

Town of Nottingham
P.O. Box 114
139 Stage Road
Nottingham NH 03290



Planning Board Project Application

Case#: <u>P17-001-LLA</u>	Project Name: <u>Mason/Rafter LLA</u>	Date: <u>1/10/2017</u>
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Formal Application(s):

Subdivision Type: Conventional ___ Open Space ___ LLA

Site Plan Review: Conventional ___ Change of Use ___

Concurrent Subdivision/ Site Plan Review ___

Amendment to Approval of: Subdivision ___ Site Plan ___ Other ___

Total Acreage: <u>1.87</u>	Current Use Acreage: <u>—</u>	# of Proposed Lots: <u>—</u>
Project Address: <u>22+28 North River Lake Road</u>		
Current Zoning Districts: <u>R/A</u>		
Overlay Districts: <u>—</u>	Map(s): <u>1</u>	Lot (s): <u>33,34,35</u>
Request: <u>Adjust lot lines between 33,34 + 35 with lot 34 being split & merging 50/50 with lots 33+35.</u>		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

- () Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- () Form B "Authorization to Enter upon Subject Property" has been filed with this application
- () Form C "Authorization to Represent" has been filed with this application
- () 6 sets of full size plans
- () 10 sets of 11"x17" plans
- () Waiver Form(s)
- () Completed Checklist

Applicant: Mason/Rafter Case # P17-001-LLA

Case#:	Project Name:	Date:
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* **Owner 1:** Mason Family Revocable trustee Bruce Mason

Company:	
Phone: <u>603 396 1289</u> Fax:	E-mail:
Address: <u>28 N. River Lake Road Nottingham NH 03296</u>	

Bruce Mason 1/12/2017
Owner 1 Signature Date

* **Owner 2:** Hal Rafter - Harold Rafter + Susan Jackson-Rafter

Company:	
Phone: <u>603-942-5181</u> Fax:	E-mail: <u>hwrafter@comcast.net</u>
Address: <u>22 N. River Lake Rd</u>	

Hal Rafter 1/12/17
Owner 2 Signature Date

Owner 3:

Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature Date

Owner 4:

Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature Date

Applicant (Contact):

Company:		
Phone:	Fax:	E-mail:
Address:		

Developer:

Company:		
Phone:	Fax:	E-mail:
Address:		

Engineer:

Company:		
Phone:	Fax:	E-mail:
Address:		

Applicant: mason/Rafter Case # P17-001-LLA



Town of Nottingham
P.O. Box 114
139 Stage Road
Nottingham NH 03290

Office 603-679-9597 X1
Fax 603-679-1013
plan.zone@nottingham-nh.gov
www.nottingham-nh.gov

AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

Property Owner(s)

Bruce Mason 1/12/2017
Signature Date Signature Date

Property Owner(s)

[Signature] 1/12/17
Signature Date Signature Date

Property Owner(s)

Signature Date Signature Date

Property Owner(s)

Signature Date Signature Date

Map: 000001 Lot: 000034 Sub: 000000 Card: 1 of 1 NORTH RIVER LAKE RD NOTTINGHAM Printed: 11/02/2016

OWNER INFORMATION		SALES HISTORY					PICTURE							
RAFTER, H./S. JACKSON- RAFTER MASON, BRUCE/LORI 22 NORTH RIVER LAKE ROAD NOTTINGHAM, NH 03290		<u>Date</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Price</u>	<u>Grantor</u>							
		10/07/1996	3180	2190	U V 35	8,000	NOTTINGHAM							
		08/31/1993	3019	1669	U V 99		THEDA COBERLY							
LISTING HISTORY		NOTES												
07/15/16	JBVL	VACANT; LEVEL; PARTIALLY CLEARED; ACREAGE CORRECTED TO .461 PER TOWN; MAP1-33-A DELETED & ADDED TO THIS; 7/15 PU WTR ACS PER BK 3031, PG 694												
05/16/16	INSP MARKED FOR INSPECTION													
07/08/15	CRHC													
10/29/96	TW													
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR						
<u>Feature Type</u>	<u>Units</u>	<u>Lngh x Width</u>	<u>Size Adj</u>	<u>Rate</u>	<u>Cond</u>	<u>Market Value</u>	<u>Notes</u>							
PARCEL TOTAL TAXABLE VALUE								<u>Year</u>	<u>Building</u>	<u>Features</u>	<u>Land</u>			
								2014	\$ 0	\$ 0	\$ 52,700			
								Parcel Total: \$ 52,700						
								2015	\$ 0	\$ 0	\$ 69,700			
								Parcel Total: \$ 69,700						
								2016	\$ 0	\$ 0	\$ 69,700			
								Parcel Total: \$ 69,700						
LAND VALUATION														
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: UND/CLR Driveway: UNDEVELOPED Road: DIRT								
<u>Land Type</u>	<u>Units</u>	<u>Base Rate</u>	<u>NC</u>	<u>Adj</u>	<u>Site</u>	<u>Road</u>	<u>DWay</u>	<u>Topography</u>	<u>Cond</u>	<u>Ad Valorem</u>	<u>SPI</u>	<u>R</u>	<u>Tax Value</u>	<u>Notes</u>
1F RES WTR ACS	0.461 ac	73,440	D	90	88	95	90	100 - LEVEL	100	49,700	0	N	49,700	
1F RES WTR ACS	1.000 wf	x 80,000	X	100					25	20,000	0	N	20,000	WF
	0.461 ac									69,700			69,700	



100 foot Abutters List Report

Nottingham, NH
September 21, 2016

Subject Property:

Parcel Number: 001-0034-000
CAMA Number: 001-0034-000
Property Address: NORTH RIVER LAKE RD

Mailing Address: RAFTER, H./S. JACKSON- RAFTER
MASON, BRUCE/LORI
22 NORTH RIVER LAKE ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 001-0031-000
CAMA Number: 001-0031-000
Property Address: 12 NORTH RIVER LAKE RD

Mailing Address: BELLIVEAU, DENNIS M
12 NORTH RIVER ROAD
NOTTINGHAM, NH 03290

Parcel Number: 001-0032-00A
CAMA Number: 001-0032-00A
Property Address: NORTH RIVER LAKE RD

Mailing Address: DERBOGHOSIAN, STEPHEN FURIA,
CATHERINE L.
10 EDGECLIFF ROAD
WATERTOWN, MA 02472

Parcel Number: 001-0033-000
CAMA Number: 001-0033-000
Property Address: 22 NORTH RIVER LAKE RD

Mailing Address: RAFTER, HAROLD RAFTER, SUSAN
JACKSON
22 NORTH RIVER LAKE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 001-0035-000
CAMA Number: 001-0035-000
Property Address: 28 NORTH RIVER LAKE RD

Mailing Address: MASON, BRUCE D MASON, LORI J
TRUSTEES MASON FAM REV TRUST 28
NORTH RIVER LAKE RD
NOTTINGHAM, NH 03290

Parcel Number: 001-0050-000
CAMA Number: 001-0050-000
Property Address: 27 NORTH RIVER LAKE RD

Mailing Address: MACHOS, RONALD S-TRUSTEE RON
MACHOS LIVING TRUST
27 NORTH RIVER LAKE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 001-0052-000
CAMA Number: 001-0052-000
Property Address: 23 NORTH RIVER LAKE RD

Mailing Address: NEFF, TED NEFF, ALEXANDRA
23 NORTH RIVER LAKE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 001-0053-000
CAMA Number: 001-0053-000
Property Address: 21 NORTH RIVER LAKE RD

Mailing Address: PACSAY JR., JOSEPH J
P.O. BOX 106
WEST NOTTINGHAM, NH 03291

LANDRY SURVEYING, LLC
248 MILL POND ROAD
NOTTINGHAM, NH 03290



www.cai-tech.com

9/21/2016

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