

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



**RECEIVED**  
7/16/16 WMA  
**PLANNING / ZONING OFFICE**  
**TOWN OF NOTTINGHAM**  
PD #1335  
Office 603-679-9597 X1  
Fax 603-679-1013  
plan.zone@nottingham-nh.gov  
www.nottingham-nh.gov

**Planning Board  
Project Application**

Case#: <b>P16-010-LLA</b>	Project Name: <b>SOROKO</b>	Date: <b>6-24-16</b>
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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: <b>0.468</b>	Current Use Acreage: <b>ZERO</b>	# of Proposed Lots: <b>ZERO</b>
Project Address: <b>46 &amp; 48 WHITES GROVE ROAD</b>		
Current Zoning Districts: <b>R.A.</b>		
Overlay Districts: <b>NONE</b>	Map(s): <b>63</b>	Lot (s): <b>67 &amp; 68</b>
Request: <b>APPROVAL OF A LOT LINE ADJUSTMENT</b>		

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
- 26 sets of full size plans
- 10 sets of 11"x17" plans
- Waiver Form(s)
- Completed Checklist

**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) *Juan C Soroko* *7/6/16* *Jacqueline L Soroko* *7/4/16*  
Signature Date Signature Date

Property Owner(s) *Jean M. LeBlanc (wife)* *7/6/16* \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

BK3492PG1964

QUITCLAIM DEED

I, Joan M. Morin, unmarried, of 46 White's Grove Road, in Nottingham, County of Rockingham, and State of New Hampshire, for consideration paid, grant to said Joan M. Morin, Trustee of The Joan M. Morin Revocable Trust of July 18, 2000, of 46 White's Grove Road, in Nottingham, County of Rockingham, and State of New Hampshire, the following, with QUITCLAIM COVENANTS:

A certain parcel or tract of land, with the buildings thereon in the White Pawtuckaway Lake Development in Nottingham, County of Rockingham, State of New Hampshire, known as New Lot 67 on a plan entitled "Lot Line Adjustment between White Grove Road and Camp Lot 67"; prepared by M.C.Foote, Jr., dated March 22, 1993, and recorded in Rockingham County Registry of Deeds as Plan #D-22140.

The building shown as "Existing Camp" on Plan #D-22140 has been removed and a new building has been constructed within the boundary line of New Lot 67, Pursuant to the lot line adjustment shown on the said plan, the lot frontage of New Lot 67 is now along the northerly line of White Grove Road.

Meaning and intending to describe and to convey the same premises conveyed to the Grantor by deed of Richard A. Morin, which deed is dated April 14, 1999, is recorded in the Rockingham County Registry of Deeds at Book 3384, Page 1180, and the same premises conveyed to the Grantor and said Richard A. Morin by deed of Charles J. Soroko and Linda D. Soroko, which deed is dated July 16, 1993, and is recorded in said Registry at Book 2998, Page 2686.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of July, 2000.

Joan M. Morin  
Joan M. Morin

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this 18th day of July, 2000, by Joan M. Morin.

Martha E. O'Neill  
Justice of the Peace/Notary Public  
My Commission expires:

MARTHA E. O'NEILL  
Justice of the Peace  
My Commission Expires: 11/6/02

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

XX THOUSAND XX HUNDRED AND 40 DOLLARS

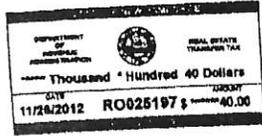
073100 443547 \$40.00

VOID IF ALTERED

041013

2000 JUL 31 AM 11:13

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS



060269

**QUITCLAIM DEED**

I, James E. Soroko, a married man, of 30 Wood Street, in Nashua, County of Hillsborough, State of New Hampshire 03064, for consideration paid, grant to said James E. Soroko and Jacqueline L. Soroko, Trustees of The James E. Soroko and Jacqueline L. Soroko Revocable Trust of November 19, 2012, of 30 Wood Street, in Nashua, County of Hillsborough, State of New Hampshire 03064, the following described property:

A certain parcel or tract of land, with the buildings thereon in the White Pawtuckaway Lake Development in Nottingham, County of Rockingham, State of New Hampshire, known as New Lot 68 on a plan entitled "Lot Line Adjustment between White Grove Road and Camp Lot 67"; prepared by M.C. Foote, Jr., dated March 22, 1993, and recorded in said Registry of Deeds as Plan #D-22140.

Meaning and intending to describe and to convey the same premises conveyed to the Grantors by deed of Charles J. Soroko and Joan M. Morin, dated July 16, 1993 and recorded in the Rockingham County Registry of Deeds at Book 2998, Page 2684. See also deed of Charles J. Soroko and Linda D. Soroko conveying a remainder interest to the Grantor and Joan M. Morin, dated November 24, 1986 and recorded in said Registry at Book 2645, Page 2745. Said Linda D. Soroko died on September 30, 1990. See Hillsborough County Probate Court Docket #PW-4393. Said Charles J. Soroko died on May 13, 2007. See Hillsborough County Probate Court Docket #2007-1307.

This transfer is for estate planning purposes and is non-contractual.

Said property is not homestead property of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand this 19<sup>th</sup> day of November, 2012.

*James E. Soroko*  
James E. Soroko

STATE OF NEW HAMPSHIRE  
HILLSBOROUGH, SS.

The foregoing instrument was acknowledged before me on this 19<sup>th</sup> day of November, 2012, by James E. Soroko.

MARTHA E. O'NEILL  
Justice of the Peace - New Hampshire  
My Commission Expires August 8, 2017

*Martina E. O'Neill*  
Notary Public/Justice of the Peace  
My commission expires:

2012 NOV 26 AM 8:01

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

Town of Nottingham  
P.O. Box 114  
Nottingham NH  
03290  
Planning & Zoning



Office 603-679-9597  
Fax 603-679-1013

**ZONING BOARD OF ADJUSTMENT  
TOWN OF NOTTINGHAM, NH  
NOTTINGHAM, NH 03290**

**NOTICE OF DECISION**

You are hereby notified that at the **April 5, 2016** meeting of the Nottingham Zoning Board of Adjustment the Board **approved**, with **NO Conditions**, the following application by a vote of **5- Aye, 0- Opposed, 0- Abstention**:

**Case 16-002-VA-** Application from James & Jacqueline Soroko and Joan Morin requesting a Variance from Article II Section C.1 of the Zoning Ordinance to permit the transfer of land from one existing substandard lot (less than 2 acres) to another.

The proposed use of the property is residential. The Property is identified as Tax Map 63 Lot 67 & 68 and is located at 46 & 48 White's Grove Road Nottingham, NH 03290

Any appeals to this decision must be made within 30 days of the date of the decision.

Respectfully Submitted,

JoAnna Arendarczyk  
Land Use Clerk, Town of Nottingham

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Nottingham NH 03290



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Planning Board

**Subdivision Plan  
Waiver Request Form**

*Under Subdivision Plan Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions*

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of Subdivision Plan:

Tax Map	63	Lot	67 & 68	Sub-Lot	
Site Location:	46 & 48 WHITES GROVE ROAD				
Zoning District(s):	RA				
Owner(s):	JAMES SONOKO & JOAN LEBLANC				
Address of Owner(s):					
Name of Applicant (if different from owner):					
Phone Number:		Email:			
Land Surveyor:	PETER D. LAMBY				

I, JAMES SONOKO & JOAN LEBLANC Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 11 Section 11.8, for the above case submittal:

MINUMENTATION - GRANITE BOUND AT FRONT CORNER.  
DUETO LARGE ROOT MASS ~~FOR~~ BOUND IS  
INACCESSABLE, SO REBAR & CAP WERE SET

James S. Moko  
Signature of Owner/Applicant

Joan M. LeBlanc

7/6/16  
Date