



TOWN OF NOTTINGHAM, NH - PLANNING BOARD

NOTTINGHAM TOWN OFFICE • 139 Stage Rd., P.O. Box 114 • Nottingham, NH 03290

<https://www.nottingham-nh.gov/planning-board>

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Plan Review

PROJECT NAME: Bateman-Putnam LLA

CASE NUMBER:

21-009-LLA

PLAN REVISION DATE:

MEETING DATE:

6/9/2021

[Continued to 7/14/2021](#)

Property Owner(s):

Estate of John F. Bateman (Gail Bateman)
Map 1 Lot 2&3
12 Barrington Road
Barrington, NH
Mzgail61@yahoo.com

Allan and Marsha Putnam
Map 1 Lot 4
14A Barrington Road
Barrington, NH
Marsha.putnam@me.com

APPLICATION TYPE:

- | | |
|---|---|
| <input type="checkbox"/> (SD) Subdivision | <input type="checkbox"/> (EX) Excavation |
| <input type="checkbox"/> (SP) Site Plan | <input type="checkbox"/> (HO) Home Occ. |
| <input type="checkbox"/> Sign | <input checked="" type="checkbox"/> (LLA) Lot Line Adjustment |
| <input type="checkbox"/> Design Review | |

APPLICATION STATUS:

- Accepted:** [6/9/2021](#)
65 days expires: [8/13/2021](#)
- Approved:**
- Extension to:**

Surveyor (s):

Marinus Vander Pol III
TF Moran, Inc.
170 Commerce Way – Suite 202
Portsmouth, NH 03801

REVIEWED BY:

James Burdin
SRPC Interim Circuit Rider
June 7, 2021

[Jen Czysz](#)
[SRPC Interim Circuit Rider](#)
[July 13, 2021, revised](#)

EXECUTIVE SUMMARY

Please note that the Barrington addresses above are mailing addresses. The parcels are located in Nottingham, though lot 2&3 intersects the Northwood town line and is depicted as containing what the Northwood online GIS identifies as Map 232 Lot 23, totaling 0.06 acres. Lot 4 appears to have a corner pin located on the Barrington town line. Planner Burdin made written inquiry to the Barrington Planning Department and Northwood Land Use Department on June 7, 2021 to ensure that both towns were aware of the application and any opportunity to participate under RSA 674:53.

The applicant has opined that the Nottingham tax map is incorrect in its depiction of Lots 2&3. Further discussion with the town assessor did not yield clarity – it was determined that **the best approach is to approve and record a plat resolving the issue by depicting the proposed configuration henceforth.**

Applicant is proposing a lot line adjustment to convey equal tracts of 2,111 s.f. between lot 2&3 and lot 4, with changes to parcel frontage as follows:

Lot 2&3

Current acreage: 0.6857 ac (29,869 sq ft)	Current frontage: 200'
Proposed acreage: 0.6857 ac (29,869 sq ft)	Proposed frontage: 225'
<u>Lot 4</u>	
Current acreage: 0.8689 ac (37,848 sq ft)	Current frontage: 200'
Proposed acreage: 0.8689 ac (37,848 sq ft)	Proposed frontage: 175'

BACKGROUND

TAX MAP/LOT:	Tax map 58 lot 6A and 6A-1
AREA (ACRES, SQUARE FEET):	Total acreage conveyed: 28.525 ac
EXISTING LAND USE:	Residential/Agricultural
STEEP SLOPES:	N/A
ROAD ACCESS (FRONTAGE):	Barrington Road/NH 9/US 202
CLOSEST INTERSECTION:	Barrington Road and Sunrise Lane
ZONING DISTRICT(S):	Residential/Agricultural
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain
LOCATED ON A SCENIC ROAD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
WATER BODIES:	<input type="checkbox"/> Shoreland Protection

OTHER PERMITS AND APPROVALS

<input type="checkbox"/> Special Exception(s)	<input checked="" type="checkbox"/> Waivers	<input checked="" type="checkbox"/> Variance(s)	<input type="checkbox"/> Easement(s)	<input type="checkbox"/> Excavation Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input type="checkbox"/> State Permits	<input type="checkbox"/> Road Cut	<input type="checkbox"/> Road Bond

STATUS NOTES: The applicant has requested the following waivers:

Article 8.3(6) Plan Requirements – Applicant requests to forego depiction of topography.

Article 14.2.2(7) Lot shape – Applicant requests permission to create lot lines that are not generally at right angles to straight streets or radial to curved streets.

A Variance has been requested to Article II Section C.2.b. to allow Map 1 Lot 4 to have 175’ of frontage where 200’ are required. This variance was scheduled to be heard at the May 18, 2021. The variance was approved without conditions. – ~~staff will confirm the status of that variance request.~~

COMPLETENESS/APPLICATION ACCEPTANCE

Application was accepted on June 9, 2021.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Updates to the June 7, 2021 staff report are included below in red to highlight changes since that time.

1. Comments on completeness Notification has been sent out by the town, and associated fees have been submitted by applicant, to the one omitted abutter identified at the June 9th hearing (Northwood map 232, lot 22):
 - ~~a. The abutters list contains Northwood Map 232 Lot 23, owned by the Town of Northwood as an abutter, but appears to depict this parcel as part of Map 1 Lots 2&3 on the plat, including depiction of 20' side and rear setbacks that imply Lot 23 is part of the subject application. Lot 23 is the triangle at the northwest corner of Lots 2&3 formed by the town line and the two property lines that converge on an iron pipe.~~
 - b.a. Assuming the applicant's depiction is correct, and Northwood Map 232 Lot 23 is part of this application, that parcel abuts Map 232 Lot 22 which does not appear on the abutter's list. The listed owner, Karl Bergeron, also does not appear on the abutter list. The Board should consider whether adequate notice was given prior to opening the public hearing in case additional notice is necessary.
2. Comments on submitted waiver request:
 - a. Planner Burdin does not object to either waiver. Whether either requested waiver is acceptable is likely to be a matter of local practice and precedent and I defer to the Board's superior knowledge of how similar requests have been considered in the past.
3. Elements in need of clarification, additional information, or provision before approval:
 - a. The applicant has depicted the tax map configuration of Lot 2 and Lot 3 as a grey dotted line with note 17 indicating that the depicted line is not a parcel line. With the symbology as currently presented, Planner Burdin would interpret this plat to depict Lots 2&3 as a single parcel that also contains Northwood Map 232 Lot 23.
 - i. If this is the case, I am unsure whether the assessor would expect to assign the parcel number to resolve any remaining confusion regarding the lot configuration.
 - b. The applicant has used the same or similar symbology to depict "remainder tracts" 1-3, also contained within Lots 2&3. Please clarify the purpose of these tracts – are they separate lots, or separately-recorded descriptions of property that collectively make up a single lot 2&3?
 - c. The applicant is strongly urged to resolve these conflicts and propose "new" property boundaries between lots 2 and 3 as part of this lot line application. These do not need to coincide with either those of the deed or the tax map, but are recommended to present something practical given the lots' current configuration and development. The two lots should each be given frontage. As they are both pre-existing non-conforming lots, the lot line adjustment does not need to render the lots conforming, as no development or substantial change to existing structures is proposed.
4. Notes changes, corrections, and additions:
 - a. Label the Map, Lot, and owner information of all abutters – namely Northwood Map 232 Lot 23 and/or Map 232 Lot 22 depending on the resolution of comments above
 - b. Change the variance note on the final plan to reflect the date of approval by the Nottingham ZBA

ACCEPTANCE AND APPROVAL PROCEDURES

1. Reconvene hearing
2. Consider and determine whether the application is a development of regional impact (**Vote Required**)
3. Presentation by applicant
4. Staff review report
5. Abutter testimony
6. Act on submitted waiver request(s):
7. Board discussion, comments, questions
8. Act on approval, conditions, denial or continue to a date certain

CONDITIONS OF APPROVAL

- Plan copies with professional seals & signatures
 - Surveyor
 - Wetlands Scientist
 - Original Mylar with professional seals & signatures
 - Electronic submission per regulations (As-builts as required)
 - All fees paid
 - Additional items to be determined as part of the plan review hearing (List):
 -
 - Changes to Plat as detailed in minutes and this report (refer to notes section and list):
 - See Above
 - Others (List):
- State Permits –
 - Curb-cut,
 - Subdivision (Sub Surface/Septic),
 - Wetlands – Dredge and Fill,
 - Alteration of Terrain
 - Shoreland Protection