

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

Planning Board

**Subdivision Plan
Waiver Request Form**

Under Subdivision Plan Regulations 5.4- 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	15	Lot 8		Sub- Lot	
Site Location: 211 OLD TURNPIKE ROAD					
Zoning District(s): RA					
Owner(s): JEFFREY COLE BUILDERS, LLC					
Address of Owner(s): 140 RAYMOND ROAD, NOTTINGHAM, NH 03290					
Name of Applicant (if different from owner):					
Phone Number: 603-895-5470				Email:	
Land Surveyor:					

I, JEFFREY COLE Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 15 Section 3.2(4), for the above case submittal:

We would like to make the driveways with a steeper grade than the required 8%. The maximum we are asking for is 14% on one of the driveways, and 8-12% on others. With an 8% grade the driveways would have to be longer with switchbacks and cause more disturbance to the ground. Many driveways in Nottingham and other local towns are at a grade in excess of 14% so we believe this is a reasonable request.

Jeff Cole
Signature of Owner/Applicant

6-27-18
Date

RECEIVED
9/11/18 6/28/18
PLANNING / ZONING OFFICE
TOWN OF NOTTINGHAM

LEGEND

- ⊗ DENOTES SET DRILL HOLE IN STONE WALL
- DENOTES GRANITE BOUND
- ⊕ DENOTES EXISTING UTILITY POLE
- ⊗ DENOTES SET WITNESS IRON PIN AT DRILL HOLE IN STONE WALL
- DENOTES UNMONUMENTED ANGLE POINT ON PROPERTY LINE
- DENOTES EDGE OF BUILDABLE AREA

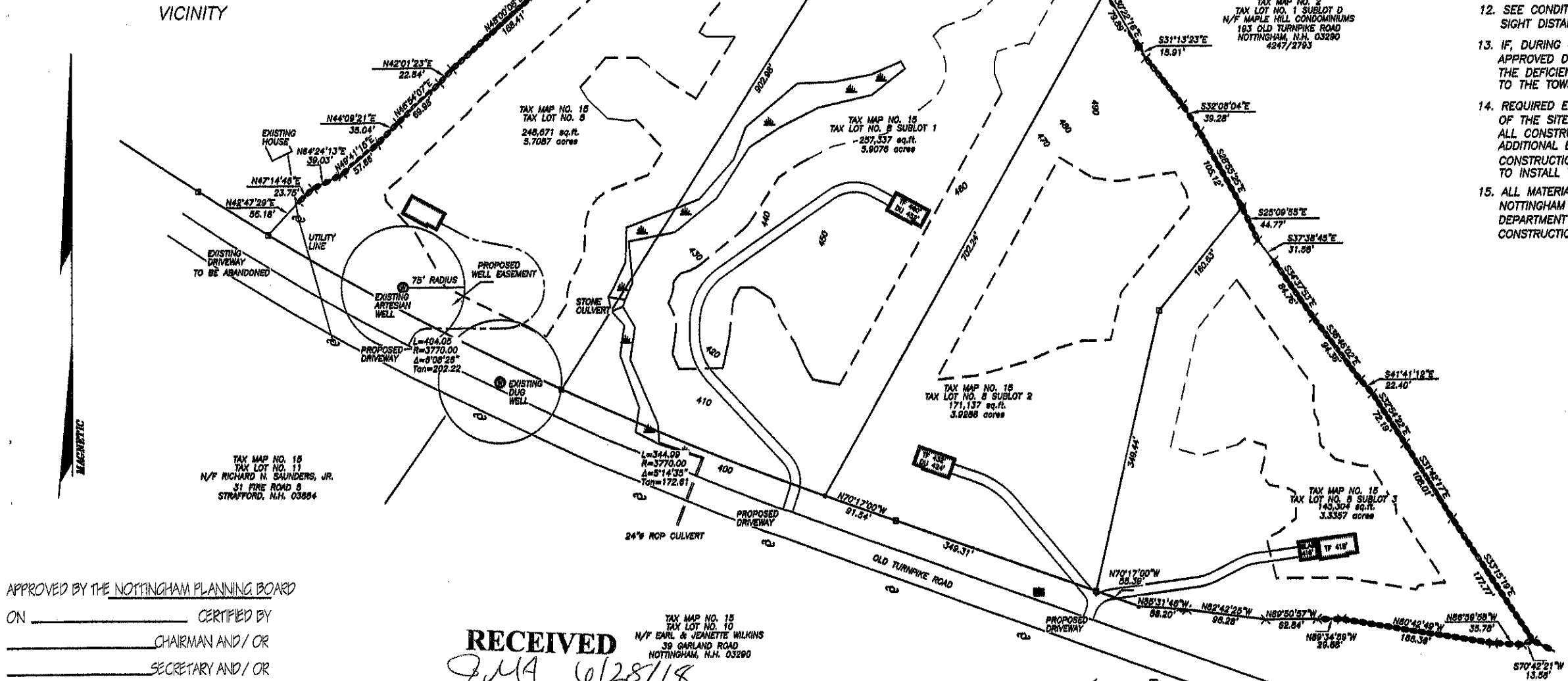
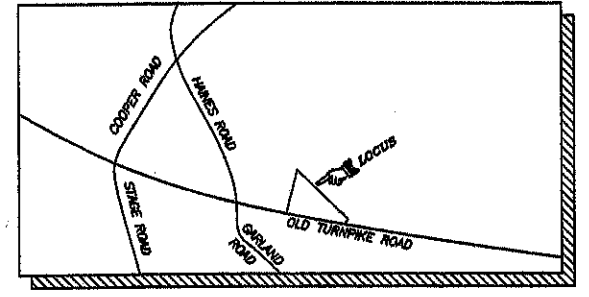
NO.	DATE	DESCRIPTION	BY
3	6/28/18	CHANGE DRIVEWAYS	RTB
2	5/23/18	CHANGE LOT LINE	RTB
1	4/17/18	CHANGE LOT LINE	RTB

PLAN REFERENCES:

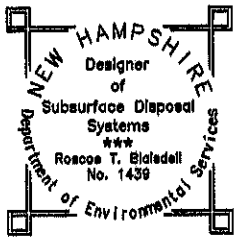
1. R.C.R.D. #D-31383 "PLAT OF LAND FOR PAUL B. AUGER & MARGARET V. AUGER IN NOTTINGHAM, NH ROCKINGHAM COUNTY" PREPARED BY LANDRY SURVEYING, LLC DATED FEBRUARY, 2004.
2. R.C.R.D. #D-17151 "SURVEY FOR JOSEPH SCHETTINI NOTTINGHAM" PREPARED BY ERNEST E. VEINOTTE DATED JUNE 30, 1987.
3. UNRECORDED "FEDERAL AID SECONDARY PROJECT NO. S 18(1)" SHEETS 102 & 103 DATED APRIL 17, 1945.

NOTES:

1. LAND IS DESCRIBED BY DEED OF JEFFREY COLE BUILDERS, LLC OF 140 RAYMOND ROAD, NOTTINGHAM, NH 03290 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5845 PAGE 1614 ON AUGUST 16, 2017.
2. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN OCT., 2017 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1":10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
3. LAND IS NOT LOCATED IN THE FLOOD HAZARD ZONE.
4. LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE(RA).
5. NH DOT DRIVEWAY PERMIT NUMBER: _____
6. PURPOSE OF PLAN: TO CREATE 5 NEW RESIDENTIAL BUILDING LOTS FROM TAX MAP 15 LOT 8. TOTAL AREA INVOLVED IS 18.8808 ACRES.
7. MIN LOT SIZE 2 ACRES, MIN FRONTAGE 200', MIN SETBACKS 50' ALL SIDES.
8. ALL LOTS HAVE OVER 30,000 SF OF CONTIGUOUS BUILDABLE LAND.
9. THIS SUBDIVISION IS SUBJECT TO THE NOTTINGHAM IMPACT FEE SCHEDULE.
10. ALL HOUSES BUILT IN THIS SUBDIVISION ARE REQUIRED TO HAVE A SPRINKLER SYSTEM INSTALLED FOR FIRE PROTECTION IN ACCORDANCE WITH NFPA 13-D, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE-AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES.
11. STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER _____
12. SEE CONDITIONS OF NHDOT DRIVEWAY PERMITS. LOT OWNERS TO MAINTAIN A 400' SIGHT DISTANCE BY REMOVING NECESSARY VEGETATION.
13. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCY TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
14. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
15. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.



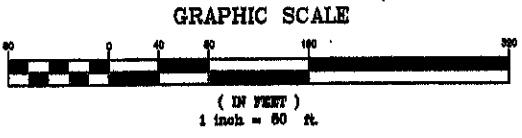
A SURVEY AND PLAT OF A
SUBDIVISION
 PREPARED FOR THE OWNER OF RECORD
JEFFREY COLE BUILDERS, LLC
 SITUATED IN THE TOWN OF
NOTTINGHAM, NH
 TAX MAP 15 LOT 8



PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077
 DATE: 11/02/17 603-895-9947 JOB NO. 2559
 PB NO. 31 DRAWING NAME: 2559SUB RBLAISDELL@COMCAST.NET

APPROVED BY THE NOTTINGHAM PLANNING BOARD
 ON _____ CERTIFIED BY _____
 _____ CHAIRMAN AND / OR
 _____ SECRETARY AND / OR
 OTHER MEMBERS _____

RECEIVED
 JMA 6/28/18
PLANNING / ZONING OFFICE
TOWN OF NOTTINGHAM

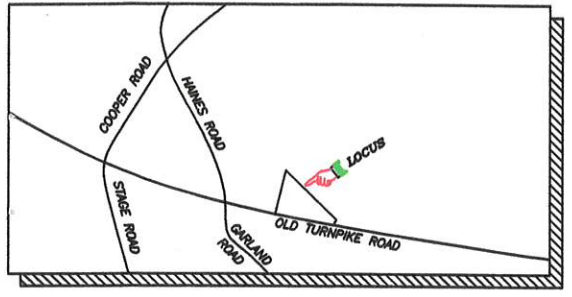


TAX MAP NO. 15
 TAX LOT NO. 14
 N/F JONATHAN P. & CAROLINE CARON
 23 LAUREL LAVE
 DURHAM, N.H. 03824

LEGEND

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- DENOTES GRANITE BOUND
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2	5/23/18	CHANGE LOT LINE	RTB
1	4/17/18	CHANGE LOT LINE	RTB

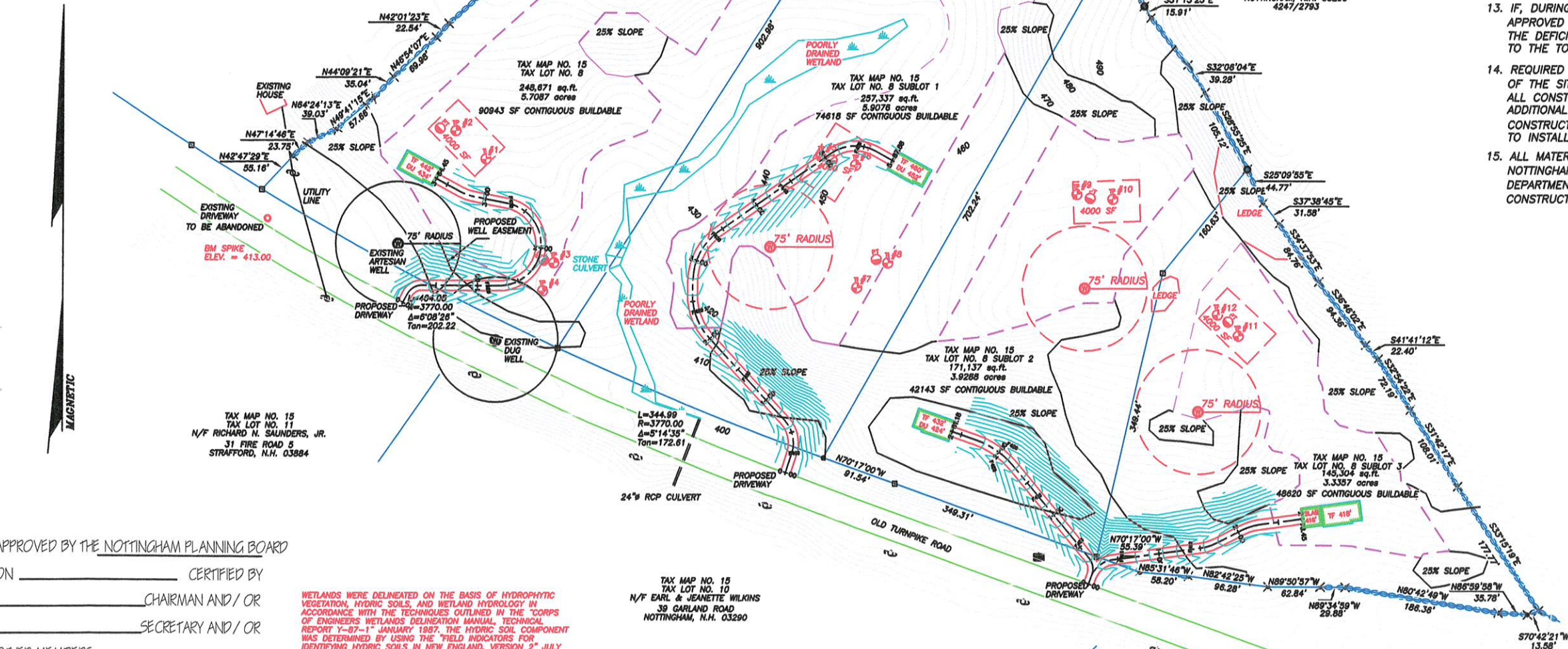


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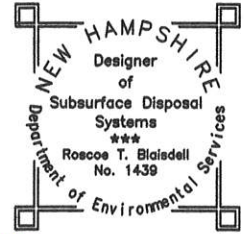
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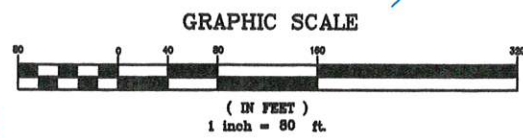
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A SURVEY AND PLAT OF A
SUBDIVISION
 PREPARED FOR THE OWNER OF RECORD
JEFFREY COLE BUILDERS, LLC
 SITUATED IN THE TOWN OF
NOTTINGHAM, NH
 TAX MAP 15 LOT 8



PREPARED BY:
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 DATE: 11/02/17 603-895-9947 JOB NO. 2559
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APPROVED BY THE NOTTINGHAM PLANNING BOARD
 ON _____ CERTIFIED BY _____
 _____ CHAIRMAN AND / OR
 _____ SECRETARY AND / OR
 OTHER MEMBERS _____

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1" JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2" JULY 1998. WETLANDS DELINEATED BY ROSCOE BLAISDELL IN ACCORDANCE WITH ENV-Wq1014.03.

SOIL TYPES FROM WEB SOIL SURVEY
 67C - PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
 67D - PAXTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY.
 129C - WOODBRIDGE FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
 43C - CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
 447C - SCITUATE-NEWFIELDS COMPLEX, 8 TO 15% SLOPES, VERY STONY.
 343D - CANTON GRAVELLY FINE SANDY LOAM, 15 TO 35% SLOPES, EXTREMELY BOULDERY.

TAX MAP NO. 15
 TAX LOT NO. 14
 N/F JONATHAN P. & CAROLINE CARON
 23 LAUREL LANE
 DURHAM, N.H. 03824

TAX MAP NO. 15
 TAX LOT NO. 10
 N/F EARL & JEANETTE WILKINS
 39 GARLAND ROAD
 NOTTINGHAM, N.H. 03290

TAX MAP NO. 2
 TAX LOT NO. 1
 N/F COMTE FAMILY FARM, LLC
 13 NIELSON ROAD
 NOTTINGHAM, N.H. 03290
 4271/349

TAX MAP NO. 15
 TAX LOT NO. 7
 N/F SAMUEL P. M. DEMERITT
 213 OLD TURNPIKE ROAD
 NOTTINGHAM, N.H. 03290
 2566/963

TAX MAP NO. 15
 TAX LOT NO. 8
 N/F JOSEPH SCETTINI
 PO BOX 434
 EASTON, MD 21601
 5387/2890

TAX MAP NO. 2
 TAX LOT NO. 1
 N/F COMTE FAMILY FARM, LLC
 13 NIELSON ROAD
 NOTTINGHAM, N.H. 03290
 4271/349

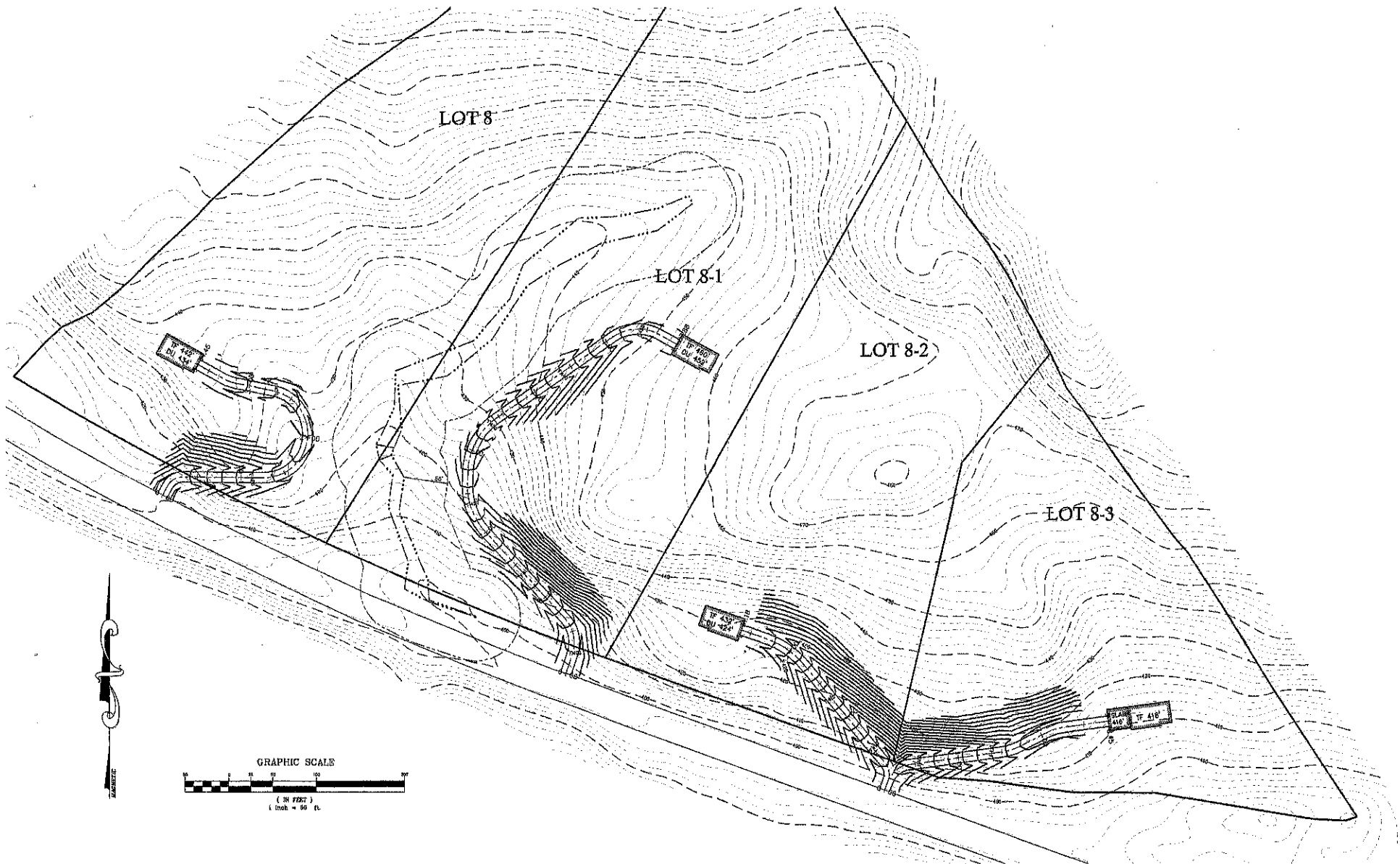
TAX MAP NO. 2
 TAX LOT NO. 1
 N/F MAPLE HILL CONDOMINIUMS
 183 OLD TURNPIKE ROAD
 NOTTINGHAM, N.H. 03290
 4247/2793

TAX MAP NO. 15
 TAX LOT NO. 8
 248,871 sq. ft.
 5.7087 acres
 90843 SF CONTIGUOUS BUILDABLE

TAX MAP NO. 15
 TAX LOT NO. 8 SUBLOT 1
 257,337 sq. ft.
 5.9078 acres
 74618 SF CONTIGUOUS BUILDABLE

TAX MAP NO. 15
 TAX LOT NO. 8 SUBLOT 2
 171,137 sq. ft.
 3.9288 acres
 42143 SF CONTIGUOUS BUILDABLE

TAX MAP NO. 15
 TAX LOT NO. 8 SUBLOT 3
 145,304 sq. ft.
 3.3357 acres
 48620 SF CONTIGUOUS BUILDABLE



LOT 8

LOT 8-1

LOT 8-2

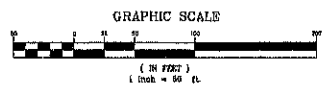
LOT 8-3

PLAN 100
DU 150

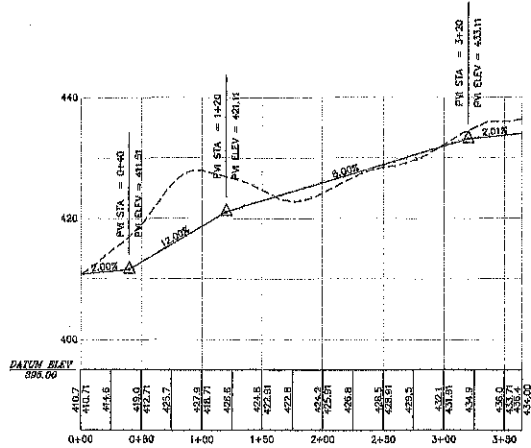
PLAN 100
DU 100

PLAN 100
DU 110

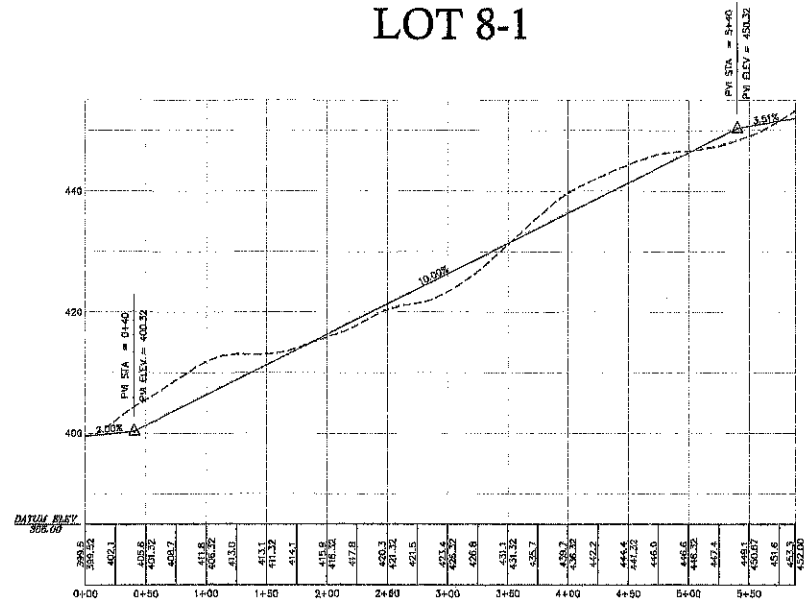
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DU 110



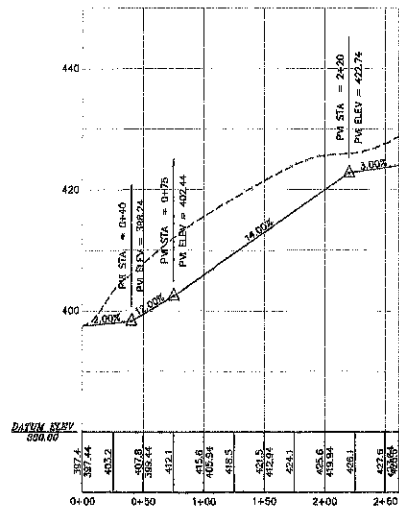
LOT 8



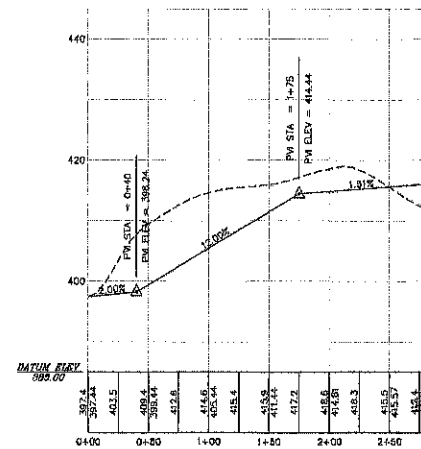
LOT 8-1



LOT 8-2

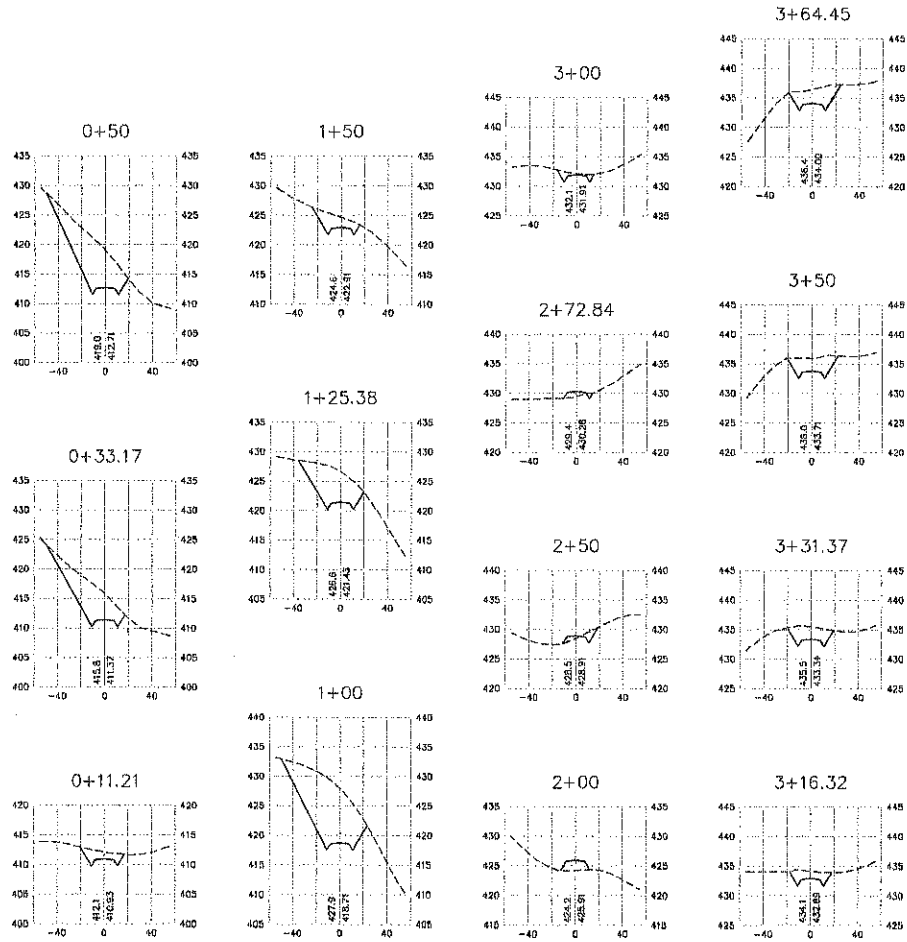


LOT 8-3



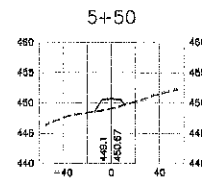
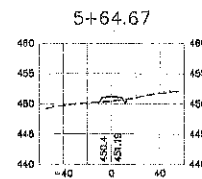
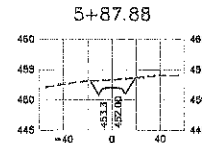
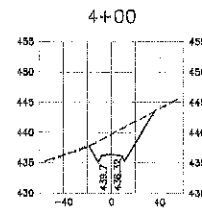
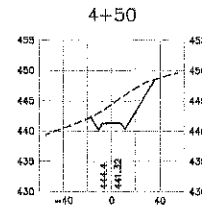
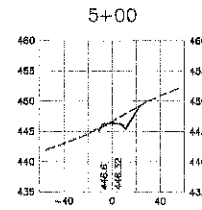
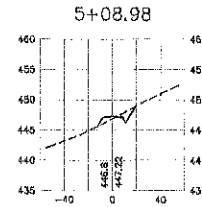
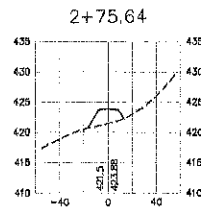
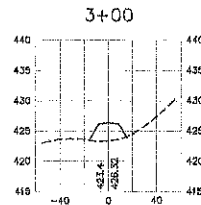
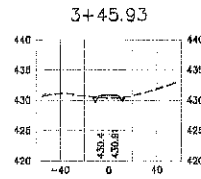
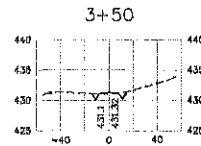
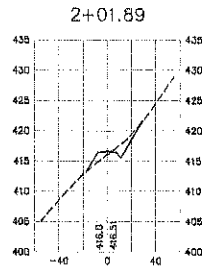
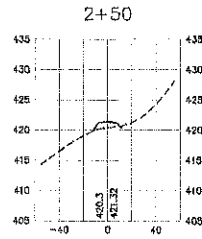
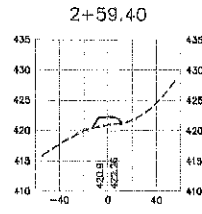
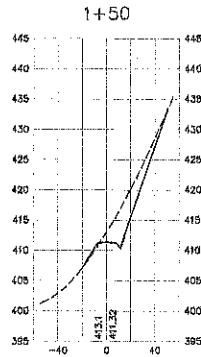
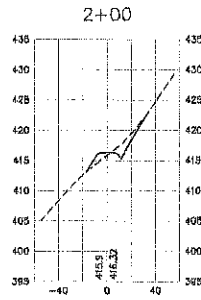
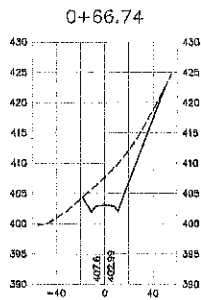
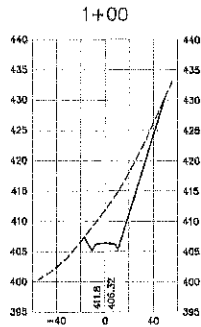
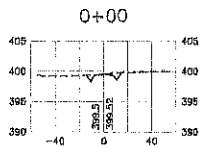
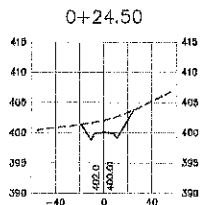
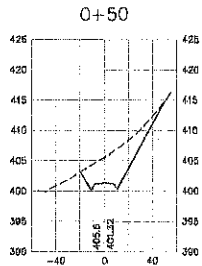
SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 10'

LOT 8



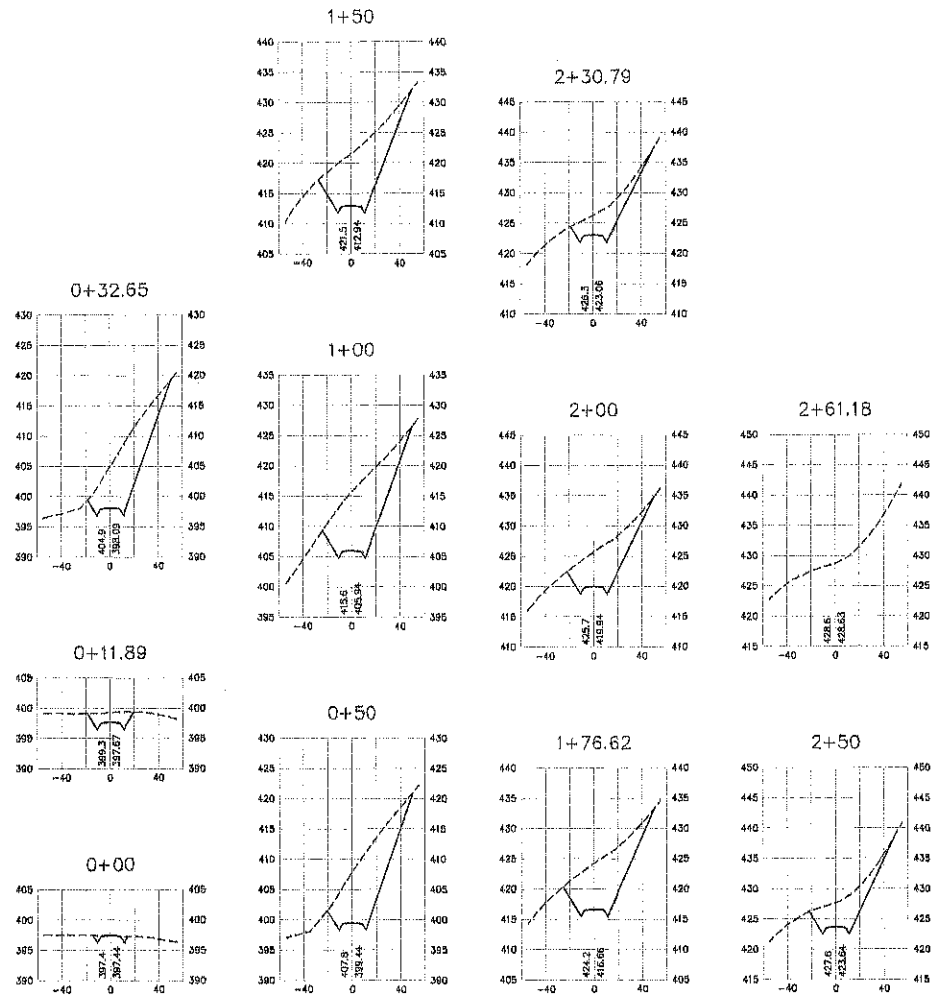
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LOT 8-1



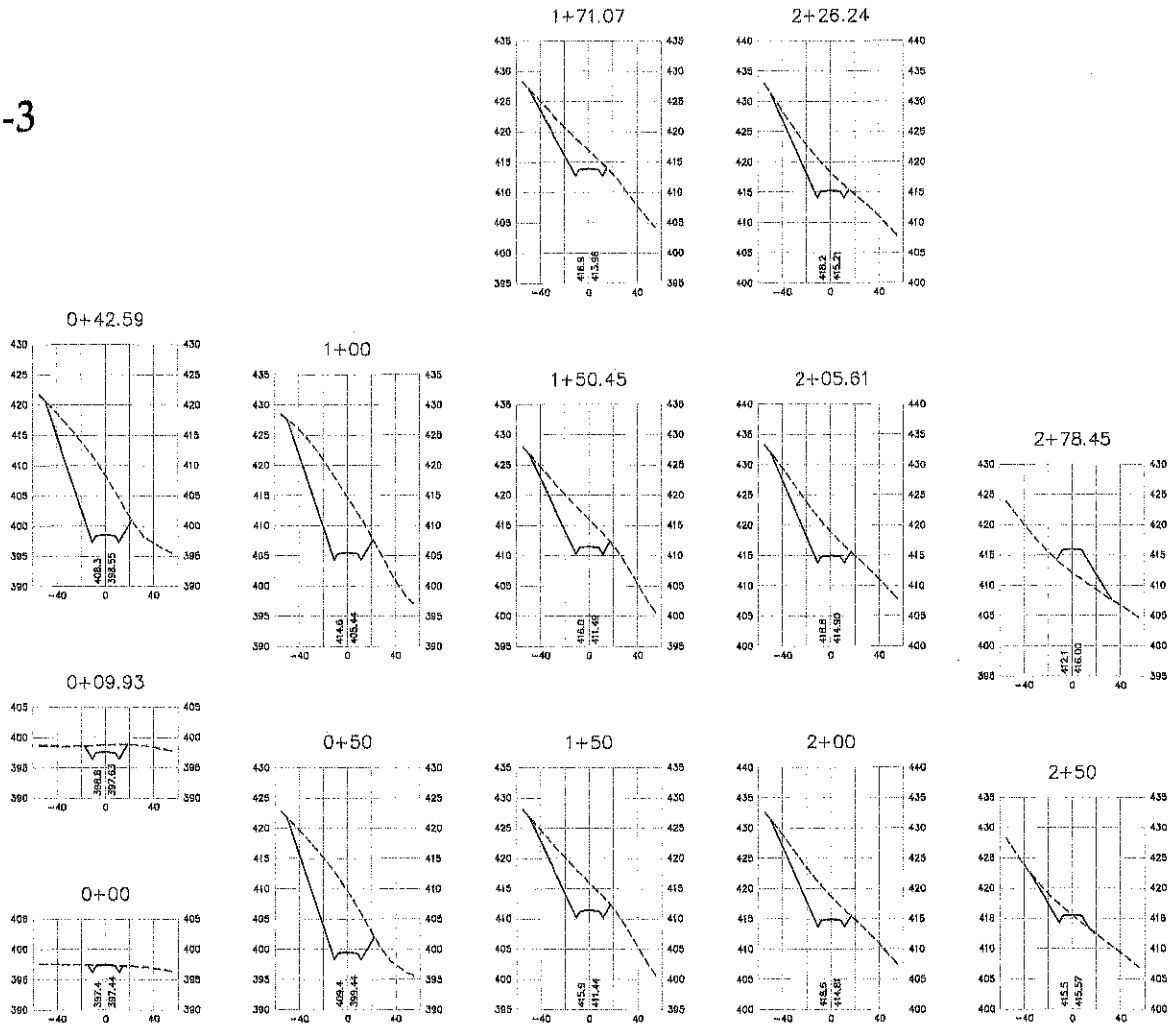
SCALE
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 VERTICAL: 1" = 10'

LOT 8-2



SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 10'

LOT 8-3



SCALE
 HORIZONTAL: 1" = 50'
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