



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham, NH 03290

●Office 603-679-9597 x1 ●Fax 603-679-1013 ●E-Mail plan.zone@nottingham-nh.gov

NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday May 13, 2020** to consider acceptance and/or approval of the case below.

The Chair of Nottingham Planning Board has found that, due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-08, SRPC and committees thereof are authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order.

The Nottingham Planning Board is utilizing Zoom for this electronic meeting. All members of the Committee have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in the meeting as follows:

Online Access: <https://nottingham-nh.zoom.us/j/94536353953>

Telephone Only Access 1-301-715-8592 and **Meeting ID** 945 3635 3953

Case #20-002-LLA- Application for a Lot Line Adjustments from Leslie & Barbara Thompson (38 Lamprey Drive), Michael Dougherty Revocable Trust- Michael Dougherty & Beth Phillips (40 Lamprey Drive), Michele Lefebvre Revocable Trust- Mark & Michele Lefebvre (18 Indian Run), Matthew & Seonaid Eaton Revocable Trust- Matthew & Seonaid Eaton (6 Lamprey Drive), 70- 25 LLC- Kevin Bassett, to adjust the lines between Map 70 Lot 25 and Map 68 Lots 5 and 6 and Map 70 Lots 11 and 12. These properties are located in Nottingham, NH.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

Ph.: (603) 679-9597 ext. 1 **E-mail:** plan.zone@nottingham-NH.gov

Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290

For materials pertaining to the hearing go to: <http://www.nottingham-nh.gov/planning-board>

THE PUBLIC IS WELCOME TO ATTEND



Town of Nottingham

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PLANNING BOARD PROJECT APPLICATION

Subdivision Type: Conventional ___ Open Space ___ LLAX

Site Plan Review: Conventional ___ Change of Use ___

Concurrent- Subdivision/ Site Plan Review ___

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

Total Acreage: 56	Current Use Acreage:	# of Proposed Lots: 0
Project Address: 38 LAMPREY DRIVE, 40 LAMPREY DRIVE, 18 INDIAN RUN, 6 LAMPREY DRIVE		
Current Zoning Districts: R-AG PAWTUCKAWAY		
Overlay Districts:	Map(s):	Lot (s): 68-05, 68-06, 70-11, 70-12, 70-25
Request: TO ADJUST THE LINES BETWEEN LOT 70-25 AND LOTS 68-05, 68-06, 70-11, 70-12		

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

Case#:	Project Name:	Date:
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Case#

Project Name

Date

Owner 1: LOT 68-05 LESLIE & BARBARA THOMPSON		
Company:		
Phone:	Fax:	E-mail:
Address: 38 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 1 Signature

Date

Owner 2: LOT 68-06 MICHAEL DOUGHERTY REVOCABLE TRUST		
Company:		
Phone: 603 475 3778	Fax:	E-mail: MCDoughertyNH@aol.com
Address: 40 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 2 Signature

Date

Owner 3: LOT 70-11 MICHELE LEFEBVRE REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 7119 HACIENDA DRIVE, GRANT FLA.		

Owner 3 Signature

Date

Owner 4: MATTHEW & SEONAI D EATON REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 6 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 4 Signature

Date

Applicant (Contact): 70-25 LLC		
Company:		
Phone:	Fax:	E-mail:
Address: 101 SHORE ROAD, NOTTINGHAM, NH		

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

Engineer: JAMES E FRANKLIN, LAND SURVEYOR		
Company: FRANKLIN ASSOCIATES, LLC		
Phone: 603-483-3096	Fax:	E-mail: JEFLS@COMCAST.NET
Address: 143 RAYMOND RD., UNIT 4, CANDIA, NH		

Case#

Project Name

Date



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013
Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: LAMPREY DRIVE & INDIAN RUN

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized: JAMES E FRANKLIN, LAND SURVEYOR to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment Site Plan Review Backlot Subdivision
- Design Review Other _____

FOR: _____

Name of Owner	LESLIE & BARBARA THOMPSON	
Address of Owner	38 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner		Date

Name of Owner	MICHAEL DOUGHERTY REVOCABLE TRUST	
Address of Owner	40 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner	<i>[Signature]</i>	Date 3/15/20

Name of Owner	MICHELE LEFEBVRE REVOCABLE TRUST	
Address of Owner	7119 HACIENDA DRIVE, GRANT FLA.	
Signature of Owner		Date

Name of Owner	MATTHEW & SEONAIID EATON REVOCABLE TRUST	
Address of Owner	6 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner		Date

70-25 LLC
101 SHORE DRIVE, NOTTINGHAM, NH

SIGNATURE OF OWNER



Town of Nottingham

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 Web: <http://www.nottingham-nh.gov> Email: plan_zone@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)

LESLIE & BARBARA THOMPSON

 Signature Date Signature Date

Property Owner(s)

MICHAEL DOUGHERTY REVOCABLE TRUST

 Signature Date Signature Date

[Handwritten Signature] 3/15/20

Property Owner(s)

MICHELE LEFEBVRE REVOCABLE TRUST

 Signature Date Signature Date

Property Owner(s)

MATTHEW & SEONAI EATON

 Signature Date Signature Date

70-25 LLC

SIGNATURE & DATE

Case#

Project Name

Date

Owner 1: LOT 68-05 LESLIE & BARBARA THOMPSON		
Company:		
Phone:	Fax:	E-mail:
Address: 38 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 1 Signature

Date

Owner 2: LOT 68-06 MICHAEL DOUGHERTY REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 40 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 2 Signature

Date

Owner 3: LOT 70-11 MICHELE LEFEBVRE REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 7119 HACIENDA DRIVE, GRANT FLA.		

Owner 3 Signature

Date

Owner 4: MATTHEW & SEONAIID EATON REVOCABLE TRUST		
Company:		
Phone: 603-244-1774	Fax:	E-mail: meate@meateandassociates.com
Address: 6 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 4 Signature

Date

Applicant (Contact): 70-25 LLC		
Company:		
Phone:	Fax:	E-mail:
Address: 101 SHORE ROAD, NOTTINGHAM, NH		

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

Engineer: JAMES E FRANKLIN, LAND SURVEYOR		
Company: FRANKLIN ASSOCIATES, LLC		
Phone: 603-483-3096	Fax:	E-mail: JEFLS@COMCAST.NET
Address: 143 RAYMOND RD., UNIT 4, CANDIA, NH		

Case#

Project Name

Date



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 Design Review Other _____

FOR: _____

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Signature of Owner		Date

Name of Owner	MICHAEL DOUGHERTY REVOCABLE TRUST	
Address of Owner	40 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner		Date

Name of Owner	MICHELE LEFEBVRE REVOCABLE TRUST	
Address of Owner	7119 HACIENDA DRIVE, GRANT FLA.	
Signature of Owner		Date

Name of Owner	MATTHEW & SEONAI EATON REVOCABLE TRUST	
Address of Owner	6 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner	<i>Matthew & Seonaid Eaton</i>	Date 3/14/2020

70-25 LLC
 101 SHORE DRIVE, NOTTINGHAM, NH

SIGNATURE OF OWNER



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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)

LESLIE & BARBARA THOMPSON

 Signature Date Signature Date

Property Owner(s)

MICHAEL DOUGHERTY REVOCABLE TRUST

 Signature Date Signature Date

Property Owner(s)

MICHELE LEFEBVRE REVOCABLE TRUST

 Signature Date Signature Date

Property Owner(s)

MATTHEW & SEONAI EATON

 Signature Date Signature Date

Seonaid Eaton

 Signature Date
Matthew Eaton 3/14/2020

 Signature Date

70-25 LLC

SIGNATURE & DATE

Case#

Project Name

Date

Owner 1: LOT 68-05 LESLIE & BARBARA THOMPSON		
Company:		
Phone:	Fax:	E-mail:
Address: 38 LAMPREY DRIVE, NOTTINGHAM, NH		

Leslie and Barbara Thompson

3/13/2020

Owner 1 Signature

Date

Owner 2: LOT 68-06 MICHAEL DOUGHERTY REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 40 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 2 Signature

Date

Owner 3: LOT 70-11 MICHELE LEFEBVRE REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 7119 HACIENDA DRIVE, GRANT FLA.		

Owner 3 Signature

Date

Owner 4: MATTHEW & SEONAI D EATON REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 6 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 4 Signature

Date

Applicant (Contact): 70-25 LLC		
Company:		
Phone:	Fax:	E-mail:
Address: 101 SHORE ROAD, NOTTINGHAM, NH		

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

Engineer: JAMES E FRANKLIN, LAND SURVEYOR		
Company: FRANKLIN ASSOCIATES, LLC		
Phone: 603-483-3096	Fax:	E-mail: JEFLS@COMCAST.NET
Address: 143 RAYMOND RD., UNIT 4, CANDIA, NH		



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 Design Review Other _____

FOR: _____

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Address of Owner	38 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner	<i>Leslie and Barbara Thompson</i>	Date 3/13/2020

Name of Owner	MICHAEL DOUGHERTY REVOCABLE TRUST	
Address of Owner	40 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner		Date

Name of Owner	MICHELE LEFEBVRE REVOCABLE TRUST	
Address of Owner	7119 HACIENDA DRIVE, GRANT FLA.	
Signature of Owner		Date

Name of Owner	MATTHEW & SEONAI D EATON REVOCABLE TRUST	
Address of Owner	6 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner		Date

70-25 LLC
 101 SHORE DRIVE, NOTTINGHAM, NH

SIGNATURE OF OWNER



Town of Nottingham

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Property Owner(s)

LESLIE & BARBARA THOMPSON

Leslie and Barbara Thompson 3/13/2020

Signature

Date

Signature

Date

Property Owner(s)

MICHAEL DOUGHERTY REVOCABLE TRUST

Signature

Date

Signature

Date

Property Owner(s)

MICHELE LEFEBVRE REVOCABLE TRUST

Signature

Date

Signature

Date

Property Owner(s)

MATTHEW & SEONAI EATON

Signature

Date

Signature

Date

70-25 LLC

SIGNATURE & DATE

Case# _____ Project Name _____ Date _____

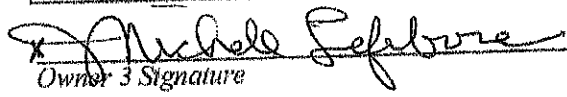
Owner 1: LOT 68-05 LESLIE & BARBARA THOMPSON		
Company:		
Phone:	Fax:	E-mail:
Address: 38 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 1 Signature _____ Date _____

Owner 2: LOT 68-06 MICHAEL DOUGHERTY REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 40 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 2 Signature _____ Date _____

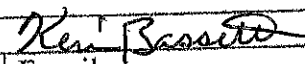
Owner 3: LOT 70-11 MICHELE LEFEBVRE REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 7119 HACIENDA DRIVE, GRANT FLA.		

 _____ 3-13-20
Owner 3 Signature _____ Date _____

Owner 4: MATTHEW & SEONAI EATON REVOCABLE TRUST		
Company:		
Phone:	Fax:	E-mail:
Address: 6 LAMPREY DRIVE, NOTTINGHAM, NH		

Owner 4 Signature _____ Date _____

Applicant (Contact): 70-25 LLC		
Company:		
Phone:	Fax:	E-mail:
Address: 101 SHORE ROAD, NOTTINGHAM, NH		

 _____ 3/13/20
E-mail: _____

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

Engineer: JAMES E FRANKLIN, LAND SURVEYOR		
Company: FRANKLIN ASSOCIATES, LLC		
Phone: 603-483-3096	Fax:	E-mail: JEFLS@COMCAST.NET
Address: 143 RAYMOND RD., UNIT 4, CANDIA, NH		

Case#

Project Name

Date



Town of Nottingham

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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: LAMPREY DRIVE & INDIAN RUN

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JAMES E FRANKLIN, LAND SURVEYOR to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment Site Plan Review Backlot Subdivision
 Design Review Other _____

FOR: _____

Name of Owner	LESLIE & BARBARA THOMPSON	
Address of Owner	38 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner		Date

Name of Owner	MICHAEL DOUGHERTY REVOCABLE TRUST	
Address of Owner	40 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner		Date

Name of Owner	MICHELE LEFEBVRE REVOCABLE TRUST	
Address of Owner	7119 HACIENDA DRIVE, GRANT FLA.	
Signature of Owner	<i>Michelle Lefebvre</i>	Date 3-13-20

Name of Owner	MATTHEW & SEONAI D EATON REVOCABLE TRUST	
Address of Owner	6 LAMPREY DRIVE, NOTTINGHAM, NH	
Signature of Owner		Date

70-25 LLC
 101 SHORE DRIVE, NOTTINGHAM, NH

SIGNATURE OF OWNER *Ken Bassett* 3/13/20

Case#

Project Name

Date



Town of Nottingham

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AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

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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)

LESLIE & BARBARA THOMPSON

Signature Date

Signature Date

Property Owner(s)

MICHAEL DOUGHERTY REVOCABLE TRUST

Signature Date

Signature Date

Property Owner(s)

MICHELE LEFEBVRE REVOCABLE TRUST

Signature Date

x Michael Lefebvre 3-13-20
Signature Date

Property Owner(s)

MATTHEW & SEONAI EATON

Signature Date

Signature Date

70-25 LLC

Keri Bassett 3/13/20

SIGNATURE & DATE

ABUTTER(S) LIST

* PRINT THREE (3) ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)

*

1. APPLICANT INFORMATION:

Printed Name: SEE SHEET 2 FOR LIST Contact Telephone: _____

Address: _____

2. OWNER INFORMATION:

Printed Name: SEE SHEET 2 FOR LIST

Address: _____

3. PROFESSIONAL(S) INFORMATION:

Printed Name: JAMES E FRANKLIN, LAND SURVEYOR

Address: 143 RAYMOND RD., CANDIA, NH 03034

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.					
6.				SEE ATTACHED LIST	
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, JAMES E FRANKLIN, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..

James E. Franklin
Applicant's Signature

3/11/20
Date



100 foot Abutters List Report

Nottingham, NH
March 11, 2020

Subject Property:

Parcel Number: 070-0025-000
CAMA Number: 070-0025-000
Property Address: OFF DOLLOFF DAM ROAD

Mailing Address: 70-25, LLC
101 SHORE ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 068-0001-000
CAMA Number: 068-0001-000
Property Address: 30 LAMPREY DRIVE

Mailing Address: BRAUN, MARY F. BATES, DOUGLAS C.
30 LAMPREY DRIVE
NOTTINGHAM, NH 03290

Parcel Number: 068-0002-000
CAMA Number: 068-0002-000
Property Address: 32 LAMPREY DRIVE

Mailing Address: DIONNE, BRUCE
PO BOX 163
NOTTINGHAM, NH 03290

Parcel Number: 068-0003-000
CAMA Number: 068-0003-000
Property Address: 34 LAMPREY DRIVE

Mailing Address: BEEMAN, JEFFREY S BEEMAN, MARY E
39 BOSTON STREET
GUILFORD, CT 06437

Parcel Number: 068-0004-000
CAMA Number: 068-0004-000
Property Address: 36 LAMPREY DRIVE

Mailing Address: BERNIER REVOCABLE TRUST
BERNIER, LEO - TRUSTEE
P. O. BOX 52 BERNIER, PATRICIA
TRUSTEE
EPPING, NH 03042

Parcel Number: 068-0005-000
CAMA Number: 068-0005-000
Property Address: 38 LAMPREY DRIVE

Mailing Address: THOMPSON, LESLIE S THOMPSON,
BARBARA A
38 LAMPREY DRIVE
NOTTINGHAM, NH 03290

Parcel Number: 068-0006-000
CAMA Number: 068-0006-000
Property Address: 40 LAMPREY DRIVE

Mailing Address: DOUGHERTY, MICHAEL C TRUSTEE
PHILLIPS, BETH L
40 LAMPREY DRIVE MICHAEL C
DOUGHERTY REV TRUST
NOTTINGHAM, NH 03290

Parcel Number: 068-0010-000
CAMA Number: 068-0010-000
Property Address: RAYMOND ROAD

Mailing Address: SZAFRAN, CAROLINE J REV TRUST
SZAFRAN, CAROLINE J, TRUSTEE,
47 CHERRYWOOD DRIVE
DOVER, NH 03820

Parcel Number: 068-0015-000
CAMA Number: 068-0015-000
Property Address: 101 SHORE DRIVE

Mailing Address: BASSETT, KEVIN S
101 SHORE DRIVE
NOTTINGHAM, NH 03290

Parcel Number: 069-0017-000
CAMA Number: 069-0017-000
Property Address: RAYMOND ROAD

Mailing Address: SANDERSON, DAVID TRUSTEE THE
FORGOTTEN MTN REALTY TRUST
33 HOBBS ROAD
NORTH HAMPTON, NH 03862



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



100 foot Abutters List Report

Nottingham, NH
March 11, 2020

Parcel Number: 069-0024-008
CAMA Number: 069-0024-008
Property Address: 15 DOLLOFF DAM ROAD

Mailing Address: WHITE, NATHAN D. WHITE, ANDREA E.
15 DOLLOFF DAM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 070-0001-000
CAMA Number: 070-0001-000
Property Address: DOLLOFF DAM ROAD

Mailing Address: STATE OF NEW HAMPSHIRE DES
WATER RESOURCES DIVISION PO BOX
95
CONCORD, NH 03302

Parcel Number: 070-0002-000
CAMA Number: 070-0002-000
Property Address: 32 DOLLOFF DAM ROAD

Mailing Address: TUCKER, MARGUERITE S
32 DOLLOFF DAM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 070-0003-000
CAMA Number: 070-0003-000
Property Address: 34 DOLLOFF DAM ROAD

Mailing Address: 34 DOLLOFF DAM LLC
34 DOLLOFF DAM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 070-0004-000
CAMA Number: 070-0004-000
Property Address: 36 DOLLOFF DAM ROAD

Mailing Address: WALKER, DUANE WALKER, PAMELA S
TRUSTEES D&P WALKER REV TR 36
DOLLOFF DAM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 070-0005-000
CAMA Number: 070-0005-000
Property Address: 8 INDIAN RUN

Mailing Address: STEVENSON, CAROL
8 INDIAN RUN
NOTTINGHAM, NH 03290

Parcel Number: 070-0006-000
CAMA Number: 070-0006-000
Property Address: 10 INDIAN RUN

Mailing Address: CHRISTENSEN, JEAN L TRUSTEE
CHRISTENSEN FAM TRUST
800 LAKE PORT BLVD APT H211
LEESBURG, FL 34748

Parcel Number: 070-0007-000
CAMA Number: 070-0007-000
Property Address: 12 INDIAN RUN

Mailing Address: ST LAURENT, MICHAEL R ST LAURENT,
LINDA A
18 RIVERBEND ROAD
NEWMARKET, NH 03857

Parcel Number: 070-0009-000
CAMA Number: 070-0009-000
Property Address: 14 INDIAN RUN

Mailing Address: BARTSCH, JOHN H COLVARD, MARY P
14 INDIAN RUN
NOTTINGHAM, NH 03290

Parcel Number: 070-0010-000
CAMA Number: 070-0010-000
Property Address: 16 INDIAN RUN

Mailing Address: LOCONZOLO, WILLIAM
19 WHITE CIRCLE
WAKEFIELD, MA 01880

Parcel Number: 070-0011-000
CAMA Number: 070-0011-000
Property Address: 18 INDIAN RUN

Mailing Address: LEFEBVRE, MARK P LEFEBVRE,
MICHELE A
7119 HACIENDA DRIVE TRUSTEES,
MICHELE A LEFEBVRE R
GRANT, FL 32949

Parcel Number: 070-0012-000
CAMA Number: 070-0012-000
Property Address: 4 LAMPREY DRIVE

Mailing Address: NOTTINGHAM REALTY TRUST C/O
ZYLA, CHERYL
4 LAMPREY DRIVE
NOTTINGHAM, NH 03290



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100 foot Abutters List Report

Nottingham, NH
March 11, 2020

Parcel Number: 070-0013-000
CAMA Number: 070-0013-000
Property Address: 6 LAMPREY DRIVE

Mailing Address: EATON, MATTHEW H EATON, SEONAI D
EC
6 LAMPREY DRIVE TRUSTEES
MATTHEW SEONAI D EATON
NOTTINGHAM, NH 03290

Parcel Number: 070-0014-000
CAMA Number: 070-0014-000
Property Address: 8 LAMPREY DRIVE

Mailing Address: BYRNES III, CHARLES R
8 LAMPREY DRIVE
NOTTINGHAM, NH 03290

Parcel Number: 070-0015-000
CAMA Number: 070-0015-000
Property Address: 10 LAMPREY DRIVE

Mailing Address: DELUCA, DANA, DARYL DELUCA, DAVID,
DANIEL
21 WICKLOW DRIVE
WESTWOOD, MA 02090

Parcel Number: 070-0016-000
CAMA Number: 070-0016-000
Property Address: 12 LAMPREY DRIVE

Mailing Address: KIMBALL, STEPHEN J DARLENE E
REV TRUST
28 MEDITATION LANE
ATKINSON, NH 03811

Parcel Number: 070-0017-000
CAMA Number: 070-0017-000
Property Address: 14 LAMPREY DRIVE

Mailing Address: FARRINGTON, PATRICIA J
PO BOX 255
NOTTINGHAM, NH 03290

Parcel Number: 070-0018-000
CAMA Number: 070-0018-000
Property Address: 16 LAMPREY DRIVE

Mailing Address: HATT, BRIAN P ZINER, ANDREW
56 BURNING BUSH DR
BOXFORD, MA 01921

Parcel Number: 070-0019-000
CAMA Number: 070-0019-000
Property Address: 18 LAMPREY DRIVE

Mailing Address: ALGER, JR JAMES J ALGER, LOIS P
PO BOX 10185
BEDFORD, NH 03110

Parcel Number: 070-0020-000
CAMA Number: 070-0020-000
Property Address: LAMPREY DRIVE

Mailing Address: ALGER, JAMES JOSEPH ALGER, LOIS
PATRICIA
PO BOX 10185
BEDFORD, NH 03110

Parcel Number: 070-0021-000
CAMA Number: 070-0021-000
Property Address: 22 LAMPREY DRIVE

Mailing Address: BERNARD, HERBERT E BERNARD,
DIANE E
TRUSTEES BERNARD IRREV TRUST 5
CLOVER COURT
SALEM, NH 03079

Parcel Number: 070-0022-000
CAMA Number: 070-0022-000
Property Address: LAMPREY DRIVE

Mailing Address: BROOKE S. SHAEFER REVOCABLE TR
SCHAEFER, BROOKE S. TRUSTEE
23 ERWIN ROAD
NORTH READING, MA 01864

Parcel Number: 070-0023-000
CAMA Number: 070-0023-000
Property Address: LAMPREY DRIVE

Mailing Address: SHERIDAN, ROBERT SHERIDAN,
MARTHA G.
34 LAWRENCE ROAD
LEXINGTON, MA 02421

Parcel Number: 070-0024-000
CAMA Number: 070-0024-000
Property Address: 28 LAMPREY DRIVE

Mailing Address: OVENS, ANDREA K.
28 LAMPREY DRIVE
NOTTINGHAM, NH 03290



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3/11/2020

Page 3 of 4



100 foot Abutters List Report

Nottingham, NH

March 11, 2020

Parcel Number: 070-0026-000

CAMA Number: 070-0026-000

Property Address: BACKLAND

Mailing Address: MILLS JR., JOHN G
30 TUCKAWAY SHORE ROAD
NOTTINGHAM, NH 03290



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Page 4 of 4



N/A

Waiver Request Form

Under Subdivision 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	Lot	Sub- Lot
Site Location:		
Zoning District(s):		
Owner(s):		
Address of Owner(s):		
Applicant (if different from owner):		
Phone Number:	Email:	
Land Surveyor:		

I, _____ Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article _____ Section _____, for the above case submittal:

Signature of Owner/Applicant

Date

**Project Application Checklist
Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check the Appropriate Box or Boxes Below: <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Section I. General Requirements				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees				
4. <u>Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>		X		
5. Copies of any proposed easement deeds, protective covenants or other legal documents		X		
6. Any waiver request(s) submitted with justification in writing		X		
7. Technical reports and supporting documents (see Section IX & X of this checklist)		X		
8. Completed Application Checklist	X			
Section II. General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	X			
2. Title block information:				
a) Drawing title	X			
b) Name of subdivision		X		
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			

Case#

Project Name

Date

	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates		X		
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)				
6. Match lines (if any)		X		
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions		X		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation		X		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."		X		
11. Note the following: "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."		X		
12. Note identifying which plans are to be recorded and which are on file at the Town.		X		
13. Note the following: "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."		X		
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study		X		
16. Plan and deed references	X			
17. The following notes shall be provided:				
a) Purpose of plan		X		
b) Existing and proposed use		X		
c) Water supply source (name of provider (company) if offsite)		X		
d) Zoning variances/special exceptions with conditions		X		
e) List of required permits and permit approval numbers		X		
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets	X			
18. Boundary of entire property to be subdivided	X			
19. Boundary monuments	X			
a) Monuments found	X			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set	X			
20. Existing streets:	X			

Case#

Project Name

Date

	Provided	N/A	Provided	N/A
a) Name labeled				
b) Status noted or labeled		X		
c) Right-of-way dimensioned	X			
d) Pavement width dimensioned		X		
21. Municipal boundaries (if any)		X		
22. Existing easements (identified by type)		X		
A. Drainage easement(s)		X		
B. Slope easement(s)		X		
C. Utility easement(s)	X			
D. Temporary easement(s) (Such as temporary turnaround)		X		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		X		
F. Vehicular & pedestrian access easement(s)		X		
G. Visibility easement(s)		X		
H. Fire pond/cistern(s)		X		
I. Roadway widening easement(s)		X		
J. Walking trail easement(s)		X		
K. Other easement(s) Note type(s)		X		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	X			
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)		X		
25. Wetland delineation (including Prime Wetlands):		X		
a) Limits of wetlands		X		
b) Wetland delineation criteria		X		
c) Wetland Scientist certification		X		
26. Owner(s) signature(s)	X			
27. All required setbacks				
28. Physical features				
a) Buildings	X			
b) Wells	X			
c) Septic systems		X		
d) Stone walls	X			
e) Paved drives		X		
f) Gravel drives	X			
29. Location & name (if any) of any streams or water bodies	X			
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels		X		
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			

Case#

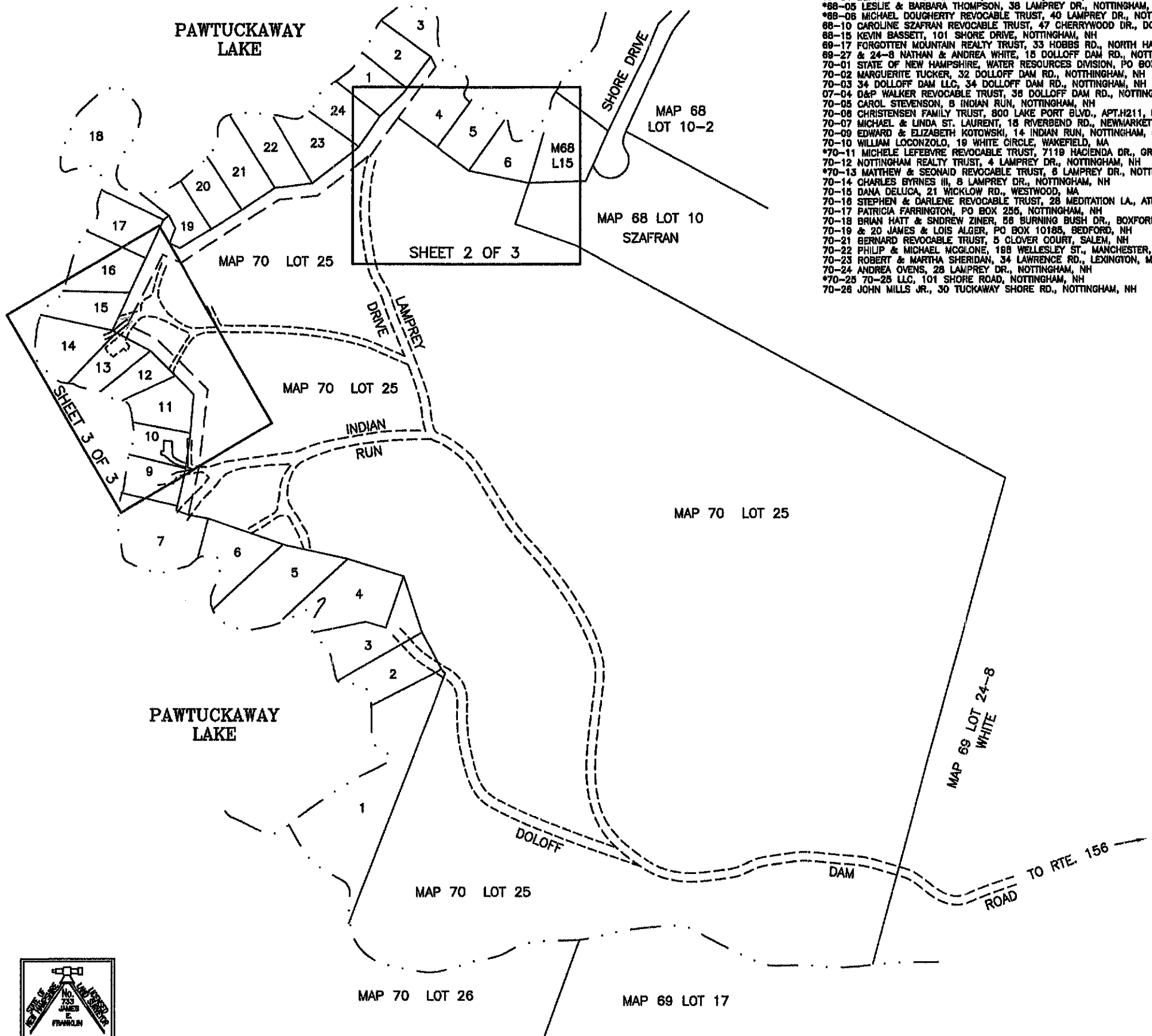
Project Name

Date

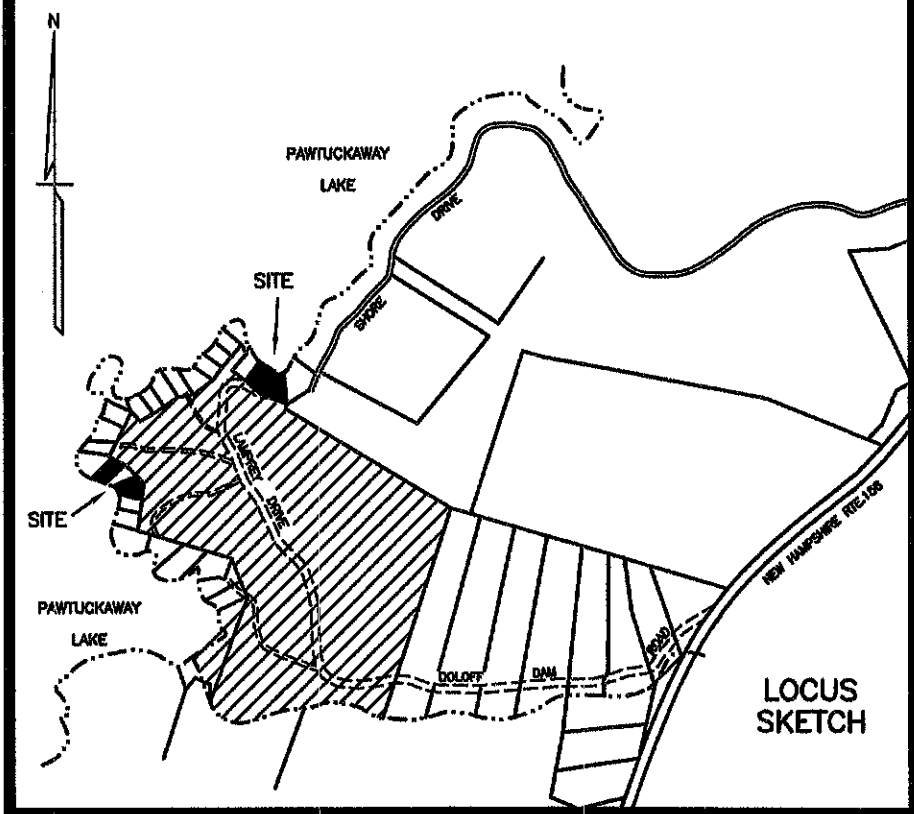
Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
	Provided	N/A	Provided	N/A
1. Surveyor's stamp and signature by Licensed Land Surveyor	XX			
2. Proposed lot configuration defined by metes & bounds	X			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:		X		
a) Drainage easement(s)		X		
b) Slope easement(s)		X		
c) Utility easement(s)		X		
d) Temporary easement(s) (such as temporary turnaround)		X		
e) Roadway widening easement(s)		X		
f) Walking trail easement(s)		X		
g) Other easement(s) Note type(s)		X		
4. Area of each lot (in acres & square feet):	X			
a) Total upland(s)		X		
b) Contiguous upland(s)		X		
5) Proposed streets:		X		
a) Name(s) labeled		X		
b) Width of right-of-way dimensioned		X		
c) Pavement width dimensioned		X		
6. Source and datum of topographic information (USGS required)		X		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area		X		
8. Soil Conservation Service (SCS) soil survey information		X		
9. Location, type, size & Inverts of the following (as applicable):		X		
a) Existing water systems		X		
b) Existing drainage systems		X		
c) Existing utilities	X			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas		X		
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)		X		
12. Existing tree lines				
13. Existing ledge outcroppings & other significant natural features		X		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations		X		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations		X		
1. Typical cross-section of roadway		X		
2. Typical driveway apron detail		X		
3. Curbing detail		X		
4. Guardrail detail		X		

Case#	Project Name	Date		
5.	Sidewalk detail		X	
6.	Traffic signs and pavement markings		X	
7.	Drainage structure(s)		X	
8.	Outlet protection riprap apron		X	
		Provided	N/A	Provided N/A
9.	Level spreader		X	
10.	Treatments swale		X	
11.	Typical section at detention basin		X	
12.	Typical pipe trench		X	
13.	Fire protection details		X	
14.	Erosion control details		X	
15.	Construction Notes		X	
	a) Construction sequence		X	
	b) Erosion control notes		X	
	c) Landscaping notes		X	
	d) Water system construction notes		X	
	e) Sewage system construction notes		X	
	f) Existing & finish centerline grades		X	
	g) Proposed pavement – Typical cross-section		X	
	h) Right-of-way and easement limits		X	
	i) Embankment slopes		X	
	j) Utilities		X	
Section V.				
Supporting Documentation If Required				
1.	Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)		X	
2.	Stormwater management report		X	
3.	Traffic impact analysis		X	
4.	Environmental impact assessment		X	
5.	Hydrogeological study		X	
6.	Fiscal impact study provided		X	
7.	Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)		X	

Note: This checklist shall be completed and returned as part of the original application packet.



- LIST OF ABUTTERS TO MAP 70 LOT 25:
 68-01 MARY BRAUN & DOUGLAS BATES, 30 LAMPREY DR., NOTTINGHAM, NH
 68-02 BRUCE DIONNE, PO BOX 163, NOTTINGHAM, NH
 68-03 JEFFREY & MARY BEEMAN, 38 BOSTON ST., GUILFORD, CT 06437
 68-04 BERNIER REVOCABLE TRUST, PO BOX 52, EPPING, NH
 *68-05 LESLIE & BARBARA THOMPSON, 38 LAMPREY DR., NOTTINGHAM, NH
 *68-06 MICHAEL DOUGHERTY REVOCABLE TRUST, 40 LAMPREY DR., NOTTINGHAM, NH
 68-10 CAROLINE SZAFRAN REVOCABLE TRUST, 47 CHERRYWOOD DR., DOVER, NH
 68-15 KEVIN BASSETT, 101 SHORE DRIVE, NOTTINGHAM, NH
 68-17 FORGOTTEN MOUNTAIN REALTY TRUST, 33 HOBBS RD., NORTH HAMPSTON, NH
 68-27 & 24-8 NATHAN & ANDREA WHITE, 18 DOLLOFF DAM RD., NOTTINGHAM, NH
 70-01 STATE OF NEW HAMPSHIRE WATER RESOURCES DIVISION, PO BOX 95, CONCORD, NH
 70-02 MARGUERITE TUCKER, 32 DOLLOFF DAM RD., NOTTINGHAM, NH
 70-03 34 DOLLOFF DAM LLC, 34 DOLLOFF DAM RD., NOTTINGHAM, NH
 07-04 D&P WALKER REVOCABLE TRUST, 38 DOLLOFF DAM RD., NOTTINGHAM, NH
 70-05 CAROL STEVENSON, 8 INDIAN RUN, NOTTINGHAM, NH
 70-06 CHRISTENSEN FAMILY TRUST, 800 LAKE PORT BLVD., APT.H211, LEESBURG, FLA
 70-07 MICHAEL & LINDA ST. LAURENT, 18 RIVERBEND RD., NEWHARKET, NH
 70-09 EDWARD & ELIZABETH KOTOWSKI, 14 INDIAN RUN, NOTTINGHAM, NH
 70-10 WILLIAM LOCONZOLO, 19 WHITE CIRCLE, WAKEFIELD, MA
 *70-11 MICHELE LEFEBVRE REVOCABLE TRUST, 7119 HACIENDA DR., GRANT, FLA.
 70-12 NOTTINGHAM REALTY TRUST, 4 LAMPREY DR., NOTTINGHAM, NH
 *70-13 MATTHEW & SEONAI REVOCABLE TRUST, 8 LAMPREY DR., NOTTINGHAM, NH
 70-14 CHARLES BYRNES III, 8 LAMPREY DR., NOTTINGHAM, NH
 70-15 DANA DELUCA, 21 WICKLOW RD., WESTWOOD, MA
 70-16 STEPHEN & DARLENE REVOCABLE TRUST, 28 MEDITATION LA., ATKINSON, NH
 70-17 PATRICIA FARRINGTON, PO BOX 255, NOTTINGHAM, NH
 70-18 BRIAN HATT & ANDREW ZINER, 58 BURNING BUSH DR., BOXFORD, MA
 70-19 & 20 JAMES & LOIS ALGER, PO BOX 10185, BEDFORD, NH
 70-21 BERNARD REVOCABLE TRUST, 5 CLOVER COURT, SALEM, NH
 70-22 PHILIP & MICHAEL MCGLONE, 188 WELLESLEY ST., MANCHESTER, NH
 70-23 ROBERT & MARTHA SHERIDAN, 34 LAWRENCE RD., LEXINGTON, MA
 70-24 ANDREA OVENS, 28 LAMPREY DR., NOTTINGHAM, NH
 *70-25 70-25 LLC, 101 SHORE ROAD, NOTTINGHAM, NH
 70-26 JOHN MILLS JR., 30 TUCKAWAY SHORE RD., NOTTINGHAM, NH



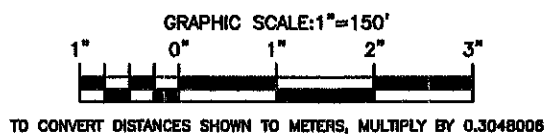
APPROVED BY THE TOWN OF NOTTINGHAM
 PLANNING BOARD

DATE: _____

LOT LINE ADJUSTMENT PLAN
 ASSESSOR'S MAP 68 LOT 5
 LAND OF LESLIE S. & BARBARA A. THOMPSON
 ASSESSOR'S MAP 68 LOT 6
 LAND OF MICHAEL C. DOUGHERTY REVOCABLE TRUST
 ASSESSOR'S MAP 70 LOT 11
 LAND OF MICHELE A. LEFEBVRE REVOCABLE TRUST OF 1997
 ASSESSOR'S MAP 70 LOT 13
 LAND OF MATTHEW & SEONAI EATON REVOCABLE TRUST
 ASSESSOR'S MAP 70 LOT 25
 LAND OF 70-25 LLC
 ALL ON
 LAMPREY DRIVE, NOTTINGHAM, NEW HAMPSHIRE
 SCALE:1"=150' ~ MARCH 10, 2020
 SHEET 1 OF 3



FRANKLIN ASSOCIATES, LLC
 New Hampshire ~ Massachusetts ~ Connecticut
 Land Surveyors & Septic System Designers
 143 RAYMOND ROAD, CANDIA, NH 03034
 Tel. (603) 483-3086
 www.JEFLS.com



ALL OF THE INFORMATION SHOWN HEREON WAS TRACED FROM THE TOWN OF NOTTINGHAM ASSESSORS MAPS. THE PURPOSE OF THIS SHEET IS TO ORIENT THE USER TO THE GENERAL LOCATION OF SHEETS 2 AND 3.

- 1-THE LIMITS OF RIPARIAN RIGHTS, AND OWNERSHIP OF PAWTUCKAWAY LAKE, BY THE STATE OF NEW HAMPSHIRE, HAVE NOT BEEN ADDRESSED BY THIS SURVEY.
- 2-THE GRAVEL TRAVELED WAYS SHOWN HEREON ARE USED FOR ACCESS TO AND FROM NH ROUTE 156, BY VARIOUS PEOPLE. IT IS BELIEVED THAT THE TRAVELED WAYS ARE PRIVATELY OWNED.
- 3-THE BEARINGS SHOWN HEREON WERE CALCULATED FROM THE BEARING SHOWN ALONG LOT 1A ON RCRD PLAN 623. ALSO SEE VARIOUS PLANS FOR THE NH ELECTRIC CO.

OWNERS OF RECORD:

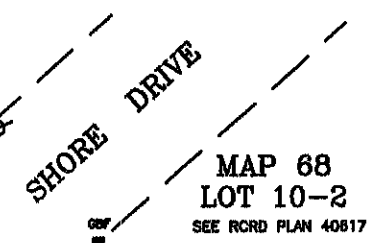
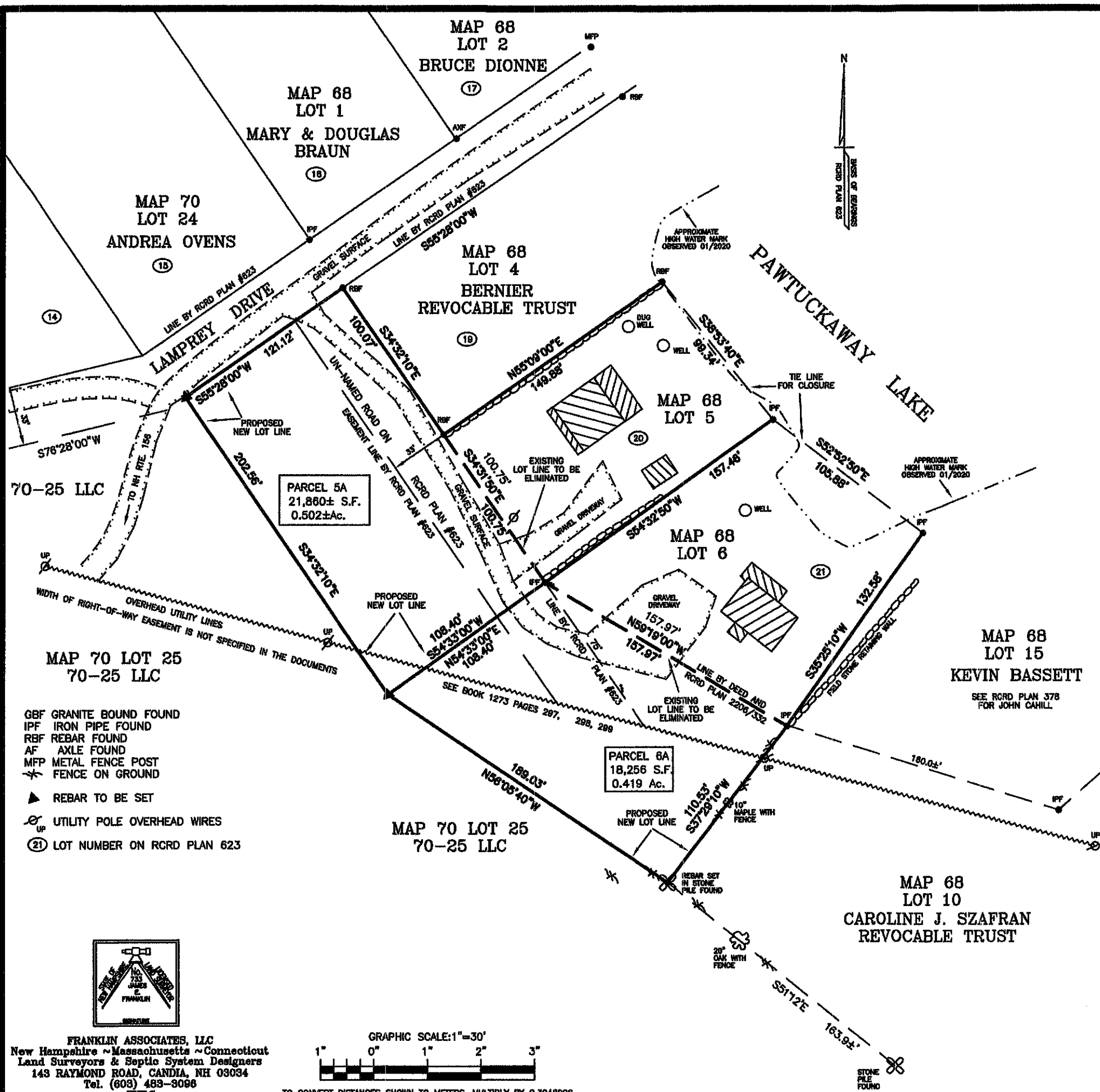
LOT 68-5 LESLIE S. & BARBARA A. THOMPSON
 38 LAMPREY DRIVE, NOTTINGHAM, NH
 RCRD BOOK 5378 PAGE 2137
 SEE BOOK 1811 PAGE 106
 EXISTING AREA IS 15,357±SQ.FT., 0.353±ACRES
 PLUS PARCEL "5A" 21,860±SQ.FT. 0.502±ACRES (FROM 70-25 LLC)
 PROPOSED 37,217±SQ.FT. 0.854±ACRES

LOT 68-6 MICHAEL C. DOUGHERTY REVOCABLE TRUST
 40 LAMPREY DRIVE, NOTTINGHAM, NH
 RCRD BOOK 5802 PAGE 506
 SEE BOOK 1811 PAGE 531
 EXISTING AREA IS 18,390±SQ.FT., 0.422±ACRES
 PLUS PARCEL "6A" 18,256±SQ.FT. 0.419±ACRES (FROM 70-25 LLC)
 PROPOSED 36,646±SQ.FT. 0.841±ACRES

LOT 70-25 70-25 LLC,
 101 SHORE ROAD, NOTTINGHAM, NH
 RCRD BOOK 6002 PAGE 2066

APPROVED BY THE TOWN OF NOTTINGHAM
 PLANNING BOARD

DATE: _____



LOT LINE ADJUSTMENT PLAN
 ASSESSOR'S MAP 68 LOT 5
 LAND OF LESLIE S. & BARBARA A. THOMPSON
 ASSESSOR'S MAP 68 LOT 6
 LAND OF MICHAEL C. DOUGHERTY REVOCABLE TRUST
 ASSESSOR'S MAP 70 LOT 11
 LAND OF MICHELE A. LEFEBVRE REVOCABLE TRUST OF 1997
 ASSESSOR'S MAP 70 LOT 13
 LAND OF MATTHEW & SEONAI EATON REVOCABLE TRUST
 ASSESSOR'S MAP 70 LOT 25
 LAND OF 70-25 LLC
 ALL ON
 LAMPREY DRIVE, NOTTINGHAM, NEW HAMPSHIRE
 SCALE: 1"=30' ~ MARCH 10, 2020
 SHEET 2 OF 3

- GBF GRANITE BOUND FOUND
- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- AF AXLE FOUND
- MFP METAL FENCE POST
- * FENCE ON GROUND
- ▲ REBAR TO BE SET
- UP UTILITY POLE OVERHEAD WIRES
- ②① LOT NUMBER ON RCRD PLAN 623

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