



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>
scasella@strafford.org



Phone: (603)679-9597

Fax: (603) 679-1013

Phone: (603) 994-3500

Plan Review

PROJECT NAME: Lamprey Drive LLA		CASE NUMBER:
PLAN REVISION DATE:		
MEETING DATE: 5/13/20	APPLICANT(s): Leslie and Barbara Thompson (Lot 68-05) 38 Lamprey Drive Nottingham, NH Michael Dougherty Revocable Trust (Lot 68-06) 40 Lamprey Drive, Nottingham NH Michele Lefebvre Revocable Trust (Lot 70-11) 7119 Hacienda Drive, Grant FL Matthew and Seonaid Eaton Revocable Trust (Lot 70-13) 6 Lamprey Drive, Nottingham NH Lot 70-25 LLC (Lot 70-25) 101 Shore Drive, Nottingham NH	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
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT'S REP: James Franklin Franklin Associates, LLC 143 Raymond Rd., Unit 4 Candia, NH	REVIEWED BY: Stefanie Casella SRPC Circuit Rider May 12, 2020
EXECUTIVE SUMMARY		
<p>The proposed lots are located on and near Lamprey Drive adjacent to Map 70 Lot 25. This lot line adjustment will add land to four parcels while making Map 70 Lot 25 marginally smaller (see current and proposed area below). The property owners and surveyor had previously attended the 10/9/2019 Planning Board meeting for a conceptual consultation. Per staff recommendation, the board advised the attendees that variances would be needed to proceed with the proposed changes. After continued discussion with the applicants, staff sought input from the town legal counsel. Based upon input from the town attorney, staff have found that this case does not require a variance. (See 12/16/19 SRPC Memo to Nottingham ZBA for more information)</p> <p><u>Lot 68-05</u> Existing Area: 15,357 sq. ft. (.353 ac.) Parcel 5A: 21,860 sq. ft. (0.502 ac) – from 70-25 Proposed Area: 37,217 sq. ft. (8.54 ac)</p>		



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>
scasella@strafford.org



Phone: (603) 994-3500

Phone: (603)679-9597

Fax: (603) 679-1013

Lot 68-06

Existing Area: 18,390 sq. ft. (.353 ac.)
Parcel 6a: 18,256 sq. ft. (0.419 ac) – from 70-25
Proposed Area: 18,217 sq. ft. (.419 ac.)

Lot 70-11

Existing Area: 20,707 sq. ft. (.475 ac.)
Parcel 11A: 7,276 sq. ft. (0.167 ac) – from 70-25
Proposed Area: 29,983 (.642 ac.)

Lot 70-13

Existing Area: 15,590 (.358 ac.)
Parcel 13A: 7,627 (0.175 ac.) – from 70-25
Proposed Area: 23,217 sq. ft. (.533 ac)

Lot 70-25

Existing Area:
Sold land: 55,019 sq.ft. (1.263 ac.)
Proposed Area:

See issues and recommendations below.

BACKGROUND

TAX MAP/LOT:	68/05, 68/06, 70/11, 70/13, and 70/25
AREA (ACRES, SQUARE FEET):	See executive summary for existing parcel areas
EXISTING LAND USE:	Residential
STEEP SLOPES:	N/A
ROAD ACCESS (FRONTAGE):	Lamprey Drive and Shore Rd
CLOSEST INTERSECTION:	Lamprey Drive and Rt 156, Shore Drive and Seaman Point Road
ZONING DISTRICT(S):	Residential – Agricultural and Commercial
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain
LOCATED ON A SCENIC ROAD?	<input 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 checked="" type="checkbox"/> Shoreland Protection <input type="checkbox"/> Lamprey River LAC

OTHER PERMITS AND APPROVALS

- Special Exception(s) Waivers Variance(s) Easement(s) Excavation Permit
 Conditional Use Permit Condo Documents State Permits Road Cut Road Bond

STATUS NOTES: No waiver requests have been submitted; therefore, no action is required.



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>
scasella@strafford.org



Phone: (603) 994-3500

Phone: (603)679-9597

Fax: (603) 679-1013

COMPLETENESS/APPLICATION ACCEPTANCE

1. All information needed to complete the application review has been submitted
 - (as articulated in Subdivision Regulations section 8.2)
2. Confirm all abutters noticed & fees paid
3. Confirm signature and seal of registered surveyor, engineer or architect.
4. Confirm signed application received.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Subdivision Application

1. Comments on submitted waiver request:
 - a. No waivers have been requested
2. Elements in need of clarification, additional information, or provision before approval:
 - a. Please label in note that proposed lots are in the Residential – Agricultural District and include lot requirements (dimensions, setbacks, frontage) (Checklist items II.7 and II.8)
 - b. Please add note stating purpose of proposal (Checklist item II.17.a.)
 - c. Please note which roads on plan set are private roads (Checklist item II.20.b)
 - d. Please note right of way dimensions (Checklist item II.20.c)
 - e. Utility easements are marked as identified on checklist item II.22.d
 - i. Please identify where details are in plan set
 - f. Owners signatures are indicated as provided on checklist item II.26
 - i. Please identify where in plan set
 - g. Please indicate where septic systems are in plan sets (Checklist item II.28.c)
3. Notes changes, corrections, and additions:
 - a. Please add the following details and icons to the legend:
 - i. Utility wires
 - ii. Shorelines
 - iii. Fences
 - iv. Stonewalls
 - b. Please indicate the existing and proposed area of lot 70-35
 - c. Please add note clarifying LLA process and why no variances were required

HEARING PROCEDURES

1. Convene hearing
2. Board, applicant and abutter comments on acceptance (determine completeness)
3. Accept, continue, or deny
4. Consider and determine whether the application is a development of regional impact (**Vote Required**)



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>

scasella@strafford.org



Phone: (603) 994-3500

Phone: (603)679-9597

Fax: (603) 679-1013

5. Presentation by applicant/board questions
6. Staff review report
7. Abutter testimony
8. Board discussion, comments, questions
9. Act on submitted waiver request(s): N/A
10. Act on approval, conditions, denial or continue to a date certain

CONDITIONS OF APPROVAL

- | | |
|---|--|
| <input checked="" type="checkbox"/> Plan copies with professional seals & signatures <ul style="list-style-type: none">- Surveyor | |
| <input checked="" type="checkbox"/> Original Mylar with professional seals & signatures | <input type="checkbox"/> State Permits – |
| <input checked="" type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input type="checkbox"/> Curb-cut, |
| <input checked="" type="checkbox"/> All fees paid | <input type="checkbox"/> Subdivision (Sub Surface/Septic), |
| <input type="checkbox"/> Additional items to be determined as part of the plan review hearing (List): | <input type="checkbox"/> Wetlands – Dredge and Fill, |
| - | <input type="checkbox"/> Alteration of Terrain |
| <input checked="" type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report: | <input type="checkbox"/> Shoreland Protection |
| <ul style="list-style-type: none">● See Above | |
| <input type="checkbox"/> Others (List): | |