

Town of Nottingham
P.O. Box 114
Nottingham NH 03290



Code Administration

Office (603) 679-9597 x2
Fax (603) 679-1013
E-mail: dsylvia@nottingham-nh.gov
www.nottingham-nh.gov

Building Permit Application Denial

Date: 4/5/2020
Owner: Kevin Bassett
Address: Dolloff Dam Road
Map/Lot 70/25

Applicant has filed for a 36 x 56 barn and attached carport.

Denials:

Article II(C) (2) (b): Each lot shall have a minimum contiguous frontage of two (200) feet, including curb cut for approved access. This lot has 0' on a public road (applicant has amount just not type, this is a private road and does not meet the definition of frontage)

Article II(C) (1): Residential Permitted use.

- A storage structure is not listed as a permitted use without a primary structure.

Note: These denials are referenced under the new zoning articles that recently went into effect.

Respectfully submitted,

Dale Sylvia
Code Enforcement



TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

Zoning Board of Adjustment Application for Appeal- VARIANCE

PLEASE READ THE APPLICATION RULES AND GUIDELINES BEFORE COMPLETING THE APPLICATION

LOCATION OF PROPERTY: Street Address _____

70
Tax Map

25
Lot

Sub-Lot

Applicant's information:

Name(s): <u>Kevin Bassett</u>	
Address: <u>101 Shore Drive</u> <u>Nottingham NH</u>	Phone #: <u>603 895 4204</u> E-mail: <u>KevinBassett@Comcast.net</u>

Owner(s) information (if same as applicant write same):

Name(s): <u>Same</u>	
Address:	Phone #:
	E-mail:

Representative's information (if applicable):

Name(s):	
Address:	Phone #:
	E-mail:

Property information:

Lot Dimensions: Front _____ Rear _____ Side _____ Side _____

Lot Area: Acres ~55 Square Feet _____

Present Use of Property Common Use

Proposed Use of Property Storage Barn

Please provide a copy of the recent deed and tax card for this property.

The signer shall be the owner; or the signer shall provide a letter signed by all the property owners giving the signer permission to represent the owner in presentation of this application.

I certify that the information provided is to the best of my knowledge, complete and correct.

OWNER(S)

Printed name	Signature	Date
<u>Kevin Bassett</u>	<u>Kevin Bassett</u>	<u>3/26/20</u>
Printed name	Signature	Date
Printed name	Signature	Date

NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

VARIANCE REQUEST

A variance is requested from Article II Section C 1 a of the zoning ordinance to permit:

II C 1

V1 Variance #1 Storage structure Not Permitted without Primary Structure

V2 Variance #2 No building on Private Road

Previous Zoning Board action on this property: IN Progress

To allow LLA for 4 Abutters

SUPPORTING INFORMATION

1. The variance would not be contrary to the public interest because:

Having a barn on a Private Road does not increase traffic or put a burden on the school system, but will provide an increase in Land taxes.

2. The spirit of the ordinance is observed:

Since Article II C 1 (e) + (f) (Accessory use outbuildings + farming and Related agricultural uses) is permitted with a Residence and my Residence abutts TM70625 then the spirit of the ordinance is preserved.

3. Substantial justice is done:

my Residential Property is < 1 acre. A Barn will Not Fit on its Footprint.

4. The values of the surrounding properties are not diminished:

This is back lot common use Land with most abutters being Lake Front Properties > 1/4 mile away

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

- A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

It would be an unnecessary hardship to force this Land owner to construct a 'Residence' in order to construct a barn on a Private Road that I own Land on both sides of.

- ii) The proposed use is a reasonable one.

Having one structure (barn) on "55 acres is a Reasonable use of this Land

- B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

☒ I understand that I **MUST** appear in person at the public hearing

OR

☐ If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

I hereby designate _____

to represent me as a representative/agent in the pursuance of this appeal.

Property Owner(s) Kim Bessette 3/26/20 _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date



TOWN OF NOTTINGHAM
ZONING BOARD OF ADJUSTMENT

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

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) *Kim Bennett* 3/26/20 _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Carey Ann Tracy

LCHIP	ROA447983	25.00
TRANSFER TAX	RO088099	5,685.00
RECORDING		42.00
SURCHARGE		2.00

WARRANTY DEED

We, Philip McGlone of 198 Wellesley Street, Manchester, County of Hillsborough and State of New Hampshire, Michael J. McGlone of 417 Bradford Place, North Dartmouth, Bristol County, Massachusetts, and James Vara f/k/a James McGlone of 35½ Hasell Street, Charleston, South Carolina, for consideration of Three Hundred Seventy-nine Thousand and no/100 (\$379,000.00) Dollars, grant to 70-25, LLC, a New Hampshire limited liability company, with mailing address of 101 Shore Road, Nottingham, New Hampshire 03290, with warranty covenants, a certain tract or parcel of land, situated in Nottingham, County of Rockingham and State of New Hampshire, bounded and described as follows:

Tract III:

A certain tract of land situated in Nottingham in said County of Rockingham, containing fifty-five (55) acres, (more or less) bounded and described as follows, to wit:

Beginning at the northwesterly corner of land now or formerly of Robert French and running easterly by said Frenchs land to land now or formerly of Prescott Chase; thence running

(1) Northerly by said Chases land to land now or formerly of the heirs of Joseph C. Plummer; thence running

(2) Westerly and Northerly by said Plummers heirs' land to the Pawtuckaway Pond; thence running

(3) Westerly by said pond to land now or formerly of the Newmarket Manufacturing Co.; thence running

(4) Southwesterly, Easterly, and Southerly by land of said Co. to the Pawtuckaway River; thence running

(5) Easterly by said River to said Frenches land; thence running

(6) Northerly by said Frenches land to the bound first mentioned.

There is excluded from the conveyance of this Tract any and all tracts or parcels of land or interest therein previously conveyed by Howard L. Lamprey, Philip McGlone, Michael J. McGlone, and James Vara f/k/a James McGlone and Tracts I, II, and IV referenced in deed from Festus P. McGlone to the grantors dated March 22, 2000, and recorded in Book 3464, Page 1927.

There is conveyed herewith, as appurtenant to and to be used in connection with the conveyed premises a right-of-way from the conveyed premises such rights as the grantors may have over the right-of-way shown on "Plan of Leased Land Owned by Howard L. Lamprey, Located on Pawtuckaway Lake in Nottingham, N.H., For

Deed Description Purpose, Scale: 1" = 80', Henry A. Peterson, Surveyor, Raymond, N.H., November 11, 1965, and such other rights as the grantors may have over lands of others to the public highway. This easement is intended to only grant a right-of-way from the premises herein conveyed to the public highway, and an easement is not included over such ways shown on said plan as are not required for access from the public highway.

The premises is conveyed subject to any easements of record, including utility and pole rights, as may exist, including but not limited to a right-of-way and easement from Frank P. Corson and Abby J. Lamprey to the Lamprey River Improvement Company dated November 8, 1943, and recorded in the Rockingham County Registry of Deeds, on November 17, 1943, in Volume 1015, Page 200, a right-of-way and easement from Frank P. Corson and Howard L. Lamprey to New Hampshire Electric Cooperative dated May 12, 1948, and recorded on February 11, 1953, in Volume 1273, Page 298, Rockingham County Registry of Deeds, and an easement and right-of-way from Martha McGlone to New England Telephone & Telegraph Company, dated April 7, 1966, and recorded on October 14, 1970, in Volume 1815, Page 67, Rockingham County Registry of Deeds.

For the grantors' title, see Quitclaim Deeds of Festus P. McGlone to Philip McGlone, Michael J. McGlone, and James Vara f/k/a James McGlone dated March 22, 2000, recorded at Book 3464,

Page 1927 and dated August 30, 1984, recorded at Book 2531,
Page 1980. The grantors specifically exclude from this
conveyance Tracts, I, II, and IV referenced in said deeds.

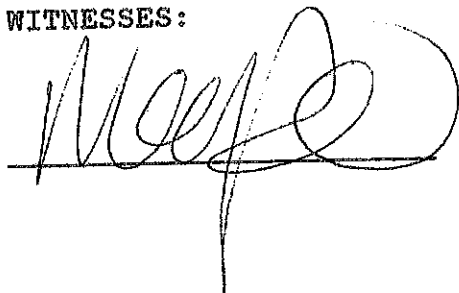

This is not homestead property of any of the grantors.

Title not examined by preparer.

This property is subject to Current Use designation recorded in Rockingham
County Registry of Deeds at Book 2517, Page 1521.

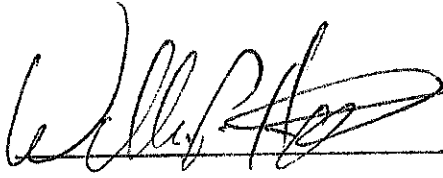
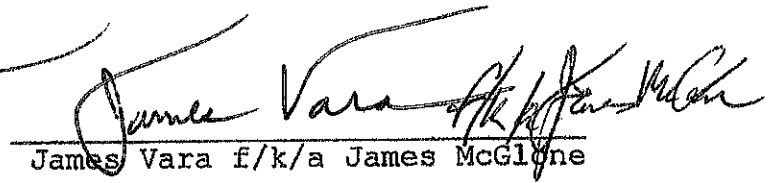
WITNESS our hands this 15 day of May, 2019.

WITNESSES:

A large, stylized handwritten signature in black ink, appearing to be 'Maef' or similar, written over a horizontal line.A handwritten signature in black ink, appearing to be 'Philip McGlone', written over a horizontal line.
Philip McGlone

Liam J. Raup

Michael J. McGlone

A stylized handwritten signature, possibly reading "W. R. H.", written in black ink.A handwritten signature in black ink, appearing to read "James Vara f/k/a James McGlone".
James Vara f/k/a James McGlone

STATE OF NEW HAMPSHIRE

May 15, 2019

On this 15th day of May, 2019, before me, the undersigned notary public, personally appeared Philip McGlone and proved to me through satisfactory evidence of identification, which was NHDL NHCL139726666 ex 3/24/23 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Kelly L. Carpenter, Notary Public
My Commission expires:

KELLY L. CARPENTER, Notary Public
My Commission Expires June 4, 2019



Building Permit
Town of Nottingham, New Hampshire
Building Department
P.O. Box 114/ 139 Stage Road
Nottingham, NH 03290
Office 603-679-9597 X2
Fax 603-679-1013

**Appli
cation**

Issue Date: _____
 Permit #: _____
 (This area for office use only)

BUILDING LOCATION

Address 25 Lamprey Nottingham
 Between _____ and _____
 (Cross Street) (Cross Street)
 Lot Size 55 Acre Map 70 Lot 25 Sub Lot _____ Zone _____

APPLICANT (Please Print)

Business Name: (if applicable) _____

Applicant name: Kevin Bassett Contact _____

Daytime phone 895 4204 Applicant's mailing/home address: 101 Shore Drive Nottingham, N.H.

Email address: KEVINBASSETT@COMCAST.NET

RESIDENTIAL		COMMERCIAL	
<input type="checkbox"/> Single Family detached	<input type="checkbox"/> Accessory (ADU)	<input type="checkbox"/> Office/Bank/Professional	<input type="checkbox"/> Garage
<input type="checkbox"/> Duplex	<input type="checkbox"/> Condo	<input type="checkbox"/> Industrial/Warehouse	<input type="checkbox"/> School
<input type="checkbox"/> Townhouse (#of units _____)	<input type="checkbox"/> Mfg/Mobile home	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Store/Retail
<input type="checkbox"/> Conversion	<input type="checkbox"/> Relocation	<input type="checkbox"/> Multi-family (#of units _____)	<input type="checkbox"/> Public/Government
<input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____	
<input type="checkbox"/> New dwelling	<input type="checkbox"/> Deck	<input type="checkbox"/> New Building	<input type="checkbox"/> Deck
<input type="checkbox"/> Addition	<input type="checkbox"/> Shed	<input type="checkbox"/> Addition	<input type="checkbox"/> Shed
<input type="checkbox"/> Alteration/Renovation	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Alteration	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Repair/Replacement	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> Interior Demo
<input type="checkbox"/> Foundation only	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Foundation only	<input type="checkbox"/> Tenant change
<input type="checkbox"/> Other _____	<input type="checkbox"/> Porch	<input type="checkbox"/> Other _____	<input type="checkbox"/> Tenant fit-up
<input type="checkbox"/> Conversion of +/- dwelling units (#of units _____)		<input type="checkbox"/> Renovation (no structural changes)	
		<input type="checkbox"/> Conversion from residential to commercial	
General description of work & proposed use: Include location and specify size and dimension of building, room, shed, pool, etc. or addition. If use of existing building is being change, enter proposed use. <u>Construction of a 36' x 56' Barn and a carport 16' x 36'</u>			
Cost of project: \$ <u>30,000</u>		Estimated completion date: <u>4Q 2021</u>	
Building specifics: Existing building sq. footage: _____ New/ renovated/ added sq. footage: _____ Total SF: _____			
Residential		Commercial/Industrial	
# of stories _____ <input type="checkbox"/>	Wood Frame	# of Stories _____ <input type="checkbox"/>	Wood Frame
# of bathrooms _____ <input type="checkbox"/>	Steel Frame	# of Stories _____ <input type="checkbox"/>	Steel Frame
# of bedrooms _____ <input type="checkbox"/>	Masonry Frame	# of Stories _____ <input type="checkbox"/>	Masonry Frame
Water		Septic disposal	
<input type="checkbox"/> Public or Private company	<input type="checkbox"/> Private septic tank, etc.	Heating/AC	
<input type="checkbox"/> Private well	<input type="checkbox"/> NH DES #	Heat type _____	
		Central A/C system _____	

APPLICATION CHECKLIST

Applicant

Code Enforcement

Assessor

Illegible or omitted information may result in delays or denial

- ☒ Completed and signed application
- ☒ Building plans to scale (stamped plans may be required for commercial projects)
- ☒ Plot plan showing location of new or accessory building (to scale)
- ☐ Additional permits and applications (driveway, electrical, plumbing, mechanical, etc.)

PLEASE CHECK ALL THAT APPLY:

- ☐ Property located in a floodplain area
- ☐ Property located in the Shoreland Protection District (NH DES permit required)
- ☐ Site disturbance of more than 5,000 SF but less than 20,000SF (Stormwater permit required)
- ☐ Site disturbance of more than 20,000 SF but less than 43,500 SF (Stormwater permit and SWMP required)
- ☐ Site disturbance of more than 43,500 SF (Stormwater permit NOI and SWPPP required)
- ☒ New driveway

PLEASE PRINT ALL INFORMATION

Name	Address, City, State & Zip code	Phone number
* Property Owner Kevin Bassett	101 Shore Drive Nottingham 03290	603-895-4204
* Contact Information Kevin.Bassett@comcast.net		
Contractor		
Engineer/ Architect		

***REQUIRED INFORMATION**

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Kevin Bassett 101 Shore Drive 4/7/20
Signature of applicant Address Date

Building Inspector Fee Permit # Date

Applicant

Code Enforcement

Assessor

Property Location

- TM70-Lot25



TM70-L25

Building Permit for

~ 36' x 56' Barn

Approximate Location

