

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

February 19, 2021

Town of Nottingham Planning Board
PO Box 114
Nottingham, NH 03290

RE: Owl Ridge Builders, LLC Subdivision – Narrative
Stevens Hill Road and Deerfield Road
Tax Map 52, Lot 10

Mr. Chairman and Members of the Nottingham Planning Board,

On behalf of the applicants please find the following submitted in support of a Minor Subdivision on the corner of Stevens Hill Road & Deerfield Road:

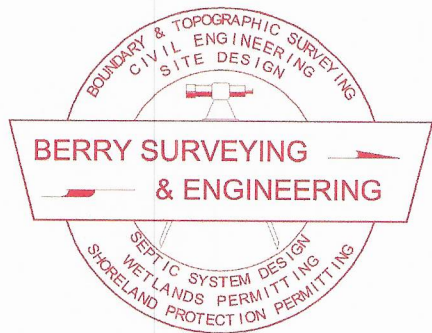
Please find enclosed bundled into 16 packages:

- 1.) 6 Full Size copies of a 2 Sheet Plan Set
- 2.) 10 11"x17" copies of a 2 Sheet Plan Set
- 3.) 16 Copies of a Project Narratives
- 4.) 16 Copies of the Application form and Checklist
- 5.) 1 Copy of an Abutters List
- 6.) 1 Set of Abutters Labels
- 7.) 1 Check for the filing fee

If you have any questions or comments, please feel free to contact us.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

Town of Nottingham Planning Board
PO Box 114
Nottingham, NH 03290

February 19, 2021

RE: Owl Ridge Builders, LLC Subdivision – Narrative
Stevens Hill Road and Deerfield Road
Tax Map 52, Lot 10

Dear Chairman and Members of the Nottingham Planning Board,

Owl Ridge Builders, LLC own Tax Map 52, Lot 10 with frontage on both Stevens Hill Road and Deerfield Road in Nottingham. They wish to subdivide their lot into two separate lots for two single-family homes.

The existing lot is 3.93 and is currently wooded and vacant land. We have provided a two-sheet plan set which includes a detailed subdivision sheet and a detailed topographical sheet.

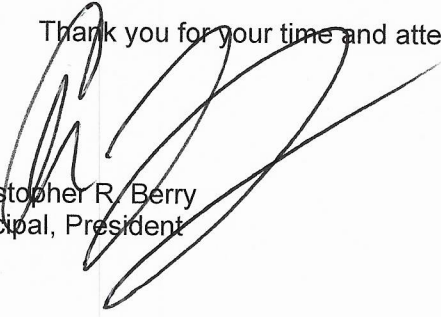
A variance was approved by the Nottingham ZBA to allow a lot with less than the minimum lot size of 2 acres, see article II (c)(2)(A) in Nottingham Zoning Ordinance, ZBA case 21-002-VA.

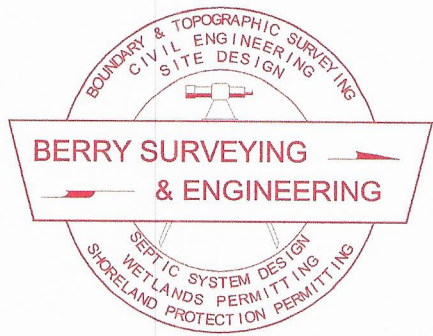
Sheet 1 contains a detailed view of the proposed configuration of Lot 10 & proposed Lot 10-1 with proposed monumentation. Sheet 2 includes topography, proposed wells, proposed 4,000 SF leaching areas, and other items which would not be appropriate for a recordable plan.

We have performed a full boundary survey of the 3.93. A wetland scientist was hired to delineate areas of wetlands within the lots and non were found. Test holes were done within the 4,000 SF leaching area on the proposed lot and the remaining land and the data for those are provided on sheet 2.

In conclusion, we feel that this subdivision is a simple action and meets the spirit, intent, and regulation of the town ordinances.

Thank you for your time and attention to this matter.


Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 19, 2021

Abutters List

Owner of Record

Tax Map 52, Lot 10

Owl Ridge Builders LLC
104 Raymond Rd
Nottingham, NH 03290
Book 6184, Page 1470

Abutters

Tax Map 52, Lot 11

Damico Acquisitions LLC
57 Pleasant St
Epping, NH 03042
Book 6204, Page 239

Tax Map 52, Lot 9

David J & Florence E Crowe
PO Box 455
Nottingham, NH 03290
Book 4194, Page 1974

Tax Map 52, Lot 6A-3

Christopher B & Amanda B Doiron
12 Dorrington Ave
Sanford, ME 04073
Book 5943, Page 1959

20-124 Owl Ridge Builders, LLC
Stevens Hill Rd, Nottingham, NH

Tax Map 52, Lot 6A-2

Daniel Littlefield
6 Stevens Hill Rd
Nottingham, NH 03290
Book 5803, Page 1722

Tax Map 52, Lot 4-2

James S Fernald Revoc Trust
Linda R Fernald
PO Box 450
Nottingham, NH 03290
Book 5468, Page 469

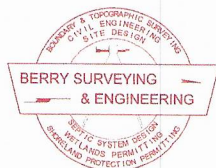
Tax Map 52, Lot 4-1

Helen E Fernald, Trustee
Helen E Fernald 1992 Trust
PO Box 1805
Wolfeboro, NH 03894
Book 5690, Page 2269

Professionals

Deidra Benjamin, CWS
100 Leavitt Rd
Pittsfield, NH 03263

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013

PLANNING BOARD PROJECT APPLICATION

Subdivision Type: Conventional Open Space LLA

Site Plan Review: Conventional Change of Use

Concurrent- Subdivision/ Site Plan Review

Amendment to Approval of: Subdivision Site Plan Other

Total Acreage: 3.93 Ac.	Current Use Acreage: N/A	# of Proposed Lots: 2
Project Address: Stevens Hill Road & Deerfield Road, Nottingham, NH 03290		
Current Zoning Districts: Res./Ag.		
Overlay Districts:	Map(s): 52	Lot (s): 10
Request: The proposal is to subdivide Tax Map 52, Lot 10 into two separate lots. Both lots will be for single family homes with on site well & septic.		
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:
--------	---------------	-------

Case#

Project Name

Date

Owner 1:		
Company: Owl Ridge Builders LLC		
Phone: (207) 307-4320	Fax:	E-mail: owlridgebuilders@gmail.com
Address: 104 Raymond Road, Nottingham, NH 03290		

John Fiddler
Owner 1 Signature

2-19-21
Date

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

Owner 4:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

Applicant (Contact):		
Company: Same as owner.		
Phone:	Fax:	E-mail:
Address:		

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

Engineer:		
Company: Berry Surveying & Engineering		
Phone: (603) 332-2863	Fax:	E-mail: crberry@metrocast.net
Address: 335 Second Crown Point Road, Barrington, NH 03825		

ABUTTER(S) LIST

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

*

1. APPLICANT INFORMATION:

Printed Name: _____ Contact Telephone: _____

Address: _____

2. OWNER INFORMATION:

Printed Name: _____

Address: _____

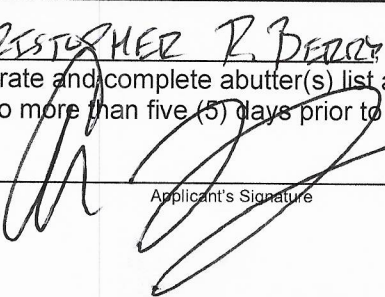
3. PROFESSIONAL(S) INFORMATION:

Printed Name: _____

Address: _____

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

I, CHRISTOPHER R. BERRY 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..



Applicant's Signature

2-19-21
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: Stevens Hill Road & Deerfield road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Berry Surveying & engineering 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	Owl Ridge Builders LLC	
Address of Owner	104 Raymond Road, Nottingham, NH 03290	
Signature of Owner	<i>Jan Park</i>	Date 2-19-21

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date



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:

NONE REQUESTED

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 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	X			
4. 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	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				
2. Title block information:	X			
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			

	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)	X			
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 Managements Agency (FFEMA) 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:	X			
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:				

a) Name labeled	Provided	N/A	Provided	N/A
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)				
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):				
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	X			
28. Physical features	X			
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			

Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor				
	Provided	N/A	Provided	N/A
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):				
a) Total upland(s)	X			
b) Contiguous upland(s)	X			
5) Proposed streets:				
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):				
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	X			
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				
1. Typical cross-section of roadway		X		
2. Typical driveway apron detail		X		
3. Curbing detail		X		
4. Guardrail detail		X		

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.