



July 23, 2021

To: Nottingham Planning Board

Re: Case #21-007-SUB

Board Members and Staff:

Mr. Peter Landry, surveyor, and Kerry and Nathan Tandy, residents, attended the Conservation Commission meeting held on July 12, 2021. They indicated that they would be scheduled for a future Planning Board meeting to present an application for a back lot subdivision. The parcel is located on Gile Road, a scenic road, so it was prudent for the applicants to discuss project details with the Commission at this opportunity.

Mr. Landry distributed plans to all Commission members for the discussion. The parent parcel, known as Map 28, Lot 10, is a total of eight (8) acres. The proposal would subdivide Lot 10 into two (2) parcels; Lot 10 would be reduced to three (3) acres, Lot 10A would contain five (5) acres. There is enough frontage to allow a back lot subdivision.

Because of wetlands on the parent piece and the existence of steep slopes, the proposal would create a shared driveway extending the existing driveway into proposed Lot 10A. Any other configuration requiring a new curb cut would appear to disturb existing wetlands, steep slopes and possibly trees along Gile Road. There are no stone walls along Gile Road in this area.

After a short discussion Commission members determined that a site walk was not necessary and approved the design presented to them. The Commission requests the Board that any other driveway design that potentially would impact wetlands, steep slopes, and road-side trees and thus present runoff and erosion concerns be referred back to the Commission for additional review.

Respectfully,

A handwritten signature in cursive script that reads "Sam Demeritt".

Sam Demeritt, Chair