



TRANSMITTAL:

Date: January 20, 2021

To: Town of Nottingham
Building Department
139 Stage Rd.
Nottingham, NH 03290

Re: Tax Map 69 Lot 8 & 10, Kubota Trust, Tami Lee Defrancesco, Trustee, 214
Raymond Road Nottingham, NH

The following items are enclosed:

- 10 Sets of 11"x17" plans
- 6 Sets of 22" x 34" plans
- Response letter
- Easement deed and plan
- Fish & Game approval from last year, this years permit is in the process

Sincerely,
Scott R. Frankiewicz, Owner
NH Licensed Land Surveyor (#945)
NHDES Permitted Septic designer (#1348)
NH Licensed Real Estate Agent (#047087)



N.H. LAND
Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

683C First New Hampshire Turnpike, Northwood, NH 03261
Phone 942-9220 Cell 833-5913

Town of Nottingham
139 Stage Road
Nottingham, NH 03290

Re: Tami Defrancesco, Kubota Trust, 214 Raymond Road, Nottingham, NH 03290 Tax Map 69 Lots 8 & 10.

Date: 3-29-2021

Re: response letter to review by Strafford Regional Planning Commission/Town of Nottingham, Dated 3-22-2021

2. a. Planning Board approval Block

Response: Planning Board approval block has been added to the plans, see sheet 3 of 3.

2. b. Plan indicates that property is not in the FEMA 100 yr flood zone, staff data layers show that it is.

Response: The note (#15) has been revised stating the property is within Zone A of the FEMA 100 yr flood zone per community panel noted.

2. c. Please provide easement language for utility and access easement.

Response: See attached plan showing access easement and deed describing said easements is enclosed.

2. d. There seems to be some sort of trail or access leading from 69/10 from the southern property line. Please articulate what this is and if it has associated easements.

Response: The trail/access to the back portion of the property, owned by the same parties, does not have an easement associated with it.

2. e. Please add the protective radii for the wells.

Response: The protective well radii have been added to the existing wells.

2. f. Plan references "50' access per plan reference #4, please clarify what plan reference #4 is.

Response: See plan reference notes for plan on the cover and sheet 2 of 3. Plan reference #4 is a recorded plan with recording #D-18998 as recorded at the Rockingham Registry of Deeds. See enclosed copy of recorded plan.

2. g.
i. Board should review the need for an Emergency and Safety Plan.

Response: See sheet #3 of the enclosed plans for an updated site layout.

- ii. Board should review if alcohol will be consumed at the event and the need for a liquor license.

Response: See note (#13) added to the plan stating no alcohol will be sold on site.

- iii. Board should review the impact of night time noise.

Response: As noted at the Planning Board meeting and notes added to the plans (#14) there will be no activity on the pond after 6 pm. The event hours are Friday 2-4pm, Saturday and Sunday 10 am-6pm.

3. a. Please add "Well" label to all wells on sheet 3.

Response: Well label has been added to all wells.

- b. Is the access road for the property paved? If so please label.

Response: The access road is paved and has been noted as such.

Other comments/questions from the Planning Board hearing on 3-24-2021

1. AOT Status

Response: We are currently working with NHDES AOT and have submitted the event plans.

2. Fish & Game permits

Response: See attached permit from last year, a new permit will be issued this year.

3. NHDOT Permitting

Response: We have reached out NHDOT District 6 to discuss the events and if there is anything required.

4. Lamprey River Advisory Committee communication.

Response: Our understanding is the Planning Board chair was going to reach out to the committee.

5. Town licensing process.

Response: It is our understanding that the Board of Selectmen are working on a new licensing process and we await direction from the town.

6. Police, fire Department and Code Enforcement Officer reviews.

Response: All department reviews are pending.

7. Camping area and slope concerns.

Response: The camping area has been revised to not show campers on the slopes. There is no anticipated grading or earth disturbance associated with these events.

Please feel free to reach out to us with further questions or comments on this response letter and the revised plans.

Respectfully submitted,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC

BK2534 P1812

NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY

- EASEMENT -

Know All Men By These Presents That We, DAVID S. VAN DOMMELEN and MURIEL A. VAN DOMMELEN, husband and wife, and ARTHUR L. JENKS and JANET G. JENKS, husband and wife, all of Nottingham, County of Rockingham, State of New Hampshire, for good and valuable consideration paid, grant to NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a New York corporation having its principal place of business at 185 Franklin Street, Boston, Massachusetts 02107, and PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, a corporation duly established by law and having a mailing address of P. O. Box 330, Manchester, New Hampshire 03105, and their successors and assigns forever, as tenants in common, with quitclaim covenants, the right to construct, reconstruct, operate, maintain, replace and remove lines for the transmission of intelligence by electricity and for the transmission of electricity, including the necessary poles, wires, cables, guys, anchors and fixtures, upon and over a portion of the following described premises in the Town of Nottingham, County of Rockingham, State of New Hampshire, of which we are the sole owners.

For Grantors' title, see deeds recorded in Book 2030, Pages 345-346, and Book 2528, Pages 0169-0170, at the Rockingham County Registry of Deeds.

The above granted rights being more particularly described as the exclusive right to construct, reconstruct, operate, maintain, replace and remove poles with the wires and/or cables thereon, with the necessary guys, anchors, fixtures and supports, with the right to cut down and keep trimmed all trees, bushes, underbrush and growth, including the foliage thereon, as the Grantees may desire from time to time, within a strip of land fifteen (15) feet in width, upon and over said described premises; the location of said strip to be determined by and to become permanent upon the erection of poles, with permission to enter upon said strip and upon said premises for access thereto for all the above purposes.

The Grantors, for themselves, their heirs, executors, administrators and assigns, hereby covenant that they will not erect or permit any building or any other structure upon said strip which in the judgment of the Grantees, their successors and assigns, might interfere with the proper maintenance of said lines, or their service in connection therewith.

Witness our hands and common seal this 25th day of February, 1985.

Witness Henry Secorsky [Signature] David S. Van Dommelen
Witness Henry Secorsky [Signature] Muriel A. Van Dommelen
Witness Henry Secorsky [Signature] Arthur L. Jenks
Witness Henry Secorsky [Signature] Janet G. Jenks

State of New Hampshire
County of Rockingham ss
February 25th, 1985

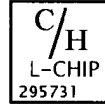
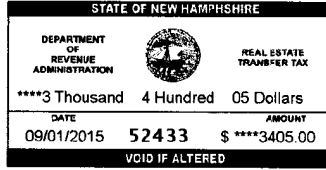
Then personally appeared David S. Van Dommelen and Muriel A. Van Dommelen, Arthur L. Jenks and Janet G. Jenks and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

[Signature]
Notary Public/Justice of the Peace

My Commission expires 9/87

FEB 28 11 38 AM '85
Rockingham County
Registry of Deeds

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
FEB 27 1985
20.00



Return to:
 Brian K. Hunter
 218 Raymond Road
 Nottingham, NH 03290

E 38782

ROCKINGHAM COUNTY
 REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James E. Quimby and Isabelle Quimby, Husband and Wife, both of 218 Raymond Road, Nottingham NH 03290, for consideration paid grant(s) to Brian K. Hunter, Married, of 6 Debra Avenue, Raymond NH 03077, with WARRANTY COVENANTS:

A tract of land, together with the improvements thereon, situated in the Town of Nottingham, Rockingham County, New Hampshire, located on the southeasterly side of Route 156 and being shown as Lot 1 on a Plan of land entitled "Lots 1, 2 & 3 for Arthur L. & Janet G. Jenks and David & Muriel VanDommelen R.C.R.D 2030-345 & 2214-1360", prepared for Arthur Jenks, dated 12-5-1985, recorded in the Rockingham County Registry of Deeds as Plan #D-14746 (the "Plan") and according to which Plan said lot is more particularly bounded and described as follows:

Commencing at an iron rod on the southwesterly corner of land now or formerly of Kilakowski;

S 65°23'30" E 249.51 feet by the Kilakowski land to an iron rod;

S 65°23'30: E 155.16 feet by the Kilakowski land to a point in the Pawtuckaway River;

S 46°49'10" W 216.93 feet by land now or formerly of Quimby to an iron rod;

N 65°23'30" W 351.05 feet by Lot 2 as shown on said Plan to an iron rod on the southeasterly side of Route 156;

In a northeasterly direction by Route 156 and an arc with a tie chord of N 32°39'20" E 202.82 feet to the point of beginning.

Containing 1.74 acres, more or less.

SUBJECT TO rights of others to use the right of way shown on the Plan as "Quimby R.O.W."

2015 Sep 01 PM 02:38


SUBJECT TO the utility easement recorded in the Rockingham County Registry of Deeds at Book 2534, Page 1812 shown on said Plan.

Subject to matters appearing on Plan #D-14746 recorded at the Rockingham Registry of Deeds.

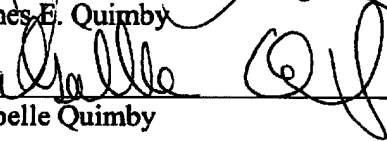
Meaning and intending to describe and convey the same premises conveyed to James E. Quimby and Isabelle Quimby by deed dated October 28, 2010 and recorded at the Rockingham County Registry of Deeds at Book 5160 Page 1316.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 31 day of August, 2015.



 James E. Quimby




 Isabelle Quimby

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this _____ day of August, 2015, the said James E. Quimby and Isabelle Quimby and acknowledged the foregoing to be his/her/their voluntary act and deed.





 Notary Public/Justice of the Peace
 Commission expiration:

E 38782

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

New Hampshire Fish and Game Department

11 Hazen Drive
Concord, New Hampshire 03301
603-271-3129

AMENDED

Whereas: **NORTH EAST WATERCROSS CHAMPIONSHIP, C/O STEVEN REYNOLDS, 99 MICAH TERR, MILTON, NH 03851** applied for a special permit authorizing the use of unregistered Off Highway Recreational Vehicles (OHRVs) in an event sponsored by the applicant, to take place on **JULY 25 & 26, 2020; AUGUST 22 & 30, 2020; SEPTEMBER 26 & 27, 2020, AT 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 FOR SNOWMOBILE WATERCROSS ONLY AND NOT TO INCLUDE ANY TRAILS IN NOTTINGHAM, NH PURSUANT** to RSA 215-A: 30 and 215-C: 50. It is hereby authorized that all vehicles involved in said event will not be required to register as an OHRV, but will operate under the provision of said permit.

PROVISIONS ARE:

- Annual permit fee of \$50.00.
- None of these vehicles will be allowed to run unregistered except in the event area as laid out by the sketch/diagram accompanying this permit.
- List all event dates for the year.
- All OHRV event permits valid for dates listed.
- Applicants for trail bike permits shall also complete and return the enclosed form for each event.
- Applicants are responsible for any additional requirements with local jurisdictions.

This permit does not constitute authorization to conduct said event. It only authorizes use of said unregistered vehicles in said event.

BY ORDER OF THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

Date Approved: August 13, 2020

By: 

Glenn Normandeau
Executive Director

Copies to: Conservation Officer Lieutenant Adam P. Cheney
Conservation Officer William B. Jones
Christopher Gamache, Chief NH Bureau of Trails
New Hampshire State Police – Troop A
Rockingham County Sheriff's Office
Nottingham Police Department

APPROVED

New Hampshire Fish and Game Department

11 Hazen Drive
Concord, New Hampshire 03301
603-271-3129

Whereas: **NORTH EAST WATERCROSS CHAMPIONSHIP, C/O STEVEN REYNOLDS, 99 MICAH TERR, MILTON, NH 03851** applied for a special permit authorizing the use of unregistered Off Highway Recreational Vehicles (OHRVs) in an event sponsored by the applicant, to take place on **JULY 25 & 26, 2020; AUGUST 29 & 30, 2020; SEPTEMBER 26 & 27, 2020, AT 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 FOR SNOWMOBILE WATERCROSS ONLY AND NOT TO INCLUDE ANY TRAILS IN NOTTINGHAM, NH PURSUANT to RSA 215-A: 30 and 215-C: 50.** It is hereby authorized that all vehicles involved in said event will not be required to register as an OHRV, but will operate under the provision of said permit.

PROVISIONS ARE:

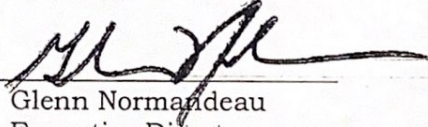
- Annual permit fee of \$50.00.
- None of these vehicles will be allowed to run unregistered except in the event area as laid out by the sketch/diagram accompanying this permit.
- List all event dates for the year.
- All OHRV event permits valid for dates listed.
- Applicants for trail bike permits shall also complete and return the enclosed form for each event.
- Applicants are responsible for any additional requirements with local jurisdictions.

This permit does not constitute authorization to conduct said event. It only authorizes use of said unregistered vehicles in said event.

BY ORDER OF THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

Date Approved: June 25, 2020

By: _____


Glenn Normandeau
Executive Director

Copies to: Conservation Officer Lieutenant Delayne T. Brown
Conservation Officer William B. Jones
Christopher Gamache, Chief NH Bureau of Trails
New Hampshire State Police – Troop A
Rockingham County Sheriff's Office
Nottingham Police Department

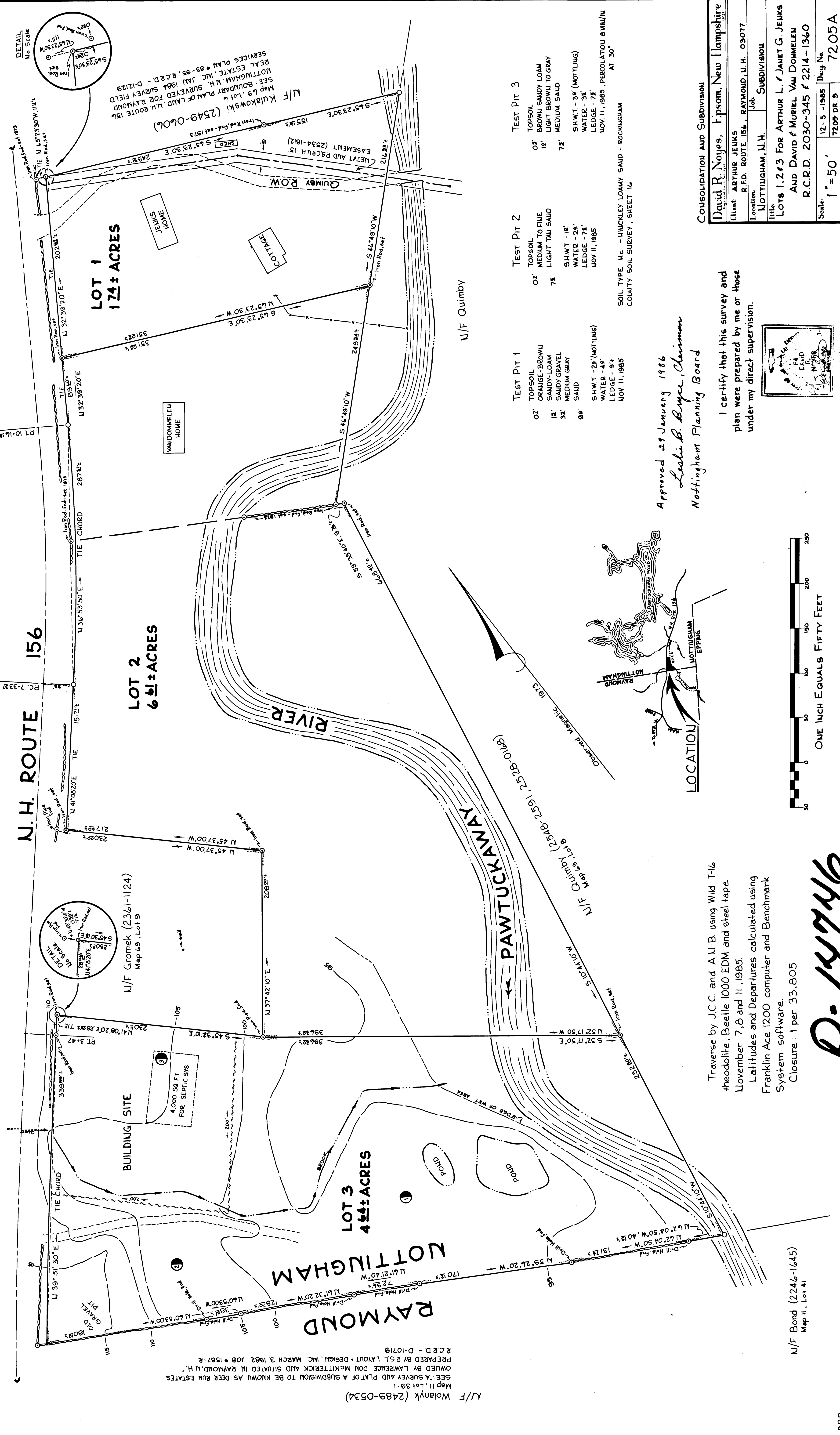
Mar 19 9 00 AM '86

Route 156 R.O.W. - See NHHD Project SAO-0-635, 1941 sheet 1 of 3 and Field Notes Ap 9, 1941 Book 309, Pg. 2. See also R.C.R.D. 1016-015 & 1016-016.

$\Delta = 2^\circ 33' 40''$
 $R = 7404.32'$
 $L = 339.82'$
 $T = 149.82'$
 $C = 339.82', N 39^\circ 51' 30'' E$

$\Delta = 8^\circ 29' 00''$
 $R = 1942.43'$
 $L = 287.42'$
 $T = 144.08'$
 $C = 287.42'$

Plan Reference: Land to be conveyed to VanDommelen & Jenks (a portion of 1075-251) by D.R.Noyes 7/16/73 plan no. 7205 Recorded R.C.R.D. as C-4013



N.H. ROUTE 156

LOT 1
1.74± ACRES

LOT 2
6.61± ACRES

LOT 3
4.64± ACRES

NOTTINGHAM
RAYMOND

TEST PIT 1
TOPSOIL ORANGE-BROWN SANDY-LOAM SAND MEDIUM GRAY SAND
S.H.W.T. - 23' (MOTTLED) WATER - 43' LEDGE - 9'± NOV. 11, 1985

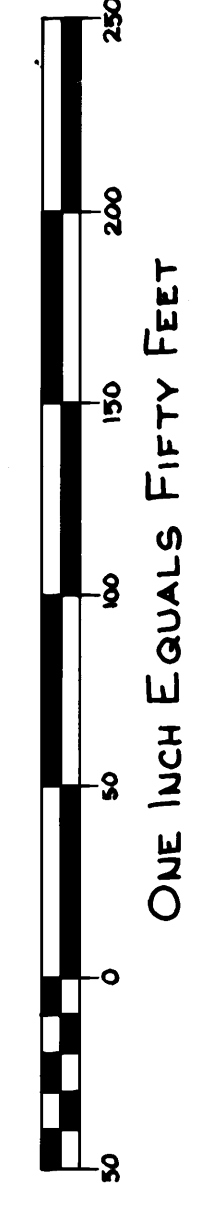
TEST PIT 2
TOPSOIL MEDIUM TO FINE LIGHT BROWN TO GRAY MEDIUM SAND
S.H.W.T. - 18' WATER - 28' LEDGE - 7'± NOV. 11, 1985

TEST PIT 3
TOPSOIL BROWN SANDY LOAM LIGHT BROWN TO GRAY MEDIUM SAND
S.H.W.T. - 38' (MOTTLED) WATER - 38' LEDGE - 7'± NOV. 11, 1985 - PERCOLATION 8 MIU/IN AT 30"



Approved 29 January 1986
Leslie B. Byrce, Chairman
Nottingham Planning Board

I certify that this survey and plan were prepared by me or those under my direct supervision.



Traverse by J.C.C. and A.N.B. using Wild T-16 theodolite, Beetle 1000 EDM and steel tape November 7, 8 and 11, 1985.
Latitudes and Departures calculated using Franklin Ace 1200 computer and Benchmark System software.
Closure: 1 per 33,805

N/F Bond (2246-1645)
Map II, Lot 41

N/F Wolanyk (2489-0534)
Map II, Lot 39-1
SEE A SURVEY AND PLAN OF A SUBDIVISION TO BE KNOWN AS DEER RUN ESTATES OWNED BY LAWRENCE DON MCKITTERICK AND SITUATED IN RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT + DESIGN, INC. MARCH 3, 1982 JOB # 1587-R R.C.R.D. - D-10719

CONSOLIDATION AND SUBDIVISION
David R. Noyes, Epsom, New Hampshire
 Client: ARTHUR JENKS
 Location: R.F.D. ROUTE 156, RAYMOND, N.H. 03077
 Job: SUBDIVISION
 Title: LOTS 1, 2 & 3 FOR ARTHUR L. & JANET G. JENKS AND DAVID & MURIEL VAN DOMMELEN
 R.C.R.D. 2030-345 & 2214-1360
 Scale: 1" = 50'
 12-5-1985
 7205 DR. 5
 7205A

JAN 24 8:35 AM '89

05472

JAN 24 8 35 AM '89

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST THAT THIS PLAT BE APPROVED AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

Arthur L. Jenks
ARTHUR L. JENKS

Janet G. Jenks
JANET G. JENKS

Wanda D. Sullos
WITNESS TO BOTH

STATE OF NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, ON THIS 19 DAY OF JANUARY, 19 89, BEFORE ME, PAMELA B. TWOMBLY, THE UNDERSIGNED OFFICER PERSONALLY APPEARED ARTHUR L. JENKS AND JANET G. JENKS, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

Charles R. Thayer
NOTARY PUBLIC

My Commission Expires: 06/30/1993

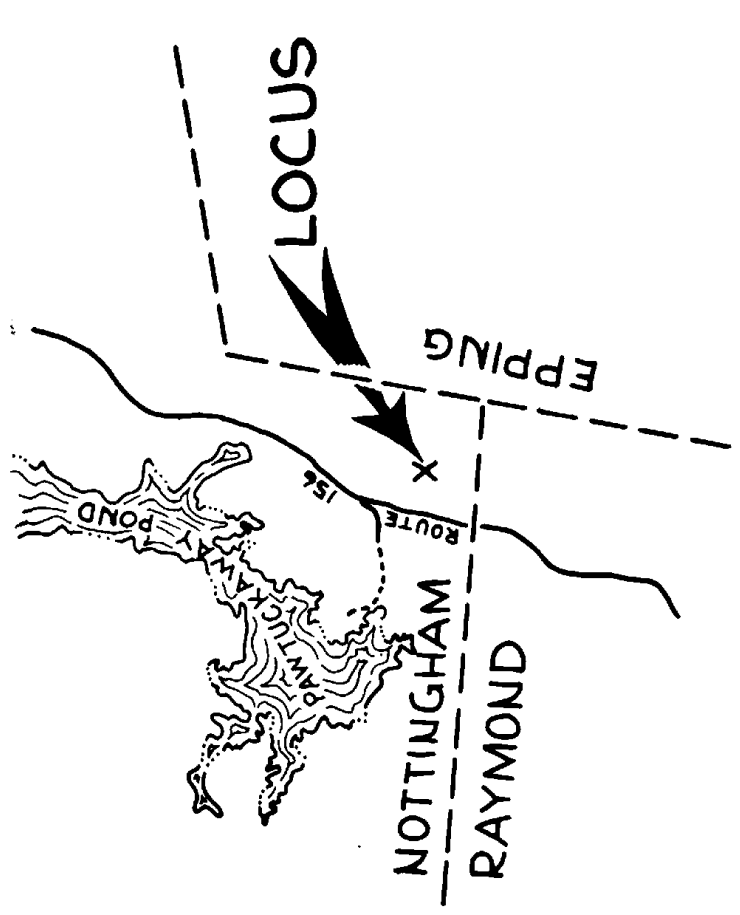
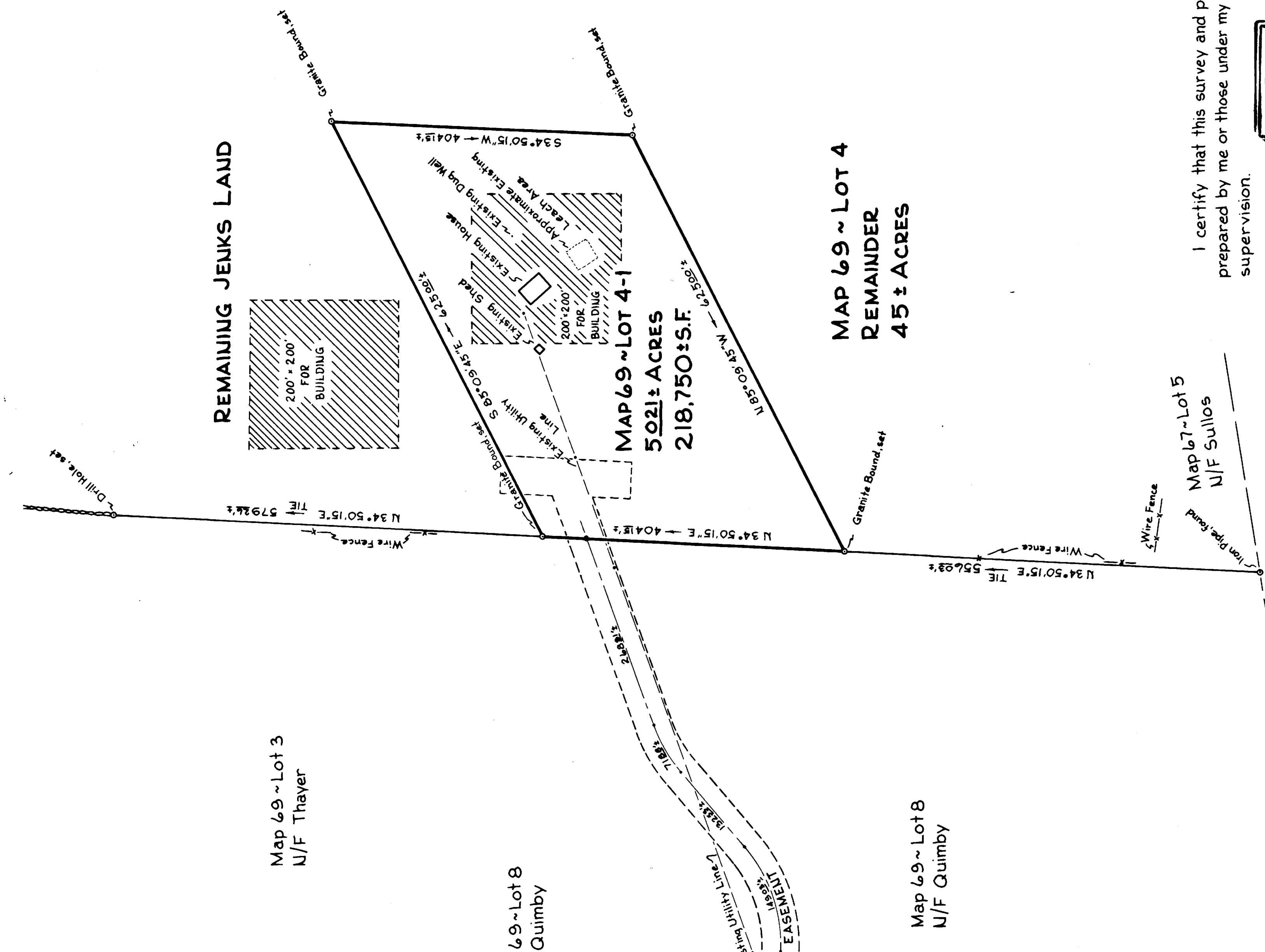
Map 69 ~ Lot 6
U/F Vaillencourt, S. Stanley
C. Stanley, Bargmann

Map 69 ~ Lot 7-1
U/F Jenks

Map 69 ~ Lot 7-2
U/F VanDommelen

Approved by the Nottingham, N.H. planning board.

David R. Noyes
DATE: 1/11/89



Note: Any further subdivision of this parcel will require that the right-of-way be improved to meet applicable town standards and specifications.

Traverse by J.C.C. and A.R.C. using Wild T-1000/DI-1000 total station and steel tape 12/1/88

Latitudes and Departures calculated using Multitech Plus 700 computer and Benchmark System Software.

Closure: 1 per 77,546

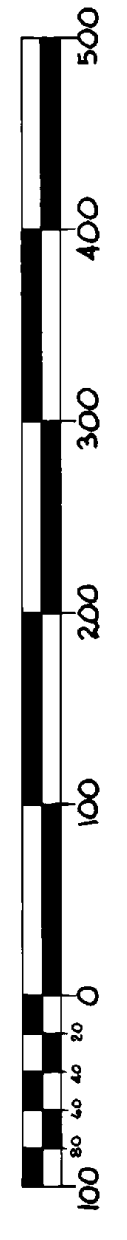
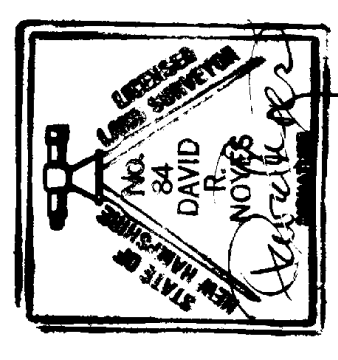
U.H.W.S. & P.C.C. Construction Approval

Nº 156, 236

REVISED 1/11/89 ~ RESET BOUNDS, PLANNING BOARD ADDITIONS

David R. Noyes, Epsom, New Hampshire	
Client:	ARTHUR L. JENKS
Location:	R.F.D. ROUTE 156, RAYMOND, N.H. 03077
Job:	LOT LAYOUT
Title:	LOT 4-1 FOR ARTHUR L. & JANET G. JENKS (2528-0169)
Scale:	1" = 100'
Date:	JAN 3, 1989
Drawn No.:	7205 E

I certify that this survey and plat were prepared by me or those under my direct supervision.



D-18998

PROPOSED SITE PLAN FOR

KUBOTA TRUST

TAMI LEE DEFRANSESCO - TRUSTEE

TAX MAP 69, LOT'S 8 & 10

214 RAYMOND ROAD, NOTTINGHAM, NH 03290

ROCKINGHAM CO.

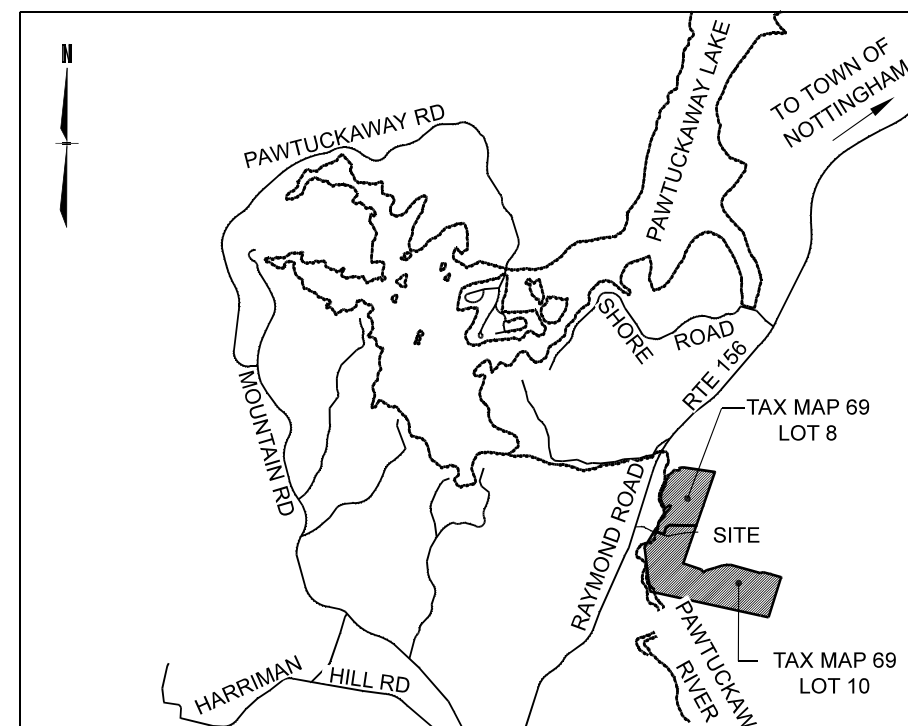
NOTES:

- THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOT'S 8 & 10.
- THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOT'S 8 & 10.
- THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQFT.), LOT 10, 63.04 ACRES (2,746,022 SQFT.).
- THE CURRENT OWNER FOR LOT'S 8 & 10, TAMI DEFRANSESCO-TRUSTEE, (KUBOTA TRUST), 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
- THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL DISTRICT.
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RESIDENTIAL/AGRICULTURAL DISTRICT:
 MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 MIN. ROAD SETBACK =50'
 MIN. SIDE/REAR SETBACK =50'
 WETLAND/WATERBODY SETBACK =POORLY DRAINED=50'
 =VERY POORLY DRAINED=75'
 MAXIMUM STRUCTURE HEIGHT =34'
 SEPTIC SETBACK =50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
- THE EXISTING USE OF TM 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL.
- THE PROPOSED USE OF TM 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL AND 3 WATER-CROSS EVENTS PER YEAR.
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
- WATER TO BE PROVIDED BY ON-SITE WELLS.
- RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
- ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UNH.EDU.
- NO ALCOHOL WILL BE SERVED ON-SITE.
- EVENT HOURS: FRIDAY - 2 PM TO 4 PM, PRACTICE SATURDAY - 10AM TO 6 PM, RACING PLANNED EVENTS ARE SCHEDULED 3 TIMES PER YEAR.
- THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0185E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED. 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN A GIVEN YEAR.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 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.
- 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.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON NOVEMBER 17, 2020 FROM DATA COLLECTED BY THIS OFFICE ON NOVEMBER 30, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- NRCS SOILS DATA:
 12C-HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
 12E-HINKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
 43D-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
 44B-MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 97-FREETOWN AND HATCHAUS MUCKY PEATS, PONDED, 0 TO PERCENT SLOPES
 140C-CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 SLOPES, ROCKY
 29S-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 313B-DEEFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
 39S-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 657B-RIDGEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

PLAN REFERENCES:

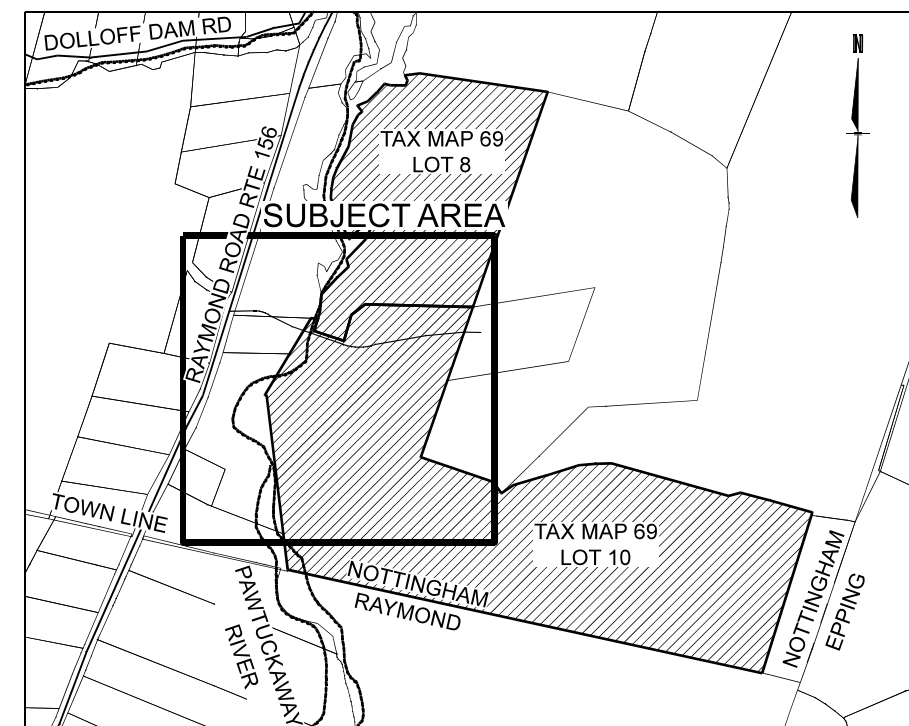
- R.C.R.D. PLAN #D-35711, RECORDED NOV. 21, 2008, TITLED: "PLAT OF LAND STINGY RIVER ROAD," PREPARED FOR: SOUTH EAST LAND TRUST, SCALE: 1"=100', DATED AUG. 31, 2008, PREPARED BY: T.D. BROUILLETTE LAND SURVEYING, EXETER NH.
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ABUTTERS LIST:	
N/F	TAX MAP 69 LOT 2 NAUGHTY LLC, LLC C/O MCCLANE, GRAF, RAULERSON P.O. BOX 326 MANCHESTER, NH 03105-0326
N/F	TAX MAP 69 LOT 8 PAWTUCKAWAY RIVER CONDOS 212 RAYMOND ROAD NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 7-1 BRIAN HUNTER 218 RAYMOND ROAD NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 4-1 ARTHUR JENKS 214 RAYMOND ROAD, UNIT R, NOTTINGHAM, NH 03290
N/F	TAX MAP 67 LOT 5 OWNER UNKNOWN
N/F	TAX MAP 69 LOT 4 ARTHUR JENKS 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 7-2 KRISTIN LABRACK STERNS 220 RAYMOND ROAD NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 7-3 ERIC C. & ERIN C. HARKINS 226 RAYMOND ROAD NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 11 MARK A. 7 CHRISTENE C. VALLONE - TRUSTEES M&C VALLONE REV. TRUST 2014 252 BLAKE ROAD, EPPING, NH 03042
N/F	TAX MAP 41 LOT 73 CARL C. MUN 111 NOTTINGHAM ROAD RAYMOND, NH 03077 (RAYMOND ABUTTER)
N/F	TAX MAP 42 LOT 1 SOUTHEAST LAND TRUST OF NEW HAMPSHIRE 6 CENTER STREET P.O. BOX 675, EXETER, NH 03833 (RAYMOND ABUTTER)



LOCATION PLAN

SCALE: 1"=4,000'



VICINITY SKETCH

SCALE: 1"=1,000'

PROFESSIONAL CONSULTANTS LIST

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
 683C FIRST NH TURNPIKE (RT.4)
 NORTHWOOD, NH 03261 PH: (603) 942-9220



WETLAND/SOIL SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL,
 DAMON E. BURT, CWS, CPESC,
 38 GARLAND ROAD, STRAFFORD, NH 03884
 PH: (603) 969-5574

INITIAL PLAN SET SUBMISSION DATE

JANUARY 20, 2021

Latest revision date:
MARCH 29, 2021

SHEET INDEX

DWG	SHT. NO.	DESCRIPTION
CVR	1 OF 3	COVER SHEET
ECP	2 OF 3	EXISTING CONDITIONS PLAN
PSP	3 OF 3	PROPOSED SITE PLAN

Wetland Delineation Standards

- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987) U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
- Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
- Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
- New England Hydric Soils Technical Committee. 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.
- U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

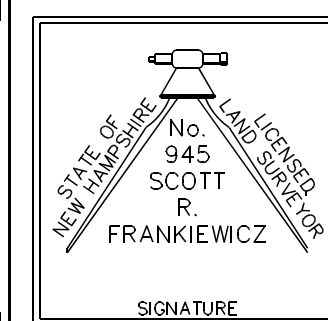
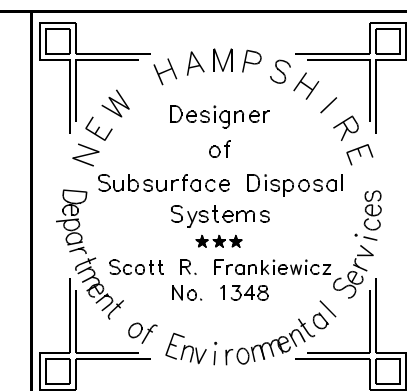
OWNER/APPLICANT:

KUBOTA TRUST
 TAMI LEE DEFRANSESCO - TRUSTEE
 214 RAYMOND ROAD,
 NOTTINGHAM, NH 03290
 LOT 8 BK 6049 PG 1868
 LOT 10 BK 5897 PG 1703

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF NOTTINGHAM REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	3/29/2021	REVISED PER TOWN COMMENTS	TDB	

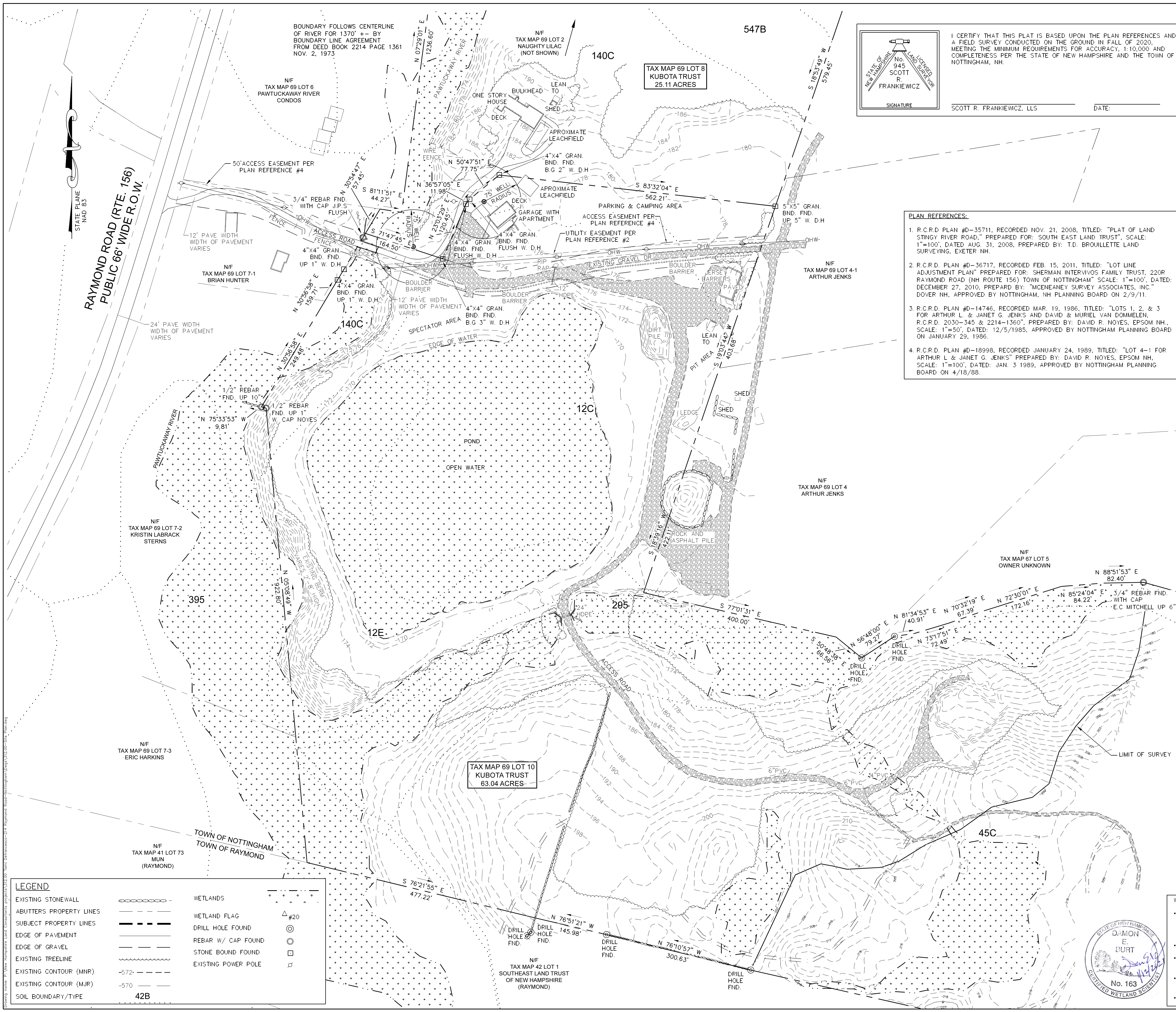


COVER SHEET
 TAX MAP 69, LOT'S 8 & LOT 10
KUBOTA TRUST
TAMI LEE DEFRANSESCO
TRUSTEE
 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
 LOT 8 BK 6049 PG 1868, LOT 10 BK 5897 PG 1703

ROCKINGHAM CO.
JOB NO: 312.00
DATE: JANUARY 20, 2021

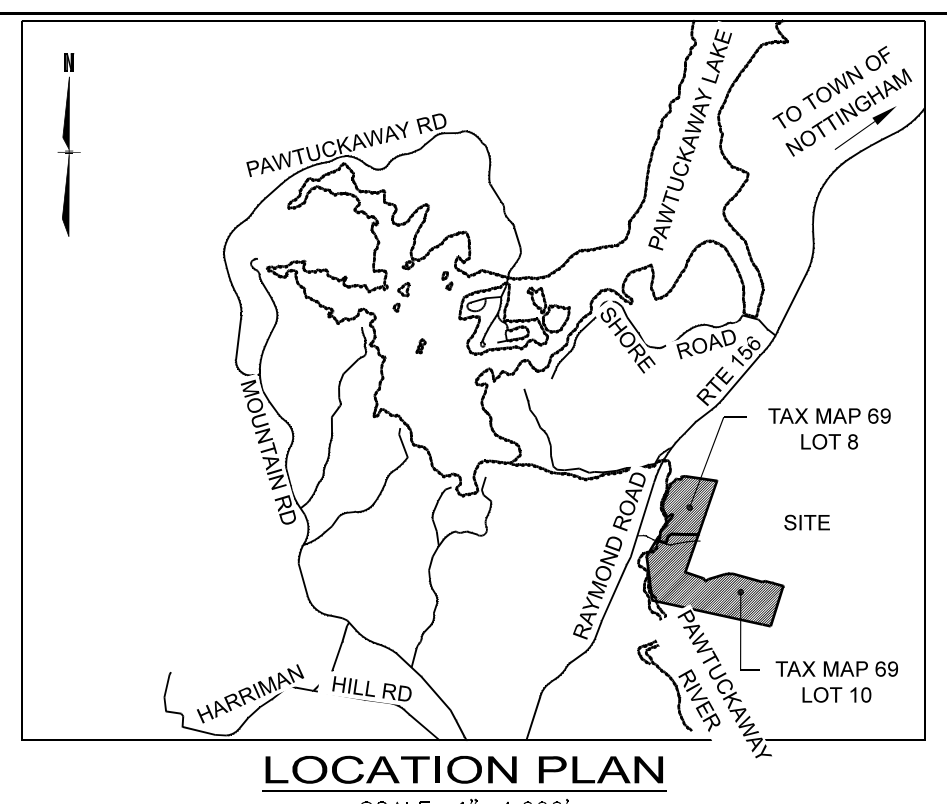
CVR

SHT. 1 of 3



I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE:



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- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOTS 8 & 10.
 - THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOTS 8 & 10.
 - THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQFT), LOT 10, 63.04 ACRES (2,746,022 SQFT).
 - THE CURRENT OWNER FOR LOTS 8 & 10, TAMILE DEFRANCESCO-TRUSTEE, (KUBOTA TRUST), 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
 - THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RESIDENTIAL/AGRICULTURAL DISTRICT:
 MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 MIN. ROAD SETBACK =50'
 MIN. SIDE/REAR SETBACK =50'
 WETLAND/WATERBODY SETBACK =POORLY DRAINED=50'
 =VERY POORLY DRAINED=75'
 MAXIMUM STRUCTURE HEIGHT =34'
 SEPTIC SETBACK =50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
 - THE EXISTING USE OF TM 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL.
 - THE PROPOSED USE OF TM 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL AND 3 WATER-CROSS EVENTS PER YEAR.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
 - NO ALCOHOL WILL BE SERVED ON-SITE.
 - EVENT HOURS: FRIDAY - 2 PM TO 4 PM, PRACTICE SATURDAY - 10AM TO 6 PM, RACING PLANNED EVENTS ARE SCHEDULED 3 TIMES PER YEAR.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 3301500185E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED. 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN A GIVEN YEAR.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - 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.
 - 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.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON NOVEMBER 17, 2020 FROM DATA COLLECTED BY THIS OFFICE ON NOVEMBER 30, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - NRCS SOILS DATA:
 12C-HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
 12E-HINKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
 43B-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
 44B-MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 97-FREETOWN AND NATCHAUG MUCKY PEATS, PONDED, 0 TO PERCENT SLOPES
 140C-CHAFFIELD O-HOLLIS-CANTON COMPLEX, 15 TO 35 SLOPES, ROCKY
 295-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 313B-DEEFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
 395-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 657B-RIDGEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

Wetland Delineation Standards

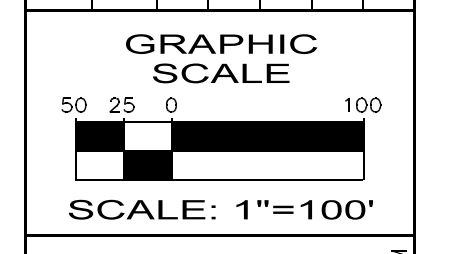
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- U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3

LEGEND

EXISTING STONEWALL	WETLANDS
ADJUTERS PROPERTY LINES	WETLAND FLAG
SUBJECT PROPERTY LINES	DRILL HOLE FOUND
EDGE OF PAVEMENT	REBAR W/ CAP FOUND
EDGE OF GRAVEL	STONE BOUND FOUND
EXISTING TREELINE	EXISTING POWER POLE
EXISTING CONTOUR (MNR)	
EXISTING CONTOUR (MJR)	
SOIL BOUNDARY/TYPE	

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/29/2021	REVISED PER TOWN COMMENTS	TDE



N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

EXISTING CONDITIONS PLAN
 TAX MAP 69, LOTS 8 & LOT 10

KUBOTA TRUST
TAMILE DEFRANCESCO
TRUSTEE

ROCKINGHAM CO.
JOB NO: 312.00
DATE: JANUARY 20, 2021

ECP
 SHT. 2 of 3

6583C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

