



## 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](mailto:scasella@strafford.org)



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## Plan Review

<b>PROJECT NAME:</b> Kubota Trust		<b>CASE NUMBER:</b> 21-003-SIT	
<b>PLAN REVISION DATE:</b>			
<b>MEETING DATE:</b> 2/10/2021 <u>Continued to: 3/10</u> <u>Continued to: 3/24</u> <u>Continued to: 4/14</u> <u>Request to continue to: 5/26</u> <u>Site walk</u>	<b>Property Owner(s):</b> Tami Defrancesco Kubota Trust 214 Raymond Road Nottingham, NH 03290  <u>New owners to be updated</u>	<b>APPLICATION TYPE:</b> <input type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input checked="" type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line Adjustment <input type="checkbox"/> Design Review	
<b>APPLICATION STATUS:</b> <input checked="" type="checkbox"/> <b>Accepted: 02/10/21</b> 65 days expires: 4/16/2021 <u>Extension:</u> <input type="checkbox"/> <b>Approved:</b> <input type="checkbox"/> <b>Extension to:</b>	<b>Engineer (s):</b> Scott R Frankiewicz, LLS NH Land Consultants, PLLC 683C First NH Turnpike Northwood, NH 03861	<b>REVIEWED BY:</b> Stefanie Casella SRPC Circuit Rider February 8, 2021 <u>Updated 4/14/2021</u>	
<b>EXECUTIVE SUMMARY</b>			
Applicant is applying for a new site plan to approve event space in addition to the existing residential and commercial use of the property.			
Lot 69/10 abuts the town of Raymond. Nottingham planning staff have sent as email to the Raymond planning staff requesting comments on the application according to RSA 674:53.			
Board should consider and discuss if this project will have a regional impact, and if this application will require a variance due to its lack of frontage.			
3/22/2021 Update Application was determined a Development of Regional Impact at the February 10 meeting. Additional abutters were listed including Raymond, Epping, Strafford Regional Planning Commission, and the Rockingham Regional Planning Commission. On 3/10 the case was continued again due to notices returned by mail. This second continuation was to insure adequate abutter notice time.			
<u>4/12/2021 Update</u> <u>At the 3/24/2021 meeting the board voted to send the project for legal review regarding existing and proposed uses of the lots for camping and event. Additionally, the Lamprey River Advisory Committee has received communication regarding the project area and has provided comment.</u>			



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4/14

Board delegated variance guidance to staff and zoning department

Zoning meeting

Sitewalk requested

Continuance and extension of deadline to 5/26

### BACKGROUND

**TAX MAP/LOT:** 69/8 and 68/10

**AREA** (ACRES, SQUARE FEET): 88.15 ac (3,839,814 sq ft)

**EXISTING LAND USE:** Gravel pit (Commercial) and Residential

**STEEP SLOPES:** Steep slopes are present on property

**ROAD ACCESS** (FRONTAGE): No Frontage, access via easement from Raymond Rd

**CLOSEST INTERSECTION:** Raymond Rd and Dolloff Dam Rd

**ZONING DISTRICT(S):** Residential/Agricultural

**OVERLAY DISTRICTS:**  Aquifer  Wetlands  Floodplain  Steep Slopes

**LOCATED ON A SCENIC ROAD?**  Yes  No

**FEMA 100-YEAR FLOOD HAZARD ZONE?**  Yes  No

**WATER BODIES:**  Shoreland Protection

### 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:**

### COMPLETENESS/APPLICATION ACCEPTANCE

1. All information needed to complete the application review has been submitted
  - Board should consider whether a variance is needed for the acceptance or approval of this application.
  - Will the approval of this site plan increase the intensity of use of this property?
  - Does it meet the zoning requirements for frontage?
2. Confirm all abutters noticed & fees paid (escrow).
3. Confirm signature and seal of registered surveyor, engineer or architect.
4. Confirm signed application received.



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### STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

#### Subdivision Application

1. Comments on submitted waiver request:
  - a. No waivers submitted at this time
2. Elements in need of clarification, additional information, or provision before approval:
  - ~~a. Planning board approval block (checklist section 2 item 4)~~
  - a. Plan indicates that property is not in the FEMA 100 yr flood zone, staff data layers show that it is.
    - i. Applicant referenced a revised letter from NHDES regarding the flood plain
    - ii. Please provide information to support that the property no longer falls within the flood plain
      1. Plan note #15
  - ~~iii. SRPC Tax parcel viewer:~~  
<https://srpc.maps.arcgis.com/apps/webappviewer/index.html?id=ac1693718ca146ed9c329320ac1c7806>
  - b. Please provide easement language for utility and access easement
    - i. Access easement language must be reviewed and possibly updated to reflect the use of access for events
  - c. There seems to be some sort of trail or access leading into 69/10 from the southern property line.
    - i. Please articulate what this is and if it has associated easements
  - d. Please add the protective radii for the wells (checklist section 3 item 11)
  - e. Plan references "50' access per plan reference #4"
    - i. Please clarify what reference #4 is
  - f. Staff Recommendations
    - i. Board should review and discuss the need for an Emergency and Safety plan
    - ii. Board should review if alcohol will be consumed at the event and the need for a liquor license
    - iii. Board should review the impact of night time noise
      1. No racing after 6pm
    - ~~iv. Review of application by Fire Chief~~
    - ~~v. Review of application by Police Chief~~
    - ~~vi. Review of application by Code Enforcement Officer~~
3. Notes changes, corrections, and additions:
  - a. Please add "Well" label to all wells on sheet 3
  - b. Is the access road for the property paved? If so please label

### ACCEPTANCE AND APPROVAL 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**) Motion to find DRI. Passed all in favor.

Additional abutters noticed: Raymond, Epping, SRPC, RPC



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

**CONDITIONS OF APPROVAL**

- Plan copies with professional seals & signatures
  - Surveyor
  - Wetlands Scientist
- Original Mylar with professional seals & signatures
- Electronic submission per regulations (As-built as required)
- All fees paid
- Additional items to be determined as part of the plan review hearing (List):
  -
- Changes to Plat as detailed in minutes and this report (refer to notes section and list):
  - See Above
- Others (List):
- State Permits –
  - Curb-cut,
  - Subdivision (Sub Surface/Septic),
  - Wetlands – Dredge and Fill,
  - Alteration of Terrain (up to date for existing uses)
  - Shoreland Protection