



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



Phone: (603)679-9597

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Plan Review

PROJECT NAME: Owl Ridge Builders Subdivision Plan		CASE NUMBER: 21-004-SUB
PLAN REVISION DATE:		
MEETING DATE: 3/24/2021 Conservation commission meeting 4/12 Continued to 4/14	Property Owner(s): Owl Ridge Builders LLC 104 Raymond Rd Nottingham, NH (207)307-4320 owlridgebuilders@gmail.com	APPLICATION TYPE: <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line <input type="checkbox"/> Design Review Adjustment
APPLICATION STATUS: <input checked="" type="checkbox"/> <input type="checkbox"/> Accepted: 3/24/2021 65 days expires: 5/28/2021 <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Engineer (s): Christopher Berry 335 Second Crown Point Rd Barrington, NH 03825 (603)332-2863 crberry@metrocast.net	REVIEWED BY: Stefanie Casella SRPC Circuit Rider March 22, 2021
EXECUTIVE SUMMARY		
<p>Applicant is applying for a two (2) lot subdivision.</p> <p>Variance has been granted by ZBA for minimum lot size requirements (Article II (c)2.A).</p> <p><u>Proposed Lot 10</u> Total Area: 1.89 Ac (82,700 sq. ft) Buildable Area: 0.77 ac (33,825 sq. ft.) Frontage: 439.19'</p> <p><u>Proposed Lot 10-1</u> Total Area: 2.02 ac (88,322 sq. ft.) Buildable Area: 0.68 Frontage: 252.01</p> <p>4/12/2021 Update Please reference letter from applicant dated 4/6/2021 for all updates to plan set</p>		
BACKGROUND		
TAX MAP/LOT:	52/10	
AREA (ACRES, SQUARE FEET):	3.93 ac, 171,022 sq ft	
EXISTING LAND USE:	vacant	



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STEEP SLOPES:	Steep slopes are present on property			
ROAD ACCESS (FRONTAGE):	<u>691.2 ft (Stevens Hill Rd and Deerfield Rd)</u>			
CLOSEST INTERSECTION:	Stevens Hill Rd and Deerfield Rd			
ZONING DISTRICT(S):	Residential/Agricultural			
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Steep Slopes
LOCATED ON A SCENIC ROAD?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>Stevens Hill Rd</i>	
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
WATER BODIES:	<input type="checkbox"/> Shoreland Protection			
OTHER PERMITS AND APPROVALS				
<input type="checkbox"/> Special Exception(s)	<input type="checkbox"/> Waivers	<input checked="" type="checkbox"/> Variance(s)	<input checked="" type="checkbox"/> Easement(s)	<input type="checkbox"/> Excavation Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input type="checkbox"/> State Permits	<input type="checkbox"/> Road Cut	<input type="checkbox"/> Road Bond
STATUS NOTES: No waivers have been requested at this time				

COMPLETENESS/APPLICATION ACCEPTANCE

- 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?
- Confirm all abutters noticed & fees paid (escrow).
- Confirm signature and seal of registered surveyor, engineer or architect.
- Confirm signed application received.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Subdivision Application

- Comments on submitted waiver request:
 - No waivers submitted at this time
- Elements in need of clarification, additional information, or provision before approval:
 - ~~Please provide frontage measurements for both proposed lots~~
 - ~~Please confirm that boundary plan referenced in Plan Reference Note #2 can be found in the Strafford County Registry of Deeds~~
 - ~~a. Please have the owners sign the final plans for approval~~
 - ~~Checklist item 3. E. from section III indicates a slope easement. Please identify the easement area and provide the easement language~~
 - ~~Please confirm there are no tree lines to be included in the plan set~~
- Notes changes, corrections, and additions:



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a. N/A at this time No utility easements on proposed parcels
a.i. Reference is carry over from original parent lot

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**)
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-builts as required)
- All fees paid
- Additional items to be determined as part of the plan review hearing (List):
 - -Proposed by applicant: Grading and drainage easement language to be prepared for Town Attorney.
- 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
 - Shoreland Protection