



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham, NH 03290

•Office 603-679-9597 •Fax 603-679-1013 •E-Mail plan.zone@nottingham-nh.gov

NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday March 24, 2021 at 7:00 pm** to consider acceptance and/or approval of the case below.

In anticipation of the extension of Executive Order 2020-17, the Nottingham Planning Board will be holding a virtual hearing. Access to the meeting is given through Zoom. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in the meeting as follows:

Meeting Access link: <https://nottingham-nh.zoom.us/j/99434893266>

Telephone Only Access: 1- 301- 715-8592

Meeting ID: 994 3489 3266

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order.

**IF YOU ARE HAVING ANY TECHNICAL DIFFICULTY DURING THIS MEETING
PLEASE CALL JOANNA AT 603-679-9597**

Case #21-001-LLA- Application from Peter D. Landry on behalf of owner Sarah P. Evans, Trustee of The Clifford D. Evans Revocable Trust, requesting a Lot Line Adjustment to adjust the existing common boundary line between Map 58 Lot 6 Sublot A and Lot 6 Sublot 1. These properties are located at 66 & 70 Ledge Farm Road in Nottingham and are identified as Map 58 Lot 6 Sublot A and Lot 6 Sublot 1.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

Ph.: (603) 679-9597 **E-mail:** plan.zone@nottingham-NH.gov

Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290

For materials pertaining to the hearing go to: <http://www.nottingham-nh.gov/planning-board>

THE PUBLIC IS WELCOME TO ATTEND

Case#

ject Name EVANS, SARAH

Date

2.23.2021



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 X

Site Plan Review: Conventional ___ Change of Use ___

Concurrent- Subdivision/ Site Plan Review ___

Amendment to Approval of: Subdivision ___ Site Plan ___ Other ___

Total Acreage: <u>46.1</u>	Current Use Acreage: <u>UNKNOWN</u>	# of Proposed Lots: <u>ZERO</u>
Project Address: <u>66 & 70 LEDGE FARM ROAD</u>		
Current Zoning Districts: <u>R/A</u>		
Overlay Districts: <u>N/A</u>	Map(s): <u>58</u>	Lot (s): <u>6-1 & 6A</u>
Request: <u>SEE PLAN NOTE 1A</u>		

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
- N/A Waiver Form(s)
- Completed Checklist

Case#:	Project Name:	Date:
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Owner 1: <u>SARAH P EVANS - BOTH LOTS</u> <u>OWNER</u>		
Company:		
Phone:	Fax:	E-mail: <u>EarlyRaven@gmail.com</u>
Address: <u>66 LEDGE FARM ROAD - NOTTINGHAM, NH</u>		

Owner 1 Signature [Signature] *Date* 2/24/21

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): <u>PETER D. LANDRY</u>		
Company: <u>LANDRY SURVEYING, LLC</u>		
Phone: <u>679-1387</u>	Fax:	E-mail: <u>PLANDSURV@COMCAST.NET</u>
Address: <u>248 Mill Pond Road - NOTTINGHAM, NH</u>		

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

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

Case#

Subject Name EVANS, SARAH

Date

2-27-2021

ABUTTER(S) LIST

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

1. APPLICANT INFORMATION:

Printed Name: PETER D. LANDRY Contact Telephone: 679-1387

Address: _____

2. OWNER INFORMATION:

Printed Name: SARAH EVANS

Address: _____

3. PROFESSIONAL(S) INFORMATION:

Printed Name: SAME AS APPLICANT - LANDRY SURVEYING, LLC

Address: _____

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.					
6.					
7.				<u>SEE</u>	
8.				<u>ATTACHED</u>	
9.				<u>LIST</u>	
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, PETER D. LANDRY, 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 Date



100 foot Abutters List Report

Nottingham, NH

February 23, 2021

Subject Property:

Parcel Number: 058-0006-00A
CAMA Number: 058-0006-00A
Property Address: 70 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C D EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 055-0003-008
CAMA Number: 055-0003-008
Property Address: 47 FRANCESCA WAY

Mailing Address: WADE, ANDREW W WADE, KRISTEN M
47 FRANCESCA WAY
NOTTINGHAM, NH 03290

Parcel Number: 055-0003-009
CAMA Number: 055-0003-009
Property Address: 45 FRANCESCA WAY

Mailing Address: FUSCO, LINDA J. COLTUN, ROBERT R.
45 FRANCESCA WAY
NOTTINGHAM, NH 03290

Parcel Number: 055-0003-012
CAMA Number: 055-0003-012
Property Address: 4 TAYLA WAY

Mailing Address: MARCOTTE, STEPHANIE K. REVOCAB
MARCOTTE, STEPHANIE K TRUSTE
4 TAYLA WAY
NOTTINGHAM, NH 03290

Parcel Number: 055-0003-013
CAMA Number: 055-0003-013
Property Address: 6 TAYLA WAY

Mailing Address: CUMMINGS, JONATHAN W
KORDONOWY, LAUREN L
6 TAYLA WAY
NOTTINGHAM, NH 03290

Parcel Number: 055-0003-014
CAMA Number: 055-0003-014
Property Address: 8 TAYLA WAY

Mailing Address: LEVEILLE, THOMAS
8 TAYLA WAY
NOTTINGHAM, NH 03290

Parcel Number: 055-0003-EN1
CAMA Number: 055-0003-EN1
Property Address: FRANCESCA WAY

Mailing Address: FRANCESCA WAY
OPEN SPACE
NOTTINGHAM, NH 03290

Parcel Number: 058-0004-000
CAMA Number: 058-0004-000
Property Address: ROCKY HILL ROAD

Mailing Address: ROCKY HILL RESIDENTIAL DEVELOP
OPEN SPACE
ROCKY HILL ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0006-001
CAMA Number: 058-0006-001
Property Address: 66 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C D EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0006-01A
CAMA Number: 058-0006-01A
Property Address: 68 LEDGE FARM ROAD

Mailing Address: KENNEY, ALANA J. KENNEY, MATTHEW
P.
68 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0007-000
CAMA Number: 058-0007-000
Property Address: 61 POOR FARM ROAD

Mailing Address: EXARCHOS, SOTIRIOS
61 POOR FARM ROAD
NOTTINGHAM, NH 03290



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



100 foot Abutters List Report

Nottingham, NH

February 23, 2021

Parcel Number: 058-0007-001
CAMA Number: 058-0007-001
Property Address: 41 POOR FARM ROAD

Mailing Address: PARADIS, JEFFREY S PARADIS, SUSAN
L
41 POOR FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0007-004
CAMA Number: 058-0007-004
Property Address: 55 POOR FARM ROAD

Mailing Address: KOUCHOUKOS, MATTHEW HENRY
KOUCHOUKOS, MARIANNE H.
55 POOR FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0008-000
CAMA Number: 058-0008-000
Property Address: 66R LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE S P EVANS
TRUST OF 06
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 065-0001-000
CAMA Number: 065-0001-000
Property Address: 75 LEDGE FARM ROAD

Mailing Address: MACDOUGALL, KEVIN MICHAEL
MACDOUGALL, JENNIFER ANN
75 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 065-0001-001
CAMA Number: 065-0001-001
Property Address: 71 LEDGE FARM ROAD

Mailing Address: SWEETSER, DAVID SWEETSER,
SHARON
71 LEDGE FARM ROAD
NOTTINGHAM, NH 03290



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2/23/2021

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100 foot Abutters List Report

Nottingham, NH

February 23, 2021

Subject Property:

Parcel Number: 058-0006-001
CAMA Number: 058-0006-001
Property Address: 66 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C D EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 058-0004-000
CAMA Number: 058-0004-000
Property Address: ROCKY HILL ROAD

Mailing Address: ROCKY HILL RESIDENTIAL DEVELOP
OPEN SPACE
ROCKY HILL ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0006-000
CAMA Number: 058-0006-000
Property Address: 60 LEDGE FARM ROAD

Mailing Address: TRUE, WINTHROP R TRUE, PAULA
60 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0006-00A
CAMA Number: 058-0006-00A
Property Address: 70 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C D EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0006-01A
CAMA Number: 058-0006-01A
Property Address: 68 LEDGE FARM ROAD

Mailing Address: KENNEY, ALANA J. KENNEY, MATTHEW
P.
68 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0008-000
CAMA Number: 058-0008-000
Property Address: 66R LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE S P EVANS
TRUST OF 06
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 065-0001-000
CAMA Number: 065-0001-000
Property Address: 75 LEDGE FARM ROAD

Mailing Address: MACDOUGALL, KEVIN MICHAEL
MACDOUGALL, JENNIFER ANN
75 LEDGE FARM ROAD
NOTTINGHAM, NH 03290



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2/23/2021

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Case#

Project Name EVANS, SARAH

Date

2-27-2021



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

AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

Property Owner(s)

[Handwritten Signature] 2/24/21
 Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Case#

Project Name EVANS, SARAH

Date

2-23-2021



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: 66 & 70 LEDGE FARM ROAD

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized: PETER D LANDRY, US 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 _____

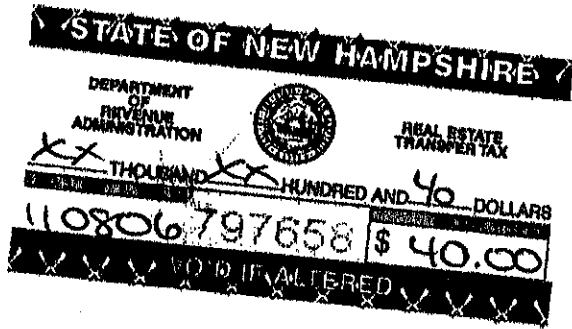
FOR: PLAN REPRESENTATION & PRESENTATION

Name of Owner	<u>SARAH P. EVANS.</u>	
Address of Owner	<u>66 LEDGE FARM ROAD</u>	
Signature of Owner	<u>[Signature]</u>	Date <u>2/24/21</u>

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



069290

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Clifford D. Evans and Sarah P. Evans, being married of 66 Ledge Farm Road, Nottingham, Rockingham County, State of New Hampshire

for consideration paid grant to

Clifford D. Evans, Trustee of THE CLIFFORD D. EVANS REVOCABLE TRUST u/d/t dated October 23, 2006, of 66 Ledge Farm Road, Nottingham, Rockingham County, State of New Hampshire

WITH WARRANTY COVENANTS, the following described parcel of land with the buildings thereon on the northerly side of Ledge Farm Road in Nottingham, New Hampshire:

A certain parcel of land with the buildings thereon situate in Nottingham, County of Rockingham, and State of New Hampshire, depicted as Lot 58-9 on a certain "Subdivision of Land Known as Map 58, Lot Nine Owned by Clifford D. Evans" prepared by R.F. Fisher & Associates, approved by the Nottingham Planning Board on October 21, 1992 and recorded in the Rockingham County Registry of Deeds as Plan C-21867 containing 5.4 acres and more particularly bounded and described as follows:

Beginning at an iron pin on the northerly side of Ledge Farm Road and the southeasterly corner of the lot herein conveyed and at land now of said Clifford D. Evans and shown as Lot 58-9-1 on said plan, and thence running North 46° 51' 08" East a distance of 898.30 feet to a stone bound thence running North 38° 15' 09" West 117.52 feet to a stone bound; thence running North 21° 8' 39" West 252.35 feet to a stone bound; thence turning South 55° 27' 16" West a distance of 273.83 feet to a stone wall; thence running South 42° 26' 18" West a distance of 922.23 feet to a stone bound on the northerly side of Ledge Farm Road and then southwesterly corner of the Lot herein conveyed; thence turning South 55° 32' 52 East along said Ledge Farm Road 201.16 feet to the point of beginning.

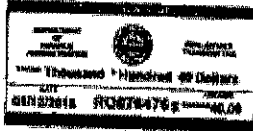
Also conveying to Grantee to run with the land two easements for ingress and egress to the lot herein conveyed by foot, vehicle and utilities, above and below ground, one

2006 NOV -8 AM 11:48

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Return MAIL TO

Wesley, Phoenix, Conway & McROBB P.A.
Attorneys at Law
147 Parrott Avenue, P.O. Box 4480
Portsmouth, NH 02802-4480



70 \$1

001628

2016 JAN 14 11:42 AM

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

QUITCLAIM DEED AND RELEASE OF EASEMENTS
(Lot Line Adjustment Combining Lot 6 A with the Remainder of Lot 8
and Terminating some Easements over Lot 6 A, Lot 6-1 A and Lot 6-1)

KNOW ALL MEN BY THESE PRESENT that we, Sarah P. Evans, Successor Trustee of The Clifford D. Evans Revocable Trust of 2006, w/d/t dated October 23, 2006, of 66 Ledge Farm Road, Nottingham, Rockingham County, State of New Hampshire and Sarah P. Evans, Trustee of The Sarah P. Evans Trust of 2006 w/d/t dated October 23, 2006 of 66 Ledge Farm Road, Nottingham, County of Rockingham and State of New Hampshire, both as Grantors, for consideration paid, grant to the said Sarah P. Evans, Trustee of The Sarah P. Evans Trust of 2006 with quitclaim covenants, the following described parcel of land located on the easterly border of Ledge Farm Road in Nottingham, New Hampshire:
2 of 66 Ledge Farm Rd Nottingham NH
LOT LINE ADJUSTMENT COMBINING TWO PARCELS

The parcel herein conveyed combines two abutting parcels and eliminates the lot line between said two parcels depicted on recorded Plans of record which, for convenience herein, shall be described as Parcel 1 and Parcel 2 as follows:

Parcel 1. Parcel 1 with the buildings thereon is shown as "(Existing) Tax Map 58 Lot 6A" and containing 9764 ft.² more or less on a plan entitled "Lotline Adjustment" Plat of Land for The Clifford D. Evans Revocable Trust, Sarah P. Evans, Trustee in Nottingham, N.H., Rockingham County, November 2015, Revised December 2015" prepared by Landry Surveying, LLC, approved by the Nottingham Planning Board January 13, 2016 and recorded in the Rockingham County Registry of Deeds as Plan D-39293 (the "Plan"). This Lot 6 A was previously shown as a tract of land, with the buildings thereon, located on the easterly sideline of Ledge Farm Road in the Town of Nottingham, County of Rockingham and State of New Hampshire, and being shown as Lot 8 on a certain plan of land entitled "Subdivision Plan of Land, Winthrop E. and Beth L. True, Nottingham, N.H." dated July 1984, prepared by Survey Field Services, recorded in Rockingham County Registry of Deeds as Plan #D-13761

32,946 AC'S

Parcel 2. Parcel 2 is shown as "(Existing) Tax Map 58 Lot 8" containing 32,946 (ft)² more or less as shown on the said Plan with the exception of an out-conveyance of a 2.007 Acre Lot shown on the said Plan as "(After Adjustment) Tax Map 58 Lot 8." Said Parcel 2, after the said two-acre out-conveyance, contains 30,939 square-feet more or less as shown on said Plan.
ACRES

said stone wall at land now or formerly of Mark W. and Cazzandra L. Woodman; thence continuing along said Woodman land the following courses and distances: S 61° 07' 53" W, 92.46 feet to a drill hole found; S 62° 34' 07" W, 88.11 feet to a drill hole found; S 61° 52' 44" W, 54.50 feet to a point; S 59° 20' 11" W, 333.03 feet to a drill hole found; S 56° 55' 50" W, 60.13 feet to a drill hole; S 63° 07' 18" W, 124.37 feet to a drill hole found; S 58° 21' 08" W, 79.95 feet to the point of beginning. Said combined parcel referred to as "Revised Lot Area" on said Plan contains 40.703 Acres according to said Plan.

✓
L9
D13761
D200

Meaning and intending to convey the same premises conveyed to one of said Grantors by deed of Clifford D. Evans dated October 23, 2006 recorded in the Rockingham County Registry of Deeds at Book 3237, Page 537. Clifford D. Evans died February 8, 2007. See Death Certificate at Book 3027, Page 0424. As to the remaining source of title to the "Revised" Lot Area Lot 6 A, see also deed recorded in the Rockingham County Registry of Deeds at Book 4730, page 1546 and other title references on said Plan.

D-27941 - (32.95A)
w/B.O.W.
20' W - 12' W
ACCESS LOT 8
D-18902
D13761
D 27941
L9
SER 3632-930
RCW

* RELEASE OF EASEMENTS.

Grantors, as owners of Lot 6-1, Lot 6-1A and the new "Revised Lot Area" Lot 6 A intend that all access easements from Ledge Farm Road across said Lot 6-1 and Lot 6-1 A in favor of the above described resulting "Revised" Lot 6 A (containing 40.703 Acres) as shown on said Plan shall be released and extinguished since the said "Revised" Lot 6 A has its own frontage on Ledge Farm Road of about 400 feet. Grantors hereby terminate said easements.

FARM

→ *

The said access easements terminated herein do not include a certain easement across Lot 6-1 benefitting Tax Map 58, Lot 6-1A as referenced in deed from Clifford D. Evans and Sarah P. Evans to Stanley C. Pingree and Sarah P. Evans dated September 8, 1997, recorded in the Rockingham County Registry of Deeds at Book 3237, Page 2764 which access easement shall remain in effect.

In accordance with N.H. RSA 78-B:2, IX as to non-contractual transfers, this deed is recorded without the payment of N.H. Transfer Tax.

This is not homestead property of the Grantor.

Executed this 12th day of JANUARY, 2018

The Clifford D. Evans Trust of 2006

By: Sarah P. Evans II
Sarah P. Evans, Successor Trustee

CERTIFICATE OF AUTHORITY OF TRUSTEE

The undersigned Trustee as Successor Trustee under The Clifford D. Evans Trust of 2006, w/d/t dated October 23, 2006 and thereto has the full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or

025415

2009 MAY 29 AM 10:53

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Official Document Unofficial I
AFFIDAVIT OF MAE C. BRADSHAW

I, Mae C. Bradshaw, Esquire on oath depose and state as follows:

1. I am an attorney admitted to the practice of law in the State of New Hampshire and maintain an office at 155 Lafayette Road, Suite One, North Hampton.
2. I prepared Deeds for Clifford D. Evans transferring his interest in the properties located at 66 Ledge Farm, Nottingham, New Hampshire, 68 Ledge Farm, Nottingham, New Hampshire and 70 Ledge Farm, Nottingham, New Hampshire to The Clifford D. Evans Family Trust of 2006 under Declaration of Trust dated October 23, 2006 as set forth in deeds recorded in the Rockingham County Registry of Deeds at Book 4730, Page 1549, and Book 4730, Page 1553.
3. Due to scribner's error the name of the Trust was erroneously listed as "THE CLIFFORD D. EVANS REVOCABLE TRUST w/d/t dated October 23, 2006".
4. The correct name of the Trust is "The Clifford D. Evans Family Trust of 2006 w/d/t dated October 23, 2006" and is in full force and effect.

Signed under the pains and penalties of perjury this 27th day of May 2009.

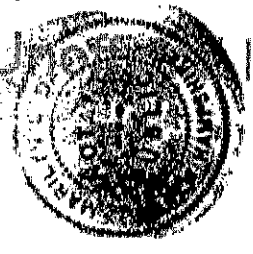
Mae C. Bradshaw
Mae C. Bradshaw, Esquire

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Then personally appeared the above named Mae C. Bradshaw and acknowledged the foregoing instruments to be her voluntary act and deed, before me

Official Document Unofficial I

William H. Daise
Justice of the Peace/Notary Public
My Commission Expires: 9-28-09



**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 checked="" type="checkbox"/> Lot Line Adjustment See Sections I & II <input type="checkbox"/> Subdivision Plan See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Section I. General Requirements				
1. Completed Application Form	✓			
2. Complete abutters list	✓			
3. Payment of all required fees	✓			
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	✓			
5. Copies of any proposed easement deeds, protective covenants or other legal documents	✓			
6. Any waiver request(s) submitted with justification in writing		✓		
7. Technical reports and supporting documents (see Section IX & X of this checklist)		✓		
8. Completed Application Checklist	✓			
Section II. General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	✓			
2. Title block information:				
a) Drawing title	✓			
b) Name of subdivision	✓			
c) Location of subdivision	✓			
d) Tax map & lot numbers of subjects parcel(s)	✓			
e) Name & address of owner(s)	✓			
f) Date of plan	✓			

SARAH
\$

Case#

Project Name EVANS, SARAH

Date

2-23-2021

	Provided	N/A	Provided	N/A
g) Scale of plan	✓			
h) Sheet number		✓		
i) Name, address, & telephone number of design firm	✓			
j) Name and address of applicant	✓			
3. Revision block with provision for amendment dates	✓			
4. Planning Board approval block provided on each sheet to be recorded	✓			
5. Certification block (for engineer or surveyor)		✓		
6. Match lines (if any)		✓		
7. Zoning designation of subject parcel(s) including overlay districts	✓			
8. Minimum lot area, frontages & setback dimensions	✓			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	✓			
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."		✓		
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."		✓		
12. Note identifying which plans are to be recorded and which are on file at the Town.		✓		
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."		✓		
14. North arrow	✓			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study		✓		
16. Plan and deed references	✓			
17. The following notes shall be provided:				
a) Purpose of plan <u>SEE 1A</u>	✓			
b) Existing and proposed use	✓			
c) Water supply source (name of provider (company) if offsite)	✓			
d) Zoning variances/special exceptions with conditions		✓		
e) List of required permits and permit approval numbers		✓		
f) Vicinity sketch showing 1,000 feet surrounding the site	✓			
g) Plan index indicating all sheets		✓		
18. Boundary of entire property to be subdivided	✓			
19. Boundary monuments	✓			
a) Monuments found	✓			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	✓			
c) Monuments to be set		✓		
20. Existing streets:	✓			

Case#

Project Name EVANS, SARAH

Date

2-23-2021

a) Name labeled	✓			
	Provided	N/A	Provided	N/A
b) Status noted or labeled		✓		
c) Right-of-way dimensioned	✓			
d) Pavement width dimensioned		✓		
21. Municipal boundaries (if any)		✓		
22. Existing easements (identified by type)	✓			
A. Drainage easement(s)		✓		
B. Slope easement(s)		✓		
C. Utility easement(s)	✓			
D. Temporary easement(s) (Such as temporary turnaround)		✓		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		✓		
F. Vehicular & pedestrian access easement(s)	✓			
G. Visibility easement(s)		✓		
H. Fire pond/cistern(s)		✓		
I. Roadway widening easement(s)		✓		
J. Walking trail easement(s)		✓		
K. Other easement(s) Note type(s)		✓		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	✓			
24. Area of each lot (in acres & square feet):	✓			
a) Existing lot(s)	✓			
b) Contiguous upland(s)		✓		
25. Wetland delineation (including Prime Wetlands):		✓		
a) Limits of wetlands		✓		
b) Wetland delineation criteria		✓		
c) Wetland Scientist certification		✓		
26. Owner(s) signature(s)		✓		
27. All required setbacks <u>LISTED NOTE 1</u>	✓			
28. Physical features				
a) Buildings	✓			
b) Wells	✓			
c) Septic systems	✓			
d) Stone walls	✓			
e) Paved drives	✓			
f) Gravel drives	✓			
29. Location & name (if any) of any streams or water bodies		✓		
30. Location of existing overhead utility lines, poles, towers, etc.	✓			
31. Two-foot contour interval topography shown over all subject parcels		✓		
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	✓			