

Town of Nottingham
 P.O. Box 114
 139 Stage Road
 Nottingham NH 03290



Office 603-679-9597 X1
 Fax 603-679-1013
 plan.zone@nottingham-nh.gov

Planning Board

**Subdivision Plan
 Waiver Request Form**

Under Subdivision Plan Regulations 5.4- Request for Waivers, 8.1 - Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.

Name of Subdivision Plan:

Tax Map	4	Lot	1	Sub-Lot	1
Site Location:	Old Turnpike RD Nottingham NH				
Zoning District(s):	CO/ID				
Owner(s):	Precision Cut Lumber / Wade DeManche				
Address of Owner(s):	62 Rt 125 Brentwood NH 03833				
Name of Applicant (if different from owner):					
Phone Number:	978 945 3283	Email:	gnet1@gmail.com		
Land Surveyor:	Peter Landry / Landry Surveying LLC				

I, Wade DeManche Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article _____ Section _____, for the above case submittal:

see attached note for full waiver list

[Signature]
 Signature of Owner/Applicant

9/11/2021
 Date

Section 2 Item 4 - Planning Board approval block

Section 2 Item 5 - Certification block for engineer or surveyor -- On Plan

Section 2 Item 7 - Zoning designation of subject parcels -- On Plan

Section 2 Item 8 - Minimum lot area and setback dimensions -- on plan

Section 2 Item 10 - Required construction note

Section 2 Item 11 - Required erosion control note

Section 2 Item 12 - Required Nottingham and NHDOT standards note

Section 2 Item 17 a - Purpose of plan note -- in attached letter

Section 2 Item 17 b - Existing and proposed use note- in attached letter

Section 2 Item 24 b - Contiguous wetland - on plan

Section 2 Item 25 b - Wetland delineation criteria -- on page 2 of plan

Section 2 Item 26 - Owners signatures -- on application

Section 2 Item 31 - Two-foot contours interval topography shown over all subject parcels

Section 2 Item 32 - Map & lot numbers, names, address, and zoning of abutting land owners

Section 3 Item 1 - Surveyors stamp and signature -- on plan

Section 3 Item 6 - Source and datum of topographic information (USGS)

Section 3 Item 14 - Drainage, erosion, and sediment control plans

Section 4 Item 14 - Erosion control details

Section 4 Item 15 a - Construction sequence

Section 4 Item 15 d - Water system construction notes - Well and Septic are both on the plan

Section 4 Item 15 j -- Utilities -- electric, septic, well are all on the plan

Section 4 article 15 b Erosion notes / section 3 article 14 drainage, erosion, sediment control plans

We have installed silk fence where it is needed.

Existing swale is on left side of property that is in the plans, drainage from building is also marked on the plans, the idea is to let the land absorb building run off

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Name of Applicant (if different from owner):					
Phone Number:	978 945 3283	Email:	gneti@gmail.com		
Land Surveyor:	Peter Landry / Landry Surveying LLC				

I, Wade DeManche Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 25C Section 2 for the above case submittal:
Wetlands Scientist Certification. All wetlands are outside of proposed plan area. Wetlands were dredged previously as well

Wade DeManche Date 4/9/21
Signature of Owner/Applicant

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Name of Applicant (if different from owner):					
Phone Number:	978 945 3283	Email:	gneti@gmail.com		
Land Surveyor:	Peter Landry / Landry Surveying LLC				

I, Wade DeManche Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 13 Section 4, for the above case submittal:
fire protection details - not necessary until building completion. for our heavy equipment & vehicles we equip each one with its own fire suppression device and re fill them as needed.

Wade DeManche
Signature of Owner/Applicant

4/19/21
Date

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Name of Applicant (if different from owner):					
Phone Number:	978 995 3283	Email: gneti@gmail.com			
Land Surveyor:	Peter Landry / Landry Surveying LLC				

I, Wade DeManche Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 20 C + D Section 2, for the above case submittal:
right a way dimension + pavement dimension width are all controlled by the State, who already approved a temporary drive way for this location

Wade DeManche
Signature of Owner/Applicant

4/9/21
Date

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Name of Applicant (if different from owner):					
Phone Number:	978 995 3283	Email:	gneti@ymail.com		
Land Surveyor:	Peter Landry / Landry Surveying LLC				

I, Wade DeManche Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 19A Section 2, for the above case submittal:
No boundary monuments have been found or mapped to our knowledge.


Signature of Owner/Applicant

4/9/21
Date

**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 type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II 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			✓	

Case#

Project Name

Date

	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			✓	
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

Date

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			✓	
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			✓	

Case#

Project Name

Date

Section III Proposed Site Conditions Plan (Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor			✓	
<i>Peter D. Landry L.S.# 984 ON PLANS</i>	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds			✓	
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:				✓
a) Drainage easement(s)				✓
b) Slope easement(s)				✓
c) Utility easement(s)				✓
d) Temporary easement(s) (such as temporary turnaround)				✓
e) Roadway widening easement(s)				✓
f) Walking trail easement(s)				✓
g) Other easement(s) Note type(s)				✓
4. Area of each lot (in acres & square feet):				✓
a) Total upland(s)				✓
b) Contiguous upland(s)				✓
5) Proposed streets:				✓
a) Name(s) labeled				
b) Width of right-of-way dimensioned				
c) Pavement width dimensioned				
6. Source and datum of topographic information (USGS required)			✓	✓
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area				
8. Soil Conservation Service (SCS) soil survey information				
9. Location, type, size & inverts of the following (as applicable):				
a) Existing water systems				
b) Existing drainage systems				
c) Existing utilities				
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas				
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)				
12. Existing tree lines				
13. Existing ledge outcroppings & other significant natural features			✓	
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations			✓	
Section IV Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations				
1. Typical cross-section of roadway				
2. Typical driveway apron detail				
3. Curbing detail				
4. Guardrail detail				

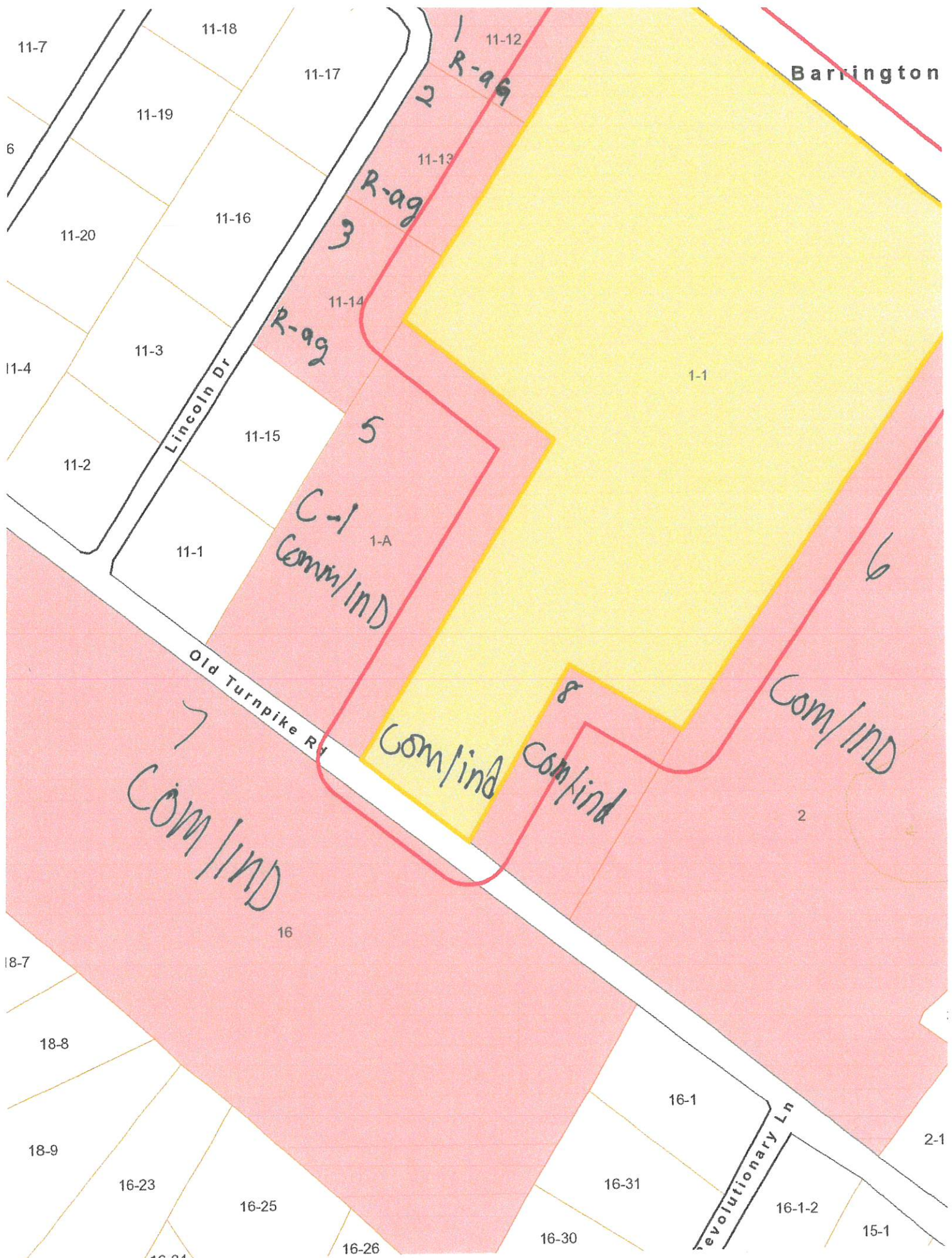
Case#

Project Name

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5. Sidewalk detail				
6. Traffic signs and pavement markings				
7. Drainage structure(s)				
8. Outlet protection riprap apron				
	Provided	N/A	Provided	N/A
9. Level spreader				
10. Treatments swale				
11. Typical section at detention basin				
12. Typical pipe trench				
13. Fire protection details				
14. Erosion control details <i>in place when received state permit</i>			✓	
15. Construction Notes				
a) Construction sequence				
b) Erosion control notes				
c) Landscaping notes				
d) Water system construction notes				
e) Sewage system construction notes				
f) Existing & finish centerline grades				
g) Proposed pavement – Typical cross-section				✓
h) Right-of-way and easement limits				✓
i) Embankment slopes				
j) Utilities			✓	✓
Section V.				
Supporting Documentation if Required				
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)				
2. Stormwater management report				
3. Traffic impact analysis				
4. Environmental impact assessment				
5. Hydrogeological study				
6. Fiscal impact study provided				
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)				

Note: This checklist shall be completed and returned as part of the original application packet.



Barrington

Lincoln Dr

Old Turnpike Rd

Revolutionary Ln

1
R-ag

2
R-ag

3
R-ag

4
C-1
1-A
Com/IND

5
Com/IND

6
Com/IND

7
Com/IND

8
Com/IND

OWNER INFORMATION		SALES HISTORY				PICTURE
Date	Book	Page	Type	Price	Grantor	
09/30/2020	6171	2316	QV	189,933	MORRISSETTE, KEVIN	
12/11/2019	6065	1361	U V 25	75,000	GREGG GENTILE REALTY	
11/18/2019			U V 38		1 GREGG GENTILE REALTY	
12/21/2018	5970	1498	U V 35		1 NOTTINGHAM TOWN OF	
03/21/2017	5805	1461	U V 30		1 GREGG GENTILE REALTY,	

LISTING HISTORY		EXTRA FEATURES VALUATION					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
01/18/21 RWVL							
01/01/21 INSP							SEMI CLEAR & LEVEL; 8/16 REAR OF LOT RECENTLY LOGGED. CLEARED SITE AT FRONTAGE, SECONDARY SITE IN REAR FROM LOG LANDING. 3/17 TAX COLLECTOR'S DEED; 05/20; VACANT, NC TO LOT; 7/20 FOR SALE \$189,900 13 DOM. SOME WET AREAS IN REAR, MOST APPEARS TO BE UPLAND APPROX 75%; 1/21; NO CONST STARTED, CK 22;
12/16/20 INSP							
09/03/20 JBHC							
05/27/20 JBVL							SALE
08/03/16 JBVL							VACANT
05/16/16 INSP							MARKED FOR INSPECTION
01/27/04 KMPL							

MUNICIPAL SOFTWARE BY AVITAR		TOWN OF NOTTINGHAM		NEW HAMPSHIRE	
PARCEL TOTAL TAXABLE VALUE					
Year	Building	Features	Land		
2019	\$ 0	\$ 0	\$ 260,800	Parcel Total: \$ 260,800	
2020	\$ 0	\$ 0	\$ 148,900	Parcel Total: \$ 148,900	
2021	\$ 0	\$ 0	\$ 148,900	Parcel Total: \$ 148,900	

LAND VALUATION														
Zone: C/I COMM/IND DIST	Minimum Acreage: 2.00	Minimum Frontage: 200	Site: UND/CLR Driveway: DIRT/GRAVEL Road: PAVED											
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2,000 ac	135,000	E	100	60	100	95	100 -- LEVEL	125	96,200	0	N	96,200	USE
COM/IND	29,600 ac	x 2,500	X	100				95 -- MILD	75	52,700	0	N	52,700	PART WET
	31,600 ac									148,900			148,900	

To whom it may concern,

I am writing this letter so you can better understand my situation. Precision cut lumber has been in business for four years in Brentwood NH. Without warning the land we leased was sold and we were given a 30-day notice to vacate. We ended up buying this property in Nottingham New Hampshire, unfortunately due to the pandemic, you could not even get a loan, so we were forced to pay cash. That was a hard hit right from the start. We were not prepared for this move, but we were left with no choice. I paid Peter Landry to do a septic design and site plan. He did not think our proposed footprint was big enough to warrant a civil engineer. I got the septic design approved by the state and I got foundation permits all paid for. My electrician got a permit to do the electric and I paid \$10,000 for the equipment and his labor. I submitted a site plan to the board so I can get permission start running my company again. So, after paying for all this building inspector told me I could not do my foundations or get a final inspection for my electricity until I met with the board. I was then told my applications incomplete and that I should get an engineer. it is almost like nobody realizes we are in the middle of a pandemic. I cannot keep paying without generating income. I need my company to be up and running so I can make the money for the engineer. I gave the engineer a \$5,000.00 deposit but he wants \$40,000. I am asking the board to work with me, I really do not need a building to get money coming in, **what is imperative is that I get my electricity and a well so I can run my saw and my kiln.** While we wait for the engineer to become available also would like to point out in the last four years, we have done very well, we have a customer base of over 600 return individuals and small companies that purchase wood from us in Rockingham county and surrounding areas not to mention the 25 or 30 calls I get every day. We keep a lot of people working in Rockingham County amid this pandemic and with the wood shortage we have in this country I would think every official from the small-town office to the governor's office would do everything in their power to get us up and running. We are not one of those take it or leave it companies, we cut custom lumber to order. A customer e-mails me blueprints for a post and beam building I tell them what they need and how much. We do about 40 buildings a year. We also do custom counter tops or center islands. We make them and finish them, so they are ready to install. My point is a lot of people count on us; most mills around here will not do custom work like us anymore.

Thank you,

Wade DeManche

Precision Cut Lumber