



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>
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Phone: (603)679-9597

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Plan Review

PROJECT NAME: Precision Lumber		CASE NUMBER: 21-006-SIT	
PLAN REVISION DATE:			
MEETING DATE: 04/15/2021	Property Owner(s): Wade Demanche 21 Fidler Terr. Lowell, MA 01850	APPLICATION TYPE: <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 <input type="checkbox"/> Design Review Adjustment	
APPLICATION STATUS: <input checked="" type="checkbox"/> Accepted: 4/15/2021 65 days expires: 6/19/2021 <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Engineer (s):	REVIEWED BY: Stefanie Casella SRPC Circuit Rider April 12, 2021	
EXECUTIVE SUMMARY			
<p>Applicant is applying for a site plan approval for a new commercial development. Proposed development is a lumber processing and furniture facility. The project parcel abuts the Barrington Town Line. Marcia Gasses, Barrington town planner, has been notified of the application (NH RSA 674:53).</p> <p>Applicant has submitted materials including a septic design plan, proposed building renderings, and various waiver requests. On 4/12/2021 the applicant submitted the final waiver requests. Please see the waiver section for the entire list.</p> <p>The code enforcement officer has determined that the development to be a commercial use and should follow the respective commercial use regulations.</p> <p><u>4/26/2021 Update</u> <u>At the 4/15/2021 the board discussed the minimum requirements that would be needed for the approval of this site plan application. Chair Grotenhuis and Mr. MacKinnon met with the applicant along with planning and zoning staff. Meeting was set to determine next steps for the applicant.</u></p>			
BACKGROUND			
TAX MAP/LOT:	4/1-1		
AREA (ACRES, SQUARE FEET):	31.60		
EXISTING LAND USE:	Vacant Commercial/industrial parcel		
STEEP SLOPES:	N/A		
ROAD ACCESS (FRONTAGE):	Old Turnpike Road (Rt. 4)		



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CLOSEST INTERSECTION:	Lincoln Dr and Old Turnpike Rd
ZONING DISTRICT(S):	Commercial/Industrial
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain <input type="checkbox"/> Steep Slopes
LOCATED ON A SCENIC ROAD?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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 checked="" type="checkbox"/> Waivers <input type="checkbox"/> Variance(s) <input 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:	

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.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Subdivision Application

1. Comments on submitted waiver request:
 - a. Section 1 Item 4 - Six full size plan sets
 - b. Section 2 Item 4 - Planning Board approval block
 - i. Staff recommends this be included on the final plan set.
 - c. Section 2 Item 5 - Certification block for engineer or surveyor
 - i. Staff recommends board reviews the need for plans completed by a licensed surveyor or engineer.
 - d. Section 2 Item 8 - Minimum lot area and setback dimensions
 - i. Staff recommends this be included in the final plan set.
 - e. Section 2 Item 10 - Required construction note
 - i. New construction is proposed. Staff recommends this be required on the final plan set.
 - f. Section 2 Item 11 - Required erosion control note
 - i. New construction is proposed. Staff recommends this be required on the final plan set.
 - g. Section 2 Item 12 - Required Nottingham and NHDOT standards note
 - i. New construction is proposed. Staff recommends this be required on the final plan set.



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- h. Section 4 Item 13 - Fire protection details
 - i. Staff recommends a note on final plan set on the proposed fire protection system.
 - i. Section 2 Item 17 a - Purpose of plan note
 - i. New construction is proposed. Staff recommends this be required on the final plan set.
 - j. Section 2 Item 17 b - Existing and proposed use note
 - i. New construction is proposed. Staff recommends this be required on the final plan set.
 - k. Section 2 Item 19 a - Boundary monuments found
 - l. Section 2 Item 20 c - Right of way dimensioned
 - m. Section 2 Item 20 d - Pavement dimension width
 - n. Section 2 Item 24 b - Contiguous wetland
 - i. Wetlands are identified on the plan set, but there is no corresponding wetland scientist signature, delineation criteria, or information source. Staff recommends more information be provided as the proposed building appears to fall within the 50' poorly drained soil buffer.
 - o. Section 2 Item 25 b - Wetland delineation criteria
 - i. Wetlands are identified on the plan set, but there is no corresponding wetland scientist signature, delineation criteria, or information source. Staff recommends more information be provided as the proposed building appears to fall within the 50' poorly drained soil buffer.
 - p. Section 2 Item 26 - Owners signatures
 - q. Section 2 Item 31 - Two-foot contours interval topography shown over all subject parcels.
 - i. No steep slopes are on property according to GIS data. Staff recommends the approval of this waiver.
 - r. Section 2 Item 32 - Map & lot numbers, names, address, and zoning of abutting land owners.
 - s. Section 3 Item 1 - Surveyors stamp and signature
 - i. To ensure the accuracy of the data presented, staff recommends this be required on the plan set.
 - t. Section 3 Item 6 - Source and datum of topographic information (USGS)
 - u. Section 3 Item 14 - Drainage, erosion, and sediment control plans
 - i. Due to the size of this project, staff recommends the approval of this waiver.
 - v. Section 4 Item 14 - Erosion control details
 - i. Due to the size of this project, staff recommends the approval of this waiver.
 - w. Section 4 Item 15 a - Construction sequence
 - i. New construction is proposed. Staff recommends this be required on the final plan set.
 - x. Section 4 Item 15 d - Water system construction notes
 - i. New construction is proposed. Staff recommends this be required on the final plan set.
 - y. Section 4 Item 15 j – Utilities
 - i. New construction is proposed. Staff recommends this be required on the final plan set.
2. Elements in need of clarification, additional information, or provision before approval:
- a. Note #1 on page two of the septic design plan states “this plan is for water pollution purposes only. This plan is not to be construed as a boundary survey. Lot lines shown are approximate. If needed, lot lines should be verified by a licensed surveyor.”
 - i. Staff recommends a closer look at how this will impact the building envelope and where the proposed buildings are relative to the 100' setback limits.
 - b. Poorly drained soils are identified on the septic design plan. No wetland buffer is delineated. Proposed woodshop appears to be within the 50' setback. No wetland scientist signature has been provided.



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i. Staff recommends the board look into how these wetlands were identified and how proposed development may impact them.

3. Notes changes, corrections, and additions:

a. Application states the parcel is located within the residential/agricultural district. Please change to reflect the parcel is located in the commercial/industrial zone.

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Plan copies with professional seals & signatures | |
| - Surveyor | |
| <input checked="" type="checkbox"/> Original Mylar with professional seals & signatures | <input checked="" type="checkbox"/> State Permits – |
| <input checked="" type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input checked="" type="checkbox"/> Curb-cut, |
| <input checked="" type="checkbox"/> All fees paid | <input type="checkbox"/> Subdivision (Sub Surface/Septic), |
| <input type="checkbox"/> Additional items to be determined as part of the plan review hearing (List): | <input type="checkbox"/> Wetlands – Dredge and Fill, |
| - | <input type="checkbox"/> Alteration of Terrain |
| | <input type="checkbox"/> Shoreland Protection |
| <input type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (refer to notes section and list): | |
| • See Above | |
| <input type="checkbox"/> Others (List): | |