



Victoria F. Sheehan  
Commissioner

# THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

District 6 Office, PO Box 740, Durham, NH 03824



William Cass, P.E.  
Assistant Commissioner

## DRIVEWAY PERMIT

To: Brian Hunter  
218 Raymond Rd.  
Nottingham, NH 03290

City/Town: Nottingham  
Route/Road: NH 156 (S0000156)  
Patrol Section: 604  
Tax Map: 69  
Lot: 7-1, 8, 4, 4-1 & 10  
Development: Residential / Commercial

Permit #: **06-351-377**  
District: 06  
Permit Date 5/6/2021

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 156 (S0000156), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

06-351-377

### Drive 1

Location: Approximately 0.37 miles south of Dolloff Dam Road on the east side of NH 156 (S0000156).  
GPS: 43.068036 N 71.14189 W.

Specifications: This permit authorizes a paved access to be used as a Residential / Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33 feet from and parallel to the center line of the highway.  
The entrance shall be graded so that the surface of the drive drops 2 inches at a point 4 feet from NH 156 (S0000156) edge of pavement to create a drainage swale.

The driveway shall not exceed 30 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

### Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

1. This permit is for a change of use of an existing common residential / commercial access., currently serving 3 single family residences (Lots 7-1, 8 & 4-1) and a commercial sand and gravel operation. (Lot 10). The change of use permits the use of the drive for watercross events three times a year on the existing man made pond (spring, summer and fall) and snowmobile racing (winter). These events will occur Friday 4-6 P.M, Saturday and Sunday 10 A.M. to 6 P.M.

2. This drive (drive #1), the drive granted under permit #06-351-68, dated September 14, 1972 (Drive #2) and the drive granted under permit # 06-351-159, dated May 2, 1986 (drive # 3) are the only points of access allowed for this lot of record. There shall be no additional points of access permitted within the frontage of this parcel of property. Other access to the highway from the premises is to be prevented. No part of the right-of way may be used for any purpose other than travel.

3. The drainage along NH Route 156 shall be maintained.

4. All season safe sight distance shall be maintained by the landowner as per RSA 236:13.

5. This permit permits access to Nottingham Tax Map 69, lots 7-1, 8, 10, 4 and 4-1.

6. This permit requires and permits no physical change to the existing Drive # 1.

7. Interruptions to traffic shall be kept to a minimum and be maintained in accordance with the most current edition of the Manual on Uniform Traffic Control Devices (M.U.T.C.D.). When conditions warrant, flaggers and or uniformed officers shall be utilized and be of a competent nature.

8. The applicant will be responsible for mitigation should the future use of this driveway unfavorably impact the highway.

Approved



District Engineer  
For Director of Administration

Copies: District, Town, Patrolman

# 8039

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DISTRICT SIX

NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

District 1, 641 Main St, Lancaster, NH 03584  
District 2, 8 Eastman Hill Road, Enfield, NH 03748  
District 3, 2 Sawmill Rd, Gilford, NH 03249

District 4, 19 Base Hill Road, Swanzey, NH 03446  
District 5, PO Box 16476, Hooksett, NH 03106  
District 6, PO Box 740, Durham, NH 03824

APPLICATION FOR DRIVEWAY PERMIT

Pursuant to the provisions of Revised Statutes Annotated, Chapter 236, Section 13 (printed on reverse of application) and amendments thereto, and Declaratory Ruling 2000-01, permission is requested to: (circle one) Construct Alter Existing (Indicate quantity of) 1 driveway entrance(s) to my property on the (circle one) North South / East / West side of NH Route 156 or Street/Road: Raymond Rd In the Town of Nottingham NH at a location which will meet the requirements for safety specified in said statutes. 03290

The driveway entrance(s) requested is (are) for access to: 218 Raymond Rd + Row SEE

Residence, Industry, Business, Subdivision, Other

Describe nature and size of industry, business or subdivision: SEE ATTACHED Addendum #1  
15 Feet (circle one) North South / East / West of Utility Pole Number: PSNH SA 1  
1.930 Feet or Miles (circle one) North South / East / West of Road or Junction: Dollott Dam Road

Town Tax Map # 69 and Lot # 7

As the landowner (or designated applicant) I agree to the following:

1. To construct driveway entrance(s) only for the bonafide purpose of securing access to private property such that the highway right-of-way is used for no purpose other than travel.
  2. To construct driveway entrance(s) at permitted location(s).
  3. To construct driveway entrance(s) in accordance with statutes, rules, standard drawings, and permit specifications as issued by the New Hampshire Department of Transportation.
  4. To defend, indemnify and hold harmless the New Hampshire Department of Transportation and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.
  5. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased runoff resulting from the land development and obtain all easements thereto.
  6. I am the owner or a duly authorized agent of the owner of the parcel upon which the driveway will be constructed. I have provided accurate and complete title and subdivision information concerning the parcel to the Department. I understand that the Department is relying on this information in considering this application and that the Department does not perform independent title research or make judgments about title or access disputes.
- For new driveway(s), include copy of current deed and, if not the same, previous deed dated prior to July 1, 1971 of the parcel. If this parcel is part of a larger tract subdivided after July 1, 1971, then provide complete subdivision plans and deed history dating back to at least July 1, 1971.
  - Attach sketch or plan showing existing and proposed driveway(s) and the adjacent highway indicating distance to town road, town line, or other readily identifiable feature or landmark and also to the nearest utility pole (including pole numbers)

Brian K Hunter  
Signature of Landowner (Applicant)

Brian K Hunter  
Printed Name of Landowner

Date: April 6, 2021

218 Raymond Rd  
Mailing Address

Nottingham NH 03290  
Town/City, State, Zip Code

Telephone Number(s) 603 244 6389

Contact /Agent, if not Landowner: \_\_\_\_\_

FOR OFFICE USE ONLY:

GPS N = \_\_\_\_\_ GPS W = \_\_\_\_\_  
Section: \_\_\_\_\_ Width: \_\_\_\_\_ Speed: \_\_\_\_\_  
Right of Way: \_\_\_\_\_ Drainage: \_\_\_\_\_ SLD: \_\_\_\_\_  
Conditions: \_\_\_\_\_  
Permit Number Assigned: \_\_\_\_\_

3/12  
GWH

**§ 236:13 Driveways and Other Accesses to the Public Way.** – I. It shall be unlawful to construct, or alter in any way that substantially affects the size or grade of, any driveway, entrance, exit, or approach within the limits of the right-of-way of any class I or class III highway or the state-maintained portion of a class II highway that does not conform to the terms and specifications of a written permit issued by the Commissioner of transportation.

II. Pursuant to this section, a written construction permit application must be obtained from and filed with the department of transportation by any abutter affected by the provisions of paragraph I. Before any construction or alteration work is commenced, said permit application shall have been reviewed, and a construction permit issued by said department. Said permit shall:

- (a) Describe the location of the driveway, entrance, exit, or approach. The location shall be selected to most adequately protect the safety of the traveling public.
- (b) Describe any drainage structures, traffic control devices, and channelization islands to be installed by the abutter.
- (c) Establish grades that adequately protect and promote highway drainage and permit a safe and controlled approach to the highway in all seasons of the year.
- (d) Include any other terms and specifications necessary for the safety of the traveling public.

III. For access to a proposed commercial or industrial enterprise, or to a subdivision, all of which for the purposes of this section shall be considered a single parcel of land, even though acquired by more than one conveyance or held nominally by more than one owner:

- (a) Said permit application shall be accompanied by engineering drawings showing information as set forth in paragraph II.
- (b) Unless all season safe sight distance of 400 feet in both directions along the highway can be obtained, the commissioner shall not permit more than one access to a single parcel of land, and this access shall be at that location which the commissioner determines to be safest. The commissioner shall not give final approval for use of any additional access until it has been proven to him that the 400-foot all season safe sight distance has been provided.
- (c) For the purposes of this section, all season safe sight distance is defined as a line which encounters no visual obstruction between 2 points, each at a height of 3 feet 9 inches above the pavement, and so located as to represent the critical line of sight between the operator of a vehicle using the access and the operator of a vehicle approaching from either direction.

IV. No construction permit shall allow:

- (a) A driveway, entrance, exit, or approach to be constructed more than 50 feet in width, except that a driveway, entrance, exit, or approach may be flared beyond a width of 50 feet at its junction with the highway to accommodate the turning radius of vehicles expected to use the particular driveway, entrance, exit or approach.
- (b) More than 2 driveways, entrances, exits or approaches from any one highway to any one parcel of land unless the frontage along that highway exceeds 500 feet.

V. The same powers concerning highways under their jurisdiction as are conferred upon the commissioner of transportation by paragraphs I, II, III and IV shall be conferred upon the planning board in cities and towns in which the planning board has been granted the power to regulate the subdivision of land as provided in RSA 674:35, and they shall adopt such regulations as are necessary to carry out the provisions of this section. Such regulations may delegate administrative duties, including actual issuance of permits, to a highway agent, board of selectmen, or other qualified official or body. Such regulations, or any permit issued under them, may contain provisions governing the breach, removal, and reconstruction of stone walls or fences within, or at the boundary of, the public right of way, and any landowner or landowner's agent altering a boundary in accordance with such provisions shall be deemed to be acting under a mutual agreement with the city or town pursuant to RSA 472:6, II (a).

VI. The commissioner of transportation or planning board shall retain continuing jurisdiction over the adequacy and safety of every existing driveway, entrance, exit, and approach to a highway, whether or not such access was constructed or installed pursuant to a permit under this section, and, unless the access is a public highway, the owners of property to which the access is appurtenant shall have continuing responsibility for the adequacy of the access and any grades, culverts, or other structures pertaining to such access, whether or not located within the public right of way. If any such access is or becomes a potential threat to the integrity of the highway or its surface, ditches, embankments, bridges, or other structures, or a hazard to the safety of the traveling public, by reason of siltation, flooding, erosion, frost action, vegetative growth, improper grade, or the failure of any culvert, traffic control device, drainage structure, or any other feature, the commissioner of transportation or planning board or their designee may issue an order to the landowner or other party responsible for such access to repair or remove such hazardous condition and to obtain any and all permits required therefor. The order shall describe the hazard, prescribe what corrective action or alteration in the location or configuration of such access shall be required, and set a reasonable time within which the action shall be completed. Such an order shall be sent by certified mail, and shall be enforceable to the same extent as a permit issued under this section. If the order is not complied with within the time prescribed, the commissioner or planning board or their designee may cause to be taken whatever action is necessary to protect the highway and the traveling public, and the owner or other responsible party shall be civilly liable to the state or municipality for its costs in taking such action.

**§ 236:14 Penalty.** – Any person who violates any provision of this subdivision or the rules and regulations made under authority thereof shall be guilty of a violation if a natural person, or guilty of a misdemeanor if any other person; and, in addition, shall be liable for the cost of restoration of the highway to a condition satisfactory to the person empowered to give such written permission.

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## Addendum #1

The Drive way entrance requested for is access to:  
Brian K Hunter  
218 Raymond Rd Nottingham NH 03290 Map 69 Lot 7

With Granted ROW Access to:  
Tami Defrancesco & James George  
214 Raymond Rd Nottingham NH 03290 Map 69 Lot 8-

Kubota Trust/ Nottingham Sand & Gravel Inc.  
214 Raymond Rd Nottingham NH 03290 Map 69 Lot 10

Arthur Jenks  
214R Raymond Rd Nottingham NH 03290 Map 69 Lot 4



Locke, Kerry

LAND USE

**From:** Locke, Kerry  
**Sent:** Monday, March 29, 2021 10:40 AM  
**To:** Appleton, Roger  
**Subject:** FW: Kubota Trust (Tami Defrancesco)-214 Raymond Road-Nottingham, NH  
**Attachments:** 210120-Site Plan Submittal.pdf

**From:** Scott Frankiewicz <scott@nhlandconsultants.com>  
**Sent:** Monday, March 29, 2021 10:00 AM  
**To:** Locke, Kerry <Kerry.W.Locke@dot.nh.gov>; Hewitt, James <James.A.Hewitt@dot.nh.gov>  
**Cc:** Tami Defrancesco <tami.defrancesco@verani.com>; Brett Allard <ballard@bernsteinshur.com>  
**Subject:** Kubota Trust (Tami Defrancesco)-214 Raymond Road-Nottingham, NH

**EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.**

James & Kerry,

We are working on a project in Nottingham at the existing gravel operation at 214 Raymond Road known as Nottingham Sand & Gravel. The gravel operation will continue as it has but the owner, Tami Defrancesco, is planning 3 watercross events, snowmobile racing on the manmade pond on site. The gravel operation will not occur at the same time. We have attended a couple Planning Board hearings and the last meeting they suggested we contact you to discuss the project. The events will only occur 3 times a year (spring, summer & fall) and occur Friday 4-6, Saturday & Sunday 10-6. The events will utilize the same egress and ingress location the gravel operation uses. Attached is a plan set representing the layout of the events. I am not sure if there is anything we need to do with NHDOT or not, if you could advise us as soon as possible that would be terrific. Thank you for your time and we look forward to hearing from you.

Regards,

Scott R. Frankiewicz, Owner

**New Hampshire Land Consultants, PLLC**

**Gray Properties, LLC**

683C First NH Turnpike (Rte. 4)

Northwood, NH 03261

603-942-9220 (Office)

603-833-5913 (Cell)

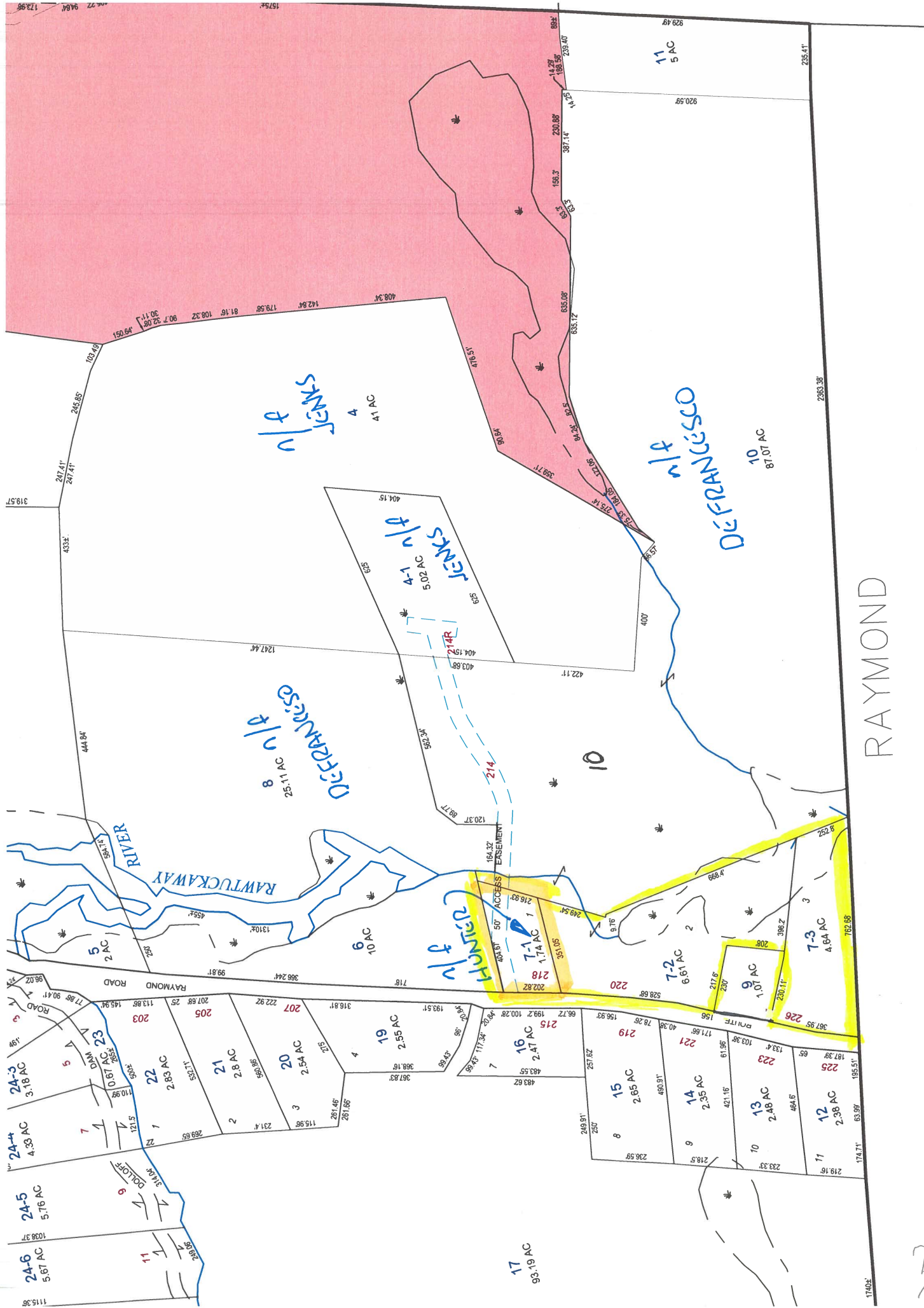
[www.nhlandconsultants.com](http://www.nhlandconsultants.com)

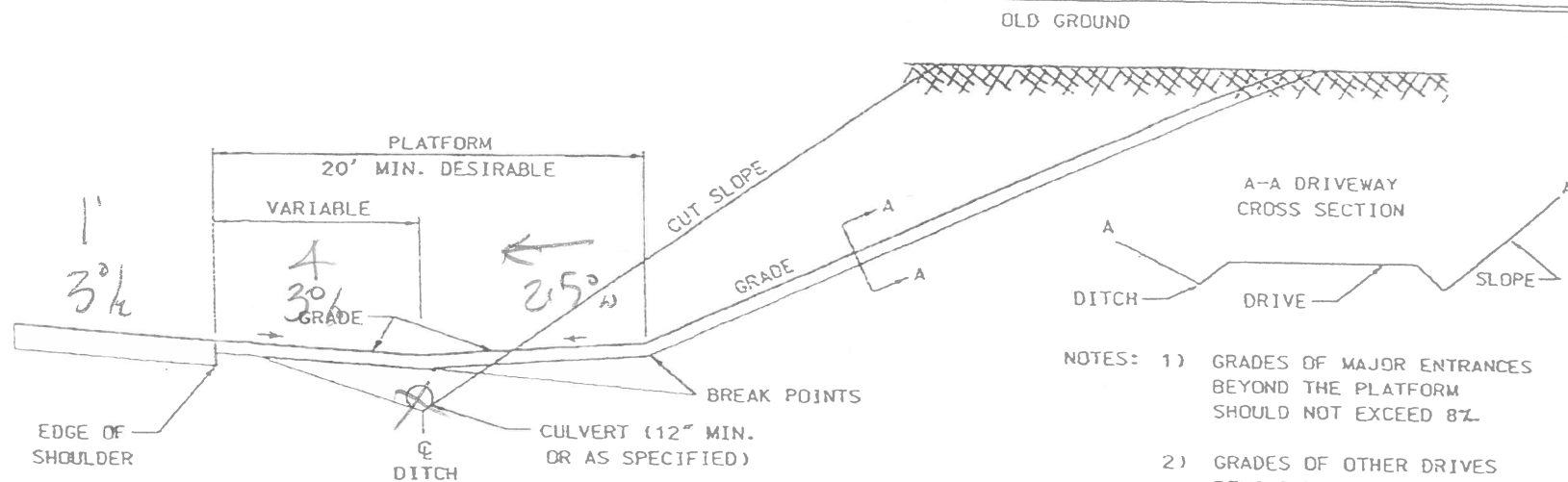
Facebook: New Hampshire Land Consultants

Real Estate Agent with Keller Williams Gateway Realty, 603-883-8400

[NH Agency Disclosure](#)

LEGAL NOTICE


$$\frac{7}{12}$$



- NOTES:
- 1) GRADES OF MAJOR ENTRANCES BEYOND THE PLATFORM SHOULD NOT EXCEED 8%.
  - 2) GRADES OF OTHER DRIVES BEYOND THE PLATFORM SHOULD NOT EXCEED 15%.
  - 3) THE ALGEBRAIC DIFFERENCE BETWEEN TWO ADJACENT GRADES SHOULD NOT EXCEED 10%.
  - 4) DITCHES ARE RECOMMENDED FOR UNCURBED DRIVEWAYS IN CUT SLOPES.
  - 5) USE SLOPE END SECTIONS ON CULVER PIPES.
  - 6) ALL DRIVEWAYS SHALL HAVE A SECTION CONTIGUOUS TO THE HIGHWAY WHICH APPROXIMATES LEVEL GROUND.

## TYPICAL RURAL DRIVE IN CUT SECTION

EXISTING CONDITIONS APRIL 19, 2021.

DATE

11/27/2006

DGN

Figure IX

8/12



# PROPERTY MAP NOTTINGHAM NEW HAMPSHIRE



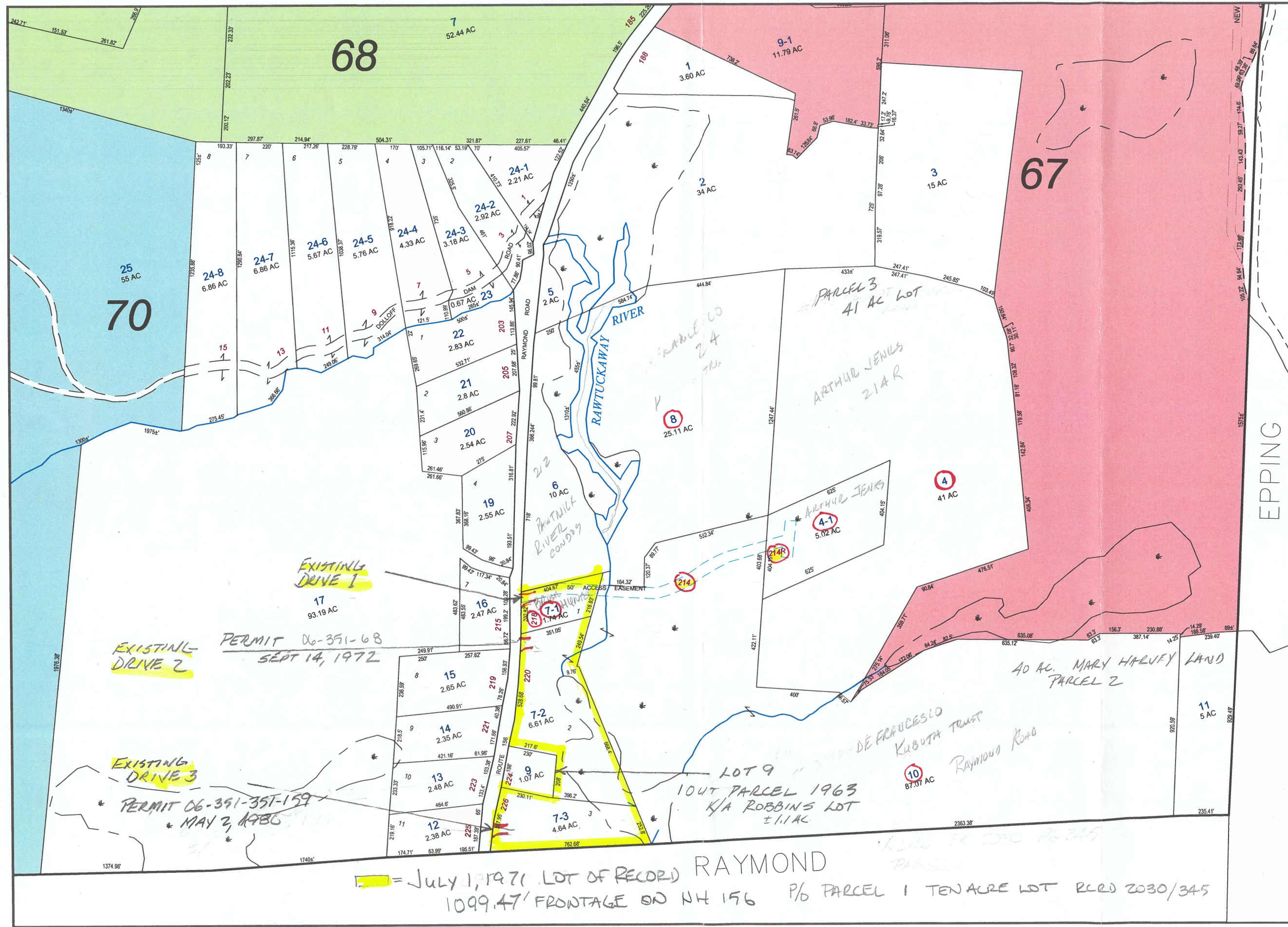
**LEGEND**

ALTIMETER MAP NO.	LOT DIMENSION
R11	PROPERTY HOOKS
74	RIGHT OF WAY
18	EASEMENT



Revised & Reprinted by  
CAI Technologies  
Litchfield, NH 03051  
Original Mapping  
Prepared by  
John E. O'Donnell & Associates

69



9/12



PROPOSED SITE PLAN FOR  
**KUBOTA TRUST**  
TAMI LEE DEFRANSESCO - TRUSTEE  
TAX MAP 69, LOT'S 8 & 10  
214 RAYMOND ROAD, NOTTINGHAM, NH 03290  
ROCKINGHAM CO.

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APR 09 2021

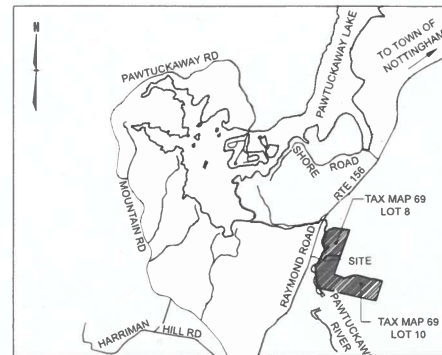
DISTRICT SIX

NOTES:

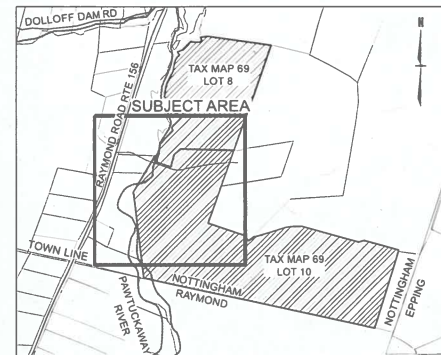
1. THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOT'S 8 & 10.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOT'S 8 & 10.
3. THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQFT), LOT 10, 63.04 ACRES (2,746,022 SQFT).
4. THE CURRENT OWNER FOR LOT'S 8 & 10, TAMI DEFRANSESCO-TRUSTEE, (KUBOTA TRUST), 214 RAYMOND ROAD, NOTTINGHAM, NH 03290.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RESIDENTIAL/AGRICULTURAL DISTRICT:  
MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)  
MIN. LOT SIZE =87,120 SF (2 ACRES)  
MIN. ROAD SETBACK =50'  
MIN. SIDE/REAR SETBACK =50'  
WETLAND/WATERBODY SETBACK =POORLY DR-DINED=50'  
=VERY POORLY DRAINED=75'  
MAXIMUM STRUCTURE HEIGHT =34'  
SEPTIC SETBACK =50'/75' HYDRIC SOILS  
OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
7. THE EXISTING USE OF THE 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL.
8. THE PROPOSED USE OF THE 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL AND 3 WATER-CROSS ELEMENTS PER YEAR.
9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
10. WATER TO BE PROVIDED BY ON-SITE WELLS.
11. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
12. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANVIEW UNH EDU.
13. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0185E, EFFECTIVE DATE MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED.
14. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
15. 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.
16. 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.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
18. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON NOVEMBER 17, 2020 FROM DATA COLLECTED BY THIS OFFICE ON NOVEMBER 30, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
19. NRCS SOILS DATA:  
12C-HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES  
12E-HINKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES  
43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES  
43D-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES  
44B-MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY  
97-FREETOWN AND NATCHAUG MUCKY PEATS, PONDED, 0 TO PERCENT SLOPES  
140C-CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 SLOPES, ROCKY  
295-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES  
313B-DEEFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES  
395-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES  
547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
657B-RIDGEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

ABUTTERS LIST:

- N/F  
TAX MAP 69 LOT 2  
NAUGHTY LILAC, LLC  
C/O MCCLANE, GRAF, RAULERSON  
P.O. BOX 328  
MANCHESTER, NH 03105-0328
- N/F  
TAX MAP 69 LOT 6  
PAWTUCKAWAY RIVER CONDOS  
212 RAYMOND ROAD  
NOTTINGHAM, NH 03290
- N/F  
TAX MAP 69 LOT 7-1  
BRIAN HUNTER  
218 RAYMOND ROAD  
NOTTINGHAM, NH 03290
- N/F  
TAX MAP 69 LOT 4-1  
ARTHUR JENKS  
214 RAYMOND ROAD, UNIT R,  
NOTTINGHAM, NH 03290
- N/F  
TAX MAP 67 LOT 5  
OWNER UNKNOWN
- N/F  
TAX MAP 69 LOT 4  
ARTHUR JENKS  
214 RAYMOND ROAD,  
NOTTINGHAM, NH 03290
- N/F  
TAX MAP 69 LOT 7-2  
KRISTIN LABRACK  
STERNIS  
220 RAYMOND ROAD  
NOTTINGHAM, NH 03290
- N/F  
TAX MAP 69 LOT 7-3  
ERIC C. & ERIN C. HARKINS  
228 RAYMOND ROAD  
NOTTINGHAM, NH 03290
- N/F  
TAX MAP 69 LOT 11  
MARK A. CHRISTINE C.  
VALLONE - TRUSTEES  
M&C VALLONE REV TRUST 2014  
252 BLAKE ROAD  
EPPING, NH 03042
- N/F  
TAX MAP 41 LOT 73  
CARL C. MUN  
111 NOTTINGHAM ROAD  
RAYMOND, NH 03077  
(RAYMOND ABUTTER)
- N/F  
TAX MAP 42 LOT 1  
SOUTHEAST LAND TRUST  
OF NEW HAMPSHIRE  
8 CENTER STREET  
P.O. BOX 675, EXETER, NH 03833  
(RAYMOND ABUTTER)



LOCATION PLAN  
SCALE: 1"=4,000'



VICINITY SKETCH  
SCALE: 1"=1,000'

PROFESSIONAL CONSULTANTS LIST

- SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.  
683C FIRST NH TURNPIKE (RT 4)  
NORTHWOOD, NH 03261 PH: (603) 942-9220
- WETLAND/SOIL SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL,  
DAMON E. BURT, CWS, CPESC,  
38 GARLAND ROAD, STRAFFORD, NH 03884  
PH: (603) 969-5574



INITIAL PLAN SET SUBMISSION DATE

JANUARY 20, 2021  
Latest revision date:

PLAN REFERENCES:

1. R.C.R.D. PLAN #0-35711, RECORDED NOV. 21, 2008, TITLED: "PLAT OF LAND STINGY RIVER ROAD," PREPARED FOR: SOUTH EAST LAND TRUST, SCALE 1"=100', DATED AUG 31, 2008, PREPARED BY: T.D. BROUILLETTE LAND SURVEYING, EXETER NH.
2. R.C.R.D. PLAN #0-36717, RECORDED FEB 15, 2011, TITLED: "LOT LINE ADJUSTMENT PLAN" PREPARED FOR: SHERMAN INTERVIVOS FAMILY TRUST, 220R RAYMOND ROAD (NH ROUTE 156) TOWN OF NOTTINGHAM, SCALE 1"=100', DATED DECEMBER 27, 2010, PREPARED BY: "MCNEANEY" SURVEY ASSOCIATES, INC., DOVER NH, APPROVED BY NOTTINGHAM, NH PLANNING BOARD ON 2/9/11.
3. R.C.R.D. PLAN #0-14746, RECORDED MAR. 19, 1986, TITLED: "LOTS 1, 2, & 3 FOR ARTHUR L. & JANET G. JENKS AND DAVID & MURIEL JAN DOMMELEN, R.C.R.D. 2030-345 & 2214-1360", PREPARED BY: DAVID R. NOYES, EPSOM NH, SCALE: 1"=50', DATED 12/5/1985, APPROVED BY NOTTINGHAM PLANNING BOARD ON JANUARY 29, 1986.
4. R.C.R.D. PLAN #0-18998, RECORDED JANUARY 24, 1999, TITLED: "LOT 4-1 FOR ARTHUR L. & JANET G. JENKS, PREPARED BY: DAVID R. NOYES, EPSOM NH, SCALE: 1"=100', DATED JAN 3 1989, APPROVED BY NOTTINGHAM PLANNING BOARD ON 4/18/88.

SHEET INDEX

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 3	COVER SHEET
ECP	2 OF 3	EXISTING CONDITIONS PLAN
PSP	3 OF 3	PROPOSED SITE PLAN



- Wetland Delineation Standards
- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
  - U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Hollis Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
  - Cowardin, Lewis M., Colel, Francis C. and LaRoe, Edward T., Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979
  - Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
  - New England Hydric Soils Technical Committee 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England New England Interstate Water Pollution Control Commission, Lowell, MA
  - U.S. Army Corps of Engineers 2016 National Wetland Plant List/State List, Version 3.3



CONTACT DIG SAFE 72 HOURS  
PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF NOTTINGHAM REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

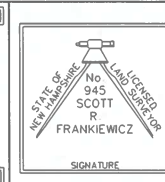
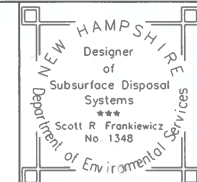
REVISIONS

NO.	DATE	DESCRIPTION	BY



**N.H. LAND Consultants**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A VETERAN OWNED COMPANY

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

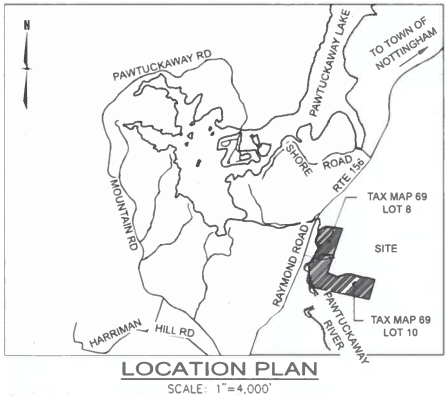
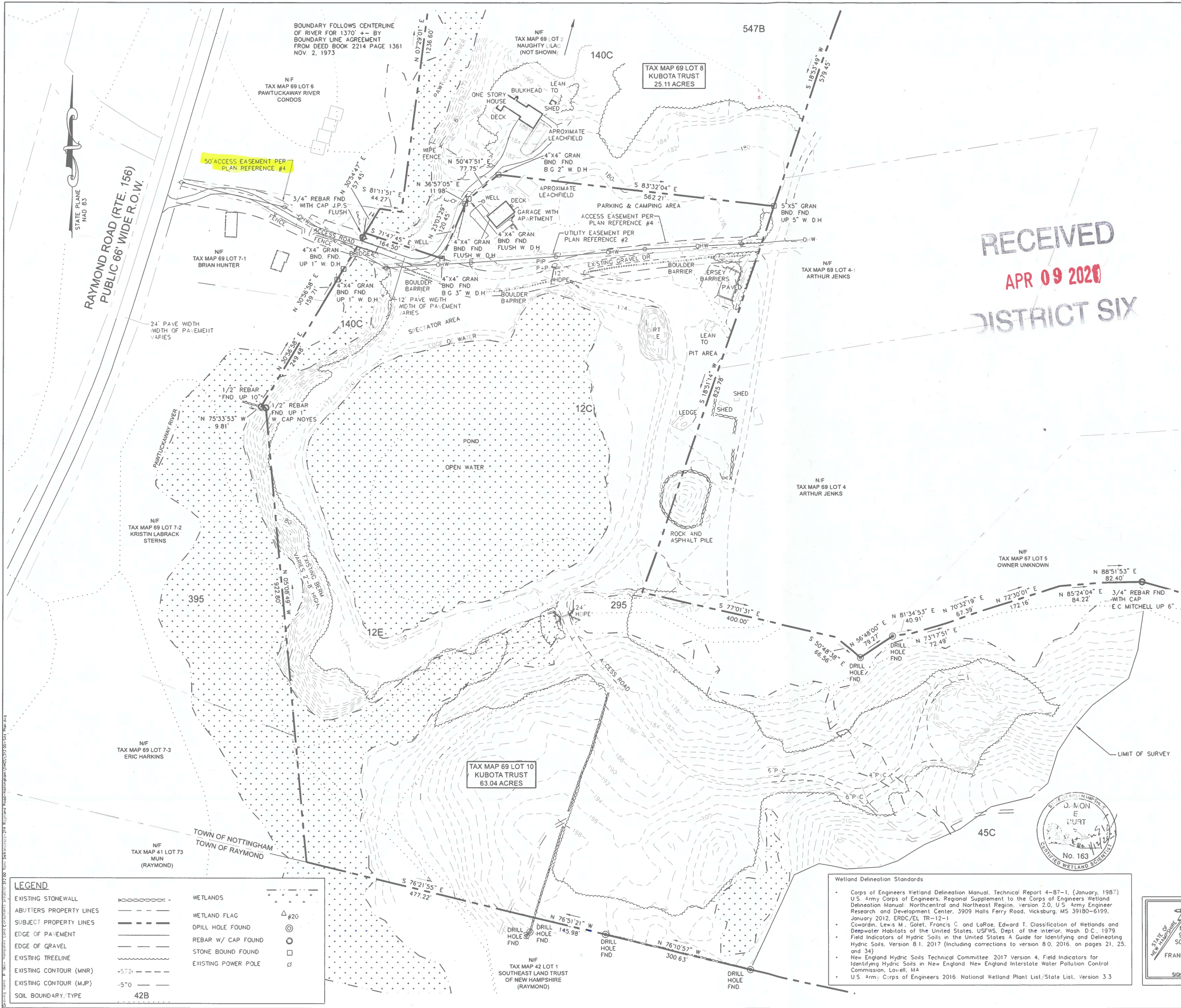


COVER SHEET  
TAX MAP 69, LOT'S 8 & LOT 10  
**KUBOTA TRUST**  
**TAMI LEE DEFRANSESCO**  
**TRUSTEE**  
214 RAYMOND ROAD, NOTTINGHAM, NH 03290  
LOT 8 BK 6049 PG 1868, LOT 10 BK 5897 PG 1703

ROCKINGHAM CO.  
JOB NO: 312.00  
DATE: JANUARY 20, 2021  
**CVR**  
SHT. 1 of 3

10/12





NOTES:

- THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOTS 8 & 10
- THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOT 8 & 10
- THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQ. FT.), LOT 10, 63.04 ACRES (2,746,022 SQ. FT.)
- THE CURRENT OWNER FOR LOT 8 & 10, TAMILEE DEFRADESCO-TRUSTEE, (KUBOTA TRUST), 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
- THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL DISTRICT
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RESIDENTIAL/AGRICULTURAL DISTRICT:  
MIN. ROAD FRONTAGE = 200' (CONTIGUOUS FRONTAGE)  
MIN. LOT SIZE = 87,120 SF (2 ACRES)  
MIN. ROAD SETBACK = 50'  
MIN. SIDE/REAR SETBACK = 50'  
WETLAND/WATERBODY SETBACK = POORLY DRAINED=50'  
=VERY POORLY DRAINED=75'  
MAXIMUM STRUCTURE HEIGHT = 34'  
SEPTIC SETBACK = 50'/75' HYDRIC SOILS  
OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZARD)
- THE EXISTING USE OF TM 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL
- THE PROPOSED USE OF TM 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL AND 3 WATER-CROSS EVENTS PER YEAR
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS
- WATER TO BE PROVIDED BY ON-SITE WELLS
- RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE
- ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANVIEW UNH.EDU
- THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0185E, EFFECTIVE DATE MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- 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
- 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
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON NOVEMBER 17, 2020 FROM DATA COLLECTED BY THIS OFFICE ON NOVEMBER 30, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF FRAME AND THE NAVD 88
- NRCS SOILS DATA:  
12C-HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES  
12E-HINKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES  
43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES  
43D-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES  
44B-MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY  
37-FREETOWN AND HATCHAUS MUCKY PEAT, 0 TO 10 PERCENT SLOPES  
140C-CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 SLOPES, ROCKY  
295-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES  
313B-DEERFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES  
395-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES  
547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
657B-RIDGEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

Wetland Delineation Standards

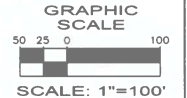
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- U.S. Army Corps of Engineers 2016 National Wetland Plant List/State List, Version 3.3



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH

SCOTT R. FRANKIEWICZ, L.L.S. DATE

REVISIONS	
NO.	DESCRIPTION



**N.H. LAND Consultants**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A Veteran Owned Company

EXISTING CONDITIONS PLAN  
TAX MAP 69, LOTS 8 & LOT 10  
**KUBOTA TRUST**  
**TAMILEE DEFRADESCO**  
**TRUSTEE**

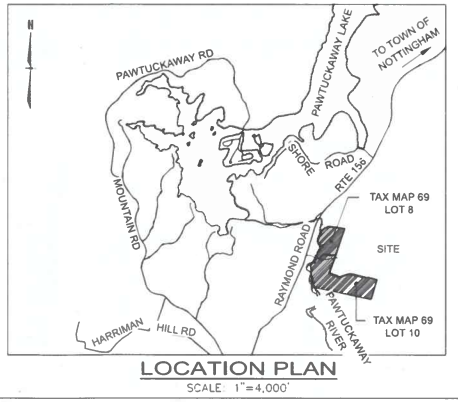
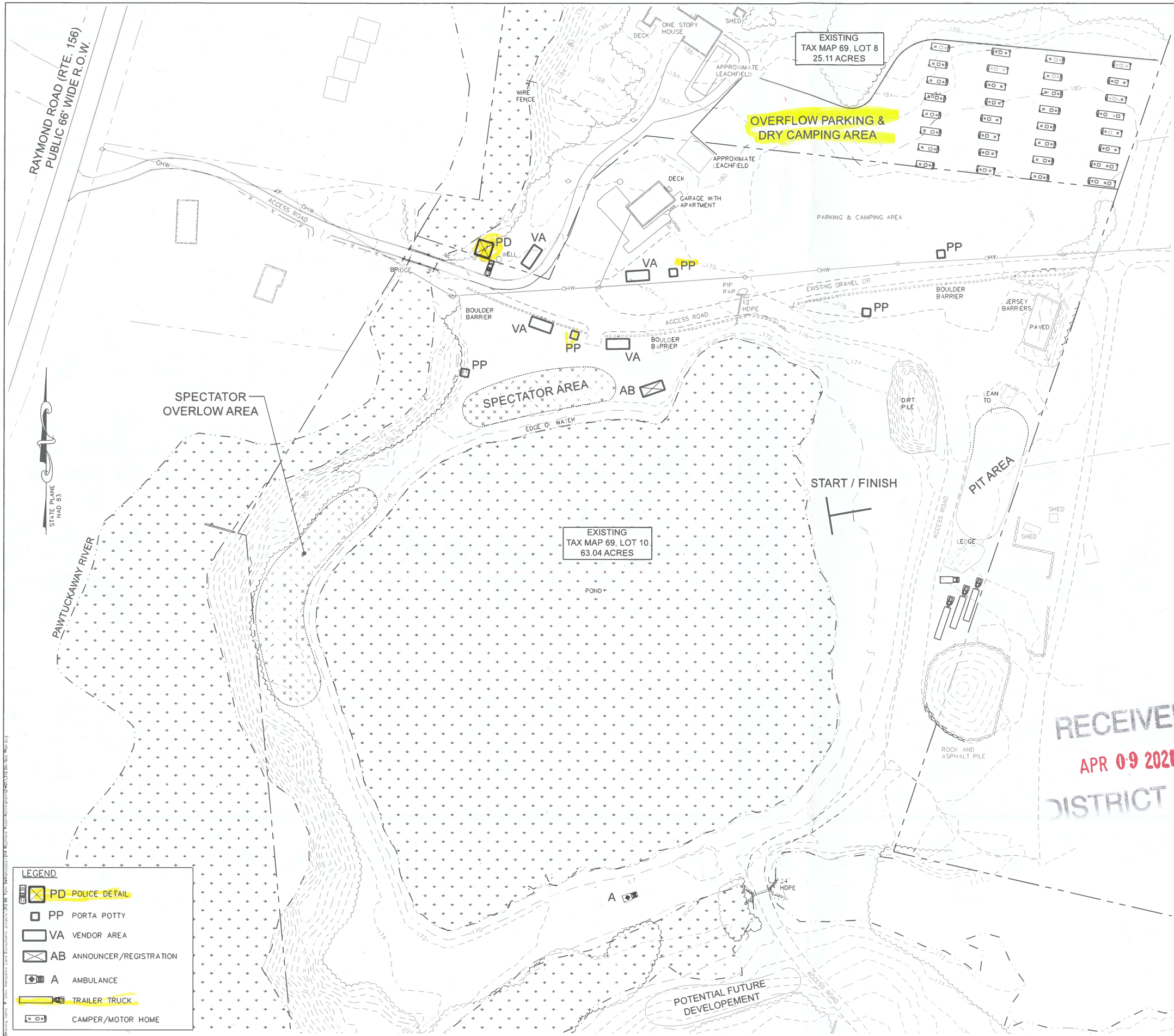
ROCKINGHAM CO.  
JOB NO: 312.00  
DATE: JANUARY 20, 2021

**ECP**  
SHT. 2 of 3

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9320 WEBSITE: NH.LANDCONSULTANTS.COM

11/12





- NOTES:
- THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOT 8 & 10
  - THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOT 8 & 10
  - THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQFT), LOT 10, 63.04 ACRES (2,745,022 SQFT)
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  - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RESIDENTIAL/AGRICULTURAL DISTRICT:  
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MIN. LOT SIZE = 87,120 SF (2 ACRES)  
MIN. ROAD SETBACK = 50'  
MIN. SIDE/REAR SETBACK = 50'  
WETLAND/WATERBODY SETBACK = POORLY DRAINED=50'  
OVERLAY DISTRICTS (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD) = VERY POORLY DRAINED=75'
  - THE EXISTING USE OF TM 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL
  - THE PROPOSED USE OF TM 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL AND 3 WATER-CROSS EVENTS PER YEAR
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS
  - WATER TO BE PROVIDED BY ON-SITE WELLS
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE
  - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANVIEW UNH.EDU
  - THE FEMA MAP NUMBER FOR THIS SITE IS 33015001856, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
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45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY  
97-FREETOWN AND HATCHAUG MUCKY PEATS, PONDED, 0 TO PERCENT SLOPES  
140C-CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 SLOPES, ROCKY  
295-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES  
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547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
657B-RIDGEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

LEGEND

	PD POLICE-DETAIL
	PP PORTA POTTY
	VA VENDOR AREA
	AB ANNOUNCER/REGISTRATION
	A AMBULANCE
	TRAILER TRUCK
	CAMPER/MOTOR HOME

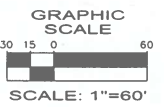
NO. 945  
SCOTT R.  
FRANKIEWCZ  
SIGNATURE

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWCZ, LLS DATE:

REVISIONS

NO.	DATE	DESCRIPTION	BY



**N.H. LAND Consultants**  
SURVEYING-LAND PLANNING-REAL ESTATE  
A Veteran Owned Company

PROPOSED SITE PLAN  
TAX MAP 69 LOT 8 & LOT 10  
KUBOTA TRUST  
TAMI LEE DEFRANCESCO  
TRUSTEE

214 RAYMOND ROAD, NOTTINGHAM, NH 03290  
LOT 8 BK 6049 PG 1868, LOT 10 BK 5897 PG 1703

ROCKINGHAM CO.  
JOB NO: 312.00  
DATE: JANUARY 20, 2021

**PSP**  
SHT. 3 of 3

RECEIVED  
APR 09 2020  
DISTRICT SIX