

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
www.nottingham-nh.gov



FOR OFFICE USE ONLY

Case No. _____
Date Filed _____
Meeting Date _____
Fee Amount _____
Date Paid _____
Outcome _____

APPLICATION FOR AN APPEAL TO AN ADMINISTRATIVE DECISION

Name of Applicant Tami Defrancesco and James George

Mailing Address 214 Raymond Road, Nottingham, NH 03290 C/O Bernstein, Shur P.A.

Home Phone 603-665-8813 Work Phone 603-665-8813 Cell 603-665-8813

Name of Aggrieved Party Same / Tami Lee Defrancesco, Trustee of the Kubota Trust
(if same as applicant, write "same")

Aggrieved Party's Address Same
(if same as applicant, write "same")

Location of property on which the decision was made: 214 Raymond Road, Nottingham, NH 03290

Tax Map 69 Lot 8 & 10

NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

APPEAL REQUEST

I, the undersigned, allege that an error has been made in the decision, determination, requirement, or order of the Planning Board on April 7, 2021.
Building/Zoning Official, Title Date

Article II Section C (of the zoning ordinance in question).

Decision of the enforcement officer to be reviewed:

See attached. See also April 14, 2021 Planning Board meeting minutes.



What error do you believe was made in reference to the above noted Zoning Article and Section:

See attached.

I hereby certify that I am the aggrieved party or the authorized agent of the aggrieved party to the decision upon which this appeal is sought and that all information provided by me is true under penalty of law.



Signature of Applicant

April 26, 2021

Date

Please Print Name: Brett W. Allard, Esq., Attorney for the Applicant

Town of Nottingham
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Abutter(s) List

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

1. APPLICANT INFORMATION:

Printed Name: Tami DeFrancesco and James George Contact Telephone: 603-665-8813
 Address: 214 Raymond Road, Nottingham NH 03290 c/o Bernstein, Shur P.A.

2. OWNER INFORMATION: SAME

Printed Name: Tami Lee DeFrancesco and James George
 Address: 214 Raymond Road, Nottingham NH 03290

3. PROFESSIONAL(S) INFORMATION:

Printed Name: See attached
 Address: _____

Abutter(s) Information				
4.	Map: 69	Lot: 8	Name: Tami Lee DeFrancesco and James George	Address: 214 Raymond Road Nottingham, NH 03290
5.	Map: 69	Lot: 10	Name: Kubota Trust Tami Lee DeFrancesco, Trustee	Address: 214 Raymond Road Nottingham, NH 03290
6.	Map: 69	Lot: 2	Name: Naughty Lilac, LLC c/o Melanie Graf, Raulerson	Address: P.O. Box 326 Manchester NH 03105
7.	Map: 69	Lot: 4 or 4-1	Name: Arthur P. Jenks	Address: 214 R. Raymond Road Nottingham, NH 03290
8.	Map: 69	Lot: 5	Name: Town of Nottingham	Address: PO BOX 114 Nottingham, NH 03290
9.	Map: 69	Lot: 6	Name: Pawtuckaway River Condos	Address: 212 Raymond Road Nottingham NH 03290
10.	Map: 69	Lot: 7-1	Name: Brian K. Hunter	Address: 218 Raymond Road Nottingham, NH 03290
11.	Map: 69	Lot: 7-2	Name: Kristen Labrack Sterns	Address: 220 Raymond Road Nottingham, NH 03290
12.	Map: 69	Lot: 7-3	Name: Eric C & Chin C. Harkins	Address: 226 Raymond Road Nottingham, NH 03290
13.	Map: 69	Lot: 11	Name: MARK A + Christine Vallone, Trustees of the M + C Revocable Trust	Address: 252 Blake Road Copping, NH 03042

I, Brian Hunter, 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..

Brian Hunter
 Applicant's Signature

4/26/2021
 Date

* see additional attached abutters

*

<u>Map/ Lot</u>	<u>Abutter(s) Name</u>	<u>Mailing Address</u>
67 - 5 42 - 1 (Raymond)	Southeast Land Trust of New Hampshire	PO Box 675 Nottingham NH 03290
Lot 41-73 (Raymond)	Carl C. Mun	111 Nottingham Road Raymond NH 03077
	Gina Akerman	212 Raymond Road #1 Nottingham NH 03290
	Carol Reed	212 Raymond Road #2 Nottingham NH 03290
	Kelly Lapointe	212 Raymond Road Unit #3 Nottingham NH 03290
	Christopher Montigny Susan Lefebvre	212 Raymond Road #4 Nottingham NH 03290
Surveyor	New Hampshire Land Consultants, PLLC 683C	First NH Tpk (RT 4) Northwood NH 03261
Wetland/ Soil Scientist	Fraggle Rock Environmental	38 Garland Road Strafford NH 03884
Attorney	Brett W. Allard, Esquire Bernstein, Shur, Sawyer & Nelson, PA	P.O. Box 1120 Manchester NH 03105

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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)

DocuSigned by:
Tami Defrancesco
04/26/21
FF0F25FE55BF4EC...
Signature Tami Lee Defrancesco Date Signature Date

Property Owner(s)

DocuSigned by:
James George
04/26/21
DFC693C7501A419...
Signature James George Date Signature Date

Property Owner(s)

DocuSigned by:
Tami Defrancesco, Trustee
04/26/21
5FAE25FE55BF4EC...
Signature Tami Lee Defrancesco, Trustee Date Signature Date

Property Owner(s)

Signature Date Signature Date

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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 214 Raymond Road (Tax Map 69, Lots 8 and 10) Bernstein Shur

I, the undersigned owner of the property listed above, hereby verify that I have authorized 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
- Backlot Subdivision
- Other _____
- Site Plan Review
- Design Review

FOR: _____

Name of Owner Tami Lee Defrancesco

Address of Owner 214 Raymond Road, Nottingham, New Hampshire 03290

Signature of Owner Tami Defrancesco 4/26/21
EF6E26FE55BF4EC... Date

Name of Owner James George

Address of Owner 214 Raymond Road, Nottingham, New Hampshire 03290

Signature of Owner James George 4/26/21
0FC893C7501A719... Date

Name of Owner Tami Lee Defrancesco, Trustee of the Kubota Trust

Address of Owner 214 Raymond Road, Nottingham, New Hampshire 03290

Signature of Owner Tami Defrancesco, Trustee 4/26/21
EF6E26FE55BF4EC... Date

Name of Owner _____

Address of Owner _____

Signature of Owner _____
Date

**NOTTINGHAM ZONING BOARD OF ADJUSTMENT
ADMINISTRATIVE APPEAL APPLICATION NARRATIVE**

Tami Lee Defrancesco, James George, and Tami Lee Defrancesco, Trustee of the Kubota Trust (collectively, the "Applicant") appeal the April 7, 2021 administrative decision of the Planning Board that a variance is required from Article II, Section C of the Zoning Ordinance (Residential-Agricultural ["RA"] District Permitted Uses) for a "change of use" on the property situated at 214 Raymond Road (Tax Map 69, Lots 8 and 10)¹ (the "Property"). More specifically, the Applicant appeals the Planning Board's decision (1) that a variance is required on Lot 10 to allow a watercross racing event to be held thereon three weekends per year; and (2) that a variance is required on Lots 8 and 10 to allow camping thereon incidental to those events during those weekends, because these "commercial" uses are not permitted under Article II, Section C.

Lot 10 is approximately 63.04 acres. It consists of substantially vacant land, but also maintains a man-made pond within an existing active gravel pit. The watercross events will occur on the pond. Lot 8 is approximately 25.11 acres and immediately abuts Lot 10 to the north. It consists of a single-family home where the Applicants reside. As shown on the enclosed plan, camping during the events will occur on Lots 8 and 10 in the area along the Lots' common boundary. Campers are primarily limited to participant racers and their immediate family/guests.

One watercross event was held on the Property during one weekend last year with a special event permit obtained through the Board of Selectmen. However, once the Applicant proposed to host three events per year, they were advise by the Town that they needed to submit a site plan application to the Planning Board to approve the events. The Applicant submitted a site plan application dated January 20, 2021 and has attended several public hearings before the Planning Board since that time. On April 7, 2021, Town staff informed the Applicant that the Planning Board Chair had determined that the above-referenced variances were required from the ZBA before the Planning Board could act on the site plan application. The Planning Board ratified that determination by vote at its April 14, 2021 meeting. However, the Applicant respectfully appeals that decision to this Board because the proposed watercross and camping uses are accessory uses to the Property that are permitted by right without the need for any variances.

The Nottingham Zoning Ordinance does not expressly define an "accessory use" or enumerate specific permissible accessory uses in the RA District. However, the common law provides for them when the zoning ordinance is silent on the matter. See Dumais v. Somersworth, 101 N.H. 111 (1957). "An accessory use is one which is dependent on or pertaining to the permitted principal use, i.e., a subordinate use of the property occasioned by the main use and an incident of it, rather than a principal use in and

¹ The trust was the sole owner of both lots when it submitted its original site plan application to the Planning Board dated January 20, 2021. On January 29, 2021, the trust deeded Lot 8 to Tami Lee Defrancesco and James George. The trust remains the owner of record of Lot 10 to date. As such, all parties are listed herein as the Applicant, since this application pertains to both Lot 8 and 10.

of itself.” 15 New Hampshire Practice: Land Use Planning and Zoning §9.01. “To be incident and subordinate require that the accessory use be minor in relation to the permitted use and that the accessory use bear a reasonable relationship to the primary use.” Id.

Nottingham’s Zoning Ordinance is permissive in nature; that is, “in the absence of a variance or special exception [the] ordinance functions generally to prohibit uses of land unless they are expressly permitted as primary uses or can be found to be accessory to a permitted use.” Id. at §9.02. “The rule of accessory use is in response to the impossibility of providing expressly by zoning ordinance for every possible lawful use.” Id. “Even under a permissive ordinance, a given use may be allowed even if it is not explicitly allowed.” Id. “Those types of uses are said to be accessory to the use that is expressly permitted.” Id.

As stated above, the watercross events will only be held three weekends per year (one in the spring, one in the summer, and one in the fall). On the other hand, the Applicants reside at the Property full time and maintain an ongoing, active gravel pit. In comparison, the watercross events are very minor compared to the ongoing permitted residential and gravel pit uses of the Property. The Applicants are only proposing the watercross uses on the Property because they already live on the Property and operate the gravel pit. In this way, the events are dependent upon the main existing permitted uses of the Property. If the existing permitted gravel pit did not exist, or if the Applicants did not reside on the Property, they would not propose to hold these events on the Property. Accordingly, due to the very limited, minor, periodic nature of the proposed watercross use as compared to the day-in-and-day-out residential and gravel pit use, the watercross events are subordinate accessory uses to the allowed uses of the Property that are permitted by right.

Moreover, the Nottingham Zoning Ordinance does not unequivocally reject the concept of commercial uses in the RA District. For example, home occupations are expressly allowed. Presumably, residents are also allowed to host yard sales and similar type “commercial” or “business” events. The proposed watercross use is, of course, much different than a home occupation or yard sale. Nonetheless, it remains true that commercial uses can be permitted accessory uses in the RA District. In sum, the idea of a commercial use being allowed by right in the RA District is not completely foreign to the Zoning Ordinance.

For the foregoing reasons, the Applicant requests that the ZBA reverse the Planning Board’s administrative decision and find that variances are not required for the proposed watercross and camping uses on the Property.

PROPOSED SITE PLAN FOR KUBOTA TRUST

TAMI LEE DEFRANCESCO - TRUSTEE

TAX MAP 69, LOT'S 8 & 10

214 RAYMOND ROAD, NOTTINGHAM, NH 03290

ROCKINGHAM CO.

NOTES:

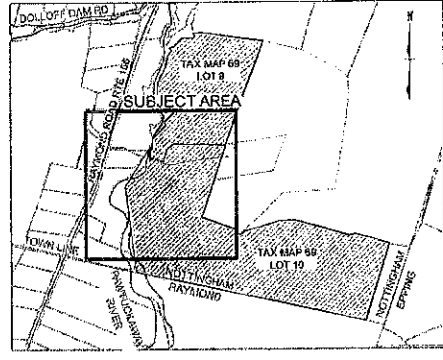
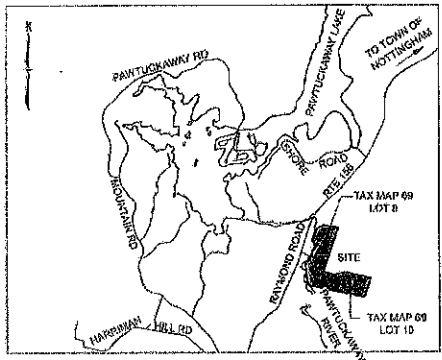
- THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOT'S 8 & 10.
- THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOT'S 8 & 10.
- THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQFT), LOT 10, 63.04 ACRES (2,746,022 SQFT)
- THE CURRENT OWNER FOR LOT'S 8 & 10, TAMIE DEFRANCESCO-TRUSTEE, (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'
 MINIMUM STRUCTURE HEIGHT = 34'
 SEPTIC SETBACK = 50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZARD)
- THE EXISTING USE OF IN 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL
- THE PROPOSED USE OF IN 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.
- ADJOINING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grmview.nh.gov
- THE FEMA MAP NUMBER FOR THIS SITE IS 33015C038E, EFFECTIVE DATE: MAY 12, 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 NAD 83.
- HQCS 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
 44E-MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 57-FREETOWN AND NATHANIEL MUCKY PEAT, POWDED, 0 TO 8 PERCENT SLOPES
 140C-DEERFIELD-HOLDS-CANYON COMPLEX, 15 TO 35 SLOPES, ROCKY
 205-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 31D-DEERFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
 39S-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 547E-SWANSEA VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 627B-RODGERSVILLE FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

ADJUTERS LIST:

N/F TAX MAP 68 LOT 2 MCKINLEY LLC, LLC C/O MCILANE, GRAF, RAULERSON P.O. BOX 328 MANCHESTER, NH 03105-0328	N/F TAX MAP 68 LOT 8 PANTUCKAWAY RIVER CONDOS 212 RAYMOND ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 68 LOT 7-1 BRYAN HUNTER 218 RAYMOND ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 68 LOT 4-1 ARTHUR JENKS 214 RAYMOND ROAD, UNIT R NOTTINGHAM, NH 03280	N/F TAX MAP 67 LOT 5 OWNER UNKNOWN	N/F TAX MAP 69 LOT 4 ARTHUR JENKS 214 RAYMOND ROAD, NOTTINGHAM, NH 03280	N/F TAX MAP 69 LOT 7-2 KRISTIN LADRACK STEVENS 220 RAYMOND ROAD NOTTINGHAM, NH 03280	N/F TAX MAP 69 LOT 7-3 ERIC G. & ERIN G. HANRIS 208 RAYMOND ROAD NOTTINGHAM, NH 03280	N/F TAX MAP 69 LOT 11 MARIA, 7 CHRISTINE C. WALLONE - TRUSTEES M&C WALLONE REV. TRUST 2014 282 BLAINE ROAD, EPPING, NH 03042	N/F TAX MAP 41 LOT 73 CARL C. MUIR 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 678, EXETER, NH 03833 (RAYMOND ABUTTER)
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PLAN REFERENCES:

- R.C.R.D. PLAN #0-35711, RECORDED NOV. 21, 2008, TITLED: "PLAN OF LAND STINGY RIVER ROAD," PREPARED FOR: SOUTH EAST LAND TRUST, SCALE: 1"=100', DATED AUG. 31, 2008, PREPARED BY: T.D. BIRQULETTE LAND SURVEYING, EXETER NH.
- R.C.R.D. PLAN #0-36717, RECORDED FEB. 15, 2011, TITLED: "LOT LINE ADJUSTMENT PLAN" PREPARED FOR: SHERMAN INTERVIVOS FAMILY TRUST, 230R RAYMOND ROAD (NH ROUTE 156) TOWN OF NOTTINGHAM, SCALE: 1"=100', DATED: DECEMBER 27, 2010, PREPARED BY: "GENEALHELY SUPRE" ASSOCIATES, INC." DOVER NH, APPROVED BY NOTTINGHAM, NH PLANNING BOARD ON 2/9/11.
- R.C.P.D. PLAN #0-14746, RECORDED MAR. 19, 1986, TITLED: "LOTS 1, 2, & 3 FOR ARTHUR L. & JANET G. JENKS AND DAVID & MURIEL VAN COMMELEN, R.C.R.D. 2030-345 & 2214-1380," PREPARED BY: DAVID R. HOYES, EPSOM NH, SCALE: 1"=50', DATED: 12/5/1985, APPROVED BY NOTTINGHAM PLANNING BOARD ON JANUARY 28, 1986.
- R.C.R.D. PLAN #0-10990, RECORDED JANUARY 24, 1989, TITLED: "LOT 4-1 FOR ARTHUR L. & JANET G. JENKS" PREPARED BY: DAVID R. HOYES, EPSOM NH, SCALE: 1"=100', DATED: JAN. 3 1988, APPROVED BY NOTTINGHAM PLANNING BOARD ON 4/16/89.



PROFESSIONAL CONSULTANTS LIST

SURVEYOR:	NEW HAMPSHIRE LAND CONSULTANTS, PLLC, 683C FIRST NH TURNPIKE (RT.4) NORTHWOOD, NH 03261 PH: (603) 942-9220	 N.H. LAND Consultants A VETERAN OWNED COMPANY
WETLAND/SOIL SCIENTIST	FRAGILE 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:

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 4-97-1, (January, 1987)
 - U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3905 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
 - Cowardin, Lewis M., Dolan, 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 32 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)

OWNER/APPLICANT:

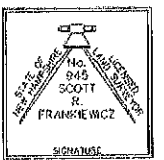
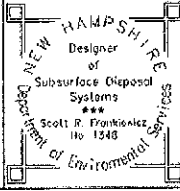
KUBOTA TRUST
TAMI LEE DEFRANCESCO - TRUSTEE
214 RAYMOND ROAD,
NOTTINGHAM, NH 03290
LOT 8 BK 6049 PG 1865
LOT 10 BK 5897 PG 1703

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



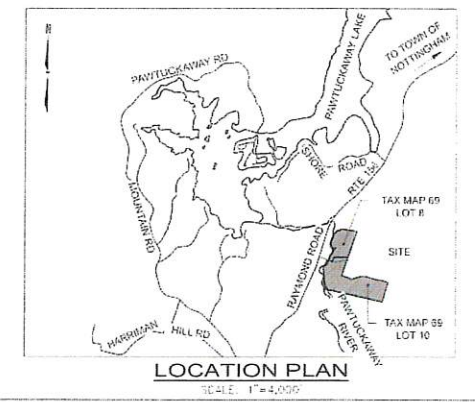
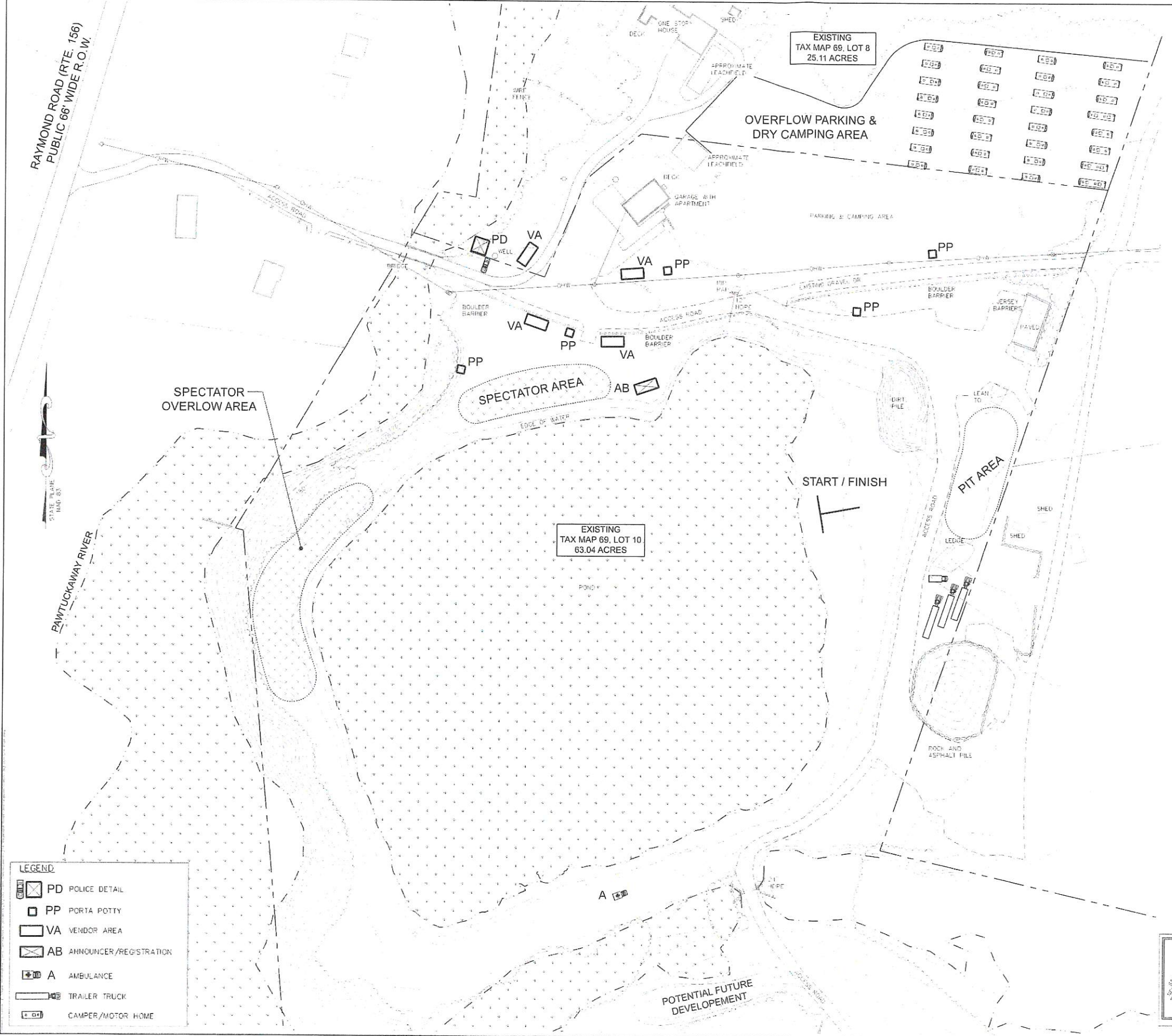
COVER SHEET
TAX MAP 69, LOT'S 8 & LOT 10

KUBOTA TRUST

TAMI LEE DEFRANCESCO TRUSTEE

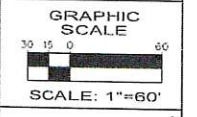
214 RAYMOND ROAD, NOTTINGHAM, NH 03290
LOT 8 BK 6049 PG 1865
LOT 10 BK 5897 PG 1703

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



- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOTS 8 & 10.
 2. THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOTS 8 & 10.
 3. 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).
 4. THE CURRENT OWNER FOR LOTS 8 & 10, TAMI DEFRANCESCO-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. FRONT 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 HAZZARD)
 7. THE EXISTING USE OF TM 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL.
 8. THE PROPOSED USE OF TM 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL AND 3 WATER-CROSS EVENTS 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. ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITEVIEW.GOV.
 13. THE FEMA MAP NUMBER FOR THIS SITE IS 330150C0485E, 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 20, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF FRAME AND THE NAD 83.
 19. HRSO SOILS DATA:
 120-HINLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
 12E-HINLEY 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 HATCHUAUG MUCKY PEATS, ROUNDED, 0 TO PERCENT SLOPES
 140C-CHAFFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 PERCENT SLOPES, ROCKY
 299-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 313B-DEFIELD LOAMY FINE SAND, 3 TO 5 PERCENT SLOPES
 395-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 657B-PROSEBURY FINE SANDY, 3 TO 5 PERCENT SLOPES, VERY STONY

NO.	DATE	DESCRIPTION	BY



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

145 CROSBY RD. LINCOLN, NEW HAMPSHIRE 03251
 TEL: 603-442-9221 FAX: 603-442-9223

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

214 RAYMOND ROAD, NOTTINGHAM, NH 03290
 LOT 8 BK 8049 PG 1866, LOT 10 BK 8897 PG 1703

ROCKINGHAM CO
 JOB NO: 312.00
 DATE: JANUARY 20, 2021
PSP
 SHT. 3 of 3

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

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, PRECISION AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ
 DATE: