



**683C First New Hampshire Turnpike, Northwood, NH 03261
Phone 942-9220 Cell 833-5913**

**Town of Nottingham
139 Stage Road
Nottingham, NH 03290**

**Re: James and Janice Tuttle, 15 Kennard Road, Nottingham, NH Subdivision
Application. Tax Map 13 Lot 11.**

Date: 4-27-2021

**Re: response to letter review by Strafford Regional Planning Commission, Dated 4-26-
2021**

Subdivision Application

1. Comments on submitted waiver request:
 - a. Waiver for Article 20 Section 2.4
Staff Recommends approval of this waiver.

Response: No response required

2. Elements in need of clarification, additional information, or provisions before approval:
 - a. Please include final dimensions of proposed lot 13/11 on the pages to be recorded with town and registry of deeds

Response: Due to the size of the existing parcel we have submitted a waiver from performing a survey of the entire parcel. Please find waiver enclosed in this resubmittal. See sheet 5 of 6 for the additional waiver request.

- b. Proposed lot appears to meet 200' minimum road frontage requirement. Please confirm its exact frontage measurement.

Response: We have added a note on sheet 4 & 5 of 6 noting the frontage is 200' for the proposed parcel and the approximate remaining frontage of 1,288'+/- for the large parcel.

- c. An "existing trail" is identified on the plan set.
- i. What is the nature of the trail? Are there easements associated with its function (Checklist section 2, item, 22.j) Will its use continue or change after the proposed subdivision?

Response: The existing trail is used to access a portion of the 32+ acres and there are no easements currently associated with the trail. The trail will continue to be used as access to the 32+ acres,

- d. Wetland scientist stamp and delineation criteria are missing from the plan set (Checklist section 2, item 25b. and c.)
- i. It is noted that a soil scientist has stamped and signed the plans
 - ii. Please provide the missing item or request a waiver

Response: The Wetland scientist stamp and notes are shown on sheets 1,3 & 5 of 6. There is no soil scientist stamp as we did not perform site specific soils mapping.

- e. Please provide the location of the proposed underground utilities (Checklist section 2, item 13.)

Response: The underground utilities will be placed under the driveway and is shown on 4 of 5. Also see note #21 stating all utilities are to be underground.

- f. Fire protection details are listed as provided on the application checklist (section 3, item 13.), please identify this information or add it to the plan set.

Response: See note #13 on the plan set noting the location of the closest cistern.

3. Notes, changes, corrections, and additions:
- a. n/a

Response: No response required

Please feel free to reach out to us with further questions or comments on this response letter and the revised plans.

Respectfully submitted,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC