



## 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>  
[scasella@strafford.org](mailto:scasella@strafford.org)



Phone: (603)679-9597

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## Plan Review

<b>PROJECT NAME:</b> Tuttle Subdivision		<b>CASE NUMBER:</b> 21-007-SUB	
<b>MEETING DATE:</b> 4/28/2021 <u>Continue to 5/12 with deliverables to 5/10 at noon (next cons com on 5/10)</u>	<b>Property Owner(s):</b> James and Janice Tuttle 15 Kennard Rd Nottingham, NH 03290 jtuttle@paigeinsurance.com	<b>APPLICATION TYPE:</b> <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line Adjustment <input type="checkbox"/> Design Review	
<b>APPLICATION STATUS:</b> <input checked="" type="checkbox"/> <b>Accepted: 4/28/2021 Ed, lan.</b> <u>Passed all in favor</u> 65 days expires: <input type="checkbox"/> <b>Approved:</b> <input type="checkbox"/> <b>Extension to:</b>	<b>Surveyor (s):</b> Scott Frankiewicz NH Land Consultants 283C First NH Turnpike Northwood, NH 03261 <a href="mailto:scott@nhlandconsultants.com">scott@nhlandconsultants.com</a>	<b>REVIEWED BY:</b> Stefanie Casella SRPC Circuit Rider 4/26/2021	
<b>EXECUTIVE SUMMARY</b>			
Applicant is applying for a two (2) lot subdivision.			
<u>Proposed lot 13/11 (parent lot)</u> Lot Area: 30.35 ac			
<u>Proposed lot 13/11-2</u> Lot Area: 2.62 ac/114,233 sf Buildable Area: 30,174 sf			
<u>5/10/2021 Update</u> <u>The applicant provided the board and staff with an updated plan according to feedback and review at the 4/28/2021 meeting. Applicant is scheduled to attend the 5/10/2021 Conservation Commission meeting.</u>			
<b>BACKGROUND</b>			
<b>TAX MAP/LOT:</b>	13/11		
<b>AREA (ACRES, SQUARE FEET):</b>	32.97		
<b>EXISTING LAND USE:</b>	Residential		
<b>STEEP SLOPES:</b>	Steep slopes are present on property		
<b>ROAD ACCESS (FRONTAGE):</b>	1506.88 on Kennard Road		



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<b>CLOSEST INTERSECTION:</b>	Freedom Hall St and Kennard Rd
<b>ZONING DISTRICT(S):</b>	Residential/Agricultural
<b>OVERLAY DISTRICTS:</b>	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Steep Slopes
<b>LOCATED ON A SCENIC ROAD?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>FEMA 100-YEAR FLOOD HAZARD ZONE?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>WATER BODIES:</b>	<input type="checkbox"/> Shoreland Protection
<b>OTHER PERMITS AND APPROVALS</b>	
<input type="checkbox"/> Special Exception(s)	<input checked="" type="checkbox"/> Waivers
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents
<input type="checkbox"/> Variance(s)	<input type="checkbox"/> State Permits
<input type="checkbox"/> Easement(s)	<input type="checkbox"/> Road Cut
<input type="checkbox"/> Excavation Permit	<input type="checkbox"/> Road Bond
<b>STATUS NOTES:</b> One waiver has been submitted at this time.	

### COMPLETENESS/APPLICATION ACCEPTANCE

- 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?
- Confirm all abutters noticed & fees paid (escrow).
- Confirm signature and seal of registered surveyor, engineer or architect.
- Confirm signed application received.

### STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

#### Subdivision Application

- Comments on submitted waiver request:
  - Waiver for Article 20 section 2.4
    - Staff recommends approval of this waiver
    - Board will review need for this waiver.
  - Waiver for surveying entire property Article 8.3.5
    - Waiver granted at the 4/28 meeting
- Elements in need of clarification, additional information, or provision before approval:
  - ~~Please include final dimensions of proposed lot 13/11 on the pages to be recorded with town and registry of deeds.~~
  - ~~Proposed lot appears to meet 200' minimum road frontage requirement. Please confirm its exact frontage measurement.~~
    -

~~a.~~ An "existing trail" is identified on the plan set.

  - 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?



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~~d.b.~~ Wetland scientist stamp and delineation criteria are missing from the plan set (Checklist section 2, item 25 b. and c.)

i. It is noted that a soil scientist has stamped and signed the plans.

c. Please provide the locations of the proposed underground utilities (Checklist section 2, item 30)

~~ii.i.~~ Updated plans show the proposed underground utilities from Kennard road, location as it approaches the house are not depicted

~~e.d.~~ 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.

3. Notes changes, corrections, and additions:

a. n/a

### 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**) motion that project is not a DRI by Ed, Gary. Motion passed all in favor.
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  |   |
| - Wetlands Scientist  |   |
| <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 type="checkbox"/> Curb-cut,                                    |
| <input checked="" type="checkbox"/> All fees paid   | <input checked="" type="checkbox"/> Subdivision (Sub Surface/Septic), |
| <input checked="" type="checkbox"/> Additional items to be determined as part of the plan review hearing (List):          | <input type="checkbox"/> Wetlands – Dredge and Fill,                  |
| - Owners signatures   | <input type="checkbox"/> Alteration of Terrain                        |
| <input type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (refer to notes section and list): | <input type="checkbox"/> Shoreland Protection                         |
| • See Above   |   |
| <input type="checkbox"/> Others (List):   |   |