

Case#

Project Name

Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013

**PLANNING BOARD PROJECT APPLICATION**

**Subdivision Type:** Conventional  Open Space  LLA

**Site Plan Review:** Conventional  Change of Use

**Concurrent- Subdivision/ Site Plan Review**

**Amendment to Approval of:** Subdivision  Site Plan  Other

Total Acreage: 32.97	Current Use Acreage: 30.97	# of Proposed Lots: 2
Project Address: 15 Kennard Road, Nottingham, NH 03290		
Current Zoning Districts: Residential/Agricultural		
Overlay Districts: Wetlands, steep slope	Map(s): 13	Lot (s): 11
Request: Subdivide a 2+ acres lot with 200' frontage on Kennard Road from the 32.97 acres		
Access to the lot will be a common driveway along the common property line		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization to Represent" has been filed with this application
- 6 sets of full size plans
- 10 sets of 11"x17" plans
- Waiver Form(s)
- Completed Checklist

Case#:	Project Name: Tuttle	Date: 3-22-21
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Case#

Project Name Tuttle

Date 3-22-21

<b>Owner 1: James &amp; Jan Tuttle</b>			
Company:			
Phone: 603-942-7068	Fax:	E-mail: jtuttle@paigeinsurance.com	
Address: 15 Kennard Road, Nottingham, NH 03290			

*James D. Tuttle*  
Owner 1 Signature

3-19-21  
Date

<b>Owner 2:</b>			
Company:			
Phone:	Fax:	E-mail:	
Address:			

Owner 2 Signature

*Janice L. Tuttle*

Date 03-19-2021

<b>Owner 3:</b>			
Company:			
Phone:	Fax:	E-mail:	
Address:			

Owner 3 Signature

Date

<b>Owner 4:</b>			
Company:			
Phone:	Fax:	E-mail:	
Address:			

Owner 4 Signature

*Janice*

Date

<b>Applicant (Contact): James and Janet Tuttle</b>			
Company:			
Phone: 603-942-7068	Fax:	E-mail: jtuttle@paigeinsurance.com	
Address: 15 Kennard Road, Nottingham, NH 03290			

<b>Developer: Same as owner</b>			
Company:			
Phone:	Fax:	E-mail:	
Address:			

<b>Engineer: Scott R Frankiewicz, LLS</b>			
Company: New Hampshire Land Consultants, PLLC			
Phone: 603-942-9220	Fax: NA	E-mail: scott@nhlandconsultants.com	
Address: 683C First NH Turnpike, Northwood, NH 03261			

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### ABUTTER(S) LIST

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

**1. APPLICANT INFORMATION:**

Printed Name: James & Jan Tuttle Contact Telephone: 603-942-7068  
Address: 15 Kennard Road, Nottingham, NH 03290

**2. OWNER INFORMATION:**

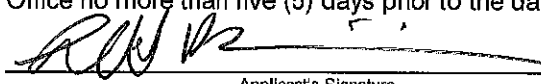
Printed Name: Same as applicant  
Address: \_\_\_\_\_

**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: New Hampshire Land Consultants, PLLC & Gove Environmental Services, Inc.  
Address: 683C First NH Turnpike, Northwood, NH 03261 & 8 Continental Dr. Unit H, Exeter, NH 03833

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	13	11	1	Kristine Tuttle	55 Freeman Hall Rd, Nottingham, NH 03261
6.	13	16		Darla Cote	91 Priest Rd, Nottingham, NH 03290
7.	13	17		Terri Drew	91R Priest Rd, Nottingham, NH 03290
8.	13	21		Thomas Bleakley & Ellen Kelly Bleakley	81 Priest Road, Nottingham, NH 03290
9.	13	10	B	John Desmond & Robin Comstock	23 Kennard Rd, Nottingham, NH 03290
10.	13	3		Roger & Linda Sue Bevins	38 Kennard Rd, Nottingham, NH 03290
11.	13	4		Jon Chapple & Mary Martin	22 Kennard Rd, Nottingham, NH 03290
12.	13	2		John Tuttle	170 Old Mountain Rd, Northwood, NH 03290
13.					
14.					
15.					
16.					
17.					

I, Scott Frankiewicz, 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..



Applicant's Signature

Date

## **Abutters list**

### **Owner/Applicant**

Tax Map 13 Lot 11  
James & Janice Tuttle  
15 Kennard Road  
Nottingham, NH 03290

### **Abutters**

Tax Map 13 Lot 2  
John M. Tuttle  
170 Old Mountain Road  
Northwood, NH 03261

Tax Map 13 Lot 3  
Roger James and Linda Sue Bevins  
38 Kennard Road  
Nottingham, NH 03290

Tax Map 13 Lot 4  
Jon Chappell & Mary Marion  
22 Kennard Road  
Nottingham, NH 03290

Tax Map 13 Lot 10-B  
John Desmond & Robin Comstock  
23 Kennard Road  
Nottingham, NH 03290

Tax Map 13 Lot 11  
Kristen & Richard Tuttle  
55 Freeman Hall Road  
Nottingham, NH 03290

Tax Map 13 Lot 16  
Darla Cote  
91 Priest Road  
Nottingham, NH 03290

Tax Map 13 Lot 17  
Terri Drew  
91R Priest Road  
Nottingham, NH 03290

Tax Map 13 Lot 21  
Thomas Bleakley & Ellen Kelley-Bleakley  
81 Priest Road  
Nottingham, NH 03290

**Professionals**

New Hampshire Land Consultants, PLLC  
683C First NH Turnpike  
Northwood, NH 03261

Gove Environmental Services, Inc  
8 Continental Drive, Unit H  
Exeter, NH 03833



**Town of Nottingham**

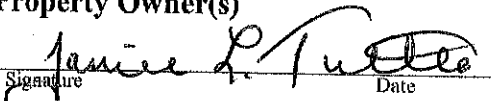
P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013  
Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)


## 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)**

  
 Signature \_\_\_\_\_ Date 3-19-21

  
 Signature \_\_\_\_\_ Date 3-19-21

**Property Owner(s)**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Property Owner(s)**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Property Owner(s)**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Town of Nottingham**  
 P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013  
 Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

**OWNER'S AUTHORIZATION FOR REPRESENTATION**

**Property location:** 15 Kennard Road, Nottingham, NH 03290

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized: Scott Frankiewicz of New Hampshire Land Consultants 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     Site Plan Review     Backlot Subdivision  
 Design Review     Other \_\_\_\_\_

FOR: a 2 lot residential subdivision

Name of Owner	James Tuttle	
Address of Owner	15 Kennard Road, Nottingham, NH 03290	
Signature of Owner	<i>James D. Tuttle</i>	Date <u>3-19-21</u>

Name of Owner	Jan Tuttle	
Address of Owner	15 Kennard Road, Nottingham, NH 03290	
Signature of Owner	<i>Jan Tuttle</i>	Date <u>03-19-2021</u>

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

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### Waiver Request Form

*Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions*

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of Subdivision Plan:

Tax Map	13	Lot	11	Sub- Lot
Site Location: 15 Kennard Road				
Zoning District(s): Residential-Agricultural				
Owner(s): James & Janice Tuttle				
Address of Owner(s): 15 Kennard Road, Nottingham, NH 03290				
Applicant (if different from owner):				
Phone Number: 603-435-6767		Email: jtuttle@paigeinsurance.com		
Land Surveyor: Scott Frankiewicz				

I, James & Janice Tuttle Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 20 Section 2.4, for the above case submittal:

To allow a driveway within the wetland buffer to access the buildable area on the parcel.

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*Janice P. Tuttle*  
 Signature of Owner/Applicant  
*James D. Tuttle*

Date 03-19-2021  
3-19-21



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**Project Application Checklist  
Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment <input checked="" type="checkbox"/> Subdivision Plan See Sections I & II      See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
<b>Section I. General Requirements</b>				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees	X			
4. Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents		X		
6. Any waiver request(s) submitted with justification in writing		X		
7. Technical reports and supporting documents (see Section IX & X of this checklist)		X		
8. Completed Application Checklist	X			
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations	X			
2. Title block information:				
a) Drawing title	X			
b) Name of subdivision	X			
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			

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	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates	X			
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)	X			
6. Match lines (if any)	X			
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X			
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	X			
11. Note the following: "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."	X			
12. Note identifying which plans are to be recorded and which are on file at the Town.	X			
13. Note the following: "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	X			
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study		X		
16. Plan and deed references	X			
17. The following notes shall be provided:				
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)	X			
d) Zoning variances/special exceptions with conditions		X		
e) List of required permits and permit approval numbers	X			
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets	X			
18. Boundary of entire property to be subdivided	X			
19. Boundary monuments				
a) Monuments found	X			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set	X			
20. Existing streets:				

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a) Name labeled	Provided	N/A	Provided	N/A
b) Status noted or labeled	X			
c) Right-of-way dimensioned	X			
d) Pavement width dimensioned	X			
21. Municipal boundaries (if any)		X		
22. Existing easements (Identified by type)		X		
A. Drainage easement(s)		X		
B. Slope easement(s)		X		
C. Utility easement(s)		X		
D. Temporary easement(s) (Such as temporary turnaround)		X		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		X		
F. Vehicular & pedestrian access easement(s)	X			
G. Visibility easement(s)		X		
H. Fire pond/cistern(s)		X		
I. Roadway widening easement(s)		X		
J. Walking trail easement(S)		X		
K. Other easement(s) Note type(s)		X		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	X			
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)	X			
25. Wetland delineation (including Prime Wetlands):	X			
a) Limits of wetlands	X			
b) Wetland delineation criteria	X			
c) Wetland Scientist certification	X			
26. Owner(s) signature(s)	X			
27. All required setbacks	X			
28. Physical features				
a) Buildings	X			
b) Wells	X			
c) Septic systems	X			
d) Stone walls	X			
e) Paved drives		X		
f) Gravel drives	X			
29. Location & name (if any) of any streams or water bodies	X			
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			

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<b>Section III</b>				
<b>Proposed Site Conditions Plan</b>				
<b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
1. Surveyor's stamp and signature by Licensed Land Surveyor	X			
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds	X			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	X			
a) Drainage easement(s)		X		
b) Slope easement(S)		X		
c) Utility easement(s)		X		
d) Temporary easement(s) (such as temporary turnaround)		X		
e) Roadway widening easement(s)		X		
f) Walking trail easement(s)		X		
g) Other easement(s) Note type(s)	X			
4. Area of each lot (in acres & square feet):				
a) Total upland(s)	X			
b) Contiguous upland(s)	X			
5) Proposed streets:				
a) Name(s) labeled		X		
b) Width of right-of-way dimensioned		X		
c) Pavement width dimensioned		X		
6. Source and datum of topographic information (USGS required)	X			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	X			
8. Soil Conservation Service (SCS) soil survey information	X			
9. Location, type, size & inverts of the following (as applicable):	X			
a) Existing water systems	X			
b) Existing drainage systems	X			
c) Existing utilities	X			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	X			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	X			
12. Existing tree lines	X			
13. Existing ledge outcroppings & other significant natural features	X			
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations		X		
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations		X		
1. Typical cross-section of roadway		X		
2. Typical driveway apron detail	X			
3. Curbing detail		X		
4. Guardrail detail		X		

Common driveway

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5. Sidewalk detail		X		
6. Traffic signs and pavement markings		X		
7. Drainage structure(s)		X		
8. Outlet protection riprap apron		X		
	Provided	N/A	Provided	N/A
9. Level spreader		X		
10. Treatments swale		X		
11. Typical section at detention basin		X		
12. Typical pipe trench		X		
13. Fire protection details	X			
14. Erosion control details				
15. Construction Notes				
a) Construction sequence				
b) Erosion control notes				
c) Landscaping notes				
d) Water system construction notes				
e) Sewage system construction notes				
f) Existing & finish centerline grades				
g) Proposed pavement – Typical cross-section				
h) Right-of-way and easement limits				
i) Embankment slopes				
j) Utilities				
<b>Section V.</b>				
<b>Supporting Documentation If Required</b>				
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)		X		
2. Stormwater management report		X		
3. Traffic impact analysis		X		
4. Environmental impact assessment		X		
5. Hydrogeological study		X		
6. Fiscal impact. study provided		X		
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)		X		

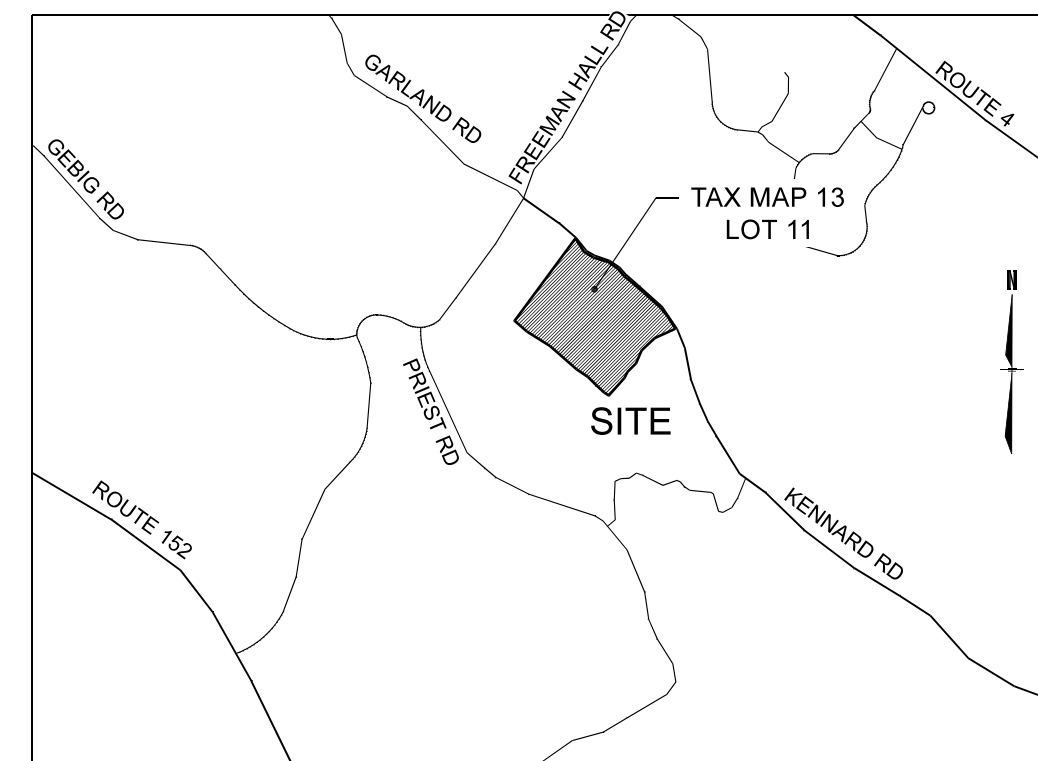
**Note:** This checklist shall be completed and returned as part of the original application packet.

# 2 LOT FRONTAGE SUBDIVISION FOR JAMES & JANICE TUTTLE

TAX MAP 13, LOT 11  
KENNARD ROAD, NOTTINGHAM, NH 03290  
ROCKINGHAM CO.

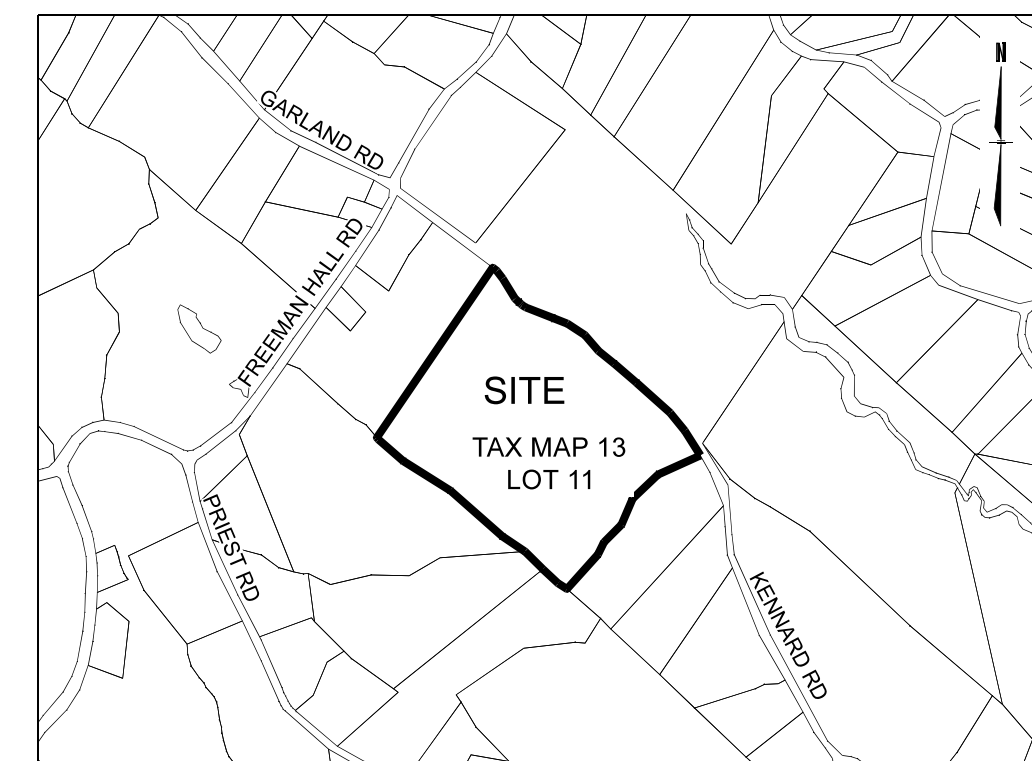
**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT FRONTAGE SUBDIVISION.
2. THE PROPERTY IS DESIGNATED AS MAP 13, LOT 11.
3. THE AREA OF THE EXISTING LOT 11 IS 32.97 ACRES (1,436,043 SQFT.)
4. THE CURRENT OWNER FOR LOT 16, JAMES D. & JANICE L. TUTTLE, 15 KENNARD ROAD, NOTTINGHAM NH 03290 BK 5352, PAGE 1063.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS: RESIDENTIAL/AGRICULTURAL DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR 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' (ABOVE 34' BY SPECIAL EXCEPTION)  
 SEPTIC SETBACK =50'/75' HYDRIC SOILS  
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
7. THE EXISTING USE OF TM 13 LOT 11 IS RESIDENTIAL.
8. THE PROPOSED USE OF TM 13 LOT 11 WILL BE 2 LOT FRONTAGE SUBDIVISION.
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. ADDITIONAL TOPO & PROPERTY INFO PROVIDED BY NH GRANIT GIS CLEARING HOUSE @ <https://lidar.unh.edu/map/>, AND @ <https://granitview.unh.edu>
13. SHEETS 5 AND 6 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
14. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E, EFFECTIVE DATE: MAY 17, 2005, SITE RESIDES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
15. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
16. 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.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
18. 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.
19. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JANUARY 26, 2021 FROM DATA COLLECTED BY THIS OFFICE ON JANUARY 26, 2021 THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
20. NRCS SOILS DATA:  
 430-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY.  
 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.  
 447B-SOUTHATE-NEWFIELDS COMPLEX, 3 TO 8 PERCENT SLOPES, VERY STONY.  
 660-PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES.
21. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
22. RESIDENTIAL DRIVEWAY LOCATION TO BE APPROVED BY ROAD AGENT.



**LOCATION PLAN**

SCALE: 1"=2,000'



**VICINITY SKETCH**

SCALE: 1"=1,000'

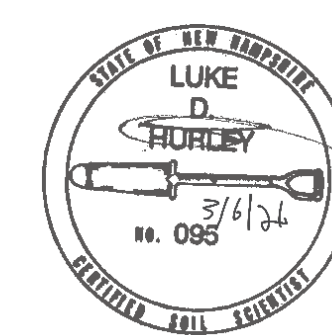
**SHEET INDEX**

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 6	COVER SHEET
OVEC	2 OF 6	OVERALL EXISTING CONDITIONS
ECP	3 OF 6	EXISTING CONDITIONS
PCP	4 OF 6	PROPOSED CONDITIONS
PSP	5 OF 6	PROPOSED SUBDIVISION
PSLP-1	6 OF 6	SIGHTLINE PLAN - LOT 11-2

**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: LUKE HURLEY, CERTIFIED WETLAND SCIENTIST  
 GOVE ENVIRONMENTAL SERVICES, INC.  
 8 CONTINENTAL DR., BLDG. 2, UNIT H,  
 EXETER, NH 03833 PH: (603) 778-0644



US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1, January 2012, Version 2.0

New England Hydric Soils Technical Committee, 2018 Version 4, Field Indicators for Identifying Hydric Soils in New England, New England Interstate Water Pollution Control Commission, Lowell, MA.

North American Digital Flora: National Wetland Plant List, current version.

**REQUESTED WAIVER:**

1. ARTICLE 20, SECTION 2.4 - REQUESTED WAIVER TO ALLOW THE DRIVEWAY WITHIN THE WETLAND BUFFER TO ACCESS THE BUILDABLE AREA ON THE PARCEL.
2. ARTICLE 8, SECTION 8.3.5 - REQUESTED WAIVER TO ALLOW MHLIC TO SURVEY THE AREA WE ARE SUBDIVIDING ONLY, AND NOT THE ENTIRE PARCEL.

**OWNER/APPLICANT:**

JAMES D. TUTTLE &  
 JANICE L. TUTTLE  
 15 KENNARD ROAD,  
 NOTTINGHAM NH, 03290  
 BK 5352 PG 1063

**AGENCY APPROVALS**

NHDES SUBDIVISION : \_\_\_\_\_  
 NHDOT DRIVEWAY : \_\_\_\_\_



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

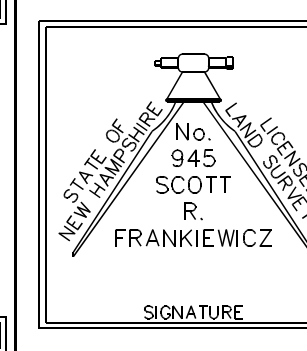
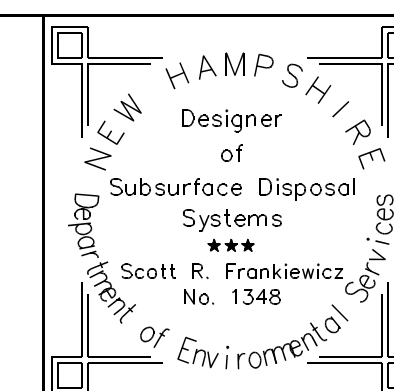
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION 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
1	4/27/2021	REVISED PER TOWN COMMENTS	TOB
2	5/10/2021	REVISED PER TOWN COMMENTS	TOB

**N.H. LAND Consultants**  
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 A VETERAN OWNED COMPANY  
 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

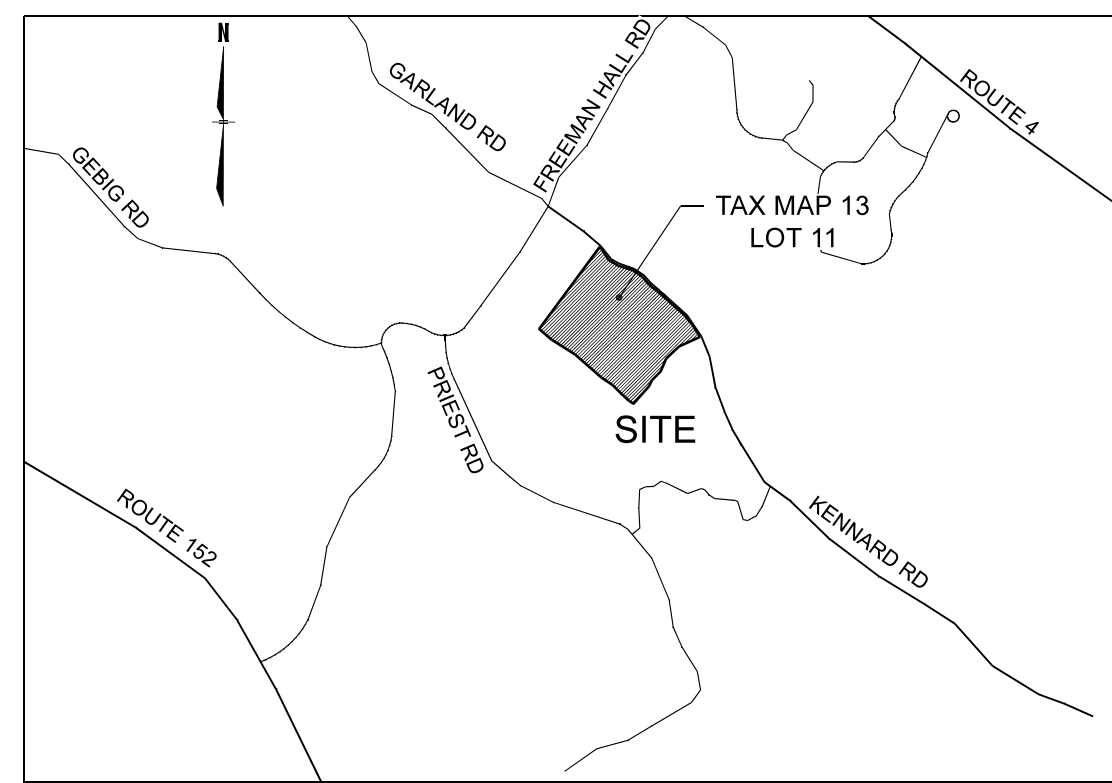
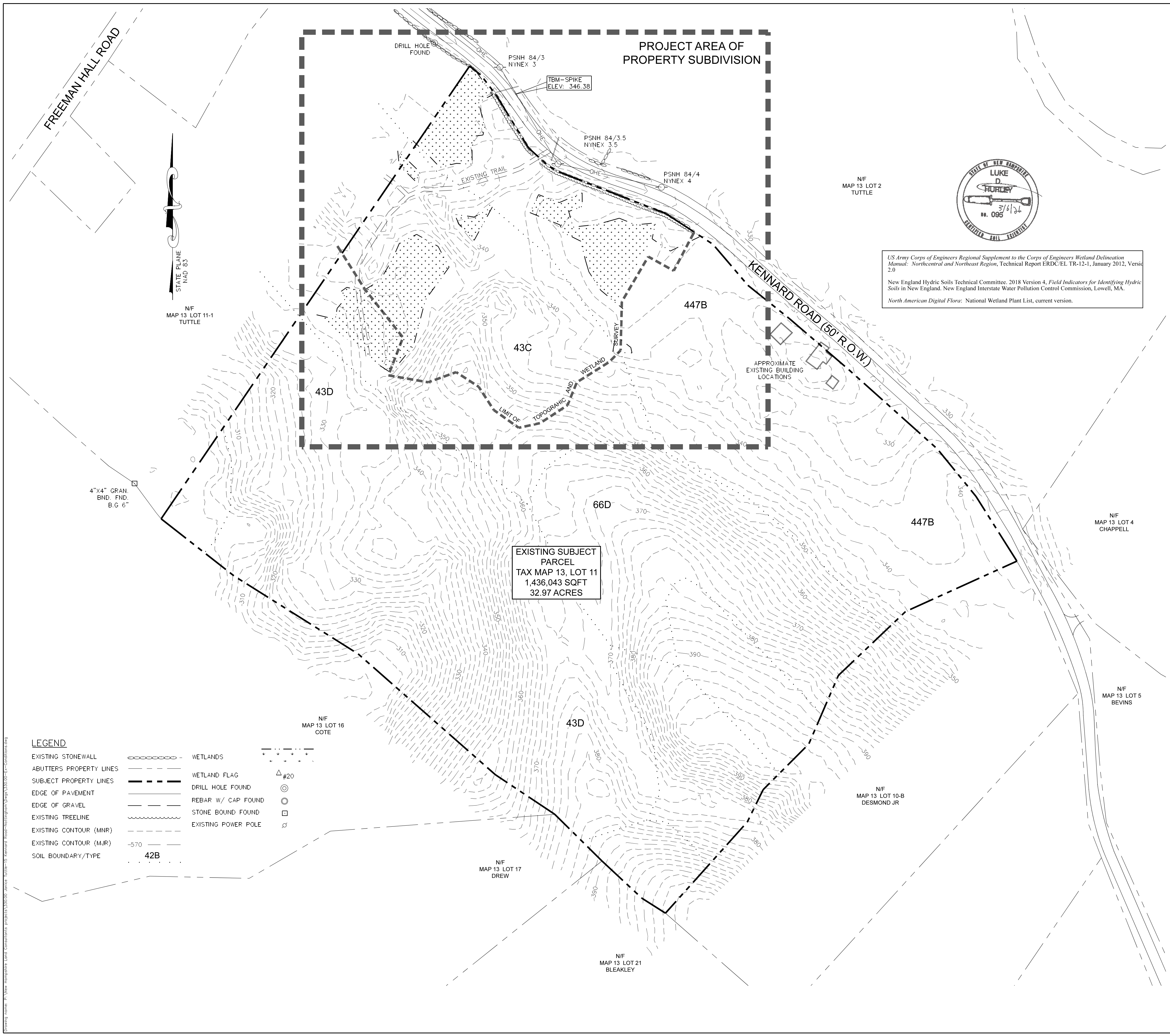


**COVER SHEET**  
 TAX MAP 13 LOT 11  
 KENNARD ROAD, NOTTINGHAM, NH 03290  
**2 LOT SUBDIVISION**  
 OWNED BY  
**JAMES D & JANICE L TUTTLE**  
 15 KENNARD ROAD, NOTTINGHAM NH 03290  
 BOOK 5352 PAGE 1063

**ROCKINGHAM CO.**  
 JOB NO: 330.00  
 DATE: MARCH 22, 2021

**CVR**

SHT. 1 of 6



**LOCATION PLAN**  
SCALE: 1"=2,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT FRONTAGE SUBDIVISION.
  - THE PROPERTY IS DESIGNATED AS MAP 13, LOT 11.
  - THE AREA OF THE EXISTING LOT 11 IS 32.97 ACRES (1,436,043 SQFT.)
  - THE CURRENT OWNER FOR LOT 16, JAMES D & JANICE L TUTTLE, 15 KENNARD ROAD, NOTTINGHAM NH 03290. BK 5352, PAGE 1063.
  - THE ZONING DESIGNATION FOR THE PROPERTY IS: RESIDENTIAL/AGRICULTURAL
  - DIMENSIONAL REQUIREMENTS PROVIDED FOR 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' (ABOVE 34' BY SPECIAL EXCEPTION)  
 SEPTIC SETBACK =50' 75' HYDRIC SOILS  
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
  - THE EXISTING USE OF TM 13 LOT 11 IS RESIDENTIAL.
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  - 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.
  - ADDITIONAL TOPO & PROPERTY INFO PROVIDED BY NH GRANIT GIS CLEARING HOUSE @ <https://lidar.unh.edu/map/>, AND @ <https://granitview.unh.edu>
  - SHEETS 5 AND 6 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
  - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E, EFFECTIVE DATE, MAY 17, 2005. SITE RESIDES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
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 66D-PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES.
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NEW STATE OF  
 NH  
 No. 945  
 SCOTT  
 R.  
 FRANKIEWICZ  
 SIGNATURE

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN WINTER OF 2021, 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, LLS DATE:

**ENGINEER**

NO.	DATE	DESCRIPTION	BY
1	4/27/2021	REVISED PER TOWN COMMENTS	TDB
2	5/10/2021	REVISED PER TOWN COMMENTS	TDB

**GRAPHIC SCALE**  
 50 25 0 100  
 SCALE: 1"=100'

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

**OVERALL EXISTING CONDITIONS PLAN**  
 TAX MAP 13 LOT 11  
 KENNARD ROAD, NOTTINGHAM, NH 03290  
**2 LOT SUBDIVISION**  
 OWNED BY  
**JAMES D & JANICE L TUTTLE**  
 15 KENNARD ROAD, NOTTINGHAM NH 03290  
 BOOK 5352 PAGE 1063

**ROCKINGHAM CO.**  
**JOB NO: 330.00**  
**DATE: MARCH 22, 2021**

**OVEC**  
 SHT. 2 of 6

**LEGEND**

EXISTING STONEWALL	WETLANDS	WETLAND FLAG	Δ #20
ABUTTERS PROPERTY LINES	WETLAND FLAG	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	DRILL HOLE FOUND	REBAR W/ CAP FOUND	⊙
EDGE OF PAVEMENT	REBAR W/ CAP FOUND	STONE BOUND FOUND	⊙
EDGE OF GRAVEL	STONE BOUND FOUND	EXISTING POWER POLE	⊙
EXISTING TREELINE	EXISTING POWER POLE		
EXISTING CONTOUR (MNR)			
EXISTING CONTOUR (MJR)			
SOIL BOUNDARY/TYPE			

STATE PLANE NAD 83

NF MAP 13 LOT 11-1 TUTTLE

NF MAP 13 LOT 2 TUTTLE

NF MAP 13 LOT 4 CHAPPELL

NF MAP 13 LOT 5 BEVINS

NF MAP 13 LOT 10-B DESMOND JR

NF MAP 13 LOT 16 COTE

NF MAP 13 LOT 17 DREW

NF MAP 13 LOT 21 BLEAKLEY

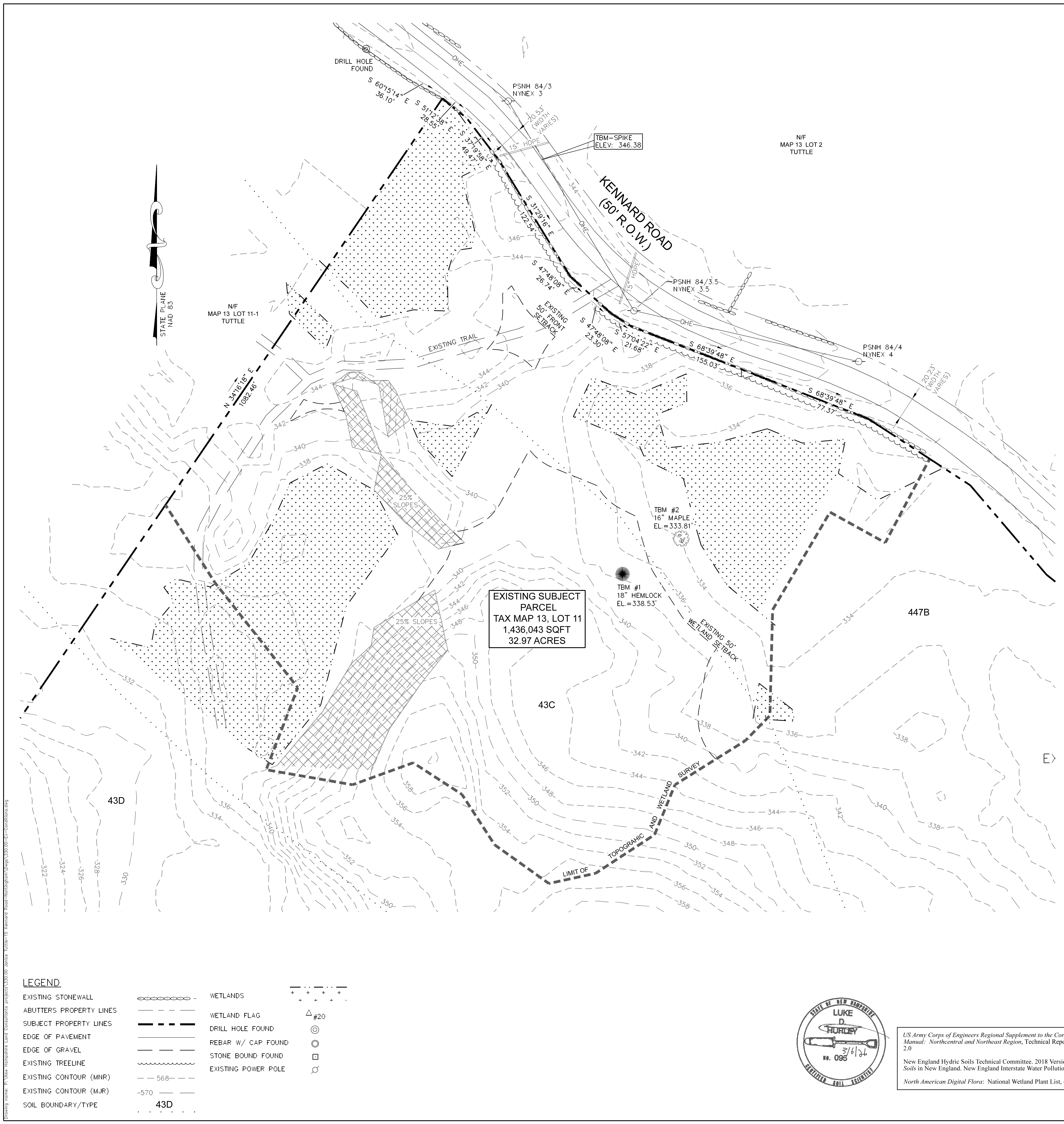
4"X4" GRAN. BND. FND. B.C. 6"

42B

US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region, Technical Report ERDC/EL TR-12-1, January 2012, Versi 2.0

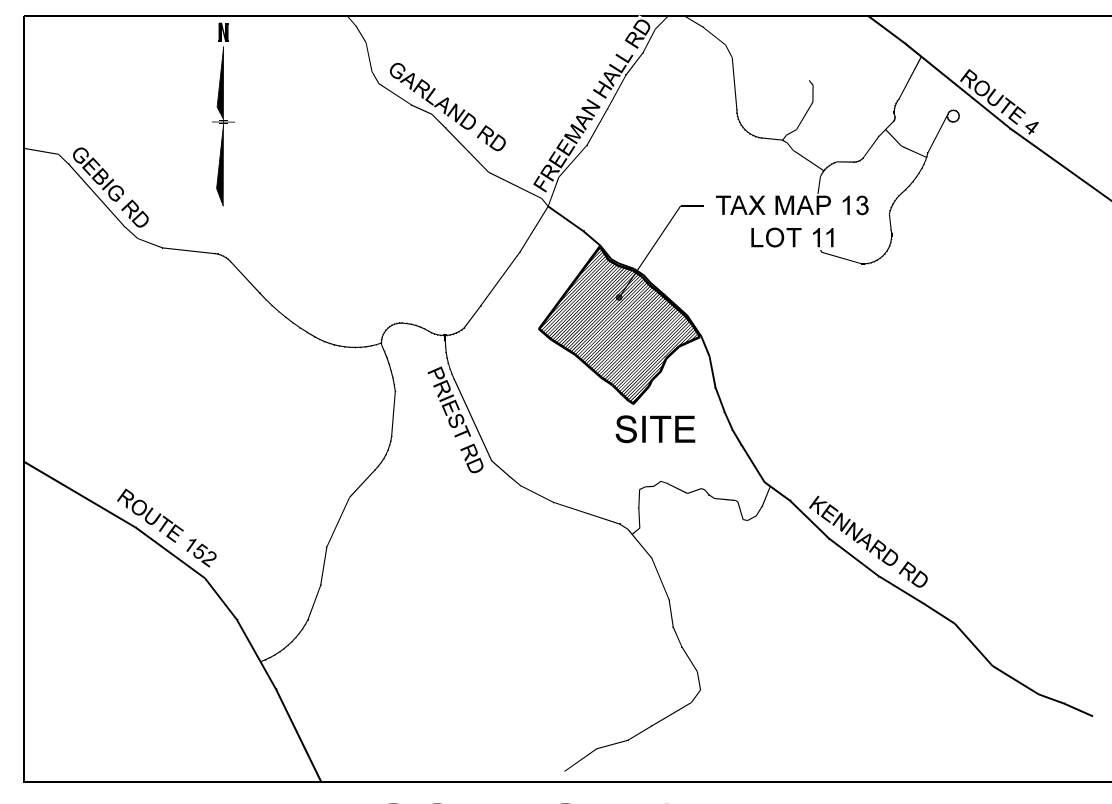
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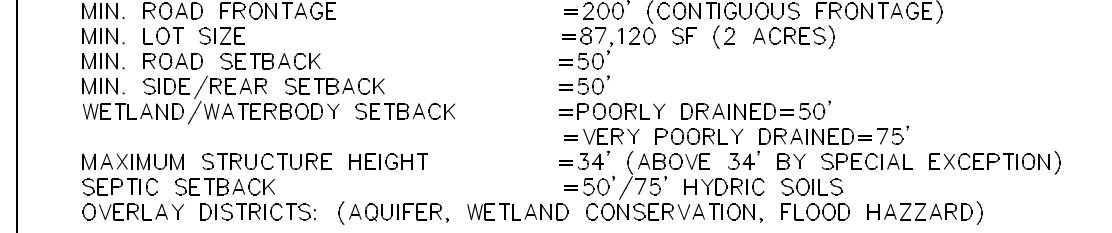


**ABUTTERS LIST:**

N/F MAP 13 LOT 2 JOHN M TUTTLE 170 OLD MOUNTAIN ROAD NORTHWOOD, NH 03261
N/F MAP 13 LOT 3 ROGER JAMES & LINDA SUE BEVINS - CO-TRUSTEES 38 KENNARD RD NOTTINGHAM, NH 03290 BOOK 5622 PAGE 0480
N/F MAP 13 LOT 4 JON H CHAPPELL & MARY E MARTIN 22 KENNARD RD NOTTINGHAM, NH 03290 BOOK 2904 PAGE 871
N/F MAP 13 LOT 10-B JOHN E DESMOND JR. & ROBIN A COMSTOCK 23 KENNARD RD NOTTINGHAM, NH 03290
N/F MAP 13 LOT 11 KRISTEN M & RICHARD J TUTTLE 55 FREEMAN HALL RD NOTTINGHAM, NH 03290 BOOK 5352 PAGE 1059
N/F MAP 13 LOT 18 DARLA COTE TRUSTEE REVOC. TRUST 91 PRIEST RD NOTTINGHAM, NH 03290 BOOK 5745 PAGE 0181
N/F MAP 13 LOT 17 TERRI J DREW 918 PRIEST RD NOTTINGHAM, NH 03290 BOOK 4865 PAGE 0817
N/F MAP 13 LOT 21 THOMAS BLEAKLEY & ELLEN KELLY BLEAKLEY 81 PRIEST RD NOTTINGHAM, NH 03290 BOOK 2895 PAGE 307



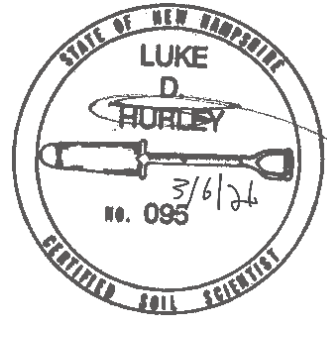
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**LEGEND**

EXISTING STONEWALL		WETLANDS	
ABUTTERS PROPERTY LINES		WETLAND FLAG	
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EDGE OF PAVEMENT		REBAR W/ CAP FOUND	
EDGE OF GRAVEL		STONE BOUND FOUND	
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**ENGINEER**

NO.	DATE	DESCRIPTION	BY	
			TOR	TOR
1	4/27/2021	REVISED PER TOWN COMMENTS		
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**GRAPHIC SCALE**  
 25 12.5 0 50  
 SCALE: 1"=50'

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 A Veteran Owned Company

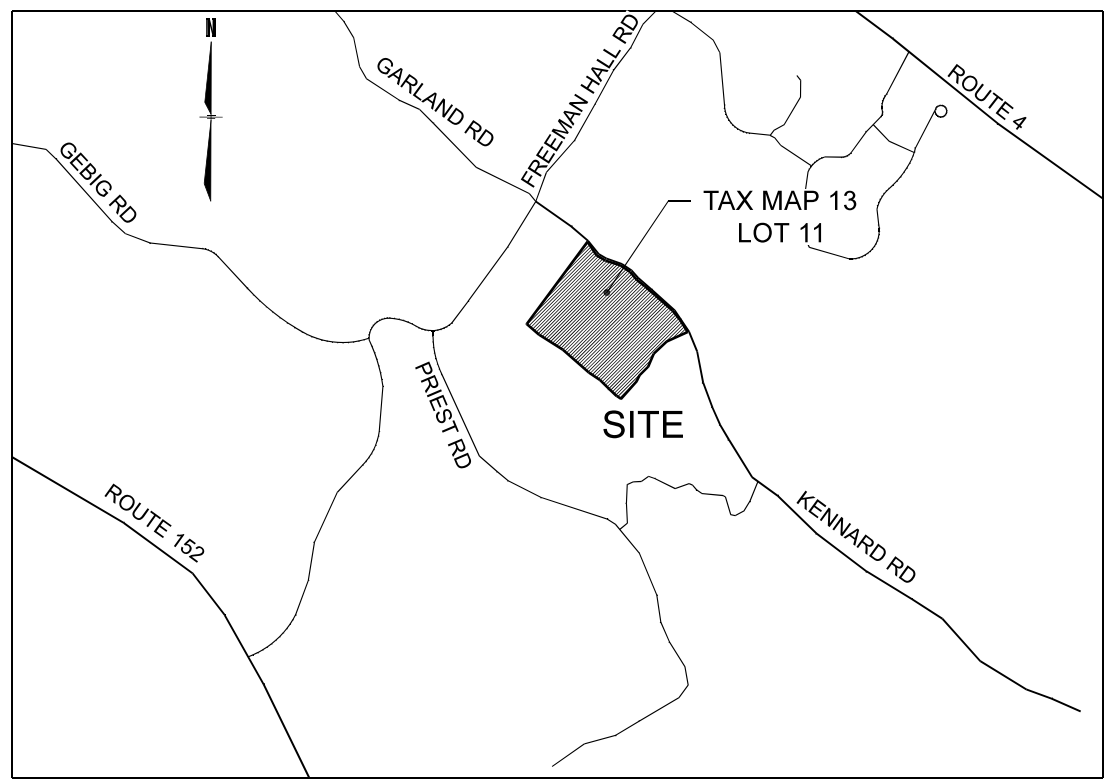
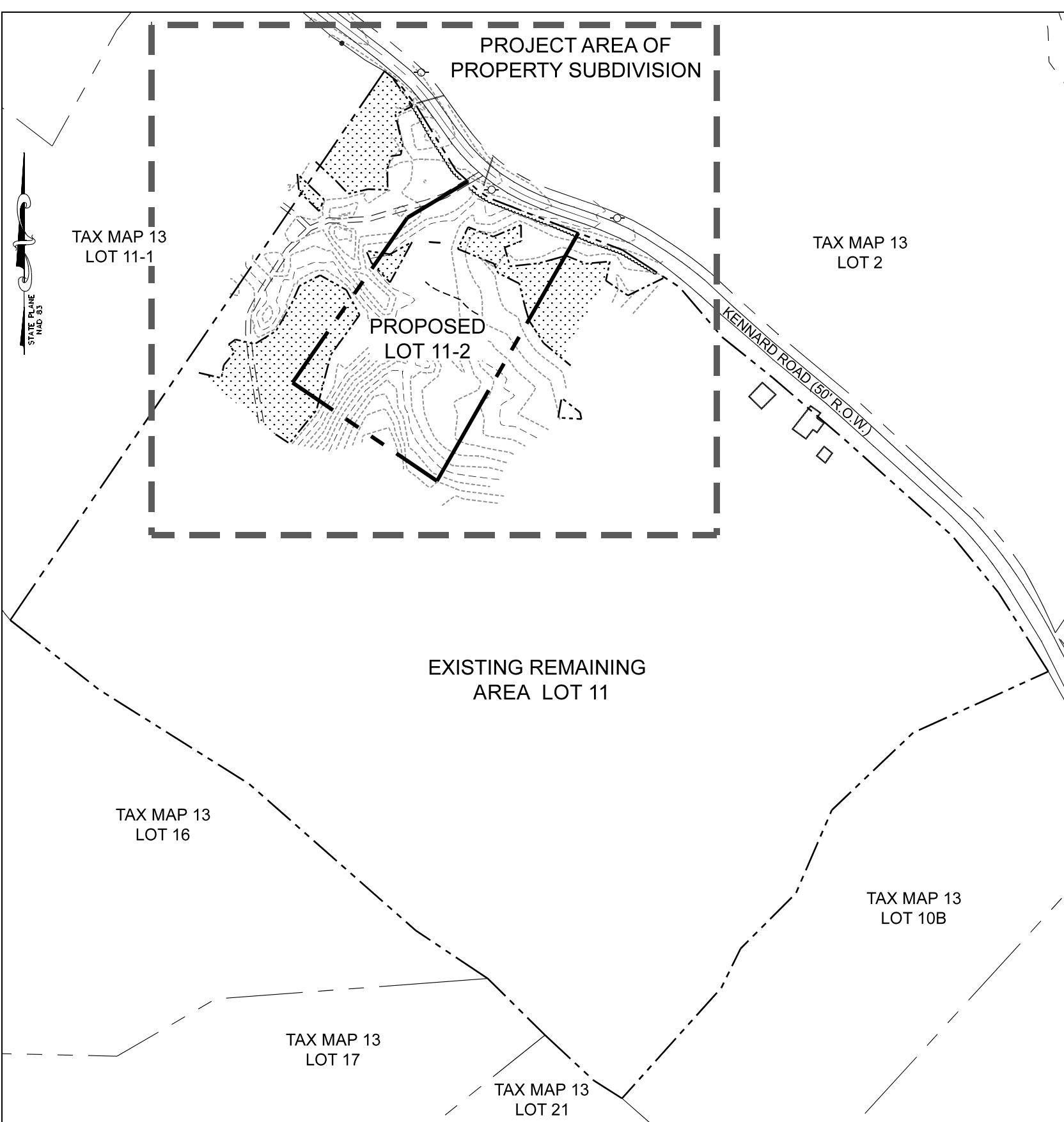
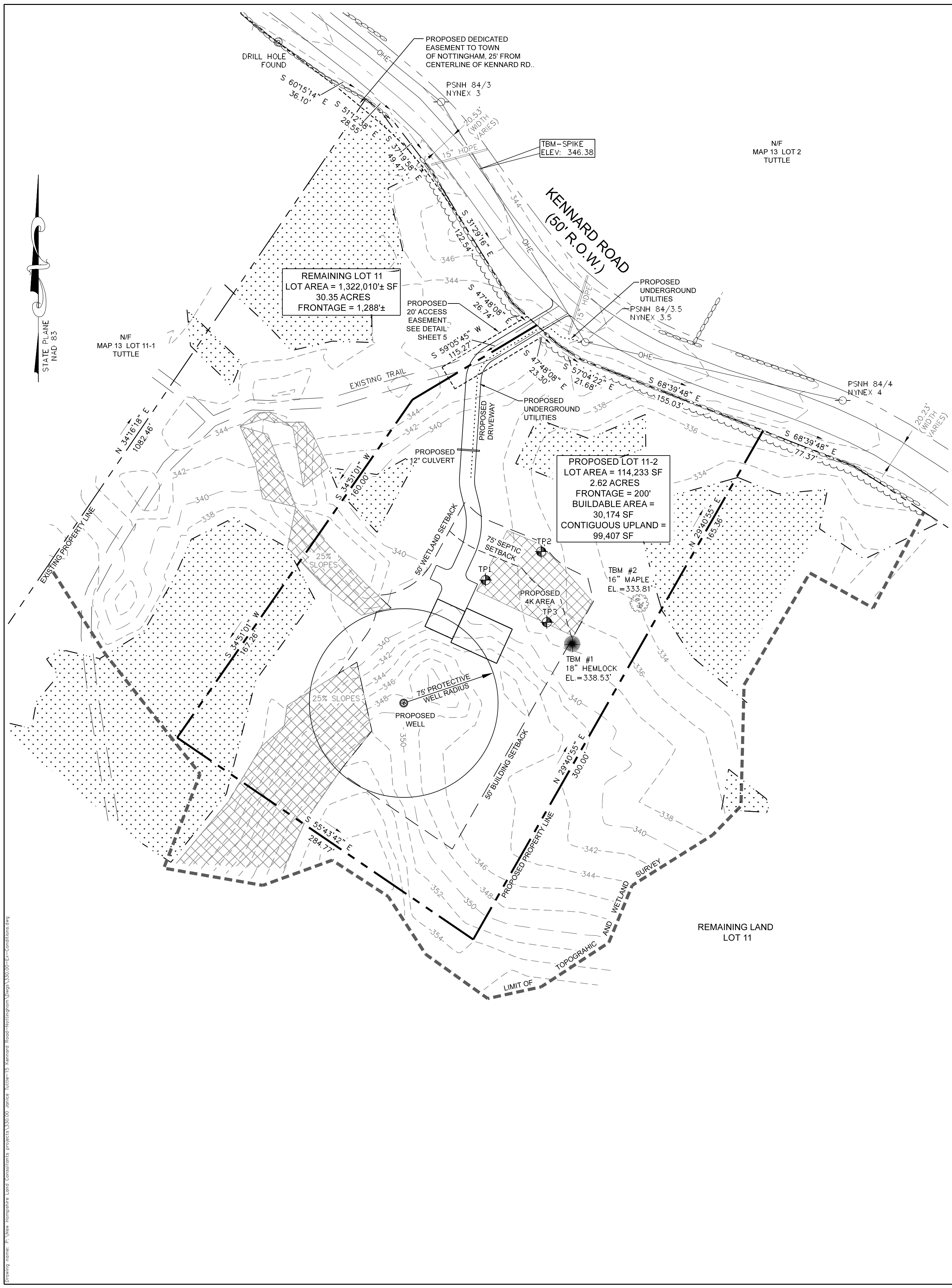
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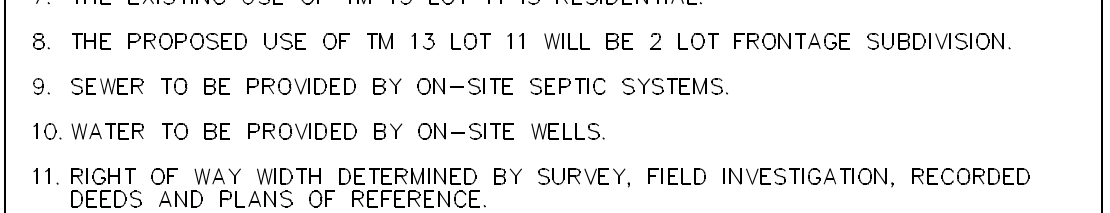
**ROCKINGHAM CO.**  
**JOB NO: 330.00**  
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**ECP**  
 SHT. 3 of 6





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  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS 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.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JANUARY 26, 2021 FROM DATA COLLECTED BY THIS OFFICE ON JANUARY 26, 2021 THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
  - NRCS SOILS DATA:
    - 43C-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY.
    - 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
    - 447B-SITUATE-NEWFIELDS COMPLEX, 3 TO 8 PERCENT SLOPES, VERY STONY.
    - 65D-PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES.
  - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
  - RESIDENTIAL DRIVEWAY LOCATION TO BE APPROVED BY ROAD AGENT.
  - CISTERN #12 IS LOCATED 3,500 FEET FROM PROPOSED LOT LOCATED AT THE INTERSECTION OF FREEMAN HALL ROAD, AND PATRIOTS LANE.
  - THE EXISTING TRAIL IS FOR ACCESS TO LOT 11 AND USE WILL CONTINUE, NO EASEMENT CURRENTLY EXIST.



**TEST PIT DATA**

TEST PIT #1  
DATE: 3-12-21  
PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348

0'-6"	TOPSOIL 10YR 3/3 - DARK BROWN
6"-26"	SANDY LOAM GRANULAR, FRIABLE 7.5YR 5/6-STRONG BROWN
26"-50"	GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6-LIGHT OLIVE BROWN

ESTIMATED SEASONAL HIGH WATERTABLE = 26"  
ROOTS TO 26"  
NO LEDGE, LARGE BOULDERS @ 50"  
NO WATER OBSERVED  
PERC RATE 8 MIN/INCH

TEST PIT #2  
DATE: 3-12-21  
PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348

0'-6"	TOPSOIL 10YR 3/3 - DARK BROWN
6"-32"	SANDY LOAM GRANULAR, FRIABLE 7.5YR 5/6-STRONG BROWN
32"-50"	GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6-LIGHT OLIVE BROWN

ESTIMATED SEASONAL HIGH WATERTABLE = 32"  
ROOTS TO 32"  
NO LEDGE, LARGE BOULDERS @ 50"  
WATER OBSERVED @ 50"  
PERC RATE 8 MIN/INCH

TEST PIT #3  
DATE: 5-6-21  
PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348

0'-6"	Topsoil 10yr 3/3 - dark brown
6-30"	Fine Sandy loam Granular/Friable 7.5yr 5/6 - Strong Brown
30-56"	Gravelly Sand Granular/Firm in Place 2.5 yr 5/8 - Light Olive Brown

ESTIMATED SEASONAL HIGH WATERTABLE = 30"  
ROOTS TO 30"  
LEDGE-NONE OBSERVED  
WATER OBSERVED @ 48"  
PERC RATE 8 MIN/INCH

**ABUTTERS LIST:**

- NF MAP 13 LOT 2 JOHN M TUTTLE 170 OLD MOUNTAIN ROAD NORTHWOOD, NH 03261
- NF MAP 13 LOT 3 ROGER JAMES & LINDA SUE BEVINS - CO-TRUSTEES 38 KENNARD RD NOTTINGHAM, NH 03290 BOOK 5622 PAGE 0480
- NF MAP 13 LOT 4 JON H CHAPPELL & MARY E MARTIN 22 KENNARD RD. NOTTINGHAM, NH 03290 BOOK 2904 PAGE 871
- NF MAP 13 LOT 10-B JOHN E DESMOND JR. & ROBIN A COMSTOCK 23 KENNARD RD NOTTINGHAM, NH 03290
- NF MAP 13 LOT 11 KRISTEN M & RICHARD J TUTTLE 55 FREEMAN HALL RD NOTTINGHAM, NH 03290 BOOK 5352 PAGE 1059
- NF MAP 13 LOT 16 DARLA J COTE TRUSTEE REVOC. TRUST 91 PRIEST RD NOTTINGHAM, NH 03290 BOOK 5745 PAGE 0181
- NF MAP 13 LOT 17 TERRI J DREW 91R PRIEST RD NOTTINGHAM, NH 03290 BOOK 4865 PAGE 0617
- NF MAP 13 LOT 21 THOMAS A BLEAKEY & ELLEN KELLY BLEAKLEY 81 PRIEST RD NOTTINGHAM, NH 03290 BOOK 2895 PAGE 307

**PLAN REFERENCES:**

- R.C.R.D. PLAN #29676, RECORDED ON MARCH 14, 2002, TITLED: "SUBDIVISION PLAT LAND OF JOHN M. TUTTLE & JAMES D. TUTTLE", SCALE: 1"=60', DATED: SEPT. 22, 2001, PREPARED BY: FWS LAND SURVEYING, CANTERBURY, NH 03224, APPROVED BY NOTTINGHAM PLANNING BOARD ON MARCH 13, 2002.
- R.C.R.D. PLAN #D-35165, RECORDED DEC. 13, 2007, TITLED: "LOT LINE ADJUSTMENT PLAT LANDS OF JOHN M. TUTTLE & JAMES D. TUTTLE (TAX MAP 13 LOT 11) AND RICHARD AND KRISTINE TUTTLE (TAX MAP 13 LOT 11-1)", SCALE: 1"=60', DATED: AUGUST 29, 2007, PREPARED BY: FWS LAND SURVEYING, CANTERBURY, NH 03224, APPROVED BY NOTTINGHAM PLANNING BOARD ON MARCH 13, 2002.

**LEGEND**

EXISTING STONEWALL		WETLANDS	
ABUTTERS PROPERTY LINES		DRILL HOLE FOUND	
SUBJECT PROPERTY LINES		REBAR W/ CAP FOUND	
PROPOSED PROPERTY LINES		STONE BOUND FOUND	
EDGE OF PAVEMENT		PROPOSED WELL	
EXISTING TREELINE			
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (MJR)	-570-		

DESIGNER OF  
SUBSURFACE DISPOSAL SYSTEMS  
\*\*\*  
SCOTT R. FRANKIEWICZ  
No. 1348  
Department of Environmental Services  
NEW HAMPSHIRE

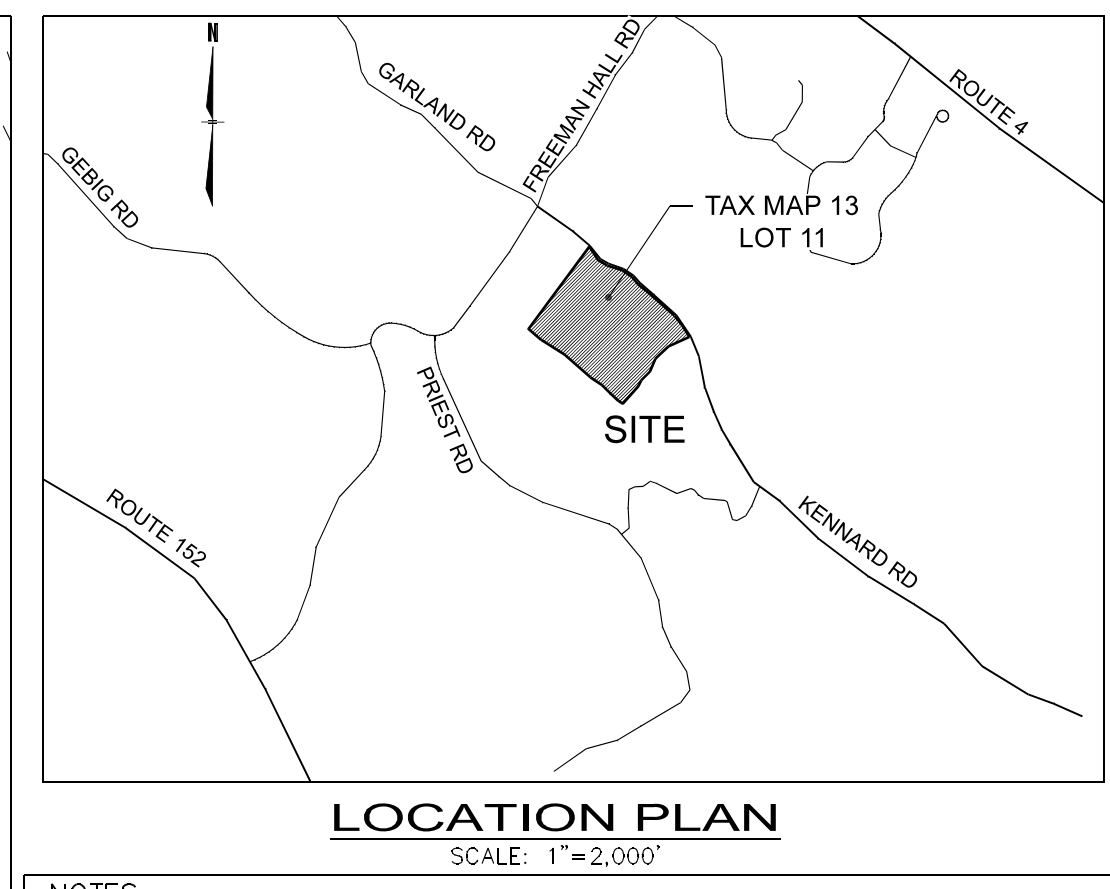
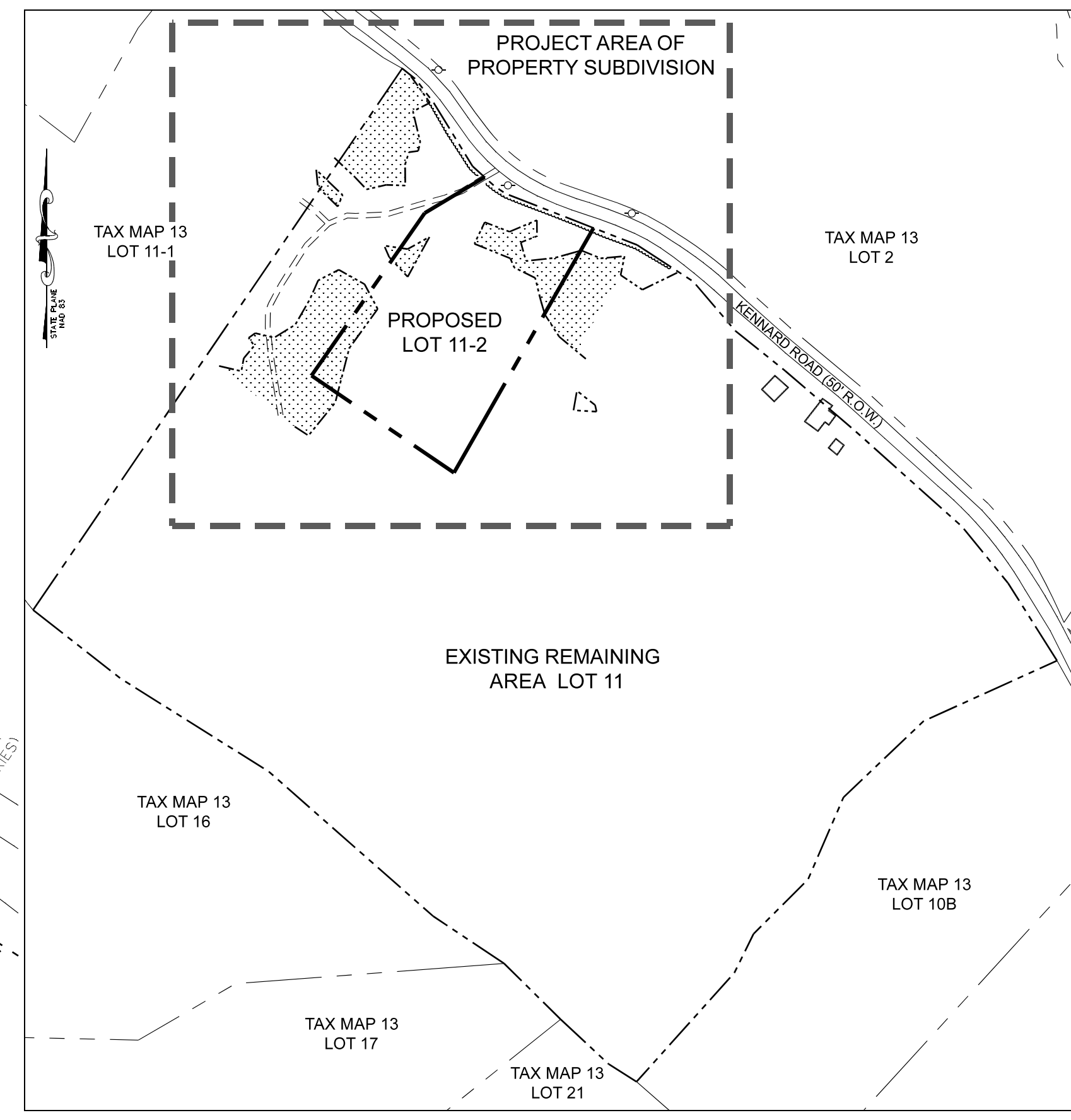
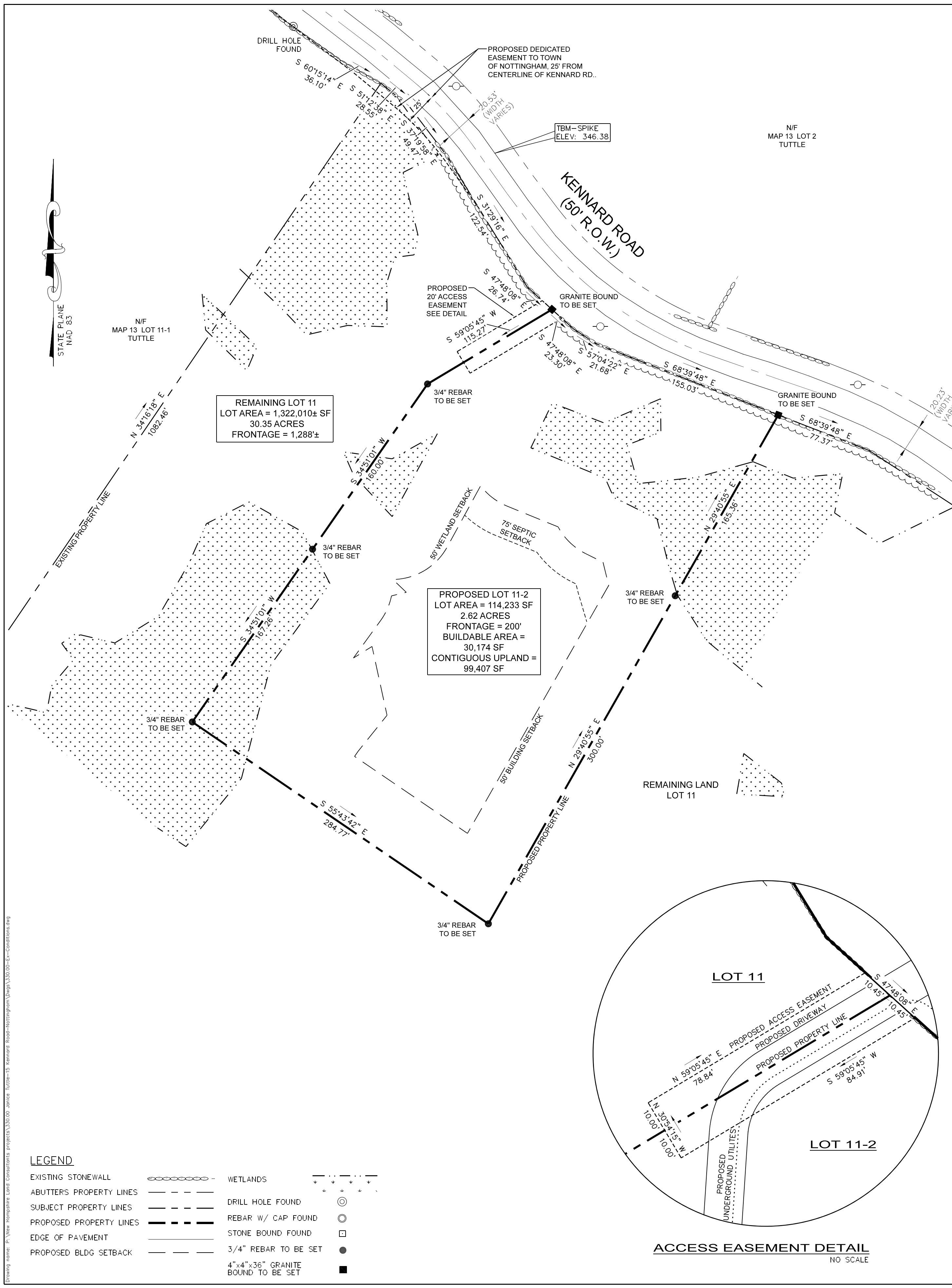
REVISIONS	
NO.	DESCRIPTION
1	4/27/2021 REVISED PER TOWN COMMENTS
2	5/10/2021 REVISED PER TOWN COMMENTS

**GRAPHIC SCALE**  
25 12.5 0 50  
SCALE: 1"=50'

**PROPOSED CONDITIONS PLAN**  
TAX MAP 13 LOT 11  
KENNARD ROAD, NOTTINGHAM, NH 03290  
**2 LOT SUBDIVISION**  
OWNED BY  
**JAMES D & JANICE L TUTTLE**  
15 KENNARD ROAD, NOTTINGHAM NH 03290  
BOOK 5352 PAGE 1063

**ROCKINGHAM CO.**  
JOB NO: 330.00  
DATE: MARCH 22, 2021

**PCP**  
SHT. 4 of 6



**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT FRONTAGE SUBDIVISION.
- THE PROPERTY IS DESIGNATED AS MAP 13, LOT 11.
- THE AREA OF THE EXISTING LOT 11 IS 32.97 ACRES (1,436,043 SQFT.)
- THE CURRENT OWNER FOR LOT 16, JAMES D. & JANICE L TUTTLE, 15 KENNARD ROAD, NOTTINGHAM NH 03290, BK 5352, PAGE 1063.
- THE ZONING DESIGNATION FOR THE PROPERTY IS: RESIDENTIAL/AGRICULTURAL
- DIMENSIONAL REQUIREMENTS PROVIDED FOR 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'
MAXIMUM STRUCTURE HEIGHT	=VERY POORLY DRAINED=75'
SEPTIC SETBACK	=34' (ABOVE 34' BY SPECIAL EXCEPTION)
OVERLAY DISTRICTS:	(AQUIFER, WETLAND CONSERVATION, FLOOD HAZARD)

- THE EXISTING USE OF TM 13 LOT 11 IS RESIDENTIAL.
- THE PROPOSED USE OF TM 13 LOT 11 WILL BE 2 LOT FRONTAGE SUBDIVISION.
- 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.
- ADDITIONAL TOPO & PROPERTY INFO PROVIDED BY NH GRANT GIS CLEARING HOUSE @ <https://lidar.unh.edu/map/>, AND @ <https://granitview.unh.edu>
- SHEETS 5 AND 6 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
- THE FEMA MAP NUMBER FOR THIS SITE IS 3301500115E, EFFECTIVE DATE: MAY 17, 2005. SITE RESIDES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION 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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**REQUESTED WAIVER:**

- ARTICLE 20, SECTION 2.4 - REQUESTED WAIVER TO ALLOW THE DRIVEWAY WITHIN THE WETLAND BUFFER TO ACCESS THE BUILDABLE AREA ON THE PARCEL.
- ARTICLE 8, SECTION 8.3.5. - REQUESTED WAIVER TO ALLOW NHLC TO SURVEY THE AREA WE ARE SUBDIVIDING ONLY, AND NOT THE ENTIRE PARCEL.

NHDES SUBDIVISION: LOT 11-2

**PLANNING BOARD APPROVAL:**  
NOTTINGHAM NH PLANNING BOARD

CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

**ABUTTERS LIST:**

NIF  
MAP 13 LOT 2  
JOHN M TUTTLE  
170 OLD MOUNTAIN ROAD  
NORTHWOOD, NH 03261

NIF  
MAP 13 LOT 3  
ROGER JAMES &  
LINDA SUE BEVINS - CO-TRUSTEES  
38 KENNARD RD  
NOTTINGHAM, NH 03290  
BOOK 5922, PAGE 0460

NIF  
MAP 13 LOT 4  
JON H CHAPPELL &  
MARY E MARTIN  
22 KENNARD RD  
NOTTINGHAM, NH 03290  
BOOK 2904, PAGE 871

NIF  
MAP 13 LOT 10-B  
JOHN E DESMOND, JR. &  
ROBINA COMSTOCK  
23 KENNARD RD  
NOTTINGHAM, NH 03290

NIF  
MAP 13 LOT 11  
KRISTEN M & RICHARD J TUTTLE  
55 FREEMAN HALL RD  
NOTTINGHAM, NH 03290  
BOOK 5352, PAGE 1059

NIF  
MAP 13 LOT 16  
DARLA J COTE  
TRUSTEE REVOC TRUST  
91 PRIEST RD  
NOTTINGHAM, NH 03290  
BOOK 5745, PAGE 0181

NIF  
MAP 13 LOT 17  
TERRI J DREW  
91R PRIEST RD  
NOTTINGHAM, NH 03290  
BOOK 4865, PAGE 0817

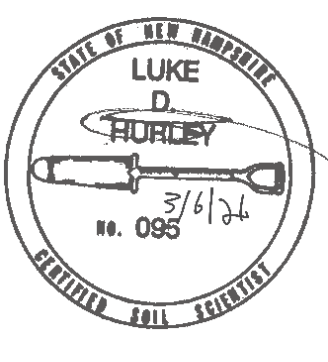
NIF  
MAP 13 LOT 21  
THOMAS A BLEAKEY &  
ELLEN KELLY BLEAKEY  
81 PRIEST RD  
NOTTINGHAM, NH 03290  
BOOK 2695, PAGE 307

MONUMENTS AND BOUNDS SHOWN ON PLAN HAVE OR WILL BE SET UNDER HIS/HER SUPERVISION PRIOR TO CONVEYANCE OF ANY PROPOSED LOTS.

THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN WINTER OF 2021, 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, LLS      DATE: \_\_\_\_\_



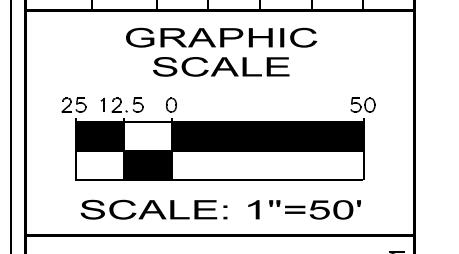
US Army Corps of Engineers Regional Station to the Corps of Engineers Wetland Delineation Manual - Northeast and Northcentral Region, Technical Report ERDC/EL TR-12-1, January 2012, Version 2.0

New England Hydric Soils Technical Committee. 2018 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.

North American Digital Flora: National Wetland Plant List, current version.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	4/27/2021	REVISED PER TOWN COMMENTS	TDB
2	5/10/2021	REVISED PER TOWN COMMENTS	TDB



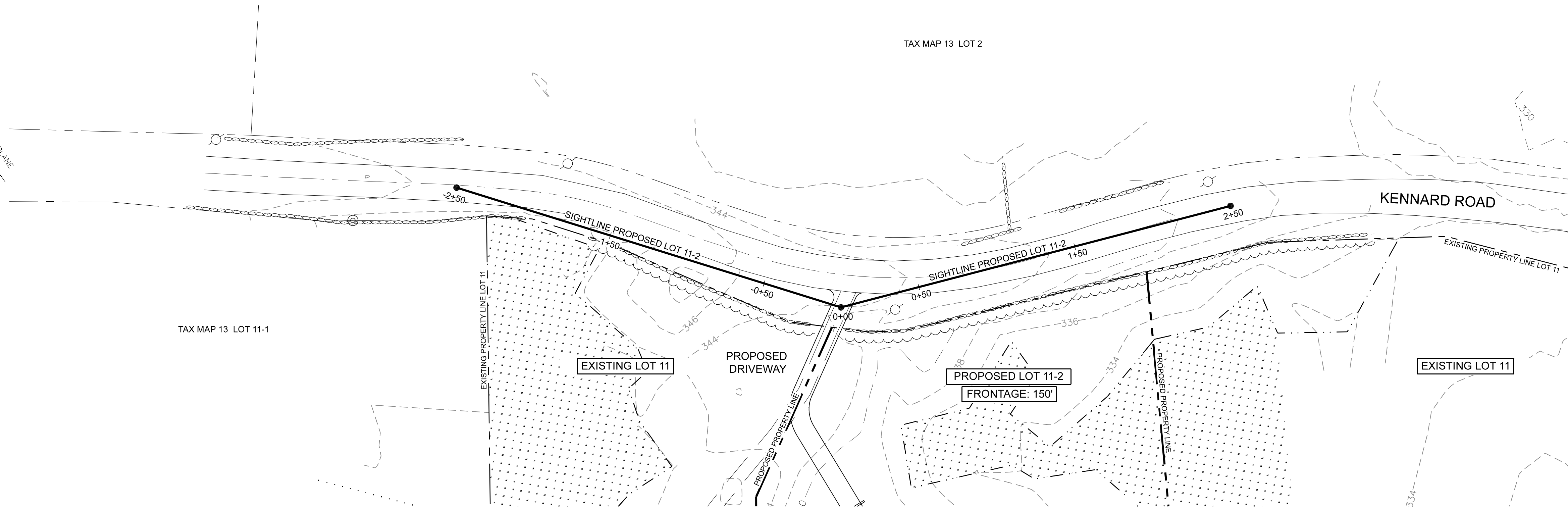
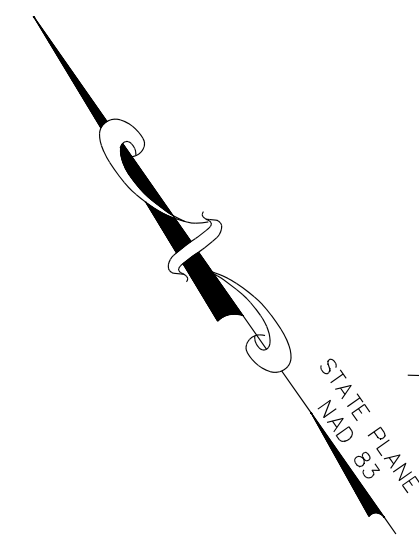
**N.H. LAND Consultants**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A VETERAN OWNED COMPANY

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

**PROPOSED SUBDIVISION PLAN**  
TAX MAP 13 LOT 11  
KENNARD ROAD, NOTTINGHAM, NH 03290  
**2 LOT SUBDIVISION**  
OWNED BY  
**JAMES D & JANICE L TUTTLE**  
15 KENNARD ROAD, NOTTINGHAM NH 03290  
BOOK 5352 PAGE 1063

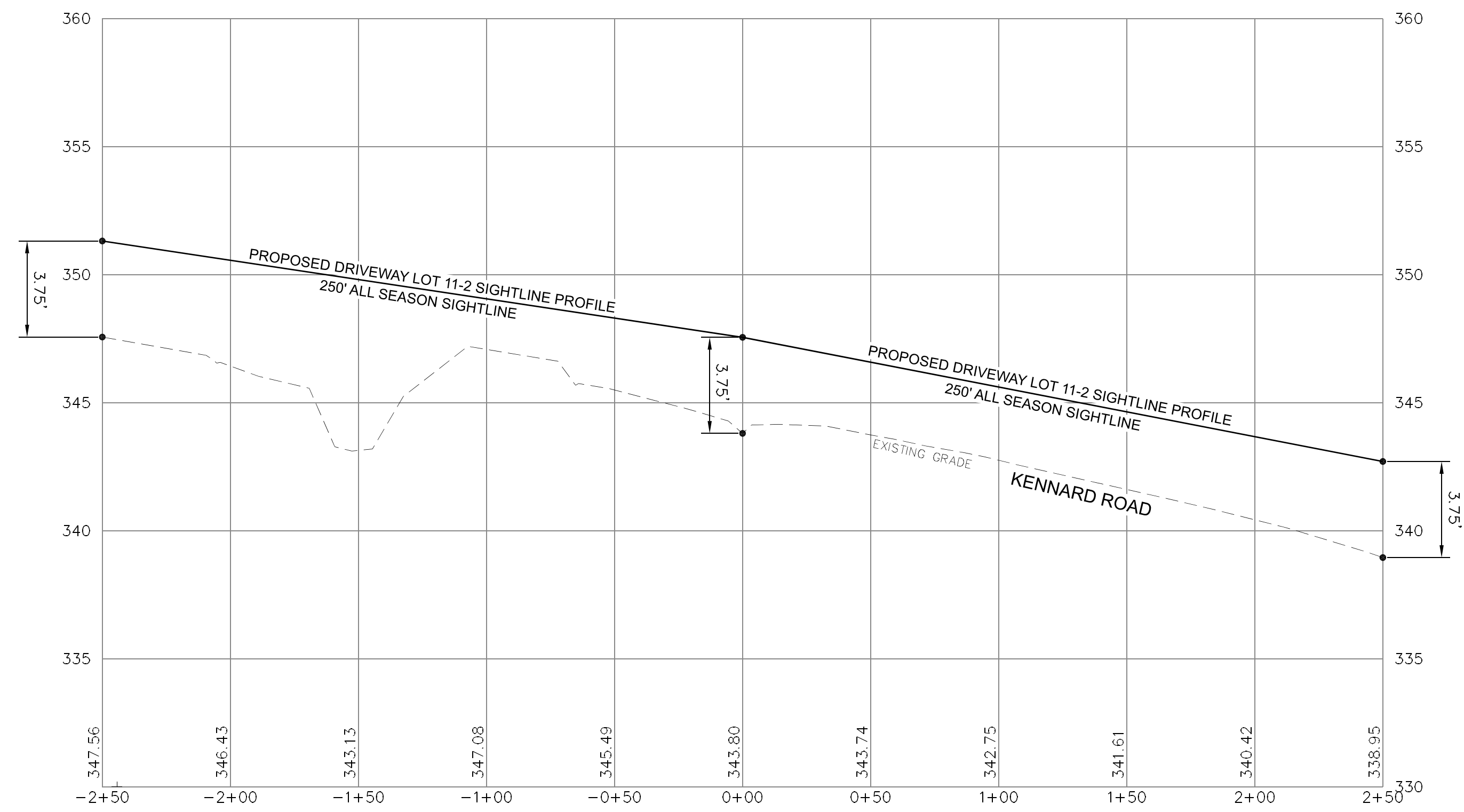
**ROCKINGHAM CO.**  
JOB NO: 330.00  
DATE: MARCH 22, 2021

**PSP**  
SHT. 5 of 6



**SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 11-2)**

SCALE: 1"=40'

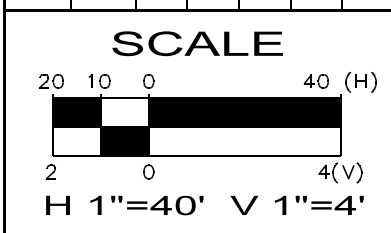


**SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 11-2)**

SCALE: 1"=40'H, 1"=4'V

ENGINEER

REVISIONS		DESCRIPTION	BY
NO.	DATE	REVIS PER TOWN COMMENTS	TDB
1	4/27/2021	REVIS PER TOWN COMMENTS	TDB
2	5/10/2021	REVIS PER TOWN COMMENTS	TDB



SCALE  
H 1"=40' V 1"=4'

**N.H. LAND Consultants**  
 A Veteran Owned Company  
 SURVEYING • LAND PLANNING • REAL ESTATE  
 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

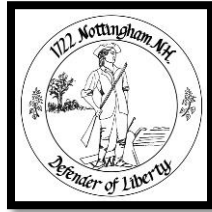
PROPOSED SIGHTLINE PLAN  
 TAX MAP 13 LOT 11  
 KENNARD ROAD, NOTTINGHAM, NH 03290  
**2 LOT SUBDIVISION**  
 OWNED BY  
**JAMES D & JANICE L TUTTLE**  
 15 KENNARD ROAD, NOTTINGHAM NH 03290  
 BOOK 5352 PAGE 1063

ROCKINGHAM CO.  
 JOB NO: 330.00  
 DATE: MARCH 22, 2021

**PSLP-1**  
 SH. 6 of 6

Drawing created by: P. N. H. Land Consultants, Inc. Project: 330.00 - 2 Lot Subdivision, Kennard Road, Nottingham, NH. Date: 3/22/21. Scale: 1"=40'H, 1"=4'V.

**Town of Nottingham**  
**P.O. Box 114**  
**Nottingham NH 03290**



**Office (603) 679-5022**  
**Fax (603) 679-1013**

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Public Works Department  
Shawn M. McLean - Director

To: Nottingham Planning Board

From: Shawn M. McLean

CC: Joanna Arendarczyk

RE: Case # 21-007-sub, Kennard road

Date: May 6, 2021

Upon site inspection for input on above case number I found that the trail identified in the plans has been turned into a driveway entrance. There is no driveway permit on file for such work, a drainage swale has been filled in and there was no culvert put in, making this an illegal driveway.

For me to support this subdivision a driveway permit must be filed, the current apron removed, the drainage swale shaped, a 15inch culvert installed, and backed filled with suitable material, and a paved driveway apron installed with a negative pitch back from Kennard road.



## 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

Fax: (603) 679-1013

Phone: (603) 994-3500

## Plan Review

<b>PROJECT NAME:</b> Tuttle Subdivision		<b>CASE NUMBER:</b> 21-007-SUB	
<b>MEETING DATE:</b> 4/28/2021	<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 <input type="checkbox"/> Design Review        Adjustment	
<b>APPLICATION STATUS:</b> <input type="checkbox"/> <b>Accepted:</b> 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	<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: 30.3 ac			
<u>Proposed lot 13/11-2</u> Lot Area: 2.67 ac/114,233 sf Buildable Area: 30,174 sf			
<b>BACKGROUND</b>			
<b>TAX MAP/LOT:</b>	13/11		
<b>AREA</b> (ACRES, SQUARE FEET):	32.97		
<b>EXISTING LAND USE:</b>	Residential		
<b>STEEP SLOPES:</b>	Steep slopes are present on property		
<b>ROAD ACCESS</b> (FRONTAGE):	1506.88 on Kennard Road		
<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		



**TOWN OF NOTTINGHAM, NH - PLANNING BOARD**

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<https://www.nottingham-nh.gov/planning-board>  
[scasella@strafford.org](mailto:scasella@strafford.org)



Phone: (603) 994-3500

Phone: (603)679-9597

Fax: (603) 679-1013

<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"/> Variance(s)
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input type="checkbox"/> State Permits
	<input type="checkbox"/> Easement(s)	<input type="checkbox"/> Excavation Permit
	<input type="checkbox"/> Road Cut	<input type="checkbox"/> Road Bond
<b>STATUS NOTES:</b> One waiver has been submitted at this time.		

**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. Waiver for Article 20 section 2.4
    - i. Staff recommends approval of this waiver
2. Elements in need of clarification, additional information, or provision before approval:
  - a. Please include final dimensions of proposed lot 13/11 on the pages to be recorded with town and registry of deeds.
  - b. Proposed lot appears to meet 200' minimum road frontage requirement. Please confirm its exact frontage measurement.
  - 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?
  - d. 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.
    - ii. Please provide the missing items or request a waiver.
  - e. Please provide the locations of the proposed underground utilities (Checklist section 2, item 30)
  - 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.
3. Notes changes, corrections, and additions:
  - a. n/a



**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) 994-3500

Phone: (603)679-9597

Fax: (603) 679-1013

**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  |   |
| - 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-built 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"/> 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):   |   |



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

**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



Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290



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plan.zone@nottingham-nh.gov

**Planning Board**

**Subdivision Plan  
Waiver Request Form**

*Under Subdivision Plan Regulations 5.4- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions*

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of Subdivision Plan:

Tax Map	13	Lot	11	Sub- Lot	
Site Location: 15 Kennard Road					
Zoning District(s): Residential-Agricultural					
Owner(s): James & Janice Tuttle					
Address of Owner(s): 15 Kennard Road, Nottingham, NH 03290					
Name of Applicant (if different from owner):					
Phone Number: 603-435-6767			Email: jtuttle@paigeinsurance.com		
Land Surveyor: Scott Frankiewicz					

I, James & Janice Tuttle Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 8 Section 8.3.5, for the above case submittal:

Not require a survey of the entire parcel of 32+ acres but require a survey with the area to be subdivided. The lot being subdivided is 2.62 acres and we survey over 3 acres to prove out the lot to Nottingham Standards,

Signature of Owner/Applicant

Date



## Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham, NH 03290

•Office 603-679-9597 •Fax 603-679-1013 •E-Mail [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

### NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday April 28, 2021 at 7:00 pm** to consider acceptance and/or approval of the case below.

In anticipation of the extension of Executive Order 2021-04, the Nottingham Planning Board will be holding a virtual hearing. Access to the meeting is given through Zoom. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in the meeting as follows:

**Meeting Access link:** <https://nottingham-nh.zoom.us/j/99434893266>

**Telephone Only Access:** 1- 301- 715-8592

**Meeting ID:** 994 3489 3266

**Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order.**

**IF YOU ARE HAVING ANY TECHNICAL DIFFICULTY DURING THIS MEETING  
PLEASE CALL JOANNA AT 603-679-9597**

**Case #21-007-SUB-** Application from James & Jan Tuttle, requesting a two (2) lot Conventional Subdivision. This property is located at 15 Kennard Road in Nottingham, NH, and are identified as Map 13 Lot 11. Kennard Road is a Scenic Road in Nottingham, NH.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

Ph.: (603) 679-9597 E-mail: [plan.zone@nottingham-NH.gov](mailto:plan.zone@nottingham-NH.gov)

Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290

For materials pertaining to the hearing go to: <http://www.nottingham-nh.gov/planning-board>

**THE PUBLIC IS WELCOME TO ATTEND**

4/19/2021  
*We have no objections to the Tuttle plan and wish them luck with their project.*

*Roger James Benjamin  
Juda Bevis*

38 KENNARD RD