



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



Phone: (603)679-9597

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Phone: (603) 994-3500

Plan Review

PROJECT NAME: Tuttle Subdivision		CASE NUMBER: 21-007-SUB	
MEETING DATE: 5/12/2021	Property Owner(s): James Funicella Nottingham Garden Center 111 Stage Rd Nottingham, NH 03290 funislawncare@gmail.com 603-686-3864	APPLICATION TYPE: <input 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 <input checked="" type="checkbox"/> Change of Use	
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Surveyor (s): N/A	REVIEWED BY: Stefanie Casella SRPC Circuit Rider 5/10/2021	
EXECUTIVE SUMMARY			
Applicant is applying for a change of use to the current site plan to include the sale and storage of retail garden materials.			
BACKGROUND			
TAX MAP/LOT:	43/15		
AREA (ACRES, SQUARE FEET):	3		
EXISTING LAND USE:	Commercial		
STEEP SLOPES:	No		
ROAD ACCESS (FRONTAGE):	352.64 on Stage Road		
CLOSEST INTERSECTION:	Stage Road and Halls Way		
ZONING DISTRICT(S):	Town Center		
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain <input type="checkbox"/> Steep Slopes		
LOCATED ON A SCENIC ROAD?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
WATER BODIES:	<input type="checkbox"/> Shoreland Protection		
OTHER PERMITS AND APPROVALS			



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- | | | | | |
|---|---|--|--------------------------------------|--|
| <input type="checkbox"/> Special Exception(s) | <input checked="" type="checkbox"/> Waivers | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Easement(s) | <input type="checkbox"/> Excavation Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Condo Documents | <input type="checkbox"/> State Permits | <input type="checkbox"/> Road Cut | <input type="checkbox"/> Road Bond |

STATUS NOTES: Multiple waivers have been submitted

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. Applicant has submitted waivers on the following checklist items:
 - i. Section 2. Item 1
 - ii. Section 2. Item 2
 - iii. Section 2. Item 5
 - iv. Section 2. Item 9
 - v. Section 2. Item 11
 - vi. Section 2. Item 12
 - vii. Section 2. Item 15
 - viii. Section 2. Item 17
 - ix. Section 2. Item 18
 - x. Section 2. Item 20
 - xi. Section 2. Item 25
 - xii. Section 2. Item 27
 - xiii. Section 2. Item 30
 - xiv. Section 2. Item 31
 - xv. Section 3. Item 1
 - xvi. Section 3. Item 6
 - xvii. Section 3. Item 8
 - xviii. Section 3. Item 14
 - xix. Due to the purpose of this application staff recommends the approval of all of the above listed waivers
2. Elements in need of clarification, additional information, or provision before approval:
 - a. Board members may want to consider what materials will be stored in the loose material bins and how runoff may affect the pond and surrounding areas.



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- b. The below listed checklist items were not provided. Due to the nature of the project, staff recommends the below be added to the waiver requested items and be approved.
 - i. Section 2. Item 19 a.
 - ii. Section 2. Item 24
- 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**)
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 type="checkbox"/> Plan copies with professional seals & signatures | |
| - Surveyor | |
| - Wetlands Scientist | |
| <input type="checkbox"/> Original Mylar with professional seals & signatures | <input type="checkbox"/> State Permits – |
| <input type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input type="checkbox"/> Curb-cut, |
| <input checked="" type="checkbox"/> All fees paid | <input 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): | |