



Civil Engineers
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 Scientists



May 17, 2021

Dirk Grotenhuis, Chair
 Nottingham Planning Board
 139 Stage Road
 Nottingham, NH 03290

via email: plan.zone@nottingham-nh-gov

**RE: Planning Board Submittal - Lot Line Adjustment
 10, 12 & 14A Barrington Road – Estate of John F. Bateman, Jr. and Allan & Marsha Putnam,
 Tax Map 1 Lots 2, 3 & 4
 TFM Project #47402.00**

Dear Mr. Grotenhuis:

On behalf of our client, Gail Bateman, Administrator of the Estate of John F. Bateman, Jr. and Allan & Marsha Putnam, please find a Lot Line Adjustment Application submission relative to the above-referenced project. The following materials are included in this submission:

- **Check for Application & Notification Fees Paid to “Town of Nottingham” (\$425.00)**
- **Planning Board Project Application for Lot Line Adjustment (including Checklist) (1 copy);**
- **Letters of Authorization (1 copy each);**
- **Abutter’s List (1 copy & 3 sets of labels);**
- **“Lot Line Adjustment Plan 10, 12 & 14A Barrington Road Nottingham, New Hampshire County of Rockingham”, prepared by TFMoran, Inc., dated May 17, 2021. 6 copies at 22”x34, 10 copies at 11”x17”).**

Project Description

The project includes the adjustment of the common boundary line between Tax Map 1 Lots 2 & 3 and Tax Map 1 Lot 4.

The properties are located at 10, 12 & 14A Barrington Road in the northeasterly section of town on the north side of Barrington Road, also known as Routes 9 and 202, across the road from North River Pond. The properties fall within the Residential-Agricultural zoning district. owned by the above applicants, respectively. The Lot line adjustment would resolve a current encroachment of the house shown as #12 Barrington Road & related improvements as shown on the Lot Line Adjustment Plan. The proposed Lot Line Adjustment would also bring the house at #12 Barrington Road into compliance with the required side yard setback of 20 feet.

The existing area of Tax Map 1, Lots 2 & 3 (Bateman Estate) is 29,869 s.f. (0.6857 acres). The existing area of Tax Map 1, Lot 4 (Putnam) is 37,848 s.f. (0.8689 acres). The proposed Lot Line Adjustment involves an exchange of 2,111 s.f. (0.0485 acres) between the two (2) abutting properties





**Lot Line Adjustment Submittal
10, 12 & 14A Barrington Road**

May 17, 2021

in order to allow each property to retain its original amount of square footage after the lot line adjustment.

To resolve the encroachment problem and create a 20-foot side yard setback, there will be a transfer of 25 feet frontage from Map 1, Lot 4 (Putnam) to Map 1, Lots 2 & 3, (Bateman Estate), which will increase the frontage of Map 1, Lots 2 & 3 (Bateman Estate) from 200 feet to 225 feet, and decrease the frontage of Map 1, Lot 4 (Putnam) from 200 feet to 175 feet.”

At the time of this submission, an application for a frontage variance has been made with the Nottingham Zoning Board of Adjustment, which is scheduled for hearing on May 18, 2021. The purpose of the request for variance is to allow a reduction in frontage from 200 feet to 175 feet for Tax Map 1, Lot 4 (Putnam) in order to resolve the encroachment, comply with the 20-foot side yard setback requirement, and to facilitate the proposed Lot Line Adjustment as depicted on the accompanying plan.”

Based on our review of the Town of Nottingham Subdivision Regulations, we are requesting relief in the form of waivers from the following sections as part of this submission.

Waiver Request #1

Article 8.3 (6) - Plan Requirements: Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).

Reason for Waiver:

Because there are no proposed improvements to either property, therefore we feel that showing topography is not necessary.

Waiver Request #2

Article 14.2.2 (7) - Lot Shape: Sidelines of lots shall generally be at right angles to straight streets and radial to curved streets.

Reason for Waiver:

The proposed sideline between Map 1 Lots 2 & 3 and Map 1 Lot 4 are moderately less conforming to this regulation. The purpose of the proposed Lot Line Adjustment is to correct existing encroachments, therefore we feel that a waiver from this section is reasonable.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the Planning Board meeting on June 9, 2021.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,

TFMoran, Inc.

Marinus Vander Pol III, Survey Technician



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: 1.5546 Ac.	Current Use Acreage: n/a	# of Proposed Lots: 0, Lot Line Adjustment only.
Project Address: 10, 12 & 14A Barrington Road		
Current Zoning Districts: Residential-Agricultural District (R-AG)		
Overlay Districts: n/a	Map(s): 1	Lot (s): 2, 3 & 4
Request: Approval of a Lot Line Adjustment as shown on the submitted plan.		

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: Bateman/Putnam LLA	Date: 6/9/2021
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Owner 1: Gail Bateman, Administrator of the Estate of John F. Bateman, Jr.		
Company:		
Phone: 603-833-5684	Fax:	E-mail: Gail Bateman (mzgail61@yahoo.com)
Address: 12 Barrington Road, , Barrington, NH 03825 (mailing)		

See attached letter of Authorization.

Owner 1 Signature *Date*

Owner 2: Allan & Marsha Putnam		
Company:		
Phone: 603-507-9100	Fax:	E-mail: Marsha.Putnam@me.com
Address: 14A Barrington Road, Barrington, NH 03825 (mailing)		

See attached letter of Authorization

Owner 2 Signature *Date*

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature *Date*

Owner 4:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature *Date*

Applicant (Contact): Marinus Vander Pol III		
Company: TFMoran, Inc.		
Phone: 603-431-2222	Fax: 603-431-0190	E-mail: mvanderpol@tfmoran.com
Address: 170 Commerce Way, Suite 102, Portsmouth, NH 03801		

Developer:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Engineer:		
Company:		
Phone:	Fax:	E-mail:
Address:		



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

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)

	See attached Letters of Authorization.	5/17/2021
_____ Signature	_____ Date	_____ Signature Date

Property Owner(s)

_____ Signature	_____ Date	_____ Signature	_____ Date
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Property Owner(s)

_____ Signature	_____ Date	_____ Signature	_____ Date
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Property Owner(s)

_____ Signature	_____ Date	_____ Signature	_____ Date
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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

LAND USE PROJECT FEE SCHEDULE

Fee's Collected at Time of Application:

Project Type	Fee	#Lots	Total
Subdivision	\$200.00 + \$200.00/lot		\$200+
Design Review	\$100.00	-----	\$100
Lot Line Adjustment	\$100.00 + \$50.00/lot affected	2	\$100+ \$100=\$200
Site Plan 3 acres or less	\$75.00	-----	\$75
Site Plan 3+ acres	\$100.00	-----	\$100
Plus Notice Fees:			
Abutter(s)/Professional(s) Notice	\$10.00/ notice	\$10 x # 15 # abutter(s)/professional(s)	\$ 150
Public Notice in Local Newspaper		\$75.00	\$75.00
Date Collected:	Total payable to: Town of Nottingham:		\$425.00

Fee's Collected at Time of Acceptance (Not For Design Review Applications)

Fee type	Fee(Amount TBD)	Date paid
Escrow Account- 3 rd party review fees		
Letters of Credit, Bonds, Performance Guarantee		

Fee's Collected at Time of Approval:

Fee type & amount	Payable to:	Total
LCHIP- \$25.00	SEPARATE CHECKS Payable to: <i>Rockingham County Registry of Deeds</i>	\$25.00
RECORDING- \$26.00/ Mylar sheet		\$ _____
ADMINISTRATIVE/ REMAPPING	ONE CHECK payable to: <i>Town of Nottingham:</i>	\$75.00

Fee's collected at time of Certificate of Occupancy:

Impact Fee (Fees will be collected by the Building Inspector at time of CO)-- See Chart

NOTTINGHAM IMPACT FEE ASSESSMENT SCHEDULE ADOPTED OCTOBER 25, 2017

Fee Assessment Basis	School Impact Fee k-8 Facilities	Fire Department Impact Fee	**Recreation Department Impact Fee	Total Impact Fees
RESIDENTIAL DEVELOPMENT				
Type of structure:	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit
Single family detached	\$4,220	\$800	\$344	\$5,364
Attached, 2-family or Multifamily*	\$2,245/unit	\$736/unit	\$298/unit	\$3,279/unit
Manufactured Housing	\$4,206	\$812	\$325	\$5,343
Accessory Dwelling Unit/ Apt. (ADU)	N/A	\$736	\$298	\$1,034

*Impact fee ordinance provisions enable the Planning Board to grant school impact fee waivers for qualified age-restricted housing units in a 55+ development. See impact fee ordinance for waiver criteria.

** Fees will be dedicated to the Marston Recreation Project

**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 checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Section I. General Requirements				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees	X			
4. <u>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</u>	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			
Section II. General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	X			
2. Title block information:	X			
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			

	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:	X			

a) Name labeled	X			
	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)				
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):				
a) Existing lot(s)	X			
b) Contiguous upland(s)		X		
25. Wetland delineation (including Prime Wetlands):				
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			

Waiver

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

5. Sidewalk detail				
6. Traffic signs and pavement markings				
7. Drainage structure(s)				
8. Outlet protection riprap apron				
	Provided	N/A	Provided	N/A
9. Level spreader				
10. Treatments swale				
11. Typical section at detention basin				
12. Typical pipe trench				
13. Fire protection details				
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				
Section V.				
Supporting Documentation If Required		N/A		
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)				
2. Stormwater management report				
3. Traffic impact analysis				
4. Environmental impact assessment				
5. Hydrogeological study				
6. Fiscal impact. study provided				
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)				

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



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists



Letter of Authorization

We, Allan Putnam and Marsha Putnam, husband and wife, both of 14A Barrington Road, Nottingham, NH, hereby authorize TF Moran, 170 Commerce Way, Portsmouth, NH 03801; Simmons & Ortlieb, PLLC, 886 Lafayette Road, Hampton, NH 03842; and/or Pudloski Law Office, PLLC, 750 State Street, Unit 105, San Diego, CA 92101 to act on our behalf concerning property owned by us at 14 Barrington Road, Nottingham, NH known as Tax Map 1, Lot 4.

We hereby appoint TF Moran, Inc., Simmons & Ortlieb, PLLC and/or Pudloski Law Office, PLLC as my agent(s) to act on our behalf in the review process, to include any required signatures.

Alan Putnam

 Alan Putnam
April 23, 2021

Marsha Putnam

 Marsha Putnam
April 23, 2021





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Letter of Authorization

I, Gail Bateman, Administrator of the Estate of John F. Bateman, Jr., 12 Barrington Road, Nottingham, NH, hereby authorize TF Moran, 170 Commerce Way, Portsmouth, NH 03801; Simmons & Ortlieb, PLLC, 886 Lafayette Road, Hampton, NH 03842; and/or Pudloski Law Office, PLLC, 750 State Street, Unit 105, San Diego, CA 92101 to act on my behalf concerning property owned by the Estate of John F. Bateman, Jr. at 10-12 Barrington Road, Nottingham, NH, known as Tax Map 1, Lots 2 & 3.

I hereby appoint TF Moran, Inc., and/or Simmons & Ortlieb, PLLC or Pudloski Law Office, PLLC as my agent(s) to act on my behalf in the review process, to include any required signatures.

Estate of John F. Bateman, Jr.

BY: Gail Bateman Administrator April 23rd 2021
 Gail Bateman, Administrator of the Estate Date
of John F. Bateman Jr



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Abutters List

Gail Batemen
0, 10 + 12 Barrington Road, Nottingham, NH 03290

May 13, 2021
 47402.00

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS 1	2	JOHN F. BATEMAN, JR.	12 BARRINGTON ROAD BARRINGTON, NH 03825
LOCUS 1	3	JOHN F. BATEMAN, JR.	12 BARRINGTON ROAD BARRINGTON, NH 03825
LOCUS 1	12	JOHN F. BATEMAN, JR.	12 BARRINGTON ROAD BARRINGTON, NH 03825
1	1	TOWN OF NOTTINGHAM	PO BOX 114 NOTTINGHAM, NH 03290
1	4	ALLAN & MARSHA PUTNAM	14A BARRINGTON ROAD BARRINGTON, NH 03825-4319
1	4A	MECHELLE E. LAPIERRE & JOHN E. LENANE	14R BARRINGTON ROAD BARRINGTON, NH 03825
1	11	GEORGE D. LEMAY, JR.	11 BARRINGTON ROAD BARRINGTON, NH 03825
1	13	HELEN BOYLE & MARYELLEN SILVERIO	7 BARRINGTON ROAD BARRINGTON, NH 03825
1	14	CHERYL A. PAUL & PAUL A. CUNNIFF, JR.	93 WALTHAM STREET WOBBURN, MA 01801
1	15	JANET THOREN	2 SUNRISE LANE NORTHWOOD, NH 03261
232	19	SHERYL L. & BRUCE E. HODGDEN	PO BOX 323 NORTHWOOD, NH 03261
232	23	TOWN OF NORTHWOOD	818 FIRST NH TURNPIKE NORTHWOOD, NH 03261
232	24	MECHELLE LAPIERRE & JOHN E. LENANE	14R BARRINGTON RD BARRINGTON, NH 03825
Civil Engineers / Surveyor		TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801
Environmental / Wetlands Scientist			
Architect			

- LEGEND:**
- MAP 137 LOT 11 ASSESSOR'S MAP AND LOT NUMBER
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - BK. PG. BOOK / PAGE
 - BW BARBED WIRE
 - CONC. CONCRETE
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON PIPE/ROD FOUND
 - MONTBS MONUMENT TO BE SET
 - N/F NOW OR FORMERLY
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
 - S.F. SQUARE FEET
 - IRON PIPE/ROD FOUND
 - BOUND FOUND
 - MONUMENT TO BE SET
 - STUMP
 - DECIDUOUS TREE
 - WELL
 - BOUNDARY LINE
 - - - BOUNDARY LINE TO BE RELOCATED
 - · - TOWN/COUNTY LINE (AS NOTED)
 - · - SETBACK LINE
 - · - TAX MAP LINE (SEE NOTE 17)
 - x WIRE FENCE
 - · - OHU OVERHEAD UTILITIES
 - STONEWALL
 - TREE LINE
 - GRAVEL
 - PAVEMENT
 - CONCRETE

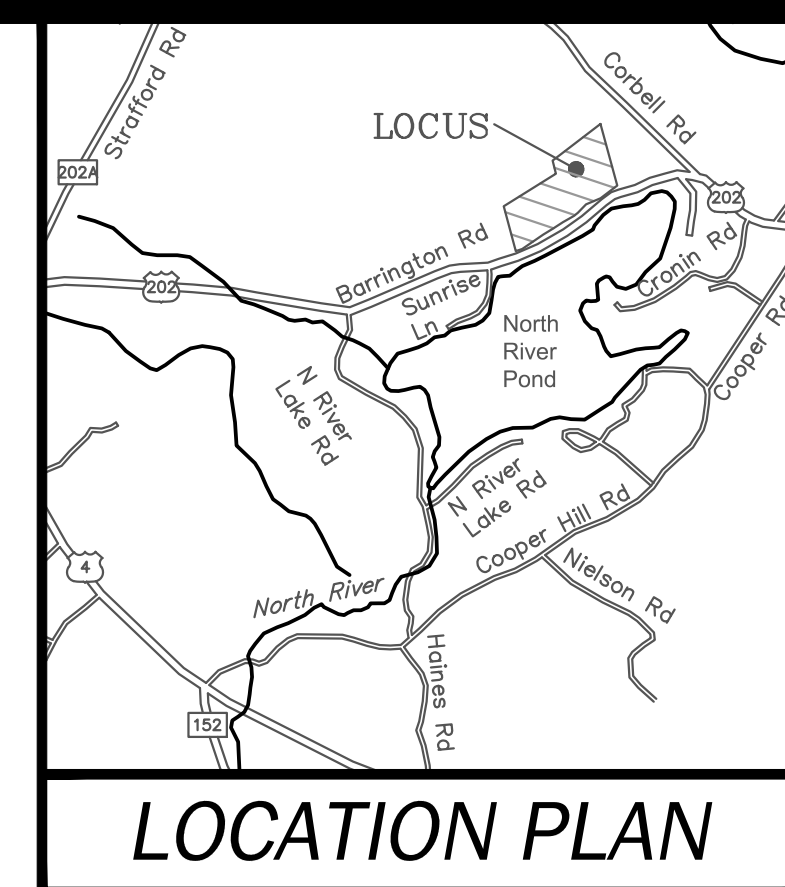
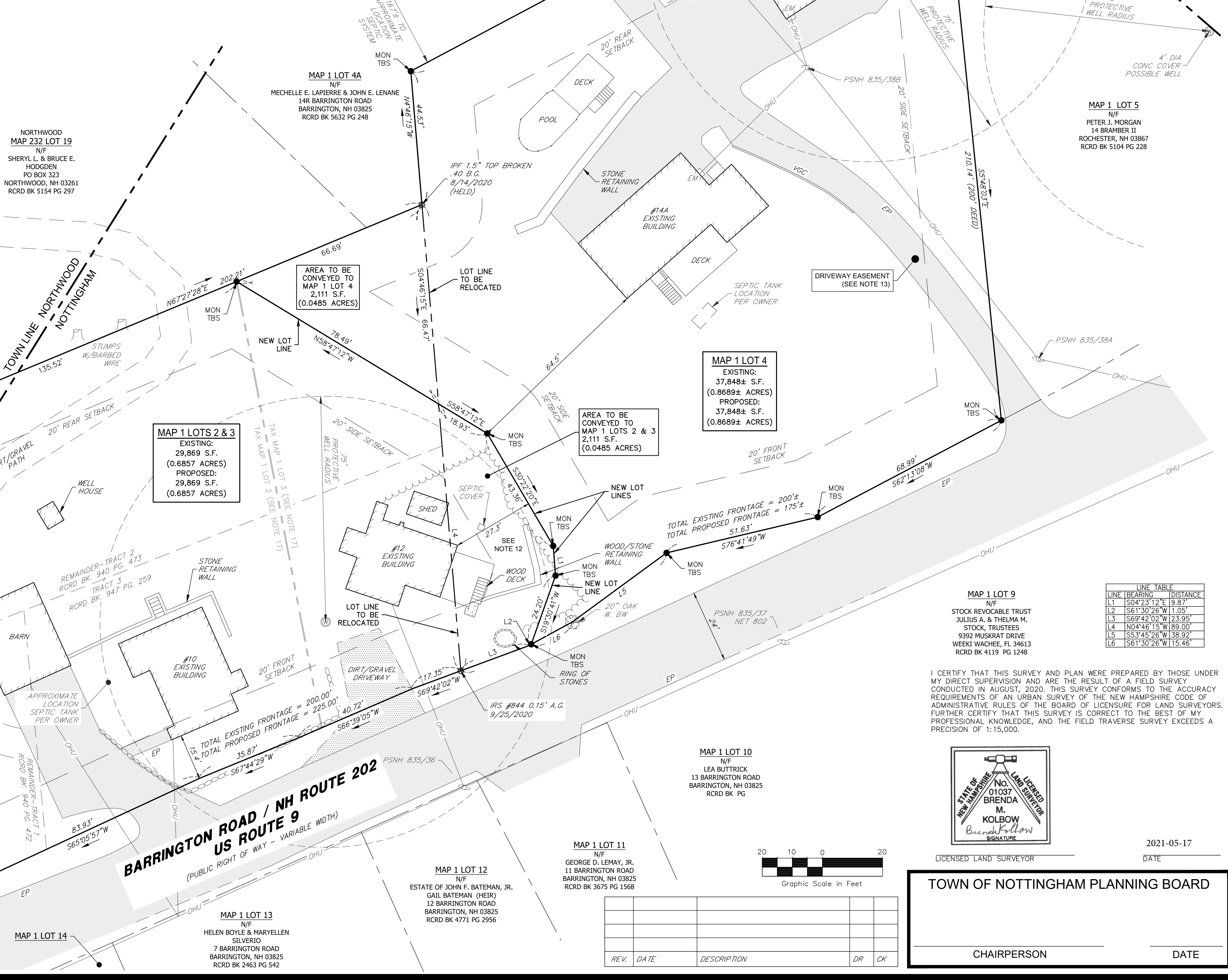
- PLAN REFERENCES:**
- "NOVEMBER 26, 1924 MAP OF PROPERTY OF C.L. JENNESS ON NORTH RIVER POND SURVEYED BY WALTER S. WHEELER, C.E. DOVER, N.H.", RCRD PLAN #0271.
 - "PLAN OF LAND OF CHARLES BATEMAN NORTHWOOD, N.H." DRAWN BY T.W. CHESLEY NORTHWOOD, N.H. DATE: FEB. 1974. RCRD PLAN #0-5134.
 - "ARNOLD WARD PROPERTY NORTHWOOD, N.H." BY FREDERICK E. DREW ASSOCIATES, DATED MAY 1974 REVISED OCT 1975. RCRD PLAN #0-6377.
 - "OVERALL PLAN FOR GARY & TERYL HODGDON 11 CANAAN ROAD BARRINGTON, NH 03825 TAX MAP 245 LOT 0017 & TAX MAP 126 LOT 0057" PREPARED BY ETAB LAND SERVICES, DATED AUGUST 19, 2009 WITH REVISION 3 DATED 11/11/09. SCRD PLAN #98-17.
 - "LOT LINE ADJUSTMENT PLAN FOR GARY & TERYL HODGDON 11 CANAAN ROAD BARRINGTON, NH 03825 TAX MAP 245 LOT 0017 & TAX MAP 126 LOT 0057" PREPARED BY ETAB LAND SERVICES, DATED AUGUST 19, 2009 WITH REVISION 3 DATED 11/11/09. SCRD PLAN #98-18.
 - "PROPOSED SUBDIVISION LAND OF CARROLL & MARION WEST 27 CANAAN ROAD BARRINGTON, NH" BY BERRY SURVEYING & ENGINEERING, DATED APRIL 18, 1995, WITH REVISION 2 DATED 8/5/95. SCRD PLAN #46-25.
 - "SUBDIVISION PLAN OF LAND PREPARED FOR CARROLL E. & MARION P. WEST 27 CANAAN ROAD COUNTY OF STRAFFORD BARRINGTON, NH" BY DAVID W. VINCENT, LLS, DATED AUGUST 22, 1996. SCRD PLAN #48-93.
 - "REVISED BOUNDARY PLAN EARL & MARY DROWN BARRINGTON, N.H." BY FREDERICK E. DREW ASSOCIATES, DATED JULY 1984. SCRD PLAN #22-184.
 - NHDOT PLAN #50599, DATED 1918. "NORTHWOOD, NOTTINGHAM, BARRINGTON FAP 5".

VARIANCE REQUESTED: (SEE NOTE 15)

A VARIANCE IS REQUESTED FROM THE FOLLOWING SECTION OF THE TOWN OF NOTTINGHAM ZONING ORDINANCE:

ARTICLE II SEC. C.2.b. - TO ALLOW MAP 1 LOT 4 TO HAVE 175'± OF FRONTAGE WHERE 200' IS REQUIRED.

- WAIVERS REQUESTED:**
- WAIVERS ARE REQUESTED FROM THE FOLLOWING ARTICLES OF THE TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS:
- 8.3 (6) EXISTING GRADES AND TOPOGRAPHIC CONTOURS AT INTERVALS NOT EXCEEDING TWO (2) FEET WITH SPOT ELEVATIONS WHERE THE GRADE IS LESS THAN FIVE PERCENT (5%). STATUS: PENDING
 - 14.2.2 (7) SIDELINES OF LOTS SHALL GENERALLY BE AT RIGHT ANGLES TO STRAIGHT STREETS AND RADIAL TO CURVED STREETS. PENDING



- NOTES:**
- THE PARCELS ARE LOCATED IN THE RESIDENTIAL-AGRICULTURAL DISTRICT (R-AG) AND LARGELY LOCATED WITHIN THE 250' SHORELAND PROTECTION ZONE.
 - THE PARCELS ARE SHOWN ON THE TOWN OF NOTTINGHAM ASSESSOR'S MAP 1 AS LOTS 2 & 3 AND LOT 4.
 - THE PARCELS ARE LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 85 OF 681, MAP NUMBER 33015C0085E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - DIMENSIONAL REQUIREMENTS:**
MINIMUM LOT SIZE: 2 ACRES
LOT FRONTAGE: 200'
MINIMUM YARD DIMENSIONS:
FRONT (DWELLING) 20'
FRONT (ACCESSORY BUILDING) 20'
SIDE (ACCESSORY BUILDING) 20'
REAR (DWELLING) 20'
REAR (ACCESSORY BUILDING) 20'
BUILDING HEIGHT: 34'
 - PER ARTICLE II SEC. C.3.o OF THE TOWN OF NOTTINGHAM ZONING ORDINANCE REGULATIONS *APPLICABLE ONLY TO PRE-EXISTING NON-CONFORMING LOTS OF LESS THAN TWO (2) ACRES, AS OF THE DATE OF PASSAGE (03/08/94).
 - OWNER OF RECORD:
MAP 1 LOTS 2 & 3: ESTATE OF JOHN F. BATEMAN, JR. GAIL BATEMAN, ADMINISTRATOR 12 BARRINGTON ROAD NOTTINGHAM, NH 03290 RCRD BK #4771 PG #2956 (TRACTS 1-3)
MAP 1 LOT 4: ALLAN & MARSHA PUTNAM 14A BARRINGTON ROAD NOTTINGHAM, NH 03290 RCRD BK #5037 PG #642
 - PARCEL AREA / FRONTAGE
MAP 1 LOTS 2 & 3: EXISTING: 29,869 S.F. (0.6857 ACRES) FRONTAGE = 200'
PROPOSED: 29,869 S.F. (0.6857 ACRES) FRONTAGE = 225'
MAP 1 LOT 4: EXISTING: 37,848± S.F. (0.8689± ACRES) FRONTAGE = 200'±
PROPOSED: 37,848± S.F. (0.8689± ACRES) FRONTAGE = 175'±
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RELOCATION OF THE COMMON BOUNDARY LINE BETWEEN MAP 1 LOTS 2 & 3 AND MAP 1 LOT 4 TO RESOLVE AN EXISTING ENCROACHMENT OF A PORTION OF THE DWELLING SHOWN HEREON AS #12 ONTO THE ADJUTING PROPERTY SHOWN HEREON AS MAP 1 LOT 4.
 - FIELD SURVEY COMPLETED BY MVP, EJS, PJT & TCE IN AUGUST 2020 USING A TOPCON SD103, TOPCON FC-5000 DATA COLLECTOR AND A TOPCON HIPER-SR.
 - HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - PORTIONS OF THE HOUSE #12, DECK, SHED, SEPTIC SYSTEM AND OCCUPATION EVIDENCE ON MAP 1 LOTS 2 & 3 CROSS THE EXISTING BOUNDARY LINE ONTO MAP 1 LOT 4.
 - MAP 1 LOT 4 IS SUBJECT TO AND BENEFITS FROM A DRIVEWAY EASEMENT BENEFITING MAP 1 LOT 4A AS DESCRIBED AT RCRD BK 2862 PG 2433.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONDUCT DIG SAFE.
 - THIS PLAN IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THE EXISTING AND PROPOSED USE OF THESE PARCELS IS RESIDENTIAL.
 - THE LINE DEPICTING THE DEMARCATION BETWEEN NOTTINGHAM TAX MAP 1 LOTS 2 & 3 IS NOT A BOUNDARY LINE. IT IS SHOWN IN AS CLOSELY CONFORMING TO THE CURRENT TAX MAP AS POSSIBLE. THE AREA OF TAX MAP 1 LOT 2 IS 21,249 S.F., THE AREA OF TAX MAP 1 LOT 3 IS 8,620 S.F. THIS INFORMATION IS PROVIDED PER THE REQUEST THE NOTTINGHAM TAX ASSESSOR.

TAX MAP 1 LOTS 2, 3 & 4

LOT LINE ADJUSTMENT PLAN
10, 12 & 14A BARRINGTON ROAD
NOTTINGHAM, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY
ESTATE OF JOHN F. BATEMAN, JR. - GAIL BATEMAN, ADMINISTRATOR & ALLAN & MARSHA PUTNAM

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

MAY 17, 2021

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN AUGUST, 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S04°23'12"E	9.87
L2	S61°30'26"W	1.05
L3	S69°42'02"W	23.95
L4	N04°46'15"W	89.00
L5	S53°45'26"W	38.92
L6	S61°30'26"W	15.46

CHAIRPERSON _____ **DATE** _____

Seacoast Division

TFM

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Structural Engineers
Traffic Engineers
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Landscape Architects
Scientists

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May 17, 2021 - 11:26am
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