



TOWN OF NOTTINGHAM, NH - PLANNING BOARD

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Plan Review

PROJECT NAME:	Wasson	CASE NUMBER:	21-010-LLA
PLAN REVISION DATE:	May 2021		
MEETING DATE: July 14, 2021	Property Owner(s): Mark and Patricia Wasson (map 70, lot 23) 55 Brown Rd, Hampton Falls, NH Kevin Bassett (map 70, lot 25) 70-25, LLC 101 Shore Dr, Nottingham, NH	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 checked="" type="checkbox"/> (LLA) Lot Line <input type="checkbox"/> Design Review Adjustment
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Surveyor(s): Peter Landry, LLS Landry Surveying, LLC 248 Mill Pond Rd 679-1387	REVIEWED BY: Jen Czysz SRPC Interim Circuit Rider July 13, 2021	
EXECUTIVE SUMMARY			
<p>The applicant requests a lot line adjustment to transfer 0.65 acres from map 70, lot 25 to map 70, lot 23. These properties are located along Lamprey Drive and have shoreline frontage on Pawtuckaway Lake.</p> <p>This application is the first before the board subsequent to the passage of warrant article 19 that transferred several class VI and private roads to town ownership as class V roadways. This will require additional research and identification of existing road conditions and history.</p>			
BACKGROUND			
TAX MAP/LOT:	Tax map 70 lots 23 and 25		
AREA (ACRES, SQUARE FEET):	Total acreage conveyed: 0.65 acres from lot 25 to 23		
EXISTING LAND USE:	Residential/Agricultural		
STEEP SLOPES:	Along Pawtuckaway Lake shoreline		
ROAD ACCESS (FRONTAGE):	Lamprey Drive		
CLOSEST INTERSECTION:	Raymond Road		
ZONING DISTRICT(S):	Residential/Agricultural		
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain		
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 checked="" type="checkbox"/> Shoreland Protection	
OTHER PERMITS AND APPROVALS		
<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
STATUS NOTES: The applicant has requested the following waivers:		
Article 14.2.2 Lot shape – Applicant requests permission to allow the narrowest portion of the lot to be less than the required 75 feet.		

COMPLETENESS/APPLICATION ACCEPTANCE

1. All information needed to complete the application review has been submitted
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

1. Comments on submitted waiver request:
 - a. Staff have no objections to the requested waiver. The narrowest portions of the lot are existing conditions not proposed to change as part of the lot line adjustment.

2. Elements in need of clarification, additional information, or provision before approval:
 - a. On June 8, 2021 Warrant Article #19 was adopted by the town voters. This action transfers Lamprey Drive to the Town as a Class V road. As a result applicants to the planning board along this and other roads subject to the warrant article, will need to take additional actions to clarify the road’s legal and/or actual location; in some instances the actual traveled way is not coterminous with the dedicated ROW. As the road is to traverse the applicant’s property under the proposed lot line adjustment, the plan will need to clearly delineate the road location, right of way width and may need to update the associated deed language. The Planning Board should discuss whether they need to seek legal review, particularly given that the road would bisect the proposed parcel extents.
 - b. Copies of existing deeds for both parcels need to be submitted in order to provide the town with complete documentation of the existing roadway.
 - c. What is the existing use of parcel 70-23? Appears to be vacant, please confirm.

3. Notes changes, corrections, and additions:
 - a. Additional boundary monuments will need to be set to delineate Lamprey Drive ROW extents
 - b. Lamprey Drive ROW width needs to be dimensioned
 - c. Owners signatures to provided per checklist item II.26
 - d. Please indicate where septic systems and/or wells are located on the lot, if applicable
 - e. Please add the following details and icons to the legend:
 - i. Utility wires
 - ii. Shorelines
 - iii. Easement

- iv. Edge of Traveled Way
- f. Please indicate the existing and proposed area of lot 70-25

4. Other staff comments:

- a. The applicant is reminded that the lot line adjustment may not cure the existing nonconformity and that should they seek a building permit for a use or alterations that are “substantially different” from what is present, they may be required to seek a zoning variance. At issue, given that the road will traverse the lot, there will remain essentially two separate lot areas where the applicant may not meet the required 30,000 sf contiguous area lot envelop (Zoning Ordinance, Article II, Section C.2.d).

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

- Plan copies with professional seals & signatures
 - Surveyor
 - Wetlands Scientist
 - Original Mylar with professional seals & signatures
 - Electronic submission per regulations
 - All fees paid
 - Additional items to be determined as part of the plan review hearing (List):
 -
 - Changes to Plat as detailed in minutes and this report (refer to notes section and list):
 - See Above
 - Others (List):
- State Permits –
 - Curb-cut,
 - Subdivision (Sub Surface/Septic),
 - Wetlands – Dredge and Fill,
 - Alteration of Terrain
 - Shoreland Protection