



683C First NH Turnpike, Northwood, NH 03261
603-942-9220

Town of Nottingham
Planning Board
139 Stage Rd.
Nottingham, NH 03290

Date: November 16, 2020

Planning Board Chair and Members,

Jeffrey Cole Builders, LLC has submitted a subdivision application that represents a 6-lot subdivision on Tax Map 6 Lot 16, two commercial lots and 4 residential lots. The existing lot is 30.56 acres and has 1,324.00' of frontage on Route 4, 837.93' on Smoke Street and 1,856.45' on Kennard Road for a total of 4,018.38'. The applicant proposes two commercial lots on Route 4, one residential lot on Smoke Street and three residential lots on Kennard Road. The proposed lots range from 3.02 acres to 6.02 acres and all have 30,000 sq ft+ of buildable area as shown on the enclosed plans.

Below is a list with lot information:

Lot 16 is a commercial lot with 4.70 acres and 213.62' of frontage on Route 4.

Lot 16-1 is a commercial lot with 6.02 acres and 1,100' of frontage on Route 4.

Lot 16-2 is a residential lot with 5.54 acres and 837.93' of frontage on Smoke and 268.19' of frontage on Kennard Road. This lot will be accessed via Smoke Street.

Lot 16-3 is a residential lot with 3.02 acres and 466.96' of frontage on Kennard Road.

Lot 16-4 is a residential lot with 6.43 acres and 371.29' of frontage on Kennard Road

And the last lot, 16-5, is a residential lot with 4.86 acres and 750.01' of frontage on Kennard Road.



We have reached out to the Fire Chief for comments as required by Article 14 Section 14.5 (Fire protection). There are several cisterns and dry hydrants within the area of the proposed subdivision.

The project application represents work by Fraggie Rock Environmental, LLC (Damon Burt), of Strafford, NH. Fraggie Rock Environmental delineated the wetlands. This office, New Hampshire Land Consultants, PLLC of Northwood, NH performed the survey, test pits and plan preparation.

If you have any questions or comments on this application feel free to reach out to us at 603-942-9220.

Respectfully Submitted by,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC

Owner of record

Tax Map 6 Lot 16
Jeffery Cole Builders, LLC
140 Raymond Road,
Nottingham, NH 03290

Abutters

Tax Map 6 Lot 5
Augustine R & Lucille M Grippo
122 Smoke Street
Nottingham, NH 03290

Tax Map 6 Lot 6
Roberta F Gilman
145 Kennard Road,
Nottingham, NH 03290

Tax Map 6 Lot 7
Curtis E & Haden C Wilber
143 Kennard Road,
Nottingham, NH 03290

Tax Map 6 Lot 8
Lloyd A & Gladys I Nickerson
141 Kennard Road,
Nottingham, NH 03290

Tax Map 6 Lot 9
Michael A Barbin Sr.
139 Kennard Road,
Nottingham, NH 03290

Tax Map 6 Lot 11-1
Kieth Gillespie
136 Kennard Road,
Nottingham, NH 03290

Tax Map 6 Lot 12
Steven T Curwood,
Trustee Curwood Rev. Trust
102 Mitchell Road,
Nottingham, NH 03290

Tax Map 6 Lot 13
Sarah E. Curwood
103 Mitchell Road,
Nottingham, NH 03290

Tax Map 6 Lot 15-2
James W Haley
366 Old Concord Turnpike,
Barrington NH 03825

Tax Map 6 Lot 15-3
Keenan Al-Hojerry
7 Sinclair Drive,
Exeter, NH 30833

Tax Map 6 Lot 17-1
D & L Hanson Family Trust
David H & Linda R Hanson, Trustees
28 Old Turnpike Road,
Nottingham NH, 03290

Tax Map 6 Lot 22
Domus Developers Inc.
11 Whitehouse Drive,
Rye, NH 03870

Professionals

New Hampshire Land Consultants, PLLC
Scott R. Frankiewicz, LLS
683C First NH Turnpike,
Northwood, NH 03261

Fraggle Rock Environmental,
Damon E. Burt, CWS, CPESC
38 Garland Road,
Strafford, NH 03884

Agency

NHDOT District 6
P.O. Box 740
Durham, NH 03824

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: 30.56	Current Use Acreage: 30.56	# of Proposed Lots: 6
Project Address: Rte. 4/Smoke Street/Kennard/Road		
Current Zoning Districts: Commercial/Industrial and Residential/Agricultural		
Overlay Districts: Aquifer, Wetlands	Map(s): 6	Lot (s): 16
Request: Subdivide the 31.18 acres into 6 lots, 2 commercial lots on Rte. 4, 1 Residential Lots on Smoke Street and 3 Residential lots on Kennard Road.		

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:	Date:
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Case#

Project Name

Date

Owner 1: Marilyn & Jeffrey Cole		
Company: Jeffrey Cole Builders, LLC		
Phone: 603-772-0786	Fax: NA	E-mail: jcbuilders@myfairpoint.net
Address: 140 Raymond Road, Nottingham, NH 03290		

Owner 1 Signature

Date

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

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

Developer: Same as owner		
Company:		
Phone:	Fax:	E-mail:
Address:		

Engineer: Scott R Frankiewicz, LLS (Surveyor)		
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		

Case#

Project Name

Date

ABUTTER(S) LIST

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

1. APPLICANT INFORMATION:

Printed Name: Jeffrey Cole Builders, LLC Contact Telephone: 603-772-0786
Address: 140 Raymond Road, Nottingham, NH 03290

2. OWNER INFORMATION:

Printed Name: _____
Address: _____

3. PROFESSIONAL(S) INFORMATION:

Printed Name: New Hampshire Land Consultants, PLLC Fragle Rock Environmental
Address: 683C First NH Turnpike, Northwood, NH 03261 38 Garland Rd, Strafford, NH 03884

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	6	5		Augustine & Lucille Grippo	122 Smoke Street, Nottingham, NH 03290
6.	6	6		Robert Gilman	145 Kennard Rd, Nottingham, NH 03290
7.	6	7		Eric & Brenda Wilber	143 Kennard Rd, Nottingham, NH 03290
8.	6	8		Lloyd Nickerson	141 Kennard Rd, Nottingham, NH 03290
9.	6	9		Michael Barbin	139 Kennard Rd, Nottingham, NH 03290
10.	6	11	1	Keith Gillespie	136 Kennard Rd, Nottingham, NH 03290
11.	6	12		Steve Curwood	102 Mitchell Rd, Nottingham, NH 03290
12.	6	13		Sarah Curwood	103 Mitchell Rd, Nottingham, NH 03290
13.	6	15	2	Jame Haley	366 Old Concord Turnpike, Barrington, NH 03825
14.	6	15	3	Keenan Al-Hojerry	7 Sinclair Dr., Exeter, NH 03833
15.	6	17	1	D & L Hanson Fam. Trust	28 Old Turnpike Rd., Nottingham, NH 03290
16.	6	22		Domus Developers, Inc.	11 Whitehorse Dr., Rye, NH 03870
17.				NHDOT Dist. 6	P.O. Box 740, Durham, NH 03824

I, Scott R. 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

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
Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: Rte. 4/Smoke Street/Kennard Road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Scott R Frankiewicz 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 6 lot subdivision on Tax Map 6 Lot 16

Name of Owner	Jeffrey Cole Builders, LLC	
Address of Owner	140 Raymond Road, Nottingham, NH 03290	
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Case#

Project Name

Date



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	6	Lot	16	Sub- Lot
Site Location: Rte. 4, Smoke Street, Kennard Road				
Zoning District(s): Commercial/Industrial and Residential/Agricultural				
Owner(s): Jeffrey Cole Builders, LLC				
Address of Owner(s): 140 Raymond Road, Nottingham, NH 03290				
Applicant (if different from owner): Same as owner				
Phone Number: 603-770-0786		Email: jcbuilders@myfairpoint.net		
Land Surveyor: Scott R Frankiewicz				

I, Jeffrey Cole Builders, LLC (Jeffrey Cole) Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 15 Section 3.2.4, for the above case submittal:

To allow two residential driveways to have a maximum grade of 10% where 8% allowed.
The two lots we are asking for a driveway slope waiver for are 16-3 & 16-4.

Signature of Owner/Applicant

Date

Case#

Project Name

Date

**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 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</u> 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			
Section II. General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations				
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			

Case#

Project Name

Date

	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:				

Case#

Project Name

Date

	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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Date

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):	X			
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			

Case#

Project Name

Date

Case#	Project Name	Date			
Section III					
Proposed Site Conditions Plan					
(Use Sections I General Requirements & Section II General Plan Information)					
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):					
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			
Section IV					
Construction Detail Drawings					
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		X			
2. Typical driveway apron detail	X				
3. Curbing detail		X			
4. Guardrail detail		X			

Case#	Project Name	Date			
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		X		
15.	Construction Notes				
a)	Construction sequence	X			
b)	Erosion control notes	X			
c)	Landscaping notes		X		
d)	Water system construction notes		X		
e)	Sewage system construction notes		X		
f)	Existing & finish centerline grades		X		
g)	Proposed pavement – Typical cross-section		X		
h)	Right-of-way and easement limits		X		
i)	Embankment slopes		X		
j)	Utilities	X			
Section V.					
Supporting Documentation If Required					
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.