

3. Substantial justice is done:
FOR BOTH VARIANCES, LESS DISTURBANCE
WILL BE MADE TO THE LOTS.

4. The values of the surrounding properties are not diminished:
FOR BOTH VARIANCES, LESS DISTURBANCE
WILL BE MADE TO THE LOTS.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
BUILDING AND CONSTRUCTION WILL BE
LESS DISTURBANCE TO THE LOTS.

ii) The proposed use is a reasonable one.

THE HOUSE AND DRIVEWAYS WILL BE IN THE MOST SUITABLE LOCATIONS.

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

A LOT OF UNNECESSARY LAND DISTURBANCE WOULD OCCUR.

I understand that I **MUST** appear in person at the public hearing


OR

If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

I hereby designate ROSCOE BLAISDELL

to represent me as a representative/agent in the pursuance of this appeal.

Property Owner(s) Jeffrey Cole 7/23/18 
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

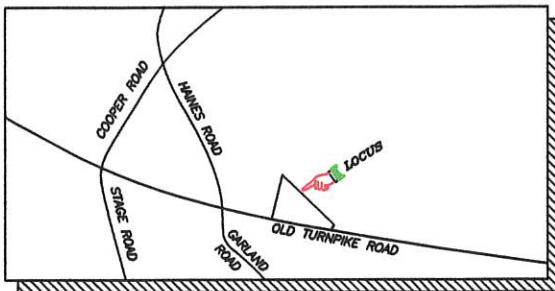
Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

LEGEND

- ⊗ DENOTES SET DRILL HOLE IN STONE WALL
- DENOTES GRANITE BOUND
- ⊕ DENOTES EXISTING UTILITY POLE
- ⊗ DENOTES SET WITNESS IRON PIN AT DRILL HOLE IN STONE WALL
- DENOTES UNMONUMENTED ANGLE POINT ON PROPERTY LINE
- - - DENOTES EDGE OF BUILDABLE AREA

NO.	DATE	DESCRIPTION	BY
3	6/26/18	CHANGE DRIVEWAYS	RTB
2	9/23/18	CHANGE LOT LINE	RTB
1	4/17/18	CHANGE LOT LINE	RTB



VICINITY

PLAN REFERENCES:

- R.C.R.D. #D-31383 "PLAT OF LAND FOR PAUL B. AUGIER & MARGARET V. AUGIER IN NOTTINGHAM, NH ROCKINGHAM COUNTY" PREPARED BY LANDRY SURVEYING, LLC DATED FEBRUARY, 2004.
- R.C.R.D. #D-17151 "SURVEYED FOR JOSEPH SCETTINI NOTTINGHAM" PREPARED BY ERNEST E. VEINOTTE DATED JUNE 30, 1987.
- UNRECORDED "FEDERAL AID SECONDARY PROJECT NO. S 18(1)" SHEETS 102 & 103 DATED APRIL 17, 1945.

NOTES:

- LAND IS DESCRIBED BY DEED OF JEFFREY COLE BUILDERS, LLC OF 140 RAYMOND ROAD, NOTTINGHAM, NH 03290 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5845 PAGE 1614 ON AUGUST 16, 2017.
- I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN OCT., 2017 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1":10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
- LAND IS NOT LOCATED IN THE FLOOD HAZARD ZONE.
- LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE(RA).
- NH DOT DRIVEWAY PERMIT NUMBER: _____
- PURPOSE OF PLAN: TO CREATE 5 NEW RESIDENTIAL BUILDING LOTS FROM TAX MAP 15 LOT 8. TOTAL AREA INVOLVED IS 18.8808 ACRES.
- MIN LOT SIZE 2 ACRES, MIN FRONTAGE 200', MIN SETBACKS 50' ALL SIDES.
- ALL LOTS HAVE OVER 30,000 SF OF CONTIGUOUS BUILDABLE LAND.
- THIS SUBDIVISION IS SUBJECT TO THE NOTTINGHAM IMPACT FEE SCHEDULE.
- ALL HOUSES BUILT IN THIS SUBDIVISION ARE REQUIRED TO HAVE A SPRINKLER SYSTEM INSTALLED FOR FIRE PROTECTION IN ACCORDANCE WITH NFPA 13-D, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE-AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES.
- STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER _____
- SEE CONDITIONS OF NHDOT DRIVEWAY PERMITS. LOT OWNERS TO MAINTAIN A 400' SIGHT DISTANCE BY REMOVING NECESSARY VEGETATION.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCY TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 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.
- 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.

Roscoe T. Blaisdell

MAGNETIC

TAX MAP NO. 15
TAX LOT NO. 11
N/F RICHARD N. SAUNDERS, JR.
31 FIRE ROAD 5
STRAFFORD, N.H. 03884

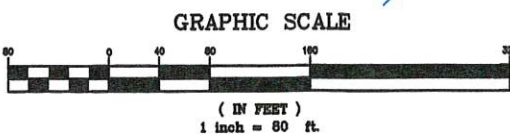
APPROVED BY THE NOTTINGHAM PLANNING BOARD

ON _____ CERTIFIED BY
_____ CHAIRMAN AND / OR
_____ SECRETARY AND / OR
OTHER MEMBERS _____

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1" JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2" JULY 1998. WETLANDS DELINEATED BY ROSCOE BLAISDELL IN ACCORDANCE WITH ENV-Wq1014.03.

SOIL TYPES FROM WEB SOIL SURVEY

- 67C - PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
- 67D - PAXTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY.
- 129C - WOODBRIDGE FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
- 43C - CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
- 447C - SCITUATE-NEWFIELDS COMPLEX, 8 TO 15% SLOPES, VERY STONY.
- 343D - CANTON GRAVELLY FINE SANDY LOAM, 15 TO 35% SLOPES, EXTREMELY BOULDERY.



TAX MAP NO. 15
TAX LOT NO. 14
N/F JONATHAN P. & CAROLINE CARON
23 LAUREL LANE
DURHAM, N.H. 03824



DESIGNER
NEW HAMPSHIRE
Department of Environmental Services
Roscoe T. Blaisdell
No. 1439



A SURVEY AND PLAT OF A
SUBDIVISION
PREPARED FOR THE OWNER OF RECORD
JEFFREY COLE BUILDERS, LLC
SITUATED IN THE TOWN OF
NOTTINGHAM, NH
TAX MAP 15 LOT 8

PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
22 SCRIBNER ROAD, RAYMOND, N.H. 03077
DATE: 11/02/17 603-895-9947 JOB NO. 2559
FB NO. 31 DRAWING NAME: 2559SUB RBLAISDELL@COMCAST.NET