

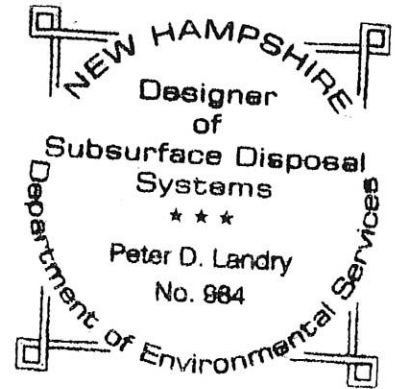
Landry Surveying, LLC - 248 Mill Pond Road - Nottingham, NH 03290
(603) 679-1387 plandsurv@comcast.net
LAND SURVEYING - SEPTIC SYSTEM DESIGNS

*** TEST PIT LOGS ***

NAME: Sarah Evans
SITE ADDRESS: 70 Ledge Farm Road in Nottingham, NH

Job No. 1643

DATE CONDUCTED: November 9, 2017
OBSERVED BY: Peter D. Landry, Septic Designer, No. 984
WITNESSED BY: Russ Bookholz, Building Inspector



TEST PIT #1

0"-6" - 1OYR3/3, Fine Sandy Loam, Granular, Friable
6"-16" - 7.5YR4/6, Fine Sandy Loam, Granular, Friable
16"-24" - 1OYR4/4, Fine Sandy Loam, Granular, Friable
24"-60" - 2.5Y5/2, Very Fine Sandy Loam, Massive, Firm, w/ redox features
Total 60" No Refusal - No water observed - Restrictive Φ ESHWT @24"

TEST PIT #2

0"-6" - 1OYR3/2, Fine Sandy Loam, Granular, Friable
6"-18" - 1OYR4/6, Fine Sandy Loam, Granular, Friable
18"-24" - 2.5Y5/4, Fine Sandy Loam, Granular, Friable
24"-65" - 2.5Y5/2, Very Fine Sandy Loam, Massive, Firm, w/ redox features
Total 65" No Refusal - No water observed - Restrictive Φ ESHWT @24"

TEST PIT #3

0"-6" - 1OYR3/2, Fine Sandy Loam, Granular, Friable
6"-18" - 1OYR4/6, Fine Sandy Loam, Granular, Friable
18"-22" - 2.5Y5/4, Fine Sandy Loam, Granular, Friable
22"-60" - 2.5Y5/2, Very Fine Sandy Loam, Massive, Firm, w/ redox features
Total 60" No Refusal - No water observed - Restrictive Φ ESHWT @22"

TEST PIT #4

0"-6" - 1OYR3/3, Fine Sandy Loam, Granular, Friable
6"-16" - 7.5YR4/6, Fine Sandy Loam, Granular, Friable
16"-24" - 1OYR4/4, Fine Sandy Loam, Granular, Friable
24"-60" - 2.5Y5/2, Very Fine Sandy Loam, Massive, Firm, w/ redox features
Total 60" No Refusal - No water observed - Restrictive Φ ESHWT @24"



Town of Nottingham
 P.O. Box 114
 139 Stage Road
 Nottingham NH 03290

Planning Board Project Application

Case#:	Project Name: <u>SARAH EVANS</u>	Date: <u>12-5-17</u>
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Formal Application(s):

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:	<u>40.7 ACS</u>	Current Use Acreage:	<u>UNKNOWN</u>	# of Proposed Lots:	<u>ONE (1) NEW</u>
Project Address:	<u>70 LEDGE FARM ROAD</u>				
Current Zoning Districts:	<u>RES - AG w/ WETLAND CONS. OVERLAY</u>				
Overlay Districts:	<u>WETLAND</u>	Map(s):	<u>5B</u>	Lot (s):	<u>6A</u>
Request:	<u>SUBDIVIDE EXISTING DWELLING #70 WITH 5AC, LEAVING REMAINING 35 AC. ZBA RELIEF GRANTED FOR 200' FRONTAGE.</u>				

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.

- | |
|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 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) <input checked="" type="checkbox"/> Form B "Authorization to Enter upon Subject Property" has been filed with this application <input checked="" type="checkbox"/> Form C "Authorization to Represent" has been filed with this application <input checked="" type="checkbox"/> 6 sets of full size plans <input checked="" type="checkbox"/> 10 sets of 11"x17" plans <input checked="" type="checkbox"/> Waiver Form(s) <input checked="" type="checkbox"/> Completed Checklist |
|--|

Applicant: SARAH EVANS

Case #

Case#:	Project Name: SARAH EVANS	Date: 12-5-17
--------	------------------------------	------------------

Owner 1: SARAH EVANS		
Company:		
Phone: 498-7808	Fax: —	E-mail: —
Address: 66 LEDGE FARM ROAD · NOTTINGHAM, NH 03250		

Sarah Evans 12-11-17
 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): PETER D. LANDRY, LLC		
Company: LANDRY SURVEYING, LLC		
Phone: 609-1387	Fax:	E-mail: PLANDSURV@COMCAST.NET
Address: 248 MILL POND ROAD - NOTTINGHAM, NH		

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

Abutter(s) List

Office 603-679-9597 X1
Fax 603-679-1013
plan.zone@nottingham-nh.gov
www.nottingham-nh.gov

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

1. APPLICANT INFORMATION:

Printed Name: PETER LANDRY ILLS Contact Telephone: 679-1387
Address: 248 MILL POND ROAD - NOTTINGHAM

2. OWNER INFORMATION:

Printed Name: SARAH EVANS
Address: 66 LEDGE FARM ROAD - NOTTINGHAM

3. PROFESSIONAL(S) INFORMATION:

Printed Name: SAME AS APPLICANT - LANDRY SURVEYING, LLC
Address: _____

Abutter(s) Information				
4.	Map:	Lot:	Name:	Address:
5.	Map:	Lot:	Name:	Address:
6.	Map:	Lot:	Name:	Address:
7.	Map:	Lot:	Name:	Address:
8.	Map:	Lot:	Name:	Address:
9.	Map:	Lot:	Name:	Address:
10.	Map:	Lot:	Name:	Address:
11.	Map:	Lot:	Name:	Address:
12.	Map:	Lot:	Name:	Address:
13.	Map:	Lot:	Name:	Address:

NO ABUTTERS CHECKED

I, PETER LANDRY, 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..

[Handwritten Signature]
Applicant's Signature

12-5-17
Date



UPDATED TAX MAP



100 foot Abutters List Report

Nottingham, NH
November 27, 2017

Subject Property:

Parcel Number: 058-0006-00A
CAMA Number: 058-0006-00A
Property Address: 70 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C.D. EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Abutters:

✓ Parcel Number: 058-0006-01A
CAMA Number: 058-0006-01A
Property Address: 68 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C.D. EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

✓ Parcel Number: 058-0007-000
CAMA Number: 058-0007-000
Property Address: 61 POOR FARM ROAD

Mailing Address: EXARCHOS, SOTIRIOS
61 POOR FARM ROAD
NOTTINGHAM, NH 03290

✓ Parcel Number: 058-0007-004
CAMA Number: 058-0007-004
Property Address: 55 POOR FARM ROAD

Mailing Address: KOUCHOUKOS, MATTHEW HENRY
KOUCHOUKOS, MARIANNE H.
55 POOR FARM ROAD
NOTTINGHAM, NH 03290

✓ Parcel Number: 058-0008-000
CAMA Number: 058-0008-000
Property Address: 66R LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE S.P. EVANS
TRUST OF 06
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

✓ Parcel Number: 065-0001-000
CAMA Number: 065-0001-000
Property Address: 75 LEDGE FARM ROAD

Mailing Address: SWEETSER FAMILY REALTY TRUST
75 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

✓ Parcel Number: 065-0001-001
CAMA Number: 065-0001-001
Property Address: 71 LEDGE FARM ROAD

Mailing Address: SWEETSER, DAVID SWEETSER,
SHARON
71 LEDGE FARM ROAD
NOTTINGHAM, NH 03290



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11/27/2017

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Page 1 of 1



100 foot Abutters List Report

Nottingham, NH
November 27, 2017

Subject Property:

Parcel Number: 058-0008-000
CAMA Number: 058-0008-000
Property Address: 66R LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE S.P. EVANS
TRUST OF 06
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Abutters:

✓ Parcel Number: 055-0003-008
CAMA Number: 055-0003-008
Property Address: 47 FRANCESCA WAY

Mailing Address: WADE, ANDREW W WADE, KRISTEN M
47 FRANCESCA WAY
NOTTINGHAM, NH 03290

✓ Parcel Number: 055-0003-009
CAMA Number: 055-0003-009
Property Address: 45 FRANCESCA WAY

Mailing Address: CAPANO, JR NICHOLAS GERARD
ROUTHIER, THERESA FRANCIS
45 FRANCESCA WAY
NOTTINGHAM, NH 03290

✓ Parcel Number: 055-0003-012
CAMA Number: 055-0003-012
Property Address: 4 TAYLA WAY

Mailing Address: MARCOTTE, JASON M MARCOTTE,
STEPHANIE K
4 TAYLA WAY
NOTTINGHAM, NH 03290

✓ Parcel Number: 055-0003-013
CAMA Number: 055-0003-013
Property Address: 6 TAYLA WAY

Mailing Address: SMITH, DAVID M. PEACOCK-SMITH,
AMY E.
6 TAYLA WAY
NOTTINGHAM, NH 03290

✓ Parcel Number: 055-0003-014
CAMA Number: 055-0003-014
Property Address: 8 TAYLA WAY

Mailing Address: LEVEILLE, THOMAS
8 TAYLA WAY
NOTTINGHAM, NH 03290

✓ Parcel Number: 055-0003-EN1
CAMA Number: 055-0003-EN1
Property Address: FRANCESCA WAY

Mailing Address: FRANCESCA WAY
OPEN SPACE
NOTTINGHAM, NH 03290

✓ Parcel Number: 058-0004-000
CAMA Number: 058-0004-000
Property Address: ROCKY HILL ROAD

Mailing Address: ROCKY HILL RESIDENTIAL DEVELOP
OPEN SPACE
ROCKY HILL ROAD
NOTTINGHAM, NH 03290

✓ Parcel Number: 058-0006-001
CAMA Number: 058-0006-001
Property Address: 66 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C.D. EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

✓ Parcel Number: 058-0006-00A
CAMA Number: 058-0006-00A
Property Address: 70 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C.D. EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

✓ Parcel Number: 058-0006-01A
CAMA Number: 058-0006-01A
Property Address: 68 LEDGE FARM ROAD

Mailing Address: EVANS, SARAH P TRUSTEE C.D. EVANS
REV TRUST
66 LEDGE FARM ROAD
NOTTINGHAM, NH 03290



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11/27/2017

Page 1 of 2



100 foot Abutters List Report

Nottingham, NH
November 27, 2017

✓ Parcel Number: 058-0007-001
CAMA Number: 058-0007-001
Property Address: 41 POOR FARM ROAD

Mailing Address: PARADIS, JEFFREY S PARADIS, SUSAN
L
41 POOR FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0007-004
CAMA Number: 058-0007-004
Property Address: 55 POOR FARM ROAD

Mailing Address: KOUCHOUKOS, MATTHEW HENRY
KOUCHOUKOS, MARIANNE H.
55 POOR FARM ROAD
NOTTINGHAM, NH 03290



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11/27/2017

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Applicant: SARAH EVANS

Case #



Town of Nottingham
P.O. Box 114
139 Stage Road
Nottingham NH 03290

Office 603-679-9597 X1
Fax 603-679-1013
plan.zone@nottingham-nh.gov
www.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) SARAH EVANS
SARAH EVANS 12-11-17
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

Applicant:

SARAH EVANS

Case #

Town of Nottingham
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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 70 LEDGE FARM ROAD

I, the undersigned owner of the property listed above, hereby verify that I have authorized PETER LANDRY 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
- Backlot Subdivision
- Other _____
- Site Plan Review
- Design Review

FOR:

PLANNING BOARD PRESENTATION & DISCUSSION

Name of Owner

SARAH EVANS

Address of Owner

66 LEDGE FARM RD - NOTTINGHAM

Signature of Owner

Sarah Evans

12-11-17
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

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**Subdivision Plan
Waiver Request Form**

Under Subdivision Plan 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: SARAH EVANS

Tax Map	SB	Lot	6A	Sub-Lot	
Site Location:	70 LEDGE FARM ROAD				
Zoning District(s):	RA-				
Owner(s):	SARAH EVANS				
Address of Owner(s):	66 LEDGE FARM ROAD - NOTTINGHAM				
Name of Applicant (if different from owner):	PETER LANDRY, LLC - LANDRY SURVEYING, LLC				
Phone Number:	679-1387	Email:	PLANDSURV@COMCAST.NET		
Land Surveyor:	SAME				

I, SARAH EVANS seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 8 Section 8.3, for the above case submittal:

REQUEST RELIEF FROM COMPLETE TOPOGRAPHIC SURVEY, WETLAND DELINEATION, NATURAL FEATURES FOR REMAINING 35A6'S PARENT TRACT. APPLICATION INCLUDES SAC# , INCLUDING 30K, DEPICTED PORTION OF REMAINING LAND TO SATISFY TOWN MINIMUM REQUIREMENTS FOR SUBDIVISION,

Signature of Owner/Applicant

12-11-17

Date

Applicant:

SARAH
EVANS

Case #

Town of Nottingham
P.O. Box 114
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Nottingham NH 03290



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CERTIFICATE OF MONUMENT INSTALLATION

Property owner(s): SARAH EVANS

Tax Map # 58 Lot # 6A

Physical Address: 70 LEDGE FARM ROAD

Surveyor: PETER D. LANDRY, LUS

Company: LANDRY SURVEYING, LLC

Number of Granite Bounds: _____

Iron Stakes/Pins/Rods: _____

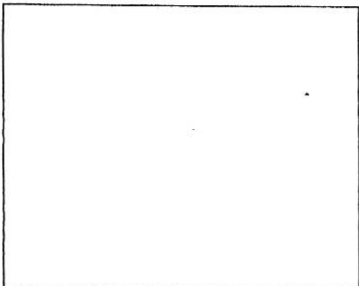
Drill Hole w/ Aluminum surveyor's disk: _____

"I hereby certify that the monumentation required on the above referenced subdivision plat has been accurately installed under my supervision and said monumentation complies with the Nottingham Subdivision Regulations."

Signature of Surveyor: _____

Date: _____

Seal of Surveyor:



WILL SUPPLY AFTER
FINAL MONTS ARE SET.

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LAND USE PROJECT FEE SCHEDULE

Fee's collected at time of application:

FEE PER PROJECT TYPE:

- SUBDIVISION \$200.00 PER LOT
- DESIGN REVIEW \$100.00
- LOT LINE ADJUSTMENT \$100.00 plus \$50.00/# OF LOTS AFFECTED

PLUS NOTICE FEES:

- ABUTTER/PROFESSIONAL NOTIFICATION \$10.00 PER NOTICE
- PUBLIC NOTICE FEE \$75.00

Fee's collected at time of acceptance *(Not for Design Review Applications)*

- Escrow Account to cover third-party review fees (Amount to be determined)
- Letters of Credit, Bonds, Performance Guarantee (Amount to be determined)

Fee's collected at time of approval:

- LCHIP FEE \$25.00 (Payable to the NH Registry of Deeds)

Plus the fees below totaled (Payable to the Town of Nottingham)

- RECORDING FEE \$35.00/SHEET
- ADMINISTRATIVE FEE \$25.00
- REMAPPING FEE \$35.00

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 JULY 13, 2011			
Fee Assessment Basis	School Impact Fee K-8 Facilities *	Fire Department Impact Fee	Total Impact Fees
RESIDENTIAL DEVELOPMENT			
Type of Structure:	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit
Single Family Detached	\$4,220	\$667	\$4,887
Attached, 2-Family or Multifamily *	\$2,245	\$714	\$2,959
COMMERCIAL-INDUSTRIAL DEVELOPMENT			
All Commercial-Industrial Uses - Per Sq. Ft.	<i>not applicable</i>	Per Sq. Ft.	Per Sq. Ft.
	---	\$0.30	\$0.30
* Impact fee ordinance provisions enable the Planning Board to grant school impact fee waivers for qualified age-restricted housing units in a 55+ development and for one bedroom accessory apartments in compliance with zoning regulations. See impact fee ordinance for waiver criteria.			

**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 See Sections I & II <input checked="" type="checkbox"/> Subdivision Plan 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				
4. 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	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents				
6. Any waiver request(s) submitted with justification in writing	X			
7. Technical reports and supporting documents (see Section IX & X of this checklist)				
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:				
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			

Applicant:

SARAH
EVANS

Case #

	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	X			
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)	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. 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) NO EASEMENT	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):	X			
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. <u>Two-foot</u> contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			
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:				
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) ACCESS	X			
4. Area of each lot (in acres & square feet):	X			
a) Total upland(s)	X			
b) Contiguous upland(s)	X			
5) Proposed streets:		X		
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 NRCS X	X			
9. Location, type, size & inverts of the following (as applicable):	X			
a) Existing water systems WALLS	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				
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				

Applicant:

SARAH
EVANS

Case #

	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				
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.

Landry Surveying, LLC - 248 Mill Pond Road - Nottingham, NH 03290
(603) 679-1387 plandsurv@comcast.net
LAND SURVEYING - SEPTIC SYSTEM DESIGNS

*** TEST PIT LOGS ***

Job No. 1643

NAME: Sarah Evans
SITE ADDRESS: 70 Ledge Farm Road in Nottingham, NH

DATE CONDUCTED: November 9, 2017
OBSERVED BY: Peter D. Landry, Septic Designer, No. 984
WITNESSED BY: Russ Bookholz, Building Inspector



TEST PIT #1

0"-6" - 1OYR3/3, Fine Sandy Loam, Granular, Friable
6"-16" - 7.5YR4/6, Fine Sandy Loam, Granular, Friable
16"-24" - 1OYR4/4, Fine Sandy Loam, Granular, Friable
24"-60" - 2.5Y5/2, Very Fine Sandy Loam, Massive, Firm, w/ redox features
Total 60" No Refusal - No water observed - Restrictive & ESHWT @24"

TEST PIT #2

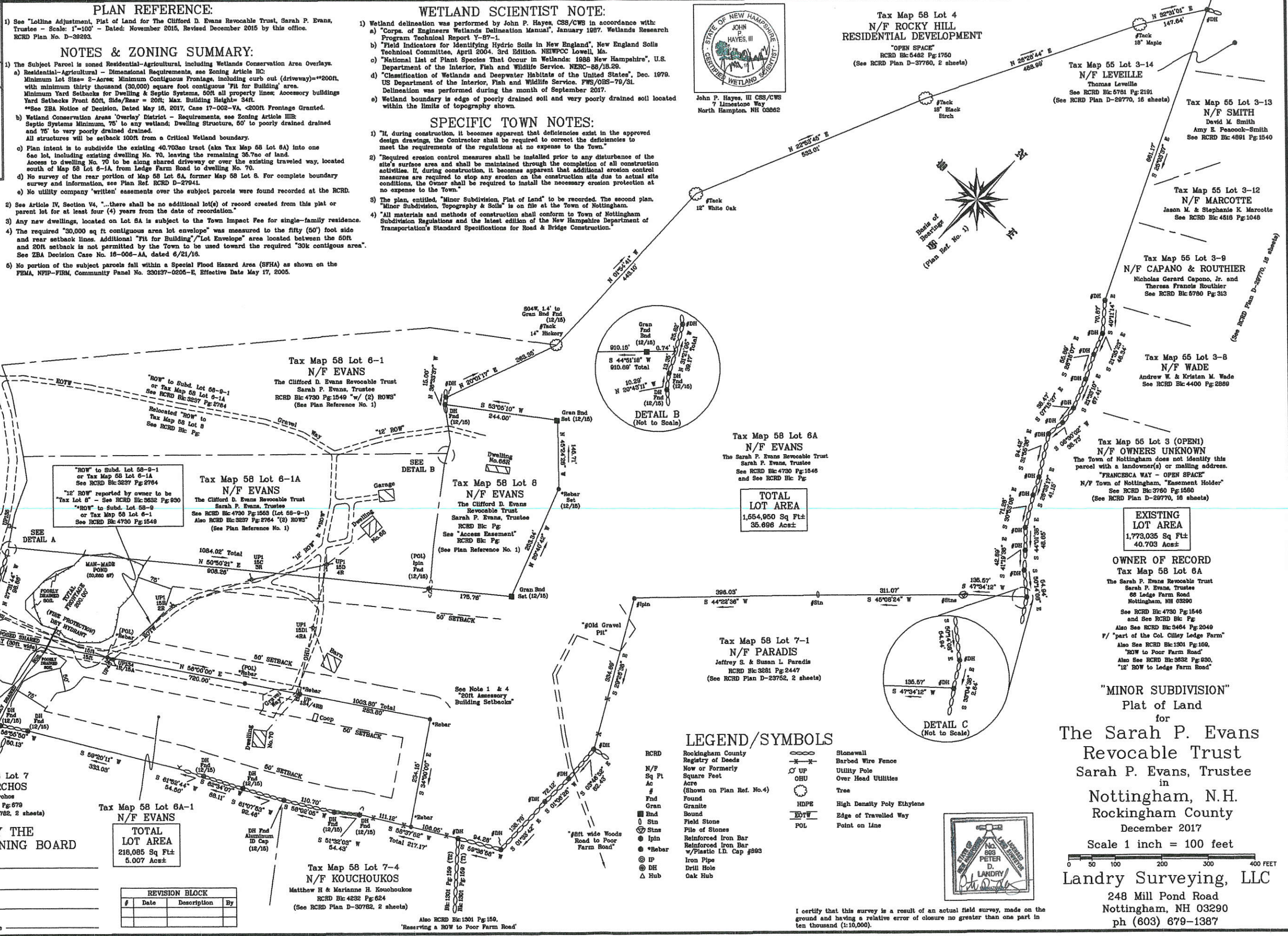
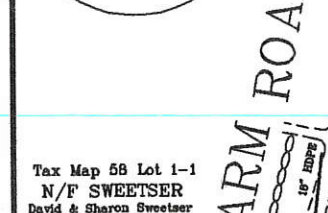
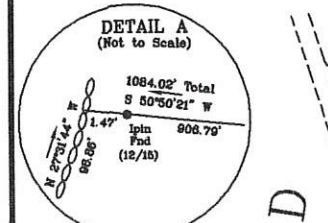
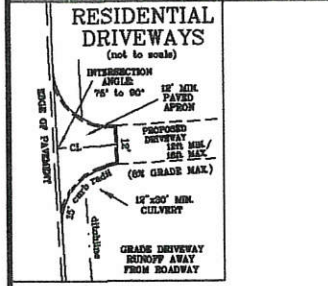
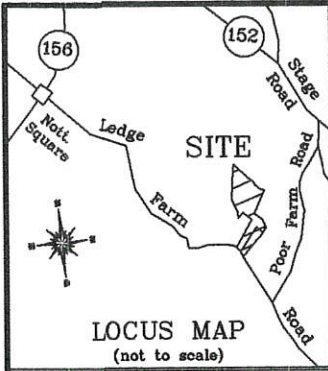
0"-6" - 1OYR3/2, Fine Sandy Loam, Granular, Friable
6"-18" - 1OYR4/6, Fine Sandy Loam, Granular, Friable
18"-24" - 2.5Y5/4, Fine Sandy Loam, Granular, Friable
24"-65" - 2.5Y5/2, Very Fine Sandy Loam, Massive, Firm, w/ redox features
Total 65" No Refusal - No water observed - Restrictive & ESHWT @24"

TEST PIT #3

0"-6" - 1OYR3/2, Fine Sandy Loam, Granular, Friable
6"-18" - 1OYR4/6, Fine Sandy Loam, Granular, Friable
18"-22" - 2.5Y5/4, Fine Sandy Loam, Granular, Friable
22"-60" - 2.5Y5/2, Very Fine Sandy Loam, Massive, Firm, w/ redox features
Total 60" No Refusal - No water observed - Restrictive & ESHWT @22"

TEST PIT #4

0"-6" - 1OYR3/3, Fine Sandy Loam, Granular, Friable
6"-16" - 7.5YR4/6, Fine Sandy Loam, Granular, Friable
16"-24" - 1OYR4/4, Fine Sandy Loam, Granular, Friable
24"-60" - 2.5Y5/2, Very Fine Sandy Loam, Massive, Firm, w/ redox features
Total 60" No Refusal - No water observed - Restrictive & ESHWT @24"



PLAN REFERENCE:

- See "Lotline Adjustment, Plat of Land for The Clifford D. Evans Revocable Trust, Sarah P. Evans, Trustee - Scale: 1"=100" - Dated: November 2015, Revised December 2015 by this office. RCRD Plan No. D-39293.
- The Subject Parcel is zoned Residential-Agricultural, including Wetlands Conservation Area Overlays.
 - Residential-Agricultural - Dimensional Requirements, see Zoning Article III: Minimum Lot Size= 2-Acre; Minimum Contiguous Frontage, including curb cut (driveway)=**200ft. with minimum thirty thousand (30,000) square foot contiguous "Fit for Building" area. Minimum Yard Setbacks for Dwelling & Septic Systems, 50ft all property lines; Accessory buildings Yard Setbacks Front 50ft, Side/Rear = 20ft; Max. Building Height= 34ft. **See ZBA Notice of Decision, Dated May 16, 2017, Case 17-002-VA, <200ft Frontage Granted.
 - Wetland Conservation Areas "Overlay" District - Requirements, see Zoning Article III: Septic Systems Minimum, 75' to any wetland; Dwelling Structure, 50' to poorly drained drained and 75' to very poorly drained drained. All structures will be setback 100ft from a Critical Wetland boundary.
 - Plan intent is to subdivide the existing 40.703ac tract (aka Tax Map 58 Lot 6A) into one 5ac lot, including existing dwelling No. 70, leaving the remaining 35.7ac of land. Access to dwelling No. 70 to be along shared driveway or over the existing traveled way, located south of Map 58 Lot 6-1A, from Ledge Farm Road to dwelling No. 70.
 - No survey of the rear portion of Map 58 Lot 6A, former Map 58 Lot 8. For complete boundary survey and information, see Plan Ref. RCRD D-27941.
 - No utility company "written" easements over the subject parcels were found recorded at the RCRD.
- See Article IV, Section V4, "...there shall be no additional lot(s) of record created from this plat or parent lot for at least four (4) years from the date of recordation."
- Any new dwellings, located on Lot 6A is subject to the Town Impact Fee for single-family residence.
- The required "30,000 sq ft contiguous area lot envelope" was measured to the fifty (50') foot side and rear setback lines. Additional "Fit for Building"/"Lot Envelope" area located between the 50ft and 20ft setback is not permitted by the Town to be used toward the required "30k contiguous area". See ZBA Decision Case No. 16-006-AA, dated 6/21/18.
- No portion of the subject parcels fall within a Special Flood Hazard Area (SFHA) as shown on the FEMA, NFIP-FIRM, Community Panel No. 330137-0205-E, Effective Date May 17, 2005.

WETLAND SCIENTIST NOTE:

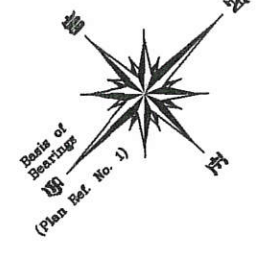
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 - "Corps. of Engineers Wetlands Delineation Manual", January 1987. Wetlands Research Program Technical Report Y-87-1.
 - "Field Indicators for Identifying Hydric Soils in New England", New England Soils Technical Committee, April 2004, 3rd Edition. NEWPPCC Lowell, Ma.
 - "National List of Plant Species That Occur in Wetlands: 1988 New Hampshire", U.S. Department of the Interior, Fish and Wildlife Service. NERC-88/16.29.
 - "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979. US Department of the Interior, Fish and Wildlife Service. FWS/OBS-79/31. Delineation was performed during the month of September 2017.
 - Wetland boundary is edge of poorly drained soil and very poorly drained soil located within the limits of topography shown.

SPECIFIC TOWN NOTES:

- 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.
- 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.
- The plan, entitled, "Minor Subdivision, Plat of Land" to be recorded. The second plan, "Minor Subdivision, Topography & Soils" is on file at the Town of Nottingham.
- All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction.



Tax Map 58 Lot 4
N/F ROCKY HILL
RESIDENTIAL DEVELOPMENT
"OPEN SPACE"
RCRD Bk:5482 Pg:1750
(See RCRD Plan D-37780, 2 sheets)



Tax Map 58 Lot 6A
N/F EVANS
The Sarah P. Evans Revocable Trust
Sarah P. Evans, Trustee
See RCRD Bk:4730 Pg:1546
and See RCRD Bk: Pg: _____
TOTAL LOT AREA
1,554,950 Sq Ft±
35.696 Acs±

EXISTING LOT AREA
1,773,035 Sq Ft±
40.703 Acs±

OWNER OF RECORD
Tax Map 58 Lot 6A
The Sarah P. Evans Revocable Trust
Sarah P. Evans, Trustee
68 Ledge Farm Road
Nottingham, NH 03290
See RCRD Bk:4730 Pg:1546
and See RCRD Bk: Pg: _____
Also See RCRD Bk:3484 Pg:2048
V/ "part of the Col. Cilley Ledge Farm"
Also See RCRD Bk:1301 Pg:160,
"ROW to Poor Farm Road"
Also See RCRD Bk:3632 Pg:830,
"12' ROW to Ledge Farm Road"

"MINOR SUBDIVISION"
Plat of Land
for
The Sarah P. Evans
Revocable Trust
Sarah P. Evans, Trustee
in
Nottingham, N.H.
Rockingham County
December 2017
Scale 1 inch = 100 feet

Landry Surveying, LLC
248 Mill Pond Road
Nottingham, NH 03290
ph (603) 679-1387

LEGEND/SYMBOLS

- | | | | |
|-------|---|-----------|----------------------------|
| RCRD | Rockingham County Registry of Deeds | — — — — — | Stonewall |
| N/F | Now or Formerly | — x — x — | Barbed Wire Fence |
| Sq Ft | Square Feet | — o — | Utility Pole |
| Ac | Acre | OHU | Over Head Utilities |
| # | (Shown on Plan Ref. No.4) | ○ | Tree |
| Fnd | Found | HDPE | High Density Poly Ethylene |
| Gran | Granite | EDTW | Edge of Travelled Way |
| End | Bound | POL | Point on Line |
| Stn | Field Stone | | |
| Stns | File of Stones | | |
| Ipin | Reinforced Iron Bar | | |
| Rebar | Reinforced Iron Bar w/Plastic I.D. Cap #863 | | |
| IP | Iron Pipe | | |
| DH | Drill Hole | | |
| Hub | Oak Hub | | |

I certify that this survey is a result of an actual field survey, made on the ground and having a relative error of closure no greater than one part in ten thousand (1:10,000).

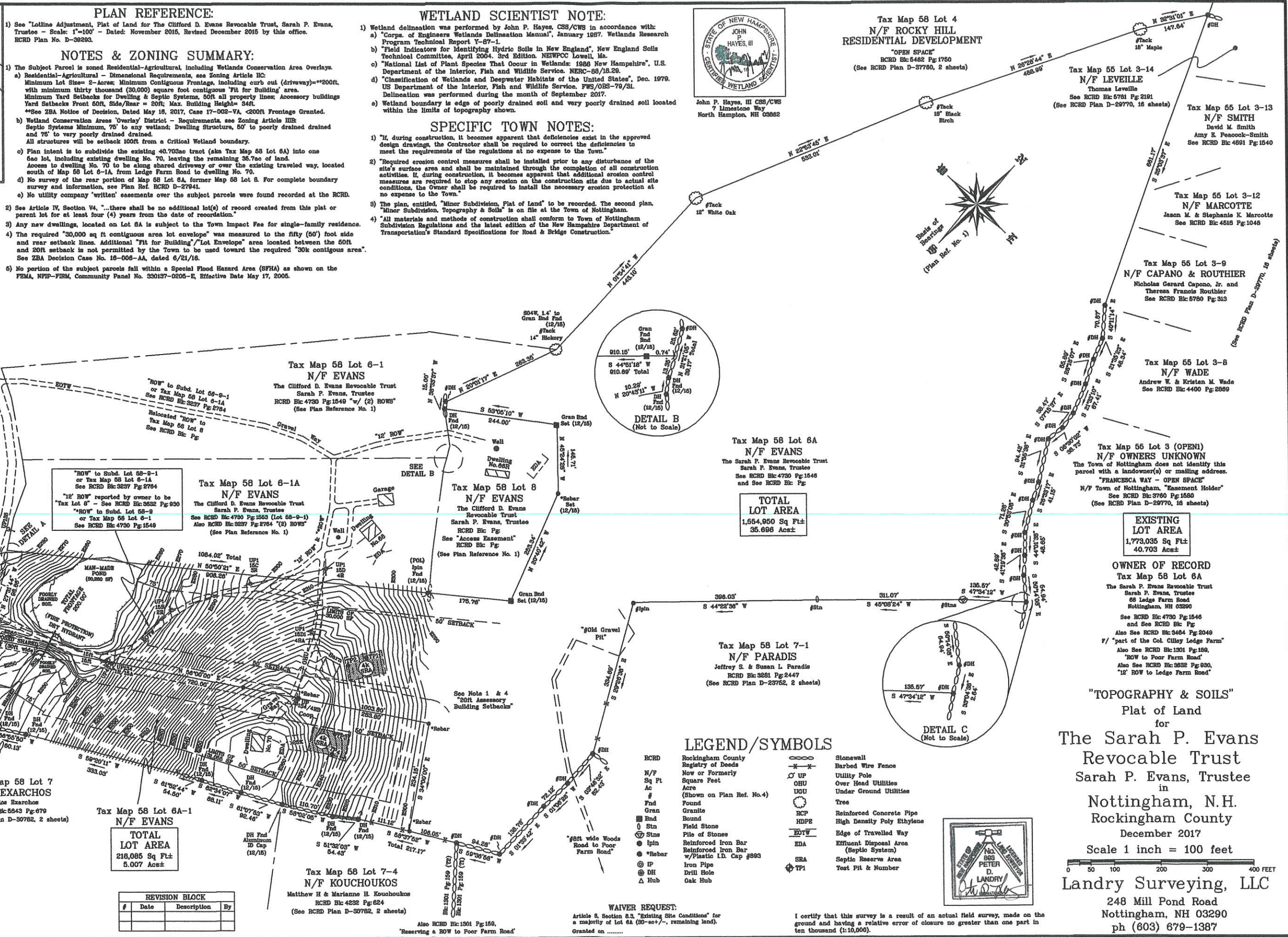
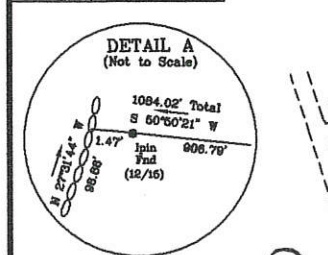
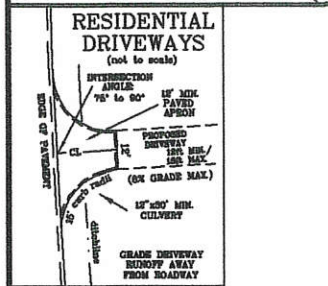
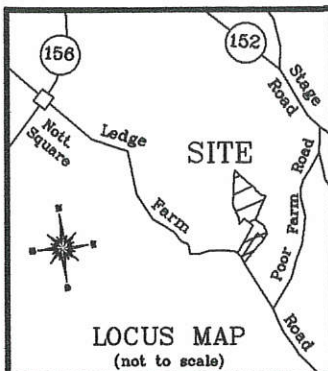
APPROVED BY THE NOTTINGHAM PLANNING BOARD

Chairman	_____
_____	_____
_____	_____
_____	_____
Date	_____

REVISION BLOCK			
#	Date	Description	By

Tax Map 58 Lot 7-4
N/F KOUCHOUKOS
Matthew H & Marianne H. Kouchohoukos
RCRD Bk:4232 Pg:624
(See RCRD Plan D-30782, 2 sheets)

Also RCRD Bk:1301 Pg:150,
"Reserving a ROW to Poor Farm Road"



PLAN REFERENCE:
 1) See "Lotline Adjustment, Plat of Land for The Clifford D. Evans Revocable Trust, Sarah P. Evans, Trustee - Scale: 1"=100" - Dated: November 2015, Revised December 2015 by this office. RCRD Plan No. D-36293.

NOTES & ZONING SUMMARY:

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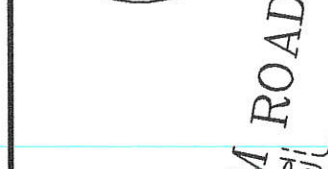
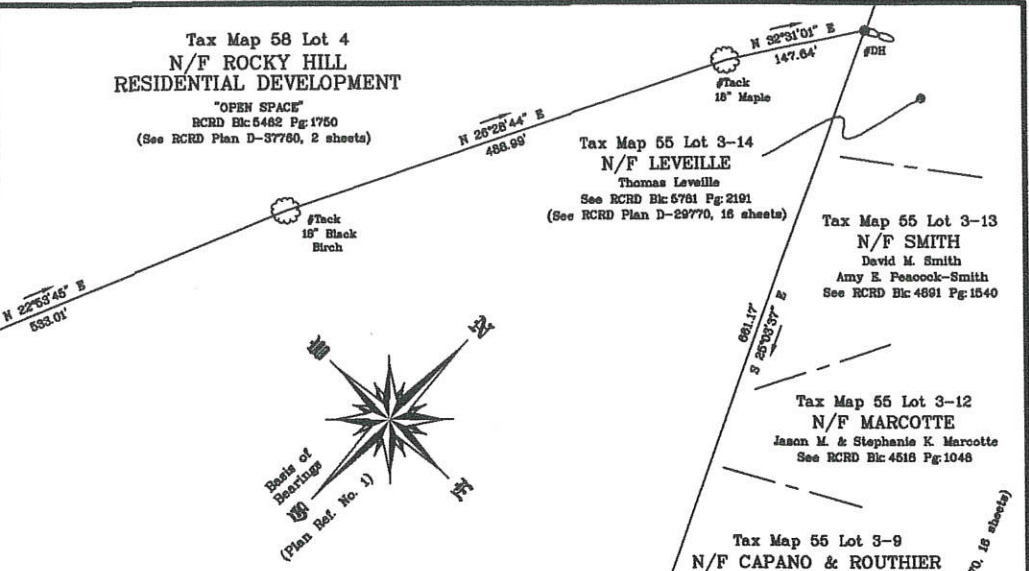
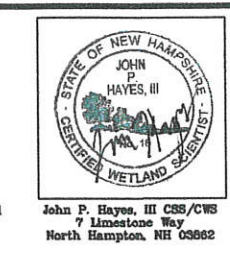
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 The Sarah P. Evans Revocable Trust
 Sarah P. Evans, Trustee
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 See RCRD Etc: 4730 Pg:1546
 and See RCRD Etc: Pg
 Also See RCRD Etc: 3464 Pg:2048
 v/ "part of the Col. Cilley Ledge Farm"
 Also See RCRD Etc: 1301 Pg:159,
 "ROW to Poor Farm Road"
 Also See RCRD Etc: 3636 Pg:930,
 "12' ROW to Ledge Farm Road"

"TOPOGRAPHY & SOILS"
 Plat of Land
 for
**The Sarah P. Evans
 Revocable Trust**
 Sarah P. Evans, Trustee
 in
 Nottingham, N.H.
 Rockingham County
 December 2017
 Scale 1 inch = 100 feet

LEGEND/SYMBOLS

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Sq Ft	Square Feet	Utility Pole	Utility Pole
Ac	Acre	OHU	Over Head Utilities
(Shown on Plan Ref. No.4)		UGU	Under Ground Utilities
Fnd	Found	Tree	Tree
Gran	Granite	RCP	Reinforced Concrete Pipe
Bnd	Bound	HDPE	High Density Poly Ethylene
Stn	Field Stone	EDTW	Edge of Travelled Way
Stns	File of Stones	EDA	Effluent Disposal Area (Septic System)
Ipin	Reinforced Iron Bar	SRA	Septic Reserve Area
*Rebar	w/Plastic LD. Cap #883	TP1	Test Pit & Number
IP	Iron Pipe		
DH	Drill Hole		
Hub	Oak Hub		

REVISION BLOCK

#	Date	Description	By

WAIVER REQUEST:
 Article 8, Section 8.3, "Existing Site Conditions" for a majority of lot 6A (90-sect/-, remaining land).
 Granted on

LANDRY SURVEYING, LLC
 248 Mill Pond Road
 Nottingham, NH 03290
 ph (603) 679-1387

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