

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 x

Site Plan Review: Conventional ___ Change of Use ___

Concurrent- Subdivision/ Site Plan Review ___

Amendment to Approval of: Subdivision ___ Site Plan ___ Other ___

Total Acreage: 23.36 & 2.44 Acres	Current Use Acreage: Proposed 17.93 & 7.87 Acres	# of Proposed Lots:
Project Address: 61 & 63 Poor Farm Road, Nottingham		
Current Zoning Districts: Residential/Agricultural		
Overlay Districts:	Map(s): 58	Lot (s): 7 & 7-5
Request: To adjust the boundary between lots 7 and 7-5 on Nottingham Tax Map 58. All pertinent boundary lines affected by this subdivision have been surveyed.		

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.

- (x) 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)
- (x) Form B "Authorization to Enter upon Subject Property" has been filed with this application
- (x) Form C "Authorization to Represent" has been filed with this application
- (x) 6 sets of full size plans
- (x) 10 sets of 11"x17" plans
- () Waiver Form(s)
- (x) Completed Checklist

Case#:	Project Name:	Date:
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Case#

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Date

Owner 1: Sotirios Exarchos

Company:

Phone:

Fax:

E-mail:

Address: 61 Poor Farm Road, Nottingham, NH 03290


Owner 1 Signature11/18/19
Date**Owner 2:** Michelle & Jay Insley

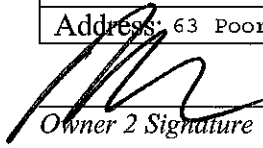
Company:

Phone: 603-232-8282

Fax:

E-mail: michelle.insley@comcast.net

Address: 63 Poor Farm Road, Nottingham, NH 03290


Owner 2 Signature11/18/19
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): Same as Owner #2

Company:

Phone:

Fax:

E-mail:

Address:

Developer:

Company:

Phone:

Fax:

E-mail:

Address:

Engineer: Bradford Jones

Company: Jones & Beach Engineers, Inc.

Phone: 603-772-4746

Fax:

E-mail: bjones@jonesandbeach.com

Address: PO Box 219, Stratham, NH 03885

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

*

1. APPLICANT INFORMATION:Printed Name: Same As Owner Contact Telephone: _____

Address: _____

2. OWNER INFORMATION:Printed Name: Michelle & Jay InsleyAddress: 63 Poor Farm Road, Nottingham, NH 03290**3. PROFESSIONAL(S) INFORMATION:**Printed Name: Jones & Beach Engineers, Inc., Attn. Bradford JonesAddress: PO Box 219, Stratham, NH 03885

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.				SEE ATTACHED LIST	
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, _____, 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

 11/18/19
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

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)

Signature

For Sotirios Exarchos - see attached LOR

Date

11/18/19

Signature

Date

Property Owner(s)

Signature

for Michelle & Jay Insley - see attached LOR

Date

11/18/19

Signature

Date

Property Owner(s)

Signature

Date

Signature

Date

Property Owner(s)

Signature

Date

Signature

Date

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

OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 61 & 63 Poor Farm Road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:

Jones & Beach Engineers, Inc. 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: To adjust the boundary between lots 7 and 7-5 on Nottingham Tax Map 58.

Name of Owner	Michelle & Jay Insley	
Address of Owner	63 Poor Farm Road, Nottingham, NH 03290	
Signature of Owner		Date

Name of Owner	Sotirios Exarchos	
Address of Owner	61 Poor Farm 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

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 ⁵⁸	Lot 7 & 7-5	Sub- Lot
Site Location: Ledge Road & Poor Farm Road		
Zoning District(s): Residential / Agricultural		
Owner(s): Sotirios Exarchos & Michelle and Jay Insley		
Address of Owner(s): 61 Poor Farm Road, Nottingham, NH 03290		
63 Poor Farm Road, Nottingham, Nh 03290		
Applicant (if different from owner): Bradford Jones, Jones & Beach Engineers, Inc		
Phone Number: 603-772-4746	Email: bjones@jonesandbeach.com	
Land Surveyor: David Collier, Jones & Beach Engineers, Inc.		

I, Bradford Jones Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 8.3 Section 6 & 9, for the above case submittal:

The lot line adjustment plan does not include the topography for the two lots.

The wetlands shown on the plan were previously delineated and have not been updated with this plan.

Signature of Owner/Applicant

Date

11/18/19

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

CERTIFICATE OF MONUMENT INSTALLATION

Property owner(s): Michelle & Jay Insley
Sotirios Exarchos

Tax Map # 58 Lot # 7 & 7-5

Physical Address: 61 & 63 Poor Farm Road, Nottingham, NH

Surveyor: David M. Collier, LLS

Company: Jones & Beach Engineers, Inc.

Number of Granite Bounds: None

Iron Stakes/Pins/Rods: None

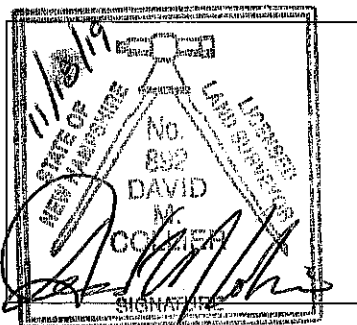
Drill Hole w/ Aluminum surveyor's disk: None

"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: 11/12/19

Seal of Surveyor:



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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					
6. Any waiver request(s) submitted with justification in writing					
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					
c) Location of subdivision					
d) Tax map & lot numbers of subjects parcel(s)		X			
e) Name & address of owner(s)		X			
f) Date of plan		X			

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	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				
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."				
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."				
12. Note identifying which plans are to be recorded and which are on file at the Town.				
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."				
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study				
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)				
d) Zoning variances/special exceptions with conditions				
e) List of required permits and permit approval numbers				
f) Vicinity sketch showing 1,000 feet surrounding the site				
g) Plan Index indicating all sheets				
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			

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a) Name labeled	X			
	Provided	N/A	Provided	N/A
b) Status noted or labeled				
c) Right-of-way dimensioned	X			
d) Pavement width dimensioned				
21. Municipal boundaries (if any)	X			
22. Existing easements (identified by type)				
A. Drainage easement(s)				
B. Slope easement(s)				
C. Utility easement(s)				
D. Temporary easement(s) (Such as temporary turnaround)				
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)				
F. Vehicular & pedestrian access easement(s)				
G. Visibility easement(s)				
H. Fire pond/cistern(s)				
I. Roadway widening easement(s)				
J. Walking trail easement(s)				
K. Other easement(s) Note type(s)				
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)				
25. Wetland delineation (including Prime Wetlands):				
a) Limits of wetlands	X			
b) Wetland delineation criteria				
c) Wetland Scientist certification				
26. Owner(s) signature(s)				
27. All required setbacks	X			
28. Physical features	X			
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				
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			

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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)					
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:		X			
a) Name(s) labeled		X			
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		X			
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)		X			
12. Existing tree lines		X			
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					
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					

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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				
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		

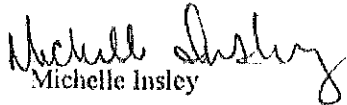
Note: This checklist shall be completed and returned as part of the original application packet.

Letter of Authorization

I, Michelle and Jay Insley, 63 Poor Farm Road, Nottingham, NH 03290, owner of property located in Nottingham, NH, known as Tax Map 58, Lot 7-5, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 63 Poor Farm Road in Nottingham, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness


Michelle Insley

7/31/19
Date

Witness


Jay Insley

7/31/2019
Date

JONES & BEACH
ENGINEERS, INC.

Letter of Authorization

I, Sotorios Excharos, 61 Poor Farm Road, Nottingham, NH 03290, owner of property located in Nottingham, NH, known as Tax Map 58, Lot 7, do hereby authorize Jones & Beach Engineers, Inc., P.O. Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 61 Poor Farm Road in Nottingham, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



Witness

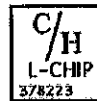
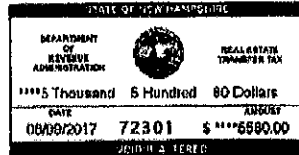


Sotorios Excharos

11/16/19

Date

Return to:
Sotirios Exarchos
61 Poor Farm Road
Nottingham, NH 03290



\$5,580.00 - T.T. WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Troy M. Giard and Dayna Lee, Husband and Wife of 61 Poor Farm Road, Nottingham, NH 03290, for consideration paid grant(s) to Sotirios Exarchos, Single of 16 Hingston Street, Peabody, MA 01960, with WARRANTY COVENANTS:

A certain tract or parcel of land, with buildings thereon, situated on the northerly side of Poor Farm Road in Nottingham, County of Rockingham, State of New Hampshire, shown and described as Lot 58-7 on plan of land entitled "Subdivision Plan Poor Farm Road, Nottingham, NH," prepared for DCM Development, LLC by Jones & Beach Engineers, Inc., dated March 12, 2003, and recorded in the Rockingham County Registry of Deeds as Plan Number D-30782. Containing 1,017,391.74 square feet, or 23.36 acres, more or less, according to said Plan.

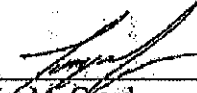
This conveyance is also made subject to the notes, setbacks, wet areas and other facts and conditions shown said on said plan.

This conveyance is also made subject to an easement from Brian Tod Musser and Vivian Rena Musser to New England Telephone and Telegraph Company, dated November 24, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3348, Page 0894, as the same may apply to the above described premises.

Meaning and intending to describe and convey the same premises conveyed to Troy M. Giard and Dayna Lee by deed of Mark W. Woodman and Cazzandra L. Woodman dated September 30, 2016 and recorded with the Rockingham County Registry of Deeds at Book 5758, Page 584.

We, the Grantors hereby release all rights of homestead in the above described premises.

Executed this 7th day of August, 2017.

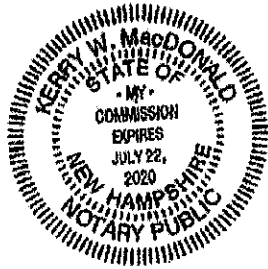


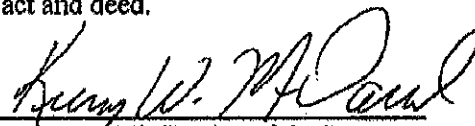
Troy M. Giard

State of New Hampshire
County of Rockingham

August 7, 2017

Then personally appeared before me on this 7th day of August, 2017, the said Troy M. Giard and acknowledged the foregoing to be his voluntary act and deed.



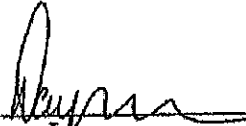


Notary Public/Justice of the Peace
Commission expiration: July 22, 2020

E 33827

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Executed this 2 day of August, 2017.




Dayna Lee

STATE OF IOWA
COUNTY OF LINN

August 2, 2017

On this 2nd day of August, 2017, before me personally appeared, Dayna Lee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.



Notary Public
My commission expires: 11-03-2019



E 33827

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

MAIL TO

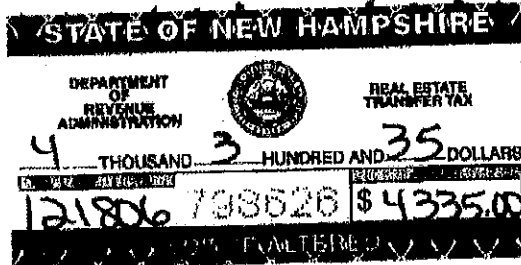
Return to:

Jason T. Insley

Michelle L. Saporito

63 Poor Farm Rd.

Nottingham, NH 03290

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT I, Paul W. Cain, a married individual, of 23 Gebig Road, Nottingham, NH, 03290

FOR CONSIDERATION PAID, GRANT TO Jason T. Insley, an unmarried individual, and Michelle L. Saporito, an unmarried individual, of 38 Hayes Ave., Manchester, NH, 03103,

With WARRANTY COVENANTS, as joint tenants with rights of survivorship,

A certain tract or parcel of land with the buildings thereon, situated at Poor Farm Rd., Town of Nottingham, County of Rockingham, State of New Hampshire, and being shown as Lot #58-7-5 on a plan of land entitled "Subdivision Plan, Poor Farm Road, Nottingham, NH prepared for DCM Development, LLC by Jones & Beach Engineers, Inc.", dated March 12, 2003, and recorded in said County Registry of Deeds as Plan No. D-30782, to which plan reference may be made for a more particular description.

Subject to the following items recorded in the Rockingham County Registry of Deeds:

The notes, setbacks, wet areas and other facts and conditions shown on said plan.

An easement form Brian Tod Musser and Vivian Rena Musser to New England Telephone and Telegraph Company dated november 24, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3348, page 894.

Subject to any and all easements, restrictions, and / or covenants of record, that may be applicable.

Meaning and intending to describe and convey the same premises conveyed to Paul W. Cain, a married individual by deed of Larry Bean and Karen Bean, dated May 17, 2006 and recorded in Rockingham Registry of Deeds at Volume 4657, Page 1258.

077253

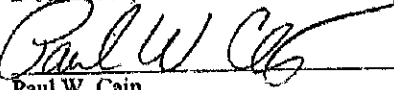
2006 DEC 18 AM 8:44

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Sweeney & Sweeney • ATTORNEYS AND COUNSELLORS-AT-LAW • 6 MANCHESTER STREET • NASHUA, NH 03064-2178

This is not the homestead property of the within grantor nor his spouse.

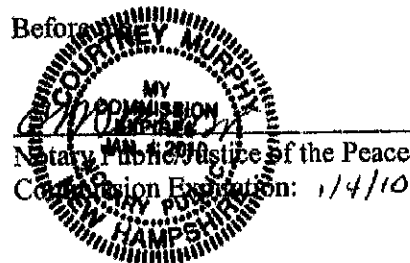
IN WITNESS WHEREOF, We have hereunto set our hands this 13th day of
December, 2006.


Paul W. Cain

State of New Hampshire
County of Rockingham

Then personally appeared before me this 13th day of December, 2006 the said
Paul W. Cain known to me or satisfactorily proven to be the person whose name is
subscribed to the foregoing instrument and acknowledged that he executed the same
for the purposes therein contained as his free act and deed.

Before





0 foot Abutters List Report

Nottingham, NH
November 15, 2019

Subject Properties:

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: 058-0007-005
CAMA Number: 058-0007-005
Property Address: 63 POOR FARM ROAD

Mailing Address: INSLEY, JASON T. SAPORITO,
MICHELLE L.
63 POOR FARM ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 057-0001-000
CAMA Number: 057-0001-000
Property Address: 48 POOR FARM ROAD

Mailing Address: ORZECOWSKI HARVEY, SUSAN
ORZECOWSKI, THOMAS
48 POOR FARM ROAD MARTEL
HARVEY, ERICA
NOTTINGHAM, NH 03290

Parcel Number: 057-0002-000
CAMA Number: 057-0002-000
Property Address: 6 CILLEY RD

Mailing Address: APPLEHURST FARM LLC C/O HARVEY,
DANIEL W
RED OAK HILL
EPPING, NH 03042

Parcel Number: 057-0004-000
CAMA Number: 057-0004-000
Property Address: 85 LEDGE FARM ROAD

Mailing Address: CLAXTON, ROBERT J
85 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: 058-0007-002
CAMA Number: 058-0007-002
Property Address: 59 POOR FARM ROAD

Mailing Address: LOVE, LOVELY
59 POOR FARM ROAD
NOTTINGHAM, NH 03290

Parcel Number: 058-0007-003
CAMA Number: 058-0007-003
Property Address: 57 POOR FARM ROAD

Mailing Address: BOYNTON, STEVEN B
57 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: 065-0001-000
CAMA Number: 065-0001-000
Property Address: 75 LEDGE FARM ROAD

Mailing Address: MACDOUGALL, KEVIN MICHAEL
MACDOUGALL, JENNIFER ANN
75 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

Jones & Beach Engineers, Inc.
Attn: Bradford Jones
PO Box 219
Stratham, NH 03885



www.cai-tech.com

11/15/2019

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Page 1 of 1

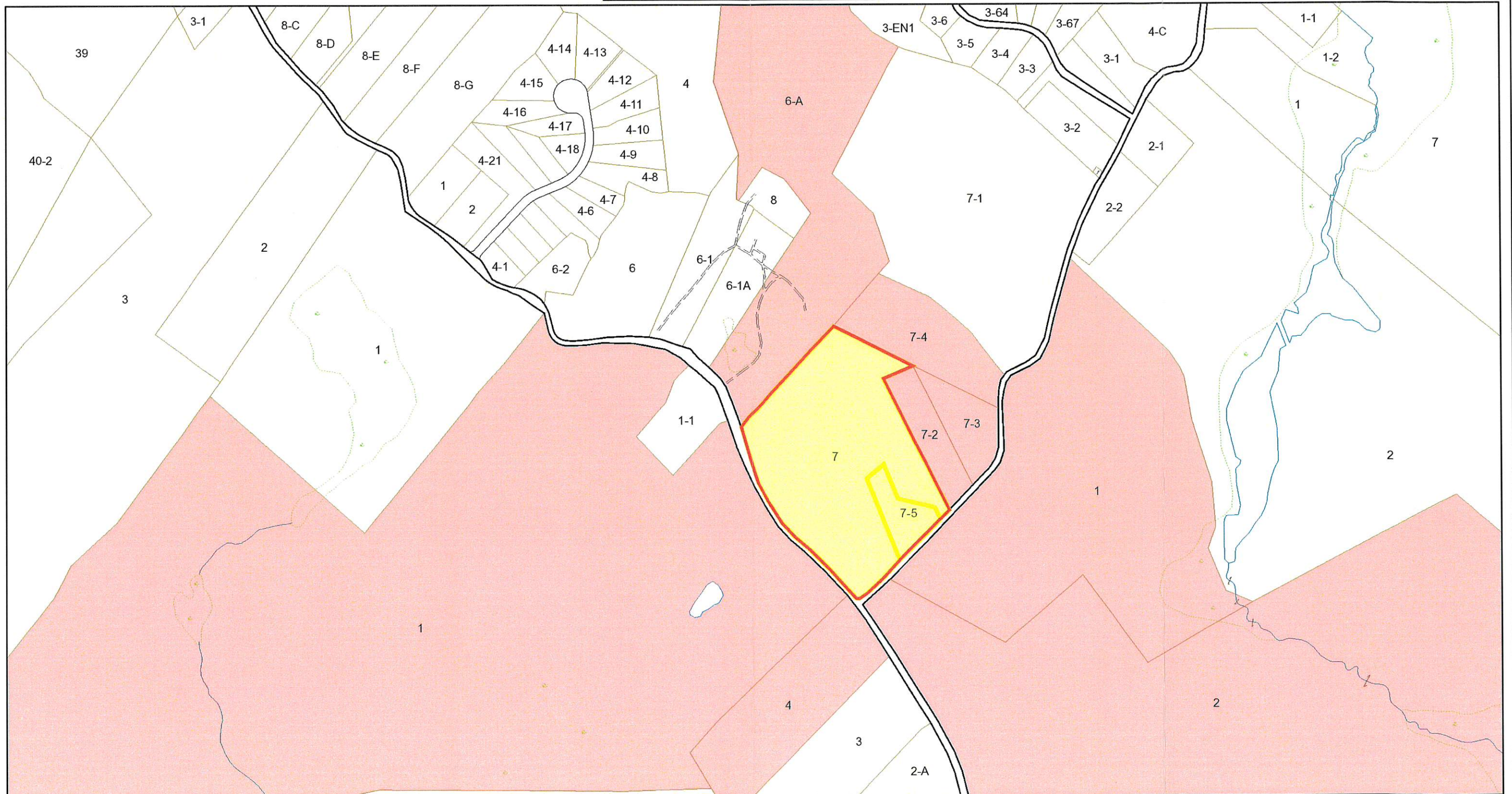


Nottingham, NH

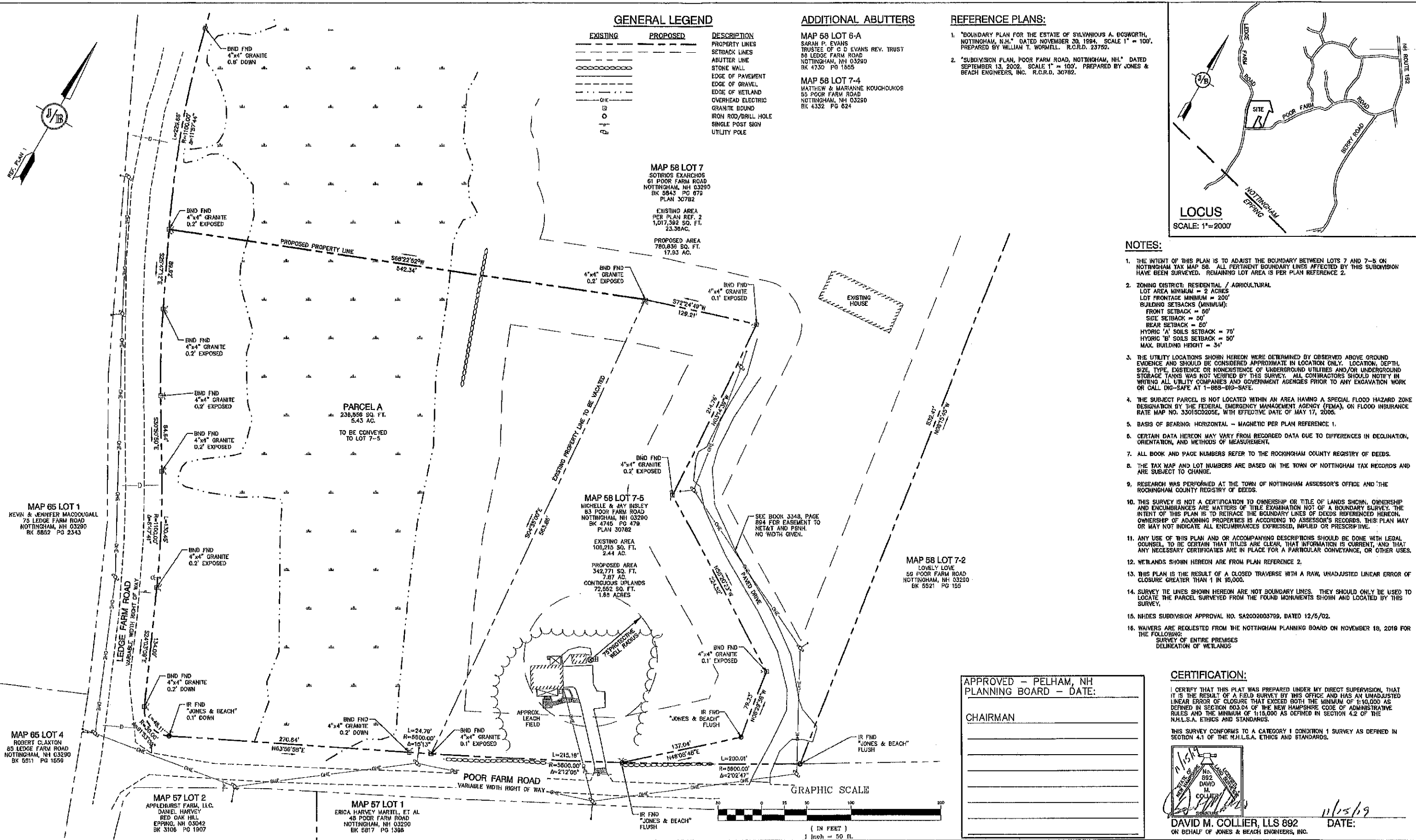
1 inch = 550 Feet



November 15, 2019



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



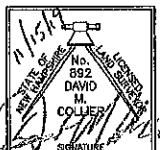
NOTES:

1. THE INTENT OF THIS PLAN IS TO ADJUST THE BOUNDARY BETWEEN LOTS 7 AND 7-5 ON NOTTINGHAM TAX MAP 58. ALL PERTINENT BOUNDARY LINES AFFECTED BY THIS SUBDIVISION HAVE BEEN SURVEYED. REMAINING LOT AREA IS PER PLAN REFERENCE 2.
2. ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL
 LOT AREA MINIMUM = 2 ACRES
 LOT FRONTAGE MINIMUM = 200'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 50'
 SIDE SETBACK = 50'
 REAR SETBACK = 50'
 HYDRIC 'A' SOILS SETBACK = 75'
 HYDRIC 'B' SOILS SETBACK = 50'
 MAX. BUILDING HEIGHT = 34'
3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0205E, WITH EFFECTIVE DATE OF MAY 17, 2005.
5. BASIS OF BEARING: HORIZONTAL - MAGNETIC PER PLAN REFERENCE 1.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF NOTTINGHAM TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE TOWN OF NOTTINGHAM ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RESTATE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
12. WETLANDS SHOWN HEREON ARE FROM PLAN REFERENCE 2.
13. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
14. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
15. NHDES SUBDIVISION APPROVAL NO. SA2002003759, DATED 12/5/02.
16. WAIVERS ARE REQUESTED FROM THE NOTTINGHAM PLANNING BOARD ON NOVEMBER 18, 2010 FOR THE FOLLOWING:
 SURVEY OF ENTIRE PREMISES
 DELINEATION OF WETLANDS

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 603.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 11/5/19

APPROVED - PELHAM, NH
 PLANNING BOARD - DATE:

CHAIRMAN

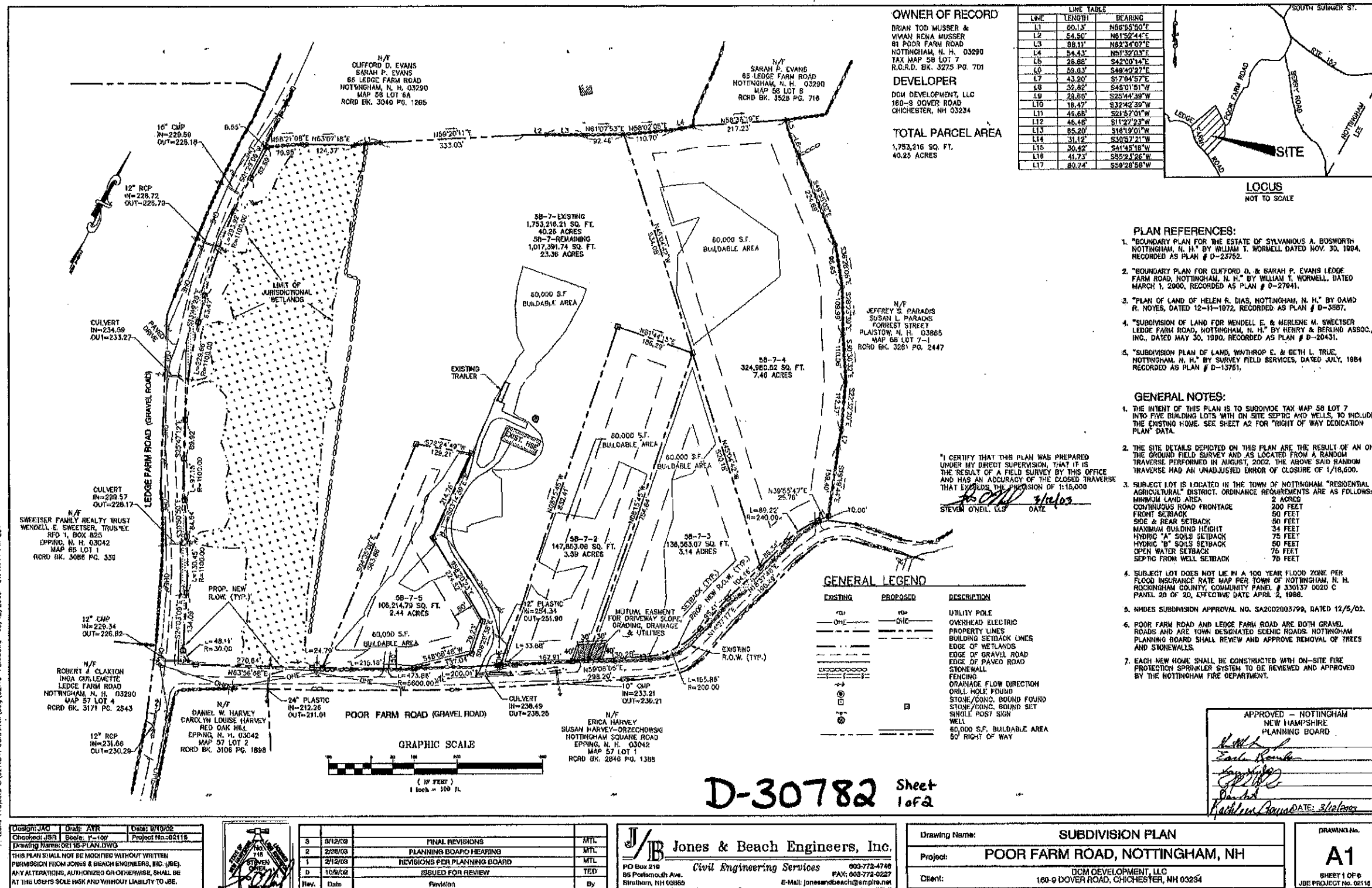
Design: DMG Draft: MJS Date: 10/29/19
 Checked: DMG Scale: 1" = 60' Project No.: 19146
 Drawing Name: 19146-LLA.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

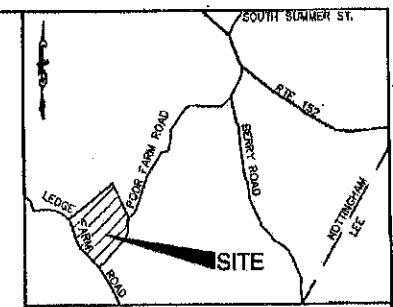
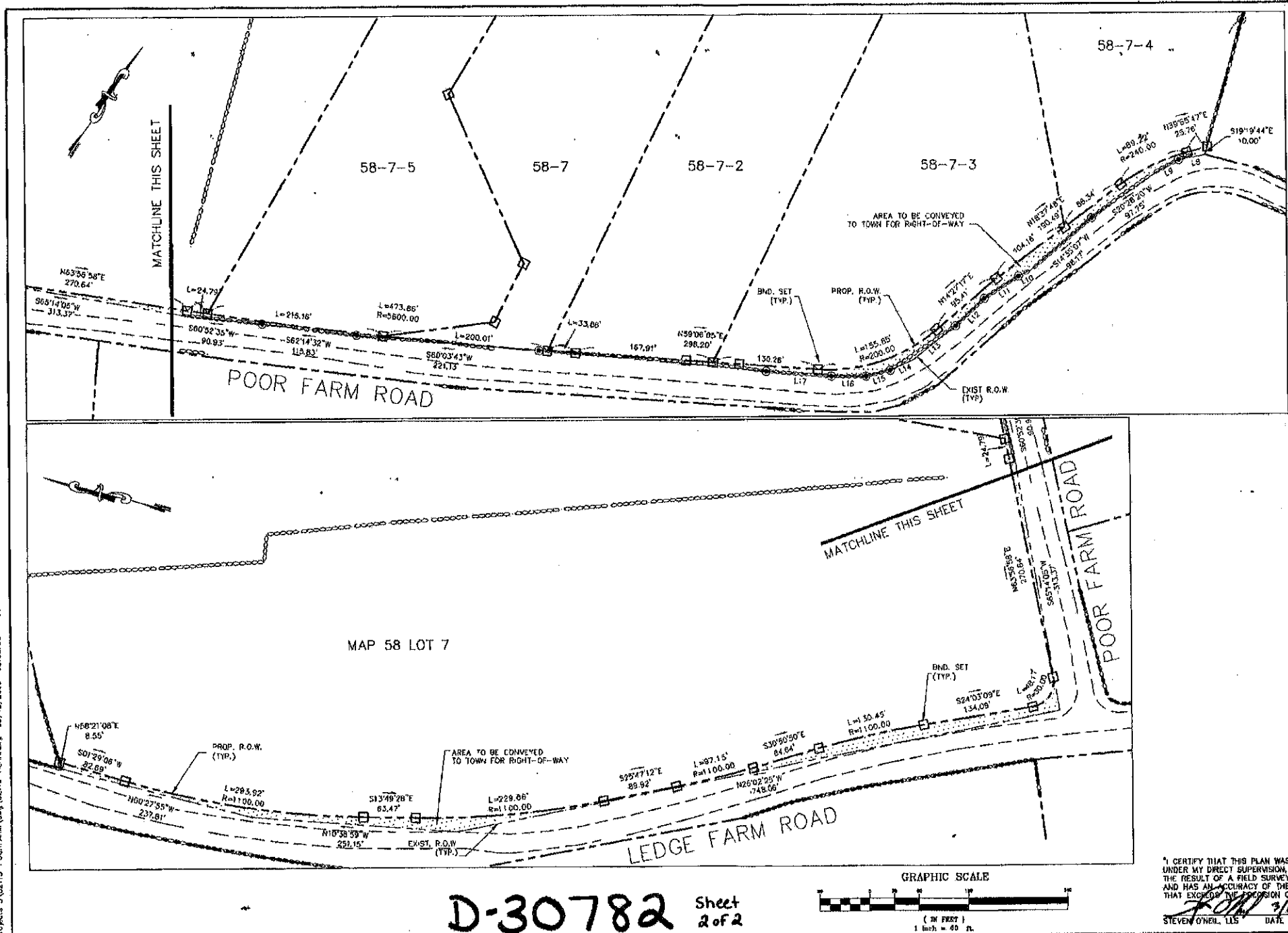
REV.	DATE	ISSUED FOR REVIEW	BY
0	10/29/19	ISSUED FOR REVIEW	MJS

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 FAX: 603-772-0227
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LOT LINE ADJUSTMENT PLAN**
 Project: **TAX MAP 58, LOT 7 & LOT 7-5
 61 & 63 POOR FARM ROAD, NOTTINGHAM, NH**
 Owner of Record: **SOTIRIOS EXARCHOS
 61 POOR FARM ROAD
 NOTTINGHAM, NH 03290**
**MICHELLE & JAY INSLEY
 63 POOR FARM ROAD
 NOTTINGHAM, NH 03290**

DRAWING No.
C1
 SHEET 1 OF 1
 JBE PROJECT NO. 19146





LOCUS
NOT TO SCALE

- GENERAL NOTES:**
1. PROPOSED RIGHT OF WAY BOUNDARY TO PROVIDE MINIMUM 50' R.O.W. AND MINIMUM 25' SPAN TO EXISTING CENTER OF GRAVEL ROADS. TOTAL AREA = 0.48 ACRE (20,037 S.F.) TO BE CONVEYED TO THE TOWN OF NOTTINGHAM.
 2. SEE ALSO SHEET A1 FOR LOT SUBDIVISION DATA.

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	EDGE OF GRAVEL ROAD
---	---	STONEWALL
---	---	DRILL HOLE FOUND
---	---	STONE/CONC. BOUND FOUND
---	---	STONE/CONC. BOUND TO BE SET
---	---	50' RIGHT OF WAY

LINE TABLE

LINE	LENGTH	BEARING
L1	60.13'	N58°55'50"E
L2	84.50'	N61°52'44"E
L3	88.11'	N62°34'07"E
L4	54.43'	N61°32'03"E
L5	28.88'	S42°00'14"E
L6	89.83'	S49°40'27"E
L7	43.20'	S17°04'57"E
L8	32.82'	S45°01'51"W
L9	28.66'	S25°44'39"W
L10	18.47'	S32°42'59"W
L11	48.68'	S21°57'01"W
L12	48.48'	S11°27'23"W
L13	68.20'	S16°18'01"W
L14	31.12'	S30°57'21"W
L15	30.42'	S41°45'16"W
L16	41.73'	S65°23'26"W
L17	80.74'	S59°28'58"W

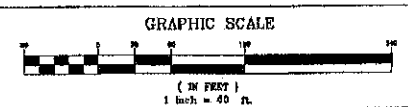
OWNER OF RECORD
BRIAN TOD MUSSER &
WYAN RENA MUSSER
81 POOR FARM ROAD
NOTTINGHAM, N. H. 03280
TAX MAP 88 LOT 7
R.O.D. BK. 3275 PG. 701

DEVELOPER
DCM DEVELOPMENT, LLC
160-B DOVER ROAD
CHICHESTER, NH 03234

TOTAL PARCEL AREA
1,753,216 SQ. FT.
40.25 ACRES

APPROVED - NOTTINGHAM
NEW HAMPSHIRE
PLANNING BOARD
[Signature]
DATE: 3/11/03

* CERTIFY THAT THIS PLAN WAS PREPARED
UNDER MY DIRECT SUPERVISION, THAT IT IS
THE RESULT OF A FIELD SURVEY BY THIS OFFICE
AND HAS AN ACCURACY OF THE CLOSED TRAVERSE
THAT EXCEEDS THE PRECISION OF 1:15,000
[Signature] 3/11/03
STEVEN O'NEIL, L.L.S. DATE



D-30782 Sheet 2 of 2

Design: JAD Date: 8/18/02
Checked: JBF Scale: 1"=40'
Drawing Name: D-30782-PLN.DWG
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Rev.	Date	Description	By
1	8/18/02	FINAL REVISIONS	MTL
0	2/26/03	ISSUED FOR REVIEW	MTL

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
PO Box 219
85 Portsmouth Ave.
Stratham, NH 03885
603-772-4740
FAX: 603-772-0227
E-Mail: jonesandbeach@comcast.net

Drawing Name: RIGHT OF WAY DEDICATION PLAN
Project: POOR FARM ROAD & LEDGE FARM ROAD NOTTINGHAM, NH
Client: DCM DEVELOPMENT, LLC
160-B DOVER ROAD, CHICHESTER, NH 03234

DRAWING No.
A2
SHEET 2 OF 6
JBE PROJECT No. 02115