



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham, NH 03290

•Office 603-679-9597 x1 •Fax 603-679-1013 •E-Mail plan.zone@nottingham-nh.gov

NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday February 27, 2019** at 7:00 PM, in Conference Room 1 at the Municipal Town Office, 139 Stage Road, Nottingham, NH 03290. To discuss the following:

Case #19-002-DR

Application from Joseph Falzone, requesting a Design Review for a conventional yield plan and potential open space design subdivision consisting of 18 lots and approximately 1,500' of road in a cul-de-sac. The property, owned by Diane Monti, is located on Gile Road in Nottingham, NH and is identified as Tax Map 40 Lot 1.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

Ph.: (603) 679-9597 ext. 1 **E-mail:** plan.zone@nottingham-nh.gov

Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290

For materials pertaining to the hearing go to: <http://www.nottingham-nh.gov/planning-board>

THE PUBLIC IS WELCOME TO ATTEND

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



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**Nottingham Planning Board
Subdivision
Design Review Application**

Applicant or Agent for the Owner (If different than property owner):

Name:	Joseph Falzone
Address:	7B Emery Lane
Telephone Number:	(603) 772-9400
Email Address:	jfalzone@weinvestinland.com

Property Owner(s) of Record: Print all information

Name:	DIANE MONTI
Address:	200 S BANANA RIVER BLVD #2407 , COCOA BEACH, FL 32931
Telephone Number:	()
Email Address:	
Street location of site:	Gile Road
Tax Map(s) and Lot(s):	40-01
Number of Lots:	18
Frontage on What Road:	Gile Road

Short Narrative of Proposed Request:

We request to come before the board to review a conventional yield plan and potential open space design subdivision consisting of 18 lots and approx. 1500' of road in a cul-de-sac.

Signature by Applicant or Agent:

Date:

1-30-2019

Signature(s) of property owner(s):

Date:

See attached letter of Authorization

Date:

Date:

LETTER OF AUTHORIZATION

I, Diane Monti, owner of 61.5 acres of land located on Gile Road Nottingham NH shown on Nottingham town map #40 as lot 1 do hereby authorize Beal's Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, and Joseph Falzone of Stratham, NH to act on my behalf in all matters to be discussed at the Planning Board hearings and any other Land Use Board approval hearings or State/Federal Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beal's Associates, PLLC and Joseph Falzone to act on my behalf in the permitting process.

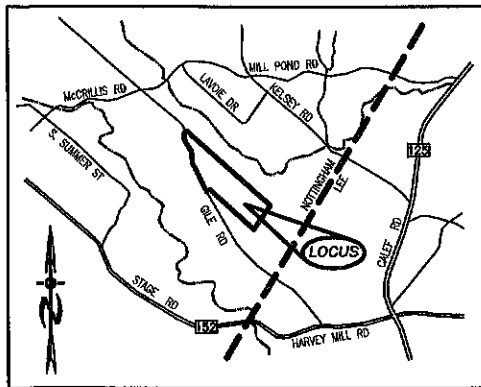
Diane Monti

1/9/2019

witness

Witness

Date



LOCATION MAP
1" = 3000'

ZONING REQUIREMENTS

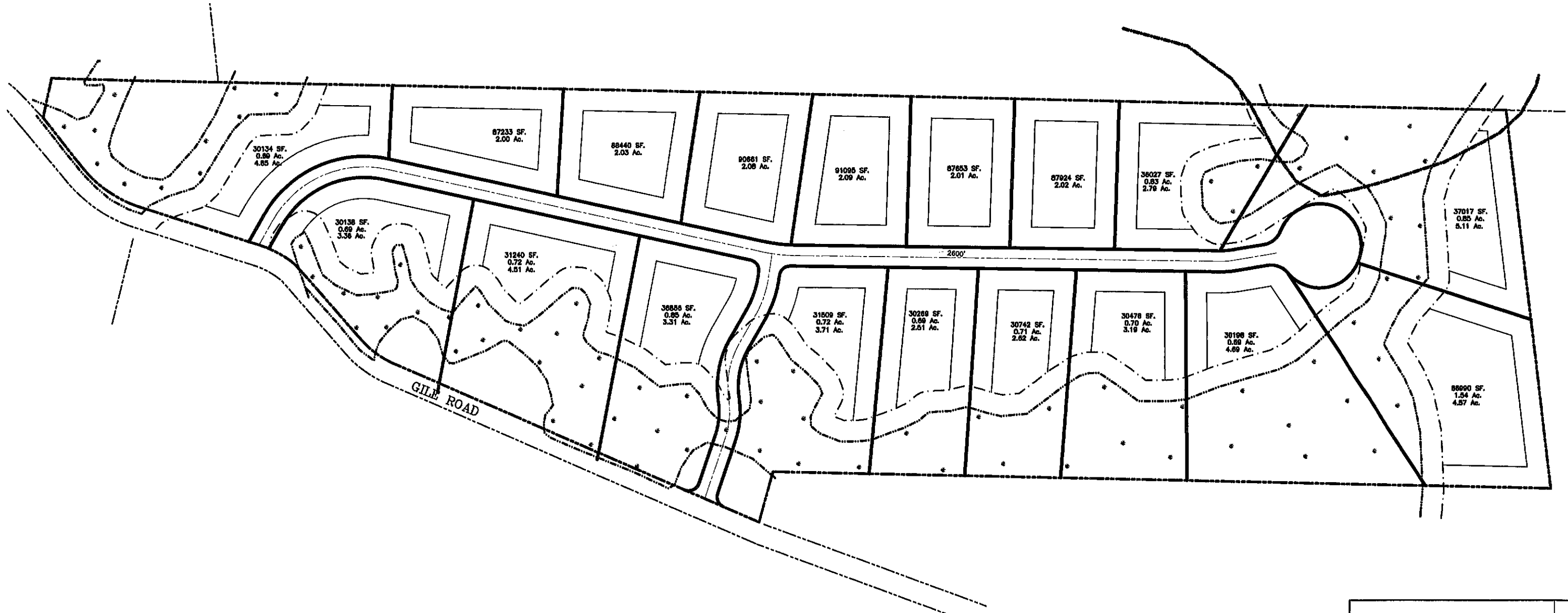
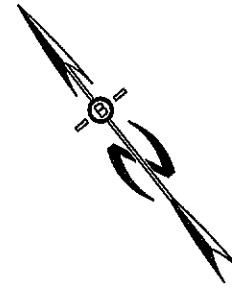
ZONE	R/A
LOT AREA MIN.	2 ACRE
LOT FRONTAGE	200 FT.
FRONT YARD	50 FT.
SIDE & REAR YARD	50 FT.
WETLAND SETBACK	50 FT. HYDRIC B & 75 FT. HYDRIC A
BUILDING HEIGHT	34 FT.

PREPARED FOR:

JOSEPH FALZONE
7B EMERY LANE
STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863



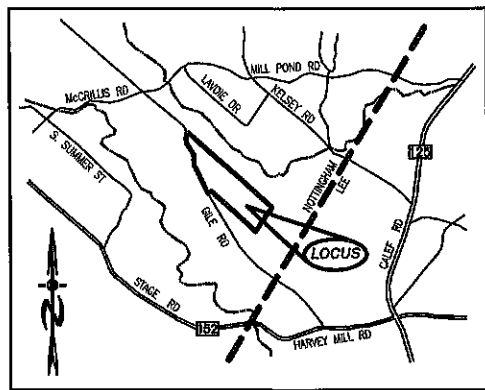
18 LOTS
W/ 3200 ROAD

APPROVAL BLOCK

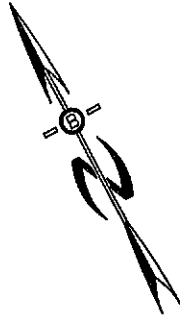
APPROVED TOWN OF NOTTINGHAM PLANNING BOARD

CHAIRPERSON _____ DATE _____

REVISIONS:		DATE:
CONVENTIONAL SUBDIVISION		
PLAN FOR: RESIDENTIAL DEVELOPMENT GILE ROAD NOTTINGHAM, NH		
DATE:	FEB, 2019	SCALE: 1"=150'
PROJ. NO:	NH-1155	SHEET NO. 1 OF 1



LOCATION MAP
1" = 3000'



ZONING REQUIREMENTS

ZONE: RESIDENTIAL/AGRICULTURAL-(RA)
 MIN. LOT SIZE = 30,000 SF
 MAX. LOT SIZE = 1.5 ACRES
 MIN. FRONTAGE = 100'
 MAX. HEIGHT = 34'
 MIN. OPEN SPACE = 50%

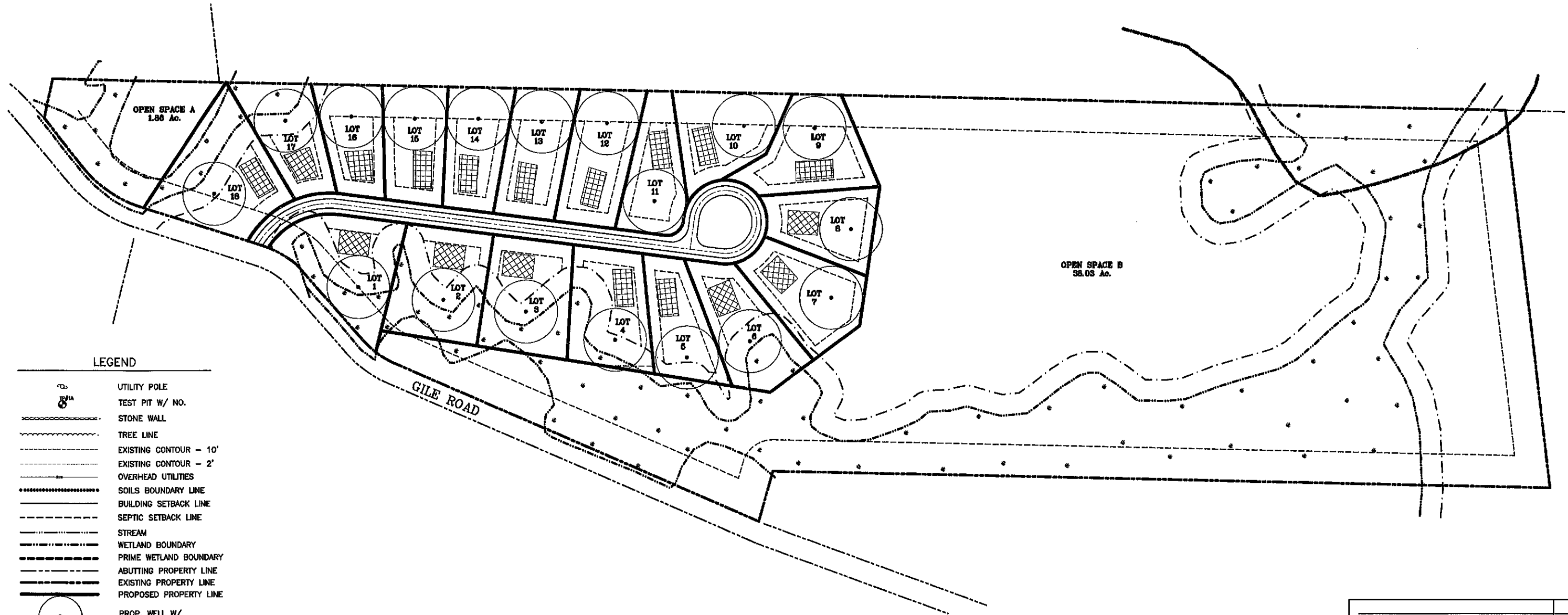
BUILDING SETBACKS:
 FRONT 35'
 SIDE & REAR 25'
 POORLY DRAINED SOILS 50'
 VERY POORLY DRAINED SOILS 75'

PREPARED FOR:

JOSEPH FALZONE
 7B EMERY LANE
 STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
 PHONE: 603-583-4860, FAX: 603-583-4863



LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- STREAM
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROP. WELL W/
75' PROTECTIVE RAD.
- 4000 SF SEPTIC
RESERVE AREA

18 LOTS
 W/ 1600 ROAD

APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD

CHAIRPERSON _____ DATE _____

REVISIONS:		DATE:
OPEN SPACE SUBDIVISION		
PLAN FOR: RESIDENTIAL DEVELOPMENT GILE ROAD NOTTINGHAM, NH		
DATE:	FEB. 2019	SCALE: 1"=150'
PROJ. NO.:	NH-1155	SHEET NO. 1 OF 1