

20-  
Case# 004-LLA

Project Name Fernald - Raymond RD  
LLA

Date 6/5/20



**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: 10.73	Current Use Acreage: 10.73	# of <sup>Existing</sup> Proposed Lots: 2
Project Address: 114 + 118 Raymond Rd - Nottingham		
Current Zoning Districts: Residential		
Overlay Districts:	Map(s): 66	Lot(s): 1-3 + 1-4
Request: Lot line adjustment		

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#: 20-004-LLA	Project Name: Fernald - Raymond RD LLA	Date: 6/5/20
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Case# 20-004-LLA Project Name Fernald, Raymond D, LLC Date 6/5/20

<b>Owner 1:</b> LINDA R. FERNALD, Trustee of Linda R. Fernald Revocable Trust		
Company:		
Phone: 603-534-1032	Fax:	E-mail:
Address: PO Box 450 - NOTTINGHAM, NH 03290		

*Linda R. Fernald*  
Owner 1 Signature

6/15/20  
Date

<b>Owner 2:</b> JAMES S. FERNALD, Trustee of James S. Fernald Revocable Trust		
Company:		
Phone: 603-312-1037	Fax:	E-mail:
Address: PO Box 450 - Nottingham, NH 03290		

*James S. Fernald*  
Owner 2 Signature

6-15-20  
Date

<b>Owner 3:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

<b>Owner 4:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

<b>Applicant (Contact):</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

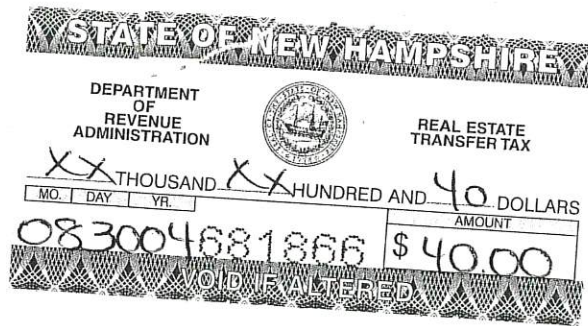
<b>Developer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Engineer:</b> PETER LANDRY		
Company: LANDRY SURVEYING, LLC		
Phone: 603-679-1387	Fax:	E-mail:
Address: 248 MILL POND RD - NOTTINGHAM, NH 03290		

MAIL TO

Return to:  
 Mulhern & Scott, PLLC  
 155 Fleet Street  
 Portsmouth, NH 03801

COPY



ROCKINGHAM COUNTY  
 REGISTRY OF DEEDS

## QUITCLAIM DEED

We, **JAMES S. FERNALD, TRUSTEE OF THE JAMES S. FERNALD REVOCABLE TRUST** u/t/a dated November 30, 1990 and **LINDA R. FERNALD, TRUSTEE OF THE LINDA R. FERNALD REVOCABLE TRUST** u/t/a dated November 30, 1990, husband and wife ("Grantors"), of Deerfield Road, Nottingham, County of Rockingham, State of New Hampshire, for consideration paid, grant to **LINDA R. FERNALD, TRUSTEE OF THE LINDA R. FERNALD REVOCABLE TRUST** u/t/a dated November 30, 1990 ("Grantee"), whose mailing address is Deerfield Road, Nottingham, County of Rockingham, State of New Hampshire,

with **QUITCLAIM COVENANTS**, a certain tract or parcel of land, with the buildings and improvements thereon, if any, situated in Nottingham, County of Rockingham and State of New Hampshire, and being bounded and described as follows:

Northerly by land now or formerly of the heirs of Joseph Cilley;  
 Easterly by the land now or formerly of the heirs of Thomas Hopkinson and the heirs of Joseph Plumer;  
 Southerly by land now or formerly of the heirs of Jonathan Gove; and  
 Easterly by the road leading from Nottingham Square to Raymond.

**Excepting and reserving** the burying ground as the same was fenced on May 7, 1895.

Meaning and intending to describe and convey the same premises conveyed to the within Grantors by deed of James S. Fernald, dated October 2, 1991 recorded with the Rockingham County Registry of Deeds at Book 2906, Page 1832.

THIS IS NOT HOMESTEAD PROPERTY.

072677

2004 AUG 30 AM 9:47

Original Held at:

Mulhern & Scott, PLLC  
 Portsmouth, NH

The undersigned Trustee, as Trustee of the James S. Fernald Revocable Trust, a New Hampshire trust, created under trust agreement dated November 30, 1990, is the Trustee at the time of this conveyance and has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

The undersigned Trustee, as Trustee of the Linda R. Fernald Revocable Trust, a New Hampshire trust, created under trust agreement dated November 30, 1990, is the Trustee at the time of this conveyance and has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Executed this 12<sup>th</sup> day of August, 2004.

[Signature]  
Witness

James S. Fernald TEE  
JAMES S. FERNALD, TRUSTEE of the  
James S. Fernald Revocable Trust

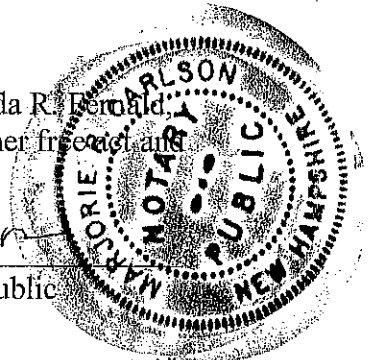
[Signature]  
Witness

Linda R. Fernald TEE  
LINDA R. FERNALD, TRUSTEE of the  
Linda R. Fernald Revocable Trust

State of New Hampshire  
County of Rockingham

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August, 2004 by James S. Fernald, Trustee as aforesaid and Linda R. Fernald, as Trustee as aforesaid and acknowledged the foregoing instrument to be his and her free act and deed.

Marjorie R. Carlson  
Justice of the Peace/Notary Public  
My Commission Expires



MARJORIE R. CARLSON, Notary Public  
My Commission Expires March 22, 2005

Accurate Title has prepared this deed from information provided by the Grantors without the benefit of a title search, and there is no guarantee except that it has been accurately prepared from that information provided.



Case# 20-004-LLA Project Name Fernald; Raymond Rd LLA Date 6/5/20

### ABUTTER(S) LIST

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

1. APPLICANT INFORMATION: James S. Fernald

Printed Name: LINDA R. FERNALD Contact Telephone: 603-534-1032

Address: P O Box 450 - Nottingham, NH 03290

2. OWNER INFORMATION:

Printed Name: LINDA R FERNALD + JAMES S. FERNALD

Address: P O Box 450 - Nottingham, NH 03290

3. PROFESSIONAL(S) INFORMATION:

Printed Name: Landry Surveying, LLC

Address: 248 Mill Pond Rd - Nottingham, NH 03290

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	66	1	0	JAMES S. FERNALD, Trustee of James S. Fernald Revocable Trust	PO Box 450 - Nottingham, NH 03290
6.				Linda R Fernald,	
7.				Trustee of Linda R Fernald Revocable Trust	
8.	63	46		David B. Fernald and	57 Raymond Rd.
9.				John T Fernald, Jr	<del>16 Deerfield Rd - Nottingham</del>
10.				<del>2016 Revocable Trust</del>	NH 03290
11.	66	1	5	Joseph W Young	112 Raymond Rd. Nottingham
12.					NH 03290
13.					
14.					
15.					
16.					
17.					

I, LINDA R FERNALD, 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..

Linda R. Fernald  
Applicant's Signature

James S. Fernald

6/5/20  
Date

6-15-20



**Web:** <http://www.nottingham-nh.gov> **Email:** [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

Signature \_\_\_\_\_ Date \_\_\_\_\_

Case# 20-004-LLA Project Name FERNALD, Raymond Rd Date 6/5/20  
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**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](mailto:plan.zone@nottingham-nh.gov)

### OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 114 + 118 Raymond Rd

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:  
James S. Fernald 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: \_\_\_\_\_

Name of Owner	<u>LINDA R. FERNALD</u>	
Address of Owner	<u>PO Box 450 - Nottingham, NH 03290</u>	
Signature of Owner	<u>Linda R. Fernald</u>	Date <u>6/5/20</u>

Name of Owner	<u>JAMES S. FERNALD</u>	
Address of Owner	<u>PO Box 450 - Nottingham, NH 03290</u>	
Signature of Owner	<u>James S. Fernald</u>	Date _____

Name of Owner		
Address of Owner		
Signature of Owner		Date _____

Name of Owner		
Address of Owner		
Signature of Owner		Date _____

Case# 20-004-LLA Project Name FERNALD, Raymond RD Date 6-5-2020  
LLA



**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](mailto:plan.zone@nottingham-nh.gov)

### CERTIFICATE OF MONUMENT INSTALLATION

Property owner(s): LINDA FERNALD + JAMES FERNALD

Tax Map # 66 Lot # 1-3 & 1-4

Physical Address: RAYMOND ROAD

Surveyor: PETER D LANDRY, LLC

Company: LANDRY SURVEYING, LLC

Number of Granite Bounds: ZERO(0)

Iron Stakes/Pins/Rods: ONE(1)

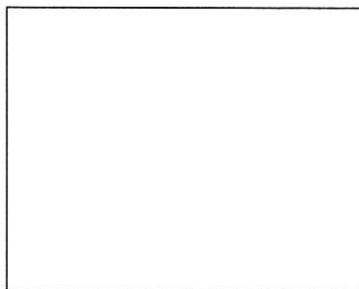
Drill Hole w/ Aluminum surveyor's disk: ZERO(0)

"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: [Signature]

Date: 6-5-2020

Seal of Surveyor:





**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:		Subdivision		Office Use	
Lot Line Adjustment See Sections I & II	Subdivision Plan See Sections I & II, III, IV & V	Provided	N/A	Provided	N/A
<b>Section I.</b>					
<b>General Requirements</b>					
1. Completed Application Form		✓			
2. Complete abutters list		✓			
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		✓			
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		✓			
<b>Section II.</b>					
<b>General Plan Information</b>					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations		✓			
2. Title block information:					
a) Drawing title		✓			
b) Name of subdivision			✓		
c) Location of subdivision			✓		
d) Tax map & lot numbers of subjects parcel(s)		✓			
e) Name & address of owner(s)		✓			
f) Date of plan		✓			

	Provided	N/A	Provided	N/A
g) Scale of plan	✓			
h) Sheet number		✓		
i) Name, address, & telephone number of design firm	✓			
j) Name and address of applicant	✓			
3. Revision block with provision for amendment dates	✓			
4. Planning Board approval block provided on each sheet to be recorded	✓			
5. Certification block (for engineer or surveyor)	✓			
6. Match lines (if any)		✓		
7. Zoning designation of subject parcel(s) including overlay districts	✓			
8. Minimum lot area, frontages & setback dimensions	✓			
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	✓			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study		✓		
16. Plan and deed references	✓			
17. The following notes shall be provided:				
a) Purpose of plan	✓			
b) Existing and proposed use		✓		
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	✓			
19. Boundary monuments	✓			
a) Monuments found	✓			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	✓			
c) Monuments to be set	✓			
20. Existing streets:	✓			

a) Name labeled		Provided	N/A	Provided	N/A
b) Status noted or labeled			✓		
c) Right-of-way dimensioned	✓				
d) Pavement width dimensioned			✓		
21. Municipal boundaries (if any)			✓		
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)			✓		
24. Area of each lot (In acres & square feet):	✓				
a) Existing lot(s)	✓				
b) Contiguous upland(s)	✓		✓		
25. Wetland delineation (Including Prime Wetlands): <u>NONE, IN TOWN</u>	✓		✓		
a) Limits of wetlands	✓				
b) Wetland delineation criteria	✓		✓		
c) Wetland Scientist certification			✓		
26. Owner(s) signature(s)			✓		
27. All required setbacks	✓				
28. Physical features					
a) Buildings	✓				
b) Wells	✓				
c) Septic systems	✓				
d) Stone walls	✓				
e) Paved drives	✓		✓		
f) Gravel drives	✓				
29. Location & name (if any) of any streams or water bodies	✓		✓		
30. Location of existing overhead utility lines, poles, towers, etc.	✓		✓		
31. Two-foot contour interval topography shown over all subject parcels			✓		
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	✓				

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				
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds				
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:				
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:				
a) Name(s) labeled				
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				
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)				
12. Existing tree lines				
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				



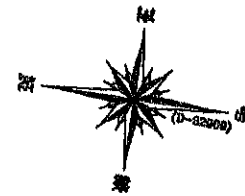
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Project Name Fernad Paymon Rd LLA

Date

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				
<b>Section V.</b>				
<b>Supporting Documentation If Required</b>				
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.



Tax Map 63 LOT 46  
N/F John T. Fernald, Jr.  
2016 Revocable Trust  
John T. Fernald, Jr. Trustee  
16 Deerfield Road  
Nottingham, NH 03290  
RCRD Bk 6013 Pg 639 (Tract 7)  
Also See RCRD D-7077

(Name/Address per Tax Card)  
John T. Fernald, Jr. Trustee  
& David B. Fernald  
16 Raymond Road  
Nottingham, NH 03290

LINE	BEARING	DISTANCE
1	N 89°28'22" E	24.28
2	S 10°00'04" E	92.64
3	S 63°01'51" W	28.29
4	S 10°50'21" E	100.11
5	N 89°28'22" E	25.79
6	S 61°35'04" W	26.93
7	N 10°00'31" W	103.51

APPROVED BY THE  
NOTTINGHAM PLANNING BOARD

Chairman

Date

Tax Map 66 Lot 1-5  
N/F Joseph W. Young  
112 Raymond Road  
Nottingham, NH 03290-0450  
See RCRD Bk 6012 Pg 1146  
Also See RCRD D-32908 (Lot 1-5)

TAX MAP 66 LOT 1-4  
N/F Linda R. Fernald  
Revocable Trust  
Linda R. Fernald, Trustee  
PO Box 450  
Nottingham, NH 03290-0450  
See RCRD Bk 4363 Pg 617  
Also See RCRD D-32909 (Lot 1-4)

EXISTING AREA  
298,657 Sq Ft±  
6.1675 Ac±±  
REVISED AREA  
284,327 Sq Ft±  
6.0691 Ac±±

PARCEL A  
TRANSFER AREA  
TO M66 LI-3  
4330 Sq Ft±  
0.099 Ac±±

PROPOSED  
DRIVEWAY EASEMENT  
See RCRD D-32909

EXISTING  
LANDFILL  
LIMITS  
8410 Sq Ft±  
0.193 Ac±±

TAX MAP 66 LOT 1-3  
N/F Linda R. Fernald  
Revocable Trust  
Linda R. Fernald, Trustee  
PO Box 450  
Nottingham, NH 03290-0450  
See RCRD Bk 4363 Pg 617  
Also See RCRD D-32909 (Lot 1-3)

EXISTING AREA  
188,803 Sq Ft±  
4.2639 Ac±±  
REVISED AREA  
203,133 Sq Ft±  
4.6633 Ac±±

Tax Map 66 Lot 1  
N/F Linda R. Fernald  
Revocable Trust  
Linda R. Fernald, Trustee  
PO Box 450  
Nottingham, NH 03290-0450  
See RCRD Bk 4363 Pg 617  
Also See RCRD D-32909  
(Remaining Land)

Revision Block		
#	Date	Description

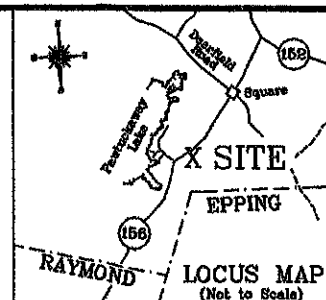
I certify that this survey is a result of an actual field survey, made on the ground and having a relative error of closure no greater than one part in ten thousand (1:10,000).

#### NOTES:

- 1) The Plan Intent is to convey "Parcel A" from TM 66 Lot 1-4 to TM 66 Lot 1-3. "Parcel A" intended for transfer only, and not to be deemed a separate lot of record.
- 2) The limits/edge of the existing buried landfill were shown on-site by Joe Fernald, son of Linda R. Fernald, on April 6, 2020. Existing landfill to be properly cleaned/capped. "Proposed Easement" is shown to depict limits of existing buried landfill.
- 3) Boundary and Wetland information derived from "Subdivision Plan", recorded RCRD D-32908.
- 4) No part of the subject parcels are located within a Special Flood Hazard Area (SFHA) as shown on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Name: Town of Nottingham, Number: 330137, Panel: 0185 and Panel 0805, Suffix: E, Effective Date: May 17, 2005.

#### ZONING SUMMARY

- 1) Zoned: Residential/Agricultural  
& Wetland Conservation Overlay  
Minimum Lot Size = 2.0-Acs  
Minimum Frontage = 200ft  
Minimum Primary Building Setbacks:  
60ft All property lines, 50ft Wetlands  
Minimum Accessory Unit Setbacks:  
60ft Front & 20ft Side/Rear, 50ft Wetlands  
75ft Septic System to Wetlands



#### LEGEND/SYMBOLS

RCRD	Rockingham County Registry of Deeds
N/F	Now or Formerly
Sq Ft	Square Feet
Ac	Acre
Fnd	Found
-----	Ancient Stonewall
• Ipin*	Iron Pin (1/2" Rebar) w/ ID cap 993
• #Ipin	Iron Pin (1/2" Rebar) w/ ID cap 490
• DH	Drill Hole
Gran	Granite
Bnd	Bound
POL	Point on Line
PD	Poorly Drained Soil (Location/RCRD D-32909)

Tax Map 66 Lot 1  
N/F Linda R. Fernald  
Revocable Trust  
Linda R. Fernald, Trustee  
PO Box 450  
Nottingham, NH 03290-0450  
See RCRD Bk 4363 Pg 617  
Also See RCRD D-32909  
(Remaining Land)

TAX MAP 66 LOT 1-3  
TAX MAP 66 LOT 1-4  
(per Town records)

Linda R. Fernald  
Revocable Trust  
Linda R. Fernald, Trustee  
PO Box 450  
Nottingham, NH 03290-0450  
See RCRD Bk 4363 Pg 617  
See RCRD D-32909 (Lot 1-3)  
See RCRD D-32909 (Lot 1-4)  
Also See RCRD Bk 1403 Pg 39  
Also See RCRD Bk 1072 Pg 292  
Also See RCRD Bk 969 Pg 173

'LOTLINE ADJUSTMENT'  
Plat of Land  
for  
Linda R. Fernald  
Revocable Trust  
Linda R. Fernald, Trustee  
in  
Nottingham, N.H.  
Rockingham County  
June 2020  
Scale 1 inch = 50 feet

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

Job No. 1942