

Case#

Project Name

GISZCZYNSKI &
LAPHAM

Date

5-7-18

6-18-19



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: 4.55 AC	Current Use Acreage: N/A	# of Proposed Lots: —
Project Address: 21 JAMPSA TRAIL (GISZCZYNSKI) & 23 JAMPSA (LAPHAM) TRAIL		
Current Zoning Districts: RES/AGR		
Overlay Districts: —	Map(s): 72	Lot (s): 2 2 SUB 1
Request: BOARD APPROVAL FOR LOT LINE ADJUSTMENT BETWEEN NEIGHBORS		

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: GISZCZYNSKI & LAPHAM	Date: 5-7-18 6-18-19
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Case#

Project Name GISZCZYNSKI & LAPHAM

Date

6-18-19
5-7-18

Owner 1: DOUGLAS A. GISZCZYNSKI

Company:

Phone:

Fax:

E-mail:

Address: 21 JAMPSA TRAIL - NOTTINGHAM, NH 03290

Owner 1 Signature

Date

6/19/19

Owner 2: JEROME F. LAPHAM, JR.

Company:

Phone:

Fax:

E-mail:

Address: 23 JAMPSA TRAIL - NOTTINGHAM, NH 03290

Owner 2 Signature

Date

6/19/19

Owner 3: DIANE M. LAPHAM

Company:

Phone:

Fax:

E-mail:

Address: 23 JAMPSA TRAIL - NOTTINGHAM, NH 03290

Owner 3 Signature

Date

6/19/2019

Owner 4:

Company:

Phone:

Fax:

E-mail:

Address:

Owner 4 Signature

Date

AND/OR OWNERS

Applicant (Contact): PETER D. LANDRY, LLC

Company: LANDRY SURVEYING, LLC

Phone: 679-1387

Fax:

E-mail: PLANDSURV@COMCAST.NET

Address: 248 MILL POND ROAD - NOTTINGHAM, NH 03290

Developer:

Company:

Phone:

Fax:

E-mail:

Address:

Engineer:

Company:

Phone:

Fax:

E-mail:

Address:

Case#

Project Name

GISZCZYNSKI &
LAPHAMDate 5-7-18

6-18-19

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

* AND/OR OWNERS

1. APPLICANT INFORMATION:

Printed Name: PETER D. LANDRY Contact Telephone: 603-679-1387
 Address: 248 MILL POND ROAD - NOTTINGHAM, NH 03290

2. OWNER INFORMATION:

Printed Name: DOUGLAS A. GISZCZYNSKI / JEROME F. & DIANE M. LAPHAM
 Address: 21 JAMPSA TRAIL / 23 JAMPSA TRAIL
NOTTINGHAM, NH 03290 / NOTTINGHAM, NH 03290

3. PROFESSIONAL(S) INFORMATION:

Printed Name: PETER D. LANDRY, LLC - LANDRY SURVEYING, LLC
 Address: 248 MILL POND ROAD - NOTTINGHAM, NH 03290

Abutter(s) Information

	Map:	Lot:	Sub lot:	Name:	Address:
4.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

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..

Applicant's Signature

5-7-18

Date

& 6-18-19



20 foot Abutters List Report

Nottingham, NH
June 18, 2019

Subject Property:

Parcel Number: 072-0002-000
CAMA Number: 072-0002-000
Property Address: 21 JAMPSA TRAIL

Mailing Address: GISZCZYNSKI, DOUGLAS A
21 JAMPSA TRAIL
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 071-0150-005
CAMA Number: 071-0150-005
Property Address: SACH'S ROAD

Mailing Address: SACHS REALTY TRUST SOLOMON &
SACHS
PO BOX 802
RAYMOND, NH 03077

Parcel Number: 072-0002-001
CAMA Number: 072-0002-001
Property Address: 23 JAMPSA TRAIL

Mailing Address: LAPHAM JR., JEROME F LAPHAM,
DIANE M
23 JAMPSA TRAIL REVOCABLE TRUST
NOTTINGHAM, NH 03290

Parcel Number: 072-0002-002
CAMA Number: 072-0002-002
Property Address: 25 JAMPSA TRAIL

Mailing Address: NARDONE, AMY NARDONE, MARK A
4 FRIAR'S LANE TRUSTEE AMY
NARDONE LIVING TR
LYNNFIELD, MA 01940

Parcel Number: 072-0013-001
CAMA Number: 072-0013-001
Property Address: MOOERS ROAD

Mailing Address: ROSBOROUGH, JAMES P
ROSBOROUGH, LINDA M
41 MOOERS ROAD
NOTTINGHAM, NH 03290

Parcel Number: 072-0015-000
CAMA Number: 072-0015-000
Property Address: 53 MOOERS ROAD

Mailing Address: EDWARDS, JOHN EDWARDS, JOYCE
53 MOOERS ROAD
NOTTINGHAM, NH 03290



www.cai-tech.com

6/18/2019

Data shown on this report 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 report.

Page 1 of 1

Case#

Project Name

G15ZCZYNSKI &
LAPHAM

Date

5-7-18
6-18-19**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)

DOUGLAS A. G15ZCZYNSKI

6/19/19

Signature

Date

Signature

Date

Property Owner(s)

Signature

Date

Signature

Date

Property Owner(s)

Signature

Date

Signature

Date

Property Owner(s)

Signature

Date

Signature

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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) - JEROME F. LAPHAM, JR.

Jerome F. Lapham
Signature

6/19/19
Date

Signature

Date

Property Owner(s) - DIANE M. LAPHAM

Diane M. Lapham
Signature

6/19/19
Date

Signature

Date

Property Owner(s)

Signature

Date

Signature

Date

Property Owner(s)

Signature

Date

Signature

Date

Case#

Project Name

GIESZCZYNSKI &
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Date

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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

OWNER'S AUTHORIZATION FOR REPRESENTATION

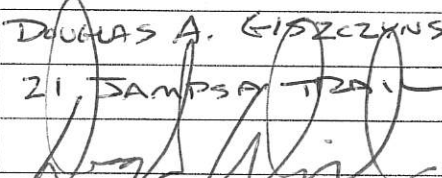
Property location: 21 & 23 SAMPSON TRAIL

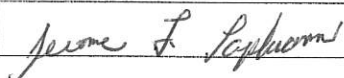
I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:

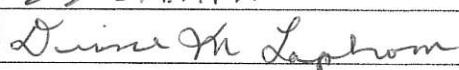
PEREZ D. LANDRY to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- ☒ Subdivision/Lot Line Adjustment ☐ Site Plan Review ☐ Backlot Subdivision
☐ Design Review ☐ Other _____

FOR: PRESENTATION & BOARD DISCUSSION.

Name of Owner	DOUGLAS A. GIESZCZYNSKI	
Address of Owner	21 SAMPSON TRAIL - NOTTINGHAM, NH	
Signature of Owner		Date 6/19/19

Name of Owner	JEROME F., JR. & LAPHAM	
Address of Owner	23 SAMPSON TRAIL - NOTTINGHAM, NH	
Signature of Owner		Date 6-19-2019

Name of Owner	DIANE M. LAPHAM	
Address of Owner	23 SAMPSON TRAIL - NOTTINGHAM, NH	
Signature of Owner		Date 6-19-2019

Name of Owner		
Address of Owner		
Signature of Owner		Date

NOTES:

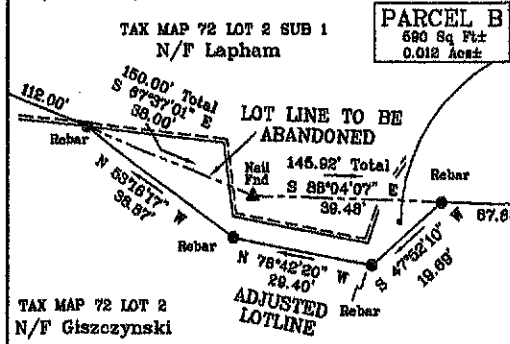
- The subject parcels are located within the (R/A) Residential-Agricultural Zoning District. Dimensional Requirements: Dwelling and Septic System 60ft Setback from lot lines. Accessory Buildings 60ft Front and 20ft Side/Rear Setback from lot lines.
 - Plan intent is to adjust the existing common boundary line between Lot 2 and Lot 2-1, with an equal area exchange of land.
 - Parcel A to be conveyed to Giszczynski (Lot 2) and Parcel B to be conveyed to Lapham (Lot 2-1).
 - Parcel A & Parcel B to be exchange parcels only, and not to be deemed separate parcels of land.
 - 'Easement A & B' to be extinguished as a part of the lotline adjustment transfers.
- No portion of the subject parcel falls within a Special Flood Hazard Area (SFHA) as shown on the FEMA, MFIP-FIRM, Community Panel No. 330197-0065-E, Effective Date: May 17, 2005.

PLAN REFERENCES:

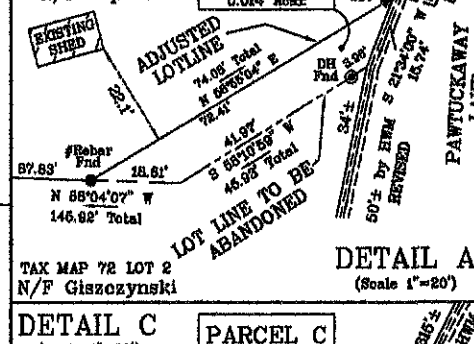
- See "Plot of Sachs Land at Pawtuckaway Lake in Nottingham, NH" Scale: 1"=200' - Dated: December 31, 1976 by R.V. Pearson Associates RCRD Plan No. D-6896 (sheet 1 of 5).
- See "A Survey and Plat of Property owned by James Barton - Nottingham, NH" Scale: 1"=40' - Dated: July 14, 1977 by R.S.L. Layout & Design RCRD Plan No. D-7165.
- See "Plan of Land - Estate of Gordon Moore, off Mountain Road - Nottingham, NH" Scale: 1"=100' - Dated: December 1978 by Moulton Engineering Co., Paul Henry, LIS RCRD Plan No. D-8644.
- See "A Survey and Plat of a Subdivision to be known as 'Jampsa Estates' owned by Crest Hill Realty Trust" - Nottingham, NH Scale: 1"=40' - Dated: Sept. 23, 1979, Rev. May 19, 1980, Rev. July 20, 1980 by R.S.L. Layout & Design RCRD Plan No. D-7165.
- See "Boundary Line Adjustment of the Land of James Shetty - Nottingham, NH" Scale: 1"=40' - Dated: May 23, 1983 by Holden Engineering & Surveying, Inc. RCRD Plan No. D-11566.
- See "Boundary Survey Plan for Thomas J. & Janis K. Duffy - Nottingham, NH" Scale: 1"=40' - Dated: July 14, 2011 by Joseph M. Nichert, LIS RCRD Plan No. D-36923.



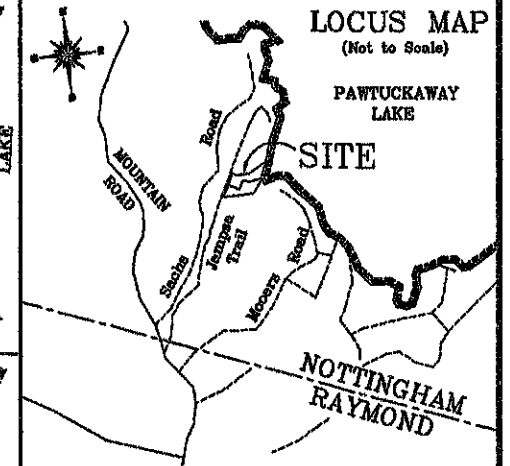
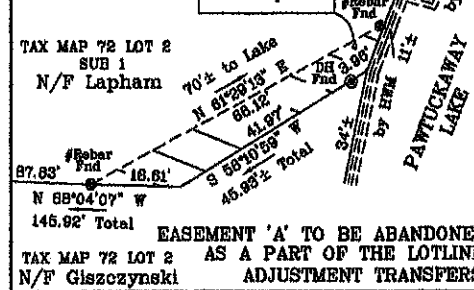
DETAIL B



DETAIL A



DETAIL C



LEGEND/SYMBOLS

RCRD	Rockingham County Registry of Deeds
N/F	Now or Formerly
Sq Ft	Square Feet
Ac	Acre
Fnd	Found
▲ Nail	Magnetic Nail
⊙ DH	Drill Hole
⊙ IP	Iron Pipe
⊙ #Rebar	Reinforced Iron Bar (ID 783)
⊙ #Rebar	Reinforced Iron Bar (ID 480)
⊙ Rebar	Reinforced Iron Bar (ID 893)
⊙ Gran	Granite
⊙ End	Bound 4" Square with Drill Hole
⊙ Well	Well location
⊙ UP	Utility Pole
⊙ OHU	Overhead Utilities
⊙ UGU	Underground Utilities
⊙ HWM	Highwater Mark

OWNERS OF RECORD

(per Town Office records)
TAX MAP 72 LOT 2
 Douglas A. Giszczynski
 21 Jampsa Trail
 Nottingham, NH 03290
 RCRD Bk:5487 Pg:1685
 (See Plan Ref. No. 2, 4 & 5)
TAX MAP 72 LOT 2 SUB 1
 Jerome F., Jr. & Diane M. Lapham
 23 Jampsa Trail
 Nottingham, NH 03290
 RCRD Bk:5676 Pg:2026
 (See Plan Ref. No. 2, 4, 5 & 6)

"LOTLINE ADJUSTMENT"

Plat of Land
 for
Douglas A. Giszczynski
 and
Jerome F., Jr. & Diane M. Lapham
 in
 Nottingham, N.H.
 Rockingham County
 June 2019

Scale 1 inch = 40 feet

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

I certify that this survey is a result of an actual field survey, made on the ground (4/2019) and having a relative error of closure no greater than one part in ten thousand (1:10,000).

REVISION BLOCK			
#	Date	Description	By

Tax Map 72 Lot 2 Sub 2
N/F Nardone
 Amy Nardone Living Trust
 Amy Nardone, Trustee
 Mark A. Nardone, Trustee
 4 Frier's Lane
 Lynnfield, Ma. 01940
 RCRD Bk:5541 Pg:677
 (See Plan Ref. No. 2 & 4)

TAX MAP 72 LOT 2 SUB 1
N/F Lapham

TOTAL LOT AREA
 101,680 Sq Ft±
 2.354 Acre±

TAX MAP 72 LOT 2
N/F Giszczynski

TOTAL LOT AREA
 95,740 Sq Ft±
 2.221 Acre±

Tax Map 71 Lot 150 Sub 5
N/F Sachs
 Sachs Realty Trust
 Joanne S. Solomon, Trustee
 Kenneth Sachs, Trustee
 PO Box 802
 Raymond, NH 03077
 RCRD Bk:5839 Pg:619
 (See Plan Ref. No. 1)

APPROVED BY THE
NOTTINGHAM PLANNING BOARD

Chairman _____

 Date _____

Tax Map 72 Lot 13 Sub 1
N/F Rosborough
 James P. & Linda M. Rosborough
 41 Moore Road
 Nottingham, NH 03290
 RCRD Bk:4031 Pg:1992
 (See Plan Ref. No. 3)