

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



Office 603-679-9597 x1
Fax 603-679-1013
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 November 14, 2018** at 7:00 PM, in Conference Room 1 at the Municipal Town Office, 139 Stage Road, Nottingham, NH 03290. The following application will be considered:

Case 18-005-DR

Application from Vilicus Homes Inc. for an Open Space Development Subdivision Design Review. The intent is to subdivide Tax Map 6 Lot 22 into 20 individual lots. The property is located off Old Turnpike Road in Nottingham, NH.

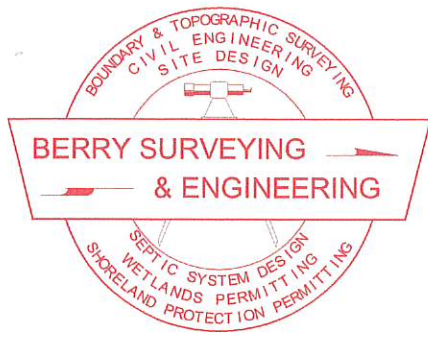
Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

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



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

October 15, 2018

Abutters List

Owner of Record

① **Tax Map 6, Lot 22**

James W Haley
Vanessa Haley-Rizzo
PO Box 7893
Nashua, NH 03060
Book 5622, Page 472

Applicant

② Lu Serra
11 Whitehouse Drive
Rye, NH 03870

NOTTINGHAM ABUTTERS

Tax Map 6, Lot 21

③ State of New Hampshire
DES Water Resources Div
PO Box 95
Concord, NH 03302

Tax Map 6, Lot 15-3

④ Keenan Al-Hojerry
7 Sinclair Dr
Exeter, NH 03833
Book 5794, Page 326

Tax Map 6, Lot 16

⑤ Hollis Burgess
Karen Robertson
103 South St
Concord, NH 03301
Book 3386, Page 999

NOTTINGHAM ABUTTERS (cont.)

⑥ **Tax Map 6, Lot 17-1**

D&L Hanson Fam Rev Tst
David H & Linda R Hanson Tstees
28 Old Turnpike Rd
Nottingham, NH 03290

⑦ **Tax Map 6, Lot 17-2**

Stephanie Loupee
30 Old Turnpike Rd
Nottingham, NH 03290

⑧ **Tax Map 6, Lot 17-3**

Andrea Tuccolo
Patrick Malaison
32 Old Turnpike Rd
Nottingham, NH 03290

⑨ **Tax Map 6, Lot 17-4**

Karen L Hovanasian
Charlene C Hovanasian
PO Box 412
Hamilton, MA 01936

⑩ **Tax Map 6, Lot 17-5**

William A Graham
38 Old Turnpike Rd
Nottingham, NH 03290

⑪ **Tax Map 6, Lot 18**

State of New Hampshire
Forest & Land Div
PO Box 1856
Concord, NH 03302



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NOTTINGHAM ABUTTERS (cont.)

12 Tax Map 6, Lot 19

Brian J Plante
42 Old Turnpike Rd
Nottingham, NH 03290

BARRINGTON ABUTTERS

13 Tax Map 269, Lot 4

Keenan Al-Hojerry
7 Sinclair Dr
Exeter, NH 03833
Book 4452, Page 364

14 Tax Map 269, Lot 5

John & Ruth Lamontagne
124 Highland Ridge Rd
Barrington, NH 03825

15 Tax Map 269, Lot 6

Jared Scerbinski
122 Highland Ridge Rd
Barrington, NH 03825
Book 4076, Page 394

16 Tax Map 267, Lot 15

David & Dina Landry
114 Highland Ridge Rd
Barrington, NH 03825

17 Tax Map 267, Lot 16

Sean M & Sandra M Milligan
96 Highland Ridge Rd
Barrington, NH 03825



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BARRINGTON ABUTTERS (cont.)

18 **Tax Map 267, Lot 17**

Jason T Whiteman
88 Highland Ridge Rd
Barrington, NH 03825
Book 4326, Page 463

19 **Tax Map 267, Lot 18**

Keith & Debbie Nevish
84 Highland Ridge Rd
Barrington, NH 03825

Tax Map 267, Lot 19

20 Faye & Kevin Kearney
80 Highland Ridge Rd
Barrington, NH 03825
Book 3722, Page 524

Tax Map 267, Lot 42

21 University of New Hampshire
Asst VP Facilities
22 Colovas Rd
Durham, NH 03824

Professionals

22 Cynthia Balcius, CWS, CSS
Stoney Ridge Environmental, LLC
229 Prospect Mountain Rd
Alton, NH 03809

23 Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



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**Nottingham Planning Board
Subdivision
Design Review Application**

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

Name:	Vilicus Homes Inc.
Address:	11 White Horse Drive, Rye NH, 03870
Telephone Number:	()
Email Address:	

Property Owner(s) of Record: Print all information

Name:	James Haley, Vanessa Haley-Rizzo, CO-Trustees Haley Grandchildren Trust	
Address:	P.O. Box 7893, Nashua NH 03060	
Telephone Number:	()	
Email Address:		
Street location of site:	Old Turnpike Road, NH Route 4	
Tax Map(s) and Lot(s):	Tax Map 6, Lot 22	
Number of Lots:	21	
Frontage on What Road:	1,759.82	

Short Narrative of Proposed Request:

Subdivide the existing lot utilizing the Open Space Development Zoning Ordinance. In order to produce a central subdivision, so that the natural features of the lot can be maintained.

Signature by Applicant or Agent: Christopher R. Berry, Berry Surveying & Engineering

C.R. Berry OWNER

Date: 10/15/18

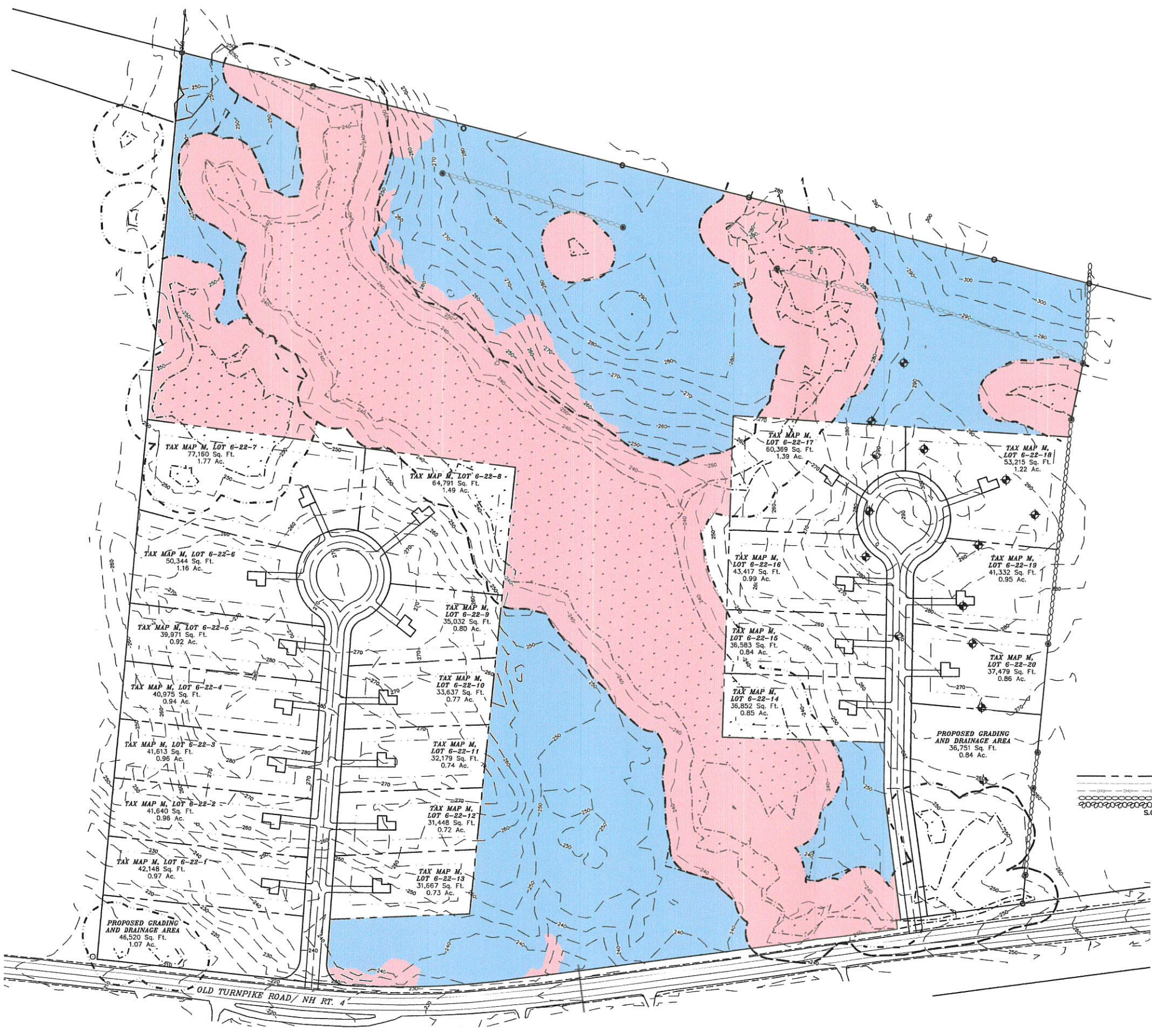
Signature(s) of property owner(s):

Date: 10/15/18

[Signature] AGENT

Date: 10/15/18

Date: 10/15/18

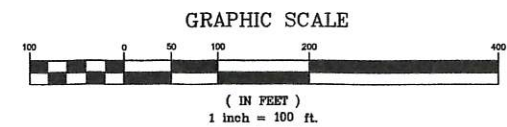
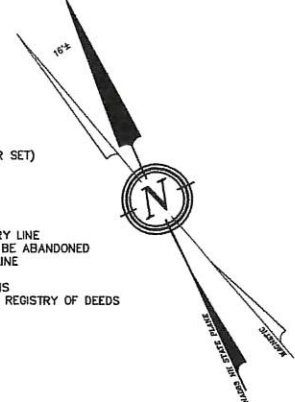


- NOTES:**
- 1.) OWNER: JAMES HALEY & VANESSA HALEY-RIZZO, TRUSTEES
CO-TRUSTEES HALEY GRANDCHILDREN TRUST
P.O. BOX 7893
NASHUA, NH 03060
 - 1B.) APPLICANT: VILICUS HOMES INC.
11 WHITE HORSE ROAD
RYE, NH 03870
 - 2.) TAX MAP 6, LOT 22
 - 3.) LOT AREA: 2,600,133 Sq. Ft., 59.69 ACRES
 - 4.) S.C.R.D. BOOK 5622, PAGE 0472
 - 5.) ZONING: RESIDENTIAL
SETBACKS:
FRONT - 50.0'
SIDE - 20.0'
REAR - 20.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE
87,120 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
34'
OPEN SPACE DEVELOPMENT
SETBACKS:
FRONT - 35.0'
SIDE - 25.0'
REAR - 25.0'
MIN. LOT SIZE
30,000 Sq. Ft.
FRONTAGE
100'
MAX. BLDG. HEIGHT
34'
BUILDING SEPARATION
30'
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY # 330178, MAP # 33017C02850, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 6, LOT 22, AS SHOWN, INTO 20 INDIVIDUAL LOTS & REMAINING OVER OPEN SPACE.
 - 9.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - 10.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT 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.
 - 11.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - 12.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OPEN SPACE:

- CONSERVATION OPEN SPACE = 687,285 SF (49.57 % OF OPEN SPACE)
- UPLAND OPEN SPACE = 699,081 SF (50.43 % OF OPEN SPACE)
- TOTAL OPEN SPACE = 1,386,366 (53.31 %)

- LEGEND:**
- IRON BOUND (SET)
 - DRILL HOLE (FND OR SET)
 - IRON PIPE (FND)
 - UTILITY POLE
 - WELL
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE TO BE ABANDONED
 - OVERHEAD UTILITY LINE
 - STONE WALL
 - STONE WALL REMAINS
 - S.C.R.D.
 - TYP.
 - FND

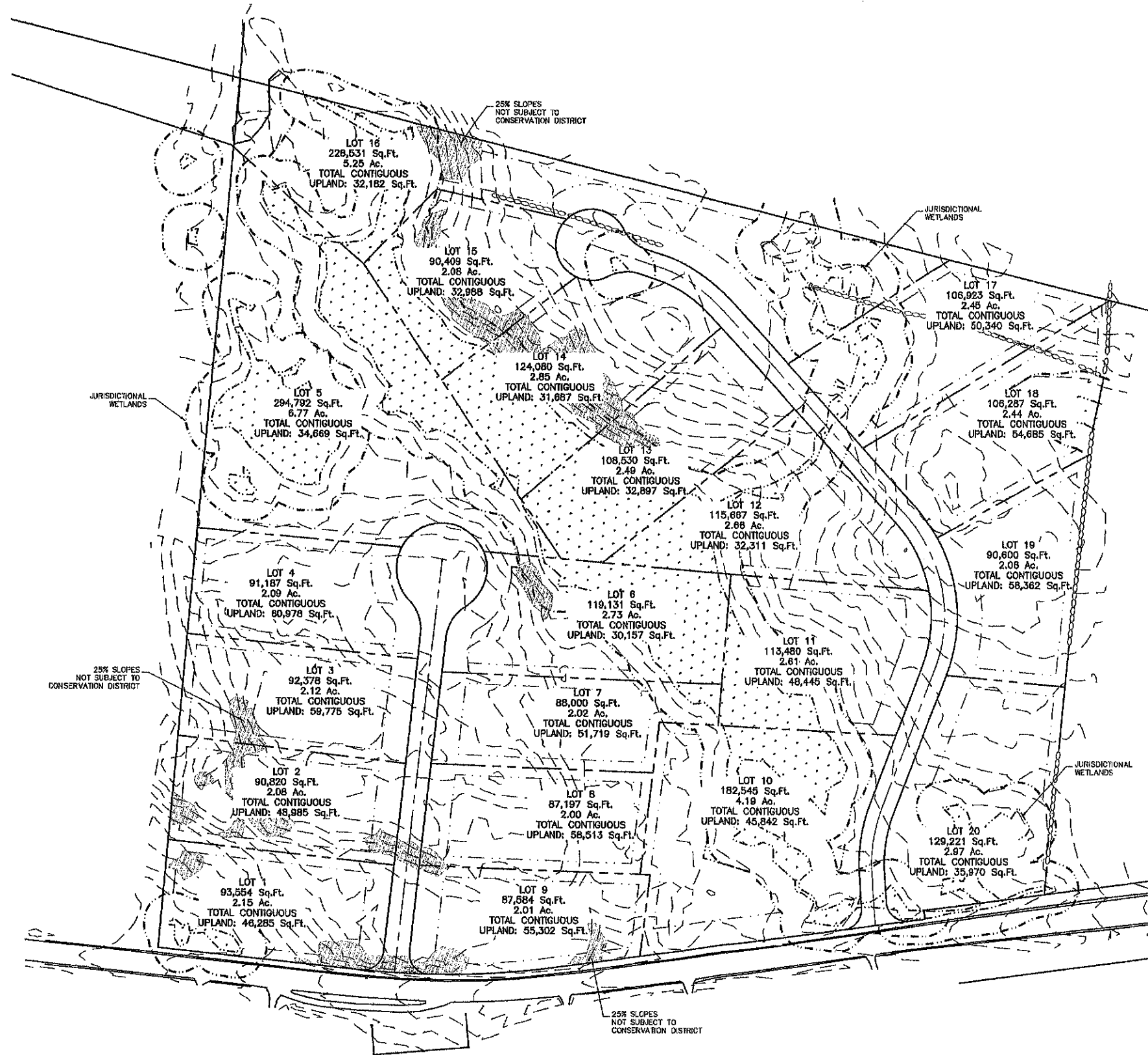


REVISION	DATE	DESCRIPTION

OVERVIEW OPEN SPACE SUBDIVISION PLAN

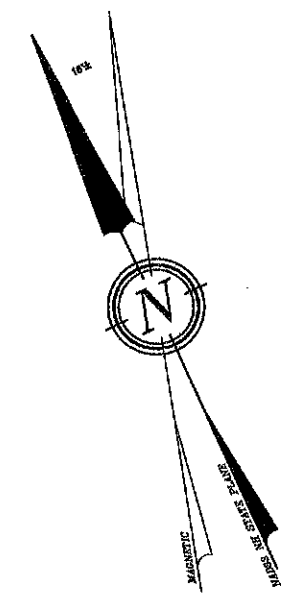
FOR VILICUS HOMES INC.
LAND OF
JAMES W. HALEY & VANESSA HALEY-RIZZO
OLD TURNPIKE ROAD
NOTTINGHAM, N.H. 03290
TAX MAP 6, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE :
FILE NO. : DB 2018 -030



- NOTES:**
- OWNER: JAMES HALEY & VANESSA HALEY-RIZZO, TRUSTEES
OO-TRUSTEES HALEY GRANDCHILDREN TRUST
P.O. BOX 7883
NASHUA, NH 03080
 - APPLICANT: VILICUS HOMES INC.
11 WHITE HORSE ROAD
RYE, NH 03870
 - TAX MAP 6, LOT 22
 - LOT AREA: 2,600,132.78 Sq. Ft., 59.69 ACRES
 - S.O.R.D. BOOK 0622, PAGE 0472
 - ZONING:
SETBACKS:
FRONT - 50.0'
SIDE - 20.0'
REAR - 20.0'
WETLANDS SETBACK - 50.0'
MIN. LOT SIZE
87,120 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
34'
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF. FEMA COMMUNITY# -330178, MAP# - 3301702890, DATED: MAY 17, 2006.
 - VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - THE INTENT OF THIS PLAN IS TO SHOW THE YIELD PLAN OF TAX MAP 6, LOTS 22, LOCATED IN NOTTINGHAM, N.H., AS OF THE DATE OF THIS PLAN
 - THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
 - THERE WERE NO CEMETERIES OBSERVED ON ANY PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.

- IRON BOUND (SET)
- ⊙ DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- UTILITY POLE
- ⊗ WELL
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- STONE WALL
- STONE WALL REMAINS
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.O.R.D.
- TYP.
- FND
- TYPICAL FOUND



REVISION	DATE	DESCRIPTION

YIELD PLAN
FOR VILICUS HOMES INC.
LAND OF
JAMES W. HALEY & VANESSA HALEY-RIZZO
OLD TURNPIKE ROAD
NOTTINGHAM, N.H. 03290
TAX MAP 6, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 120 FT.
DATE: _____
FILE NO.: DB 2018 -030