

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



Office 603-679-9597 X1  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

## Planning Board Project Application

Case#:	Project Name: HALEY SUBDIVISION	Date: 9/8/17
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**Formal Application(s):**

**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:	44.6	Current Use Acreage:	10.28	# of Proposed Lots:	1 new
Project Address: 366 Old Concord Turnpike, Barrington, NH					
Current Zoning Districts: C/I - Comm/Ind District					
Overlay Districts:	Map(s): 6		Lot (s): 15-2		
Request: Subdivide 44.6 acres into two lots of 1.865 acres & 42.7 acres. Area to be subdivided is located in Barrington and will not impact the Town of Nottingham. The Subdivision Application submitted to Barrington is attached FYI.					

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.**

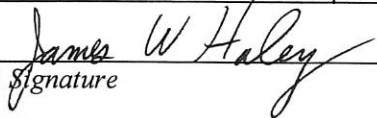
- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization 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

Applicant: JAMES W. HALEY

Case #

Case#:	Project Name: HALEY SUBDIVISION	Date: 9/8/17
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<b>Owner 1:</b> James W. Haley		
Company:		
Phone: (603) 866-9026	Fax:	E-mail: jameswaldronhaley@gmail.com
Address: 366 Old Concord Turnpike Barrington, NH 03825		

X  \_\_\_\_\_  
Owner 1 Signature Date

<b>Owner 2:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

\_\_\_\_\_  
Owner 2 Signature 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> Joel D. Runnals, LLS		
Company: Norway Plains Associates, Inc.		
Phone: (603) 335-3948	Fax: (603) 332-0098	E-mail: jrunnals@norwayplains.com
Address: PO Box 249 Rochester, NH 03866-0249		

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

<b>Engineer:</b> Marc E. Jacobs, CSS, CWS, PWS, CPESC		
Company: Marc Jacobs Environmental Consulting		
Phone: (603) 659-4979	Fax:	E-mail: jacobs2wetsoil2004@yahoo.com
Address: PO Box 359 Newmarket, NH 03857-0359		

Applicant: JAMES W. HALEY

Case #

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### Abutter(s) List

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

**1. APPLICANT INFORMATION:**

Printed Name: Joel D. Runnals, LLS Contact Telephone: (603) 335-3948

Address: Norway Plains Assoc. Inc. PO Box 249 Rochester, NH 03866-0249

**2. OWNER INFORMATION:**

Printed Name: James W. Haley

Address: 366 Old Concord Turnpike Barrington, NH 03825

**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: Marc E. Jacobs, CWS, CSS

Address: PO Box 417 Greenland, NH 03840-0417

Abutter(s) Information				
4.	Map: 6	Lot: 12	Name: Curwood Revocable Trust Stephen T. Curwood, Trustee	Address: 102 Mitchell Road Nottingham, NH 03290
5.	Map: 6	Lot: 14	Name: James W. & Carina C. Haley	Address: 366 Old Concord Turnpike Barrington, NH 03825
6.	Map: 6	Lot: 15	Name: James W. Haley - Applicant	Address: Same as above
7.	Map: 6	Lot: 15-3	Name: Keenan Al-Hojerry	Address: 7 Sinclair Drive Exeter, NH 03833
8.	Map: 6	Lot: 15-3T	Name: SBA Properties LLC Attn: Tax Dept. NH02259	Address: 8051 Congress Ave Boca Raton, FL 33487
9.	Map: 6	Lot: 15-2	Name: Natural Resources Conservation Services Department of Agriculture	Address: 273 Locust St. Suite 2D Dover, NH 03820
10.	Map: 6	Lot: 16	Name: Hollis Burgess c/o Karen Robertson, Trustee	Address: 103 South Street Concord, NH 03301
11.	Map:	Lot:	Name:	Address:
12.	Map:	Lot:	Name:	Address:
13.	Map:	Lot:	Name:	Address:

I, Joel D. Runnals, LLS, 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..

X

*James W. Haley*  
Applicant's Signature

9/8/17  
Date



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## 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)

James W. Haley  
~~Signature~~ Date

X James W. Haley 9/8/17  
Signature Date

Property Owner(s)

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

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

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### OWNER'S AUTHORIZATION FOR REPRESENTATION

**Property location:** OLD CONCORD TURNPIKE NOTTINGHAM, NH

I, the undersigned owner of the property listed above, hereby verify that I have authorized Joel D. Runnals, LLS 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
- Backlot Subdivision
- Other \_\_\_\_\_

- Site Plan Review
- Design Review

FOR:

The portion of the property to be subdivided is located in Barrington, NH.

Name of Owner James W. Haley

Address of Owner 366 Old Concord Turnpike Barrington, NH 03825

Signature of Owner X *James W. Haley* 9/8/17  
Date

Name of Owner \_\_\_\_\_

Address of Owner \_\_\_\_\_

Signature of Owner \_\_\_\_\_  
Date

Name of Owner \_\_\_\_\_

Address of Owner \_\_\_\_\_

Signature of Owner \_\_\_\_\_  
Date

Name of Owner \_\_\_\_\_

Address of Owner \_\_\_\_\_

Signature of Owner \_\_\_\_\_  
Date

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**Subdivision Plan  
Waiver Request Form**

*Under Subdivision Plan 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	6	Lot	15	Sub- Lot	2
Site Location:	OLD CONCORD TURNPIKE				
Zoning District(s):	COMMERCIAL/INDUSTRIAL				
Owner(s):	JAMES W. HALEY				
Address of Owner(s):	366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825				
Name of Applicant (if different from owner):	NORWAY PLAINS ASSOC. INC.				
Phone Number:	(603) 335-3948	Email:	jrunnals@norwayplains.com		
Land Surveyor:	Joel D. Runnals, LLS Norway Plains Associates, Inc.				

I, James W. Haley Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article ALL Section \_\_\_\_\_, for the above case submittal:

I am requesting that the Town Subdivision Regulations be waived in its entirety due to the fact that the 1.865-acre parcel being subdivided is located entirely within the Town of Barrington. A very small section of the property is located in Nottingham and will not impact any of the Town's infrastructure and therefore, the requirements are not applicable.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

X James W. Haley  
Signature of Owner/Applicant

9/8/17  
Date

**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 type="checkbox"/> Lot Line Adjustment <input checked="" type="checkbox"/> Subdivision Plan See Sections I & II        See Sections I & II, III, IV & V	Subdivision		Office Use	
	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. <u>Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted</u> 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):	✓			
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	✓			
<b>Section III</b>				
<b>Proposed Site Conditions Plan</b>				
<b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
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		✓		
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
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				
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.