

Applicant: _____

Case # _____



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
www.nottingham-nh.gov

MINOR SITE PLAN

Planning Board
Project Application

Case#:	Project Name: 397 STAGE REALTY TRUST, LLC	Date: 11-20-17
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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:	3.29 ACS	Current Use Acreage:	N/A	# of Proposed Lots:	N/A
Project Address:	397 STAGE ROAD				
Current Zoning Districts:	RES/AG w/ EXISTING COMMERCIAL USE				
Overlay Districts:	WETLAND CONS.	Map(s):	16	Lot (s):	36 B
Request:	APPROVAL FOR PROPOSED BUILDING ADDITION (1696 SQFT) FOR STORAGE AND WORK SPACE.				

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

INVENTEX, INC.

397 Stage Road
West Nottingham, NH
Ph 603.942.9857 Fax 603.942.9859
Email glass@inventexinc.com

11/20/17

Inventex, Inc. is looking to build a 1650 square foot addition to expand storage and CNC Machining floor space. Inventex has been in business for 21 years and we have finally out grown our facility. We Machine/Grind glass and Ceramic type materials for High End Optics, Cameras and Satellites for Aerospace and Optical industries. Our current facility is clean facility in good repair and resembles a Optical Lab more than a Machine Shop. Inventex currently has 3 full time and 1 part time employees and has been looking to hire 1 or 2 more employees. Inventex will never have more than 6 full time employees. Inventex does not do any work or sell anything to the public so there is never any traffic or burden to the town. Also most our work is Prototype work and shipped UPS or picked up and dropped off by customer supplied courier.

Best regards,
Gary Smith
President

Applicant:

Case #

Case#:	Project Name: 397 STAGE REALTY TRUST, LLC	Date: 11-20-17
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Owner 1: 397 STAGE REALTY TRUST, LLC - c/o GARY SMITH		
Company: INVENTEX, INC.		
Phone: 942-9857	Fax: 942-9859	E-mail: G1ASS@INVENTEX,INC.COM
Address: 397 STAGE ROAD IN WEST NOTTINGHAM, NH 03291		

Gary Smith

11/20/17

Owner 1 Signature

Date

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

Owner 4:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

Applicant (Contact): PETER D. LANDRY, LLS		
Company: LANDRY SURVEYING, LLC		
Phone: 679-1387	Fax: —	E-mail: PLANDSURV@COMCAST.NET
Address: 248 MILL POND ROAD IN NOTTINGHAM, NH 03290		

Developer:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Engineer:		
Company:		
Phone:	Fax:	E-mail:
Address:		



60 foot Abutters List Report

Nottingham, NH
November 17, 2017

Subject Property:

Parcel Number: 016-0036-00B
CAMA Number: 016-0036-00B
Property Address: 397 STAGE ROAD

Mailing Address: 397 STAGE REALTY TRUST, LLC
PO BOX 107
WEST NOTTINGHAM, NH 03291

Abutters:

Parcel Number: 016-0002-000
CAMA Number: 016-0002-000
Property Address: 400 STAGE ROAD

Mailing Address: OSGOOD, CORY OSGOOD, JORDAN
400 STAGE RD
NOTTINGHAM, NH 03290

Parcel Number: 016-002A-000
CAMA Number: 016-002A-000
Property Address: 396 STAGE ROAD

Mailing Address: DARLING, THOMAS A. DARLING,
CAROLINE F.
396 STAGE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 016-0031-000
CAMA Number: 016-0031-000
Property Address: 244 OLD TURNPIKE ROAD

Mailing Address: MATHER, DANIEL FRED
62 CALEF HIGHWAY, BOX 120
LEE, NH 03861

Parcel Number: 016-0036-000
CAMA Number: 016-0036-000
Property Address: 407 STAGE ROAD

Mailing Address: FREDETTE JR GEORGE
407 STAGE ROAD
WEST NOTTINGHAM, NH 03290

Parcel Number: 017-0020-000
CAMA Number: 017-0020-000
Property Address: 393 STAGE ROAD

Mailing Address: RZM REAL ESTATE TRUST REED
MURPHY - TRUSTEE
393 STAGE ROAD
NOTTINGHAM, NH 03291



www.cai-tech.com

11/17/2017

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.

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397 STAGE REALTY TRUST, LLC c/o GARY SMITH

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)

Gary Smith 11/26/17
Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 397 STAGE ROAD

I, the undersigned owner of the property listed above, hereby verify that I have authorized PETER D. LANDRY, LLC 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: PLAN PRESENTATION & DISCUSSIONS.

Name of Owner 397 STAGE REALTY TRUST, LLC - c/o GARY SMITH

Address of Owner 397 STAGE ROAD - W. NOTTINGHAM NH

Signature of Owner *[Handwritten Signature]*

11/20/15
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

5) A determination of completeness does not eliminate or reduce the burden of the applicant to produce additional information when requested on order for the Board to make an informed decision of the application. Where the applicant fails to provide such additional information, the Board shall deny the application. Additional studies and the provision of additional information are described in Article 10 of these regulations.

8.3 Specific Plan Information – Existing Site Conditions

In order for the Board to evaluate a site plan proposal comprehensively, the applicant is required to show the following information as part of the site plan, unless granted a waiver in accordance with Article 8.5, Waivers for Specific Plan Submission Requirements. Other information may be reasonably required by the Board and shall be submitted upon request. Such additional submittals may be required in cases where the submitted information fails to permit the Board to review the site plan in light of the requirements of Articles 8 and 9 and the purpose of these requirements.

- ✓ 1) Location of Site, names and addresses of current owners of record and current abutting landowners.
- 2) Proposed project name. Name and address of person(s) or firm preparing the plan. Said plan must contain the date of preparation, title, north arrow, scale, legend and zoning district(s).
- 3) Name and address of person(s) or firm preparing other data and information if different from the preparer of the map.
- 4) Plans shall also contain a signature block for Board approval and a revision block for noting dates of changes to the plan. The signature block shall be of sufficient size to have seven (7) signatures from the Board. The words Planning Board Approval shall be located at the top of the signature block.
- 5) Surveyed property lines including angles or bearings, distances, monument locations and size of entire parcel. Said plan must be attested to and stamped by a Licensed Land Surveyor licensed in the State of New Hampshire, seal, and license number shall be legible and included on the plan.
- 6) Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).
- 7) The location and condition of existing drainage systems (including culverts), structures, and drainage easements, if any.
- ✓ 8) The estimated location and use of all existing structures, including wells and septic systems, on the site and within 100 feet of the site.
- 9) Natural features such as, but not limited to, existing streams, marshes, lakes, ponds, critical wetlands, rock outcrops, wooded areas, significant trees, ledge, and

- 24) Location of all physical/natural features including: water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stone walls;
- 25) Dimensions and area of all property to be dedicated for public use or common ownership;
- 26) Location of flood hazard boundaries;
- 27) Date and permit numbers of all required state and federal permits;
- 28) Location of all buildings, wells and leach fields within one hundred and fifty (150) feet of the parcel;
- 29) Dimensions, area and minimum setback requirements on all existing and proposed lots;
- 30) Proposed landscaping plan including size of proposed and existing signs, walls and fences;
- 31) Pedestrian walks providing circulation through the site;
- ✓ 32) Location and size of proposed and existing signs, walls and fences;
- ✓ 33) Location and type of lighting for outdoor activities; and
- 34) Location, widths and purpose of any easements or rights-of-way.

8.4 Specific Plan Information – Proposed Site Conditions

In order for the Board to evaluate a site plan proposal comprehensively, the applicant is required to show the following information as part of the site plan, unless granted a waiver in accordance with Article 8.5, Waivers for Specific Plan Submission Requirements. Other information may be reasonably required by the Board and shall be submitted. Such additional submittals may be required in cases where the submitted information fails to permit the Board to review the site plan in light of the requirements of Article 8 and 9 and the purposes of these regulations.

- 1) All drawings, unless otherwise agreed to by the Board, shall be at a scale of fifty feet to the inch or more.
- 2) Proposed grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).
- 3) The location for, and pertinent date on, at least two (2) test pits, information shall include at least the following: the location of the test pits, an outline of the four

15) Deeds or other proposed documents of conveyance of any land located within the development, which is proposed for Town use and/or Town ownership, shall be part of the application. These proposed documents of conveyance shall be in a form satisfactory to Town Counsel. The fact that the applicant makes such offer and Town Counsel approves the form of documents does not bind the Town or its agents to accept the offer. The suitability of lands offered for recreational or conservation uses may be determined with assistance and comment of the Conservation Commission and/or Recreation Department.

16) The location of all monumentation that is to be installed in accordance with these regulations shall be shown on the plans. If the monumentation is changed in the field after construction, supplemental information shall be filed with the Planning Board to be added to the file. Any change in the actual layout of the lots shall require Planning Board approval in accordance with these regulations.

17) Plans shall delineate potential building envelopes and setbacks for each class that represents regulatory and environmental restraints on the placement of structures on the proposed site.

18) Any other information the Board may require in order to properly evaluate the proposed development including, but not limited to, the following:

- (a) Calculations relating to Stormwater runoff.
- (b) Information on the composition and quantity of wastewater generated.
- (c) Information on air, water, or land pollutants discharged.
- (d) Estimates of traffic generation.
- (e) Grading, drainage, and erosion and sediment control plan. (See Section 10.2 for requirements).
- (f) Percentage of Impervious surfaces.
- (g) All local, state, and federal approvals and/or permits required for the proposed construction.
- (h) Snow management
- (i) Noise Pollution

