



TRANSMITTAL:

Date: January 20, 2021

To: Town of Nottingham
Building Department
139 Stage Rd.
Nottingham, NH 03290

Re: Tax Map 69 Lot 8 & 10, Kubota Trust, Tami Lee Defrancesco, Trustee, 214
Raymond Road Nottingham, NH

The following items are enclosed:

- Narrative
- Subdivision application with fees
- 10 Sets of 11"x17" plans
- 6 Sets of 22" x 34" plans
- Mailing labels


Sincerely,
Scott R. Frankiewicz, Owner
NH Licensed Land Surveyor (#945)
NHDES Permitted Septic designer (#1348)
NH Licensed Real Estate Agent (#047087)

NOTTINGHAM SAND AND GRAVEL INC
214 RAYMOND RD
NOTTINGHAM, NH 03290

258

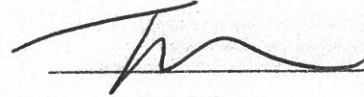
53-7054/2113
138

1/20/21
Date

Pay to the Order of Town of Nottingham \$ 335.00
Three hundred thirty five Dollars  Photo Safe Deposit Details on back

 **Bank**
America's Most Convenient Bank®

For 214 Raymond Rd



⑆ 211370545⑆ 8257742798⑆ 0258

Harding Circle

TD Bank 2/4



683C First NH Turnpike, Northwood, NH 03261
603-942-9220

Town of Nottingham
Planning Board
139 Stage Rd.
Nottingham, NH 03290

Date: January 20, 2021

Planning Board Chair and Members,

Kubota Trust, Tami Lee DeFrancesco, of 214 Raymond Road has submitted a site plan application for the review. The existing two lots equal 88+ acres and is accessed via an existing driveway from Raymond Road (Rte. 156). The property is currently used as an active gravel pit and residential home, in which the owner lives in. The proposed plans enclosed represents current existing conditions and a site layout on said parcel, Tax Map 69 Lot 8 & 10. The site plan, sheet 3 of 3, represents the layout for Northeast Watercross events to include where the participants will be, location for spectators and where the campers will be parked. All camping will be dry camping. The proposal is to have these events occur 3 times a year, May 22nd-23rd, June 26th-27th and September 25th-26th, see tentative schedule for 2021 attached. Last year, 2020, the applicant received a temporary permit from the Town of Nottingham to hold three events on this parcel. The three events were very successful and provided an opportunity for Nottingham residents, and others, to attend an event such as this that they would otherwise have to travel out of state to attend. The events all have a police detail, ambulance on site, portable toilets for the attendee's/workers and a variety of vendors (food, clothing and snowmobile parts/accessories). These 3 events in 2020 all occurred with no reported issues and safely occurred. There are no proposed site improvements, grading or earth moving with this application. The Nottingham Sand & Gravel operations will continue on this site, but will not be operating during the events.

The project application represents work performed by Fraggie Rock Environmental, LLC (Damon Burt, CWS), of Strafford, NH. Fraggie Rock Environmental delineated the wetlands. This office, New Hampshire Land Consultants, PLLC (Scott Frankiewicz, LLS) of Northwood, NH performed the survey and plan preparation.

If you have any questions or comments on this application feel free to reach out to us at 603-942-9220.



N.H. LAND
Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

Respectfully Submitted by,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC

MAY:

1ST-2ND:

8TH-9TH: (Mothers Day) OWA

15TH-16TH:

22ND-23RD: **NORTHEAST WATERCROSS : NOTTINGHAM**

29TH-30TH: (Memorial Day Weekend)

31ST is Memorial Day

JUNE:

5TH-6TH: IWA

12TH-13TH: FLAT ROCK

19TH-20TH: (Fathers Day) IWA/OWA

26TH-27TH: **NORTHEAST WATERCROSS: NOTTINGHAM**

JULY:

3RD-4TH:

10TH-11TH: FLAT ROCK

17TH-18TH: IWA GRANTSBURG/OWA

24TH-25TH:

31ST-1ST: IWA

AUGUST:

7TH-8TH:

14TH-15TH: IWA/FLAT ROCK

21ST-22ND:

28TH-29TH: **NORTHEAST WATERCROSS : TBD**

SEPTEMBER:

4TH-5TH:

11TH-12TH: OWA

18TH-19TH:

25TH-26TH: IWA / **NORTHEAST WATERCROSS : NOTTINGHAM**

OCTOBER:

2ND-3RD:

9TH-10TH: NH Grass Drags

RED= CAN NOT RACE

YELLOW= PROJECTED NOTTINGHA DATES/

GREEN= PROJECTED DATE AT NEW VENUE

Case#

Project Name

Date



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 X

Concurrent- Subdivision/ Site Plan Review ___

Amendment to Approval of: Subdivision ___ Site Plan X Other ___

Total Acreage: 88.15	Current Use Acreage:	# of Proposed Lots: 1
Project Address: 214 Raymond Road, Nottingham, NH 03290		
Current Zoning Districts: Residential/Agricultural		
Overlay Districts: Wetlands, steep slopes	Map(s): 69	Lot (s): 8 & 10
Request: Approval of a watercross event to be held 3 times a year starting in 2021.		

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
- (X) Waiver Form(s) **No waivers requested**
- (X) Completed Checklist

Case#:	Project Name: Kubota Trust	Date: 1-20-21
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Case#

Project Name

Date 1-18-2021

Owner 1: Tami Defrancesco, Trustee		
Company: Kubota Trust		
Phone: 603-490-1859	Fax:	E-mail: tami.defrancesco@verani.com
Address: 214 Raymond Road, Nottingham, NH 03290		

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): SAME AS OWNER		
Company:		
Phone:	Fax:	E-mail:
Address:		

Developer: SAME AS OWNER		
Company:		
Phone:	Fax:	E-mail:
Address:		

Engineer: Scott R Frankiewicz, LLS		
Company: New Hampshire Land Consultants, PLLC		
Phone: 942-9220	Fax: NA	E-mail: scott@nhlandconsultants.com
Address: 683C First NH Turnpike, Northwood, NH 03261		

Case#

Project Name

Date

ABUTTER(S) LIST

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

*

1. APPLICANT INFORMATION:

Printed Name: Kubota Trust, Tami DeFrancesco Contact Telephone: 603-490-1859

Address: 214 Raymond Road, Nottingham, NH 03290

2. OWNER INFORMATION:

Printed Name: SAME AS APPLICANT

Address: _____

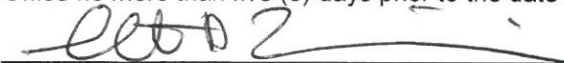
3. PROFESSIONAL(S) INFORMATION:

Printed Name: Scott R Frankiewicz, LLS (NHLC) Damon Burt (Fraggle Rock Env.)

Address: 683C 1st NH Turnpike, Northwood, NH 03261 Strafford, NH

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.				See attached list	
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, Scott Frankiewicz, 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

1-20-21

Date

Case#

Project Name

Date



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: 214 Raymond Road, Nottingham, NH 03290

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Scott Frankiewicz of NHLC 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: A watercross event to occur starting in 2021 3 times a year. The dates currently planned for 2021 are May 22nd-23rd, June 26th-27th and September 25th-26th.

Name of Owner	Kubota Trust, Tami DeFrancesco, Trustee	
Address of Owner	214 Raymond Road, Nottingham, NH 03290	
Signature of Owner		Date 1/20/21

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

**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 type="checkbox"/> Subdivision Plan See Sections I & II See Sections I & II, III, IV & V	X Site Plan		Subdivision		Office Use	
	Provided	N/A	Provided	N/A	Provided	N/A
Section I. General Requirements						
1. Completed Application Form	X					
2. Complete abutters list	X					
3. Payment of all required fees	X					
4. <u>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</u>	X					
5. Copies of any proposed easement deeds, protective covenants or other legal documents	X					
6. Any waiver request(s) submitted with justification in writing No waivers requested			X			
7. Technical reports and supporting documents (see Section IX & X of this checklist)			X			
8. Completed Application Checklist	X					
Section II. General Plan Information						
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations						
2. Title block information:						
a) Drawing title	X					
b) Name of subdivision (Site Plan)	X					
c) Location of subdivision	X					
d) Tax map & lot numbers of subjects parcel(s)	X					
e) Name & address of owner(s)	X					
f) Date of plan	X					

	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates	X			
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)	X			
6. Match lines (if any)	X			
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X			See notes
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."	X			
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."	X			
12. Note identifying which plans are to be recorded and which are on file at the Town.		X		No plans to be recorded
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."	X			
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	X			See notes
16. Plan and deed references	X			
17. The following notes shall be provided:				
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)		X		
d) Zoning variances/special exceptions with conditions		X		
e) List of required permits and permit approval numbers No additional permits		X		
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets	X			See cover sheet
18. Boundary of entire property to be subdivided (Site Plan)	X			
19. Boundary monuments				
a) Monuments found	X			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set		X		
20. Existing streets:	X			

Case#

Project Name

Date

	X			
	Provided	N/A	Provided	N/A
a) Name labeled	X			
b) Status noted or labeled	X			
c) Right-of-way dimensioned	X			
d) Pavement width dimensioned	X			
21. Municipal boundaries (if any)	X			
22. Existing easements (identified by type)	X			
A. Drainage easement(s)		X		
B. Slope easement(s)		X		
C. Utility easement(s)	X			
D. Temporary easement(s) (Such as temporary turnaround)		X		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		X		
F. Vehicular & pedestrian access easement(s)		X		
G. Visibility easement(s)		X		
H. Fire pond/cistern(s)		X		
I. Roadway widening easement(s)		X		
J. Walking trail easement(S)		X		
K. Other easement(s) Note type(s) Access easement	X			
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)		X		
24. Area of each lot (in acres & square feet):				
a) Existing lot(s)	X			
b) Contiguous upland(s)		X		
25. Wetland delineation (including Prime Wetlands):				
a) Limits of wetlands	X			
b) Wetland delineation criteria	X			
c) Wetland Scientist certification	X			
26. Owner(s) signature(s)	X			
27. All required setbacks	X			
28. Physical features				
a) Buildings	X			
b) Wells	X			
c) Septic systems	X			
d) Stone walls	X			
e) Paved drives	X			
f) Gravel drives	X			
29. Location & name (if any) of any streams or water bodies	X			
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			

Section III Proposed Site Conditions Plan (no proposed changes to site) (Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	X			
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds		X		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:		X		
a) Drainage easement(s)		X		
b) Slope easement(S)		X		
c) Utility easement(s)	X			
d) Temporary easement(s) (such as temporary turnaround)		X		
e) Roadway widening easement(s)		X		
f) Walking trail easement(s)		X		
g) Other easement(s) Note type(s) Access easement	X			
4. Area of each lot (in acres & square feet):	X			
a) Total upland(s)		X		
b) Contiguous upland(s)		X		
5) Proposed streets:				
a) Name(s) labeled		X		
b) Width of right-of-way dimensioned		X		
c) Pavement width dimensioned		X		
6. Source and datum of topographic information (USGS required)	X			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	X			
8. Soil Conservation Service (SCS) soil survey information	X			
9. Location, type, size & inverts of the following (as applicable):				
a) Existing water systems	X			
b) Existing drainage systems	X			
c) Existing utilities	X			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas		X		
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	X			
12. Existing tree lines	X			
13. Existing ledge outcroppings & other significant natural features	X			
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		X		
Section IV Construction Detail Drawings (no construction proposed)				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations		X		
1. Typical cross-section of roadway		X		
2. Typical driveway apron detail		X		
3. Curbing detail		X		
4. Guardrail detail		X		

Owner of Record

Tax Map 69 Lot 8 & 9
Kubota Trust
Tami Defrancesco, Trustee
214 Raymond Road
Nottingham, NH 03290

Abutters

Tax Map 69 Lot 7
Eric & Erin Harkins
226 Raymond Road
Nottingham, NH 03290

Tax Map 69 Lot 7
Kristin Labrack Sterns
220 Raymond Road
Nottingham, NH 03290

Tax Map 69 Lot 7
Brian Hunter
218 Raymond Road
Nottingham, NH 03290

Tax Map 69 Lot 6
Pawtuckaway River Condos
212 Raymond Road
Nottingham, NH 03290

Tax Map 69 Lot 2
Naughty Lilac, LLC
C/O McLane, Graf, Raulerson
P.O. Box 326
Manchester, NH 03105-0326

Tax Map 69 Lot 4 & 4-1
Arthur Jenks
214 Raymond Road
Nottingham, NH 03290

Tax Map 69 Lot 11
M&C Vallone Rev. Trust 20145
Mark & Christine Vallone, Trustees
252 Blake Road
Epping, NH 03042

Tax Map 69 Lot 16
Ernest Broadway
215 Raymond Road
Nottingham, NH 03290

Tax Map 69 Lot 17
The Forgotten Mtn. Realty Trust
David Sanderson, Trustee
33 Hobbs Road
North Hampton, NH 03862

Tax Map 69 Lot 19
Wayne & Donna Bibeau
209 Raymond Road
Nottingham, NH 03290

Tax Map 69 Lot 9
Ashley Matthias & Trevor Marciano
224 Raymond Road
Nottingham, NH 03290

Tax Map 69 Lot 5
Southeast Land Trust of New Hampshire
6 Center Street
Exeter, NH 03833

Raymond Abutters

Tax Map 42 Lot 1
Southeast Land Trust of New Hampshire
6 Center Street
Exeter, NH 03833

Tax Map 41 Lot 73
Carl Mun
111 Nottingham Road
Raymond, NH 03077

Professionals

New Hampshire Land Consultants, PLLC
Scott Frankiewicz
683C Fist NH Turnpike
Northwood, NH 03261

Fraggle Rock Environmental
Damon Burt
38 Garland Road
Strafford, NH 03884

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Brian Hunter
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C/O McLane, Graf, Raulerson
P.O. Box 326
Manchester, NH 03105-0326

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Southeast Land Trust of N.H.
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Exeter, NH 03833

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Exeter, NH 03833

Southeast Land Trust of N.H.
6 Center Street
Exeter, NH 03833

Carl Mun
111 Nottingham Road
Raymond, NH 03077

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111 Nottingham Road
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111 Nottingham Road
Raymond, NH 03077

NHLC, Scott Frankiewicz
683C Fist NH Turnpike
Northwood, NH 03261

NHLC, PLLC, Scott Frankiewicz
683C Fist NH Turnpike
Northwood, NH 03261

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683C Fist NH Turnpike
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FRE, Damon Burt
38 Garland Road
Strafford, NH 03884

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