



## 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](mailto:plan.zone@nottingham-nh.gov)

# ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

Notice is hereby given that the Nottingham Zoning Board of Adjustment will hold a Public Hearing on **Tuesday July 21, 2020 at 7:00pm** to consider acceptance and/or approval of the case below.

In anticipation of the extension of Executive Order 2020-10, the Nottingham Zoning Board of Adjustment will be holding a virtual hearing. Access to the meeting is given through Zoom. All members of the Committee have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in the meeting as follows:

### Join Zoom Meeting

<https://nottingham-nh.zoom.us/j/99962949011>

Telephone Only Access 1-301-715-8592

Meeting ID: 999 6294 9011

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order.

**IF YOU ARE HAVING ANY TECHNICAL DIFFICULTY DURING  
THIS MEETING PLEASE CALL JOANNA AT 603-679-9597**

### Public Hearings

#### **Case 20-009-VA**

Application from Elmer Lai, Trustee of Shore 49 Realty Trust, requesting a Variance from Article II Section C.1.a of the Nottingham Zoning Ordinance to permit removal and replacement of an existing residential home. The property is located at 49 Shore Drive in Nottingham, NH and is identified as Tax Map 68 Lot 42.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk  
Ph.: (603) 679-9597 ext. 1 E-mail: [plan.zone@nottingham-NH.gov](mailto:plan.zone@nottingham-NH.gov)

Mail: PO Box 114, Nottingham, NH 03290

Materials pertaining to the Public Hearing(s) can be found at:

<http://www.nottingham-nh.gov/zoning-board-adjustment>

Town of Nottingham  
P.O. Box 114  
Nottingham NH 03290



Code Administration

Office (603) 679-9597 x2  
Fax (603) 679-1013  
E-mail: [dsylvia@nottingham-nh.gov](mailto:dsylvia@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

### Building Permit Application Denial

Date: 6/25/2020  
Owner: Elmer Lai  
Address: 49 shore  
Map/Lot 68/42

Applicant has filed to replace existing home with a larger one.

**Article II(C)(1)(a):** Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access, except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.

**Denial 1:** Lot has 47 feet frontage where 200 feet is required on a Class V road.

Note:

- A building permit is conditional on receiving a Shoreland permit
- A building permit is conditional on meeting setbacks once plans are received.
- A building permit is conditional on receiving approved NH DES septic permit.
- Survey may be required depending on plans submitted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dale Sylvia".

Dale Sylvia  
Code Enforcement



**BUILDING  
PERMIT  
APPLICATION**  
**Town of Nottingham  
Building Department**  
 P.O. Box 114/ 139 Stage Road Nottingham, NH 03290  
 Office 603-679-9597 X1~ Fax 603-679-1013  
 dsylvia@nottingham-nh.gov

(This area for office use only)


Issue Date: \_\_\_\_\_  
 Permit #: \_\_\_\_\_  
 Map # \_\_\_\_\_  
 Lot # \_\_\_\_\_  
 Sub Lot # \_\_\_\_\_

<b>BUILDING LOCATION (Please Print)</b>	
Address <u>49 Shore Drive, Nottingham, NH</u>	
Lot Size <u>0.33</u>	Map <u>68</u> Lot <u>42</u> Sub Lot _____ Zone <u>Res.-Agri.</u>
<b>APPLICANT (Please Print):</b> Elmer Lai, Shore 49 Realty Trust	
Business Name: (if applicable) NA	
Applicant name: Elmer Lai, Shore 49 Realty Tr	Contact number: _____
Daytime phone: 617-840-6977	<b>MAILING/ HOME ADDRESS:</b> 111 Carriage Way, Carisle, MA 01741
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL	<b>EMAIL ADDRESS:</b> ELAICOOOL@YAHOO.COM
<input type="checkbox"/> PRIVATE ROAD <input type="checkbox"/> TOWN ROAD	

**PLEASE PRINT ALL INFORMATION**

Name	Address City, State & Zip code	Phone number
Property Owner: Same as applicant	_____	_____
Contact Information:	_____	_____
Contractor:	_____	_____
Engineer/ Architect: Scott R Frankiewicz (NHLC)	683C 1ST NHTP, NORTHWOOD	603-833-5913

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and we agree to conform to all applicable laws of this jurisdiction.


111 Carriage Way, Carisle, Ma. 01741
6/17/20  
 \_\_\_\_\_  
 Signature of applicant Address Date

APPLICATION CONTINUED ON OTHER SIDE



**BUILDING  
PERMIT  
APPLICATION**

**Town of Nottingham  
Building Department**  
P.O. Box 114/ 139 Stage Road Nottingham, NH 03290  
Office 603-679-9597 X1~ Fax 603-679-1013  
dsylvia@nottingham-nh.gov

(This area for office use only)

Issue Date: \_\_\_\_\_  
Permit #: \_\_\_\_\_  
Map # \_\_\_\_\_  
Lot # \_\_\_\_\_  
Sub Lot # \_\_\_\_\_

<b>General description of work &amp; proposed use:</b> Include location, setbacks from all boundary lines, specify size and dimension of building, room, shed, pool, etc. or addition. If use of existing building is being changed, enter proposed use.
To re-develop a residentially zoned property. Remove the existing house and replace with a large home.
The new home will meet the 20' setback for existing non-conforming lot. The new home will be setback 50' from the waters edge and a NHDES Shoreland permit will be applied for.
<b>Cost of project: \$</b>

- IMPACT FEES MAY APPLY
- Current approved septic design required for additional bedrooms
- Plot Plan may be required

\_\_\_\_\_  
Building Inspector

\_\_\_\_\_  
Fee

\_\_\_\_\_  
Permit#

\_\_\_\_\_  
Date





### TOWN OF NOTTINGHAM

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## Zoning Board of Adjustment Application for Appeal- VARIANCE

**\*PLEASE READ THE APPLICATION RULES AND GUIDELINES BEFORE COMPLETING THE APPLICATION\***

**LOCATION OF PROPERTY:** 49 Shore Drive

68	42	
Tax Map	Lot	Sub-Lot

**Applicant's information:**

Name(s): Shore 49 Realty Trust, Elmer Lai, Trustee	
Address: 111 Carriage Way Carisle, Ma. 01741	Phone #: 1-617-840-6977 E-mail: <a href="mailto:elaicool@yahoo.com">elaicool@yahoo.com</a>

**Owner(s) information (if same as applicant write same):**

Name(s): Same as applicant	
Address:	Phone #:
	E-mail:

**Representative's information (if applicable):**

Name(s): Scott R Frankiewicz (New Hampshire Land Consultants, PLLC)	
Address: 683C First NH Turnpike Northwood, NH 03261	Phone #: 603-942-9220 E-mail: <a href="mailto:scott@nhlandconsultants.com">scott@nhlandconsultants.com</a>

**Property information:**

Lot Dimensions: Front 47' Rear 150' Side 131' Side 170'

Lot Area: Acres 0.33 Square Feet 14,375

Present Use of Property Residential

Proposed Use of Property Residential

**Please provide a copy of the recent deed and tax card for this property.**

The signer shall be the owner; or the signer shall provide a letter signed by all the property owners giving the signer permission to represent the owner in presentation of this application.

I certify that the information provided is to the best of my knowledge, complete and correct.

<b>OWNER(S)</b> <u>Elmer Lai, Trustee</u>		<u>7/6/2020</u>
Printed name	Signature	Date
_____ Printed name	_____ Signature	_____ Date
_____ Printed name	_____ Signature	_____ Date

**NOTE:** This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

VARIANCE REQUEST

A variance is requested from Article II Section C.1.a of the zoning ordinance to permit:  
**To remove and replace an existing residential home.**

Previous Zoning Board action on this property: None known

SUPPORTING INFORMATION

1. The variance would not be contrary to the public interest because:  
**There is an existing house on the parcel and the applicant is proposing the same, a residential house**

2. The spirit of the ordinance is observed:  
**The parcel is currently used as a residential home and there will be no change from that.**

3. Substantial justice is done:  
**The applicant is replacing an existing house in dispair with a new home and septic system.**

4. The values of the surrounding properties are not diminished:  
**The value of the surrounding porperties will not be diminished as the applicant is proposing a new home**

- 5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
  - A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

**The existing parcel was created in 1958 with only 47' of frontage and since that time has had a home on the parcel. If the parcel was required to have the frontage currently in the ordinance this parcel would be non-buildable along with many other parcels in town.**

- (ii) The proposed use is a reasonable one.

**The current use is residential and the proposed use is residential.**

- B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

I understand that I **MUST** appear in person at the public hearing

**OR**

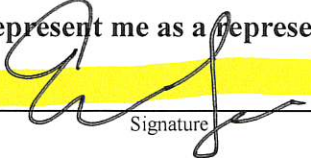
If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

**I hereby designate** Scott R Frankiewicz of New Hampshire Land Consultants, PLLC

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

**to represent me as a representative/agent in the pursuance of this appeal.**

Property Owner(s)  7/14/2020  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date



## LIST OF ABUTTERS

The following is a list of all abutting property owners concerned in this appeal. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. The Land Use Office can assist you in determining your abutters, but **YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT OWNER AND MAILING INFORMATION.** When verifying the correct owner and mailing information, you are required to use the assessing information. **You are ultimately responsible for your own list of abutters.** This information is necessary to properly notify all interested parties with certified notices. **FAILURE TO PROVIDE COMPLETE INFORMATION ON ABUTTERS WILL RESULT IN THE APPLICATION BEING RETURNED AND MAY DELAY THE SCHEDULING OF YOUR HEARING.**

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

1. Applicant(s) Name	Address
<b>Shore 49 Realty Trust, Elmer Lai, Trustee</b>	<b>111 Carriage Way Carlisle, Ma. 01741</b>
2. Owner Name	Address
<b>Same as Applicant</b>	
3. Professional(s) Name	Address
<b>Scott Frankiewicz New Hampshire Land Consultants, PLLC</b>	<b>683C First NH Turnpike Northwood, NH 03261</b>

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4. 68/41	Michele Oudin, Judy Miles	19197 Mangieri St., Venice FL. 34293
5. 68/43	Kwo-Hrong & Catherine Lai, Trustees K&C Realty Trust	20 Heritage Lane, Lynnfield, Ma. 01940
6. 68/14	Karen Decker, Trustee K.A. Decker Rev. Trust	57 Shore Drive, Nottingham, NH 03290
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



TOWN OF NOTTINGHAM  
**ZONING BOARD OF ADJUSTMENT**

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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) [Handwritten Signature] 7/6/2020 \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date



(M)

Return to:  
Feniger and Uliasz, LLP  
45 Bay Street  
Manchester, NH 03104

*Cathy Ann Tracy*

LCHIP	ROA495527	25.00
TRANSFER TAX	RO096673	40.00
RECORDING		18.00
SURCHARGE		2.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that We, Elmer A. Lai, a married man, and Philip P. Lai, an unmarried man of 111 Carriage Way, Carlisle, Massachusetts for consideration paid grant to Elmer A. Lai, Trustee of the Shore 49 Realty Trust, u/d/t/ dated March 11<sup>th</sup>, 2020, of 111 Carriage Way, Carlisle, Massachusetts, with WARRANTY COVENANTS, the following described premises:

Property address: 49 Shore Drive, Nottingham, New Hampshire 03290

Situate in Nottingham, County of Rockingham and State of New Hampshire as Lot 7 in Shore Drive Development of Cahill Realty, Lake Pawtuckaway, Nottingham, New Hampshire, a plan of which has been filed for record in Rockingham County Registry of Deeds, more particularly bounded and described as follows:

Beginning at an iron pipe at the westerly corner of Lot No. 6 at Shore Drive bypass; thence running in a westerly direction by said Shore Drive by-pass forty seven (47) feet to a drill hole at the east corner of Lot No. 8 at Shore Drive by-pass; thence turning and running in a northerly direction one hundred seventy (170) feet by said Lot No. 8 to an iron pipe at the high water mark on the shore at Lake Pawtuckaway; thence turning and running in an easterly and northeasterly direction one hundred fifty (150) feet along the high water mark on the shore of Lake Pawtuckaway to an iron pipe at the southwesterly corner of Lot No. 6; thence turning and running in a southerly direction one hundred thirty one (131) feet to an iron pipe at the westerly corner of Lot No. 6 and the point begun at.

Together with a right to pass and repass over land reserved on said Plan for a right of way to the beaches on Lake Pawtuckaway and a right of way over the driveways and usual traveled paths as shown on said plan.

The above-stated distances for this Lot No. 7 are not in agreement with the distances stated on the Plan filed in the Rockingham County Registry, with the exception of the distance along the high water mark on the shore of Lake Pawtuckaway, for the reason that the westerly bounds of this Lot No. 7 are on the northerly side of a by-pass instead of on the northerly side of Shore

Drive as shown on the Plan. This by-pass runs parallel to the Shore Drive at Lots 6, 7, 8 and 9 on the Plan.

Said premises are conveyed subject to the restrictions applicable for Cahill Realty filed in the Rockingham County Registry of Deeds at Book 1466, Page 96.

THE PREMISES CONVEYED HEREBY ARE NOT HOMESTEAD PROPERTY.

This transfer is pursuant to RSA 78-B:2 XXI (3)

Meaning and intending to convey the same premises conveyed to the within Grantors by Warranty Deed of John J. Balboni dated April 20, 2011 and recorded in the Rockingham County Registry of Deeds at Book 5210, page 445.

Executed this 11<sup>th</sup> day of March, 2020.

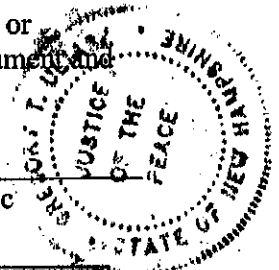
[Signature]  
Witness  
[Signature]  
Witness

[Signature]  
Elmer A. Lai  
[Signature]  
Philip P. Lai

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this 11<sup>th</sup> day of March, 2020, before me, Elmer A. Lai known to me or satisfactorily proven to be the same whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

[Signature]  
Justice of Peace/Notary Public  
My commission expires:

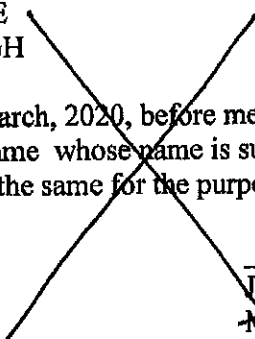


GREGORY T. ULIASZ  
\* JUSTICE OF THE PEACE - NEW HAMPSHIRE \*  
My Commission Expires July 27, 2023

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_\_ day of March, 2020, before me, Philip P. Lai known to me or satisfactorily proven to be the same whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

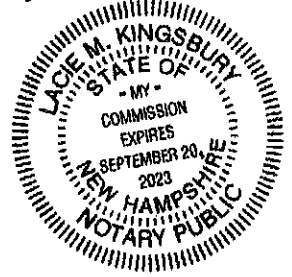
[Signature]  
Justice of Peace/Notary Public  
My commission expires:



STATE OF New Hampshire  
COUNTY OF Hillsborough

On this 19<sup>th</sup> day of March, 2020, before me, Philip P. Lai known to me or satisfactorily proven to be the same whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Lacie M Kingsbury  
Justice of Peace/Notary Public  
My commission expires:





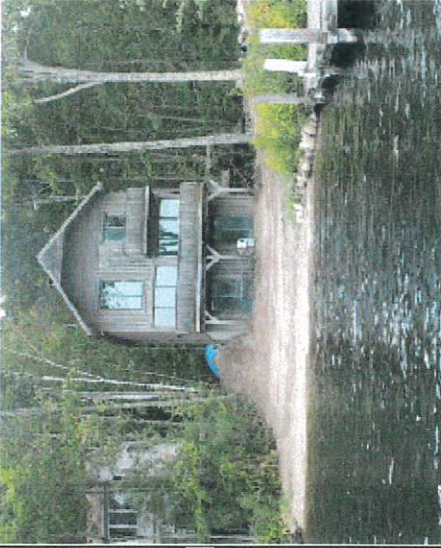
**OWNER INFORMATION**

LAI, ELMELIA  
 LAI, PHILLIP P  
 111 CARRIAGE WAY  
 CARLISLE, MA 01741

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
04/21/2011	5210	0445	U144	322,000	BALBONI, JOHN J.
08/06/2004	4342	1187	U138		BALBONI, SANDRA L.
05/06/1992	2933	1986	U199		JOHN BALBONI TRUSTEE

**PICTURE**



**LISTING HISTORY**

12/01/11 DMVM  
 02/01/05 KMRR  
 04/01/03 JDVM  
 03/29/02 THPR  
 04/12/01 THPR  
 07/20/00 ALPR

**NOTES**

BROWN; DEK DETACH; 3/06 REMOVE DOCK FROM FEATURE VALUE; 150' W/F; 12/11-NOH, SANDY BEACH, NC. 9/16 NHIDES FILE#2016-02726

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	5,000

MUNICIPAL SOFTWARE BY AVITAR



**PARCEL TOTAL TAXABLE VALUE**

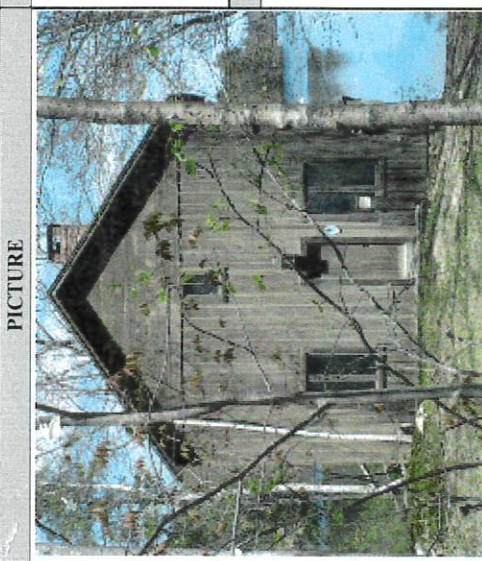
Year	Building	Features	Land
2016	\$ 106,900	\$ 5,000	\$ 313,900
	Parcel Total: \$ 425,800		
2017	\$ 106,900	\$ 5,000	\$ 313,900
	Parcel Total: \$ 425,800		
2018	\$ 106,900	\$ 5,000	\$ 313,900
	Parcel Total: \$ 425,800		

**LAND VALUATION**

Zone: R-AG PAWTUCKAWAY Minimum Acreage: 2.00 Minimum Frontage: 200

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWY	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.330 ac	68,200	D	90	100	95	95	100 -- LEVEL	95	52,600	0	N	52,600	SHDW
IF RES WTRFRNT	1.000 wf	x 220,000	X	100				95 -- MILD	125	261,300	0	N	261,300	150'/AVG/BCH/AVG/N
	<b>0.330 ac</b>									<b>313,900</b>			<b>313,900</b>	

Site: AVERAGE Driveway: DIRT Road: DIRT



**OWNER**  
 LAI, ELMER A  
 LAI, PHILLIP P  
 111 CARRIAGE WAY  
 CARLISLE, MA 01741

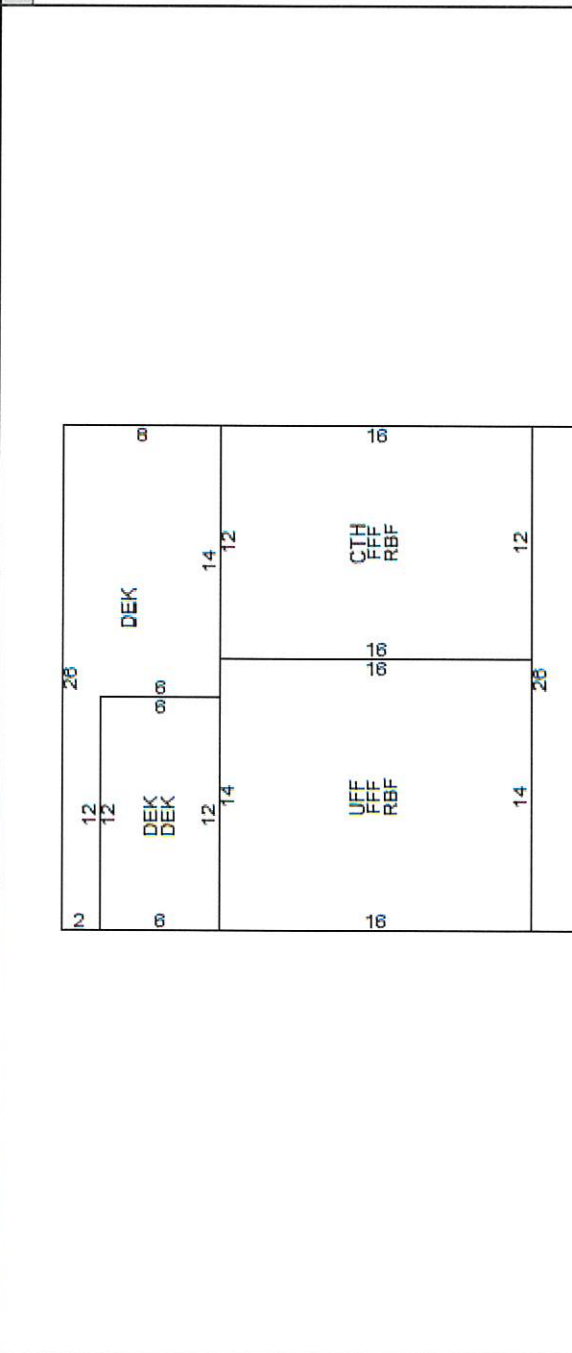
TAXABLE DISTRICTS	
District	Percentage

**BUILDING DETAILS**  
 Model: 2.00 STORY CONTEMPOR  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: BOARD/BATTEN  
 Int: DRYWALL  
 Floor: MIN PLYWD/LINOLEUM OR SIM  
 Heat: WOOD/COAL/NONE  
 Bedrooms: 2 Baths: 1.0 Fixtures: 3  
 Extra Kitchens: Fireplaces:  
 Generators:  
 A/C: No  
 Quality: A0 AVG  
 Com. Wall:  
 Size Adj: 1.0157 Base Rate: RSA 80.00  
 Bldg. Rate: 0.8262  
 Sq. Foot Cost: \$ 66.09

PERMITS		
Date	Project Type	Notes

**BUILDING SUB AREA DETAILS**

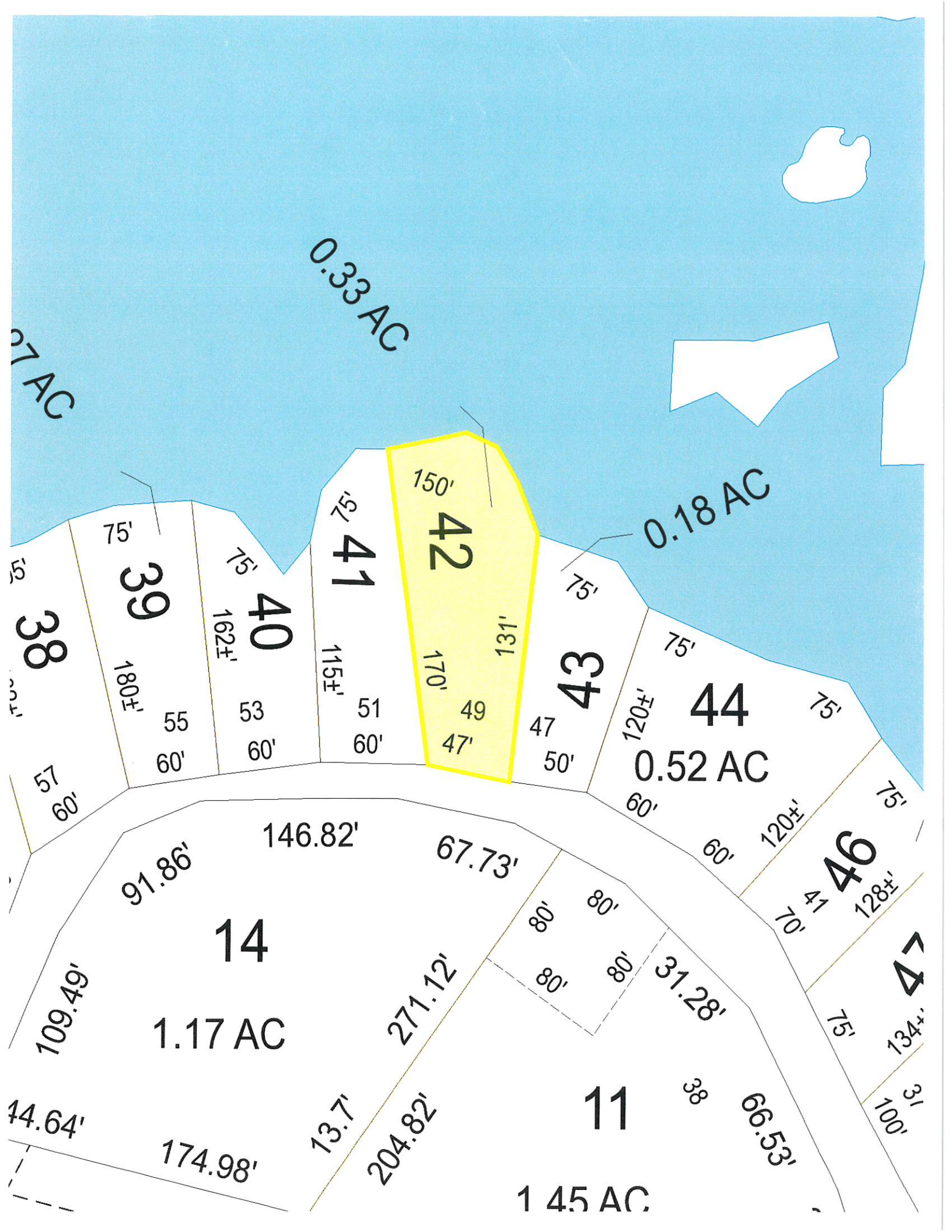
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	280	0.10	28
UFF	UPPER FLR FIN	692	1.00	692
FFF	FST FLR FIN	884	1.00	884
RBF	RAISED BSMNT	416	0.50	208
CTH	CATHEDRAL	192	0.10	19
RBU	RAISED BSMNT	468	0.25	117
<b>GLA:</b>	<b>1,576</b>	<b>2,932</b>		<b>1,948</b>



**2015 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 128,743
Year Built:	1967
Condition For Age:	AVERAGE
Physical:	17 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 106,900





0.27 AC

0.33 AC

0.18 AC

38

39

40

41

42

43

44

46

47

14

11

1.17 AC

1.45 AC

0.52 AC

75'

75'

75'

75'

75'

75'

75'

75'

55'

57'

55'

53'

51'

49'

47'

120±'

60'

120±'

70'

91.86'

146.82'

67.73'

80'

80'

31.28'

128±'

44.64'

174.98'

13.7'

204.82'

38'

66.53'

100'

134±'

55'

180±'

162±'

115±'

131'

60'

120±'

75'

60'

60'

60'

60'

47'

50'

60'

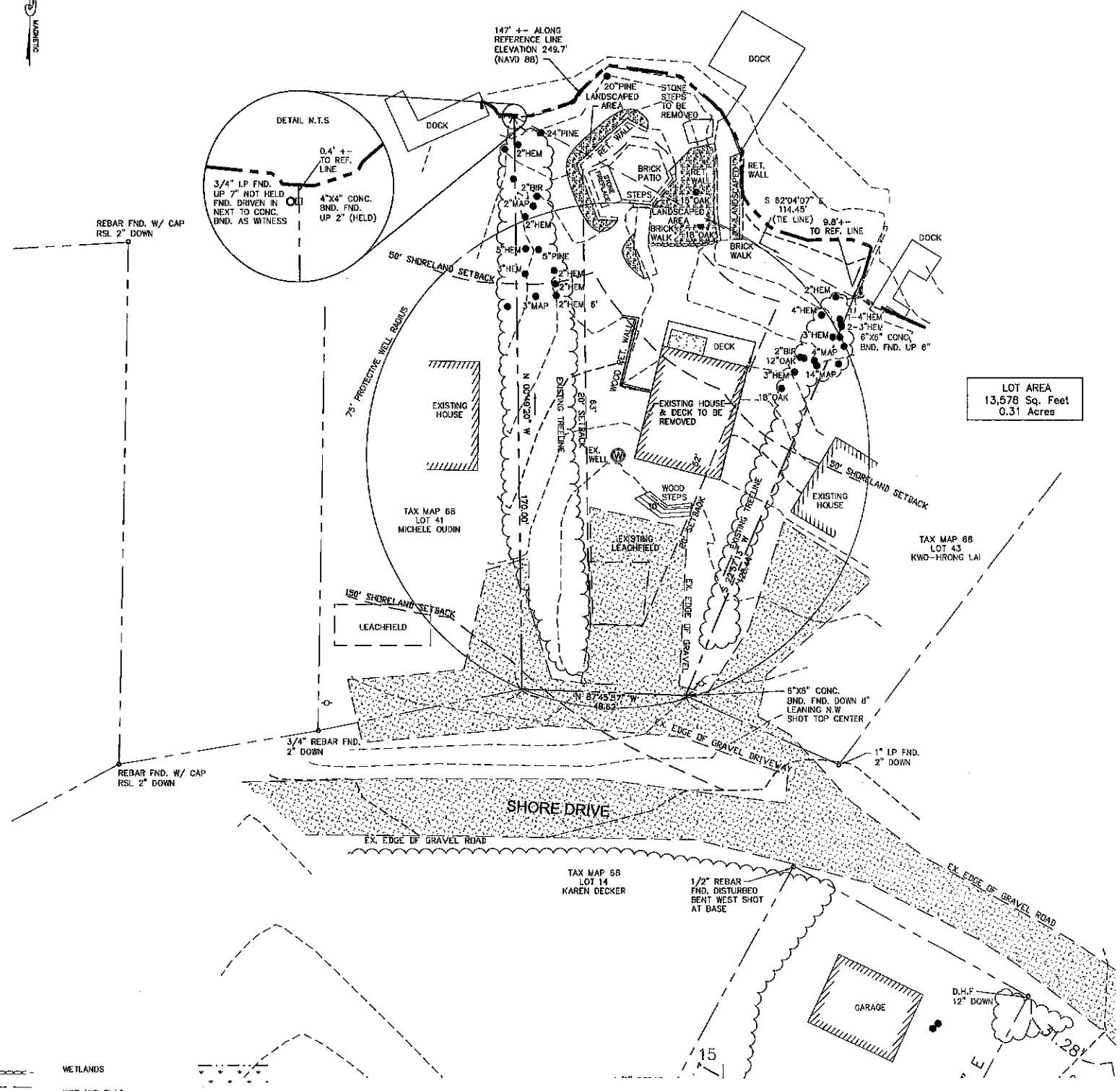
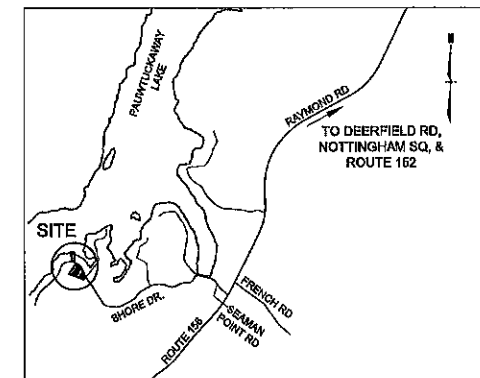
60'

70'

75'

15'

# PAWTUCKAWAY LAKE

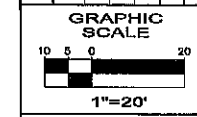


LOT AREA  
13,578 Sq. Feet  
0.31 Acres

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO
  - THE PROPERTY IS DESIGNATED AS TAX MAP 68, LOT 42.
  - THE AREA OF THE EXISTING LOT 42 IS 0.33 ACRES (14,375 SQ.FT.)
  - THE CURRENT OWNER FOR LOT 42 IS ELMER A LAI & PHILLIP P. LAI, 111 CARRIAGE WAY, CARLISLE MA, 01741, BOOK 5210, PAGE 0445
  - THE ZONING DESIGNATION FOR THE PROPERTY IS "R-AG (RESIDENTIAL-AGRICULTURAL DISTRICT)".
  - DIMENSIONAL REQUIREMENTS PROVIDED FOR R-AGR (RESIDENTIAL-AGRICULTURAL DISTRICT):
 

MIN. ROAD FRONTAGE	=200'
MIN. LOT SIZE	=2 ACRES
MIN. ROAD SETBACK	=50' (20' GRANDFATHERED NON-COMFORMING LOTS OF LESS THAN 2 ACRES).
MIN. SIDE SETBACK	=20'
MIN. REAR SETBACK	=20'
WETLAND SETBACK (BUILDING)	=50'
SEPTIC	=50' (POORLY DRAINED SOILS)
	=75' (VERY POORLY DRAINED HYDRIC A SOILS).
SHORELAND SETBACK	=50'
MAX. BUILDING HEIGHT	=34'
  - THE EXISTING USE OF LOT 42 IS RESIDENTIAL.
  - THE PROPOSED USE OF LOT 42 WILL BE RESIDENTIAL.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY ON-SITE WELLS.
  - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0185E, EFFECTIVE DATE: MAY 17, 2013. THE SITE RESIDES IN ZONE X WITH AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
  - 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.
  - SURVEY PERFORMED BY N.H.L.C. HORIZONTAL DATUM BASED ON MAGNETIC NORTH REFERENCE ON XXX. XX, 2020. VERTICAL DATUM IS BASED ON WATER ELEVATION ON DAY OF SURVEY.
  - N.R.C.S. SOILS DATA: 140C-CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 PERCENT SLOPES.

REVISIONS	
NO.	DESCRIPTION



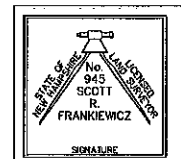
**N.H. LAND Consultants**  
SURVEYING-LAND PLANNING-REAL ESTATE  
A Veteran Owned Company

- ABUTTERS LIST:**
- MAP 68 LOT 14 TRUSTEE OF K.A. DECKER REV. TR, 67 SHORE DRIVE, NOTTINGHAM, NH 03290, BOOK 4591 PAGE 0290
  - MAP 68 LOT 41 MICHELE J. OUDIN & JUDY L. MILES, 10197 MANCHESTER STREET, VENICE, FL 34293, BOOK 6128 PAGE 1714
  - MAP 68 LOT 43 KWO-HRONG & CATHERINE LAI, TRUSTEES OF THE K & C REALTY TR., 20 HERITAGE LANE, LYNNFIELD, MA 01940, BOOK 3212 PAGE 1997
  - MAP 68 LOT 49 DOUGLAS N. LEIB, TRUSTEE, LEIB LIVING TRUST, P.O. BOX 309, CANDIA, NH 03084
  - MAP 68 LOT 46-2 DOUGLAS N. LEIB, TRUSTEE, LEIB LIVING TRUST, P.O. BOX 309, CANDIA, NH 03084

EXISTING CONDITIONS PLAN  
TAX MAP 68, LOT 42  
OWNED BY  
**ELMER A. LAI & PHILLIP P. LAI**  
111 CARRIAGE WAY,  
CARLISLE, MA 01741  
BOOK 5210 PAGE 0445

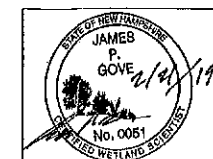
**LEGEND**

EXISTING STONEWALL	--- ---	WETLANDS	-----
ABUTTERS PROPERTY LINES	-----	WETLAND FLAG	-----
SUBJECT PROPERTY LINES	-----	DRILL HOLE FOUND	○
EDGE OF PAVEMENT	-----	REBAR W/ CAP FOUND	○
EDGE OF GRAVEL	-----	STONE BOUND FOUND	○
EXISTING TREE LINE	-----	5/8" REBAR TO BE SET	○
EXISTING CONTOUR (MNR)	-572-	4"x4"x36" GRANITE BOUND TO BE SET	■
EXISTING CONTOUR (MJR)	-570-	EXISTING POWER POLE	⚡
SOIL BOUNDARY/TYPE	42B		



I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN WINTER OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF XXXXXXXXXXXX, NH.

SCOTT R. FRANKIEWCZ, L.L.S. DATE: \_\_\_\_\_

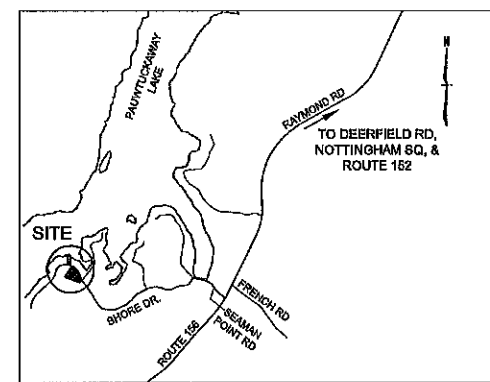
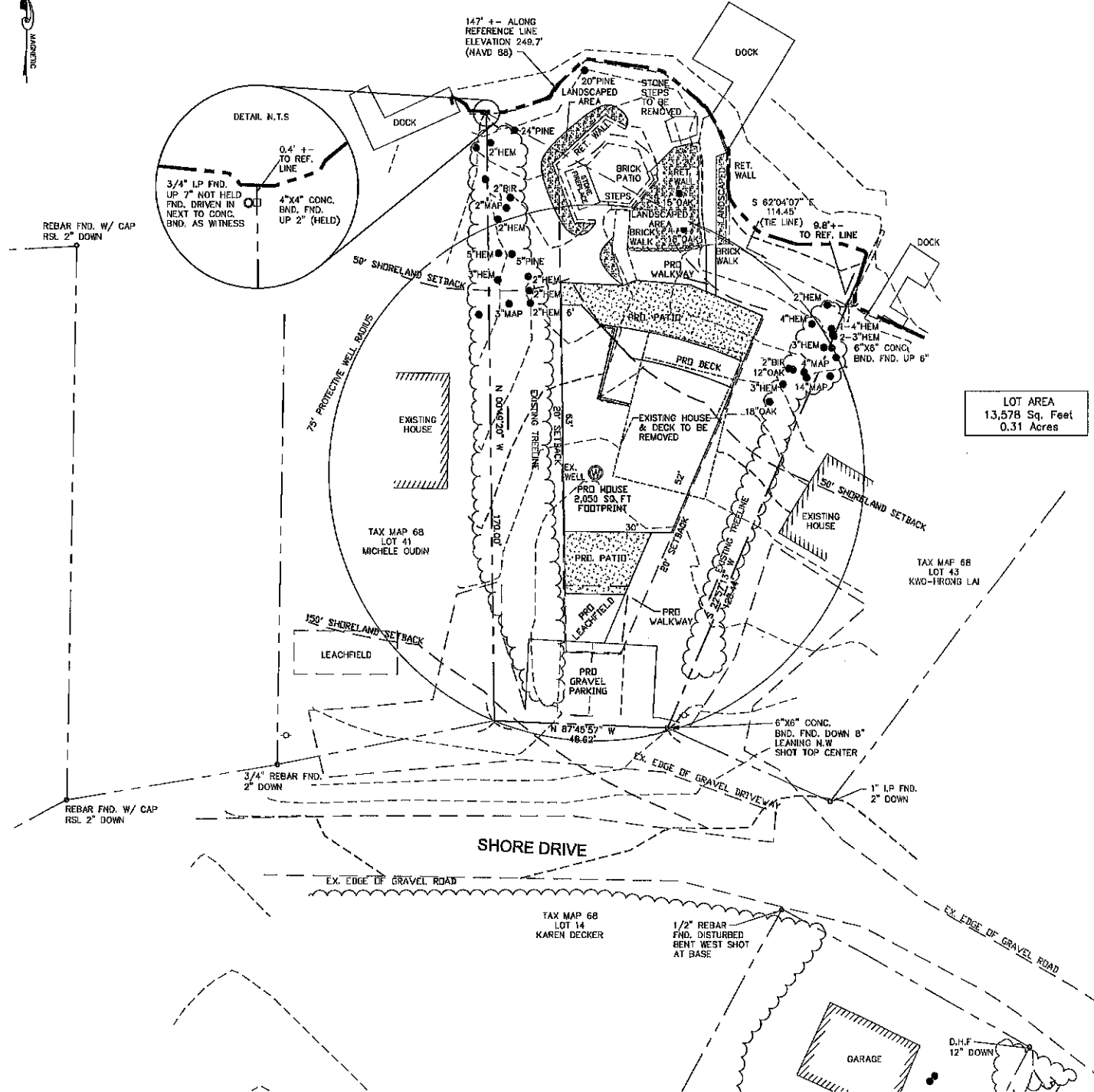


Standards Utilized:  
US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (Jan 1987), AND Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Northeastern and Southeastern Region, Version 2.0, January 2012 AND Field Indicators for Identifying Hydric Soils in New England, Version 4, May 2017, New England Hydric Soils Technical Committee.

Wetlands Delineated by Gove Environmental Services, Inc. staff: James P. Gove, CWS 061, CSS 004 on 3X/KK/19

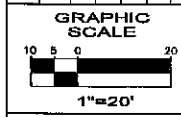
ROCKINGHAM CO.  
JOB NO: 180.00  
DATE: JUNE 18, 2020  
**SHP-1**  
SHT. 1 of 2

# PAWTUCKAWAY LAKE



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO
  2. THE PROPERTY IS DESIGNATED AS TAX MAP 66, LOT 42.
  3. THE AREA OF THE EXISTING LOT 42 IS 0.33 ACRES (14,375 SQ.FT.)
  4. THE CURRENT OWNER FOR LOT 42 IS ELMER A LAI & PHILLIP P. LAI, 111 CARRIAGE CARLISLE MA 01741, BOOK 5210, PAGE 0445
  5. THE ZONING DESIGNATION FOR THE PROPERTY IS "R-AGR (RESIDENTIAL-AGRICULTURE DISTRICT)".
  6. DIMENSIONAL REQUIREMENTS PROVIDED FOR R-AGR (RESIDENTIAL-AGRICULTURE DISTRICT):
    - MIN. ROAD FRONTAGE = 200'
    - MIN. LOT SIZE = 2 ACRES
    - MIN. ROAD SETBACK = 50' (20' GRANDFATHERED NON-CONFORMING LOTS OF LESS THAN 2 ACRES).
    - MIN. SIDE SETBACK = 20'
    - MIN. REAR SETBACK = 20'
    - WETLAND SETBACK (BUILDING) = 50'
    - SEPTIC = 50' (POORLY DRAINED SOILS)
    - SEPTIC = 75' (VERY POORLY DRAINED HYDRIC A SOILS)
    - SHORELAND SETBACK = 50'
    - MAX. BUILDING HEIGHT = 34'
  7. THE EXISTING USE OF LOT 42 IS RESIDENTIAL.
  8. THE PROPOSED USE OF LOT 42 WILL BE RESIDENTIAL.
  9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  10. WATER TO BE PROVIDED BY ON-SITE WELLS.
  11. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0185E, EFFECTIVE DATE: MAY 17, 2013. THE SITE RESIDES IN ZONE X WITH AREAS OF 0.2% ANNUAL CHANCE OF FLOODING.
  12. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  13. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
  14. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  15. SURVEY PERFORMED BY N.H.L.C. HORIZONTAL DATUM BASED ON MAGNETIC NORTH RECORDED IN XXX. XX, 2020. VERTICAL DATUM IS BASED ON WATER ELEVATION ON DAY OF SURVEY.
  16. NRCS SOILS DATA: 140C-CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 PERCENT SLOPES.

REVISIONS	
NO.	DESCRIPTION



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

**LEGEND**

EXISTING STONEWALL	-----	WETLANDS	-----
ADJUTERS PROPERTY LINES	-----	WETLAND FLAG	-----
SUBJECT PROPERTY LINES	-----	DRILL HOLE FOUND	○
EDGE OF PAVEMENT	-----	REBAR W/ CAP FOUND	●
EDGE OF GRAVEL	-----	STONE BOUND FOUND	○
EXISTING TRELIN	-----	5/8" REBAR TO BE SET	●
EXISTING CONTOUR (MNR)	-572-	4"x4"x36" GRANITE BOUND TO BE SET	■
EXISTING CONTOUR (MJR)	-570-	EXISTING POWER POLE	⚡
SOIL BOUNDARY/TYPE	42B		



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN WINTER OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY: 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF XXXXXXXXXXXX, NH.

SCOTT R. FRANKIEWICZ, L.L.S. DATE: \_\_\_\_\_



Standards Utilized:  
US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (Jan 1987) AND Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Midwest Region, Version 2.0, January 2017 AND Best Indicators for Identifying Hydric Soils in New England, Version 4, May 2017, New England Hydric Soils Technical Committee.

Wetlands Delineated by Gove Environmental Services, Inc. staff: James P. Gove, CWS 05A, CSS 004 on 08/XX/19

- ADJUTERS LIST:**
- NF MAP 66 LOT 14 TRUSTEE OF K.A. DECKER REV. TR. 87 SHORE DRIVE, NOTTINGHAM, NH 03280 BOOK 4594 PAGE 9290
  - NF MAP 66 LOT 41 MICHELE J. OUDIN, & JUDY L. MILES, 19187 MANGIERI STREET VENICE, FL 34293 BOOK 6126 PAGE 1714
  - NF MAP 66 LOT 45 KWO-HIRING & CATHERINE LAI, TRUSTEES OF THE K & G REALTY TR., 20 HERITAGE LANE LYNNFIELD, MA 01940 BOOK 5212 PAGE 1937
  - NF MAP 66 LOT 49 DOUGLAS N. LEIB, TRUSTEE, LEIB LIVING TRUST P.O. BOX 399, CANDIA, NH 03304
  - NF MAP 66 LOT 49-2 DOUGLAS N. LEIB, TRUSTEE, LEIB LIVING TRUST P.O. BOX 399, CANDIA, NH 03304

PROPOSED CONDITIONS PLAN  
TAX MAP 66 LOT 42  
OWNED BY  
**ELMER A. LAI & PHILLIP P. LAI**  
111 CARRIAGE WAY,  
CARLISLE, MA 01741  
BOOK 5210 PAGE 0445

ROCKINGHAM CO.  
JOB NO: 190.00  
DATE: JUNE 16, 2020  
**SHP-2**  
SHT. 2 of 2