



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

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 November 17, 2020 at 7:00pm** to consider acceptance and/or approval of the case below.

In anticipation of the extension of Executive Order 2020-17, the Nottingham Zoning Board will be holding a virtual hearing. Access to the meeting is given through Zoom. All members of the Board 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/94480446932>

Telephone Only Access 1-301-715-8592

Meeting ID: 944 8044 6932

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 20-013-SE-VA

Application from David W. Lauze requesting a Special Exception from Article III Section B.2.A of the Nottingham Zoning Ordinance to permit a new home with 3.8ft of encroachment to hydric B soils where 50ft is required. And a request for a Variance from Article II Section C.2.B of the Nottingham Zoning Ordinance for 76.8ft of road frontage where 200ft is required. The property is located at 9 Lookout Point in Nottingham, NH and is identified as Tax Map 71 Lot 52.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk
Ph.: (603) 679-9597 ext. 1 E-mail: 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
www.nottingham-nh.gov

Building Permit Application Denial

Date: 10/26/2020
Owner: Lynn Crowell
Applicant: David Lauze
Address: 9 Lookout
Map/Lot: 71/52

Applicant seeks a Special Exception for a new home within the 50 feet of hydric B soil.
Applicant seeks a variance for road frontage.

Article III(B)(2)(a):

Pollution Control - No privy, cesspool, septic tank, sewage disposal area or area for the stockpiling of animal manures or other waste materials shall be constructed or maintained less than seventy-five (75') horizontal feet from the edge of a public waterbody, floodplain, wetland, intermittent streams or seasonably wet soil. No other structure shall be built or maintained less than fifty (50') horizontal feet from any poorly drained hydric B soils and less than seventy-five (75') horizontal feet from any very poorly drained hydric A soils.

The proposed structure will encroach by 3.8 feet.

Article II(c)(2)(b) Each lot shall have a minimum continuous frontage of (200') feet including curb cut. This lot has 76.8 feet

Note:

- Applicant will need an approved NH Shoreland permit prior to building permit being issued.
- Applicant has a septic plan proposal which will not result in any denials, must be approved prior to building permit being issued.
- No denial on building setbacks due to previously approved variance of Aug 9th 2002.

Respectfully submitted,

Dale Sylvia



TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

Zoning Board of Adjustment Application for Appeal- VARIANCE

PLEASE READ THE APPLICATION RULES AND GUIDELINES BEFORE COMPLETING THE APPLICATION

LOCATION OF PROPERTY: Street Address 9 LOOKOUT POINT LANE
71 52
Tax Map Lot Sub-Lot

Applicant's information:

Name(s): DAVID W. LAUZE
Address: 7 Brooks Court Phone #: 603-234-0771
Newbury Port MA 01950 E-mail: dave@jacksonhomesinc.com

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

Name(s): Lynn M Crowell
Address: 1465 Woodbury Ave Phone #:
Portsmouth NH E-mail:

Representative's information (if applicable):

Name(s):
Address: Phone #:
E-mail:

Property information:

Lot Dimensions: Front 76.83 Rear 99.04 Side 116.94 Side 101.02
Lot Area: Acres .225 Square Feet 9800
Present Use of Property Residential Home Vacant Lot
Proposed Use of Property Build Residential Home

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.

OWNER(S) See Representation Letter
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 2 Section C-2B of the zoning ordinance to permit:

76.52 Feet of Frontage where 100' is Required

Previous Zoning Board action on this property: Variance August 9, 2002

For Side Setback See letter in Application

SUPPORTING INFORMATION

1. The variance would not be contrary to the public interest because:

The Lot would not be Buildable otherwise

2. The spirit of the ordinance is observed:

A Driveway Can Fit safely without 100' of Frontage Required.

3. Substantial justice is done:

By receiving this variance I can build my New home on this lot.

4. The values of the surrounding properties are not diminished:

Many of these Lake Lots have less than 100' Frontage

At the time of this parcel was made
does not require the 200' Ordinance

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

imposing new standards of ordinance results in
hardship on Pre Existing Non-Conforming lot

ii) The proposed use is a reasonable one.

Residence of New home AS well AS surrounding Properties

- 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.

There Are other Properties in the Area of less than 200'
at Frontage

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 _____

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

Property Owner(s) _____
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

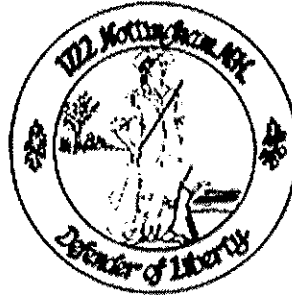
The following is a list of all abutting property owners concerned in this appeal. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. The Land Use Office can assist you in determining your abutters, 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
2. Owner Name	Address
3. Professional(s) Name	Address

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
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16.		
17.		
18.		
19.		
20.		

See Special Exception Application



TOWN OF NOTTINGHAM
ZONING BOARD OF ADJUSTMENT

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

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

SEE SPECIAL EXCEPTION ATTACHED

Property Owner(s) _____	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 _____



TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290

www.nottingham-nh.gov

Planning & Zoning

Tel (603) 679-9597 Fax (603) 679-1013

APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment
Town of Nottingham

FOR OFFICE USE ONLY

Case No. 20-13-SE-V1
Date Filed _____
Meeting Date _____
Fee Amount _____
Date Paid _____
Outcome _____

DAVID W. LAUZE
7 Brooks Court Newburyport, MA

Name of Applicant ~~Lynn M. Crowell Trustee~~ 01950

Mailing Address 1465 Woodbury Ave Portsmouth, NH 02801

Home Phone 603-234-0771 Work Phone dave@jeffersonhomesinc.com Cell _____

Name of Owner Lynn M. Crowell

(if same as applicant, write "same")

PROPERTY INFORMATION

Location of property 9 LOOKOUT POINT LANE Tax Map 71 Lot 52

Lot Dimensions: Front 97.04 Rear 76.52 Side 101.02 Side 116.94

Lot Area: Acres 0.225 Square Feet 9800

Present Use of Property VACANT

Proposed Use of Property Build New Home

NOTE: This application is not acceptable unless all statements below have been completed. Additional information may be supplied on a separate sheet if the space provided is not adequate.

SPECIAL EXCEPTION REQUEST

A special exception is requested from Article III Section B2a of the zoning ordinance to permit:

A new home within the 50ft of hydric B soil
new home will encroach by 3.8ft

SUPPORTING INFORMATION

Explain how the proposal meets the special exception criteria as specified in the above noted Article/Section of the Nottingham Building Code & Zoning Ordinances: (List all criteria from ordinance).

Criteria 1 – whether the goal set forth in NH RSA 674:17 I will be infringed by granting such special exception;

By granting the special exception I will be 3.8 feet from the 50' set back as the towns ordinance I am in compliance to RSA 674:17I

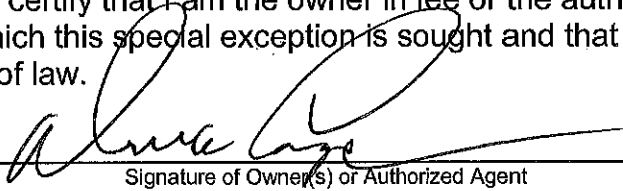
Criteria 2 – whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and

The lot is very small and with shoreline set back makes it difficult as its a lot of less than 10,000 sq ft from a sub division done in the 70's.

Criteria 3 – whether the granting of such special exception would adversely impact the neighboring parcels or rural character of the Town.

By granting this special exception it would not adversely impact the neighboring parcels it is just a 3.8 set back distance that encroaches the building envelope no impact to neighboring parcels

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this special exception is sought and that all information provided by me is true under penalty of law.



Signature of Owner(s) or Authorized Agent

10/20/2020

Date

Owner's Name (Typed or Printed) DAVID W. LAUZE

October 23, 2020

Zoning Board of Adjustment
Town of Nottingham
139 Stage Road
Nottingham, NH 03290

RE: Special Exception for 9 Lookout Pointe Lane Map 71 Lot-52

Dear Members of the Board,

My name is David Lauze (Low-Zee) and I am looking to purchase this property on 9 Lookout Pointe Lane. My objective is to build a small year round home and start my retirement on Pawtuckaway Lake. I have built on the Lake in 2005 and then sold in 2007 and now I am trying to go back for my retirement. I am a builder and have built many of homes in Nottingham.

I am aware of all the Local & State Shoreline Requirements. In doing my due diligence on this property with my Engineers and Wetland Scientist, we have observed a wet land spot on the bottom left corner of the lot on water's edge. We (myself and my wetland Scientist) seem to think it started after 2006 as a small overflow of high water in that lower left corner of the Lot. WE don't see any future issues of this high water encroaching the lot or any further encroachment. This wet area is not developed from any other wetlands from any abutters or, on this lot. We feel this had to be created by overflow of the lake after 2006 because, there was a building permit issued to build on this lot and, the Nottingham Wet Land Ordinance was in effect at that time I think.

So the issues Members is that the 50' set back radius requirement is encroaching my building envelope by 3.8 feet. Being such a small lot and all other constraints it really jeopardizes building a SMALL home in the required building envelope.

A Special Exception by the Zoning Board would be greatly appreciated to be able to build a small home on this Lot. IN ADDITION I plan to keep the front of this lot as natural as possible.

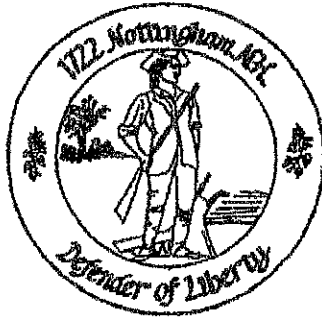
Thank-You.

Sincerely,



David W. Lauze

TOWN OF NOTTINGHAM
P.O. Box 114
NOTTINGHAM, N.H. 03290



OFFICE 603-679-9597
FAX 603-679-1018

BUILDING, PLANNING & ZONING

9 August 2002

Erich & Sonjaetta Duhn
P.O. Box 283
Brookline, NH 03033

Dear Mr. & Mrs. Duhn:

Please be advised that your application for a variance to Article VI Section A-2 of the Nottingham Zoning Ordinance to allow the home to be 10 feet away from the north side and east side of the property lines and your appeal to an administrative decision, as provided in State of New Hampshire RSA 674:41 II, was approved by the Zoning Board of Adjustment at its meeting of 6 August 2002. This approval, with regard to your property located on Lookout Point Road, a private road designated as an emergency lane, (Map 71 Lot 52), allows the Building Inspector to issue a permit for the construction of a two bedroom year round residence. If you have any questions about the hearing or the Board's decision, please feel free to contact us at 679-9597.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas N. Leib". The signature is fluid and cursive, written over a light background.

Douglas N. Leib, Chairman
Zoning Board of Adjustment

CC: Building Inspector
Property file

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

OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at _____,
hereby verify that I have authorized _____ 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:

- | | |
|----------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Subdivision/Lot Line Adjustment | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Backlot Subdivision | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Other _____ | |

FOR: _____
SEE ATTACHED

NAME OF OWNER (Typed or printed) _____
Address of Owner _____
Signature of Owner _____ Date _____

NAME OF OWNER (Typed or printed) _____
Address of Owner _____
Signature of Owner _____ Date _____

NAME OF OWNER (Typed or printed) _____
Address of Owner _____
Signature of Owner _____ Date _____

NAME OF OWNER (Typed or printed) _____
Address of Owner _____
Signature of Owner _____ Date _____

The Nottingham Zoning Board strongly recommends that, before making any appeal, you become familiar with the zoning ordinance, and also with the New Hampshire Statutes TITLE LXIV, RSA Chapters 672- 677, covering planning and zoning.

CONDITIONS FOR A SPECIAL EXCEPTION APPLICATION PER NH RSA 674:33 IV

Certain sections of the zoning ordinances provide for permitted special exceptions to the standard requirements of the zoning ordinance if specified conditions are met. The necessary conditions for each special exception are given in the ordinance.

APPLICATION PROCEDURE FOR ZONING BOARD OF ADJUSTMENT HEARING

Clarification of the Zoning Ordinance and assistance in completing the application process can be obtained from the Secretary of the Zoning Board. Legal assistance should be obtained from the Applicant's personal attorney.

Correctness of information submitted is the responsibility of the Applicant.

The following must be filed with the Application:

- ✓ Application fee, public notice fee, and abutter notification fee.
- ✓ An abutters list and three (3) sets of abutter mailing labels. Abutter mailing labels must include the names and legal addresses of applicant, property owner, all property owners abutting the subject parcel, including those directly across the street or stream, and anyone whose professional seal appears on the plan. Tax Map No. and Lot No. must also appear on the list for the abutting properties. **Important:** Applicant shall certify that the abutters are as indicated in the Town of Nottingham's Selectmen's Office not more than 5 days prior to day of filing the application with the Zoning Board. (SEE FORM A).
- ✓ Six (6) sets of 11"X17" plans drawn to scale which show lot location, lot size, setbacks, locations and dimensions of all structures and open spaces on the lot in question and on the adjacent lots, and ownership of adjoining lots of land. Plans do not have to be professionally drawn.
- ✓ A written description of work proposed or change in use and any dimensions pertinent to construction.
- ✓ A signed Authorization To Enter Upon Said Property form. (SEE FORM B)
- ✓ If the applicant is not the owner, a signed and notarized Owner's Authorization for Representation form must be submitted. (SEE FORM C).

No application shall be accepted for processing until **all** of the required information is received.

HEARING NOTIFICATION & PROCESS

Your hearing will be held within 30 days after submission of a complete application. You will be notified by certified mail as to time, place, and date of the public hearing. At the time of the hearing, you must present your case to the Board or must authorize a representative to appear for you. (FORM C).

RULES OF PROCEDURE FOR CONDUCT OF MEETINGS

Each applicant is entitled to a hearing by a five-member Board. If, for any reason, five members are not available, the applicant(s) may elect to postpone the hearing and decision until the next meeting of the Board at which five members are present. For the benefit of those in attendance at public hearings, the Chairman will briefly explain the procedure before the hearings begin and introduce the members of the Board. The public hearing will begin with the applicant(s) and/or his/her representative presenting the petition. Then those wishing to speak in favor of the petition may do so, followed by those wishing to speak in opposition to the petition. After this, the applicant(s) and those in favor may speak in rebuttal, followed by the rebuttal of those in opposition. The debate may be closed when the Chairman deems it appropriate. All comments must be addressed to the Chair. Anyone rising to address the Chair should identify him/herself, giving his/her name and address. No one will be allowed to speak twice until all who wish to speak have been heard. Reasons will be given for all decisions of the Board and references made to the appropriate sections of the Zoning Ordinance. In the event the Board wishes to postpone making a decision, the applicant(s) will be so advised. All decisions will be announced by the Chair at the time they are made, and formal written notification will be mailed to the applicant(s) within 144 hours after the decision is rendered. In the event no one is available to present a petition to the Board at the public hearing, the petition will be automatically dismissed on the grounds that no public hearing has been held. A petition may be withdrawn by the applicant(s) by notifying the Clerk of the Board of this intention. All public hearings and Board deliberations are transcribed.

October 22, 2020

Town of Nottingham
139 Stage Road
Nottingham, NH
03290

Subject: Authorization for Representation

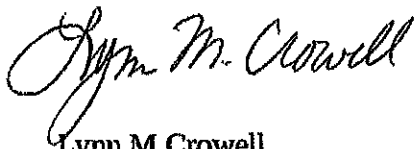
To: The Town of Nottingham Zoning Board of Adjustment,

My name is Lynn M Crowell and I am the Trustee of the Back Cove Revocable Trust and I have full authority and power to carry out the affairs of the Back Cove Revocable Trust. The Back Cove Revocable Trust owns the parcel of land located at 9 Lookout Point Lane, Nottingham, NH also known as Map 71, Lot 52.

I hereby give permission to David W Lauze, of 7 Brooks Court, Newburyport, MA, to submit an application to and represent the Back Cove Revocable Trust before the Town of Nottingham Zoning Board of Adjustment in the process of obtaining a variance to allow a home to be built within the 50' set back from a wetland area required by the Town.

Please feel free to contact me with an questions or concerns you may have.

Sincerely,



Lynn M Crowell
Trustee
Back Cove Revocable Trust
603-582-2420
sea-and-ski@comcast.net

COMMISSION EXPIRES = JULY 14, 2024

COMMISSION # 20008437



CHRISTIAN CUMMINS
Notary Public, State of Oklahoma
Commission #20008437
My Commission Expires July 14, 2024

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

ABUTTER(S) LIST

Office 603-679-9597 X1
Fax 603-679-1013
plan.zone@nottingham-nh.gov
www.nottingham-nh.gov

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

1. APPLICANT INFORMATION:

Printed Name: DAVID W LAUZE
~~LYNN M CROWELL~~ Contact Telephone: 603-234-0771

Address: 1465 Woodbury Ave Portsmouth NH 03801
7 BEAKS COURT Newburyport MA 01950

2. OWNER INFORMATION:

Printed Name: LYNN M CROWELL
Address: 1465 Woodbury Ave Portsmouth NH 03801

3. PROFESSIONAL(S) INFORMATION:

Printed Name: _____
Address: _____



0 foot Abutters List Report

Nottingham, NH
October 22, 2020

Subject Properties:

Parcel Number: 071-0049-000
CAMA Number: 071-0049-000
Property Address: 11 LOOKOUT POINT

Mailing Address: GENEROSO, JAMES J TRUSTEE
GENEROSO FAMILY REVOCA
314 WATER STREET
CLINTON, MA 01510

Parcel Number: 071-0052-000
CAMA Number: 071-0052-000
Property Address: 9 LOOKOUT POINT

Mailing Address: CROWELL, LYNN M TRUSTEE OF BACK
COVE REVOCABLE
1465 WOODBURY AVENUE SUITE 16
PMB 102
PORTSMOUTH, NH 03801

Parcel Number: 071-0053-000
CAMA Number: 071-0053-000
Property Address: 7 LOOKOUT POINT

Mailing Address: BADOLATO, MARK A BADOLATO,
ROBLYN J
7 LOOK OUT POINT
NOTTINGHAM, NH 03290

Parcel Number: 071-0094-000
CAMA Number: 071-0094-000
Property Address: 55 LAKEVIEW DRIVE

Mailing Address: DEBUTTS, DANIEL DEBUTTS, CATHY
55 LAKEVIEW DRIVE
NOTTINGHAM, NH 03290

I, DAVID W LAUZE, 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..

[Signature]
Applicant's Signature

10/26/2020
Date

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

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) _____
Signature Date 10/26/2020 Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

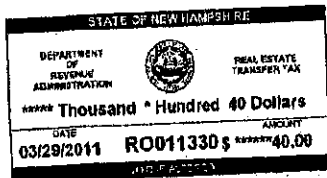
Property Owner(s) _____
Signature Date Signature Date

M71 L53

BK 5204 PG 1186

MAIL TO

Return to: Grantee



013861

WARRANTY DEED

2011 MAR 29 AM 8:16

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

JAMES A. CROWELL and LYNN M. CROWELL, husband and wife, as joint tenants with rights of survivorship, with a mailing address of 7 Lookout Point Lane, Nottingham, New Hampshire 03290 (hereinafter "Grantors"), for consideration paid, grant to GORDON B. SNYDER, TRUSTEE OF THE BACK COVE REVOCABLE TRUST, P.O. Box 404, Raymond, New Hampshire 03077 (hereinafter "Grantee"), with WARRANTY covenants.

A parcel of land, situated on the southwesterly side of Lookout Point Lane in the Town of Nottingham, in the County of Rockingham and State of New Hampshire, identified as Parcel "A" on a certain plan entitled "Lot Line Adjustment Plat of Land for James A. & Lynn M. Crowell and Back Cove Revocable Trust in Nottingham, NH, Rockingham County" prepared by Landry Surveying, LLC, dated December 2009 and revised April 2010, and recorded in the Rockingham County Registry of deeds as Plan #D-36339, to which plan reference may be had for a more particular description of said parcel.

Said parcel contains 295 square feet according to said plan, more or less.

Meaning and intending to describe and convey a portion of the premises conveyed to the Grantors by deed of Daniel R. Duhn, dated August 29, 1980, recorded in Rockingham County Registry of Deeds at Book 2370, Page 1641.

Subject to any and all easements, covenants and restrictions of record affecting the premises.

EXECUTED this 4th day of March, 2011.

GRANTOR: JAMES A. CROWELL

James A. Crowell
James A. Crowell

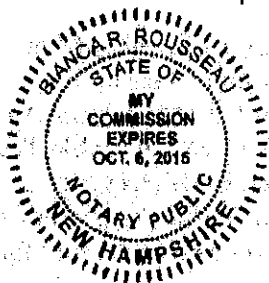
BK 5204 PG 1187

State of New Hampshire
County of Rockingham

This instrument was acknowledged before me the 4th day of March 2011
by James A. Crowell, Grantor.

My Commission expires: 10/06/15

Bianca Rousseau
Notary Public/Justice of the Peace
Name:



GRANTOR: LYNN M. CROWELL

Lynn M. Crowell
Lynn M. Crowell

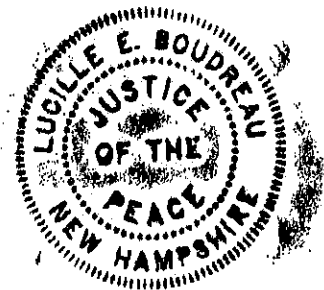
State of New Hampshire
County of Rockingham

This instrument was acknowledged before me the 10 day of March 2011
by Lynn M. Crowell, Grantor.

My Commission expires:

Lucille E. Boudreau
Notary Public/Justice of the Peace
Name:

Lucille E Boudreau
Justice of the Peace
My Commission Expires
April 9, 2013





MUNICIPAL SOFTWARE BY AVIAR

TOWN OF NOTTINGHAM
NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2018	\$ 0	\$ 1,500	\$ 218,000
Parcel Total:			\$ 219,500
2019	\$ 0	\$ 1,500	\$ 218,000
Parcel Total:			\$ 219,500
2020	\$ 0	\$ 1,500	\$ 233,500
Parcel Total:			\$ 235,000

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/04/2016	5703	1979	U I 44		1 SNYDER, GORDON B. -
03/04/2011	5204	1186	U V 24		CROWELL, JA & LM
05/12/2003	4030	2876	Q V	160,000	DUHN, ERICH & SONJAET

NOTES

LEDGE; WOODED; BELOW GRADE, STEEP; 3/07-NO FOUNDATION YET, CK 08; 4/08-NO WORK STARTED AS YET; 4/09-NO WORK, NEED TO RENEW PERMIT; 3/11 DEED FOR LLA PLAN D-36339; EFF 4/11 0.225 ACRES W/ 105' WF; 8/14 MOVED SCREENHSE TO THIS LOT FROM 71-53. NAT WF. LOT UNDEV, STEEP FRONTAGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size	Adj	Rate	Cond	Market Value	Notes
SCREENHOUSE	100	10 x 10	220	14.00	50		1,540	SHAPE 1,500

OWNER INFORMATION

CROWELL, LYNN M
TRUSTEE OF BACK COVE REVOCABLE TRUST
1465 WOODBURY AVENUE
SUITE 16 PMB 102
PORTSMOUTH, NH 03801

LISTING HISTORY

05/17/19	RWVM
02/05/19	INSP MARKED FOR INSPECTION
08/04/14	JBVL
04/02/09	CGPM
04/09/08	CGPR
03/23/07	KCPL
03/28/05	KMUL
06/05/98	AAL

BUILDING DEPARTMENT COPY

LAND VALUATION

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.225 ac	96,666	E	100	55	95	90	95 -- MILD	100	43,200	0	N	43,200	
	0.225 ac												43,200	

Site: UND/WDS Driveway: UNDEVELOPED Road: DIRT/GRAVEL

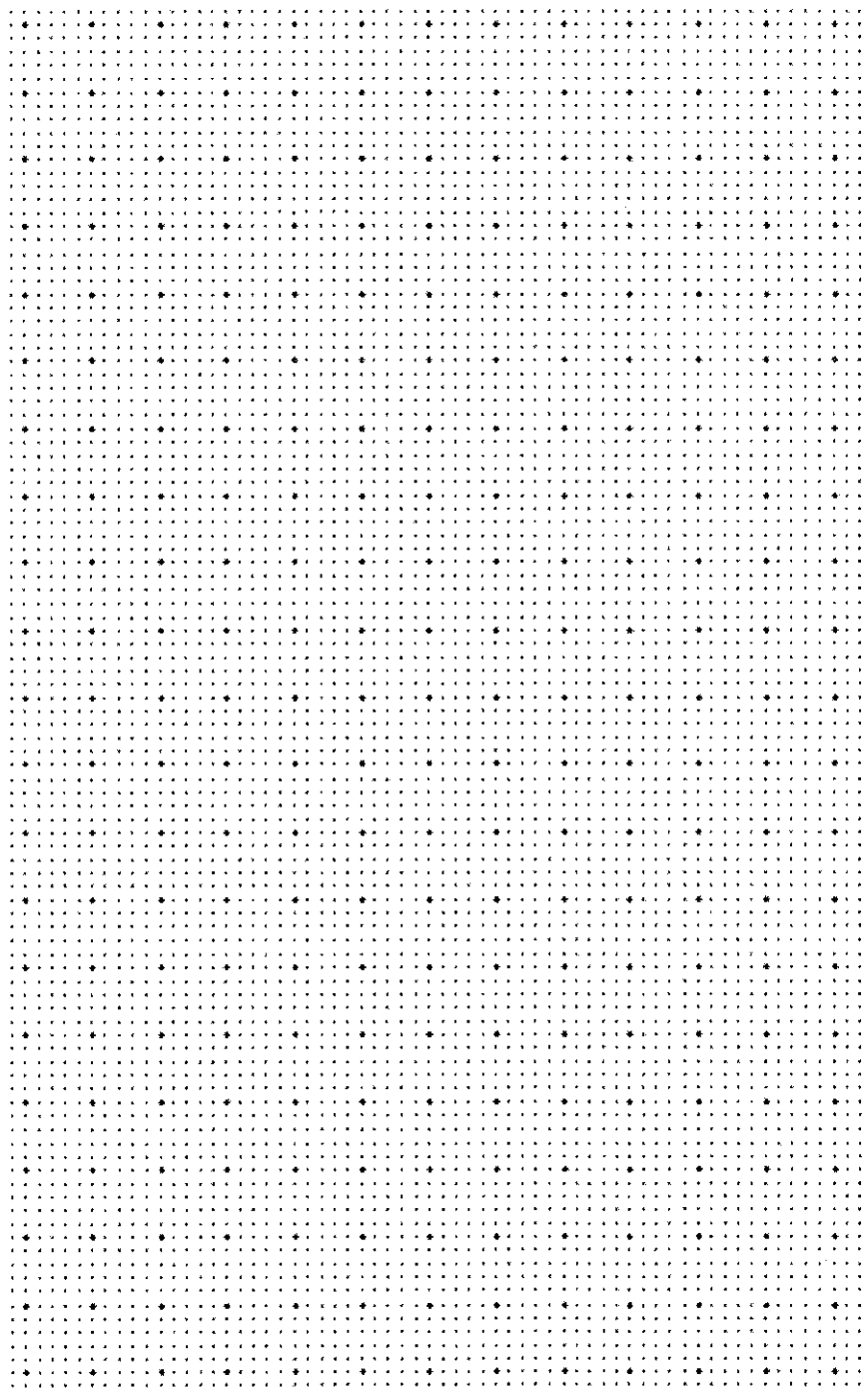
BUILDING DETAILS	
Model:	
Roof:	
Ext:	
Int:	
Floor:	
Heat:	
Bedrooms:	Baths:
	Extra Kitchens:
	Fixtures:
	Fireplaces:
	Generators:
A/C:	
Quality:	
Com. Wall:	
Stories:	

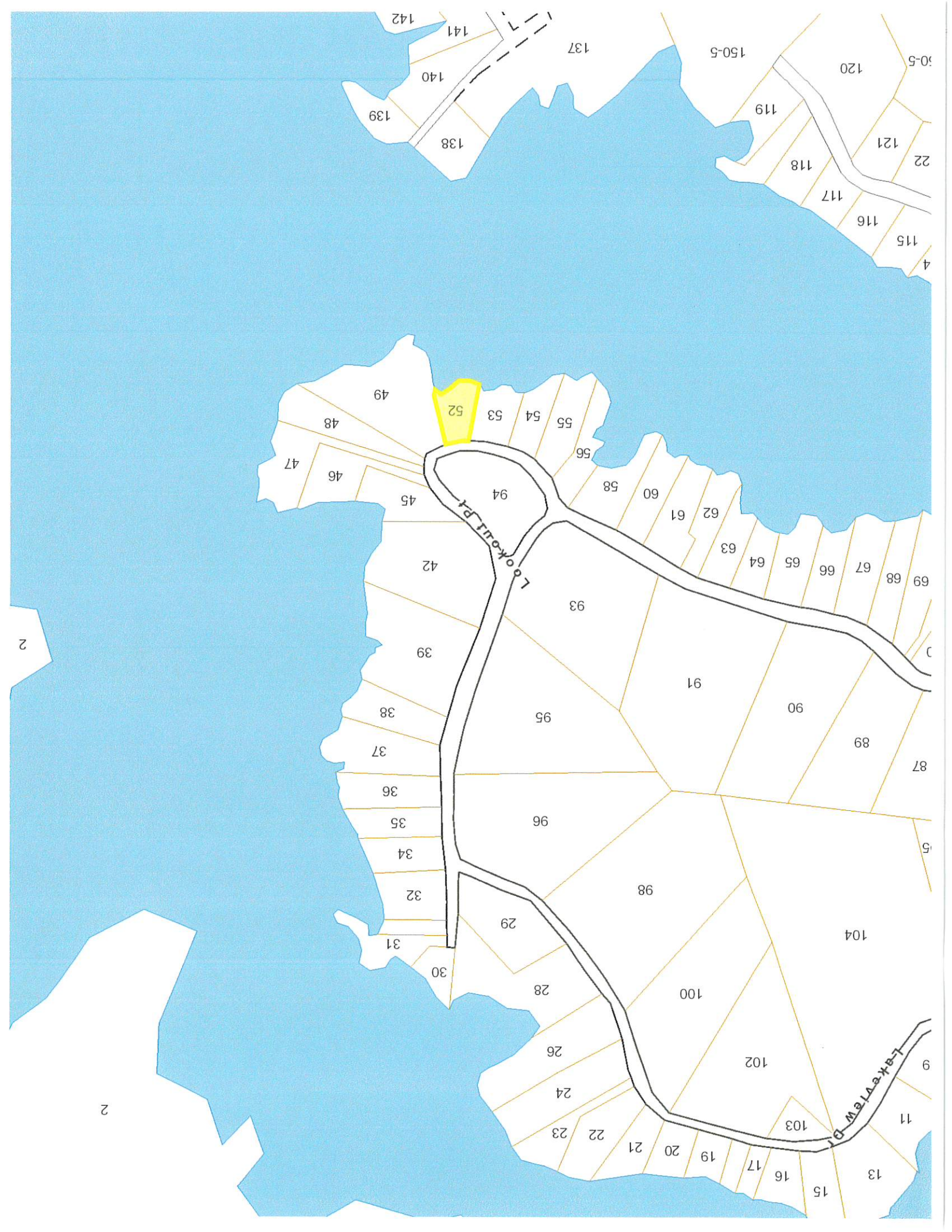
TAXABLE DISTRICTS	
District	Percentage
PERMITS	
Date	Project Type
12/17/07	NEW BUILDING
12/19/06	FOUNDATION ONLY
	40 X 30 CAPE
	40 X 30 FOUNDATION

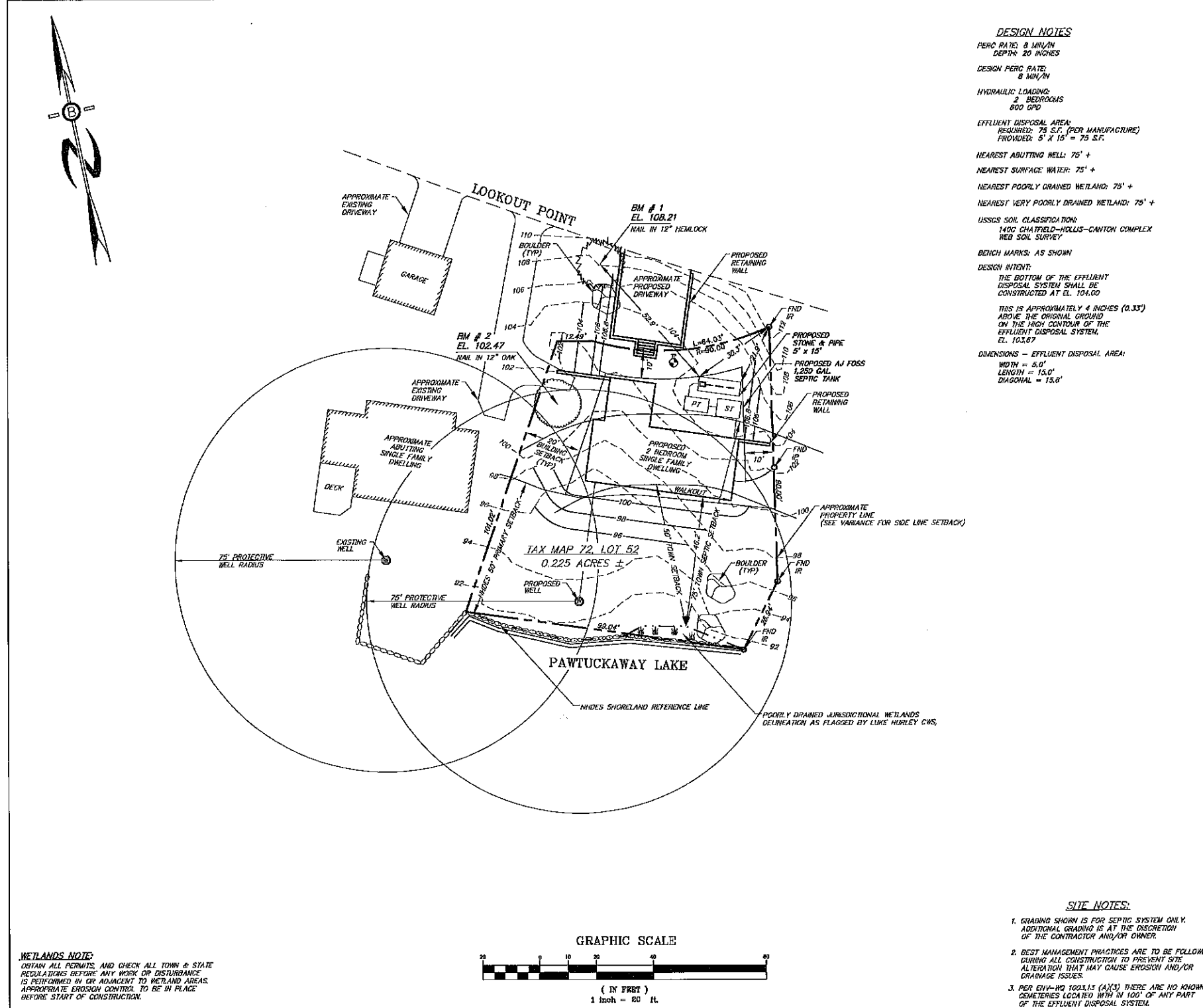
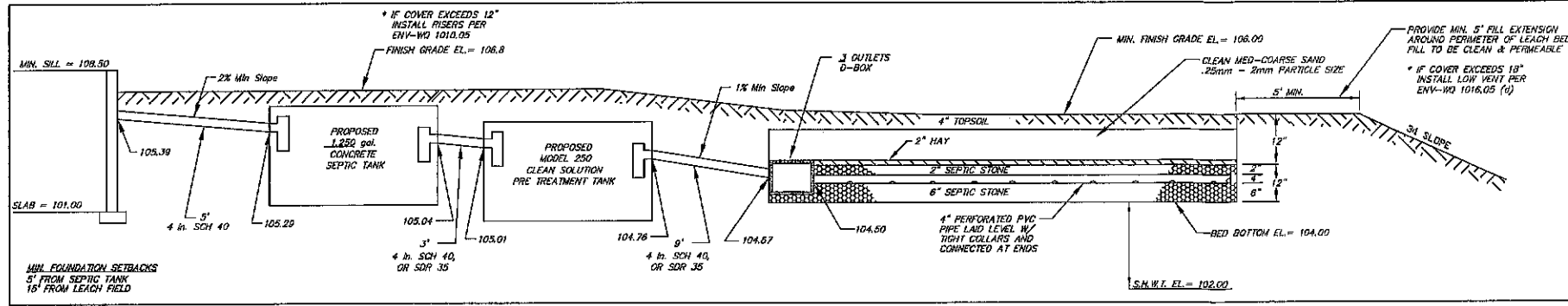
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TRUSTEE OF BACK COVE REVOCABLE TR	
1465 WOODBURY AVENUE	
SUITE 16 PMB 102	
PORTSMOUTH, NH 03801	

BASE YEAR BUILDING VALUATION	
Year Built:	
Condition For Age:	
Physical:	
Functional:	
Economic:	
Temporary:	

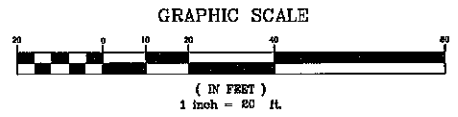
BUILDING DEPARTMENT COPY







WETLANDS NOTE:
OBTAIN ALL PERMITS, AND CHECK ALL TOWN & STATE REGULATIONS BEFORE ANY WORK OR DISTURBANCE IS PERFORMED IN OR ADJACENT TO WETLAND AREAS. APPROPRIATE EROSION CONTROL TO BE IN PLACE BEFORE START OF CONSTRUCTION.



DESIGN NOTES

PERC RATE: 8 MIN/IN
DEPTH: 20 INCHES
DESIGN PERC RATE: 8 MIN/IN
HYDRAULIC LOADING: 2 BEDROOMS
600 GPD
EFFLUENT DISPOSAL AREA:
REQUIRED: 75 S.F. (PER MANUFACTURE)
PROVIDED: 5' x 15' = 75 S.F.
NEAREST ADJUTING WELL: 75' +
NEAREST SURFACE WATER: 75' +
NEAREST POORLY DRAINED WETLAND: 75' +
NEAREST VERY POORLY DRAINED WETLAND: 75' +
USDCS SOIL CLASSIFICATION:
1400 CHATFIELD-HOLLIS-CANTON COMPLEX
WEB SOIL SURVEY
BENCH MARKS: AS SHOWN
DESIGN INTENT:
THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM SHALL BE CONSTRUCTED AT EL. 104.00
THIS IS APPROXIMATELY 4 INCHES (0.33') ABOVE THE ORIGINAL GROUND ON THE HIGH CONTOUR OF THE EFFLUENT DISPOSAL SYSTEM, EL. 103.67
DIMENSIONS - EFFLUENT DISPOSAL AREA:
WIDTH = 5.0'
LENGTH = 15.0'
DIAGONAL = 15.8'

DESIGN INTENT:
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TEST PIT LOGS

Test Pit #1

0' - 6" 10YR 3/3 Brown, Fine Sandy Loam, Granular, Friable

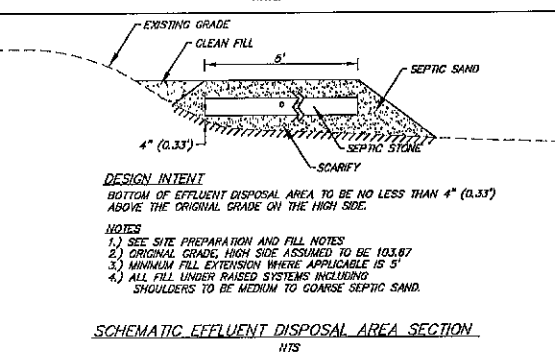
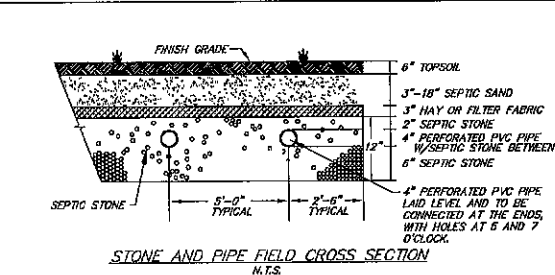
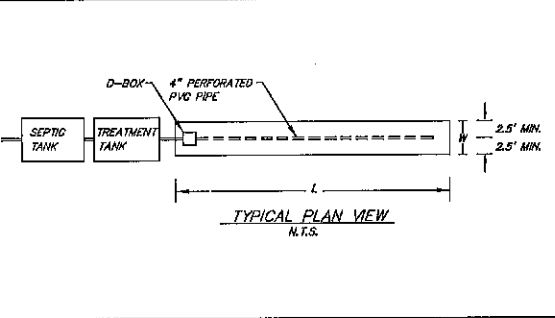
6" - 20" 10YR 5/6 Yellowish Brown, Gravelly Fine Loamy Sand, Massive, Friable

20" - 50" 2.5Y 6/4 Light Yellowish Brown, Gravelly Fine Loamy Sand, Massive, Friable w/ Redox

ESWT = 20 inches
Roots to 20
Observed Ground Water - None
Restrictive @ 20 inches
Percolation - None
Perc Rate = 6 min/inch @ 20"

****THIS PLAN IS NOT A SURVEY****

THE BUILDER/SITE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE ZONING DIMENSIONAL REQUIREMENTS AND SETBACK LINE REQUIREMENTS PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED HOUSE AND SEPTIC SYSTEM. THE ZONING ORDINANCE OF THE MUNICIPALITY IS TO BE COMPLIED WITH. THE BUILDER/SITE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT THE MUNICIPALITY REGARDING INSPECTIONS PRIOR TO AND DURING CONSTRUCTION, I.E. LOCATION AND BED-BOTTOM INSPECTIONS. THIS PLAN IS NOT INTENDED TO BE USED AS A SITE PLAN.



DESIGNER STAMP

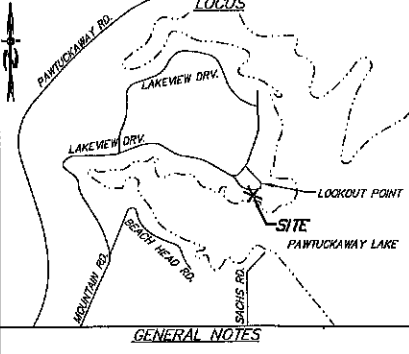
NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
Joseph P. Nichols
No. 1451
Department of Environmental Services

OWNER OF RECORD

BACK COPY REVOCABLE TRUST
LYNN M. CORRELL TRUSTEE
1458 WOODBURY AVE.
SUITE 16, PHD 102
PORTSMOUTH, NH 03801
DN 5701, PD 1879

APPROVALS

STATE SUBMISSION APPROVAL PRE_BSA_149-E



- CONTRACTOR TO VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION
- PROPOSED SEPTIC TANKS AND D-BOX TO BE SUPPLIED BY: AJ EGGS OF EMBINGTON, OR EQUAL
- NO VEHICULAR NOR LIVESTOCK TRAVEL NOR SNOW REMOVAL ALLOWED IN AREA OF SYSTEM.
- RECOMMENDED CLEANING SEPTIC TANK AT LEAST ONCE EVERY 2 YEARS.
- CONCRETE STRUCTURE TO BE WELDED TOGETHER. ALL CONNECTIONS BETWEEN THE SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATER TIGHT, FLEXIBLE JOINT CONNECTOR.
- 4 INCH GRAVITY SEWER TO BE SDR 35 OR SCHEDULE 40 PVC, WHERE WELL IS < 6' FROM SEPTIC TANK, 4" GRAVITY SEWER TO BE SDR 26, SCHEDULE 40 PVC OR POLYETHYLENE PIPE ("POKY PIPE") 100-150 PSI RATING.
- MINIMUM PIPE SLOPES: BUILDING TO TANK = 2% TANK TO D-BOX = 1%
- EFFLUENT DISPOSAL AREA MAY BE REBUILT IN PLACE, SHOULD FAILURE OCCUR, PROVIDED THAT THE REQUIREMENTS OF ADMINISTRATIVE RULE ENV-WS 1003.10 ARE MET.

- SITE PREPARATION AND FILL**
- CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND (UPSLOPE SIDE) BEFORE DISTURBING SITE. THE "DESIGN INTENT" MUST BE MAINTAINED.
 - REMOVE ALL TREES, BRUSH, BOULDERS, AND DEBRIS FROM THE AREA TO BE FILLED AND 10' AROUND, STAMPS NOT TO BE BURIED WITHIN 75' OF EFFLUENT DISPOSAL AREA, UNLESS UPSLOPE (30' MIN.).
 - REMOVE TOPSOIL, LEAVE SUBSOIL IN PLACE, DO NOT COMPACT SUBSOIL WITH MACHINERY. SCARIFY WITH TEETH OF EXCAVATOR BEFORE PLACING FILL. SCARIFY PARALLEL WITH CONTOURS, WORKING FROM THE CENTER OUTWARD. SOIL MUST BE DRY PRIOR TO PREPARATION.
- MATERIAL SPECIFICATIONS:**
- TOPSOIL: 6" OF CLEAN LOAM TO BE PLACED AS BLANKET ON TOP AND SIDE SLOPES.
- CLEAN FILL: PERMEABLE SOIL FREE OF ROOTS, DEBRIS, ORGANICS, AND STONES GREATER THAN 3".
- SEPTIC SAND: FILL TO EXTEND BED BOTTOM PAST ORIGINAL GRADE AND FOR THE SIDE SLOPES AS SHOWN ON THE SCHEMATIC FILL SECTION 1'-4" TO MEET THE FOLLOWING SPECIFICATION:
MEDIUM TO COARSE TEXTURED SAND, NO GREATER THAN SIX PASSING THE NUMBER 200 SIEVE, AND NO PARTICLES LARGER THAN 3".
- SEPTIC STONE: USE CLEAN 1.5" STONE WITH A RANGE OF 0.75" TO 2.5" AND FREE OF FINES, IN ACCORDANCE WITH ENV-WS TABLE 1014-2. CRUSHED GRANITE MUST BE THOROUGHLY WASHED TO MINIMIZE THE POTENTIAL CLOGGING EFFECT OF STONE DUST.
4. SEPTIC STONE TO BE PLACED ONTO PREPARED SURFACE FROM THE SIDE. DO NOT ALLOW EQUIPMENT ON THE SCARIFIED SOIL SURFACE. FILL BETWEEN PIPES TO BE CAREFULLY PLACED WITH EXCAVATOR.
5. WHEN FILL IS REQUIRED TO EXTEND BED BOTTOM BEYOND ORIGINAL GRADE, PLACE FILL IN 12" LOOSE LAYERS USING A TRACK TYPE TRACTOR WITH BLADE. ALWAYS KEEP A MINIMUM OF 5" OF FILL MATERIAL BETWEEN TRACKS OF TRACTOR TO MINIMIZE COMPACTION OF NATURAL SOIL. EACH LAYER BE SPREAD IN UNIFORM THICKNESS PRIOR TO PLACING NEXT LAYER. CONTINUOUS GRADING AND SHAPING SHALL BE CARRIED OUT TO ASSURE UNIFORM DENSITY THROUGHOUT EACH LAYER. ENTIRE FILLED AREA SHOULD BE COVERED WITH TOPSOIL, SEED, AND MULCHED IMMEDIATELY AFTER BACKFILLING TO PREVENT EROSION.
6. BACKFILL DEPTH OVER SYSTEM TO BE 12"-24", CROWN 2% MIN. TO PROVIDE RUNOFF. SYSTEM BACKFILLED WITH MORE THAN 18" MUST BE VENTED.

Prepared by: JOSEPH NICHOLS

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE,
STRATHAM, NEW HAMPSHIRE
PH. 603-583-4860, FAX. 603-583-4863

REVISIONS:	DATE:

DATE: OCTOBER 2020 SCALE: 1"=20'

Title:

RESIDENTIAL DEVELOPMENT
9 LOOKOUT POINT
TAX MAP 71, LOT 52
NOTTINGHAM, NH

EFFLUENT DISPOSAL PLAN

PROJECT NUMBER: NH-1328 SHEET NUMBER: 1 OF 1