



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**

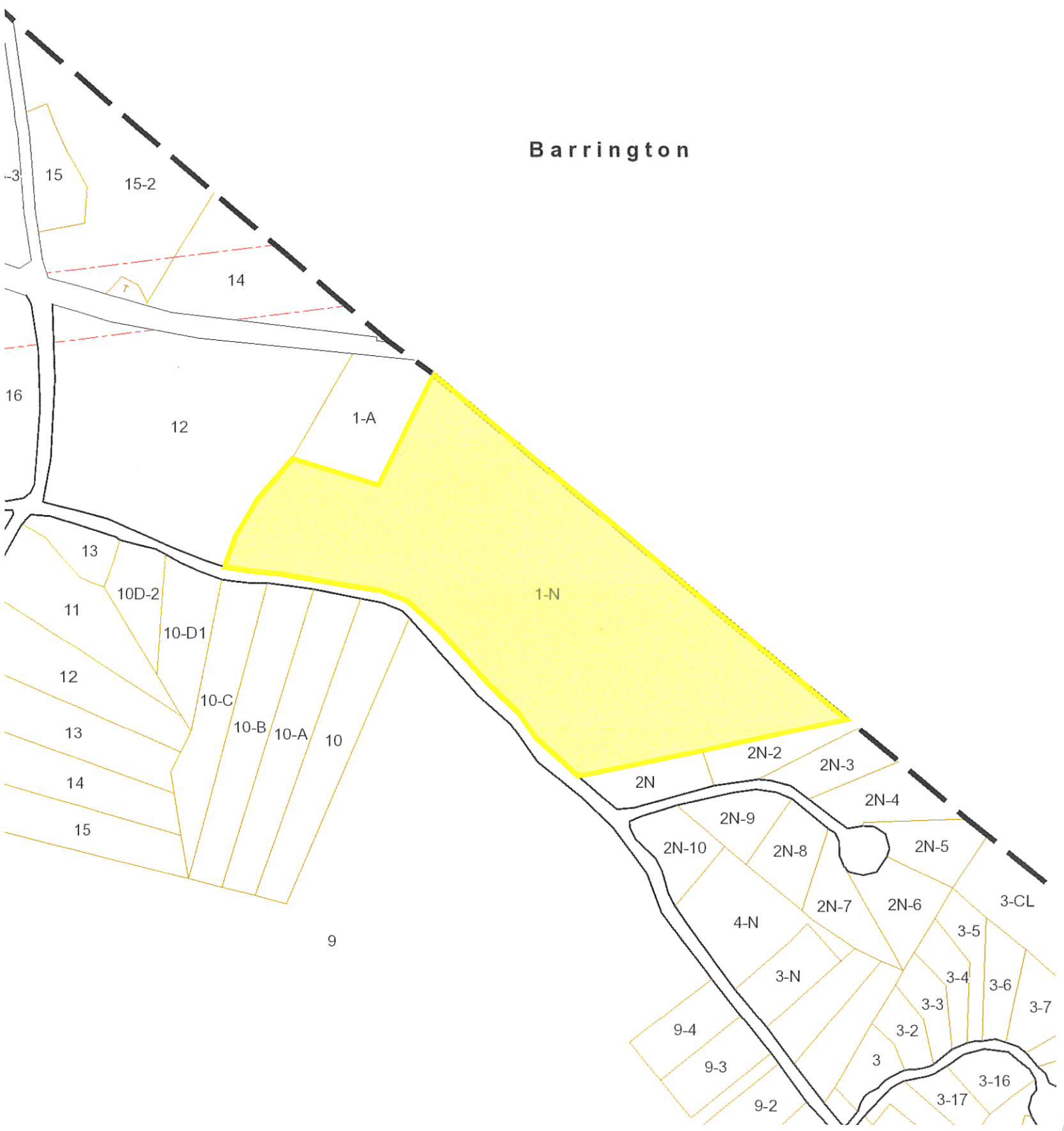
Public Hearings

Case 20-014-VA

Application from Robert Diberto requesting a Variance from Article III Section B.4 of the Nottingham Zoning Ordinance to permit filling 6,717 SF of a PF01/4eg wetland as part of the road construction for a proposed Vsubdivision. The property is located on Mitchell Road in Nottingham, NH and is identified as Tax Map 7 Lot 1 Sublot N.

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>

Barrington



OWNER INFORMATION	SALES HISTORY	PRICE GRANTOR	PICTURE
DIBERTO, ROBERT L			
324 ROUTE 108			
MADBURY, NH 03823			

DATE	BOOK	PAGE	TYPE	PRICE GRANTOR
07/18/2017	5834	0599	U V 90	240,000 TAYLOR, WILLIAM H
09/02/2004	4356	1884	U V 38	22,400 TAYLOR ROBERT R.
08/19/2004	4356	1877	U V 38	1 HAROLD TAYLOR LIV TR
06/30/1992			U V 81	1 ESTATE OF MILDREDTAYLO
06/30/1992	2968	1507	U V 81	1 UNKNOWN

LISTING HISTORY	NOTES
08/16/16 JBVL	
05/16/16 INSP	PROBATE SALE 6/30/92 ADDITIONAL OWNERS JOYCE M. WAITS & MARILYN A. TAYLOR AT 1/4 INTEREST EACH, BRIAN J. TAYLOR & BRADFORD M. TAYLOR SHARE 1/4 INTEREST (9/2/04 SALE). WOODED MILD FRONTAGE.
02/08/12 DMVL	
09/09/97 ABL	
01/21/87 LM	

MUNICIPAL SOFTWARE BY AVITAR

TOWN OF NOTTINGHAM
NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2018	\$ 0	\$ 0	\$ 3,170
			Parcel Total: \$ 3,170
2019	\$ 0	\$ 0	\$ 3,083
			Parcel Total: \$ 3,083
2020	\$ 0	\$ 0	\$ 3,512
			Parcel Total: \$ 3,512

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes

BUILDING DEPARTMENT COPY

LAND VALUATION

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: UND/WDS Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD PINE	2,000 ac	135,000	E	100	55	95	95	95 -- MILD	100	63,700	100	Y	282	
UNMNGD PINE	8,000 ac	x 2,500	X	100				90 -- ROLLING	100	18,000	100	Y	1,126	
UNMNGD HARDWD	30,580 ac	x 2,500	X	100				90 -- ROLLING	100	68,800	100	Y	2,104	
UNMNGD HARDWD	1,400,000 ff	x 60	E	100				90 -- ROLLING	100	75,600	0	N	0	
	40.580 ac									226,100			3,512	

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

BUILDING SUB-AREA DETAILS	
Base Type:	

TAXABLE DISTRICTS	
District	Percentage
PERMITS	
Date	Project Type
Notes	

OWNER	
DIBERTO, ROBERT L	
324 ROUTE 108	
MADBURY, NH 03823	

BUILDING DEPARTMENT COPY

2020 BASE YEAR BUILDING VALUATION	
Year Built:	
Condition For Age:	
Physical:	
Functional:	
Economic:	
Temporary:	

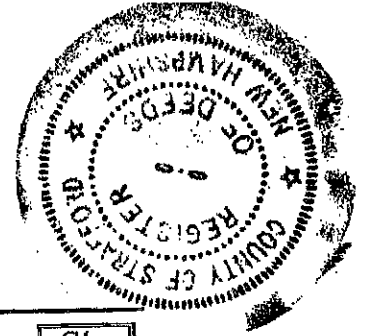
map 7 lot 1 sub of N

CERTIFICATE

I do hereby certify that the attached document is a true copy of the instrument as recorded in the Registry of Deeds for the County of Strafford, State of NH, and referenced as Bk 4490 Pg 0869, the records of which I am the custodian. Dated: JUL 7, 2017
Dover, NH
Attest

\$240,000

Catherine A. Berube
Catherine A. Berube-Register of Deeds

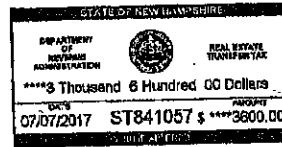


Doc # 0009334 Jul 7, 2017 3:17 PM
Book 4490 Page 0869 Page 1 of 3
Register of Deeds, Strafford County



FILE COPY

Return to:
Robert L. DiBerto
324 Route 108
Madbury, NH 03823



028332

2017 JUL 10 AM 10:34

BK 5834 PG 0599

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That William H. Taylor of 242 Littleworth Road, Madbury, NH 03823, Joyce M. Watts of 122 Penacock St, Concord NH 03301, Marilyn A. Taylor of 71 Webb Place, Apt. 202, Dover, NH 03820 and Brian J. Taylor of 242 Littleworth Road, Madbury, NH 03823, for consideration paid grant(s) to Robert L. DiBerto, of 324 Route 108, Madbury, NH 03823, with WARRANTY COVENANTS:

Barrington and Nottingham, New Hampshire:

A certain parcel of land located partly in Barrington, County of Strafford and partly in Nottingham, County of Rockingham, shown as Lot #1 on a Plan entitled "Subdivision Plan, Grace M. Haley - Harold R. Taylor, Barrington-Nottingham, N. H." dated August 1985, prepared by Frederick E. Drew Associates, as recorded as Plan 27A-88, in the Strafford County Registry of Deeds, said Lot more particularly described as follows:

Beginning at a point on the southerly side of the U.S. Route 4, said point being the northeasterly corner of the lot herein described and the northwesterly corner of Lot 2, said point being in Barrington, County of Strafford, then S 07° 43' 47" E, 1519.58 feet along Lot 2 to be retained by the grantor to a point on the Barrington, County of Strafford and Nottingham, County of Rockingham boundary line; thence turning and running N 86° 44' 16" W along Lot 2 of said land to be retained by the Grantor, 1,165.80 feet to a point located on the northerly side of Mitchell Road in Nottingham, County of Rockingham; thence running in a northwesterly direction along Mitchell Road by the following courses; N 38° 01' 52" W, 93.08 feet along a stone wall to a drill hole; thence N 27 degrees 33' 35" W, 411.01 feet to a point; thence N 29° 23' 54" W, 322.38 feet to a drill hole; thence N 27° 34' 45" W, 233.70 feet to a bound marked "B"; thence N 57° 49' 04" W along a stone wall, 121.72 feet to a drill hole; thence N 65° 06' 24" W, 147.71 feet to a drill hole; thence N 64° 36' 06" W along a stone wall, 276.26 feet to a drill hole; thence N 71° 32' 28" W along a stone wall, 185.04 feet to a bound marled "B"; thence turning and running N 42° 14' 27" E, 296 feet along a stone wall to a drill hole; thence N 54° 54' 28" E, 242.93 feet

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

BK 5834 PG 0600

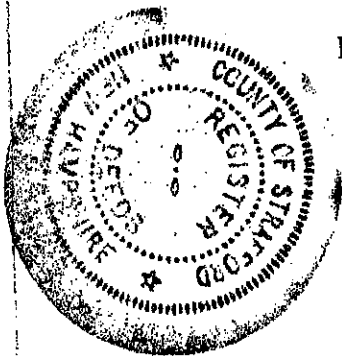
along a stone wall to a rebar at the corner of land now or formerly of State of New Hampshire; thence turning and running S 56° 43' 06" E, 361.87 feet along said land now or formerly of the State of New Hampshire to an iron rebar; thence turning N 42° 49' 59" E, 529.70 feet along land now or formerly of the State of New Hampshire to a point on the Strafford County/Rockingham County boundary line; thence continuing N 42° 49' 59" E, 74.83 feet along land now or formerly of the State of New Hampshire to an iron rebar on the southerly side of United States Route 4; thence turning S 69° 23' 38" E and running 517.64 feet along the southerly side of U.S. Route 4 to a drill hole; thence S 69° 21' 19" E, 457.93 feet along a stone wall on the southerly side of Route 4, to a drill hole; thence S 65° 53' 05" E, 121.28 feet along a stone wall on the southerly side of U.S. Route 4, to the point begun at.

Said Lot 1 as shown on the above-referenced plan containing 59.32 acres, more or less.

For source of title see: (1) Warranty Deed of William H. Taylor and Renada Taylor, Co-Trustees of the Harold R. Taylor Living Trust, to William H. Taylor, Robert R. Taylor, Joyce M. Watts and Marilyn A. Taylor dated November 6, 2003 at Book 3051, Page 856, Strafford County Registry of Deeds and at Book 4356, Page 1877, Rockingham County Registry of Deeds; (2) Warranty Deed of Robert R. Taylor to Brian J. Taylor and Bradford M. Taylor dated April 5, 2003 and recorded at Book 3051, Page 872, Strafford County Registry of Deeds and at Book 4356, Page 1884, Rockingham County Registry of Deeds; and (3) Warranty Deed of Bradford M. Taylor to William H. Taylor dated August 18, 2016 and recorded at Book 4410, Page 658, Strafford County Registry of Deeds and to be recorded in the Rockingham County Registry of Deeds.

The property is not the primary residence of the grantors or the grantors' spouses, if any, and is not subject to homestead rights.

Executed this 7th day of July, 2017.



William H. Taylor
William H. Taylor

Joyce M. Watts
Joyce M. Watts

Marilyn A. Taylor
Marilyn A. Taylor

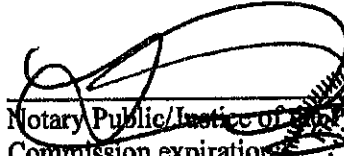
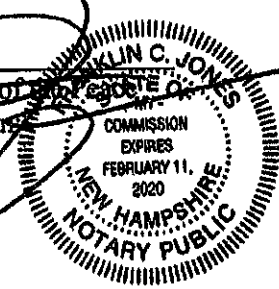
Brian J. Taylor
Brian J. Taylor



State of New Hampshire
County of Strafford

July 7, 2017

Then personally appeared before me, the said William H. Taylor, Joyce M. Watts, Marilyn A. Taylor and Brian J. Taylor and acknowledged the foregoing to be his/her/their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expires


BK 5834 PB 0601