



Town of Nottingham

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

•Office 603-679-9597 x1 •Fax 603-679-1013 •E-Mail plan.zone@nottingham-nh.gov

NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday February 13, 2019** at 7:00 PM, in Conference Room 1 at the Municipal Town Office, 139 Stage Road, Nottingham, NH 03290. To discuss the following:

Case #19-001-SIT

Application from Laura A. Horning, requesting a Site Plan Approval for a Restaurant/ Pub/ Tavern with Full Liquor License. The property, owned by David McDermit of McDermitt Realty Trust, is located at 186 Old Turnpike Rd in Nottingham, NH and is identified as Tax Map 2 Lot 8A Sublot 4.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

Ph.: (603) 679-9597 ext. 1 **E-mail:** plan.zone@nottingham-NH.gov

Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290

For materials pertaining to the hearing go to: <http://www.nottingham-nh.gov/planning-board>

THE PUBLIC IS WELCOME TO ATTEND

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 ___

Concurrent- Subdivision/ Site Plan Review ___

Amendment to Approval of: Subdivision ___ Site Plan Other ___

Total Acreage: 3.42	Current Use Acreage: _____	# of Proposed Lots: _____
Project Address: 186 Old Turnpike Rd Nottingham, NH		
Current Zoning Districts: B Com./Ind		
Overlay Districts:	Map(s): 000002	Lot (s): 00008A SubH
Request: Approval For RESTURANT WITH FULL LIQUOR LICENSE PUB / TAVERN		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

- () Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- () Form B "Authorization to Enter upon Subject Property" has been filed with this application
- () Form C "Authorization to Represent" has been filed with this application
- () 6 sets of full size plans
- () 10 sets of 11"x17" plans
- () Waiver Form(s)
- () Completed Checklist

Case#:	Project Name:	Date:
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Case#

Project Name

Date

Owner 1: DAVID McDERMOTT
Company: McDERMOTT REALTY TRUST
Phone: 603-942-8525 Fax: E-mail:
Address: 435 FIRST NH TURNPIKE, NORTHWOOD, NH 03261

David L McDERMOTT *David L McDERMOTT* 1/19/19
 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): LAURA A. HORNING
Company: 327 CISBC PROPERTIES, LLC
Phone: 603-867-6918 Fax: E-mail: LEVHILL@JUNO.COM
Address: 167 GRIFFIN RD DEERFIELD, NH 03037

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

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

Nottingham Planning and Zoning

From: Laura Horning <bookkeeper@presmarynh.org>
Sent: Wednesday, January 23, 2019 2:57 PM
To: plan.zone@nottingham-nh.gov
Subject: Business Plan for Norm's

Hi Joanna,

Thank you for your help today so here is our business plan for Norm's:

I'm interested in purchasing Daniel's Function / Dance Hall at 186 Old Turnpike Road in Nottingham, NH to change the interior to a Pub / Tavern kind of restaurant with full liquor license. We are looking to start our hours of operation as Lunch & Dinner on Thursdays, Fridays, Saturdays & Sundays in the beginning with expansion to 7 days a week if business works out to support more hours. We plan on boxing in the current overhang to make the entrance handicap assessable. The property has a current lay out of 73 parking spots unlined. Currently there are no assigned handicap spots but we plan on assigning handicap spots as appropriately. This property shares an existing drive way off of route 4 with the business next door called Automeister, Inc. Depending on State of NH requirements we have a lay out of the interior of the restaurant to house 90 seats. The building houses 3 bathrooms inside. A ladies room with 2 separate stalls, a men's room with a single stall with a separate urinal and the third bathroom is a single handicap bathroom. The current function hall was installed with a septic and well and did meet NH Sate requirements for a full liquor license back in 1993. Please see the selling listing information on the details for the well and septic. We are looking to redesign the current commercial kitchen to house some different commercial equipment as needed for the kind of foods we are planning on serving.

Our future plans if business supports could be a patio addition to have seasonal outdoor seating and doing some benefit rides and or functions to help the community and or other charitable organizations. Example St. Jude's for Child Cancers, etc.

Thank you for consideration,

Laura A. Horning
Norm's, LLC
603-867-6918

NEW HAMPSHIRE STATE LIQUOR COMMISSION

P.O. BOX 503 CONCORD, NH 03301



NOVEMBER 17, 1993

474726
DANIELS CATERING
61 HOPKINS ST
WAKEFIELD, MA, 01880

DEAR SIR:

YOUR LICENSE IS DUE TO EXPIRE ON 11/30/93. AS OF THE ABOVE DATE, WE HAVE NOT RECEIVED YOUR APPLICATION FOR RENEWAL. IF YOU DO NOT INTEND TO RENEW YOUR PRESENT LICENSE PLEASE NOTIFY THIS OFFICE .

ADMINISTRATIVE RULE 704.02 (D) MANDATES, 'THE RENEWAL APPLICANT SHALL POSTMARK THEIR APPLICATION TO THE DIVISION OFFICE IN CONCORD NOT LATER THAN THIRTY (30) DAYS BEFORE THE EXPIRATION DATE OF THEIR LICENSE.'

IF YOU ARE GOING TO RENEW, IT MUST BE SENT IN IMMEDIATELY FOR PROCESSING TO AVOID EXPIRATION OF YOUR PRESENT LICENSE .

PLEASE DISREGARD THIS NOTICE IF YOU HAVE ALREADY SENT IT IN .

SINCERELY YOURS,

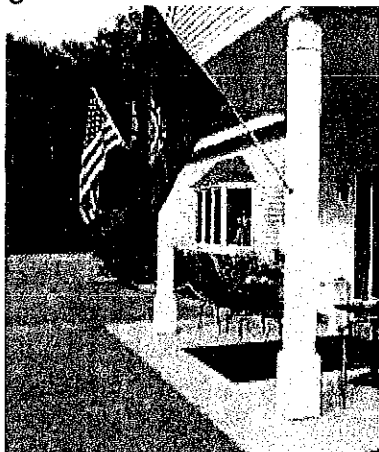
DIANE LAVALLEY, ADMIN. SECRETARY
ENFORCEMENT DIVISION

CL new hampshire > housing > office & commercial

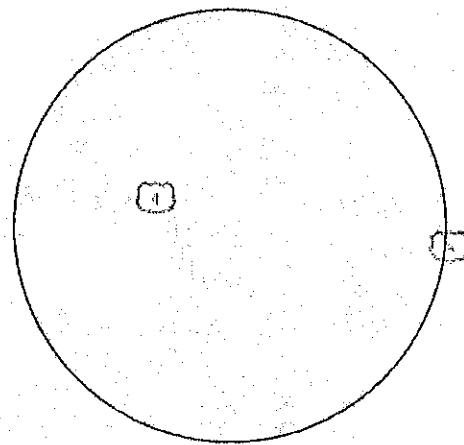
Contact Information:

3600ft² - Dance Club/Function Hall (owner selling) (Nottingham NH)

image 1 of 6



the Road



186 old Turnpike Road (Rt 4)

3600ft²

For sale by original owner.

"Opportunity of your life."

After owning for 29 years my age and health forces the sale of this going business and property.

Daniels Hall is a 3.42 acre complex on a busy Route 4 with 380 foot frontage. Complex was completed and opened in 1990.

The property was built up to code for a liquor license and has a commercial kitchen. Paved parking for 100 cars. The hall presently is only being used

one night of the week. The web site for that night is

<http://www.singlesdanceparties.com>

The site is ideal for catering business, restaurant/lounge, sportsbar. The 25 year old singles dance is included in the sale price, so start making money

from day one. Property assessment is \$320,800 just asking \$286,000 and will be available after the sale for limited help to the new owner.

QR Code Link to This Post



Kitchen:

tile floor

5 sinks

ice machine hookups

Vulcan gas stove, six burners, 2 ovens, grill

large exhaust hood with fire system and roof fan

Electric:

3 phase

<https://nh.craigslist.org/off/6764499003.html>

250 amps

Furniture:

24 tables with chairs

Dance Equipment:

huge sound/video system

60 inch television

mirror ball

lighted decorations

25 years of singles dance advertising

Building built 1985 - 1990:

wood frame with custom roof trussing (no poles)

poured concrete slab on 4 foot frost walls 8 inches thick

3 bathrooms 1 handicap access tiled floors

24' x 24' dance floor

2 central air exchange fans for function room

4 emergency lighting units for 1 hour

2 heating systems one backup

carpeted

lighted exit signs

shower included

Water:

438 foot artesian well

pump at 170 feet

new pump 2008

Sewer:

2500 gallon septic tank

500 gallon grease tank

1000 gallon waste water tank

2 pumps

4500 square foot leach field

Hot water:

30 gallon propane

new in 2009

Heat:

165,000 BTUS

two propane backup heaters

Air Conditioning:

3 units



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: LAURA A. HORNING Contact Telephone: 603-867-6918

Address: 167 GRIFFIN RD, NH 03037

2. OWNER INFORMATION:

Printed Name: DAVID McDERMOTT

Address: 435 FIRST NH TURNPIKE, NORTHWOOD, NH 03261

3. PROFESSIONAL(S) INFORMATION:

Printed Name: Steven Papoin

Address: 25 Lanaan Rd Bilkanton 03237

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	002	0005	000	HEBERT L ROLLS, III DANIELLE ROLLS	187 Old TURNPIKE Rd NOTTINGHAM, NH 03290
6.					
7.	002	0006	000	BYRON HEDLEY SHEILA HEDLEY	185 Old Turnpike Rd NOTTINGHAM, NH 03290
8.	002	0007	000	H-D LORAY REFLTY TRUST MARY A PIERCE - trustee	181 Old Turnpike Rd NOTTINGHAM, NH 03290
9.	002	0008	000	Hope Tuttle Johnnie Meeks	190 Old Turnpike Rd NOTTINGHAM, NH 03290
10.	002	008A	003	Auto Meister, INC	PO Box 72 West Nottingham, NH 03291
11.					
12.	014	0016	000	Anthony Marchand Julia Marchand	45 Garland Rd NOTTINGHAM, NH 03290
13.	015	0014	000	Jonathan Caron Caroline Caron	23 Laurel Lane Dexham, NH 03824
14.					
15.					
16.					
17.					

I, LAURA A. HORNING, 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..

Laura A. Horning
Applicant's Signature

1/19/19
Date



Abutters List Report

Nottingham, NH
January 24, 2019

Subject Property:

Parcel Number: 002-008A-004
CAMA Number: 002-008A-004
Property Address: 186 OLD TURNPIKE ROAD

Mailing Address: MCDERMOTT REALTY TRUST DAVID L
MCDERMOTT - TRUSTEE
435 FIRST NH TURNPIKE
NORTHWOOD, NH 03261

Abutters:

Parcel Number: 002-0005-000
CAMA Number: 002-0005-000
Property Address: 187 OLD TURNPIKE ROAD

Mailing Address: ROLLINS III, HERBERT L ROLLINS,
DANIELLE
187 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 002-0006-000
CAMA Number: 002-0006-000
Property Address: 185 OLD TURNPIKE ROAD

Mailing Address: HEDLEY, BYRON HEDLEY, SHEILA
185 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 002-0007-000
CAMA Number: 002-0007-000
Property Address: 181 OLD TURNPIKE ROAD

Mailing Address: H-D WAY REALTY TRUST MARY A
PIERCE-TRUSTEE
181 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 002-0008-000
CAMA Number: 002-0008-000
Property Address: 190 OLD TURNPIKE ROAD

Mailing Address: TUTTLE, HOPE MEEKS, JOHNNIE U
190 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 002-008A-003
CAMA Number: 002-008A-003
Property Address: 184 OLD TURNPIKE ROAD

Mailing Address: AUTOMEISTER, INC
PO BOX 72
WEST NOTTINGHAM, NH 03291

Parcel Number: 014-0016-000
CAMA Number: 014-0016-000
Property Address: 45 GARLAND ROAD

Mailing Address: MARCHAND, ANTHONY J MARCHAND,
JULIA
45 GARLAND ROAD
NOTTINGHAM, NH 03290



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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Project Name

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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 186 Old Turnpike Rd Nottingham, NH

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
LAURA A. HORWICK 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: APPROVAL OF DANIELS HALL TO BE USED AS A RESTAURANT WITH FULL LIQUOR LICENSE PUB/Tavern

Name of Owner	DAVID McDERMOTT	
Address of Owner	435 FIRST NH TURNPIKE, NORTHWOOD, NH 03261	
Signature of Owner	<i>David J. Mc Dermott</i>	Date 1/19/19

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

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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)

Donald J. McDevitt 1/19/09

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

OWNER INFORMATION		SALES HISTORY		PICTURE
Date	Book Page	Type	Price	Grantor
MCDERMOTT REALTY TRUST DAVID L MCDERMOTT - TRUSTEE 435 FIRST NH TURNPIKE NORTHWOOD, NH 03261				
LISTING HISTORY				
07/22/16		JBVL		
05/16/16		INSP		MARKED FOR INSPECTION
07/17/15		CRHC		
08/31/11		DMVL		
03/14/07		LMAL		
06/13/06		DMVL		
08/29/96		BH		

EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	21,844	21844 x 1	61	3.25	80	34,645	EST/SHAPE 34,600

MUNICIPAL SOFTWARE BY AVITAR				
TOWN OF NOTTINGHAM NEW HAMPSHIRE				
PARCEL TOTAL TAXABLE VALUE				
Year	Building	Features	Land	
2016	\$ 173,500	\$ 34,600	\$ 112,700	
	Parcel Total: \$ 320,800			
2017	\$ 173,500	\$ 34,600	\$ 112,700	
	Parcel Total: \$ 320,800			
2018	\$ 173,500	\$ 34,600	\$ 112,700	
	Parcel Total: \$ 320,800			

LAND VALUATION														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COMMIND	2,000 ac	88,000	E	100	100	100	100	100 - LEVEL	125	110,000	0	N	110,000	USE
COMMIND	1,420 ac	x 2,000	X	100				95 - MILD	100	2,700	0	N	2,700	
	3,420 ac									112,700			112,700	

Zone: C/I COMMIND DIST Minimum Acreage: 2.00 Minimum Frontage: 200
 Site: AVERAGE Driveway: PAVED Road: PAVED

BUILDING DETAILS

Model: 1.00 STORY FUNCT HALL
 Roof: GABLE OR HIP/ASFHALT
 Ext: VINYL SIDING
 Int: DRYWALL
 Floor: HARD TILE/CARPET
 Heat: GAS/FA NO DUCTS

Bedrooms: Baths: Fixtures:
 Extra Kitchens: Fireplaces:
 Generators:

A/C: No
 Quality: A0 AVG
 Com. Wall: WOOD, 8 FT.
 Size Adj: 0.9563

Base Rate: CLC 70.00
 Bldg. Rate: 0.7842
 Sq. Foot Cost: \$ 54.89

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	3480	1.00	3480
OFF	OPEN PORCH	128	0.25	32
SLB	SLB	3480	0.00	0
GLA:		7,088		3,512

TAXABLE DISTRICTS

District	Percentage

OWNER

MCDERMOTT REALTY TRUST
 DAVID L MCDERMOTT - TRUSTEE
 435 FIRST NH TURNPIKE
 NORTHWOOD, NH 03261

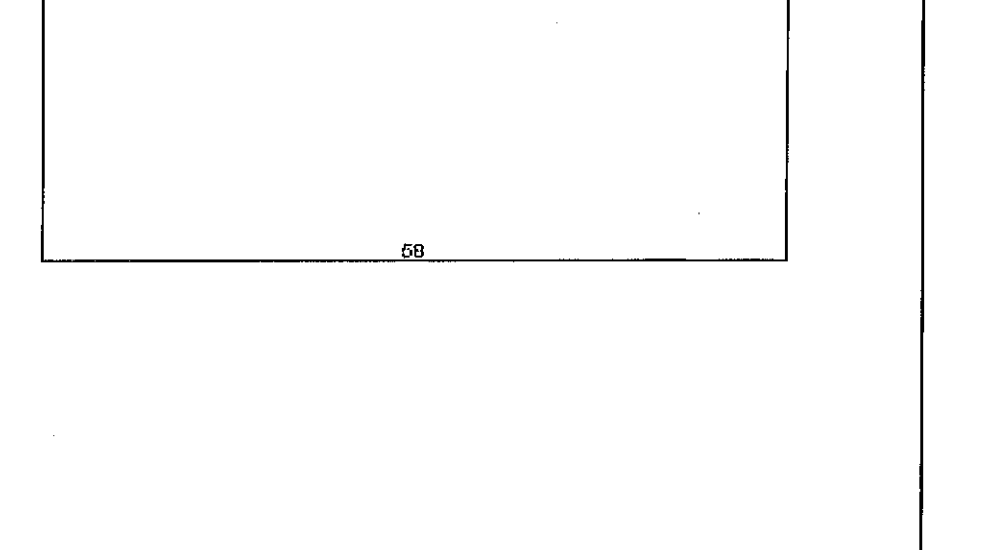
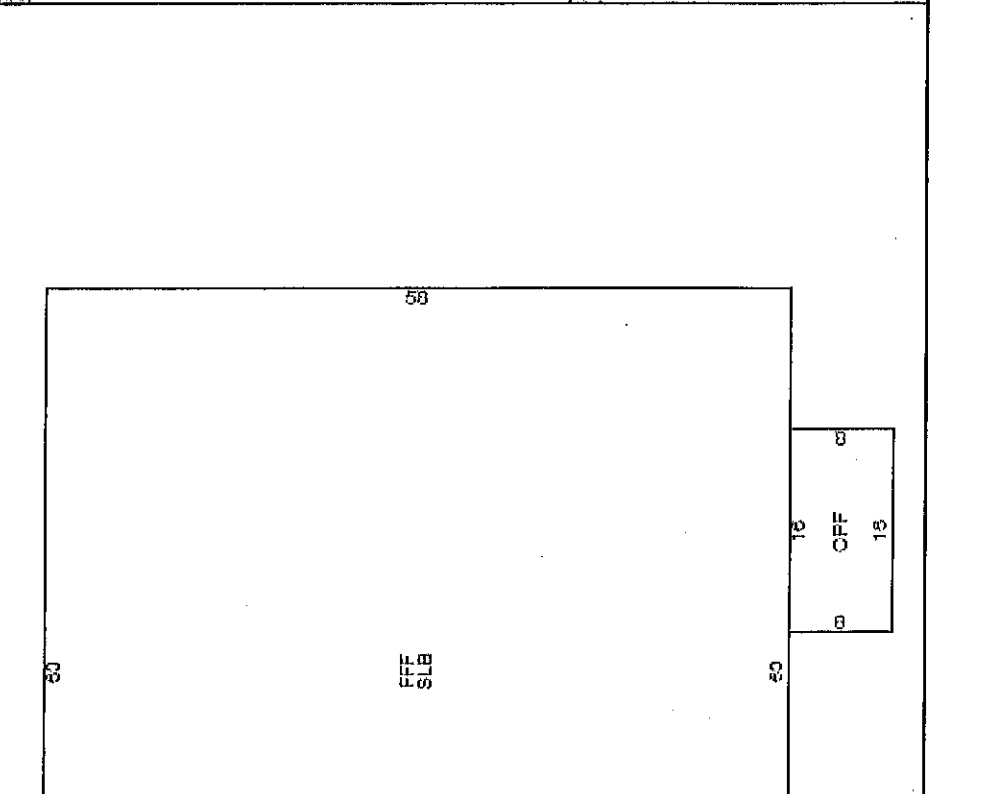
PERMITS

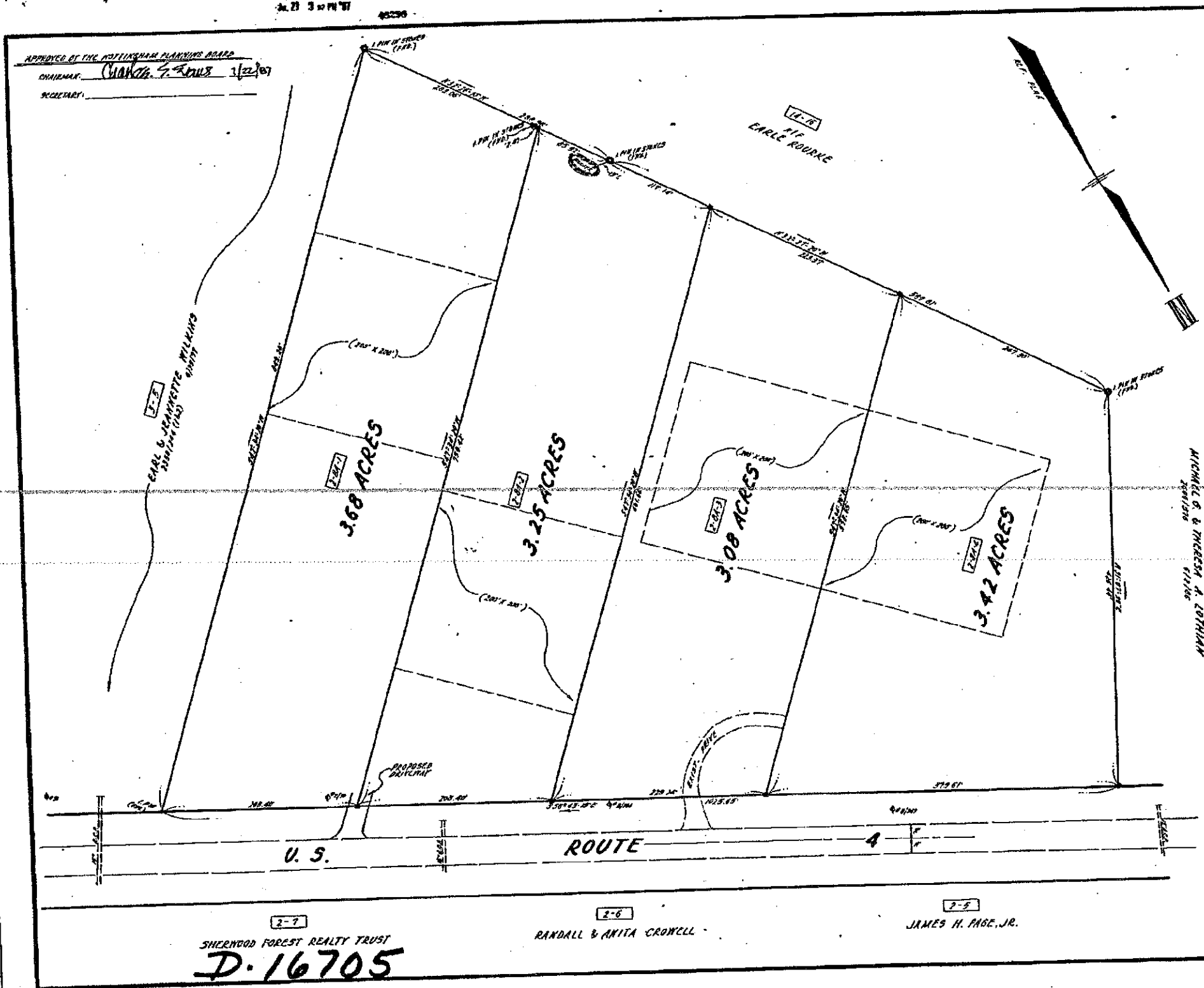
Date	Project Type	Notes

2015 BASE YEAR BUILDING VALUATION

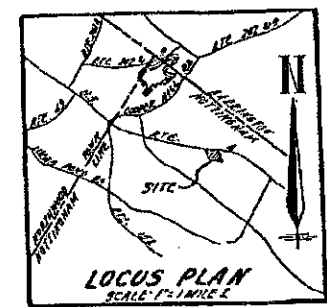
Market Cost New: \$ 192,774
 Year Built: 1991
 Condition For Age: GOOD
 Physical: 10 %
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 10 %

Building Value: \$ 173,500





APPROVED BY THE NOTTINGHAM PLANNING BOARD
 CHAIRMAN: Charles S. Davis 3/22/87
 SECRETARY: _____



REFERENCE PLAN:
 *LOT 2, WENTWORTH DR. NORTHWOOD, N.H.
 NOTTINGHAM, N.H. SCALE: 1" = 100' DATED JUNE
 25, 1975 BY DAVID E. NOYES (R.C.B. PLAN NO.
 C-5123.)

- NOTES:
1. UNCLE OF RECORD IS LONGUEIL AGENCY, INC., ETC.
 2. NORTHWOOD, N.H. DEED REFERENCE TO THE N.H.S. PLAN DATED MAY 26, 1987, IN THE R.C.B.R.
 3. TOTAL AREA OF PARCELS BEING SUBDIVIDED IS 19.43 ACRES.
 4. N.H.S. & P.C.B. SUBDIVISION APPROVAL NO. 19 # 24374 7/15/87.
 5. NOTES STONE BOUND SET 5/30/87.
 6. NOTES IRON PIN SET 5/30/87.
 7. LOT 2-04-A WILL BE GRANTED DRIVEWAY ACCESS AND 10' EASEMENT OF WAY TO INDICES OF CORRESPOND FROM ETC. 4 OVER LOT 2-04-3

"I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE BY THE BOUNDARY AND 1/16" & 1/32" ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND BY ALL PROPERTY LINES WITHIN AND SURROUNDING THE SUBJECT PROPERTY."
 William F. Wornell 5/20/87



SUBDIVISION PLAN
 "WENTWORTH LOT"
 PREPARED FOR
PAUL LONGUEIL
 NOTTINGHAM, N.H.
 SCALE: 1" = 50' MAY 31, 1987
 PREPARED BY: WILLIAM F. WORNELL
 1000 N. ST.
 NORTHWOOD, N.H.

2-7 SHEPWOOD FOREST REALTY TRUST **D.16705**
 2-6 RANDALL & ANITA CROWELL
 2-5 JAMES H. PAGE, JR.



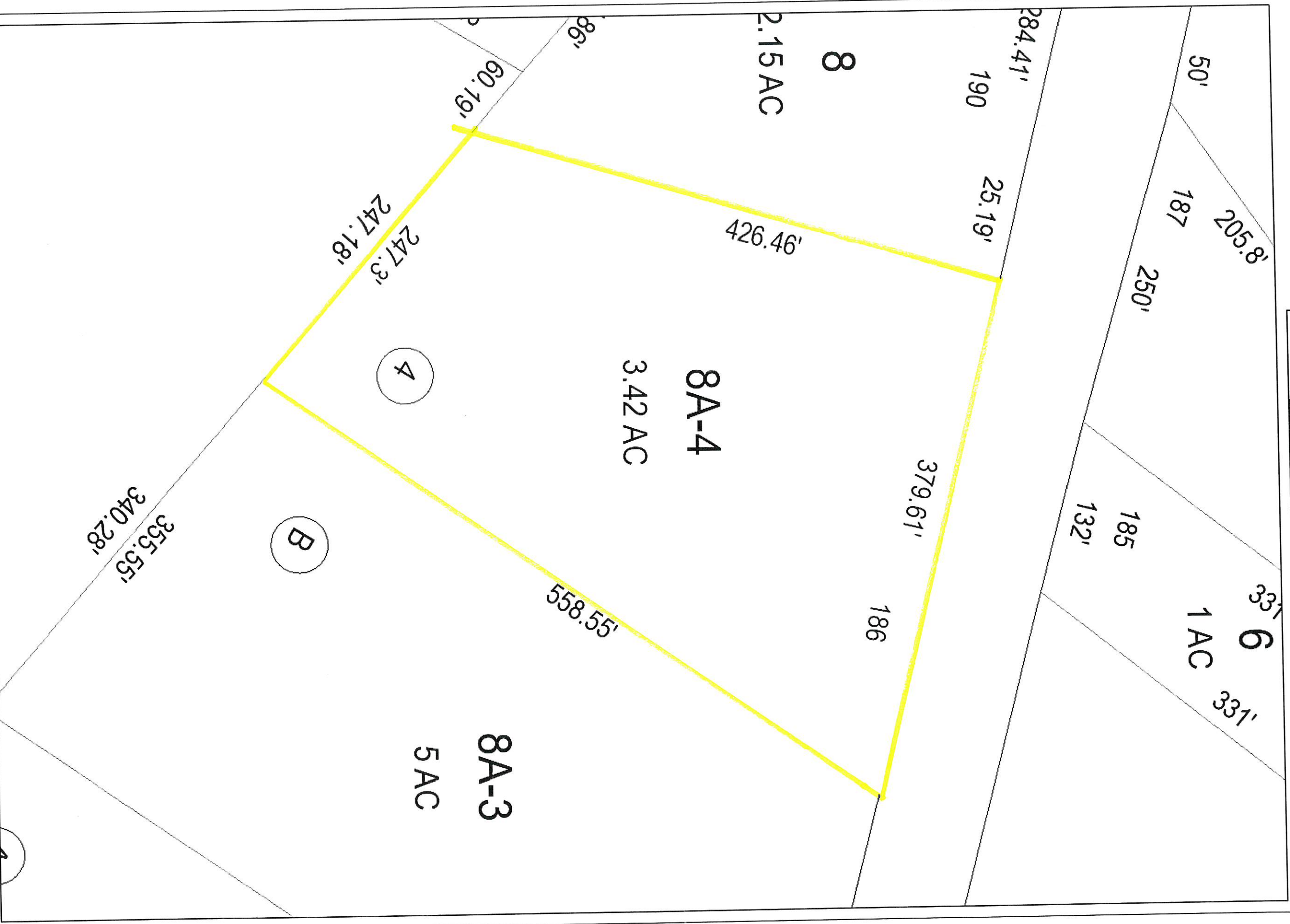
January 7, 2019

Nottingham, NH
1 inch = 67 Feet

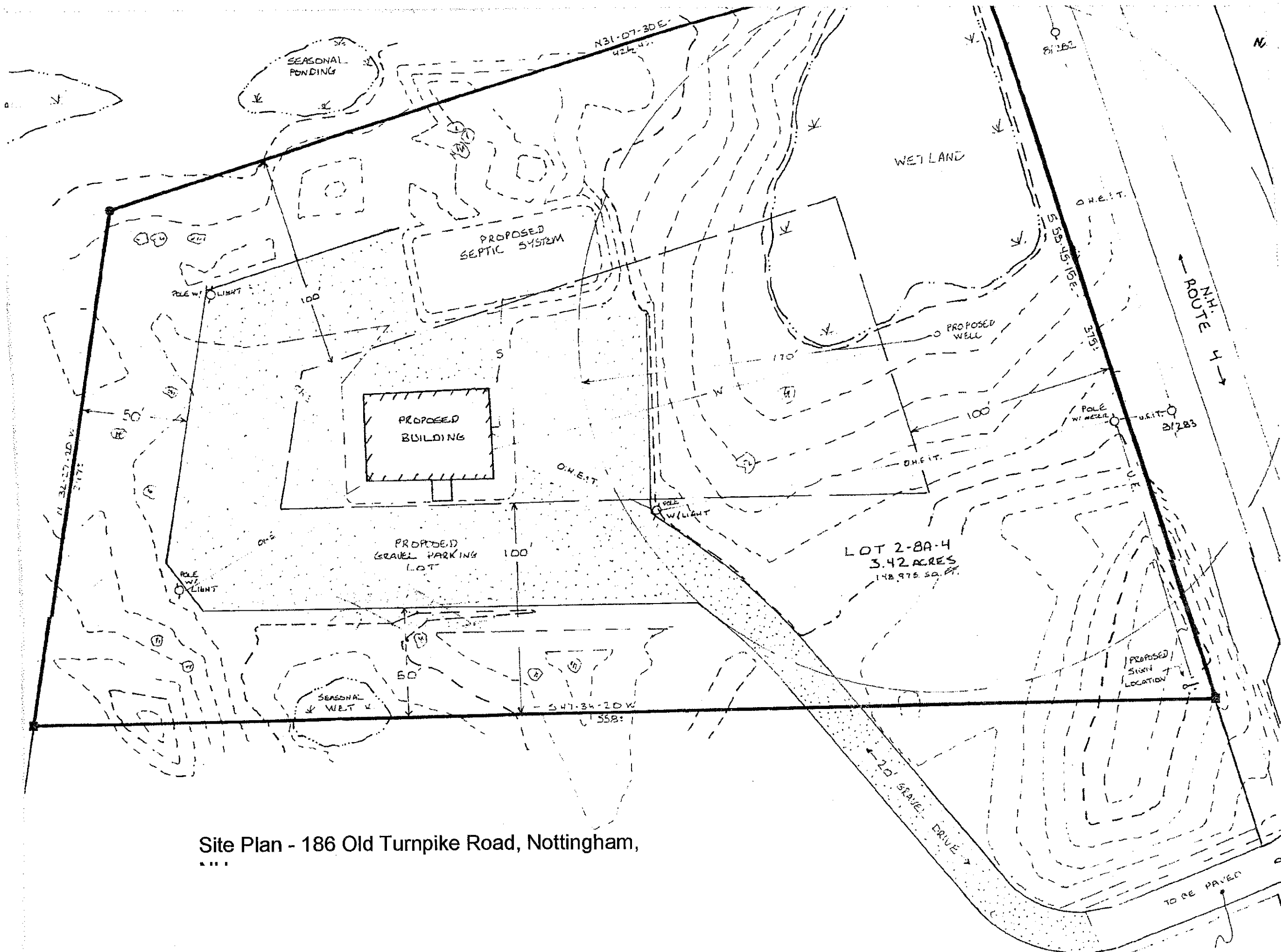


CAT Technologies
Professional Landmark Registration Services

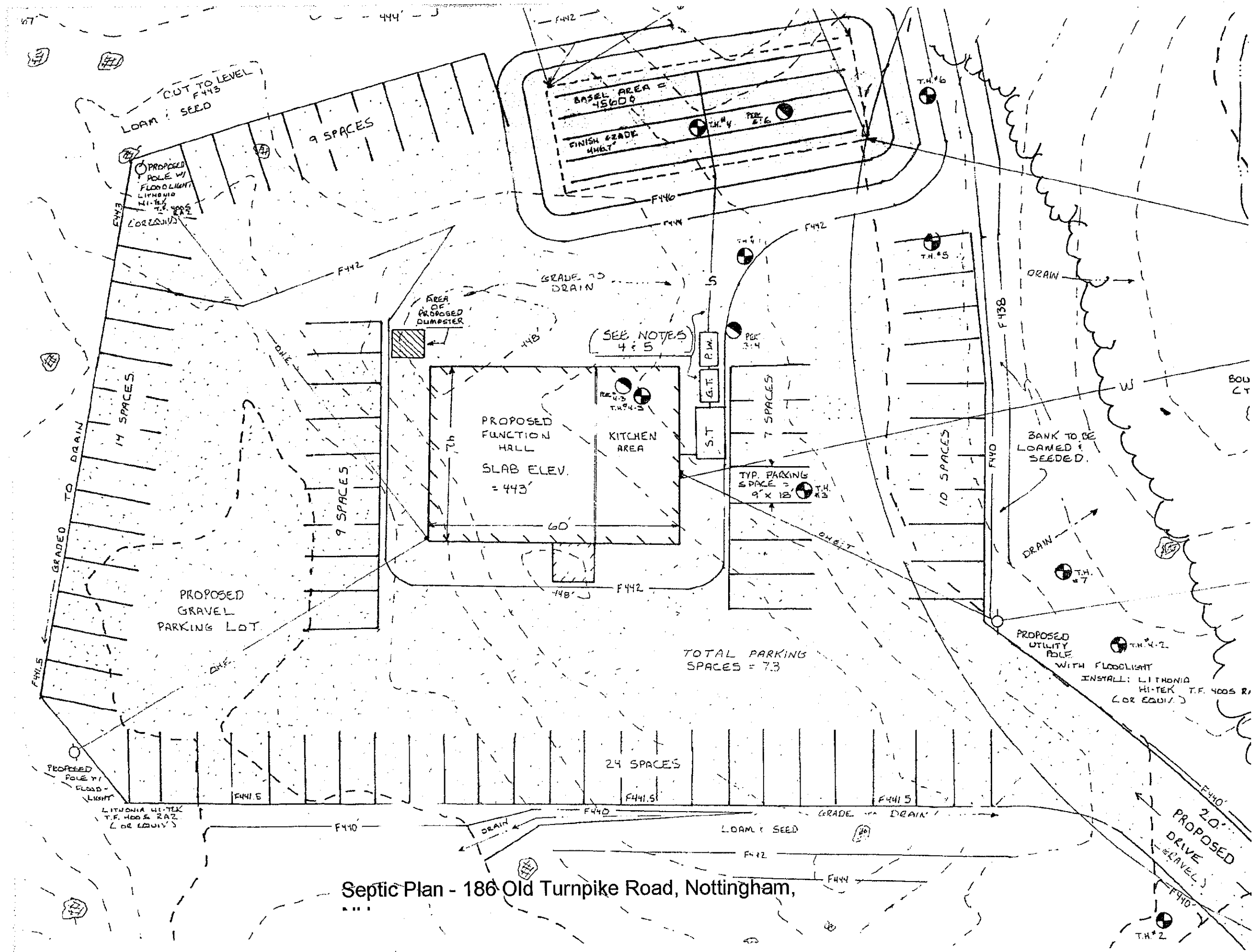
www.cat-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAT Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Site Plan - 186 Old Turnpike Road, Nottingham,



Septic Plan - 186 Old Turnpike Road, Nottingham,

