



## TOWN OF NOTTINGHAM, NH - PLANNING BOARD

NOTTINGHAM TOWN OFFICE • 139 Stage Rd., P.O. Box 114 • Nottingham, NH 03290  
<https://www.nottingham-nh.gov/planning-board>  
[scasella@strafford.org](mailto:scasella@strafford.org)



Phone: (603)679-9597

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## Plan Review

<b>PROJECT NAME:</b> Cole Subdivision Rt 4		<b>CASE NUMBER:</b> 20-009 SUB	
<b>PLAN REVISION DATE:</b>			
<b>MEETING DATE:</b> 12/9/2020 Continue to 1/27/2021 Continued to 2/10/21 Site visit date: 2/20/21 @ 9am Continued to: 2/24/21	<b>Property Owner(s):</b> Marilyn and Jeffrey Cole Jeffery Cole Builders LLC 140 Raymond Rd Nottingham, NH 03290 Email: <a href="mailto:jcbuilders@myfairpoint.net">jcbuilders@myfairpoint.net</a> Phone: (603) 778-0786	<b>APPLICATION TYPE:</b> <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line <input type="checkbox"/> Design Review         Adjustment	
<b>APPLICATION STATUS:</b> <input checked="" type="checkbox"/> <b>Accepted:</b> 12/9/2020 65 days expires: 2/12/2021 - extend to 2/24/2021 <input type="checkbox"/> <b>Approved:</b> <input type="checkbox"/> <b>Extension to:</b>	<b>APPLICANT (s):</b> Jeffery Cole Builders LLC	<b>REVIEWED BY:</b> Stefanie Casella SRPC Circuit Rider December 9, 2020 Edited 2/23/2021	
<b>EXECUTIVE SUMMARY</b>			
Applicant is proposing to subdivide existing parcel located within the Commercial/Industrial zone into six (6) total lots. Two (2) commercial lots are proposed with frontage on Rt. 4, one (1) residential lot is proposed with frontage on Smoke St., and three (3) residential lots are proposed with frontage on Kennard Rd.			
Applicant Rep: Scott Frankiewicz			
<u>Staff Update 1/19/2021</u> Applicant received a variance from Article II Section E. 1 of the Nottingham Zoning Ordinance from the Nottingham Zoning Board of Adjustment to permit residential uses in the Commercial/Industrial Zone (Route 4).			
<u>Staff Update 1/25/2021</u> Please refer to Cole Rt 4 resubmittal docs for responses to staff questions and comments			
<u>Staff Update 2/08/2021</u> Applicant was invited to the next conservation commission meeting on 2/8 Board requested natural heritage bureau review			
<u>Staff Update 2/22/2021</u> Site visit conducted on 2/20/2021. Applicant was asked to flag or note all trees that are to be removed within the public right of way along the scenic road (Kennard). Board and applicant will review easement designation procedures for section along smoke street. Fire chief has submitted comments and recommendations.			
<b>BACKGROUND</b>			



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<b>TAX MAP/LOT:</b>	6/16
<b>AREA</b> (ACRES, SQUARE FEET):	30.56 acres (1,331,038 square feet)
<b>EXISTING LAND USE:</b>	Commercial/Industrial
<b>STEEP SLOPES:</b>	Steep slopes are present on property
<b>ROAD ACCESS</b> (FRONTAGE):	Rt. 4 – 1324 ft, Smoke St – 4,837.93 ft, Kennard Rd – 1856.45 ft (Total = 4,018.38 ft)
<b>CLOSEST INTERSECTION:</b>	Rt. 4 and Smoke Street, Smoke Street and Kennard Road
<b>ZONING DISTRICT(S):</b>	Commercial/Industrial
<b>OVERLAY DISTRICTS:</b>	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain
<b>LOCATED ON A SCENIC ROAD?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b><i>Kennard Rd</i></b>
<b>FEMA 100-YEAR FLOOD HAZARD ZONE?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>WATER BODIES:</b>	<input type="checkbox"/> Shoreland Protection
<b>OTHER PERMITS AND APPROVALS</b>	
<input type="checkbox"/> Special Exception(s) <input checked="" type="checkbox"/> Waivers <input type="checkbox"/> Variance(s) <input type="checkbox"/> Easement(s) <input type="checkbox"/> Excavation Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Condo Documents <input type="checkbox"/> State Permits <input type="checkbox"/> Road Cut <input type="checkbox"/> Road Bond	
<b>STATUS NOTES:</b> Waiver for Article 20 Section 2.4 (steep slope impact)	

**COMPLETENESS/APPLICATION ACCEPTANCE**

1. All information needed to complete the application review has been submitted
2. Confirm all abutters noticed & fees paid (escrow).
3. Confirm signature and seal of registered surveyor, engineer or architect.
4. Confirm signed application received.

**STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY**

Subdivision Application

1. Comments on submitted waiver request:
  - a. Waiver to impact steep slopes, and increase driveway grade up to 10%
2. Elements in need of clarification, additional information, or provision before approval:
  - a. Applicant attended conservation commission meeting on 02/08/2021
  - b. Disturbing of critical areas
    - i. 20.2.4 conservation of natural features
  - c. Proposed lot 16
    - i. Needs to have both test pits in the 30,000 sf area (defined in lot size)
  - d. Please include wetland scientist stamp on all pages that are to be recorded
  - e. Utilities and Fire protection:



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- i. See comments from fire chief
- f. Note additions
  - i. Provision on plan that road agent is to be consulted before driveway construction
  - ii. Detail on underground utilities are to be added
- 3. Notes changes, corrections, and additions:
  - a. N/A

### ACCEPTANCE AND APPROVAL PROCEDURES

- ~~1. Convene hearing~~
- ~~2. Board, applicant and abutter comments on acceptance (determine completeness)~~
- ~~3. Accept, continue or deny~~
- 4. Reconvene Hearing
- 5. ~~Consider and determine whether the application is a development of regional impact (Vote Required)~~ Board found that this application will not be a development of regional impact.
- 6. Update from applicant
- 7. Staff review report update
- 8. Abutter testimony
- 9. Act on submitted waiver request(s):
- 10. Board discussion, comments, questions
- 11. Act on approval, conditions, denial or continue to a date certain

### CONDITIONS OF APPROVAL

- Plan copies with professional seals & signatures
    - Surveyor
    - Wetlands Scientist
  - Original Mylar with professional seals & signatures
  - Electronic submission per regulations (As-built as required)
  - All fees paid
  - Additional items to be determined as part of the plan review hearing (List):
  - 
  - Changes to Plat as detailed in minutes and this report (refer to notes section and list):
    - See Above
  - Others (List):
- State Permits –
    - Curb-cut,
    - Subdivision (Sub Surface/Septic),
    - Wetlands – Dredge and Fill,
    - Alteration of Terrain
    - Shoreland Protection