



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



Phone: (603) 994-3500

Phone: (603)679-9597

Fax: (603) 679-1013

Plan Review

PROJECT NAME: Diberto Subdivision		CASE NUMBER:
PLAN REVISION DATE:		
MEETING DATE: 5-13-2020	APPLICANT(s): Robert Diberto 324 Route 108 Madbury, NH 03823 stonegreyhouse@comcast.com (603) 781-4321	APPLICATION TYPE: <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 Adjustment
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT'S REP: Christopher Berry Berry Surveying and Engineering 335 Second Crown Point Rd Barrington, NH 03825 (603) 332-2863	REVIEWED BY: Stefanie Casella SRPC Circuit Rider April 15, 2020
EXECUTIVE SUMMARY		
<p>The existing parcel is located on Mitchell Rd, north of Sutton Dr. The parcel is bisected by the Nottingham/Barrington town line with 18.76 acres existing in Barrington along Rt. 4. The Nottingham portion is 40.55 acres with no frontage on Rt 4. (not part of the Nottingham commercial district).</p> <p>NH RSA 674:53 requires notice be given to the adjoining community. Barrington Town Planning Marcia Gasses had been notified and had no issues with the subdivision. A separate application to the Barrington Planning Board is needed as well as final approval from the Barrington Planning Board.</p> <p>Date of original conceptual consultation: March 4, 2019</p> <p>Proposed Lot Dimensions:</p> <p><u>Lot 1N</u> Total Area: 2.02 ac (88,171 sq.ft) Total Upland: 30,418 sq.ft.</p> <p><u>Lot 1N-1</u> Total Area: 2.02 ac (87,946) Total Upland: 33,023 sq.ft.</p> <p><u>Lot 1N-2</u> Total Area: 2.08 ac (89,598 sq.ft.) Total Upland: 30,785 sq.ft.</p> <p><u>Lot 1N-3</u> Total Area: 2.08 ac (30,182 sq.ft.)</p>		



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Total Upland: 30,182 sq.ft.

Lot 1N-4

Total Area: 2.03 ac (88,534 sq.ft.)

Total Upland: 30,264 sq.ft

Lot 1N-5

Total Area: 4.24 ac (184,600 sq.ft)

Total Upland: 33,000 sq.ft.

Lot 1N-6

Total Area: 3.44 ac (149,715 sq.ft)

Total Upland: 30,680 (sq.ft.)

Lot 1N-7

Total Area: 2.98 ac (129,806 sq.ft.)

Total Upland: 52,497 sq.ft.

Lot 1N-8

Total Area: 4.31 ac (187,945 sq.ft.)

Total Upland: 45.473

Lot 1N-9

Total Area: 2.14 ac (93.304 sq.ft.)

Total Upland: 31,353 sq.ft.

Lot 1N-10

Total Area: 2.56 ac (111,660 sq.ft.)

Total Upland: 31,491 sq.ft.)

Lot 1N-11

Total Area: 2.56 ac (111,425 sq.ft.)

Total Upland: 30,008 sq.ft.

Lot 1N-12

Total Area: 2.34 ac (102,013 sq.ft.)

Total Upland: 31,944 sq.ft.

Lot 1N-13

Total Area: 2.77 ac (120,481 sq.ft.)

Total Upland: 33,710 sq.ft.

Proposed Roads: Lipizzan (or Lizzippan) Drive, Stone Grey Drive



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See issues and recommendations below.

BACKGROUND

TAX MAP/LOT:	Map 7 / Lot 1N
AREA (ACRES, SQUARE FEET):	40.55 ac (1,766,568 ft)
EXISTING LAND USE:	Vacant
STEEP SLOPES:	Intermittent, as identified on plan set
ROAD ACCESS (FRONTAGE):	Mitchell Rd (1,733.87 ft)
CLOSEST INTERSECTION:	Mitchell Rd and Sutton Drive
ZONING DISTRICT(S):	Residential – Agricultural and Commercial
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain
LOCATED ON A SCENIC ROAD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
WATER BODIES:	<input type="checkbox"/> Shoreland Protection <input type="checkbox"/> Lamprey River LAC

OTHER PERMITS AND APPROVALS

- Special Exception(s) Waivers Variance(s) Easement(s) Excavation Permit
Conditional Use Permit Condo Documents State Permits Road Cut Road Bond

STATUS NOTES: Two waiver requests have been submitted as part of the subdivision application.

1. Driveway Design and Construction Standards (Subdivision Regulation section 15.6.4) – request for 3:1 side slopes.
2. Streets and Roads (Subdivision Regulation section 9.7.1.1.b – request for construction of a cul-de-sac.

COMPLETENESS/APPLICATION ACCEPTANCE

1. All information needed to complete the application review has been submitted
- (as articulated in Subdivision Regulations section 8.2)
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 ***Applicant has responded to all comments, see letter to Nottingham Planning Board dated April 22, 2020**

1. Comments on submitted waiver request:



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- a. Driveway Design and Construction Standards, 3:1 slopes
 - i. Subdivision Regulation section 15.6.4 states that side slopes can not exceed a 2:1 slope ratio. Applicant is proposing a 3:1 slope ratio to reduce wetland area impacts.
 - ii. Staff suggest review by road agent
 - b. Request for construction of a cul-de-sac
 - i. Subdivision regulation section 9.7.1.1.b. states, "Cul-de-sacs shall be permitted by the granting of a waiver by the Board, (in accordance with the procedures in Section 11, General Waiver Provision)."
 - ii. Due to the location of the property abutting the town of Barrington and Rt. 4, a cul-de-sac seems like a good solution to maximize the use of land. Board should consider if future development is possible and where access to this development will be given.
 - iii. Staff suggest review by road agent and fire chief.
2. Elements in need of clarification, additional information, or provision before approval:
- a. Captain Smith Stone
 - i. What were the results of the historical/archeological investigation?
 - b. Environmental Impact assessment indicated as provided – please provide
 - c. Traffic Impact Analysis indicated as provided – Please provide
 - d. Sprinklers are indicated in section IV.13 of application check list. Besides the articulated cistern, are there proposed sprinklers, if so where, or are there other fire protections proposed?
 - i. Staff recommends review by fire chief
 - e. Slope easements have been indicated as included in section III. 3. b. of application checklist
 - i. Please note where details are in plan set.
 - ii. Please provide easement language
 - f. Utility easements have been indicated as included in section III. 3. c. of application checklist
 - i. Please note where details are in plan set.
 - ii. Please provide easement language
 - g. Drainage easements have been depicted on plans
 - i. Please provide easement language
 - h. Does Lipizzan have one "p" or two? Spelling differs throughout materials
 - i. What are the lengths of the proposed roads?
3. Notes changes, corrections, and additions:
- a. Application
 - i. Applicant Contact
 1. Please label Christopher Berry (project Manager) as contact
 - ii. Owner
 1. Please correct email to "Stonegreyhouse@gmail.com"
 - iii. Berry Surveying & Engineering cover letter
 1. Please correct "Barrington Planning Board" to "Nottingham Planning Board"
 2. Please correct "subdivision and concurrent site plan reviews" to "subdivision review"
 - b. Plan
 - i. Cindy Balcius is listed as the wetland scientist in wetland notes on sheets 4-8
 1. Please update to reflect that wetlands were delineated by John P. Hayes



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HEARING PROCEDURES

1. Convene hearing
2. Board, applicant and abutter comments on acceptance (determine completeness)
3. Accept, continue, or deny
4. Consider and determine whether the application is a development of regional impact (**Vote Required**)
5. Presentation by applicant/board questions
6. Staff review report
7. Abutter testimony
8. Board discussion, comments, questions
9. Act on submitted waiver request(s): Subdivision Regulations section 15.6.4 and 9.7.1.1.b
10. 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:
 - See Above
 - Others (List):
- State Permits –
 - Curb-cut,
 - Subdivision (Sub Surface/Septic),
 - Wetlands – Dredge and Fill,
 - Alteration of Terrain
 - Shoreland Protection