



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)679-9597

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Phone: (603) 994-3500

Plan Review

PROJECT NAME: Sorrel Stables		CASE NUMBER: 006-SPR	
PLAN REVISION DATE:			
MEETING DATE: 10/14/2020	Property Owner(s): Devan Tyack 108 Stage Rd Nottingham, NH 03290 devantyack@yahoo.com 978-360-9806	APPLICATION TYPE: <input type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input checked="" type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line Adjustment <input type="checkbox"/> Design Review	
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT (s): Devan Tyack 108 Stage Rd Nottingham, NH 03290	REVIEWED BY: Stefanie Casella SRPC Circuit Rider October 14, 2020	
EXECUTIVE SUMMARY			
<p>Applicant is applying for site plan approval for a horse boarding business. Applicant has plans to provide horse training and riding lessons in the future.</p> <p>This property is in both the town center district and residential agricultural district. Front side of the property falls within the town center and the back half, including the barns and riding ring, fall within the residential agricultural district. By state statute this use is considered an agricultural use (RSA 21:34) and is subject to site plan approval (RSA 674:32-b). This property was formerly a riding and boarding facility and horses were being kept at the property up until the close of sale.</p> <p>The applicant will be keeping the existing layout of the property with the exception of replacing the existing barn with a similar structure within the existing footprint. The board has the ability to waive application requirements that do not demonstrate adverse effects on public health and safety (RSA 674:32-c).</p>			
BACKGROUND			
TAX MAP/LOT:	43/34-A		
AREA (ACRES, SQUARE FEET):	10 Ac		
EXISTING LAND USE:			
STEEP SLOPES:			
ROAD ACCESS (FRONTAGE):	200 ft		
CLOSEST INTERSECTION:	Hallway Rd and Stage Rd		



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ZONING DISTRICT(S):	Town Center/Residential – Agricultural
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain
LOCATED ON A SCENIC ROAD?	<input type="checkbox"/> Yes <input type="checkbox"/> No
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input type="checkbox"/> No
WATER BODIES:	<input type="checkbox"/> Shoreland Protection
OTHER PERMITS AND APPROVALS	
<input type="checkbox"/> Special Exception(s)	<input 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
STATUS NOTES: No waivers or variances have been requested at this time	

COMPLETENESS/APPLICATION ACCEPTANCE

1. All information needed to complete the application review has been submitted
 - a) Missing: Checklist items 1-32 of section II
 - i. Staff recommends board discuss what degree of detail is needed for this plan and applicant apply for waivers accordingly
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. No waivers submitted at this time
2. Elements in need of clarification, additional information, or provision before approval:
 - a. Refer to completeness section 1. a) i. above
3. Notes changes, corrections, and additions:
 - a. TBD

ACCEPTANCE AND APPROVAL 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
6. Staff review report
7. Abutter testimony
8. Act on submitted waiver request(s):
9. Board discussion, comments, questions



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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-builts 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