



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

Fax: (603) 679-1013

Phone: (603) 994-3500

Plan Review

PROJECT NAME: Falzone Subdivision		CASE NUMBER: 21-002-SUB	
PLAN REVISION DATE:			
MEETING DATE: 2/10/2021 Site walk on: 2/20/21 @ 10:30 Continued to: 2/24/21 with deliverables on Tuesday 2/16	Property Owner(s): Ledge Farm LLC (Joseph Falzone) 7B Emery Lane Stratham, NH Phone: 603-772-9400	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 <input type="checkbox"/> Design Review	
APPLICATION STATUS: <input checked="" type="checkbox"/> Accepted: 2/10/21 65 days expires: 4/16/2021 <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Engineer (s): Christian O. Smith Beals Associates PLLC 70 Portsmouth Ave Stratham, NH 603-583-4860	REVIEWED BY: Stefanie Casella SRPC Circuit Rider February 8, 2021 Updated on 2/23/2021	
EXECUTIVE SUMMARY			
Applicant is proposing a subdivision of the existing area into seven (7) lots. All proposed lots will have access off Gile Rd. Applicant attended the August 12, 2020 Nottingham Planning Board meeting for a design review.			
<u>Proposed Lot 1</u> Area: 5.69 ac (248,008 sq ft) Buildable Area: 33,135 sq ft			
<u>Proposed Lot 2</u> Area: 2.63 ac (114,586 sq ft) Buildable Area: 34,126 sq ft			
<u>Proposed Lot 3</u> Area: 4.06 ac (176,670 sq ft) Buildable Area: 31,470 sq ft			
<u>Proposed Lot 4</u> Area: 3.58 ac (156,121 sq ft) Buildable area: 39,539 sq ft			
<u>Proposed Lot 5</u> Area: 4.73 ac (206,134 sq ft) Buildable Area: 40,757 sq ft			
<u>Proposed Lot 6</u>			



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Area: 6.41 ac (279,264 sq ft)
Buildable Area: 81,478 sq ft

Proposed Lot 7

Area: 35.36 ac (1,540,485 sq ft)
Buildable Area: 439,400 sq ft

Staff Update 02/23/2021

After review of ZBA variance notice, motion, and minutes the applicant was not given variance for driveway location. Applicant has applied for a variance to Article II Section C. 2. c) 1.
Board is scheduled to conduct a site walk on 2/20/2021

BACKGROUND

TAX MAP/LOT:	40/1
AREA (ACRES, SQUARE FEET):	62.47 Acres (272,1272 sq ft)
EXISTING LAND USE:	Mildred Jones Cellar Hole, vacant, small burial ground
STEEP SLOPES:	Steep slopes are present on property
ROAD ACCESS (FRONTAGE):	Gile Rd
CLOSEST INTERSECTION:	Gile Rd and Mccrillis Rd
ZONING DISTRICT(S):	Residential/Agricultural
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain <input type="checkbox"/> Steep Slopes
LOCATED ON A SCENIC ROAD?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i><u>This section is not scenic</u></i>
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input checked="" 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: N/A at this time

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



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Subdivision Application

1. Comments on submitted waiver request:
 - a. Waiver for drainage analysis article 10 section 10.3
 - i. Approved on 2/10/21
2. Elements in need of clarification, additional information, or provision before approval:
 - a. Common drives must stay to common boundary lines (Zoning regulation Article 2. Section C. 2. C)
 - i. Applicant has applied for variance
 - b. Proposed Lot 1
 - i. Please identify where proposed driveway will be
 - ii. Buildable land must be contiguous
 1. Please remove one of the two buildable envelopes within the lot and adjust buildable area calculation accordingly
 - a. Only one building envelope, label is misleading
 - iii. Please remove protected burial area from contiguous buildable and recalculate accordingly
3. Notes changes, corrections, and additions:
 - a. Please add a note confirming that the property is not located within the FEMA 100 yr flood elevation zone (checklist section 2 item 9)
 - b. Please add design deficiency note (checklist section 2 item 10)
 - c. Please add erosion control note (checklist section 2 item 11)
 - d. Please add construction materials and methods note (checklist section 2 item 13)
 - e. Please add note articulating the purpose of the plan, and existing and proposed use (checklist section 2 item 17 a. and b.)
 - f. Wetland scientist signature needed on all sheets (checklist section 2 item 25. c.)
 - g. Please add owners signatures to final plans (checklist section 2 item 26)
 - h. Please add 4k area and well location and protective radii to all sheets that are to be recorded (checklist section 3 items 10 and 11)
 - i. Note 10 does not pertain to roadway information, please revise
 - j. Please add engineering certification to all sheets that are to be recorded
 - k. Please consider adding the 4k areas to all sheets that are to be recorded
 - l. Please consider adding the well area and protective radii to all sheets that are to be recorded
 - m. Please consider adding a scale to all sheets that are to be recorded
 - n. Please consider adding all notes to all sheets that are to be recorded
 - o. Please consider adding the legend to all pages that are to be recorded

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)~~ Vote passes at 2/10/2021 meeting that development is not a regional impact
5. Presentation by applicant
6. Staff review report
7. Abutter testimony



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8. Act on submitted waiver request(s):
9. Board discussion, comments, questions
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