



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: Miller Subdivision		CASE NUMBER: 20-001-SUB
PLAN REVISION DATE:		
MEETING DATE: February 12, 2020 May 27, 2020 June 10, 2020	APPLICANT(s): Laurel M. Miller 209 Mill Pond Road Nottingham, NH	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 checked="" type="checkbox"/> Accepted: 2/12/2020 65 days expires: 4/17/2020 <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT'S REP: Christian O. Smith Beals Associates PLLC 70 Portsmouth Ave Stratham, NH 03042 (603) 583-4860 csmith@bealsassociates.com	REVIEWED BY: Stefanie Casella SRPC Circuit Rider May 27, 2020
EXECUTIVE SUMMARY		
<p>Lot 141 owned by Laurel Miller is proposed to be subdivided into five lots. This is considered to be a major subdivision with the majority of the property located within the aquifer protection district. Both Kelsey Rd and Mill Pond Rd are listed as scenic roads within the town of Nottingham.</p> <p>Applicant requested and was granted a variance for Hydrogeologic Study requirement. Variance was granted at May 19, 2020 ZBA hearing.</p> <p>Discussion points and requests from 5/27/2020 Planning Board Meeting:</p> <ul style="list-style-type: none"> - Show driveways on plan set - New 4k area for lot 5 <p><u>Proposed Lot Dimensions:</u></p> <p>Lot 1 Area: 3 acres (130,753 s.f.) Frontage: 575.77 ft on Mill Pond Rd Buildable area: 60,789 s.f.</p> <p>Lot 2 Area: 3 acres (130,682 s.f.) Frontage: 486.76 ft on Kelsey Rd Buildable area: 62,210 s.f.</p> <p>Lot 3 Area: 3 acres (130,719 s.f.)</p>		



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Frontage: 334.53 ft on Mill Pond Rd
Buildable area: 32,275 s.f.

Lot 4

Area: 3.02 acres (131,479 s.f.)
Frontage: 302.29 ft on Kelsey Rd
Buildable area: 66,960 s.f.

Lot 5

Area: 4.04 acres (176,106 s.f.)
Frontage: 200 ft on Kelsey Rd
Buildable area: 51,360 s.f.

See issues and recommendations below.

BACKGROUND

TAX MAP/LOT:	24/141
AREA (ACRES, SQUARE FEET):	16.5 acres
EXISTING LAND USE:	Residential
STEEP SLOPES:	N/A
ROAD ACCESS (FRONTAGE):	Mill Pond Road – 912.15 ft Kelsey Road – 989.05 ft
CLOSEST INTERSECTION:	Kelsey Rd and Mill Pond Road
ZONING DISTRICT(S):	Residential – Agricultural
OVERLAY DISTRICTS:	<input checked="" type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain
LOCATED ON A SCENIC ROAD?	<input type="checkbox"/> Yes <input checked="" 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

OTHER PERMITS AND APPROVALS

<input type="checkbox"/> Special Exception(s)	<input checked="" type="checkbox"/> Waivers	<input type="checkbox"/> Variance(s)	<input checked="" type="checkbox"/> Easement(s)	<input type="checkbox"/> Excavation Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input checked="" type="checkbox"/> State Permits	<input type="checkbox"/> Road Cut	<input type="checkbox"/> Road Bond

STATUS NOTES: Utility Easement and Subsurface Subdivision

COMPLETENESS/APPLICATION ACCEPTANCE

- All information needed to complete the application review has been submitted
- (as articulated in Subdivision Regulations section 8.2)



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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 staff comments, see letter dated May 20, 2020**

1. Comments on submitted waiver request:
 - ~~a. No waiver requests currently submitted~~
 - ~~i. Upon discussion with the applicant representative will submit a waiver for the required soil survey~~
 - ~~b. Drainage waver (Article 10.10.3) approved on 5/27/2020~~
2. Elements in need of clarification, additional information, or provision before approval:
 - a. Hydrogeological Study (Zoning Ordinance: Article III. A. 5. a.)
 - i. Applicant had a preliminary conversation with planning staff and chair to discuss this requirement. What was the result of this meeting? (May, 2019)
 - b. Are there currently any proposed driveway locations?
 - i. If so, please articulate on plan.
 - ii. Will they go through the wetland on Lot 3?
3. Notes changes, corrections, and additions:
 - a. Please change misspelling of Kelsey Rd in the title block
 - b. Please consider adding proposed lot numbers that are to be recorded with RCRD
 - c. Please delineate the monuments that are to be set
 - d. Please include right of way dimensions for existing roads
 - e. Please label existing fences
 - f. Please label buildable area as "Building Envelope" for consistency

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
10. Act on approval, conditions, denial or continue to a date certain



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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