



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>
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Phone: (603)679-9597

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Plan Review

PROJECT NAME: Paradis Subdivision		CASE NUMBER: 19-011-SUB
PLAN REVISION DATE:		
MEETING DATE:	APPLICANT(s):	APPLICATION TYPE:
Original Meeting on 11/13/2019	Jeffery and Susan Paradis	<input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation
Continued to 01/08/2020	41 Poor Farm Rd	<input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ.
Continued to 02/12/2020	Nottingham, NH	<input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line Adjustment
Continued to 03/25/2020		
Continued to 04/08/2020		
Continued to 05/27/2020		
Continued to 06/10/2020		
APPLICATION STATUS:	APPLICANT'S REP:	REVIEWED BY:
<input checked="" type="checkbox"/> Accepted: 11/13/2019	James Franklin, Franklin Associates, LLC	Stefanie Casella
65 days expires: 1/17/2020	175 Deerfield Rd	SRPC Circuit Rider
<input type="checkbox"/> Approved:	Candia, NH, 03034	November 13 ,2019
	Phone: 603-483-3096	Updated on 06/05/2020
	Email: jeffs@comcast.net	
EXECUTIVE SUMMARY		
<p>The applicant has submitted an application to subdivide parcel 58/7-1 into four separate lots. The existing lot is located at 41 Poor Farm Road with the rear lot boundary abutting properties on Francesca Way. This is a major subdivision and in located on a scenic road.</p> <p>Application was originally submitted on for the 11/13/2019 planning board meeting, continued to the 12/11/2019 planning board meeting, and continued again to the 01/06/2019 planning board meeting. The applicant has requested a hearing continuation and application clock extension until the 2/12/2020 meeting.</p> <p>As discussed at the 11/13/2019 meeting, the applicant attended the conservation commission meeting on Dec. 9 and the board has received comments from the Conservation Commission.</p> <p>As discussed at the 12/11/2019 meeting the applicant has submitted the NH Natural Heritage Bureau review, and hired Gove Environmental to conduct an Environmental Impact Assessment.</p> <p>Applicant withdrew variance request for Hydrogeologic Study and the study was completed by GeolInsight on May 11, 2020</p> <p>Discussion points from 05/27/2020 Meeting</p> <ul style="list-style-type: none"> - Applicant will discuss alternative driveway paths with road agent. Applicant will deliver new documents to planning office by 6/08/2020 		



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See issues and recommendations below.

BACKGROUND

TAX MAP/LOT:	58/7-1
AREA (ACRES, SQUARE FEET):	37.7 Acres
EXISTING LAND USE:	Residential
STEEP SLOPES:	The western corner of the existing parcel appears to have slopes with a grade of 25% or higher
ROAD ACCESS (FRONTAGE):	1302.13 ft
CLOSEST INTERSECTION:	Francesca Way and Poor Farm Rd
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 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

OTHER PERMITS AND APPROVALS

<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

STATUS NOTES: ~~Waivers for two foot contours, the hydrogeologic study, and the environmental impact assessment have been submitted with application.~~

Three waivers were originally submitted with the application on 11/13/2019. The waiver for two foot contours was denied at the 12/11/2019 meeting and the Environmental Impact Assessment is currently underway. Applicants action on the Hydrogeologic Study will depend on the outcome of the Environmental Impact Assessment

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



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1. Comments on submitted waiver request:
 - a. Two Foot Contour Topology – **Waiver was denied on 12/11/2019**
 - i. Upon review of GRANIT Soils data there appears to be steep slopes (slopes 25% or greater) on the western corner of the parcel. After review of the updated plan set it appears that the steep slopes will effect the defined buildable area, but the property will still have enough land to meet the minimum requirement for building envelope.
 - ~~b. Hydrogeologic Study~~
 - ~~i. “Within the Aquifer Protection district, a hydrogeologic study shall be required, at the applicant’s expense for developments involving the subdivision of three (3) lots or greater.” (Zoning Ordinance Article III. Section A. 5.)~~
 - ~~ii. Staff recommends the board consider the implications of not having this information.~~
 - ~~iii. Applicant is waiting for the results from Environmental Impact Assessment before taking further action.~~
 - iv. Applicant submitted Hydrogeologic Study completed on 5/11/2020 by GeoInsight
 - ~~c. Environmental Impact Assessment~~
 - ~~i. Required for all major subdivisions, 4 or more lots. (Subdivision Regulations Article 10.6)~~
 - ~~ii. Staff recommends the board consider the implications of not having this information.~~
2. Elements in need of clarification, additional information, or provision before approval:
 - ~~a. Plan and Deed are not referenced on the plan set (Checklist item I. 16) – Board should consider asking for a copy of the deed to ensure there are no restrictions on the land.~~
 - ~~b. Please clarify the use of the walking trail for proposed lot 7-1-1. Will there be an access easement needed? Or, will it be used exclusively by the property owner? (Checklist item I.22.)~~
 - ~~c. Please clarify what the structure is in the walking trail. If this is a bridge, please label.~~
 - d. **Proposed lot 7-1-2 has both a proposed access via both single driveway and shared driveway.**
3. Notes changes, corrections, and additions:
 - a. Revision block missing on plan set (Checklist item I. 3)
 - ~~b. Please include a list of the DES Septic permits and approval numbers (Checklist item I. 17. e.)~~
 - c. Wetland scientist stamp and signature (Checklist item I. 25. c.)
 - d. Signed plan set by property owners (Checklist item I. 26)
 - ~~e. Please include all existing wells and septic systems for lot 7-1 (Checklist item I. 28. b and c., Subdivision regulations Article 10.7.2)~~
 - f. Please show where existing utility lines are (Checklist item I. 30.)
 - ~~g. Please show benchmarks (Checklist item III. 7., Subdivision regulation 15.6.11:2.)~~
 - h. Please revise and apply the soil information and delineate on plan set. Please pay special attention as the parcel boundaries in the report and in the plan set do not match. (Checklist item III. 8.)

ACCEPTANCE AND APPROVAL PROCEDURES

1. Reconvene hearing
2. Consider and determine whether the application is a development of regional impact (Vote Required)
3. Presentation by applicant
4. Staff review report
5. Abutter testimony
6. Board discussion, comments, questions



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7. 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 (List):
- Others (List):
- State Permits –
 - Curb-cut,
 - Subdivision (Sub Surface/Septic),
 - Wetlands – Dredge and Fill,
 - Alteration of Terrain
 - Shoreland Protection