



TOWN OF NOTTINGHAM, NH

NOTTINGHAM TOWN OFFICE • 139 Stage Rd., P.O. Box 114 • Nottingham, NH 03290
scasella@strafford.org



To: Nottingham Planning Board
From: Stefanie Casella, SRPC Circuit Rider
Date: 06/04/2020
Subject: Charlotte Fyfe, 85 Deerfield Rd Subdivision

Property Information

Map/Lot: 52/6

Road Address: 85 Deerfield Rd

Area: 6.57 ac

Frontage: 200.02 feet (frontage distance provided by Axis database)

Parcel owner Charlotte Fyfe contacted planning staff in January to discuss the possibility of subdividing her property. Planning staff and Ms. Fyfe had multiple meetings to discuss different layouts and options given the lack of frontage.

Ms. Fyfe is aware that variance(s) may be needed to complete this subdivision and has asked to discuss the project with the planning board to gain a better understanding of how to create the new lot that provides adequate access and uses appropriate land use strategies.

Ms. Fyfe would like to avoid a shared driveway through her own property and is open to the idea of buying land along Deerfield road to provide more frontage. Her neighbors in 51/3-1 gains access to their property at the corner where lot 52/6 and 51/3-1 meet with Deerfield Rd. A map of the property has been provided for reference.