

TOWN OF NOTTINGHAM  
PLANNING BOARD APPROVAL

DATE \_\_\_\_\_

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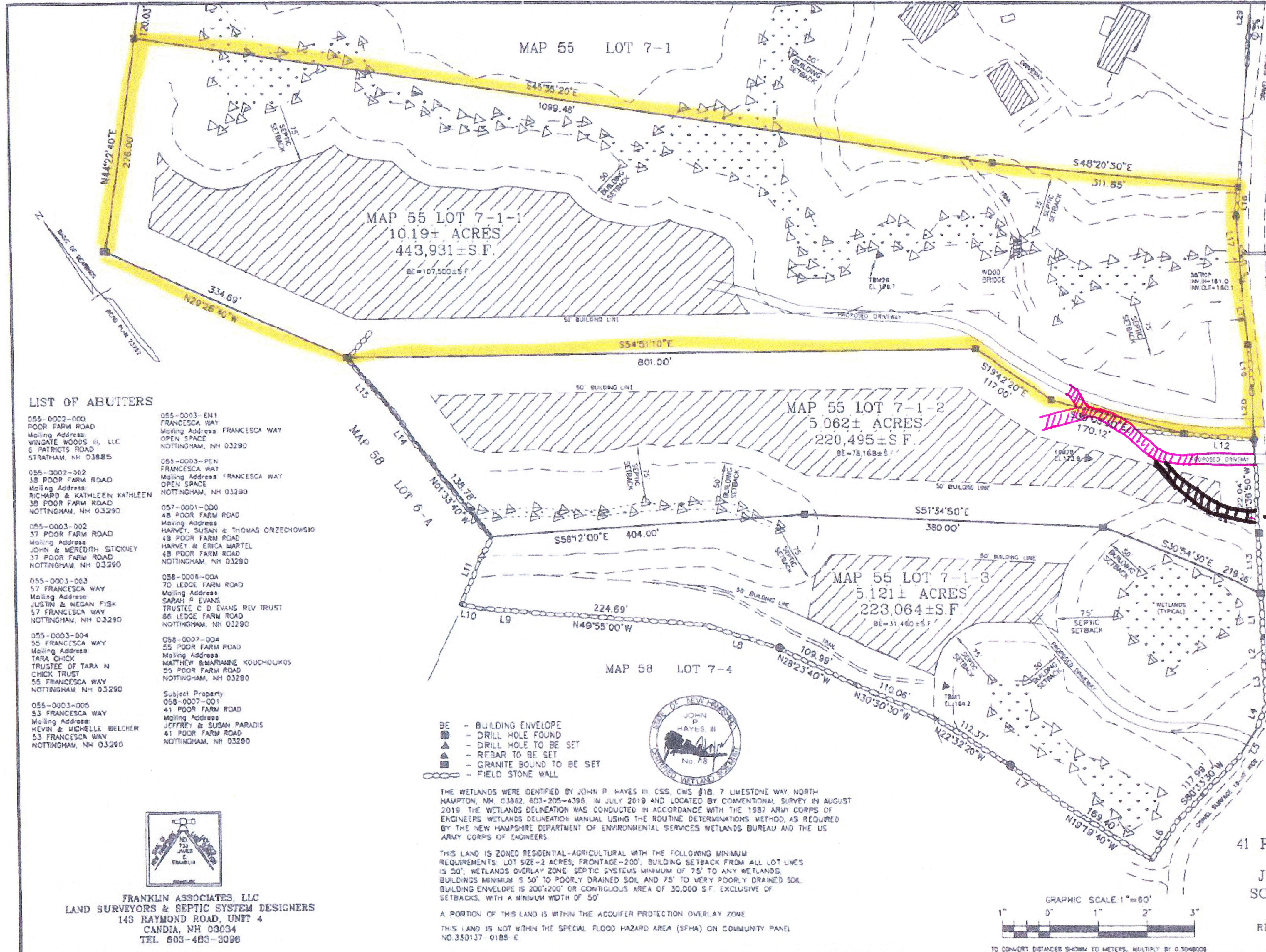
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THE SUBMISSION REGULATIONS OF THE TOWN OF NOTTINGHAM, AND NOTICE OF ACTION ARE A PART OF THIS PLAT, AND APPROVAL OF THE PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBMISSION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 7-1 THE EXISTING AND PROPOSED USE IS RESIDENTIAL.

POOR FARM ROAD IS BELIEVED TO BE CLASS V PUBLIC WAY 3 RODS WIDE.

UPR'S OWNER OF RECORD: JEFFREY & SUSAN PARADIS  
BOOK 3281 PAGE 2447



LIST OF ABUTTERS

- |   |   |
|---|---|
| 055-0003-000<br>POOR FARM ROAD<br>Mailing Address<br>WINGATE WOODS III, LLC<br>6 PATRIOTS ROAD<br>STRATHAM, NH 03885                              | 055-0003-EN1<br>FRANCESCA WAY<br>Mailing Address<br>FRANCESCA WAY<br>OPEN SPACE<br>NOTTINGHAM, NH 03290   |
| 055-0003-002<br>38 POOR FARM ROAD<br>Mailing Address<br>RICHARD & KATHLEEN KATHLEEN<br>38 POOR FARM ROAD<br>NOTTINGHAM, NH 03290                  | 055-0003-PEN<br>FRANCESCA WAY<br>Mailing Address<br>FRANCESCA WAY<br>OPEN SPACE<br>NOTTINGHAM, NH 03290   |
| 055-0003-002<br>37 POOR FARM ROAD<br>Mailing Address<br>JOHN & MEREDITH STICKNEY<br>37 POOR FARM ROAD<br>NOTTINGHAM, NH 03290                     | 057-0001-000<br>48 POOR FARM ROAD<br>Mailing Address<br>HARVEY, SUSAN & THOMAS ORZECZOWSKI<br>48 POOR FARM ROAD<br>HARVEY & ERICA MARTEL<br>48 POOR FARM ROAD<br>NOTTINGHAM, NH 03290 |
| 055-0003-003<br>57 FRANCESCA WAY<br>Mailing Address<br>JUSTIN & MEGAN FISK<br>57 FRANCESCA WAY<br>NOTTINGHAM, NH 03290                            | 058-0008-00A<br>70 LEDGE FARM ROAD<br>Mailing Address<br>SARAH P EVANS<br>TRUSTEE C D EVANS REV TRUST<br>66 LEDGE FARM ROAD<br>NOTTINGHAM, NH 03290                                   |
| 055-0003-004<br>55 FRANCESCA WAY<br>Mailing Address<br>TARA CHICK<br>TRUSTEE OF TARA N<br>CHICK TRUST<br>55 FRANCESCA WAY<br>NOTTINGHAM, NH 03290 | 058-0007-004<br>55 POOR FARM ROAD<br>Mailing Address<br>MATTHEW & MARIANNE KOUCOUKOS<br>55 POOR FARM ROAD<br>NOTTINGHAM, NH 03290   |
| 055-0003-005<br>53 FRANCESCA WAY<br>Mailing Address<br>KEVIN & MICHELLE BELCHER<br>53 FRANCESCA WAY<br>NOTTINGHAM, NH 03290                       | Subject Property<br>058-0007-001<br>41 POOR FARM ROAD<br>Mailing Address<br>JEFFREY & SUSAN PARADIS<br>41 POOR FARM ROAD<br>NOTTINGHAM, NH 03290                                      |

FRANKLIN ASSOCIATES, LLC  
LAND SURVEYORS & SEPTIC SYSTEM DESIGNERS  
143 RAYMOND ROAD, UNIT 4  
CANDIA, NH 03034  
TEL. 603-483-3096

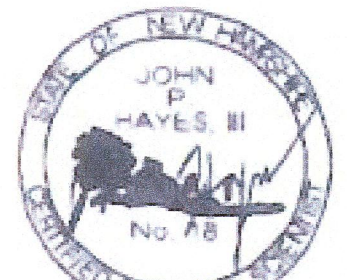
No.	Bearing	Distance
L1	S34°25'10"W	57.50'
L2	S31°57'40"W	30.95'
L3	S32°11'10"W	52.99'
L4	S57°16'10"W	36.17'
L5	S71°11'50"W	36.59'
L6	S70°24'50"W	64.88'
L7	N17°05'00"W	43.20'
L8	N36°28'10"W	98.65'
L9	N49°40'30"W	59.63'
L10	N42°00'10"W	28.88'
L11	N59°40'30"E	94.22'
L12	S49°22'10"E	94.00'
L13	S34°25'10"W	77.61'
L14	N01°06'30"E	72.12'
L15	N03°46'00"W	82.43'
L16	S41°39'30"W	38.00'
L17	S30°36'50"W	94.30'
L18	S28°45'20"W	72.38'
L19	S30°20'50"W	54.22'
L20	S34°04'30"W	68.63'

Abandon This Drive

Preferred Drive

Due to Pole Pole Ever Source Preferred

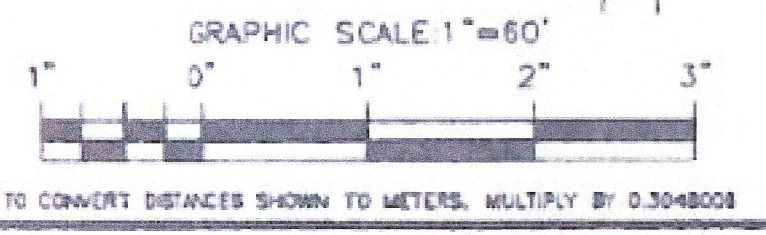
- BE - BUILDING ENVELOPE
- - DRILL HOLE FOUND
- ▲ - DRILL HOLE TO BE SET
- - REBAR TO BE SET
- - GRANITE BOUND TO BE SET
- - FIELD STONE WALL



THE WETLANDS WERE IDENTIFIED BY JOHN P. HAYES III, C.S.S., C.N.S. #18, 7 LWESTONE WAY, NORTH HAMPTON, NH 03862, 803-205-1396, IN JULY 2019 AND LOCATED BY CONVENTIONAL SURVEY IN AUGUST 2019. THE WETLANDS DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL USING THE ROUTINE DETERMINATIONS METHOD, AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU AND THE US ARMY CORPS OF ENGINEERS.

THIS LAND IS ZONED RESIDENTIAL-AGRICULTURAL WITH THE FOLLOWING MINIMUM REQUIREMENTS: LOT SIZE-2 ACRES, FRONTAGE-200', BUILDING SETBACK FROM ALL LOT LINES IS 50', WETLANDS OVERLAY ZONE, SEPTIC SYSTEMS MINIMUM OF 75' TO ANY WETLANDS, BUILDINGS MINIMUM IS 50' TO POORLY DRAINED SOIL AND 75' TO VERY POORLY DRAINED SOIL, BUILDING ENVELOPE IS 200'x200' OR CONTIGUOUS AREA OF 30,000 S.F. EXCLUSIVE OF SETBACKS, WITH A MINIMUM WIDTH OF 50'

A PORTION OF THIS LAND IS WITHIN THE AQUIFER PROTECTION OVERLAY ZONE  
THIS LAND IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) ON COMMUNITY PANEL NO.330137-0185 E



SUBDIVISION PLAN  
ASSESSOR'S MAP 58 LOT 7-1  
41 POOR FARM ROAD, NOTTINGHAM NH  
LAND OF  
JEFFREY S & SUSAN L. PARADIS  
SCALE: 1"=60' ~ OCTOBER 18, 2019  
SHEET 2 OF 2  
REVISED 11-25-19 & 12-16-19 REVIEW COMMENTS  
REVISED 6-01-20 REVIEW COMMENTS