



# WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau  
Land Resources Management



RSA/Rule: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or [waste disposal system designer](#) to perform an "On-Site Assessment Study". **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the [Selling Developed Waterfront Property FACT SHEET](#).

<b>1. SELLER</b>		
NAME: Timothy Proia and Marjorie Proia		
MAILING ADDRESS: 301 Concord Road		
TOWN/CITY: Billerica	STATE: MA	ZIPCODE: 01821
<b>2. AGENT</b>		
NAME: Tom Duffy		
MAILING ADDRESS: BHHS Verani Realty Londonderry 1 Verani Way		
TOWN: Londonderry	STATE: NH	ZIPCODE: 03053
<b>3. SITE ASSESSOR (DESIGNER)</b>		
DESIGNER NAME: Michael Cumings	DESIGNER PERMIT NUMBER: 1782	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: 10 Dowst Road		
TOWN/CITY: Allentown	STATE: NH	ZIPCODE: 03275
<b>4. LOT LOCATION</b>		
TAX MAP: 070	LOT NUMBER: 048	SUBDIVISION NAME: Tuckaway Shores
STREET ADDRESS: 20 Tuckaway Shores Road		TOWN/CITY: Nottingham
<b>5. LOT DESCRIPTION</b>		
STRUCTURES: 1		
NUMBER OF BEDROOMS: 4		
<b>6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)</b>		
NAME: See Attached Abutters List	ADDRESS:	
NAME:	ADDRESS:	
NAME:	ADDRESS:	
<b>7. LOT CHARACTERISTICS</b>		
LOT SIZE: 0.43 acres	SLOPE: 8%-15%	LOADING CAPACITY: 600gpd
WATER SUPPLY: <input checked="" type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER:		

[dawn.buker@des.nh.gov](mailto:dawn.buker@des.nh.gov) or (603) 271-3501  
NHDES Subsurface Systems Bureau, PO Box 95, Concord NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)

SOIL TYPE\* 140C Chatfield-Hollis-Canton rocky

\* From [US Natural Resources Conservation Service](#) maps or actual data if available \*:

ESTIMATED SEASONAL HIGH WATER TABLE\*: > 80"

SCOPE OF REVIEW (Materials reviewed, if any): Town Records, Registry of Deeds, NHDES website, Soil Survey, On-site

DATE OF ON SITE INVESTIGATION: 06-14-2019

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING

CURRENT STANDARDS (attach a separate sheet for additional comments): See Page 3

### 8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM?  YES  NO

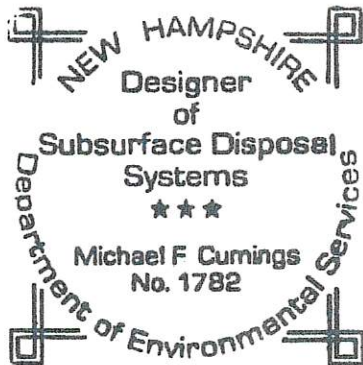
B. IF YES, IS THE SYSTEM STATE APPROVED?  YES  NO

**NOTE:** Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

### 9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (\*\* Required)



ASSESSMENT DATE: 06-14-2019

### 10. SIGNATURES (\*\*Required)

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.

BUYER:

DATE:

SELLER:

DATE:



# 75 foot Abutters List Report

Nottingham, NH  
June 17, 2019

## Subject Property:

Parcel Number: 070-0048-000  
CAMA Number: 070-0048-000  
Property Address: 20 TUCKAWAY SHORES ROAD

Mailing Address: PROIA, TIMOTHY PROIA, MARJORIE  
301 CONCORD ROAD TRUSTEES M AND  
T PROIA REALTY  
BILLERICA, MA 01821

---

## Abutters:

Parcel Number: 070-0045-000  
CAMA Number: ~~070-0045-000~~  
Property Address: 16 TUCKAWAY SHORES ROAD

Mailing Address: ~~DUNPHY, BARRY W. DUNPHY, GLENNA  
S  
13 PALMER AVENUE  
DANVERS, MA 01923~~

Parcel Number: 070-0046-000  
CAMA Number: 070-0046-000  
Property Address: 18 TUCKAWAY SHORES ROAD

Mailing Address: WHITNEY, DAVID C WHITNEY, DAVID C  
TRUSTEE REVOC  
18 TUCKAWAY SHORES ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 070-0049-000  
CAMA Number: 070-0049-000  
Property Address: 22 TUCKAWAY SHORES ROAD

Mailing Address: SCHMITT, CELESTE SCHMITT, BRAD  
BRIAN BETHANN  
27 JAMPSA TRAIL  
NOTTINGHAM, NH 03290

Parcel Number: 070-0055-000  
CAMA Number: 070-0055-000  
Property Address: 29 TUCKAWAY SHORES ROAD

Mailing Address: HIGGINS, THOMAS M HIGGINS, LINDA  
197 BRIDGES LANE  
NORTH ANDOVER, MA 01845

Parcel Number: 070-0057-000  
CAMA Number: 070-0057-000  
Property Address: 24 BRUSTLE ROAD

Mailing Address: DANIS, ERIC R REIDY, DONNA  
PO BOX 64  
NOTTINGHAM, NH 03290

Parcel Number: ~~070-0058-000~~  
CAMA Number: ~~070-0058-000~~  
Property Address: 25 TUCKAWAY SHORES ROAD

Mailing Address: ~~RISO, DEBORAH M  
36 TARAH WAY  
FREMONT, NH 03044~~



www.cai-tech.com

6/17/2019

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

PAWTUCKAWAY LAKE

WATER EDGE SHORELINE



NEW HAMPSHIRE Designer of

Subsurface Disposal Systems

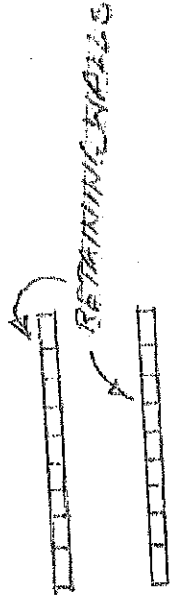
★★★

Michael F. Cummings

No. 1782



Department of Environmental Services



RETAINING WALLS

APPROX. PROPERTY LINE

APPROX. PROPERTY LINE

75' WELL RADIUS

DECK

APPROX. LOCATION DRY-WELL

GARAGE

SEPTIC TANK

EXISTING 4-BEDROOM YEAR-ROUND SINGLE-FAMILY DWELLING (APPROX. LOCATION)

WELL

DRIVEWAY SHARED AT THE STREET

RETAINING WALL

APPROX. PROPERTY LINE

THICKAWAY SHORES ROAD

SKETCH FOR SITE ASSESSMENT DONE ON 8-11-19 FOR 20 THICKAWAY SHORES RD, NOTTINGHAM, NH, 03290. .43 ACRES, TAX MAP 70, LOT 48, ROCKINGHAM CTY. REG. DEEDS BK. 5691, PG. 1645. NO SEPTIC DESIGN ON FILE AT TOWN OR STATE OFFICES. DWELLING IS SERVICED BY UNAPPROVED SEPTIC SYSTEM & ON-SITE DRILLED WELL. ABUTTER'S SEPTIC SYSTEM NOT LOCATED. ABUTTER'S WELL IS NOTED ON THIS SKETCH.

ABUTTER'S

WELL

X

NOTE: NOT INTENDED AS A PLOT PLAN OR A SURVEY. LOT SIZE & DIMENSIONS ARE FROM TOWN & COUNTY RECORDS & ON-SITE INVESTIGATION. SITE ASSESSMENT DOES NOT ADDRESS CAPACITY OR CONDITION OF THE SEPTIC SYSTEM.

SCALE: 1" = 20' (NO SCALE)