



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham, NH 03290

•Office 603-679-9597 x1 •Fax 603-679-1013 •E-Mail plan.zone@nottingham-nh.gov

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

Notice is hereby given that the Nottingham Zoning Board of Adjustment will hold a public hearing at **7:00 PM on Tuesday January 21, 2020** in Conference Room 1, at the Town Municipal Office to hear the following application:

Case 20-001-VAx5

Application from TY Quinn for Variance requests from Article II(C)(2), Article II (C)(1)(a) and Article III(U)(1)(a) of the Nottingham Zoning Ordinance to permit the conversion of a seasonal home to a year round residence and to move a shed within 10 feet of the property line. The property is located at 26 Tuckaway Shores Road in Nottingham, NH and is identified as Tax Map 70 Lot 51.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

Ph.: (603) 679-9597 ext. 1 **E-mail:** plan.zone@nottingham-NH.gov

Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290

For materials pertaining to the hearing go to: <https://www.nottingham-nh.gov/zoning-board-adjustment>

THE PUBLIC IS WELCOME TO ATTEND

Town of Nottingham
P.O. Box 114
Nottingham NH 03290



Office (603) 679-9597 x2
Fax (603) 679-1013
E-mail: dsylvia@nottingham-nh.gov
www.nottingham-nh.gov

Code Administration

Building Permit Application Denial

Date: 10/28/19
Owner: Ty Quinn
Address: 26 Tuckaway
Map/Lot 70/51

Applicant has filed to convert seasonal home to year round and to move a shed within 10 feet of the property line.

Denials:

Article II(C) (2): There shall be between the property line, water's edge ("reference line" as described in RSA 483-B:4 XVII), and any dwelling, and septic system(s), a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. Setbacks for accessory buildings shall be fifty (50') feet minimum distance from the lot frontage property line (20') feet for grandfathered non-conforming lots of less than two (2) acres and twenty (20') feet minimum distance from the side and rear property lines. Special exceptions to this ordinance may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or non-habitable structures of fifty (50') square feet in area or greater:

Denial 1: Proposed shed is 10' where 20' is required

Denial 2: Existing porch is 5'8" feet away from property line. Proposal does not increase encroachment but does change of use and more permanent construction.

Denial 3: Proposed septic leach field is 4.5 feet from front property line where as 20' is required.

Article II(C)(1)(a): Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access, except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.

Denial 4: Lot has 90 feet frontage where 200 feet is required on a Class V road.

Article III(U)(1)(a): Nonconformance

1. Non-conforming uses

Any non-conforming use existing on the effective date of these regulations may be continued indefinitely provided that such use shall not be:

- a) Expanded, enlarged, extended or moved to any other portion of the lot (except as provided for in Section 2 below).
2. A nonconforming Lot of Record which does not meet the requirements for area or town requirements established by this Ordinance, may be used for the purposes provided in the zoning district in which the property is located if: the Code Enforcement Administrator determines that the use of the lot will not create potential health or safety problems due to inadequate areas for on-site waste disposal and water supply, and/or access for police and fire protection or other factors.

Denial 5: Applicant seeks to change use from seasonal to year round. This is a change in use. A previous variance was issued on Sept 17th, 2004, however the conditions of that variance were not met therefore nullifying approval.

Note:

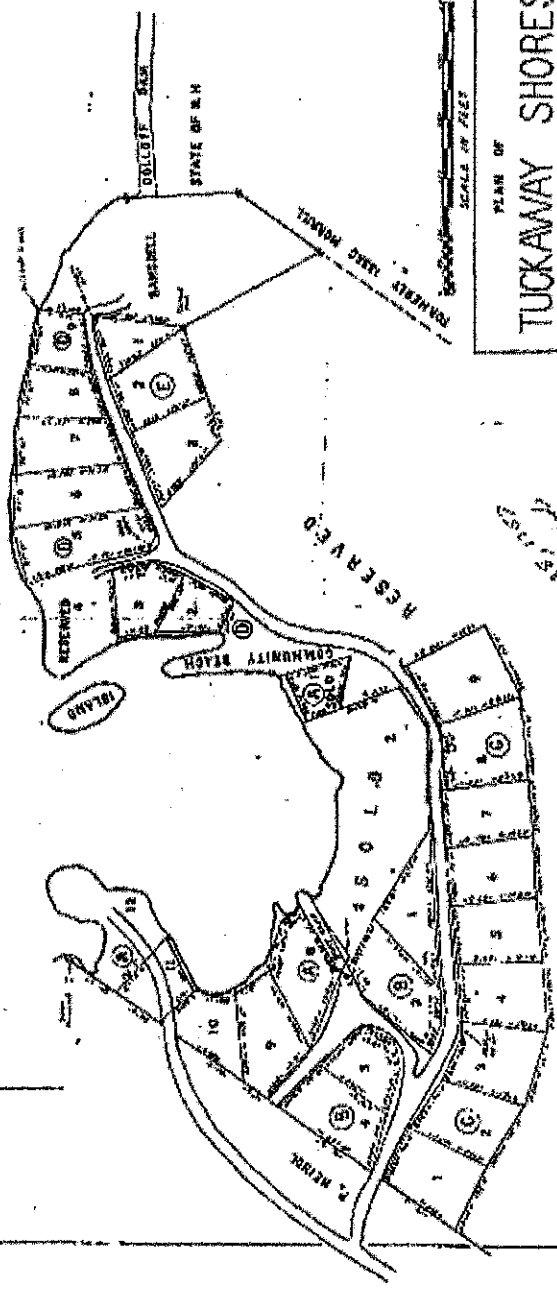
- Applicant needs a Shoreland permit for the home but per DES does need one for shed.
- Survey is required
- Need approved septic design.
- Map 70 Lot 51 has an approved Plat # which exempts 674:41

Respectfully submitted,

Dale Sylvia
Code Enforcement

02594

PAWTUCKAWAY LAKE



SCALE OF FEET

TUCKAWAY SHORES

NOTTINGHAM, N. H.

SCALE: 1 INCH = 100 FEET

LAKE LEVEL: 24.6 FT. APRIL, 1957

Handwritten notes:
 All lots shown on this plan are reserved for the use of the community.
 The community is to be known as Tuckaway Shores.
 The community is to be located on the eastern shore of Pawtuckaway Lake.
 The community is to be bounded by the railroad to the west and the lake to the east.
 The community is to be bounded by the lake to the north and the railroad to the south.



TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

Zoning Board of Adjustment Application for Appeal- VARIANCE

PLEASE READ THE APPLICATION RULES AND GUIDELINES BEFORE COMPLETING THE APPLICATION

LOCATION OF PROPERTY: Street Address 26 TUCKAWAY SHORES RD
70 Tax Map 51 Lot Sub-Lot

Applicant's information:

Name(s): QUINN, TY A, KARYN J
Address: 26 TUCKAWAY SHORES RD NOTTINGHAM NH 03290
Phone #: 603 918 8399
E-mail: tyqu@comcast.net

Owner(s) information (if same as applicant write same):

Name(s): SAME
Address:
Phone #:
E-mail:

Representative's information (if applicable):

Name(s):
Address:
Phone #:
E-mail:

Property information:

Lot Dimensions: Front 80' 0" Rear 95' 0" Side 152' 4" Side 104' 8"
Lot Area: Acres .27 Square Feet

Present Use of Property SEASONAL CAMP

Proposed Use of Property YEAR-ROUND RESIDENCE

Please provide a copy of the recent deed and tax card for this property.

The signer shall be the owner; or the signer shall provide a letter signed by all the property owners giving the signer permission to represent the owner in presentation of this application.

I certify that the information provided is to the best of my knowledge, complete and correct.

OWNER(S) TY QUINN Signature Date 12/26/19
Karyn Quinn Signature Date 12/26/19
Printed name Signature Date

NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

VARIANCE REQUEST

A variance is requested from Article _____ Section _____ of the zoning ordinance to permit:

CONVERSION OF SEASONAL CAMP TO YEAR ROUND RESIDENCE AND ADD TWO CAR GARAGE WITH LIVING SPACE ABOVE. AND

RELOCATING EXISTING SHED 10' FROM PROPERTY LINE

Previous Zoning Board action on this property: 17 SEPTEMBER 2004. VARIANCE

ALLOWING TO WINTERIZE EXISTING COTTAGE AND ADD A FINISHED BASEMENT

UNDER THE EXISTING EXTERIOR WALLS TO MAINTAIN THE 30X32 FOOTPRINT, ALSO

TO INCORPORATE AN EXISTING 3 SEASON PORCH INTO A HABITABLE STRUCTURE.

SUPPORTING INFORMATION

1. The variance would not be contrary to the public interest because:

The improvement of this property will have no adverse effect on the public interest.

This property is a single family residence & will remain as such - Also, septic system needs to be upgraded to protect surrounding waterway

2. The spirit of the ordinance is observed:

The health safety and general welfare of the community are maintained

The spirit of the ordinance is observed by keeping the property a single family residence as is the rest of the community -

3. Substantial justice is done:

We are not aware of any injustice

To grant variance for a single family residence as the property was intended & to upgrade the septic system to protect the existing waterway

4. The values of the surrounding properties are not diminished:

The values of the surrounding properties will not be diminished

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

This property will be our only residence therefore we need to make it year round. Surrounding properties are year round. In addition the septic system will be up-graded to ensure environmental sustainability.

ii) The proposed use is a reasonable one.

Special conditions of the land render the use for which the variance sought is reasonable. The home as it stands is in need of repair, it is not a safe and viable residence, It needs to be brought up to current codes and standards.

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Special restrictions of the property only allow for this design

I understand that I **MUST** appear in person at the public hearing

OR

If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

I hereby designate _____

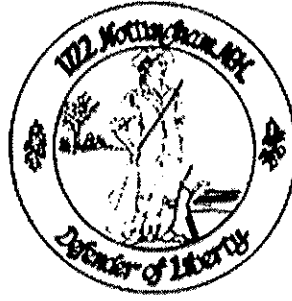
to represent me as a representative/agent in the pursuance of this appeal.

Property Owner(s) J.P. Quinn 12/26/19 _____
Signature Date Signature Date

Property Owner(s) Karyn Quinn 12/26/19 _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date



TOWN OF NOTTINGHAM
ZONING BOARD OF ADJUSTMENT

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

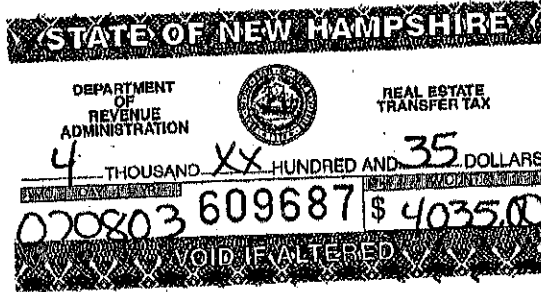
I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

Property Owner(s) *J. Quinn* 12/26/19
Signature Date Signature Date

Property Owner(s) *Quinn* 12/26/19
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date



080026

2003 JUL -8 AM 9:39

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WE, KEVIN P. THOMPSON and THERESE A. THOMPSON, husband and wife, of 26 Tuckaway Shores, Nottingham, New Hampshire, FOR CONSIDERATION PAID, grant to TY A. QUINN and KARYN J. QUINN, husband and wife, as joint tenants with rights of survivorship, of 11 Wayside Farm Lane, Hampton, New Hampshire 03842, WITH WARRANTY COVENANTS, the following described premises:

A certain parcel of land with the buildings thereon, in Nottingham, Rockingham County, New Hampshire, on the southerly shore of Pawtuckaway Lake, so-called, at a point near Dolloff Dam, and being Lot #8 in Section D on Plan of Tuckaway Shores, Nottingham, N.H., as surveyed in April 1957 by J. B. Folsom, said plan being recorded in the Rockingham County Registry of Deeds, being more particularly bounded and described as follows:

Commencing at a point on the shore of said lake 100 feet westerly of a drill hole in a rock; thence S 18° W by Lot #9 104 feet 8 inches to a right of way shown on said plan; thence S 69° W 80 feet by said right of way to Lot #7; thence N 6° E 152 feet 4 inches by said Lot #7 to said Pawtuckaway Lake; thence easterly by the shore of said lake 95 feet to the point of beginning.

This conveyance is made subject to restriction and reservations as set forth in the Declaration of Restrictions for Tuckaway Shores, Nottingham, New Hampshire, approved by Richard L. Friend, Building Inspector, Nottingham, New Hampshire, June 28th, 1957, and recorded in the Rockingham County Registry of Deeds at Book 1516, Page 057.


There is conveyed herewith, as appurtenant to and to be used in connection with the within described premises, such rights of way as are described in said Declaration of Restrictions and a right of way over the road as not laid out to the public highway, said rights of way to be used in common with others having rights therein.

Meaning and intending to convey the same premises conveyed to the within grantors by deed from Kent E. Hoisington, et al., dated August 8, 2000 and recorded in the Rockingham County Registry of Deeds at Book 3495, Page 2508.

Executed this 3rd day of July, 2003.



Kevin P. Thompson



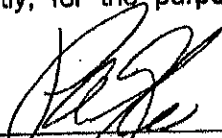
Therese A. Thompson

State of New Hampshire
County of Rockingham

July 3, 2002

Then personally appeared the above-named Kevin P. Thompson and Therese A. Thompson, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same freely and intelligently, for the purposes contained herein, before me.

PAUL M. GALLO
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires November 13, 2007



Notary Public
My Commission Expires:

PLANS DISTRICTS BUILDING DETAILS

Model: 1.00 STORY CAMP
 Roof: GABLE OR HIP/ASPHALT
 Ext: PREFAB WD/TI-II
 Int: DRYWALL/WOOD
 Floor: PINE/SOFT WD/CARPET
 Heat: GAS/CONVECTION
 Bedrooms: 2 Baths: 2.0
 Extra Kitchens:
 A/C: No
 Quality: B1 AVG-10
 Com. Wall:
 Size Adj: 1.1359 Base Rate: RSA 80.00
 Bldg. Rate: 0.9405
 Sq. Foot Cost: \$ 75.24

QUINN, TY A
 QUINN, KARYN J
 435 EXETER RD
 HAMPTON, NH 03842



Fixtures: 6
 Fireplaces:
 Generators:

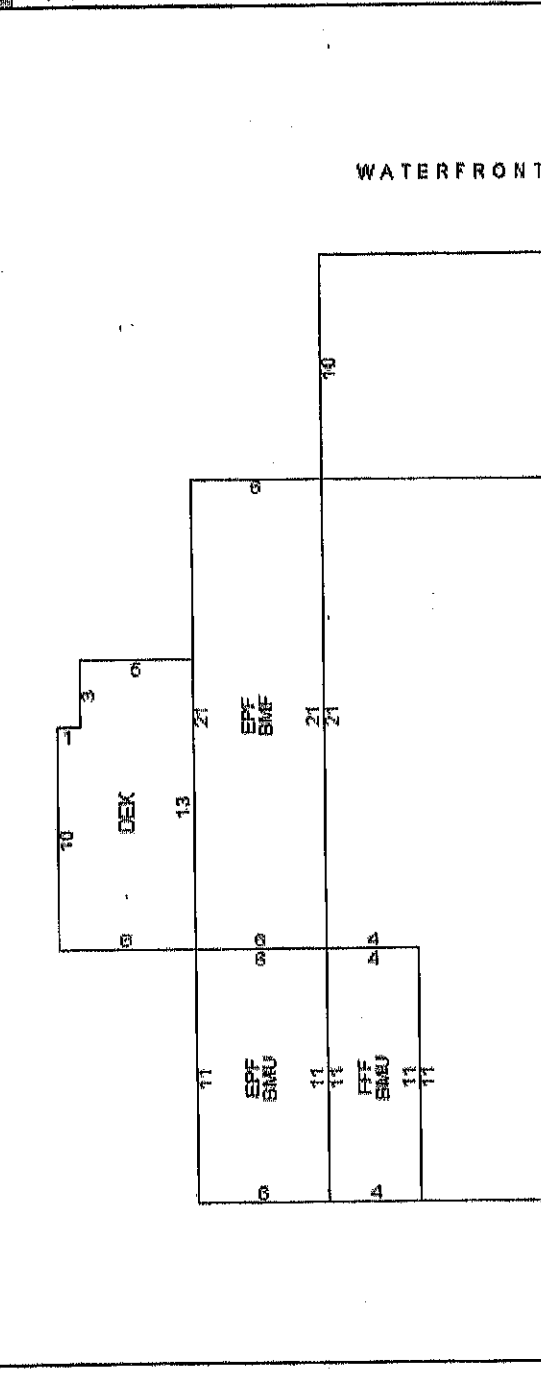
Notes
 NEW BOILER
 ADD FOUNDATION, WINTERIZE & ADD LAVIN
 20 X 12 DECK, 8 X 12 SHED & 8 X 8 JACUZZI
 12 X 8 SHED

Date Project Type
 05/26/15 MECHANICAL
 10/29/04 RENOVATION
 04/10/04 FEATURES & OBS
 06/09/03 FEATURES & OBS

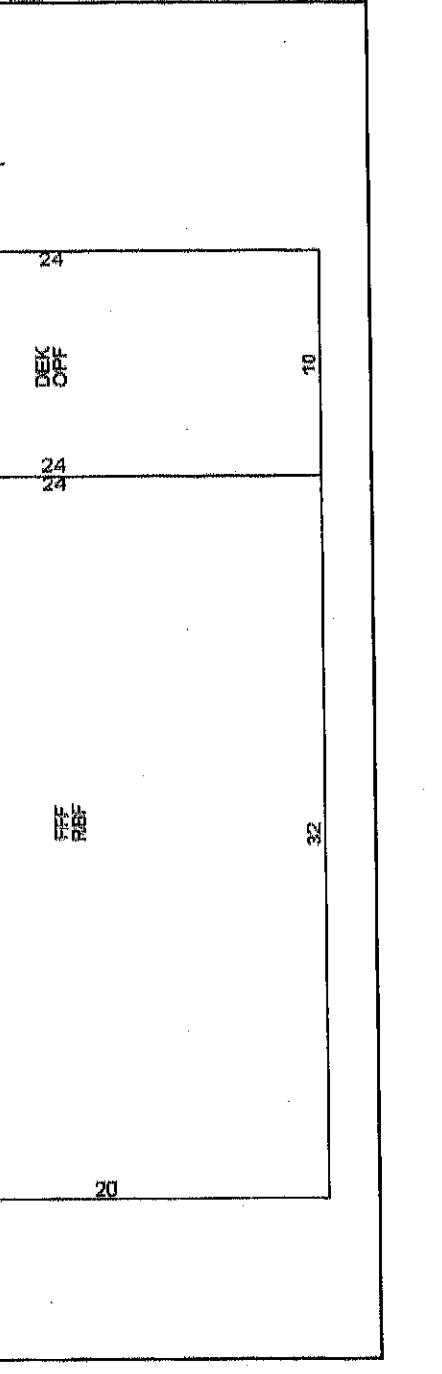
Market Cost New: \$ 106,164
 Year Built: 1960
 Condition For Age: GOOD
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 15 %
 Building Value: \$ 90,200

GLA: 768 2,475 1,411

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	192	0.70	134
FTF	FST FLR FIN	768	1.00	768
RBF	RAISED BSMNT	724	0.50	362
DEK	DECK/ENTRANCE	315	0.10	32
OPF	OPEN PORCH	240	0.25	60
BMU	BSMNT	110	0.15	17
BMF	BSMNT FINISHED	126	0.30	38
GLA:		768	2,475	1,411



BUILDING SUB AREA DETAILS	
Market Cost New:	\$ 106,164
Year Built:	1960
Condition For Age:	GOOD
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 90,200



OWNERS INFORMATION
 QUINN, TY A
 QUINN, KARYN J
 435 EXETER RD
 HAMPTON, NH 03842

DEEDS HISTORY
 08/07/14 JBVM
 10/27/10 PBUR
 10/11/07 DMHL
 04/27/07 BHPR
 03/14/06 KCVM
 04/14/05 KMPR
 02/02/05 KMRM

NOTES
 BROWN/WHITE; CAMP IS SEASONAL; 95 FT WF; 1 BR IN RBF, LEVEL AROUND HOUSE STEEP TO RIGHT OF LOT, 16' DROP TO WTR, RBF HAS NO CEILING; 10 RVW-ADJ LAND, GRADE, BLDG TO CAMP & ADDED PTO; 8/14 NOH. DNV HEAT FUEL SOURCE. DNPV HOT TUB. PU OPF-ROOF UNDER DECK. FIX BMU-GRADE.

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
DECK	144	12 x 12	171	7.00	50	862	
SHED-WOOD	96	12 x 8	227	7.00	80	1,220	
DECK	64	8 x 8	310	7.00	50	694	ATT 12X12
						2,800	

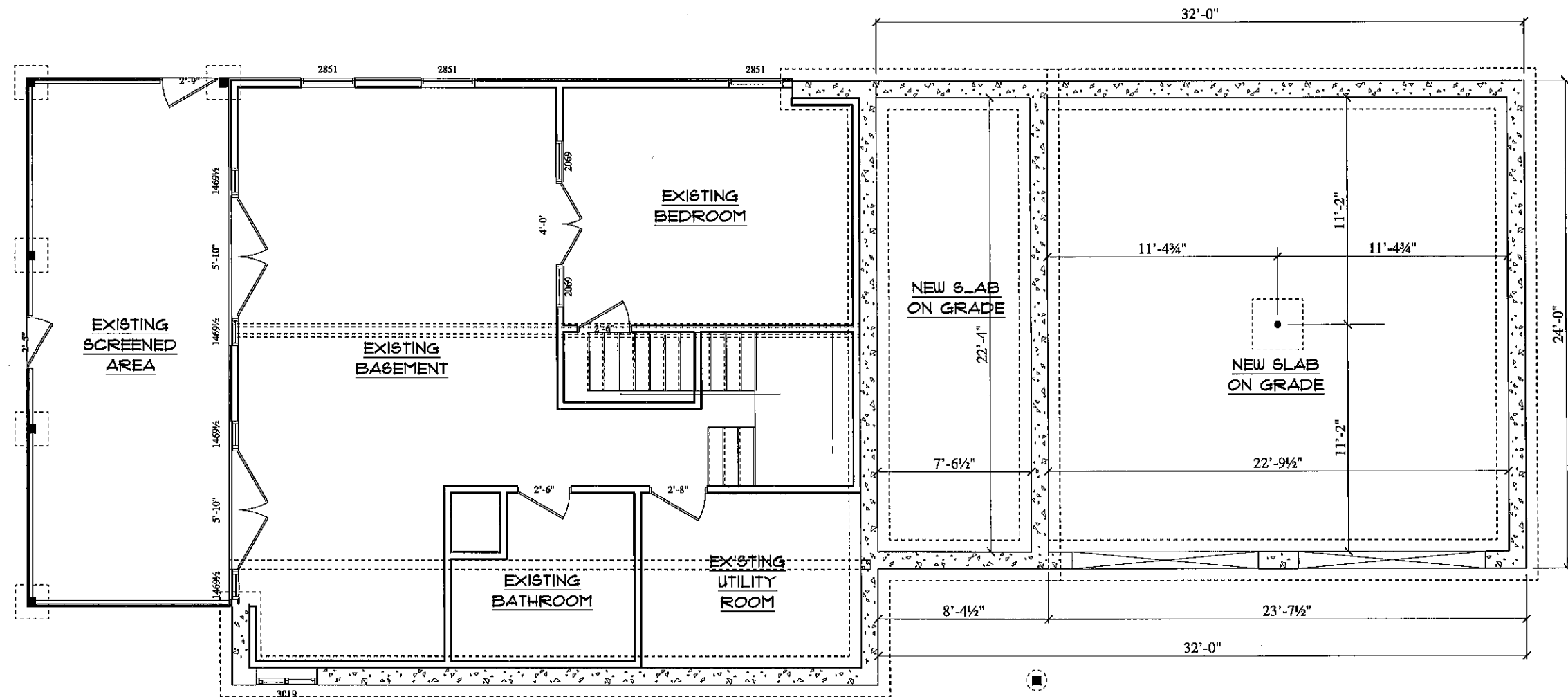
TOWN OF NOTTINGHAM
 MUNICIPAL SOFTWARE DEVELOPER

Year	Building	Features	Land
2016	\$ 90,200	\$ 2,800	\$ 208,300
		Parcel Total: \$ 301,300	
2017	\$ 90,200	\$ 2,800	\$ 208,300
		Parcel Total: \$ 301,300	
2018	\$ 90,200	\$ 2,800	\$ 208,300
		Parcel Total: \$ 301,300	

Zone: R-AG PA WTUCKAWAY Minimum Acreage: 2.00 Minimum Frontage: 200

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.270 ac	65,800	D	90	90	95	95	90 -- ROLLING	100	43,300	0	N	43,300	
IF RES WTRFRNT	1.000 wf	x 220,000	X	100				75 -- STEEP	100	165,000	0	N	165,000	95/AVG/AVG/AVGN
	0.270 ac									208,300			208,300	

Site: NATURAL Driveway: GRAVEL Road: GRAVEL



VERIFY ALL
EXISTING
CONDITIONS
IN FIELD

THIS DRAWING IS INTENDED TO COMMUNICATE A CONCEPTUAL DESIGN AND A CONCEPT FOR ASSEMBLY OF THE COMPONENTS INCLUDED IN THE PROJECT. NOT VALID FOR CONSTRUCTION UNLESS CONTRACTOR OF RECORD REVIEWS THESE DRAWINGS AND TAKES COMPLETE RESPONSIBILITY FOR ALL REQUIRED SPECIFICATIONS AND CODE COMPLIANCE.

ENGINEERING

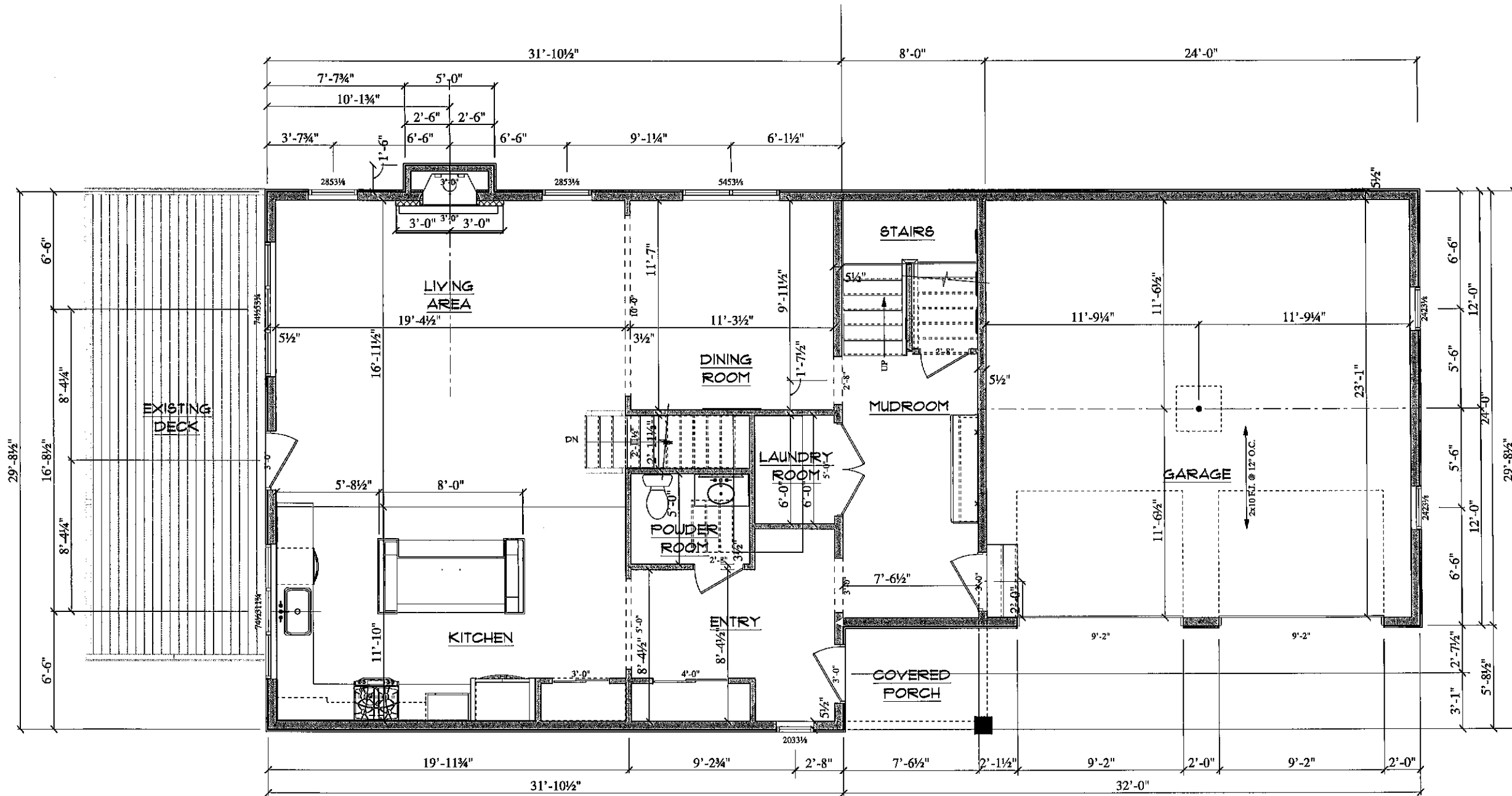


REVISIONS

CLIENT
QUINN
26 TUCKAWAY SHORES RD
NOTTINGHAM, NH 03290
NEW GARAGE ADDITION
WITH MASTER SUITE OVER
AND INTERIOR RENOVATION

TITLE
BASEMENT PLAN
SCALE: 1/4" = 1'
DATE: 12/21/19
DRAWN BY: GJD

PAGE:
A-01
OF:
8



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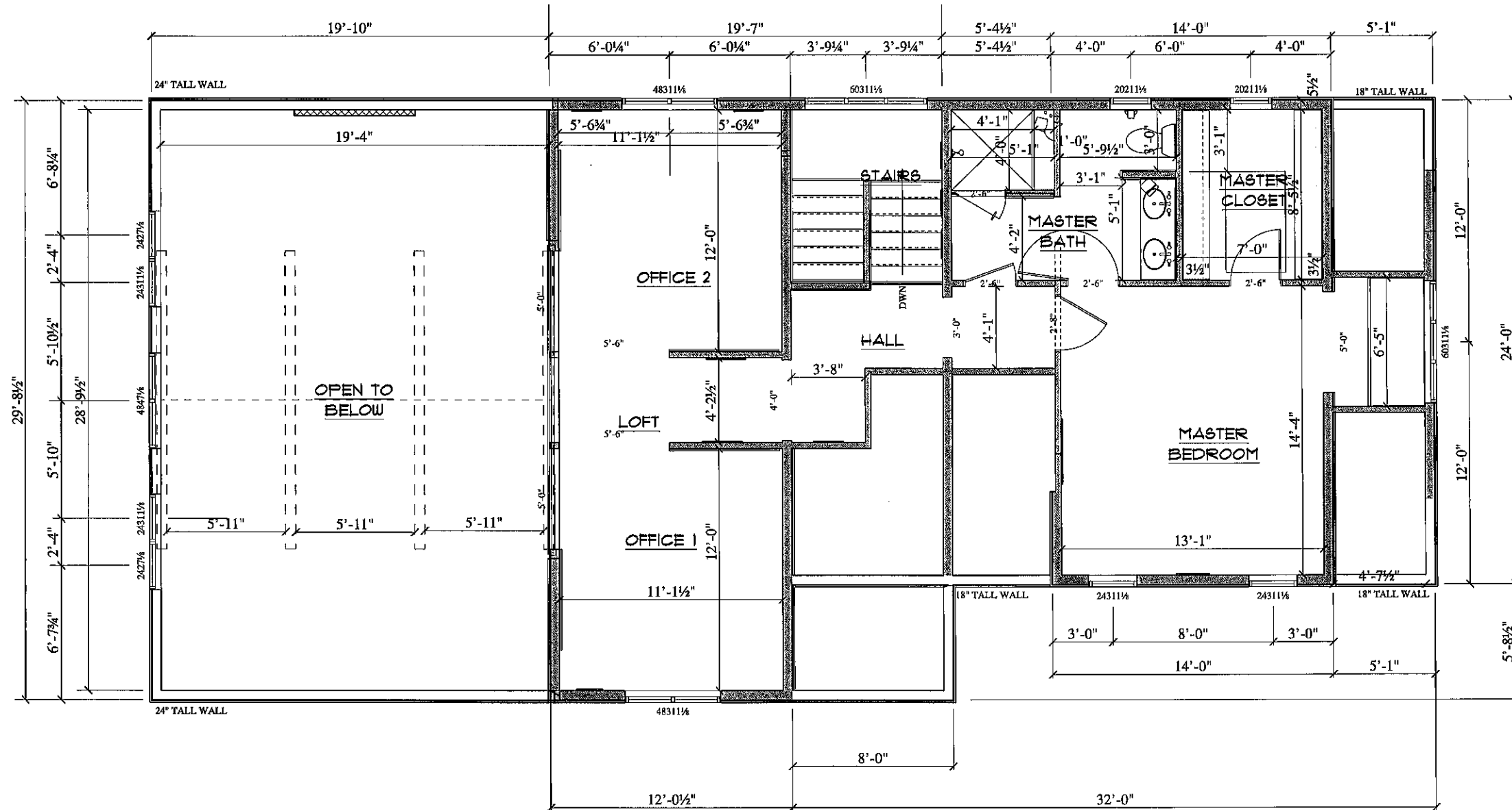
ENGINEERING



REVISIONS

CLIENT
QUINN
 26 TUCKAWAY SHORES RD
 NOTTINGHAM, NH 03290
 NEW GARAGE ADDITION WITH MASTER SUITE OVER AND INTERIOR RENOVATION

TITLE
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'
 DATE: 12/21/16
 DRAWN BY: GJD
 PAGE: **A-02**
 OF: **8**



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REVISIONS

CLIENT
QUINN
26 TUCKAWAY SHORES RD
NOTTINGHAM, NH 03290
NEW GARAGE ADDITION
WITH MASTER SUITE OVER
AND INTERIOR RENOVATION

TITLE **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'
DATE: 12/21/15
DRAWN BY: GJD
PAGE: **A-03**
OF: **8**



VERIFY ALL EXISTING CONDITIONS IN FIELD	THIS DRAWING IS INTENDED TO COMMUNICATE A CONCEPTUAL DESIGN AND A CONCEPT FOR ASSEMBLY OF THE COMPONENTS INCLUDED IN THE PROJECT. NOT VALID FOR CONSTRUCTION UNLESS CONTRACTOR OF RECORD REVIEWS THESE DRAWINGS AND TAKES COMPLETE RESPONSIBILITY FOR ALL REQUIRED SPECIFICATIONS AND CODE COMPLIANCE.	ENGINEERING		REVISIONS	CLIENT QUINN 26 TUCKAWAY SHORES RD NOTTINGHAM, NH 03290 NEW GARAGE ADDITION WITH MASTER SUITE OVER AND INTERIOR RENOVATION	TITLE NORTH ELEVATION	
				SCALE: 1/4" = 1' DATE: 12/21/19		PAGE: A-04 OF: 8	



<p>VERIFY ALL EXISTING CONDITIONS IN FIELD</p>	<p>THIS DRAWING IS INTENDED TO COMMUNICATE A CONCEPTUAL DESIGN AND A CONCEPT FOR ASSEMBLY OF THE COMPONENTS INCLUDED IN THE PROJECT. NOT VALID FOR CONSTRUCTION UNLESS CONTRACTOR OF RECORD REVIEWS THESE DRAWINGS AND TAKES COMPLETE RESPONSIBILITY FOR ALL REQUIRED SPECIFICATIONS AND CODE COMPLIANCE.</p>	ENGINEERING		REVISIONS	CLIENT	<p>EAST ELEVATION</p>	
						<p>QUINN 26 TUCKAWAY SHORES RD NOTTINGHAM, NH 03290</p> <p>NEW GARAGE ADDITION WITH MASTER SUITE OVER AND INTERIOR RENOVATION</p>	<p>SCALE: 1/4" = 1'</p> <p>DATE: 12/21/19</p> <p>DRAWN BY: GJD</p>



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ENGINEERING



REVISIONS

CLIENT
QUINN
26 TUCKAWAY SHORES RD
NOTTINGHAM, NH 03290
NEW GARAGE ADDITION
WITH MASTER SUITE OVER
AND INTERIOR RENOVATION

TITLE
**SOUTH
ELEVATION**
SCALE: 1/4" = 1'
DATE: 12/21/19
DRAWN BY: GJD
PAGE: **A-06**
OF: **8**

TOP OF ROOF

33'-0"

GRADE



TOP OF PLATE

7'-6"

2ND FLOOR

8'-10"

1ST FLOOR

GRADE

1'-6"

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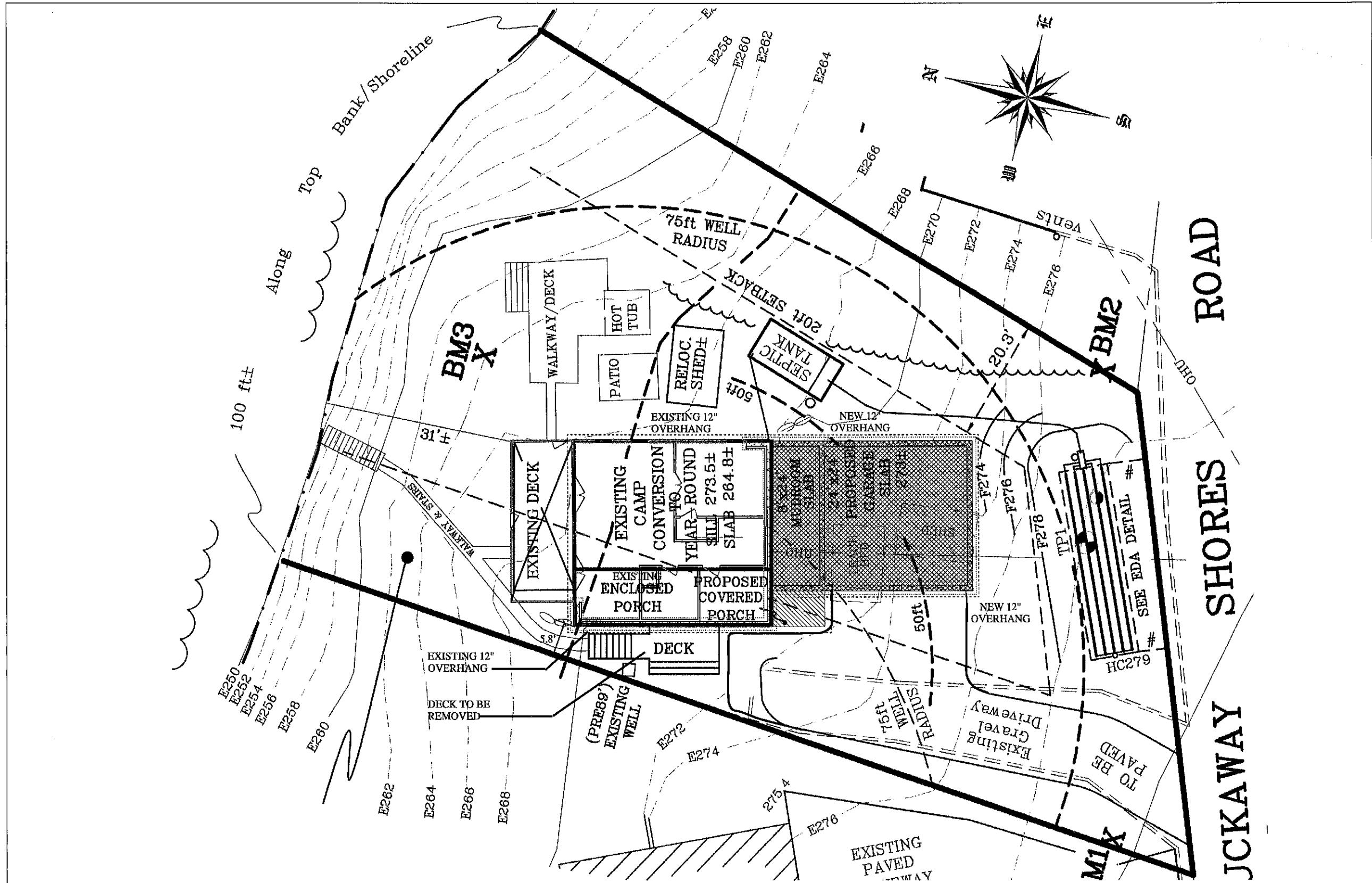
ENGINEERING



REVISIONS

CLIENT
QUINN
26 TUCKAWAY SHORES RD
NOTTINGHAM, NH 03280
NEW GARAGE ADDITION
WITH MASTER SUITE OVER
AND INTERIOR RENOVATION

TITLE
**WEST
ELEVATION**
SCALE: 1/4" = 1'
DATE: 12/21/19
DRAWN BY: GJD
PAGE: **A-07**
OF: **8**



VERIFY ALL EXISTING CONDITIONS IN FIELD

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ENGINEERING



REVISIONS

CLIENT

QUINN
26 TUCKAWAY SHORES RD
NOTTINGHAM, NH 03290
NEW GARAGE ADDITION WITH MASTER SUITE OVER AND INTERIOR RENOVATION

TITLE

SITE LAYOUT

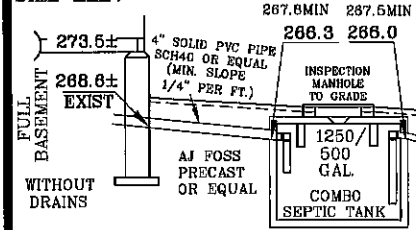
SCALE: 1" = 10'
DATE: 12/21/18
DRAWN BY: GJD

PAGE: A-08
OF: 8

MINIMUM ELEVATIONS FOR SEPTIC SYSTEM ONLY. SILL/ SLAB ELEVATIONS TO BE DETERMINED BY CONTRACTOR.

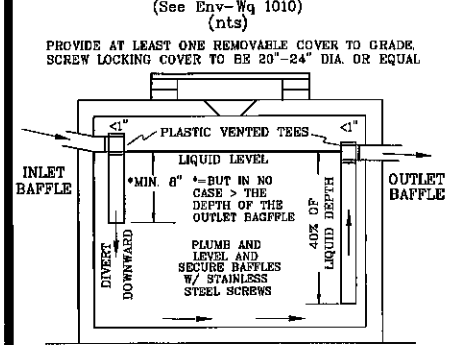
NOTE: ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR.

EXISTING SILL ELEV



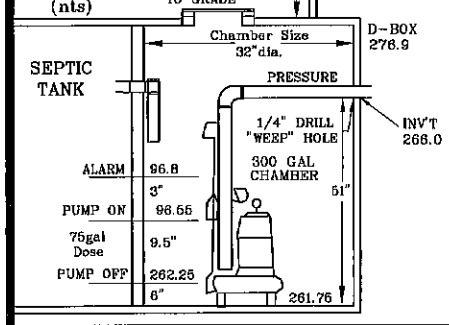
NOTE: FOR TANK JOINTS & PIPE PENETRATIONS USE CON-SEAL OR EQUAL SEPTIC TANK TO BE PROPERLY CURED PRECAST. CONCRETE OR EQUIVALENT. MAXIMUM LIQUID DEPTH TO BE 5 FEET.

SEPTIC TANK DETAIL



MINIMUM 4" OF SAND OR CRUSHED STONE PLACED FIRM AND UNIFORM LEVEL BASE. NO BOULDERS OR ROCK EDGES OR AGGREGATE > 3" IN SIZE.

PUMP DETAIL



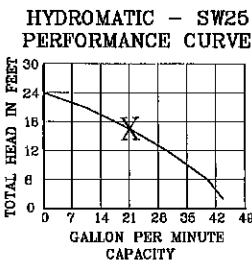
PUMP DETAIL NOTES

- The pump chamber shall be water-tight and vented. The venting shall be done directly or through the septic tank.
- Any electrical controls-inside of chamber must be watertight.
- All electrical controls shall be approved by the pump manufacturer.
- Each pump chamber shall be accessible via a riser and cover that meet the requirements of Env-Wq 1010.05.
- Each pump shall have a visual or audible alarm or both, that signals if the pump fails for any reason.
- Alarm to signal in a centrally-located area that is used daily.
- All wiring for pumps and alarms shall be done by an electrician licensed to work in New Hampshire.

RESERVED FOR NHDES e-APPROVAL

PUMP DESIGN NOTES

- Install (one) Hydromatic SW25 or equal w/ high water alarm for 115 volts, 4/10hp TDH=16 @21 GPM
- Dose field 3 times a day at 100 gal/dose pump running time 4.75± minutes per dose
- Pump Controls to be set to maintain 100 gallons per cycle or 300 gpd.

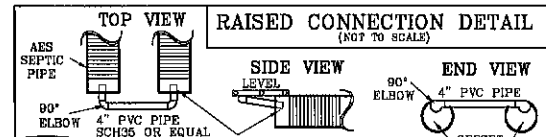


SYSTEM NOTES: *=-MIN. TOWN REQUIREMENT

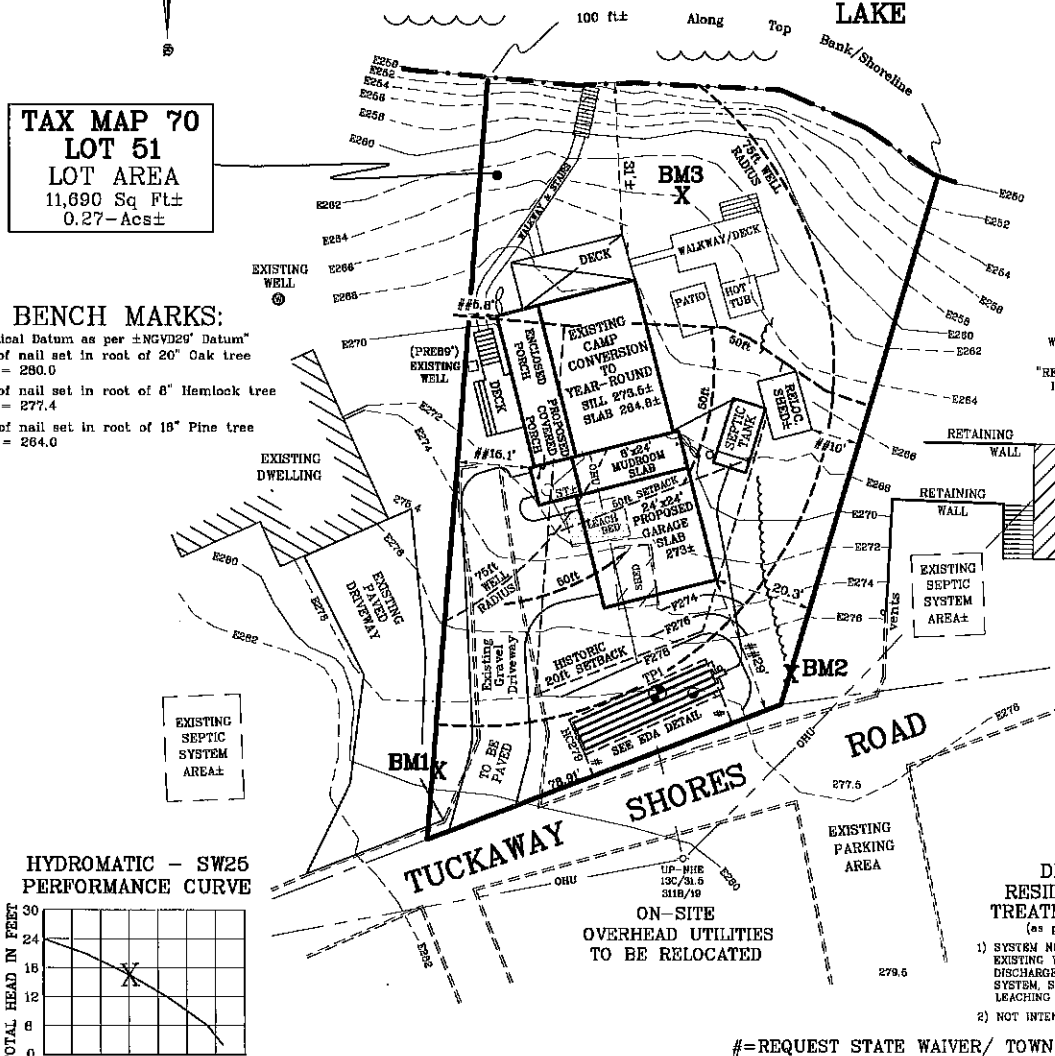
- NO SURFACE WATER/ VERY POORLY DRAINED SOILS WITHIN 75 FEET OF THE EDA.
- NO POORLY DRAINED SOILS WITHIN 75 FEET OF THE EDA.
- NO PRIVATE WELLS WITHIN 75 FEET OF THE EDA.
- EXPOSED LEDGE IS WITHIN 75 FEET OF THE EDA.
- WATERLINE MUST BE 25 FOOT MINIMUM FROM EDA.
- SUITABLE REPLACEMENT AREA, IN PLACE OR REDESIGN.
- FOUNDATION DRAINS, 15ft MIN. TO EDA & 5ft MIN. TO TANK. W/O DRAINS, 10ft MIN. TO EDA & 5ft MIN. TO TANK.

NOTE: ALL COMPONENTS UNDER PAVEMENT OR ROADWAY TO BE H-20. CONTRACTOR SHOULD USE CARE TO INSURE ADEQUATE BACKFILLING AND PROPER COMPACTION AROUND ALL PIPES. WHERE VEHICULAR TRAFFIC IS ANTICIPATED, CONSIDERATION SHOULD BE GIVEN TO DEPTH OF PIPE TO AVOID CRUSHING. (IF NECESSARY, CONTACT DESIGNER FOR ADVICE)

SEE "INSTALLATION MANUAL" FOR VENTING TIPS & REQUIREMENTS. CONSIDER 'REMOTE VENTING' OPTION.



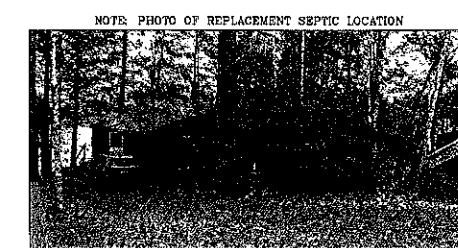
ENVIRO-SEPTIC BED BOTTOM TO BE LEVEL CROSS SECTION DISPOSAL SYSTEM PAWTUCKAWAY EXISTING SEWER SYSTEM TO BE ABANDONED.



TAX MAP 70 LOT 51
LOT AREA 11,890 Sq Ft±
0.27-Acs±

BENCH MARKS:

- Vertical Datum as per ±NGVD'89 Datum
- Top of nail set in root of 20' Oak tree Elev = 280.0
- Top of nail set in root of 8' Hemlock tree Elev = 277.4
- Top of nail set in root of 18' Pine tree Elev = 264.0



NOTE: PHOTO OF REPLACEMENT SEPTIC LOCATION

###TOWN RELIEF REQUEST:

- Special Exception - Request <20ft, Bed to Lotline See EDA DETAIL
- Variance - Request <20ft, Proposed Porch to Lotline
- Variance - Request <20ft, Relocated Shed to Lotline
- Variance - Request <50ft, Prop. Garage to Front Lotline Per Building Inspector

STATE WAIVER REQUEST:

- Env-Wq 1008.04 MINIMUM DISTANCES - "10ft, Bed to Lotline" Request <10ft - See EDA DETAIL

DESIGN INTENT:

"THE BOTTOM OF THE EFFLUENT DISPOSAL AREA (EDA) SHALL BE CONSTRUCTED AT 276.0 ELEVATION"; "THERE IS APPROXIMATELY 3.0 FEET BELOW ORIGINAL GROUND ON THE HIGH CONTOUR (HC) OF THE DESIGNED EFFLUENT DISPOSAL AREA (EDA)" HC=279.0-3.0=276.0BB

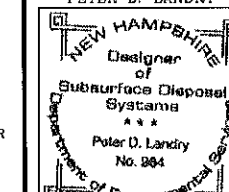
NOTES:

- THIS PLAN IS FOR WATER POLLUTION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. LOT LINES SHOWN ARE APPROXIMATE. IF NEEDED, LOT LINES SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR.
- EXACT COMPLIANCE WITH THE "APPROVED" PLAN IS NECESSARY TO MEET STATE REQUIREMENTS. CHANGES ARE COMMON, BUT WILL REQUIRE "AMENDED" OR "REVISED" PLANS. CONTACT DESIGNER PRIOR TO ANY CHANGES.
- CONTRACTOR SHOULD CHECK TOWN BUILDING & ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.
- GARBAGE DISPOSALS OR WATER SOFTENERS NOT RECOMMENDED. SYSTEM NOT DESIGNED TO HANDLE THESE UNITS. IF EITHER UNIT IS TO BE USED, CONTACT DESIGNER.
- THE WETLAND SHOWN WAS DELINEATED IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987, AND THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, LATEST VERSION.
- THERE IS NO EVIDENCE OF ANY APPARENT BURIAL SITES/CEMETERIES WITHIN 100FT OF ANY SEPTIC COMPONENT.

KEY LEGEND

- E100 EXISTING CONTOUR
- 100.0 EXISTING SPOT ELEVATION
- F100 PROPOSED FINISHED CONTOUR
- (100) PROPOSED SPOT ELEVATION
- # or ## ZBA RELIEF TO BE SOUGHT

PERMITTED N.H. DESIGNER PETER D. LANDRY



****** IMPORTANT SYSTEM NOTICES ******

- ADVANCED ENVIRO-SEPTIC (AES) TREATMENT SYSTEMS ARE APPROVED BY NHDES AS AN ITA IN ACCORDANCE WITH PART Env-Wq 1024. (ITA) INNOVATIVE/ALTERNATIVE TECHNOLOGY APPROVAL 2010-07-01.
- SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. INSTALLER SHALL READ AND THEN UTILIZE THE "PRESBY INSTALLATION MANUAL" AS PART OF THE CONSTRUCTION OF THE SYSTEM.
- THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE LATEST VERSION OF THE PRESBY WASTEWATER TREATMENT SYSTEM - NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL.
- FOR PRODUCT INFORMATION, NEAREST PRODUCT DEALER OR INSTALLER CONCERNS, COMMENTS OR IDEAS, PLEASE CONTACT:

PRESBY ENVIRONMENTAL, INC.
RTE 117 - PO BOX 517 - SUGAR HILL, N.H. 03666
phone 1-800-473-6298
www.PresbyEnvironmental.com

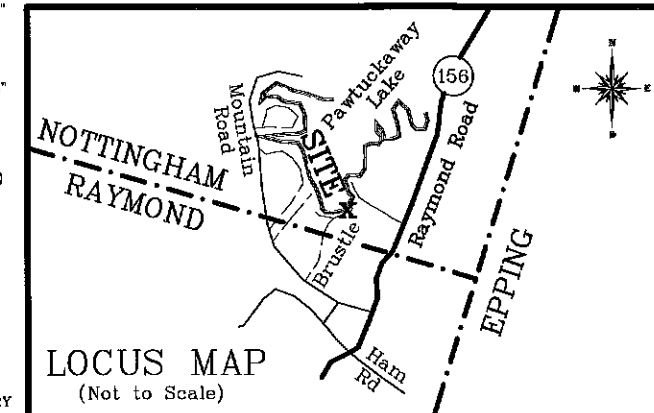
NRCS (SCS) SOIL TYPE
140=Chalfield/Hollis/Canton complex

SOURCE:
Rockingham County Soil Survey
October 1994 - Map 12

PERCOLATION TEST DATA
DATE TEST CONDUCTED: Nov. 20, 2019
RESULTS: 10 min/1"
DEPTH OF HOLE: 36"

TEST PIT DATA
ACKNOWLEDGED BY: Dale Sylvia, Town BI
OBSERVED BY: Peter D. Landry, Designer
DATE: November 22, 2019

TP1	Elev. (278.0)
30"	Mixed Loamy Sand (FILL) Granular - Friable (275.5)
34"	10YR3/3 - Sandy Loam Granular - Friable (275.2)
42"	10YR5/6 - Loamy Sand Granular - Very Friable (274.5)
78"	2.5Y5/3 - Gravelly Fine Sandy Loam Massive - Firm (271.5)
	Total No Refusal No ESHWT Observed No Water Observed



***** REPLACEMENT/EXPANSION ***
ADVANCED ENVIRO-SEPTIC (AES)**

**PUMP SEPTIC SYSTEM PLAN
26 TUCKAWAY SHORES ROAD
NOTTINGHAM, NH**

SUBDIVISION APPROVAL No. predates 67'
REFERENCE DEED RCRD BK: 4080 PG: 942
TAX MAP 70 LOT 51

SCALE: 1"=20'

Ty A. & Karyn J. Quinn
OWNER: 26 Tuckaway Shores Road
Nottingham, NH 03290

APPLICANT: LANDRY SURVEYING, LLC
248 MILL POND ROAD-NOTTINGHAM, NH
DATE: December 2019 (603) 679-1387

SEE APPROVAL SLIP FOR ANY CONDITIONS OR REVISIONS.