

Subdivision Plan of the

Case# ~~18-001-VAP~~ Project Name Phyllis I Rehill Rev Trust of 1997 Date 3/4/2019  
19-004-SUB/LLA



**Town of Nottingham**  
P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013

**PLANNING BOARD PROJECT APPLICATION**

**Subdivision Type:** Conventional  Open Space  LLA

**Site Plan Review:** Conventional  Change of Use

**Concurrent- Subdivision/ Site Plan Review**

**Amendment to Approval of:** Subdivision  Site Plan  Other

Total Acreage: <u>13.96±</u>	Current Use Acreage: <u>13.96±</u>	# of Proposed Lots: <u>4</u>
Project Address: <u>147 Raymond Rd, Nottingham, NH 03290</u>		
Current Zoning Districts: <u>Rockingham County</u>		
Overlay Districts: <u>N/A</u>	Map(s): <u>63</u>	Lot (s): <u>47, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</u>
Request: <u>The purpose for this plan is to subdivide Lot 47 into 4 lots and to consolidate a 3.34± Acre portion of Lot 47 with Lot 88.</u>		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization to Represent" has been filed with this application
- 6 sets of full size plans -
- 10 sets of 11"x17" plans -
- Waiver Form(s)
- Completed Checklist

Case#: <u>18-001-VAP</u>	Project Name: <u>Subdivision plan of the Phyllis I Rehill Rev Trust of 1997</u>	Date: <u>3/4/2019</u>
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Subdivision Plan of the

Case# ~~18-001-VA~~ Project Name Phyllis I Rehill Rev Trust of 1997 Date 3/4/2019

19-004-SUB

<b>Owner 1:</b> Phyllis I Rehill Rev Trust of 1997		
Company: N/A		
Phone: 603-303-0205	Fax: N/A	E-mail: bvuono@yahoo.com
Address: 147 Raymond Road, Nottingham, NH 03290		

*Bradford Vuono, TTEE*      *3/4/2019*  
 Owner 1 Signature      Date

<b>Owner 2:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature      Date

<b>Owner 3:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature      Date

<b>Owner 4:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature      Date

<b>Applicant (Contact):</b> Bradford Vuono, TTEE		
Company: N/A		
Phone: 603-303-0205	Fax: N/A	E-mail: bvuono@yahoo.com
Address: 135 Raymond Road, Nottingham NH 03290		

<b>Developer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Engineer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

19-004-SUB



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013  
Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

## 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)**

Burdard V. Veno, TREE 3/4/2019  
Signature Date Signature Date

**Property Owner(s)**

Signature Date Signature Date

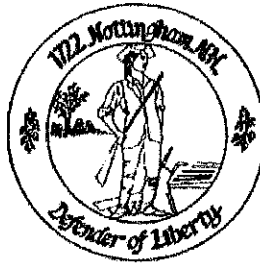
**Property Owner(s)**

Signature Date Signature Date

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Signature Date Signature Date

Subdivision Plan of the  
 Case# ~~18-001-VA~~ Project Name Phyllis Rehill Rev Trust of 1997 Date 3/4/2019  
19-004-SUB



**Town of Nottingham**  
 P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013  
 Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

### OWNER'S AUTHORIZATION FOR REPRESENTATION

**Property location:** 147 Raymond Rd, Nottingham, NH 03290

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:  
James Franklin, Surveyor to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment     Site Plan Review     Backlot Subdivision  
 Design Review     Other \_\_\_\_\_

FOR: \_\_\_\_\_

Name of Owner	<u>Phyllis Rehill Revocable Trust of 1997</u>	
Address of Owner	<u>147 Raymond Rd Nottingham, NH 03290</u>	
Signature of Owner	<u>Budbird J Vuono, TREC</u>	Date <u>3/4/2019</u>

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date



**Waiver Request Form**

*Under Subdivision Regulations 5.3- Request for Waivers, 8.1 - Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions*

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.

Name of Subdivision Plan:

Tax Map	63	Lot	47	Sub-Lot	47A, 47B, 47C, 47D
Site Location:	147 Raymond Rd and White's Grove Road.				
Zoning District(s):	Rockingham County				
Owner(s):	The Phyllis J Rehill Revocable Trust of 1997				
Address of Owner(s):	147 Raymond Road, Nottingham NH 03290				
Applicant (if different from owner):	Bradford J Vuono, TTEE				
Phone Number:	603.303.0205	Email:	bvuono@yahoo.com		
Land Surveyor:	James Franklin				

I, Bradford J Vuono Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article \_\_\_\_\_ Section \_\_\_\_\_, for the above case submittal:

N/A

Bradford J Vuono, TTEE  
Signature of Owner/Applicant

3/4/2019  
Date

**Project Application Checklist  
 Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II    See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
<b>Section I. General Requirements</b>				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees	X			
4. <u>Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents		X		
6. Any waiver request(s) submitted with justification in writing		X		
7. Technical reports and supporting documents (see Section IX & X of this checklist)	X			
8. Completed Application Checklist	X			
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	X			
2. Title block information:				
a) Drawing title	X			
b) Name of subdivision	X			
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			

Subdivision Plan of the

Case# ~~18-001-VA~~ Project Name ~~Phyllis (Roll) Rev. 11~~ Date

3/4/2019

19-004-SUB

	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates	X			
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)	X			
6. Match lines (if any)	X	X		
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X	X		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	X	X		
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities, If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	X			
12. Note identifying which plans are to be recorded and which are on file at the Town.	X			
13. Note the following: "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	X			
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	X	X		
16. Plan and deed references	X			
17. The following notes shall be provided:	X			
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)	X			
d) Zoning variances/special exceptions with conditions	X			
e) List of required permits and permit approval numbers	X	X		
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets	X			
18. Boundary of entire property to be subdivided	X			
19. Boundary monuments	X			
a) Monuments found	X	X		
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set	X			
20. Existing streets:	X			

Case# ~~18-001-VA~~ Pl.

Subdivision Plan of the Project Name Phyllis (Rt Hill) Part 1 of 1997

Date 3/4/2019

19-004-SUB

a) Name labeled	X			
	Provided	N/A	Provided	N/A
b) Status noted or labeled	X			
c) Right-of-way dimensioned	X			
d) Pavement width dimensioned	X			
21. Municipal boundaries (if any)	X			
22. Existing easements (identified by type)	X			
A. Drainage easement(s)	X			
B. Slope easement(s)	X			
C. Utility easement(s)	X			
D. Temporary easement(s) (Such as temporary turnaround)	X			
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	X			
F. Vehicular & pedestrian access easement(s)	X			
G. Visibility easement(s)	X			
H. Fire pond/cistern(s)	X			
I. Roadway widening easement(s)	X			
J. Walking trail easement(S)	X			
K. Other easement(s) Note type(s)	X			
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	X			
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)	X			
25. Wetland delineation (including Prime Wetlands):	X			
a) Limits of wetlands	X			
b) Wetland delineation criteria	X			
c) Wetland Scientist certification	X			
26. Owner(s) signature(s)	X			
27. All required setbacks	X			
28. Physical features	X			
a) Buildings	X			
b) Wells	X			
c) Septic systems	X			
d) Stone walls	X			
e) Paved drives	X			
f) Gravel drives	X			
29. Location & name (if any) of any streams or water bodies	X			
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			



Subdivision Plan of the

Case# ~~18-007-VA~~ 19-004-303 Project Name Phyllis (Ret Hill Rev Trust) 197 Date 3/4/2019

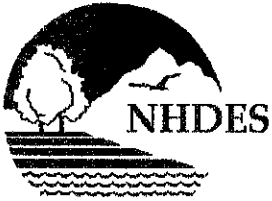
Section III Proposed Site Conditions Plan (Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	X			
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds	X			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	X			
a) Drainage easement(s)		X		
b) Slope easement(S)	X			
c) Utility easement(s)	X			
d) Temporary easement(s) (such as temporary turnaround)		X		
e) Roadway widening easement(s)		X		
f) Walking trail easement(s)		X		
g) Other easement(s) Note type(s)		X		
4. Area of each lot (in acres & square feet):	X			
a) Total upland(s)	X			
b) Contiguous upland(s)		X		
5) Proposed streets:		X		
a) Name(s) labeled		X		
b) Width of right-of-way dimensioned		X		
c) Pavement width dimensioned		X		
6. Source and datum of topographic information (USGS required)	X			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	X			
8. Soil Conservation Service (SCS) soil survey information	X			
9. Location, type, size & inverts of the following (as applicable):	X			
a) Existing water systems	X			
b) Existing drainage systems	X			
c) Existing utilities	X			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	X			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	X			
12. Existing tree lines	X			
13. Existing ledge outcroppings & other significant natural features		X		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations		X		
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations				
1. Typical cross-section of roadway		X		
2. Typical driveway apron detail		X		
3. Curbing detail		X		
4. Guardrail detail		X		

Subdivision Plan of Me

Case# ~~18-001-VA~~ Subject Name Phyllis Hill Rev Trust, 197 Date 3/4/2019  
 19-004-SUB

5. Sidewalk detail		X		
6. Traffic signs and pavement markings		X		
7. Drainage structure(s)		X		
8. Outlet protection riprap apron		X		
	Provided	N/A	Provided	N/A
9. Level spreader		X		
10. Treatments swale		X		
11. Typical section at detention basin		X		
12. Typical pipe trench		X		
13. Fire protection details		X		
14. Erosion control details		X		
15. Construction Notes		X		
a) Construction sequence		X		
b) Erosion control notes		X		
c) Landscaping notes		X		
d) Water system construction notes		X		
e) Sewage system construction notes		X		
f) Existing & finish centerline grades		X		
g) Proposed pavement – Typical cross-section		X		
h) Right-of-way and easement limits		X		
i) Embankment slopes		X		
j) Utilities		X		
<b>Section V.</b>				
<b>Supporting Documentation If Required</b>				
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)		X		
2. Stormwater management report		X		
3. Traffic impact analysis		X		
4. Environmental impact assessment		X		
5. Hydrogeological study		X		
6. Fiscal impact study provided		X		
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)		X		

**Note:** This checklist shall be completed and returned as part of the original application packet.



The State of New Hampshire  
**Department of Environmental Services**



Robert R. Scott, Commissioner

## APPROVAL FOR SUBDIVISION OF LAND

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

**SUBDIVISION APPROVAL DATE:** 3/4/2019

**APPROVAL NUMBER:** eSA2019030401

**I. PROJECT LOCATION**

**Subdivision Name:** REHILL REVOCABLE TRUST  
**Address:** 147 RAYMOND ROAD  
NOTTINGHAM NH 03290  
**Tax Map:** 63  
**Parent Lot No.:** 47  
**No. of Lots:** 4  
**Lot Nos.:** 47, 47A, 47B, 47C

**II. OWNER INFORMATION**

**Name:** REHILL REVOCABLE TRUST  
**Address:** 147 RAYMOND RD  
NOTTINGHAM NH 03290

**III. APPLICANT INFORMATION**

**Name:** JASON E FRANKLIN  
**Address:** 130 SOUTH RD  
DEERFIELD NH 03037

**IV. DESIGNER INFORMATION**

**Name:** JASON E FRANKLIN  
**Address:** 130 SOUTH RD  
DEERFIELD NH 03037  
**Permit No.:** 01803

**V. SURVEYOR INFORMATION**

**Name:** JASON E FRANKLIN  
**Address:** 130 SOUTH RD  
DEERFIELD NH 03037  
**Permit No.:**

**IV. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Subdivision of Land

**A. OTHER CONDITIONS AND WAIVERS:**

1. Approved for lot 47, 47A, 47B & 47C.
2. All appropriate easements shall be recorded concurrently with deed at time of lot transfer.
3. All activity shall be in accordance with RSA 483-B, the Shoreland Water Quality Protection Act, if applicable.
4. Dredge or fill in a jurisdictional wetland or stream requires DES Wetland Bureau approval per RSA 482-A.

Darren K. King  
Subsurface Systems Bureau



Town of Nottingham  
P.O. Box 114  
Nottingham NH  
03290  
Planning & Zoning



Office 603-679-9597  
Fax 603-679-1013

**ZONING BOARD OF ADJUSTMENT**  
**TOWN OF NOTTINGHAM, NH**  
**NOTTINGHAM, NH 03290**  
**NOTICE OF DECISION**

You are hereby notified that at the **February 6, 2018** meeting of the Nottingham Zoning Board of Adjustment the Board **Approved by a vote of 3-aye and 2-nay**, the following application:

**Case 18-001-VA**

Application from Bradford Vuono, Trustee of the Phyllis Rehill Revocable Trust requesting a Variance from Article II Section C (1) (a) of the Zoning Ordinance to permit three (3) of the six (6) proposed lots on a private road. The property is located at 147 Raymond Road in Nottingham, NH and is identified as Tax Map 63 Lot 47.

Any appeals to this decision must be made within 30 days of the date of the decision.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "JoAnna Arendarczyk". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

JoAnna Arendarczyk  
Land Use Clerk, Town of Nottingham

**John P. Hayes III CSS, CWS,  
7 Limestone Way  
North Hampton, NH 03862  
603-205-4396  
[johnphayes@comcast.net](mailto:johnphayes@comcast.net)**

5/14/18

**To: Bradford Vuono  
147 Raymond Road  
Nottingham, NH**

**Job # 18-007**

**Re: Wetland Delineation: 5/7/18  
147 Raymond Road Nottingham, NH**

Dear Bradford:

This letter reports the completion of a wetland delineation conducted on the above referenced property by John P. Hayes III on May 7, 2018. The parcel is approximately 14 acres in size, and is located on the northeast side of Raymond road, and southeast of Highland Ave. in Nottingham, NH. The purpose of the delineation is to assess any potential future site development options. Soil textures in the areas delineated consist mainly of glacial till and sands.

The wetland 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.

The following standards were used to determine jurisdiction under the manual and to classify the wetland systems on the site;

- 1) *Field Indicators for Identifying Hydric Soils in the United States* Version 7.0: 2010.
- 2) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: North central and Northeast Region* Version 2.0 2012
- 3) *Field Indicators for Identifying Hydric Soils in New England* New England Hydric Soils Technical Committee. April 2004. 3<sup>rd</sup> Edition. NEIWPCC Lowell, MA. .
- 4) *National List of Plant Species That Occur in Wetlands: 2012 New Hampshire*. United States Department of the Interior. Fish and Wildlife Service. NERC-88/18.29.
- 5) *Corps of Engineers Wetlands Delineation Manual*, January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *Classification of Wetlands and Deep water Habitats of the United States*. December 1979. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.

The wetland delineation complies with the poorly drained soil criteria defined in SSSNNE Special Publication No.1 "High Intensity Soil Map of New Hampshire Standards" dated April 2008, and definitions by the town of Nottingham. Wetland soils in the area meet hydric soil criterion X.A and IX.B. This delineation does not differentiate between poorly and very poorly drained soil. Therefore the soil wetland boundary cannot be used to determine local setback requirements to very poorly drained soils. This property was also examined for the presence of any Vernal Pools. None were found to be present on the site.

It is strongly recommended that the flagged line(s) be survey located as soon as possible and depicted on a base plan.

Wetland boundaries identified on the property are witnessed in the field with pink flagging tape hung periodically on vegetation using an alpha-numeric system as follows:

**A1 to A44 (connect)**

**B1 to B5 (stop)**

**C1 to C8 (stop)**

**D1 to D6 (connect D6 to B1)**

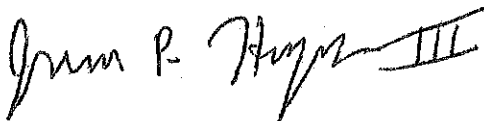
**E1 to E21 Connect)**

According to the "Classification of Wetlands and Deep water Habitats of the United States" (USFWS December 1979) the wetland areas delineated the A and E lines would be classified as a Palustrine, Forested, Broad - Leaved system, that is seasonally flooded and or saturated. (PFO1E). The B,C, and D lines delineate a ditched drainage area.

The plant species located in or near the wetlands include, but are not limited to: Red maple (*Acer rubrum*), Red oak (*Quercus rubra*), Grey Birch (*Betula populifolia*), Eastern Hemlock (*Tsuga canadensis*), White ash (*Fraxinus american*), Yellow birch (*Betula alleghaniensis*), Bristly dewberry (*Rubus hispida*), Highbush blueberry (*Vaccinium corymbosum*), Witch hazel (*Hamamelis virginiana*), Canada mayflower (*Maianthemum canadense*), Partidgeberry (*Mitchella repens*), Winterberry holly (*Ilex verticillata*), Cinnamon fern (*Osmunda cinnamomea*), and Sensitive fern (*Onoclea sensibilis*).

Please contact me if you have any questions or if I can be of further assistance.

Sincerely,



John P. Hayes III CWS, CSS,



## Conservation Commission (NCC) Report of Site Walk, Rehill Revocable Trust

On November 8, 2017, Mr. Bradford (Brad) Vuono met with the Planning Board (PB) to discuss a potential subdivision during a Conceptual Public Meeting. The property is owned by Rehill Revokable Trust, Phyllis Rehill, Trustee. Mr. Vuono is Mrs. Rehill's son and represented the Trust. The conceptual subdivision would subdivide the property, Map 63, Lot 47, of 13.78 acres into six (6) lots, one with the parent house, and five (5) new lots. All lots would be in excess of the minimum two (2) acres; two (2) of the lots would front Raymond Road (Route 156), and the remaining three (3) lots would abut onto White's Grove Road, a privately owned dirt road well maintained by the town.

During the meeting Susan Mooney, PB and NCC member, asked Mr. Vuono if it would be agreeable if Commission members would be permitted to walk the property. Mr. Vuono extended an invitation to the Commission. A date and time was later determined.

On November 29, 2017, at 3:30 PM, Susan Mooney representing the Nottingham Conservation Commission met with Mr. Vuono at 147 Raymond Road. (Peter White, 61 White's Grove Road, remained at the house in case other NCC members arrived later.) We walked south along Raymond Road from the parent house location to the property's southern boundary. We entered the property between the double stonewall, the potential property line that would separate the two lots along the road. We then circled back to the house in a northerly direction. At the house we walked down White's Grove Road and noted where the three new lots would be located, and then returned to the main house. The site walk ended at 4:17 PM.

The property is open wooded with many white pines and hardwoods. Most of the property is upland soils. Very rocky. Walking down White's Grove Road there is a gentle slope toward the other homes and Pawtuckaway Pond. Two small culverts run under the road from NE to SW, and appeared to drain a seasonal small wetland in addition to periodic rain events. There were no invasive plants noted. Mooney was satisfied that there were no outstanding issues to be addressed or recommendations called for over and above best practices followed during development.

Respectfully,

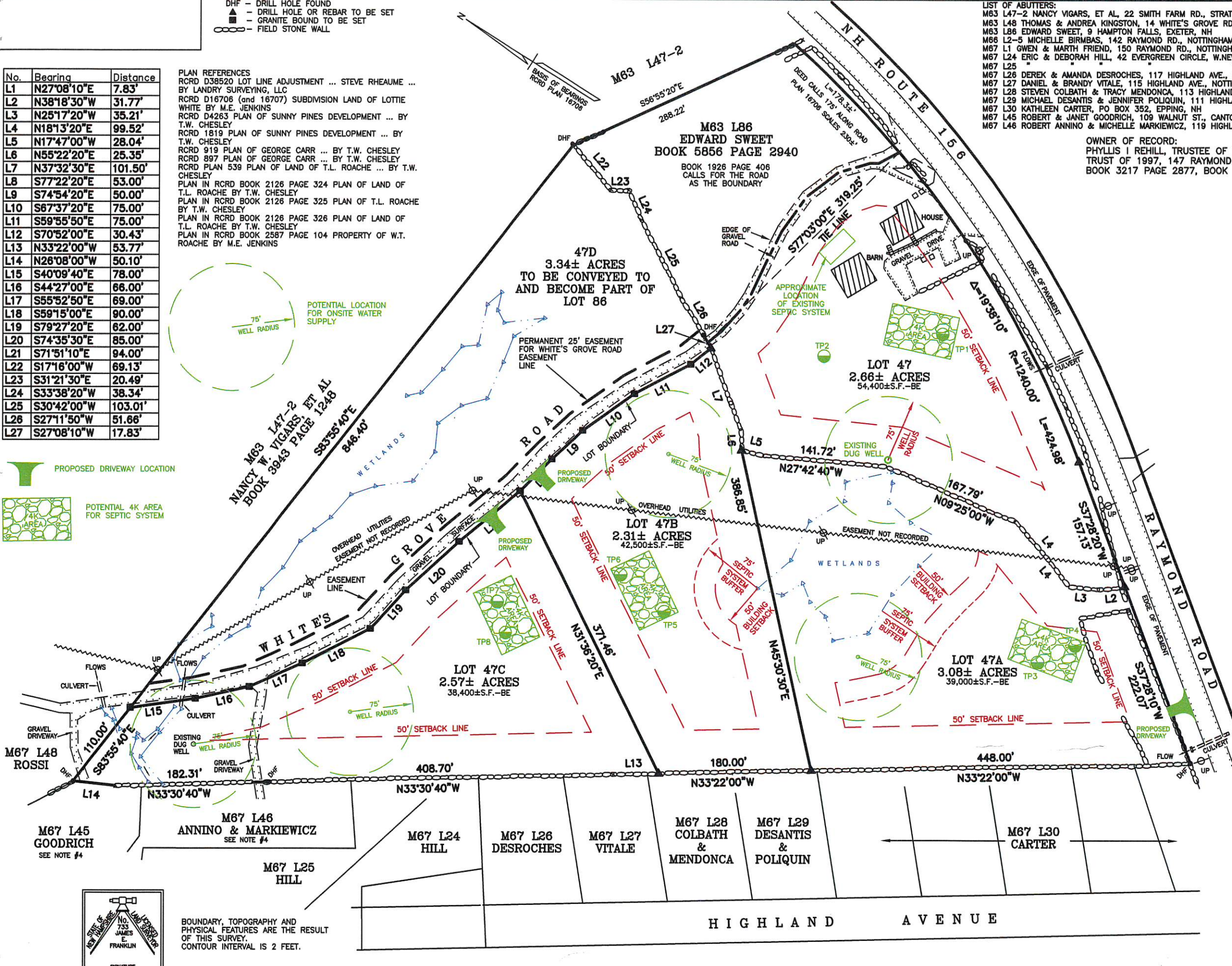
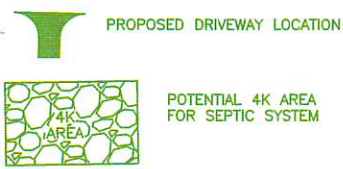
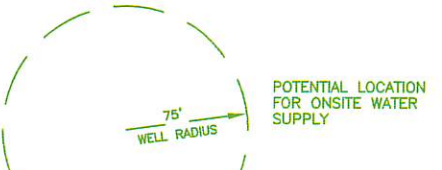
Susan P. Mooney, NCC Secretary  
12-10-2017



DHF - DRILL HOLE FOUND  
 ▲ - DRILL HOLE OR REBAR TO BE SET  
 ○ - GRANITE BOUND TO BE SET  
 --- FIELD STONE WALL

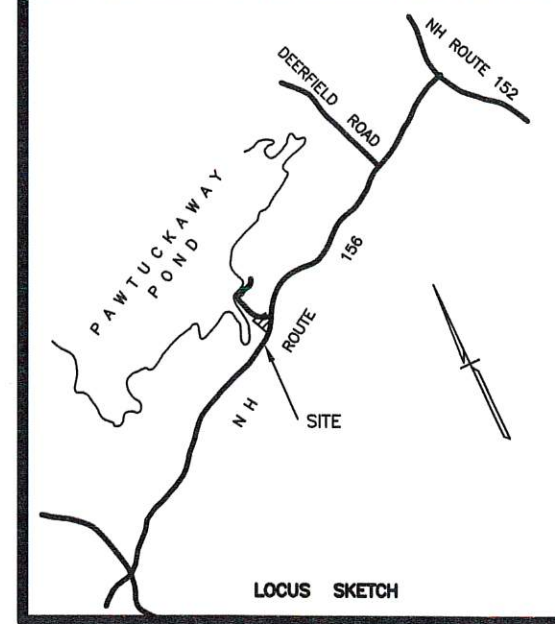
No.	Bearing	Distance
L1	N27°08'10"E	7.83'
L2	N38°18'30"W	31.77'
L3	N25°17'20"W	35.21'
L4	N18°13'20"E	99.52'
L5	N17°47'00"W	28.04'
L6	N55°22'20"E	25.35'
L7	N37°32'30"E	101.50'
L8	S77°22'20"E	53.00'
L9	S74°54'20"E	50.00'
L10	S67°37'20"E	75.00'
L11	S59°55'50"E	75.00'
L12	S70°52'00"E	30.43'
L13	N33°22'00"W	53.77'
L14	N26°08'00"W	50.10'
L15	S40°09'40"E	78.00'
L16	S44°27'00"E	66.00'
L17	S55°52'50"E	69.00'
L18	S59°15'00"E	90.00'
L19	S79°27'20"E	62.00'
L20	S74°35'30"E	85.00'
L21	S71°51'10"E	94.00'
L22	S17°16'00"W	69.13'
L23	S31°21'30"E	20.49'
L24	S33°38'20"W	38.34'
L25	S30°42'00"W	103.01'
L26	S27°11'50"W	51.66'
L27	S27°08'10"W	17.83'

PLAN REFERENCES  
 RCRD D38520 LOT LINE ADJUSTMENT ... STEVE RHEAUME ... BY LANDRY SURVEYING, LLC  
 RCRD D16706 (and 16707) SUBDIVISION LAND OF LOTTIE WHITE BY M.E. JENKINS  
 RCRD D4263 PLAN OF SUNNY PINES DEVELOPMENT ... BY T.W. CHESLEY  
 RCRD 1819 PLAN OF SUNNY PINES DEVELOPMENT ... BY T.W. CHESLEY  
 RCRD 919 PLAN OF GEORGE CARR ... BY T.W. CHESLEY  
 RCRD 897 PLAN OF GEORGE CARR ... BY T.W. CHESLEY  
 RCRD PLAN 539 PLAN OF LAND OF T.L. ROACHE ... BY T.W. CHESLEY  
 PLAN IN RCRD BOOK 2126 PAGE 324 PLAN OF LAND OF T.L. ROACHE BY T.W. CHESLEY  
 PLAN IN RCRD BOOK 2126 PAGE 325 PLAN OF T.L. ROACHE BY T.W. CHESLEY  
 PLAN IN RCRD BOOK 2126 PAGE 326 PLAN OF LAND OF T.L. ROACHE BY T.W. CHESLEY  
 PLAN IN RCRD BOOK 2587 PAGE 104 PROPERTY OF W.T. ROACHE BY M.E. JENKINS



- LIST OF ABUTTERS:  
 M63 L47-2 NANCY VIGARS, ET AL, 22 SMITH FARM RD., STRATHAM, NH  
 M63 L48 THOMAS & ANDREA KINGSTON, 14 WHITE'S GROVE RD., NOTTINGHAM, NH  
 M63 L86 EDWARD SWEET, 9 HAMPTON FALLS, EXETER, NH  
 M66 L2-5 MICHELLE BIRMBAS, 142 RAYMOND RD., NOTTINGHAM, NH  
 M67 L1 GWEN & MARTH FRIEND, 150 RAYMOND RD., NOTTINGHAM, NH  
 M67 L24 ERIC & DEBORAH HILL, 42 EVERGREEN CIRCLE, W. NEWTON, MA  
 M67 L25  
 M67 L26 DEREK & AMANDA DESROCHES, 117 HIGHLAND AVE., NOTTINGHAM, NH  
 M67 L27 DANIEL & BRANDY VITALE, 115 HIGHLAND AVE., NOTTINGHAM, NH  
 M67 L28 STEVEN COLBATH & TRACY MENDONCA, 113 HIGHLAND AVE., NOTTINGHAM, NH  
 M67 L29 MICHAEL DESANTIS & JENNIFER POLIQUIN, 111 HIGHLAND AVE., NOTTINGHAM, NH  
 M67 L30 KATHLEEN CARTER, PO BOX 352, EPPING, NH  
 M67 L45 ROBERT & JANET GOODRICH, 109 WALNUT ST., CANTON, MA  
 M67 L46 ROBERT ANNINO & MICHELLE MARKIEWICZ, 119 HIGHLAND AVE., NOTTINGHAM, NH

OWNER OF RECORD:  
 PHYLLIS I REHILL, TRUSTEE OF THE REHILL REVOCABLE TRUST OF 1997, 147 RAYMOND RD., NOTTINGHAM, NH  
 BOOK 3217 PAGE 2877, BOOK 4939 PAGE 2355



- NOTES:  
 1- THIS PORTION OF NH ROUTE 156 WAS LAID OUT 66' WIDE; SEE RCRD BOOK 1072 PAGE 288 FOR TAKING; AND SEE NH DOT SAC PROJECT #1631, SHEETS 5 & 6.  
 ALSO SEE BOOK 1148 PAGE 48 FOR DRAINAGE AND FENCING RELEASE. I DID NOT FIND THE TYPICAL NH-DOT MONUMENT FOR THE RIGHT-OF-WAY LINES. THEREFORE THE LINES SHOWN HEREON MAY CHANGE IF THOSE LINES ARE MONUMENTED BY THE NH-DOT.  
 2- THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY M.E. JENKINS, NH-LLS AND IS SHOWN ON RCRD PLANS D16706, AND D16707. THAT SURVEY DID NOT TAKE INTO ACCOUNT THE 1948 TAKING BY THE STATE OF NEW HAMPSHIRE.  
 3- WHITES GROVE ROAD IS A PRIVATE ROAD THAT PROVIDES INGRESS AND EGRESS FOR SOME LOTS ALONG PAWTUCKAWAY POND. IT WAS REPORTED TO ME THAT THE TOWN OF NOTTINGHAM HAS PLOWED SNOW AND GRADED THE SURFACE OF THIS ROAD. I HAVE NOT FOUND THE WIDTH OF THE RIGHT-OF-WAY MENTIONED IN THE DEEDS THAT I HAVE READ, AND THEREFORE I ASSUME IT IS OF VARIABLE WIDTH.  
 4- THE GRAVEL DRIVEWAYS FROM WHITES GROVE ROAD TO LOTS 45 AND 46 MAY BE, OR MAY NOT BE, THE EASEMENTS REFERRED TO IN BOOK 1052 PAGE 310 TO CAMP WIGWAM AND CAMP DORIS; AND THE EASEMENTS REFERRED TO IN BOOK 1396 PAGE 496.  
 5- THIS LAND IS IN CURRENT USE  
 6- THE WETLANDS WERE IDENTIFIED BY JOHN P. HAYES III, CSS, CWS #18, 7 LIMESTONE WAY, NORTH HAMPTON, NH, 03862, 603-205-4396, IN MAY 2018, AND LOCATED BY CONVENTIONAL SURVEY IN JUNE 2018. 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.  
 7- SEE NOTTINGHAM ZONING BOARD OF ADJUSTMENT CASE NUMBER 18-001VA, TO PERMIT THREE LOTS ON A PRIVATE ROAD. THE FUTURE OWNERS OF LOT 47B AND LOT 47C WILL BE REQUIRED TO RECORD "AN AGREEMENT AND RELEASE REGARDING BUILDING PERMIT FOR CLASS VI HIGHWAYS" IN THE COUNTY REGISTRY OF DEEDS. A COPY OF THE AGREEMENT IS AVAILABLE IN THE SELECTMEN'S OFFICE.  
 8- NEW HAMPSHIRE STATE SUBDIVISION APPROVAL IS PENDING  
 9- A CURB CUT FOR ACCESS TO ROUTE 156 IS PENDING APPROVAL BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.  
 10- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 47 INTO 4 LOTS AND TO CONSOLIDATE A 3.34± ACRE PORTION OF LOT 47 WITH LOT 86.  
 11 - THIS LAND IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) ON COMMUNITY PANEL NO.330137-0185-E.

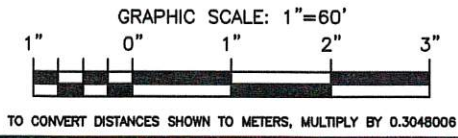
TOWN OF NOTTINGHAM  
 PLANNING BOARD APPROVAL

DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

THE SUBDIVISION 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 SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD.

SUBDIVISION PLAN  
 LAND OF  
 PHYLLIS I REHILL, TRUSTEE  
 OF THE  
 REHILL REVOCABLE TRUST OF 1997  
 ASSESSOR'S MAP 63 LOT 47  
 147 RAYMOND ROAD  
 NOTTINGHAM, NEW HAMPSHIRE  
 SCALE: 1"=60' ~ FEBRUARY 27, 2019

James E. Franklin, LLC  
 Licensed Land Surveyor  
 New Hampshire ~ Massachusetts ~ Connecticut  
 173 Deerfield Rd., Candia, NH 03034  
 Tel. (603) 483-3096



BOUNDARY, TOPOGRAPHY AND PHYSICAL FEATURES ARE THE RESULT OF THIS SURVEY. CONTOUR INTERVAL IS 2 FEET.

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 MINIMUM WIDTH OF 50'



