

Case#

Project Name

Date



**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: <i>5.010 Acres</i>	Current Use Acreage:	# of Proposed Lots:
Project Address: <i>175 Old Turnpike Road</i>		
Current Zoning Districts: <i>Commercial/Industrial Zone - Rock 4</i>		
Overlay Districts:	Map(s): <i>003</i>	Lot (s): <i>0006 - 001</i>
Request: <i>Relocation of Tower from 165 Turnpike to 175 Turnpike</i>		

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

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<b>Owner 1:</b> Brett Gillespie
Company:
Phone: 603-395-1222 Fax:
E-mail: Dynamic Quad 778@yokoo.co
Address: 175 Old Turnpike Rd Nottingham, NH 03290

*Brett Gillespie*  
Owner 1 Signature

10/3/18  
Date

<b>Owner 2:</b> Stephanie Gillespie
Company:
Phone: 603-397-9008 Fax:
E-mail:
Address: 175 Old Turnpike Rd Nottingham NH 03290

*Stephanie Gillespie*  
Owner 2 Signature

10/3/18  
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>
Company: SBA Towers o/o Terra Search
Phone: 617-877-2450 Fax: 781-394-0231 E-mail: tgreene@terrasearchllc.com
Address: 157 Riverside Drive Norwell, MA 02061

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

<b>Engineer:</b>
Company: Crossroads Group
Phone: 484-660-3055 Fax: 484-660-3742 E-mail: m.younis@thecrossroadsgroupllc.com
Address: 1690 Pottsville Pike, Suite A Harrisburg, PA 17126

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### ABUTTER(S) LIST

\* PRINT THREE (3) ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)

**1. APPLICANT INFORMATION:**

Printed Name: JBAT Towers IX, LLC Contact Telephone: 617-877-2950  
Address: c/o Terra Search 157 Riverside Drive, Norwell, MA 02061

**2. OWNER INFORMATION:**

Printed Name: Brett + Stephanie Gillespie  
Address: 175 Old Turnpike Road, Nottingham, NH 03290

**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: Airosmith Development  
Address: 82 Assembly Point Road, Lake George, NY 12845

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.				See Attached	
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, Timothy Green, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..

[Signature]  
Applicant's Signature

10/  
Date



# Abutters List Report

Nottingham, NH  
September 27, 2018

## Subject Property:

Parcel Number: 003-0006-001  
CAMA Number: 003-0006-001  
Property Address: 175 OLD TURNPIKE ROAD

Mailing Address: GILLESPIE, BRETT GILLESPIE,  
STEPHANIE  
175 OLD TURNPIKE ROAD  
NOTTINGHAM, NH 03290

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## Abutters:

Parcel Number: 002-0007-000  
CAMA Number: 002-0007-000  
Property Address: 181 OLD TURNPIKE ROAD

Mailing Address: H-D WAY REALTY TRUST MARY A  
PIERCE-TRUSTEE  
181 OLD TURNPIKE ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 002-008A-001  
CAMA Number: 002-008A-001  
Property Address: 182 OLD TURNPIKE ROAD

Mailing Address: BEAL, HAROLD L BEAL, BONNIE M  
182 OLD TURNPIKE ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 003-0004-001  
CAMA Number: 003-0004-001  
Property Address: 174 OLD TURNPIKE ROAD

Mailing Address: RATHE, NORMAN A RATHE, ANNE R  
174 OLD TURNPIKE ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 003-0005-000  
CAMA Number: 003-0005-000  
Property Address: OLD TURNPIKE ROAD

Mailing Address: WILKINS, EARL WILKINS, JEANETTE  
39 GARLAND ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 003-0006-000  
CAMA Number: 003-0006-000  
Property Address: 165 OLD TURNPIKE ROAD

Mailing Address: NOTTINGHAM TOWN OF NOTTINGHAM  
TOWN OF  
PO BOX 114 139 STAGE ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 003-0006-000  
CAMA Number: 003-0006-00T  
Property Address: 165 OLD TURNPIKE ROAD

Mailing Address: SBA PROPERTIES LLC ATTN: TAX  
DEPT.-NH02259  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487



www.cai-tech.com

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9/27/2018

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**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: 175 Old Turnpike Road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized: SBA Towers II, LLC 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	Brett Gillespie	
Address of Owner	175 Old Turnpike Rd Nottingham NH	
Signature of Owner	Stephanie Gillespie	Date 10/3/18

Name of Owner	Stephanie Gillespie	
Address of Owner	175 Old Turnpike Rd Nottingham, NH	
Signature of Owner	Brett Gillespie	Date 10/3/18

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		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	✓			
2. Complete abutters list	✓			
3. Payment of all required fees	✓			
4. 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	✓			
5. Copies of any proposed easement deeds, protective covenants or other legal documents		✓		
6. Any waiver request(s) submitted with justification in writing		✓		
7. Technical reports and supporting documents (see Section IX & X of this checklist)		✓		
8. Completed Application Checklist	✓			
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	✓			
2. Title block information:				
a) Drawing title	✓			
b) Name of subdivision	✓			
c) Location of subdivision	✓			
d) Tax map & lot numbers of subjects parcel(s)	✓			
e) Name & address of owner(s)	✓			
f) Date of plan	✓			

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	Provided	N/A	Provided	N/A
g) Scale of plan	✓			
h) Sheet number	✓			
i) Name, address, & telephone number of design firm	✓			
j) Name and address of applicant	✓			
3. Revision block with provision for amendment dates	✓			
4. Planning Board approval block provided on each sheet to be recorded		✓		
5. Certification block (for engineer or surveyor)	✓			
6. Match lines (if any)	✓			
7. Zoning designation of subject parcel(s) including overlay districts	✓			
8. Minimum lot area, frontages & setback dimensions	✓			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation		✓		
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."		✓		
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."		✓		
12. Note identifying which plans are to be recorded and which are on file at the Town.		✓		
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."		✓		
14. North arrow	✓			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study		✓		
16. Plan and deed references	✓			
17. The following notes shall be provided:	✓			
a) Purpose of plan	✓			
b) Existing and proposed use	✓			
c) Water supply source (name of provider (company) if offsite)		✓		
d) Zoning variances/special exceptions with conditions	✓			
e) List of required permits and permit approval numbers		✓		
f) Vicinity sketch showing 1,000 feet surrounding the site	✓			
g) Plan index indicating all sheets	✓			
18. Boundary of entire property to be subdivided	✓			
19. Boundary monuments	✓			
a) Monuments found	✓			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	✓			
c) Monuments to be set	✓			
20. Existing streets:	✓			

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



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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				
	✓			
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds				
	✓			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:				
a) Drainage easement(s)		✓		
b) Slope easement(s)		✓		
c) Utility easement(s)		✓		
d) Temporary easement(s) (such as temporary turnaround)	✓			
e) Roadway widening easement(s)	✓			
f) Walking trail easement(s)		✓		
g) Other easement(s) Note type(s)		✓		
4. Area of each lot (in acres & square feet):				
a) Total upland(s)	✓			
b) Contiguous upland(s)		✓		
5) Proposed streets:				
a) Name(s) labeled		✓		
b) Width of right-of-way dimensioned		✓		
c) Pavement width dimensioned		✓		
6. Source and datum of topographic information (USGS required)				
	✓			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area				
		✓		
8. Soil Conservation Service (SCS) soil survey information				
		✓		
9. Location, type, size & inverts of the following (as applicable):				
a) Existing water systems		✓		
b) Existing drainage systems		✓		
c) Existing utilities		✓		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas				
		✓		
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)				
		✓		
12. Existing tree lines				
	✓			
13. Existing ledge outcroppings & other significant natural features				
	✓			
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				
		✓		
Section IV				
Construction Detail Drawings				
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		✓		
2. Typical driveway apron detail		✓		
3. Curbing detail		✓		
4. Guardrail detail		✓		

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

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