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

Building Permit Application Denial

Date:

1/16/2020

Owner:

Brook Shaefer

Address:

Lamprey drive

Map/Lot

70/22

Applicant has filed for a permit for a year round home.

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.

Lot has 107.4 feet frontage on a private road where 200 feet is required on a Class V road.

Note:

- 1. Applicant agrees to acquire an approved septic design prior to building permit being issued if variance is approved.
- 2. Shoreland permit is required.

Respectfully submitted,

Dale Sylvia

Code Enforcement



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 February 18, 2020 in Conference Room 1, at the Town Municipal Office to hear the following application:

Case 20-002-VA

Application from Brooke Shaefer for Variance requests from Article II (C)(1)(a) of the Nottingham Zoning Ordinance to permit the construction of a home on a lot with 107 feet of frontage on a private road, where 200 feet of frontage on a Class V road. The property is located on Lamprey Drive in Nottingham, NH and is identified as Tax Map 70 Lot 22.

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

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 REA	AD THE APPLICAT	ION RULES AND GUI	DELINES BEFORE COMPLETING T	HE APPLICATION
LOCATION O	F PROPERTY:	Street Address	om pay onin	
		70	Lot	
		Tax Map	Lot	Sub-Lot
Applicant's inf				~~~
		EFEN		
	KNWINNO		Phone #: 781 - 915 - 480	5
Non	LTU RESPING	MA 01864	E-mail:	
Owner(s) infor	mation (if same as	applicant write same	2):	
Name(s):	Som			
Address:			Phone #:	
			E-mail:	
Representative	's information (if	applicable):		
	USCUR BLA			
	2 SCRIBN		Phone #: 603 895 99	47
	AYMUND N		Phone #: 603 895 99 E-mail: RBLA1502111	e comens To
Property inform				NEY
Lot Dimensions	: Front	9 Rear /	52,42 Side 181,51	Side <u>257.80</u>
Lot Area: Acres	0,5	//7Sq	uare Feet 22289	
	Property VA			
Proposed Use of	f Property 71.	on nound N	ousk	
The signer shall	be the owner; or the	nt deed and tax card ne signer shall provide owner in presentation	e a letter signed by all the property	owners giving the
I certify that the inf	formation provided is t	o the best of my knowled	ge, complete and correct. Brush Schaster	1.8-20
OWNER(S)	Printed nam	e scharft.	Signature	Date
	1 1111000 110111	-	Digitatui	Dute
_	Printed name	e	Signature	Date
_	Printed name	e	Signature	Date

NOTE:	This application	is not acceptable u	nless all statement	s following h	ave been	completed.
Addition	ial information m	ay be supplied on	a separate sheet if :	needed.		-

Additional information may be supplied on a separate sheet if needed.
VARIANCE REQUEST
A variance is requested from Article 2 Section CIA of the zoning ordinance to permit: BULLO HOUSE ON PRIVATE NORD WITH UNDER 2001 FRONTAGE
107.40 EXISTING KNONTOGE
Previous Zoning Board action on this property:
SUPPORTING INFORMATION
1. The variance would not be contrary to the public interest because: MANY OTHIN LOFS IN TOWN HOUZ A SIMILAR SITUATION.
2. The spirit of the ordinance is observed: SUMLTIMES RULLS CALNUT BEMET FOR REASON ABLE USR OF A PROPERTY.
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3. Substantial justice is done: THE OWNERS WILL BE ABLE TO GET FULL USE OF
TUEIN GOT
4. The values of the surrounding properties are not diminished: Similor レSE AS ルモ,6以3oハS・

	l enforcement of the provisions of the ordinance would result in an unnecessary hardship: 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	15 A SIMILAR SITUATION KON MANY
	EN GTS IN NOTTINGNOW!
	
	ii) The proposed use is a reasonable one.
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USE	OF ISEA PROPERTY!
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	If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed 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.
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6				
□ I understand that I	MUST appear in person at	the public hearing		
		<u>OR</u>		
□ If I cannot appear i	n person,			
I will designate t I hereby designate	he representative or agent, i	in writing below, to	act on my behalf:	arteure
to r	epresent me as a represen	tative/agent in the	pursuance of this appeal.	
Property Oxynov(s)	Buch Scheck	1-0-2		
Property Owner(s)	Signature	Date	Signature	Date
D ()				
Property Owner(s)	Signature	Date	Signature	Date
Property Owner(s)				
Troporty Owner(a)	Signature	Date	Signature	Date
Property Owner(s)	Signature	Date	Signature	Date
	2.5	24.4	<i>2.</i> 5	2000
	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)	Brush Signature	7-9-16 Date	Signature	Date
Property Owner(s)	Signature	Date	Signature	Date
Property Owner(s)	Signature	Date	Signature	Date
Property Owner(s)	Signature	Date	Signature	Date

Book: 6035 Page: 2335

E # 19036755 09/13/2019 12:45:50 PM Book 6035 Pago 2335 Page 1 of 8 Register of Deeds, Rockingham County

Carey an Searcy

Reinin to Brooke S Schaefer, Trustee S Reading MA 01864

LCHIP ROA361966 TRANSFER TAX RO091293 RECORDING SURCHARGE

25,00 3,150,00 38,00 2,00

WARRANTY DEED

We, Philip McGlone of 198 Wellesley Street, Manchester,
County of Hillsborough and State of New Hampshire, Michael J.
McGlone of 417 Bradford Place, North Dartmouth, Bristol County,
Massachusetts, and James Vara f/k/a James McGlone of 35% Hasell
Street, Charleston, South Carolina, for consideration of Two
Hundred Ten Thousand and no/100 (\$210,000.00) Dollars, grant to
Brooke Schaefer, Trustee of the Brooke K. Schaefer Revocable Trust,
of 23 Erwin Road, North Reading, Massachusetts, with warranty
covenants.

A certain parcel of land, with the buildings thereon, situated in Nottingham, in the County of Rockingham and State of New Hampshire, on the shore of Pawtuckaway Pond, and being Lot #13, believed but not warranted to contain 22,750 square feet, as shown on plan of land of Howard L. Lamprey, located in Nottingham, N.H., as drawn by Henry A. Peterson, Surveyor, November 6, 1965, which plan is recorded in the Rockingham County Registry of Deeds, to which plan reference may be had for a more particular description.

Book: 6035 Page: 2336

There is conveyed herewith, as appurtenant to and to be used in connection with the above conveyed premises, a right of way from the conveyed lot over the right of way shown on said plan and such other rights as the grantor may have over lands of others to the public highway. This easement is intended to only grant a right of way from the within conveyed lot to the public highway, and an easement is not included over such ways shown on said plan as are not required for access from the public highway.

The conveyed premises are subject to the restrictions that they will be used for dwelling purposes only and not for business or commercial enterprises.

Also subject to any easements, including utility company pole rights as may exist of record.

For title to these premises see Deed from Festus P. McGlone dated March 22, 2000, and recorded in Rockingham County Registry of Deeds, Volume 3464, Page 1927.

This is not homestead property of any of the grantors, or any of the grantors' spouses.

Book: 6035 Page: 2340

STATE OF NEW HAMPSHIRE County of Hillsborough

August 6, 2019

on this was a signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

, Wotary Public

My/Commission expires:

KELLY L. CARPENTER, Notary Public My Commission Expine April 17, 2024

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LIST OF ABUTTERS

The following is a list of all abutting property owners concerned in this appeal. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. The Land Use Office can assist you in determining your abutters, but YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT OWNER AND MAILING INFORMATION. When verifying the correct owner and mailing information, you are required to use the assessing information. You are ultimately responsible for your own list of abutters. This information is necessary to properly notify all interested parties with certified notices. FAILURE TO PROVIDE COMPLETE INFORMATION ON ABUTTERS WILL RESULT IN THE APPLICATION BEING RETURNED AND MAY DELAY THE SCHEDULING OF YOUR HEARING.

**PRINT <u>THREE</u> ADDRESS LABELS PER ABUTTER INCLUDING THE <u>APPLICANT</u>, <u>OWNER & PROFESSIONAL(S)</u> **

Applicant(s) Name		Address てす	ERUIN NORD	
BROOKL SCHAEFE	`	ハロルケ	DRUIN NORD 01864	
Owner Name		Address		
Some				
3. Professional(s) Name		Address		
MOSCUL BLAISBELL		72 5 CA	IBMA RODD	
			no NN 03677	
MAP/ LOT/ SUB-LOT	ABUTTER(MAILING ADDRESS	
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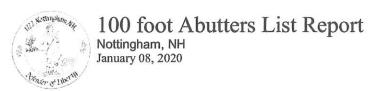
70-25, LLC 101 SHORE ROAD NOTTINGHAM, NH 03290

BERNARD, HERBERT E BERNARD, DIANE E TRUSTEES BERNARD IRREV TRUST 5 CLOVER COURT SALEM, NH 03079

SHERIDAN, ROBERT SHERIDAN, MARTHA G. 34 LAWRENCE ROAD LEXINGTON, MA 02421

BROOKE S. SHAEFER REVOCABLE TR SCHAEFER BROOKE S. TRUSTEE 23 ERWIN RD. NORTH READING, MA 01864

BLAISDELL SURVEY, LLC 22 SCRIBNER RD. RAYMOND, NH 03077



Subject Property:

Parcel Number: CAMA Number: 070-0022-000 070-0022-000

Property Address: LAMPREY DRIVE

Mailing Address:

BROOKE S. SHAEFER REVOCABLE TR

SCHAEFER, BROOKE S. TRUSTEE

23 ERWIN ROAD

NORTH READING, MA 01864

Abutters:

Parcel Number: CAMA Number:

070-0021-000 070-0021-000

Property Address: 22 LAMPREY DRIVE

Mailing Address:

BERNARD, HERBERT E BERNARD,

DIANE E

TRUSTEES BERNARD IRREV TRUST 5

CLOVER COURT SALEM, NH 03079

Parcel Number: CAMA Number:

070-0023-000 070-0023-000 Property Address: LAMPREY DRIVE Mailing Address:

SHERIDAN, ROBERT SHERIDAN,

MARTHA G.

34 LAWRENCE ROAD LEXINGTON, MA 02421

Parcel Number: CAMA Number: 070-0025-000

Property Address: OFF DOLLOFF DAM ROAD

070-0025-000

Mailing Address:

70-25, LLC 101 SHORE ROAD

NOTTINGHAM, NH 03290