

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



Code Administration

Office (603) 679-9597 x2  
Fax (603) 679-1013  
E-mail: [dsylvia@nottingham-nh.gov](mailto:dsylvia@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://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,

A handwritten signature in black ink, appearing to read "Dale Sylvia", is written over a faint, illegible typed name.

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](mailto: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](mailto: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](mailto: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 COMPANY DRIVE  
70 22  
Tax Map Lot Sub-Lot

**Applicant's information:**

Name(s): <u>BROOKLYN SCHAFFEN</u>	
Address: <u>23 EDWIN RD</u> <u>NORTH BIDDING MA 01864</u>	Phone #: <u>781-915-4805</u> E-mail:

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

Name(s): <u>Same</u>	
Address:	Phone #: E-mail:

**Representative's information (if applicable):**

Name(s): <u>ROSCOE BLAISDELL</u>	
Address: <u>22 SCRIBNER RD</u> <u>RAYMOND NH 03077</u>	Phone #: <u>603 895 9947</u> E-mail: <u>RBLAISDELL1@COMCAST.NET</u>

**Property information:**

Lot Dimensions: Front 107.4 Rear 152.42 Side 181.51 Side 254.80  
 Lot Area: Acres 0.5117 Square Feet 22289  
 Present Use of Property VACANT  
 Proposed Use of Property PLAN ROUND HOUSE

**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) BROOKLYN SCHAFFEN Brooklyn Schaffen 1-8-20  
 Printed name Signature Date  
 \_\_\_\_\_ Signature Date  
 \_\_\_\_\_ 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 2 Section CIA of the zoning ordinance to permit:

BUILD HOUSE ON PRIVATE ROAD WITH UNDER 200' FRONTAGE

107.40 EXISTING FRONTAGE

Previous Zoning Board action on this property: \_\_\_\_\_

SUPPORTING INFORMATION

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

MANY OTHER LOTS IN TOWN HAVE A SIMILAR SITUATION.

2. The spirit of the ordinance is observed:

SOMETIMES RULES CANNOT BE MET FOR REASONABLE USE OF A PROPERTY.

3. Substantial justice is done:

THE OWNERS WILL BE ABLE TO GET FULL USE OF THEIR LOT

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

SIMILAR USE AS NEIGHBORS.

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 IS A SIMILAR SITUATION FOR MANY OTHER LOTS IN NOTTINGHAM.

ii) The proposed use is a reasonable one.

THIS WILL ALLOW THE OWNER TO GET FULL USE OF HER PROPERTY.

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.

THERE IS NO OTHER WAY TO ACCESS THE LOT.

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** ROSCOE BLAISPELL

\_\_\_\_\_  
\_\_\_\_\_

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

Property Owner(s) Bruce Schenk 1-8-20 \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
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](mailto: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) *Brian Roberts 1-8-26* \_\_\_\_\_  
Signature Date Signature Date

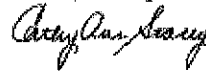
Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

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 Page 2335 Page 1 of 8  
Register of Deeds, Rockingham County



Return to  
Brooke S. Schaefer, Trustee  
c/o Erwin Rd  
N Reading MA 01861

LCHIP	ROA461966	25.00
TRANSFER TAX	RG091293	3,150.00
RECORDING		38.00
SURCHARGE		2.00

WARRANTY DEED

We, Philip McGlone of 196 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 1/2 Hasell Street, Charleston, South Carolina, for consideration of Two Hundred Ten Thousand and no/100 (\$210,000.00) Dollars, grant to Brooke <sup>S</sup> Schaefer, Trustee of the Brooke <sup>S</sup> 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.



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.

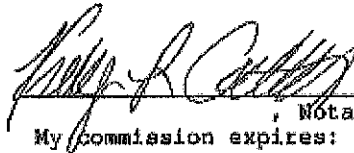
This is not homestead property of any of the grantors, or any of the grantors' spouses.

STATE OF NEW HAMPSHIRE

County of Hillsborough

August 6, 2019

On this 6<sup>th</sup> day of August, 2019, before me, the under-  
signed notary public, personally appeared Philip McGlone and  
proved to me through satisfactory evidence of identification,  
which was DNDL DNL391846 ex 3/24/23, to be the person  
whose name is signed on the preceding or attached document, and  
acknowledged to me that he signed it voluntarily for its stated  
purpose.

  
\_\_\_\_\_  
Notary Public  
My commission expires:

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

**OWNER INFORMATION**

MCGLONE, PHILIP  
 MCGLONE, MICHAEL  
 198 WELLESLEY STREET  
 MANCHESTER, NH 03104

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
04/03/2000	3464	1927	U V 38		MCGLONE, FESTUS P.

**LISTING HISTORY**

08/07/14 JBVL  
 05/18/98 AAL  
 02/07/87 DMO

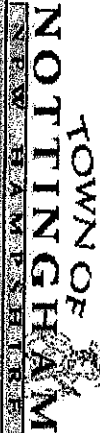
**NOTES**

VAC. WOODED, OLD DOCK, NY LEVEL, 110 FT WF; MICHAEL MCGLONE, 417 BRADFORD PLACE, DARTMOUTH, MA 02747 AND JAMES MCGLONE 992 CENTRE ST, JAMAICA PLAIN, MA ALL JOINT TENANTS IN COMMON: 8/14 NAT WF, DNPV SHED, COND=NY.

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
--------------	-------	--------	-------	----------	------	------	--------------	-------

**MUNICIPAL SOFTWARE BY AVIAR**



**TOWN OF NOTTINGHAM**

NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2016	\$ 0	\$ 0	\$ 232,600
Parcel Total:			\$ 232,600
2017	\$ 0	\$ 0	\$ 232,600
Parcel Total:			\$ 232,600
2018	\$ 0	\$ 0	\$ 232,600
Parcel Total:			\$ 232,600

**LAND VALUATION**

Zone: R-AG PAWTUCKAWAY 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	0.560 ac	77,400	D	90	86	95	90	95 - MLD	100	48,700	0	N	48,700	
IF RES WTRFRNT	1,000 w/f	x 220,000	X	100				95 - MILD	88	183,900	0	N	183,900	110/NAT/AVG/AVGN
	0.560 ac									232,600			232,600	

Site: UNDE/WDS Driveway: UNDEVELOPED Road: GRAVEL

Map: 000070

Lot: 000022

Sub: 000000

Card: 1 of 1

LAMPREY DRIVE

NOTTINGHAM

Printed: 05/23/2018

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

MCGILONE, PHILIP  
MCGILONE, MICHAEL  
198 WELLESLEY STREET  
MANCHESTER, NH 03104

District

Percentage

PERMITS

Date

Project Type

Notes

Model:  
 Roof:  
 Ext:  
 Int:  
 Floor:  
 Heat:  
 Bedrooms:  
 Bath:  
 Extra Kitchens:  
 A/C:  
 Quality:  
 Com. Wall:  
 Stories:

Fixtures:  
 Fireplaces:  
 Generators:

Base Type:

BUILDING SUB AREA DETAILS

2015 BASE YEAR BUILDING VALUATION

Year Built:  
 Condition For Age:  
 Physical:  
 Functional:  
 Economic:  
 Temporary:

### 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 THREE ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER & PROFESSIONAL(S) \*\***

1. Applicant(s) Name <i>BROOK SCHAEFER</i>	Address <i>23 ERWIN ROAD NORTH RUDOLPH MA 01864</i>
2. Owner Name <i>SAME</i>	Address
3. Professional(s) Name <i>NOSCOE BLAISDELL</i>	Address <i>22 SCARBOROUGH ROAD RAYMOND NH 03077</i>

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4. <i>SEE ATTACHED SKETCH</i>		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

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



# 100 foot Abutters List Report

Nottingham, NH

January 08, 2020

## Subject Property:

Parcel Number: 070-0022-000  
CAMA Number: 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: 070-0021-000  
CAMA Number: 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: 070-0023-000  
CAMA Number: 070-0023-000  
Property Address: LAMPREY DRIVE

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

Parcel Number: 070-0025-000  
CAMA Number: 070-0025-000  
Property Address: OFF DOLLOFF DAM ROAD

Mailing Address: 70-25, LLC  
101 SHORE ROAD  
NOTTINGHAM, NH 03290



[www.cai-tech.com](http://www.cai-tech.com)

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