



New England's Premier Precaster

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February 8, 2017

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

The owner of the 2 properties, once merged, will be Concrete Products of Londonderry.

Sincerely,

A handwritten signature in cursive script that reads 'Brenda Shea Stratis'.

Brenda Shea Stratis
978-658-2645
BrendaS@SheaConcrete.com

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



Office (603) 679-5022
Fax (603) 679-1013

APPLICATION FOR VOLUNTARY MERGER (PER RSA 674:39-a)

Name of record owner(s) must be identical for all lots consolidated:

Property Owner(s): 1) NOTTINGHAM SHEA REALTY LLC 2) CONCRETE PRODUCTS OF LONDONDERRY
Phone: 978-658-2645 | 978-658-2645
Email: GregSC@SheaConcrete.com | GregSC@SheaConcrete.com
Mailing Address: P.O. Box 520 | P.O. Box 520
City/Town: WILMINGTON MA | WILMINGTON MI
State & Zip: MA 01887 | MA 01887

EXISTING PARCEL:	Map	<u>3</u>	Lot	<u>2</u>	Sub	<u>2</u>	Physical Address	<u>160 OLD TURNPIKE ROAD</u>
	Map	<u>3</u>	Lot	<u>2</u>	Sub	<u>1</u>	Physical Address	<u>158 OLD TURNPIKE ROAD</u>
	Map	_____	Lot	_____	Sub	_____	Physical Address	_____

Physical Address: _____

Deeds: List the book and page for deeds identifying each lot in unmerged status.

Book	<u>3426</u>	Book	<u>4189</u>	Book	_____	Book	_____
Page	<u>2205</u>	Page	<u>1860</u>	Page	_____	Page	_____

APPLICATION ACKNOWLEDGEMENT AND AUTHORIZATION:

By signing below, the Applicant(s) agrees that (1) this application is subject to the approval of the Nottingham Planning Board to assure such merger does not create a violation of the current Zoning Ordinance or Subdivision, (2) the mortgage holder(s) consent form has been received by the Nottingham Planning Board, (3) that upon approval, a copy of this agreement shall be recorded at the Rockingham County Registry of Deeds, and/or noted on any Final Mylar for a subdivision or Site Plan Review filed at the Rockingham County Registry of Deed, and (4) no such merged parcel shall thereafter be separately transferred without subdivision approval from the Nottingham Planning Board and any new subdivision must meet the requirement of the Subdivision Regulations.

Brenda Shea Stratis 2/7/17

Owner Signature _____ Date _____ Owner Signature _____ Date _____

FOR MUNICIPAL USE ONLY

By signing below, the application has been reviewed by the Nottingham Planning Board and the lot merger shall not result in a violation of the current Zoning Ordinance or Subdivision Regulations.

Signature of Chair of Nottingham Planning Board _____ Date _____

By signing below, this request has been reviewed by the Nottingham Board of Assessors, who assign the following Tax Map, Lot, and Sub number to the resulting parcel:

Map _____ Lot _____ Sub _____ Revised Acreage: _____ Street Address: _____

Nottingham Assessing Department _____ Date _____



GREGSAK ENGINEERING, INC.
CONSULTING ENGINEERS & PLANNERS

February 21, 2017

Mr. Dirk Grotenhuis, Chair
Nottingham Planning Board
Town of Nottingham
139 Stage Road
Nottingham, NH 03290

Re Impact Statement
Shea Concrete Products Site Plan
Tax Map 3, Lots 2-1 & 2-2
160 Old Turnpike Road
Nottingham, NH

Dear Dirk,

As required under the Town of Nottingham Site Plan Review Regulations, the following is an Impact Statement for the proposed project.

The proposed project is the construction of a 5,000 SF building to house a machine that will core holes into precast concrete structures and the expansion of the existing product storage yard.

The impact of the proposed project is as follows:

- a. Attendance at Public Schools – The proposed project is for the construction of a building used to house machinery to core holes into precast concrete structures and the expansion of an existing product storage yard. There will be **NO** impact on attendance at public schools.
- b. Increase in Vehicular Traffic - The purpose of the project is to construct a building to house machinery. There will be **NO** increase in traffic due to the construction of this building.
- c. Changes in Local Population - The proposed project is for the construction of a building to house machinery and expansion of an existing product storage yard. There will be **NO** change to local population.
- d. Increases in Municipal Costs - The proposed project is for the construction building to house machinery and the expansion of an existing product storage yard on private property. There will be **NO** increase to municipal costs.
- e. Load on Public Utilities for Future Demand – There will be a small increase in the electricity used for the proposed building.
- f. Public Safety – The proposed building will be constructed in accordance with the current local Building Code. There will be no impact to public safety.
- g. Changes in Tax Revenue – There will be an increase to tax revenue due to the construction of the new building.



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- h. Changes in the Surface Drainage - There will be changes in the surface drainage due to the expansion of the product storage yard and the proposed building. The mitigation of the increase in runoff is provided by the proposed rain garden. A Drainage Memo and calculations have been prepared by this office as part of this application.
- i. Increase Consumption of Groundwater – There will be a minimal increase of groundwater consumption for the coring of the concrete. Most of the water will be recycled.
- j. Increase Refuse Disposal – All refuse disposal is handled by an off-site private contractor. There will be **NO** increase in refuse.
- k. Pollution of Water or Air – There is no anticipated increase of air pollution or water pollution.
- l. Land Erosion or Loss of Tree Cover – There will be a few trees cut for the proposed construction. Most of the construction will take place in an area where there are no trees. The proposed plans include sedimentation and erosion control to prevent erosion during construction.
- m. Disturbance to Other Aspects of the Natural Ecology – The proposed project includes the dredging and filling of 9,650 square feet of wetlands. A Dredge and Fill Application has been prepared for NHDES and the Town of Nottingham Conservation Commission.
- n. Blocking of View – The proposed building is located on a 25.10 acre parcel and will not block any view.
- o. Harmony with the Character of Surrounding Development – The proposed building will be an expansion of the current use of the site and will be located in the Route 4 Commercial/Industrial Zone.
- p. Location of Utilities – The proposed building will tie into the existing electric and water on site and will require no other utilities.
- q. Protection of Unique Natural Features and Resources – There are no unique natural features and resources other than the existing wetlands. As noted above the proposed project includes the dredging and filling of 9,650 square feet of wetlands. A Dredge and Fill Application has been prepared for NHDES and the Town of Nottingham Conservation Commission

If there are any questions, please do not hesitate to call.

Very truly yours,

William M. Gregsak, PE