



## **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 September 17, 2019** in Conference Room 1, at the Town Municipal Office to hear the following application:

### **Case 19-009-SE**

Application from Jay P. and Sandy M. Shehan Trustees of the Jay and Sandy Shehan Family Trust requesting a Special Exception to Article II Section C.2 of the Nottingham Zoning Ordinance to permit the replacement of an existing septic system with a new, modern system ten (10) feet from the property line where 20 feet is required (meets state requirement of 10ft). The property is located at 10 Tuckaway Shores Road in Nottingham, NH and is identified as Tax Map 70 Lot 36.

**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,  
Application for a  
Special Exception**

**August 2019**

**Jay and Sandy  
Shehan Family Trust**

Site location:  
10 Tuckaway Shores Road  
(Tax Map 70 Lot 36)

A **special exception** is a use of land or buildings that is permitted, subject to specific conditions that are set forth in the ordinance. A variance is a waiver or relaxation of particular requirements of an ordinance when strict enforcement would cause undue hardship because of circumstances unique to the property.

"If the conditions for a special exception are not met, the board cannot allow it; however, if the conditions are met, the board must grant the special exception."  
*Shell Oil v. Manchester, 101 N.H. 76 (1957).*



Prepared by:

**LANDRY SURVEYING, LLC** Peter D. Landry, LLS  
**248 MILL POND ROAD NOTTINGHAM, NH 03290**  
**(603) 679-1387**

# **LIST OF CONTENTS**

**Denial letter from Building Inspector dated 8/12/19.**

**Copy of Zoning Article II, C. 2.**

**Application for a Special Exception, Including;**

**\*Separate 'Narrative' Sheet**

**\*Separate 'Supporting Information' Sheet**

**\*List of Abutters from Town Assessors, dated 8/21/19.**

**\*Copy of Current Tax Map**

**Attachments:**

**\*Copy of Subject Parcel Tax Card**

**\*NH Code of Administrative Rules (Subsurface Bureau)  
Min. Distance Table 1008-2**

**\*(6) Proposed Septic System Design Plan copies  
11"x17" reduced scale to 1" = 40'**

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: 8/12/19  
Owner: Shehan trust  
Address: 10 Tuckaway  
Map/Lot 70/36

Applicant has filed for a Special Exception for septic setbacks for a replacement system.

Denial:

**Article II(C) (2):** There shall be between the property line, water's edge ("reference line" as described in RSA 483-B: 4 XVII), and any dwelling, and septic system(s), a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. Proposed ten feet from the property line. Meets State requirement of 10' but not the town setback of 20'.

Respectfully submitted,

Dale Sylvia  
Code Enforcement

## ARTICLE II ZONING DISTRICTS AND DISTRICT REGULATIONS

### A. Zoning Map

The Zoning Map of the Town of Nottingham shall show the location of the various zones set forth in this Article. The Zoning Map, as amended, is hereby incorporated as part of this Ordinance and is on file in the Nottingham Town Hall.

### B. Zoning Districts

The Town of Nottingham shall be divided into the following districts:

- Residential - Agricultural District
- Town Center District
- Commercial - Industrial District

The use of land, buildings, and structures shall conform to the provisions of the district in which it is located except as otherwise specifically provided in this Ordinance.

### C. Residential - Agricultural District

This zoning district shall encompass most of the Town of Nottingham as shown on the Zoning Map, as amended. It shall be a zone of low density residential and agricultural uses consistent with the Vision of the Master Plan to retain Nottingham's rural landscape.

#### 1. No lot shall be less than two (2) acres in area;

- 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.
- b) Each single parcel of land is required to contain a driveway (curb cut) within the required minimum frontage. The required driveway may be either a single or common/shared driveway serving no more than two residences;
  - (1) Shared driveways will be kept to the common boundary.
  - (2) Shared driveways will be put in each owner's deed of record.
- c) Each lot must contain a 200'x 200' square fit for building or a thirty thousand (30,000') square foot contiguous area lot envelope in which a house and septic system shall be placed to meet all existing setbacks ordinances, consisting of upland soils. However, a nonconforming lot shall be exempt from these provisions, provided it was legal under the provisions in effect immediately prior to the passage of this Ordinance or substantial amendments thereto, where approval can be granted without substantial detriment to the public interest and without substantially detracting from or nullifying the provisions and purpose of this Ordinance.

#### 2. There shall be between the property line, water's edge ("reference line" as described in RSA 483-B:4 XVII), and any dwelling, and septic system(s), a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. Setbacks for accessory buildings shall be fifty (50') feet minimum distance from the lot frontage property line (20') feet for grandfathered non-conforming lots of less than two (2) acres and twenty (20') feet minimum distance from the side and rear property lines. Special exceptions to this ordinance may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or nonhabitable structures of fifty (50') square feet in area or greater:

- a) whether the goal set forth in N.H. RSA 674:17 I. will be infringed by granting such special exception;
  - b) whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and
  - c) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.
- #### 2. The Planning Board may require additional acreage for tracts of land which contain areas which are classified as unfit for building under definition article.
- #### 3. Dwelling Units on Single Tracts - When more than one (1) dwelling unit is to be constructed on a single tract or on abutting tracts of land under the same ownership, each shall be on a plot which satisfies all requirements of this Ordinance, Subdivision Regulations and Site Plan Review and shall require a formal



# TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290

[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

Planning & Zoning

Tel (603) 679-9597 Fax (603) 679-1013

## APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment  
Town of Nottingham

### FOR OFFICE USE ONLY

Case No. \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Fee Amount \_\_\_\_\_  
Date Paid \_\_\_\_\_  
Outcome \_\_\_\_\_

Name of Applicant JAY P. & SANDY M. SHEHAN, TRUSTEES  
JAY AND SANDY SHEHAN FAMILY TRUST

Mailing Address 20 COURTNEY LANE - HAMPSTEAD, NH 03841

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell 505-5236

Name of Owner "SAME" AS APPLICANT -  
(if same as applicant, write "same")

### PROPERTY INFORMATION

Location of property 10 TUCKAWAY SHORES ROAD Tax Map 70 Lot 36  
Lot Dimensions: Front 73.7 (LAKE) Rear 196 ±' Side 355 ±' Side 265 ±'  
Lot Area: Acres 0.848 ACS Square Feet 36955 ±  
Present Use of Property RESIDENTIAL  
Proposed Use of Property SAME

**NOTE:** This application is not acceptable unless all statements below have been completed. Additional information may be supplied on a separate sheet if the space provided is not adequate.

### SPECIAL EXCEPTION REQUEST

A special exception is requested from Article II Section (c)(2) of the zoning ordinance to permit:  
PROPOSED REPLACEMENT SEPTIC SYSTEM (10') TEN FEET  
FROM PROPERTY LINE, WHERE (20') TWENTY FEET IS  
REQUIRED.

SUPPORTING INFORMATION

Explain how the proposal meets the special exception criteria as specified in the above noted Article/Section of the Nottingham Building Code & Zoning Ordinances: (List all criteria from ordinance).

Criteria 1 – *whether the goal set forth in NH RSA 674:17 I will be infringed by granting such special exception;*

SEE ATTACHED

Criteria 2 – *whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and*

Criteria 3 – *whether the granting of such special exception would adversely impact the neighboring parcels or rural character of the Town.*

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this special exception is sought and that all information provided by me is true under penalty of law.

Signature of Owner(s) or Authorized Agent

Date

Owner's Name (Typed or Printed) SAY SHEHAN

8-25-19

Town of Nottingham,  
Zoning Board of Adjustment

Owner/Applicant:

Jay and Sandy Shehan Family Trust  
Jay P. & Sandy M. Shehan, Trustees  
20 Courtney Lane  
Hampstead, NH 03841

Property Location:

10 Tuckaway Shores Road  
Nottingham, NH  
(Tax Map 70 Lot 36)

NARRATIVE

The Shehan's are the owners of the property located at 10 Tuckaway Shores Road, and identified on the Town of Nottingham Accessor's Maps as, Map 70 Lot 36. The property is located in the Residential/Agricultural Zoning District, with a portion of the land being located within the State of New Hampshire 250ft Shoreland Protection Area.

Based on the Town Accessor Record's, the property is a non-conforming (*less than two (2) acres, lot of record*), containing 0.848-acres. There is an existing (2) two-bedroom dwelling (YB1963), with onsite improvements including, well, driveway and septic system.

The topography around the existing dwelling and improvements is gently sloping to level, while the grade becomes steeper between the existing dwelling and the edge of the Lake, along with an existing powerline running thru that area of the property.

The Shehan's would like to upgrade and replace their existing septic system with a new or modern system, but the only suitable septic replacement area is located (10') ten feet from the property line, which is less than the Town required (20') twenty feet.

The State of New Hampshire '*Subsurface Systems Bureau Code of Administrative Rule, Env-Wq 1008.04(a) Table 1008-2 Minimum Separation Distance*' requires the leach bed to be a minimum of (10') ten foot, and the septic tank (5') five feet from the property line.

Due to the location of their existing dwelling, well, driveway and septic system, the most suitable septic replacement area is located between the dwelling and the roadway. This ideal location would allow for a gravity feed system, keep the proposed septic replacement location outside of the 250ft Shoreland Protection Area, minimize overall tree removal necessary to replace the septic system and the least amount of overall lot impact. Alternative septic system locations were considered outside the 250ft Shoreland Protection Area specifically west of the proposed system location, but site limitations such as; shallow soils to ledge, excessive tree removal and the need to pump the sewage made this area less suitable.



## SUPPORTING INFORMATION

*Criteria 1 – whether the goal set forth in NH RSA 674:17 will be infringed by granting such special exception;*

As mentioned in the narrative, all attempts were made to preserve the existing tree cover, and design the replacement septic system with minimal impact and disturbance to the area. No harm to health and general welfare, no overcrowding of land, no increase in street congestion, no effect to light or air would occur. With the granting of the Special Exception, the Shehan's will then be able to apply for an acquire a 'Construction Approval' for a Individual Septic System that will meet the current NHDES Subsurface Systems Bureau Rules.

*Criteria 2 – whether the terrain or configuration of the lot make it more appropriate than not for such a special exception; to be granted;*

Yes, as mentioned in the narrative, to avoid the steeper terrain and the 250ft Shoreland Protection Area the location chosen is level and therefore more suitable for the replacement septic system. This ideal location allows for a gravity flow from the existing dwelling to the proposed leach bed, avoiding the need for a pump system, also the proposed septic system location is greater than 75ft from the existing on-site well.

Moving the proposed septic system 20ft from the property line would place the system less than 75ft from the on-site well, in soil less suitable than the proposed ideal location and the need for a pump system to handle the sewage waste.

*Criteria 3 – whether the granting of such special exception would impact the neighboring parcels or rural character of the Town;*

There are no neighboring wells located within 75ft of the proposed system. For any new construction on abutting parcels, the current State Subsurface System Rules require the 75ft well radius be entirely on-site or a 'Well Release Form' be recorded if the 75ft well radius falls outside the property lines. As mentioned in the narrative, by minimizing overall tree removal, avoiding a pump system with unattractive venting, and blending the replacement system into the existing improvements, the rural character of the Town would remain the same.

Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290



Office 603-679-9597 X1  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

## OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at 10 TUCKAWAY SHORES ROAD,  
hereby verify that I have authorized PETER D. LANDRY, 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:

- |  |   |
|--|---|
| <input type="checkbox"/> Subdivision/Lot Line Adjustment     | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Backlot Subdivision                 | <input type="checkbox"/> Design Review    |
| <input checked="" type="checkbox"/> Other <u>ZBA HEARING</u> |   |

FOR: DISCUSSION & PREPARATION OF A 'SPECIAL EXCEPTION'  
APPLICATION

NAME OF OWNER (Typed or printed) JAY SHEHAN  
Address of Owner 20 COURTNEY LANE - HAMPSHIRE NH 03841  
Signature of Owner [Signature] Date 8-25-19

NAME OF OWNER (Typed or printed) SANDY SHEHAN  
Address of Owner SAME AS ABOVE  
Signature of Owner [Signature] Date 8/25/19

NAME OF OWNER (Typed or printed) \_\_\_\_\_  
Address of Owner \_\_\_\_\_  
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

NAME OF OWNER (Typed or printed) \_\_\_\_\_  
Address of Owner \_\_\_\_\_  
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290



Office 603-679-9597 X1  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.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

JAY SHEHAN

& SANDY SHEHAN

Property Owner(s)

[Signature] 8-25-19  
Signature Date

Signature Date

Property Owner(s)

[Signature] 8/25/19  
Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Town of Nottingham  
 P.O. Box 114  
 139 Stage Road  
 Nottingham NH 03290

## ABUTTER(S) LIST

Office 603-679-9597 X1  
 Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

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

**1. APPLICANT INFORMATION:**

Printed Name: JAY SHEHAN Contact Telephone: 505-5236  
 Address: 20 COURTNEY LANE - HAMPSTEAD, NH 03841

**2. OWNER INFORMATION:**

Printed Name: SAME AS ABOVE  
 Address: " "

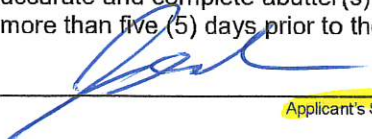
**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: PETER D. LANDRY, LLC - LANDRY SURVEYING, LLC  
 Address: 248 MILL POND ROAD IN NOTTINGHAM, NH 03290

Abutter(s) Information				
4.	Map:	Lot:	Name:	Address:
5.	Map:	Lot:	Name:	Address:
6.	Map:	Lot:	Name:	Address:
7.	Map:	Lot:	Name:	Address:
8.	Map:	Lot:	Name:	Address:
9.	Map:	Lot:	Name:	Address:
10.	Map:	Lot:	Name:	Address:
11.	Map:	Lot:	Name:	Address:
12.	Map:	Lot:	Name:	Address:
13.	Map:	Lot:	Name:	Address:

SEE ATTACHED

I, JAY SHEHAN, 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..

  
 Applicant's Signature

8/25/19  
 Date



# 75 foot Abutters List Report

Nottingham, NH

August 21, 2019

## Subject Property:

Parcel Number: 070-0036-000  
CAMA Number: 070-0036-000  
Property Address: 10 TUCKAWAY SHORES ROAD

Mailing Address: SHEHAN, JAY P. + SANDY M. TRUS JAY  
AND SANDY SHEHAN FAMILY TR  
20 COURTNEY LANE  
HAMPSTEAD, NH 03841

---

## Abutters:

Parcel Number: 070-0028-000  
CAMA Number: 070-0028-000  
Property Address: 3 TUCKAWAY SHORES ROAD

Mailing Address: COLLINS, ANNIELLO A COLLINS,  
JUDITH H.  
P.O. BOX 784  
RAYMOND, NH 03077

Parcel Number: 070-0030-000  
CAMA Number: 070-0030-000  
Property Address: TUCKAWAY SHORES ROAD

Mailing Address: MUSIAL STEVEN JACKSON DANIA  
388 ELGIN AVE  
MANCHESTER, NH 03104

Parcel Number: 070-0033-000  
CAMA Number: 070-0033-000  
Property Address: 8 TUCKAWAY SHORES ROAD

Mailing Address: MUSIAL STEVEN JACKSON DANIA  
388 ELGIN AVE  
MANCHESTER, NH 03104

Parcel Number: 070-0034-000  
CAMA Number: 070-0034-000  
Property Address: COMMUNITY BOAT RAMP

Mailing Address: 33 OWNERS  
TUCKAWAY SHORES ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 070-0035-000  
CAMA Number: 070-0035-000  
Property Address: 12 TUCKAWAY SHORES ROAD

Mailing Address: WEEKS, WILLIAM R  
2129 GREEN STREET  
PHILADELPHIA, PA 19130

Parcel Number: 070-0083-000  
CAMA Number: 070-0083-000  
Property Address: TUCKAWAY SHORES ROAD

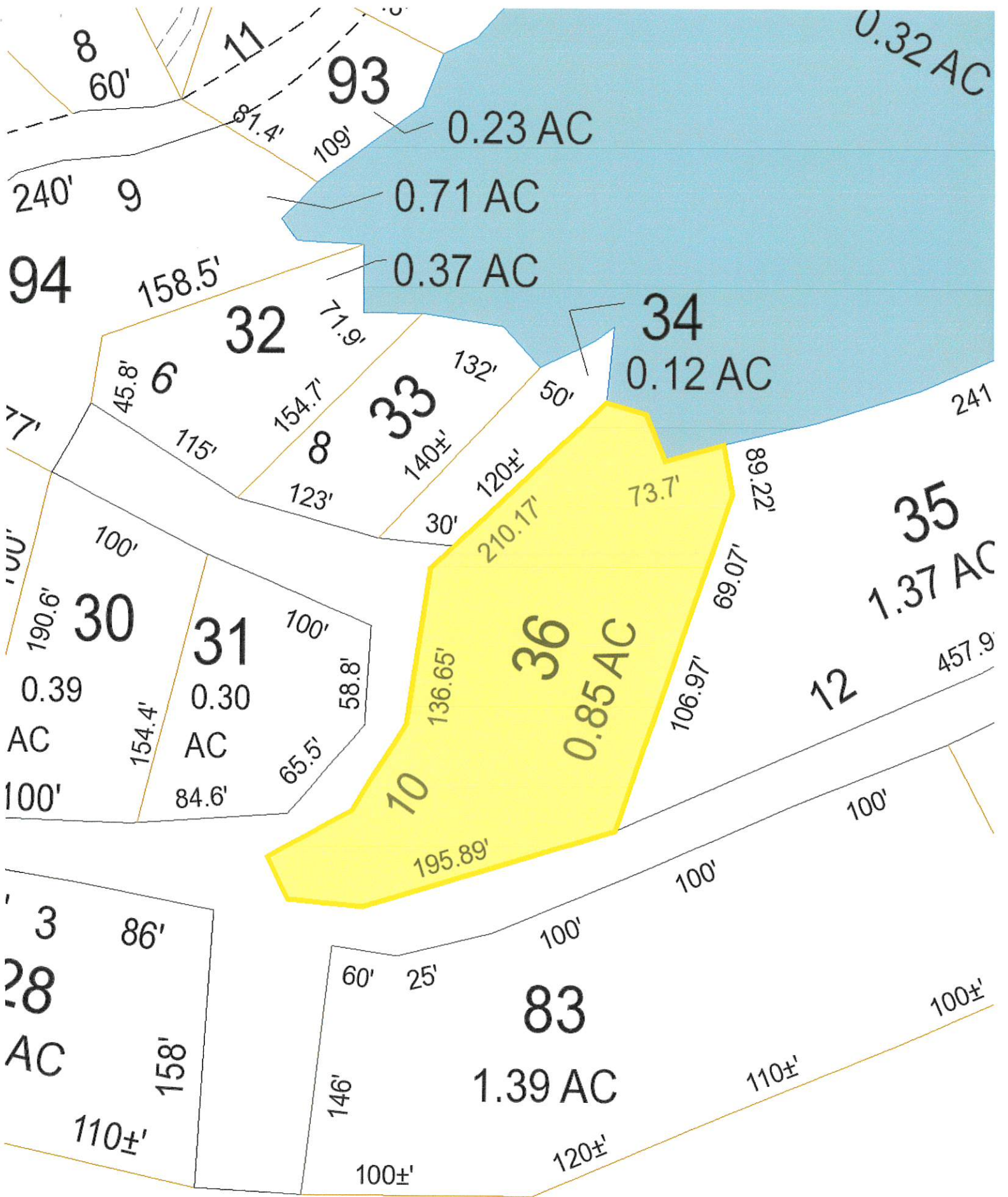
Mailing Address: COLLINS, NEIL A COLLINS, JUDITH A  
PO BOX 784  
RAYMOND, NH 03077

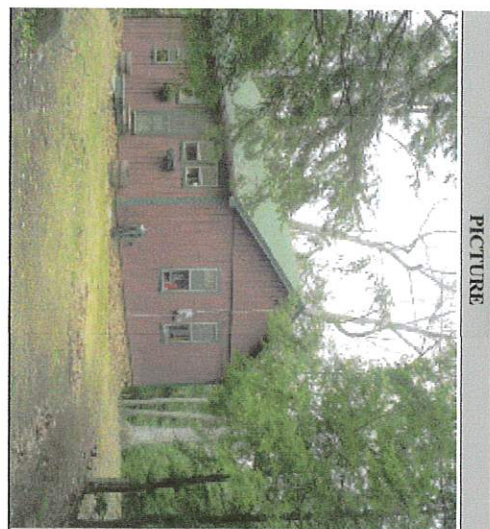
LANDRY SURVEYING, LLC  
248 MILL POND ROAD  
NOTTINGHAM, NH 03290



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.





**OWNER**  
 SHEHAN, JAY P. + SANDY M. TRUST  
 JAY AND SANDY SHEHAN FAMILY TRUST  
 20 COURTNEY LANE  
 HAMPSSTEAD, NH 03841

**TAXABLE DISTRICTS**

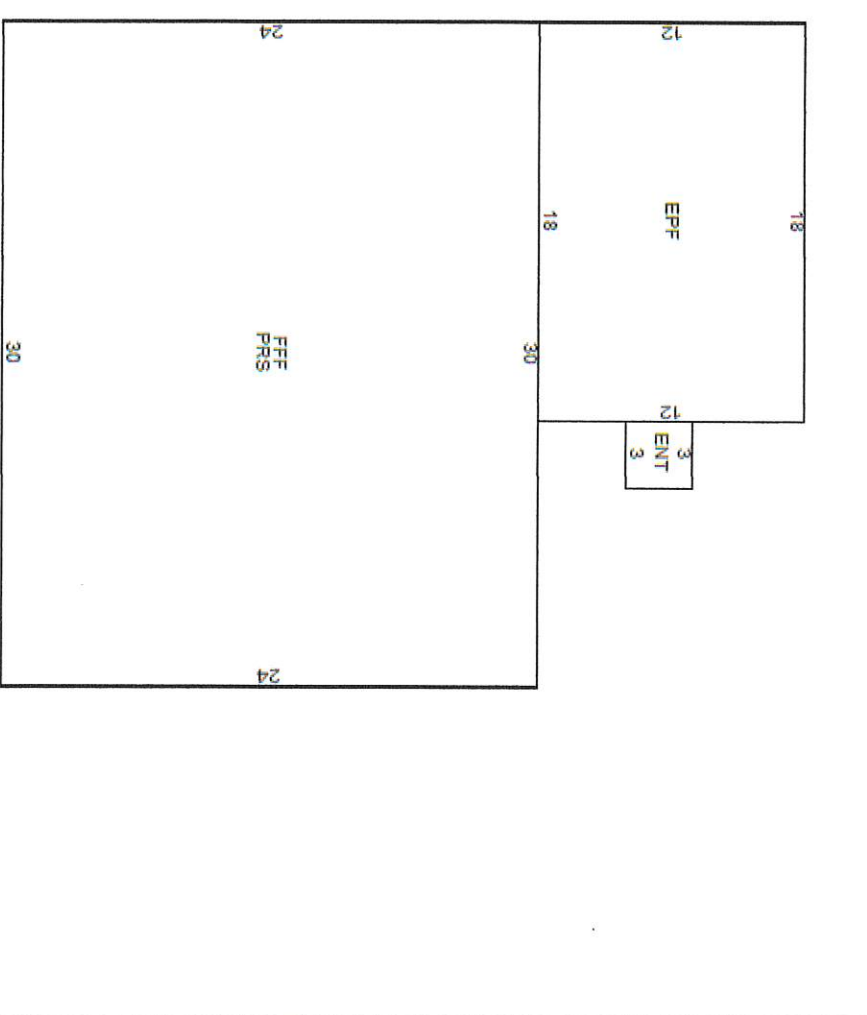
District	Percentage

**PERMITS**

Date	Project Type	Notes

**BUILDING DETAILS**

Model: 1.00 STORY CAMP  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: BOARD/BATTEN  
 Int: WOOD  
 Floor: PINE/SOFT WD  
 Heat: WOOD/COAL/CONVECTION  
 Bedrooms: 2 Baths: 1.0 Fixtures: 3  
 Extra Kitchens:  
 A/C: No  
 Quality: B2 AVG-20  
 Generators:  
 Com. Wall:  
 Size Adj: 1.4356  
 Base Rate: RSA 80.00  
 Bldg. Rate: 1.0336  
 Sq. Foot Cost: \$ 82.69



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	216	0.70	151
PRS	PIERS	720	-0.05	-36
ENT	ENTRY WAY	9	0.10	1
FFP	FST FLR FIN	720	1.00	720
GLA:		720		836

**2015 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 69,129
Year Built:	1963
Condition For Age:	GOOD
Physical:	14 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	14 %
Building Value:	\$ 59,500

OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR
Date	Book	Page	Type			
06/26/2018	5924	1527	Q1		319,000 MACLAUGHLIN, MARJORIE	
02/02/1999	3370	22	Q1		98,000 RICHARDSON, ELINOR/WIN	

HEHAN, JAY P. + SANDY M. TRUSTEES  
 Y AND SANDY SHEHAN FAMILY TRUST  
 COURTNEY LANE  
 AMPSTEAD, NH 03841

LISTING HISTORY	NOTES
8/07/14 JBVM	BROWN; SEASONAL; ACREAGE INCLUDES LOT 37; NEW WELL; BEACH RIGHTS 70-44; HSE AWAY FROM LAKE; LAND COND TO 90 TO REFLECT POWERLINE EASEMENT/LOCATION; 8/14 NOH WALKING ACCESS TO WF ONLY. SM SANDY BEACH.
4/08/11 LMAR	
6/21/06 DSVL	
5/21/98 AAM	
6/15/87 IH	


Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
EXTRA FEATURES VALUATION							
MUNICIPAL SOFTWARE BY AVITAR							

Year	Building	Features	Land
2016	\$ 59,500	\$ 0	\$ 237,600
			Parcel Total: \$ 297,100
2017	\$ 59,500	\$ 0	\$ 237,600
			Parcel Total: \$ 297,100
2018	\$ 59,500	\$ 0	\$ 237,600
			Parcel Total: \$ 297,100

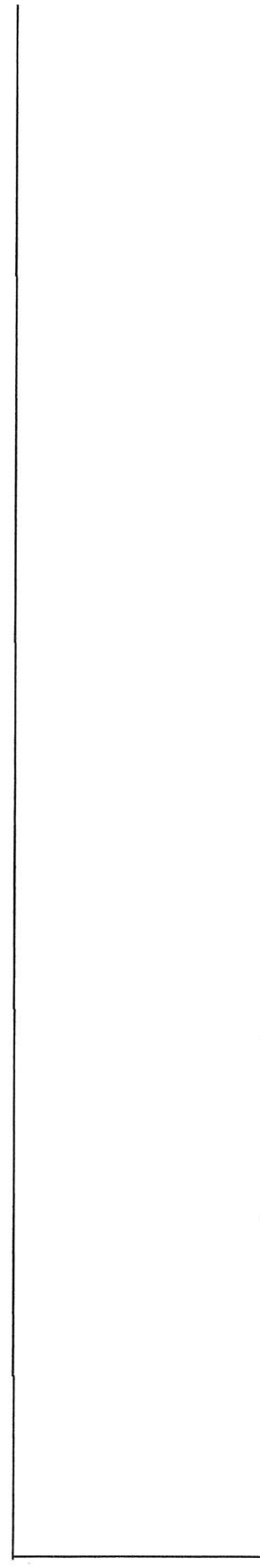
one: R-AG PAWTUCKAWAY Minimum Acreage: 2.00 Minimum Frontage: 200  
 and Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes  
 RES WTRFRNT 0.848 ac 83,392 D 90 90 95 90 -- ROLLING 90 50,600 0 N 50,600 PL  
 RES WTRFRNT 1,000 wf x 220,000 X 100 85 -- MODERATE 100 187,000 0 N 187,000 75/AVG/BCH/AVGN  
 0.848 ac 237,600

LAND VALUATION

Site: NATURAL Driveway: GRAVEL Road: GRAVEL



TOWN OF NOTTINGHAM  
 NEW HAMPSHIRE  
 PARCEL TOTAL TAXABLE VALUE





NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES

(h) For any structure where the use is not listed in Table 1008-1, the permitted designer shall submit documentation to support the estimated maximum daily flow.

Source. (See Revision Notes #1 and #2 at chapter heading) #11184, eff 10-1-16; amd by # 12716, eff 1-24-19

Env-Wq 1008.04 - Minimum Distances.

(a) The minimum separation distance in feet between components of an ISDS and the identified receptors shall be as specified in Table 1008-2, subject to (b) through (j), below:

Table 1008-2: Minimum Separation Distances (in Feet)

Receptor↓	Component→	Septic Tank	Bed	Sewer Line
Surface Water		75	75	
Poorly Drained Jurisdictional Wetland		50	50	
Very Poorly Drained Jurisdictional Wetland		75	75	
Open Drainage		75	75	
Culvert, Tight Pipe		10	25	
Catch Basin		35	35	
Reservoir		75	75	
Water Lines, pressure		10	25	10
Water lines, suction		50	50	50
<u>Property lines</u>		<u>5</u>	<u>10</u>	<u>5</u>
Foundation, any type, with Foundation Drains		5	15	
Foundation, full cellar, without Foundation Drains		5	10	
Foundation, slab, without Foundation Drains		5	5	
Foundation Drains Outfall Pipe (Solid)		5	5	
Foundation Drain Outfall (Discharge)		25	25	
Top of Natural Embankment or Natural Steep Slope		5	20	
Stormwater Pond intercepting SHWT		50	75	
Stormwater Pond not intercepting SHWT		25	35	
Geothermal well, open loop		75	75	
Geothermal well, closed loop		25	25	
Upgradient swale to divert surface water from EDA not intercepting SHWT, below finished grade of EDA		10	25	
Upgradient swale to divert surface water from EDA not intercepting SHWT, above finished grade of EDA		10	10	
Upgradient interceptor drain intercepting SHWT to divert groundwater from EDA			25	
Outfall of upgradient interceptor drain intercepting SHWT to divert groundwater from EDA			75	

(b) In-ground swimming pools shall not be located within 35 feet down-slope of a bed or within 10 feet in any direction of a bed.

(c) The distance between a septic tank and surface water, open drainage, very poorly drained soil, an open loop geothermal well, or a private on-site well may be reduced to 50 feet if:

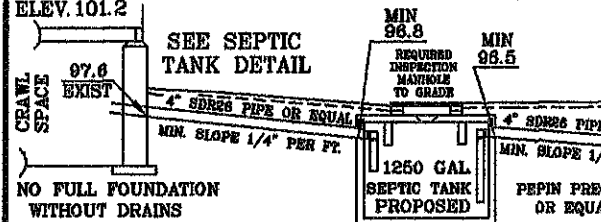
- (1) Pipe having an SDR of 26 or equivalent is used; and
- (2) The tank is either made from plastic or coated with a sealant to prevent infiltration and exfiltration.

(d) The distance between a septic tank and open drainage or between a bed and open drainage may be reduced to 25 feet or 35 feet, respectively, where the open drainage and associated culverts, such as a roadside ditch, does not intercept the seasonal high groundwater.

**MINIMUM ELEVATIONS FOR SEPTIC SYSTEM ONLY. SILL/ SLAB ELEVATIONS TO BE DETERMINED BY CONTRACTOR.**

NOTE: ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXISTING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERPROOF, FLEXIBLE JOINT CONNECTOR.

NOTE: TANK TO BE COATED WITH A SEALANT TO PREVENT INFILTRATION AND EXPIRATION.



NOTE: FOR TANK JOINTS & PIPE PENETRATIONS USE CON-SEAL OR EQUAL. SEPTIC TANK TO BE PROPERLY CURED PRECAST. CONCRETE OR EQUIVALENT. MAXIMUM LIQUID DEPTH TO BE 6 FEET.

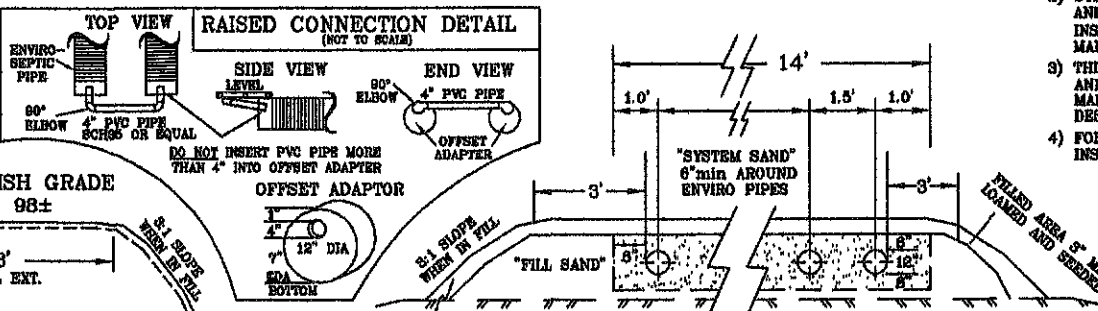
**SYSTEM NOTES:**

- 1) NO SURFACE WATER/ VERY POORLY DRAINED SOILS WITHIN 75 FEET OF THE EDA.
- 2) NO POORLY DRAINED SOILS WITHIN 75 FEET OF THE EDA.
- 3) NO PRIVATE WELLS WITHIN 75 FEET OF THE EDA.
- 4) EXPOSED LEDGE IS WITHIN 75 FEET OF THE EDA.
- 5) WATERLINE MUST BE 25 FOOT MINIMUM FROM EDA.
- 6) SUITABLE REPLACEMENT AREA, IN PLACE OR REDESIGN.
- 7) FOUNDATION DRAINS, 15ft. MIN. TO EDA & 5ft. MIN. TO TANK. W/O DRAINS, 10ft. MIN. TO EDA & 5ft. MIN. TO TANK.

SEE "INSTALLATION MANUAL" FOR VENTING TIPS & REQUIREMENTS

RECOMMEND 4" PVC PIPE VENT

NOTE: ALL COMPONENTS UNDER PAVEMENT OR ROADWAY TO BE H-20. CONTRACTOR SHOULD USE CARE TO INSURE ADEQUATE BACKFILLING AND PROPER COMPACTION AROUND ALL PIPES. WHERE VEHICULAR TRAFFIC IS ANTICIPATED, CONSIDERATION SHOULD BE GIVEN TO DEPTH OF PIPE TO AVOID CRUSHING. (IF NECESSARY, CONTACT DESIGNER FOR ADVICE)



NOTE: 9 LINE SYSTEM. "FILL SAND"-Medium to Coarse Sand, Size 0.25 to 2.0mm. No >5% passing the #200 sieve, & no particles size > 3/4" or ASTM C-88 Sand spec.

"RECEIVING LAYER CREATION" FILL MATERIAL:  
 1) CONTAINS NO TREE STUMPS, SAWDUST, WOOD CHIPS, TREE BARK, BRICKS, ASPHALT, CONCRETE, METAL, WALLBOARD, CONSTRUCTION DEBRIS, OR OTHER SUCH NON-SOIL MATERIALS.  
 2) CONTAIN NO MORE THAN 25% BY VOLUME OF COBBLES LARGER THAN 6 INCHES IN DIAMETER OR STONES LARGER THAN 12" IN DIA.  
 3) HAVE A PERCOLATION RATE OF NOT GREATER THAN 15 MINUTES INCH AFTER PLACEMENT AND COMPACTION.  
 4) BE HOMOGENEOUS. (per Env-Wq 1014.01)

**\*\*\*\* IMPORTANT SYSTEM NOTICES \*\*\*\***

- 1) ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS AN ITA IN ACCORDANCE WITH PART Env-Wq 1024. (ITA) INNOVATIVE/ALTERNATIVE TECHNOLOGY APPROVAL 2008-03-01.
- 2) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. INSTALLER SHALL READ AND THEN UTILIZE THE "PRESBY INSTALLATION MANUAL" AS PART OF THE CONSTRUCTION OF THE SYSTEM.
- 3) THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE ENVIRO-SEPTIC AND SIMPLE SEPTIC LEACHING SYSTEMS DESIGN AND INSTALLATION MANUAL AND THE ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEMS DESIGN AND INSTALLATION MANUAL N.H. STATE ATTACHMENT.
- 4) FOR PRODUCT INFORMATION, NEAREST PRODUCT DEALER OR INSTALLER CONCERNS, COMMENTS OR IDEAS, PLEASE CONTACT:

PRESBY ENVIRONMENTAL, INC.  
 RTE 117 - PO BOX 617 - SUGAR HILL, N.H. 03585  
 phone 1-800-478-5298  
 www.PresbyEnvironmental.com

**NRCS (SCS) SOIL TYPE**  
 140=Chattfield/Hollis/Canton  
 Soil Group SC = 1.78factor

**SOURCE:**  
 Rockingham County Soil Survey  
 October 1994 - Map 12

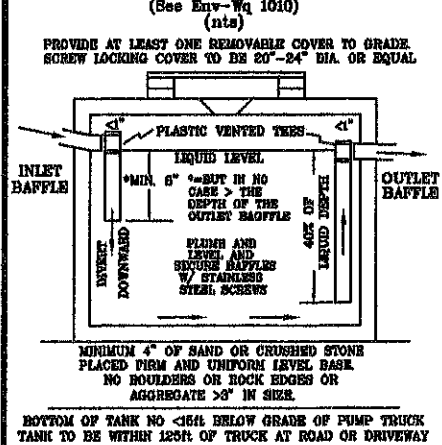
**PERCOLATION TEST DATA**  
 DATE TEST CONDUCTED: July 17, 2019  
 RESULTS: 14 min/1"  
 DEPTH OF HOLE: 30"

**TEST PIT DATA**  
 ACKNOWLEDGED BY: Dale Sylvia, Eld Insp  
 OBSERVED BY: Peter D. Landry, Designer  
 DATE: July 17, 2019

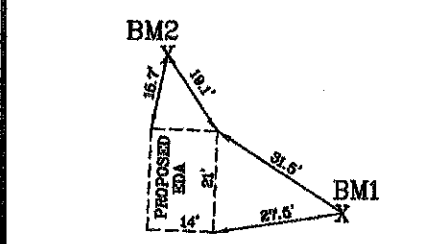
TP1	Elev. (95.7)
10YRS/3 - Sandy Loam Granular - Friable	6"
7.5YRS/6 - Loamy Sand Granular - Friable	24"
2.5YRS/6 - Loamy Sand Granular - Friable	61"
Ledge Refusal (90.6)	(90.6)
No ESHWT Observed	
No Water Observed	

**ENVIRO-SEPTIC BED BOTTOM TO BE LEVEL CROSS SECTION DISPOSAL SYSTEM**

**SEPTIC TANK DETAIL**

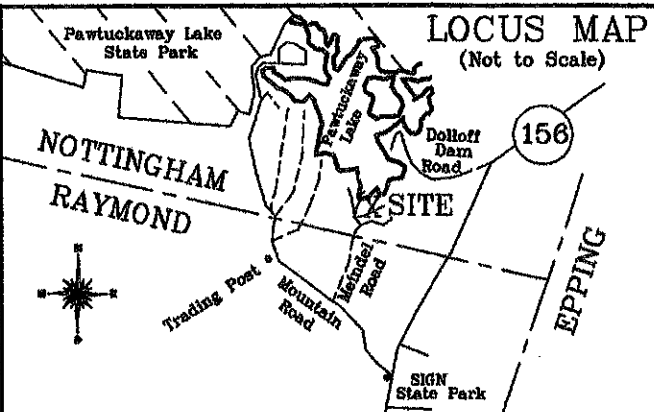
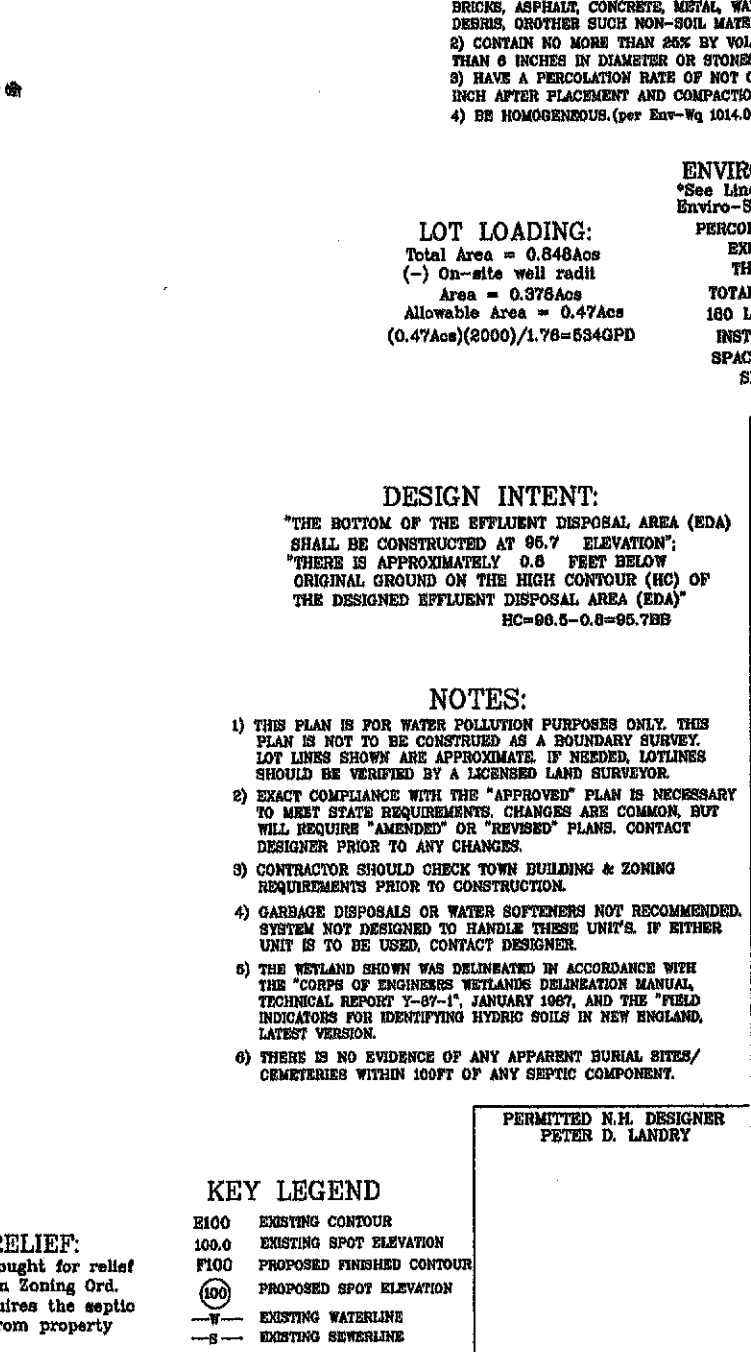
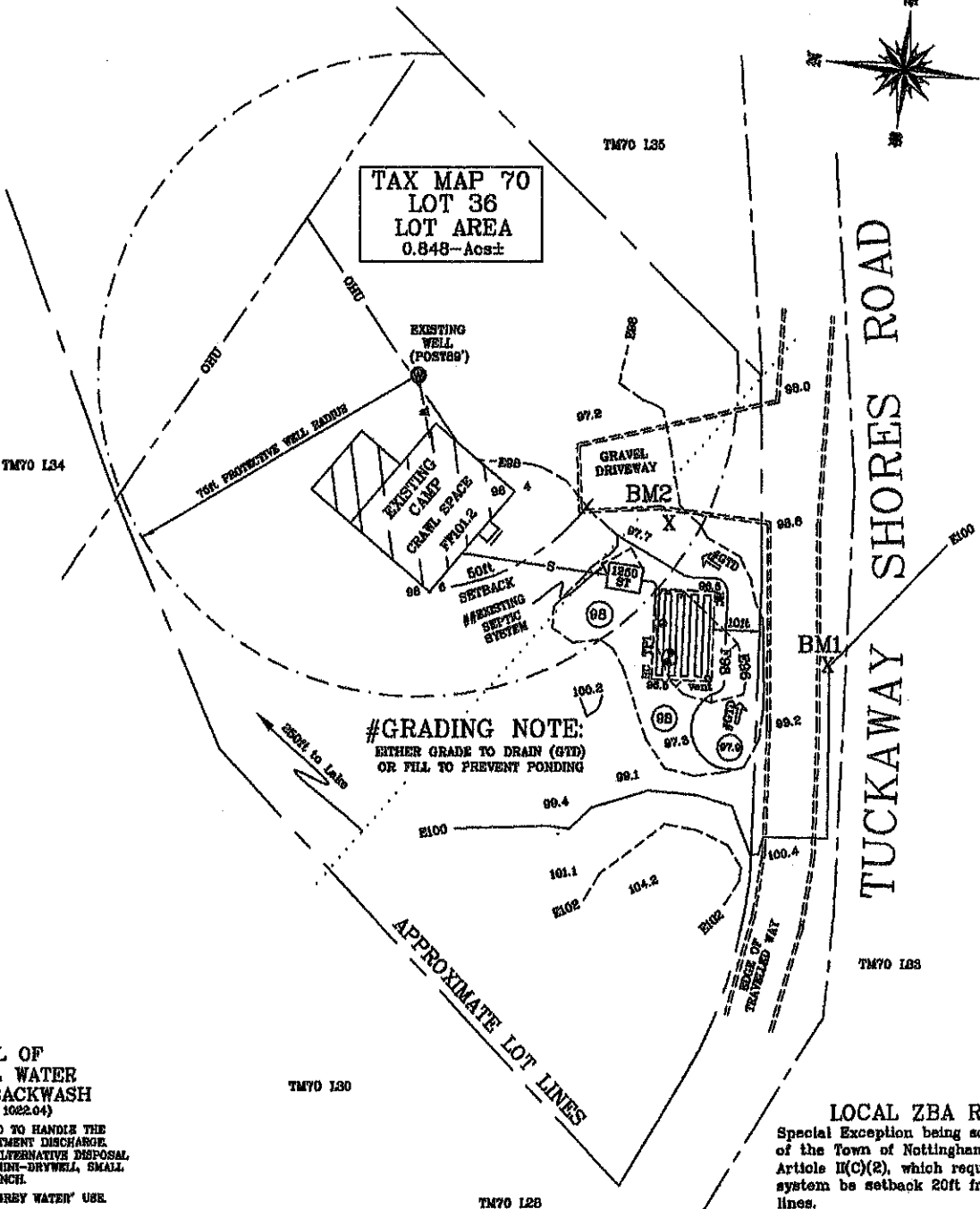


EDAs TIES (SCALE 1"=20')



- BENCH MARKS:**  
 "Vertical Datum as per Assumed Datum"
1. Top of nail set base 8" Hemlock tree  
Elev = 100.0 - 0.1' down to ground (99.9)
  2. Top of nail set base 10" Hemlock tree  
Elev = 97.8 - 0.1' down to ground (97.7)
  3. First Floor at Existing Camp Dwelling  
Elev = 101.2

**EXISTING SEPTIC SYSTEM (TANK & DRY WELL) TO BE ABANDONED & BACKFILLED.**



**\*\*\* EXPANSION/REPLACEMENT \*\*\*  
 ADVANCED ENVIRO-SEPTIC SEPTIC SYSTEM PLAN**

**10 TUCKAWAY SHORES ROAD NOTTINGHAM, NH**  
 SUBDIVISION APPROVAL No. predates 87  
 REFERENCE DEED RCRD BK 5924 PG:1527  
 TAX MAP 70 LOT 36  
**11" x 17" SCALE: 1" = 40'**  
 OWNER: Jay and Sandy Shehan Family Trust  
 Jay P. & Sandy M. Shehan, Trustees  
 20 Courtney Lane  
 Hampstead, NH 03841

APPLICANT: LANDRY SURVEYING, LLC  
 248 MILL POND ROAD-NOTTINGHAM, NH  
 DATE: August 2019 (603) 879-1387  
 SEE APPROVAL SLIP FOR ANY CONDITIONS OR REVISIONS.

**DESIGN INTENT:**  
 "THE BOTTOM OF THE EFFLUENT DISPOSAL AREA (EDA) SHALL BE CONSTRUCTED AT 95.7' ELEVATION";  
 "THERE IS APPROXIMATELY 0.8 FEET BELOW ORIGINAL GROUND ON THE HIGH CONTOUR (HC) OF THE DESIGNED EFFLUENT DISPOSAL AREA (EDA)"  
 HC=96.5-0.8=95.7BB

- NOTES:**
- 1) THIS PLAN IS FOR WATER POLLUTION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. LOT LINES SHOWN ARE APPROXIMATE. IF NEEDED, LOT LINES SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR.
  - 2) EXACT COMPLIANCE WITH THE "APPROVED" PLAN IS NECESSARY TO MEET STATE REQUIREMENTS. CHANGES ARE COMMON, BUT WILL REQUIRE "AMENDED" OR "REVISED" PLANS. CONTACT DESIGNER PRIOR TO ANY CHANGES.
  - 3) CONTRACTOR SHOULD CHECK TOWN BUILDING & ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.
  - 4) GARBAGE DISPOSALS OR WATER SOFTENERS NOT RECOMMENDED. SYSTEM NOT DESIGNED TO HANDLE THESE UNITS. IF EITHER UNIT IS TO BE USED, CONTACT DESIGNER.
  - 5) THE WETLAND SHOWN WAS DELINEATED IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987, AND THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, LATEST VERSION."
  - 6) THERE IS NO EVIDENCE OF ANY APPARENT BURIAL SITES/CEMETERIES WITHIN 100FT OF ANY SEPTIC COMPONENT.

PERMITTED N.H. DESIGNER  
 PETER D. LANDRY

**KEY LEGEND**

E100	EXISTING CONTOUR
100.0	EXISTING SPOT ELEVATION
F100	PROPOSED FINISHED CONTOUR
(100)	PROPOSED SPOT ELEVATION
-W-	EXISTING WATERLINE
-S-	EXISTING SEWERLINE

**DISPOSAL OF RESIDENTIAL WATER TREATMENT BACKWASH**  
 (as per Env-Wq 1022.04)

- 1) SYSTEM NOT DESIGNED TO HANDLE THE EXISTING WATER TREATMENT DISCHARGE. DISCHARGE INTO AN ALTERNATIVE DISPOSAL SYSTEM SUCH AS A MINI-DRYWELL, SMALL LEACHING PIT OR TRENCH.
- 2) NOT INTENDED FOR "GREY WATER" USE.

RESERVED FOR NHDES e-APPROVAL