



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

**NOTTINGHAM PLANNING BOARD
Public Hearing Notice**

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday June 12, 2019** at 7:00 PM, in Conference Room 1 at the Municipal Town Office, 139 Stage Road, Nottingham, NH 03290. To consider acceptance and/or approval of the following:

Case #19-007-LLA

Application from Matt & Amanda Shirland and Waverly Cotton for a Lot Line Adjustment between Lot 3 and Lot 4 with an even exchange of land to account for an existing encroachment. The properties are located at 6 & 8 Friar Tuck Lane in Nottingham, NH and are identified as Tax Map 7 Lots 22 & 23.

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: <http://www.nottingham-nh.gov/planning-board>

THE PUBLIC IS WELCOME TO ATTEND



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: 22 = 2 acres / 23 = 2.056	Current Use Acreage: _____	# of Proposed Lots: 2-2
Project Address: 846 Friar Tuck Lane		
Current Zoning Districts: Ag/Res		
Overlay Districts: _____	Map(s): 7	Lot (s): 22, 23
Request: ADJUST LOT LINE to account for encroachment		

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

Case#:	Project Name:	Date:
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Case#

Project Name

Date

Owner 1: <i>MATT SHIRLAND</i>	
Company:	
Phone: <i>603-767-0171</i> Fax:	E-mail: <i>mshirland@hotmail.com</i>
Address: <i>8 Friar Tuck Ln Nottingham NH 03290</i>	

[Signature] *5/19/19*
 Owner 1 Signature Date

Owner 2: <i>Amanda Shirland</i>	
Company:	
Phone: <i>603-767-6550</i> Fax:	E-mail:
Address: <i>8 Friar Tuck Ln Nottingham NH 03290</i>	

[Signature] *5.19.19*
 Owner 2 Signature Date

Owner 3: <i>Waverly Cotton</i>	
Company:	
Phone: <i>603-978-0208</i> Fax:	E-mail:
Address: <i>6 Friar Tuck Ln Nottingham NH 03290</i>	

[Signature] *5/20/19*
 Owner 3 Signature Date

Owner 4:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature Date

Applicant (Contact): <i>MATT SHIRLAND</i>	
Company:	
Phone: <i>603-767-0171</i> Fax:	E-mail:
Address: <i>8 Friar Tuck Ln Nottingham NH 03290</i>	

Developer:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Engineer:		
Company:		
Phone:	Fax:	E-mail:
Address:		



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

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)

[Signature] 5/19/19
Signature Date

[Signature] 5.19.19
Signature Date

Property Owner(s)

Waverly A. Cotton 5/20/19
Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

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

	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:				

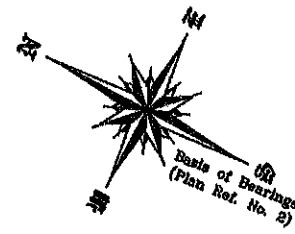
a) Name labeled	Provided	N/A	Provided	N/A
b) Status noted or labeled				
c) Right-of-way dimensioned				
d) Pavement width dimensioned				
21. Municipal boundaries (if any)				
22. Existing easements (identified by type)				
A. Drainage easement(s)				
B. Slope easement(s)				
C. Utility easement(s)				
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				

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				
Section V.				
Supporting Documentation If Required				
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.

Tax Map 7 Lot 25
 N/F Schlim
 John W. Schlim
 Wendy J. Schlim
 18 Friar Tuck Lane
 Nottingham, NH 03290
 RCRD Bk: 3906 Pg: 2014
 (Lot 5 - See Plan Ref. No. 2)



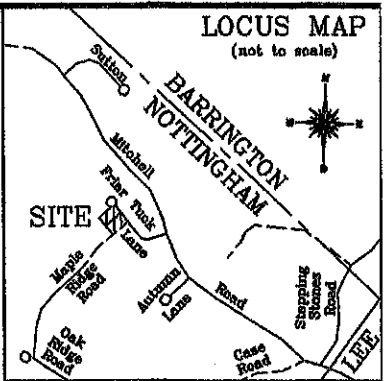
Tax Map 7 Lot 8
 N/F Scannell
 David E. Scannell
 Barbara M. Scannell
 5 Friar Tuck Lane
 Nottingham, NH 03290
 RCRD Bk: 5604 Pg: 2470
 (Lot 7 - See Plan Ref. No. 2)

Tax Map 8 Lot 8-3B
 N/F Salge
 James Salge
 Diane Salge
 159 Mitchell Road
 Nottingham, NH 03290
 RCRD Bk: 6685 Pg: 2929
 (Lot 8 - See Plan Ref. No. 1)

- NOTES:**
- 1) Plan intent is to depict an adjustment of the existing lot line between Cotton/Lot 8 (TM7 L22) and Shirland/Lot 4 (TM7 L23) by exchanging Parcel A to Cotton/Lot 3 (TM7 L22) and exchanging Parcel B to Shirland/Lot 4 (TM7 L23), resulting in an equal area exchange of land. Parcel A & B are not to be deemed separate lots, but are intended for transfer/exchange only.
 - 2) The existing 'access way' easement that now benefits Harbor Street Ltd. Partnership (TM 7 Lot 9) is intended to be extinguished. Access to this land is now located off Maple Ridge Road (See Plan Ref. No. 3-4).
 - 3) No part of the subject parcels are located within a Special Flood Hazard Area (SFHA), as per the Federal Emergency Management Agency's (FEMA), National Flood Insurance Program (NFIP), See Flood Insurance Rate Map (FIRM), Community Panel No. 330197-0120-S Effective Date: May 17, 2005.

PLAN REFERENCES:

- 1) See "Subdivision of Land - Sherwood Forest... DES Realty Trust" Scale 1"=100' - Date: August 3, 1988 - by Terracane, Inc. RCRD D-18552.
- 2) See "Revised Subdivision - Sherwood Forest... Harry Goodstein" Scale 1"=100' - Date: June 1993 - by Anderson Livingston Engineers, Inc. RCRD D-22551.
- 3) See "Subdivision of Land for Harbor Street Ltd. Partnership... Brian M. & Jennifer Spagna..." Scale 1"=100' - Date: Sept. 24, 2010/Rev. Aug. 20, 2015 - by Doucet Survey, Inc. RCRD D-39058.
- 4) See "Easement Plan for Harbor Street Ltd. Partnership... Brian M. & Jennifer Spagna..." Scale 1"=100' - Date: August 20, 2015 - by Doucet Survey, Inc. RCRD D-39054.



LEGEND/SYMBOLS

- RCRD Rockingham County Registry of Deeds
- N/F Now or Formerly
- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- Gran Granite
- Bnd Bound
- 4" Square w/ DH Round 4" Square w/ DH
- *Rebar Reinforced Iron Bar w/ Plastic L.D. Cap #893
- ⊙ DH Drill Hole
- ⊙ EOP Edge of Pavement
- UP Utility Pole
- TM Tax Map
- L Lot

FRIAR TUCK LANE

MAPLE RIDGE ROAD

Tax Map 7 Lot 24
 N/F Strong
 William J. Strong
 Karen M. Strong-Chiang
 10 Friar Tuck Lane
 Nottingham, NH 03290
 RCRD Bk: 8222 Pg: 2906
 (Lot 5 - See Plan Ref. No. 2)

TAX MAP 7 LOT 23
 N/F Shirland
 EXISTING AREA
 REVISED AREA
 2.056 Acont
 89,650 Sq Ft±

TAX MAP 7 LOT 22
 N/F Cotton
 EXISTING AREA
 REVISED AREA
 2.000 Acont
 87,122 Sq Ft±

Tax Map 8 Lot 8-21
 N/F Audet
 Timothy Audet
 4 Friar Tuck Lane
 Nottingham, NH 03290
 RCRD Bk: 6792 Pg: 2364
 (Lot 8-21 - See Plan Ref. No 3 & 4)

OWNERS OF RECORD
 (as per Town Records)

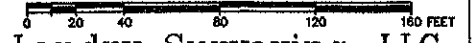
- TAX MAP 7 LOT 22
 Waverly Cotton Revocable Trust
 Waverly Cotton, Trustee
 6 Friar Tuck Lane
 Nottingham, NH 03290
 See RCRD Bk: 6831 Pg: 2913
 (Lot 3 - See Plan Reference No. 2)
- TAX MAP 7 LOT 23
 Matthew R. & Amanda M. Shirland
 8 Friar Tuck Lane
 Nottingham, NH 03290
 See RCRD Bk: 6146 Pg: 2728
 (Lot 4 - See Plan Reference No. 2)

**LOTLINE ADJUSTMENT
 PLAT OF LAND**

for
**Waverly A. Cotton
 Revocable Trust**
 Waverly A. Cotton, Trustee
 and
**Matthew R. Shirland
 Amanda M. Shirland**

in
 Nottingham, N.H.
 Rockingham County

May 2019
 Scale 1 inch = 40 feet



Landry Surveying, LLC
 248 Mill Pond Road
 Nottingham, NH 03290
 (603) 679-1387

APPROVED BY THE
 NOTTINGHAM PLANNING BOARD

Chairman _____

 Date _____

Tax Map 8 Lot 9
 N/F Harbor Street
 Limited Partnership
 7B Emery Lane
 Stratham, NH 03885
 RCRD Bk: 6503 Pg: 2809
 RCRD Bk: 4900 Pg: 1700
 RCRD Bk: 4890 Pg: 1392
 (See Plan Ref. No. 3 & 4)

"OPEN SPACE B"

Tax Map 8 Lot 9-23
 N/F Harbor Street
 Limited Partnership
 7B Emery Lane
 Stratham, NH 03885
 RCRD Bk: 6568 Pg: 2809
 RCRD Bk: 4900 Pg: 1700
 RCRD Bk: 4890 Pg: 1392
 (Lot 23 - See Plan Ref. No. 3 & 4)

Revision Block			
#	Date	Description	By

I certify that this survey is a result of an actual field survey, made on the ground and having a relative error of closure no greater than one part in ten thousand (1:10,000).