

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



Planning Board Project Application

Case#: <u>006-SPR</u>	Project Name: <u>Sorrel Stables</u>	Date: <u>9-14-20</u>
-----------------------	-------------------------------------	----------------------

Formal Application(s):

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: <u>10</u>	Current Use Acreage: <u>—</u>	# of Proposed Lots:
Project Address: <u>108 Stage RD Nottingham N.H. 03290</u>		
Current Zoning Districts: <u>TCR</u>		
Overlay Districts:	Map(s): <u>43</u>	Lot (s): <u>34-A</u>
Request: <u>Site Plan Review for a Horse Boarding Business with future plan for training and lessons.</u>		

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

Applicant:

Devan Tyack

Case #

006-SPR

Case#:	Project Name: Sorrel Stables	Date:
--------	---------------------------------	-------

Owner 1: Devan Tyack		
Company:		
Phone: 978-360-9806	Fax:	E-mail: Devanttyack@yahoo.com
Address: 108 Stage RD Nottingham NH 03290		

Owner 1 Signature

Date

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

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

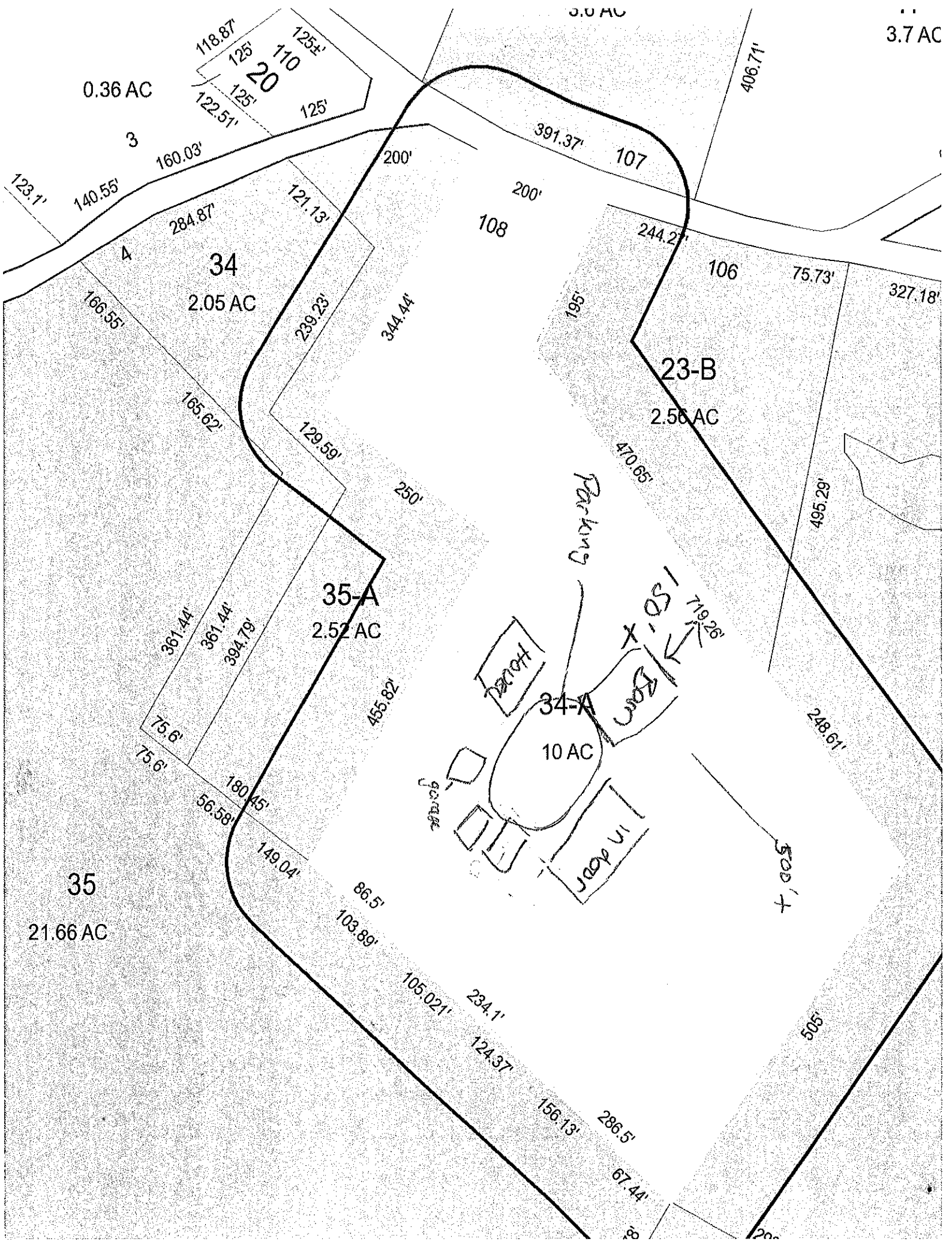
Owner 4 Signature

Date

Applicant (Contact):		
Company:		
Phone:	Fax:	E-mail:
Address:		

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

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



0.36 AC

3

118.87
125'
125'
122.51'
125'
125'
125'
110
20

3.0 AC

3.7 AC

406.71'

123.1'

140.55'

160.03'

4

284.87'

34

2.05 AC

121.13'

200'

391.37'

107

200'

108

244.21'

106

75.73'

327.18'

166.55'

165.62'

239.23'

344.44'

195'

23-B

2.56 AC

129.59'

250'

470.65'

495.29'

361.44'

361.44'

394.79'

35-A

2.52 AC

455.82'

Parking

150' x 100'

719.26'

House

34-A

10 AC

Barn

Garage

In Shop

248.61'

35

21.66 AC

75.6'

75.6'

180.45'

56.58'

149.04'

86.5'

103.89'

105.021'

234.1'

124.37'

156.13'

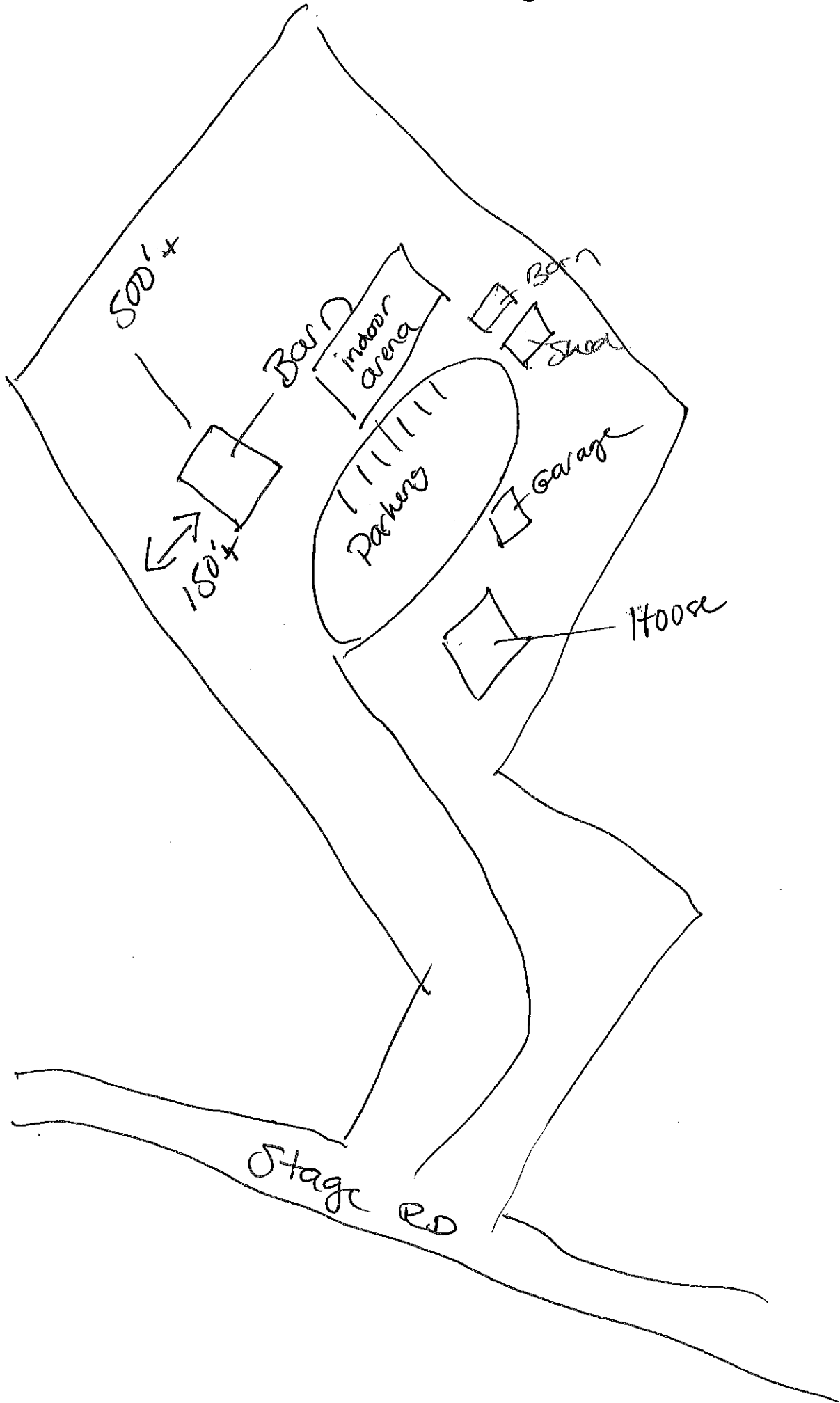
286.5'

67.44'

500' x 100'

505'

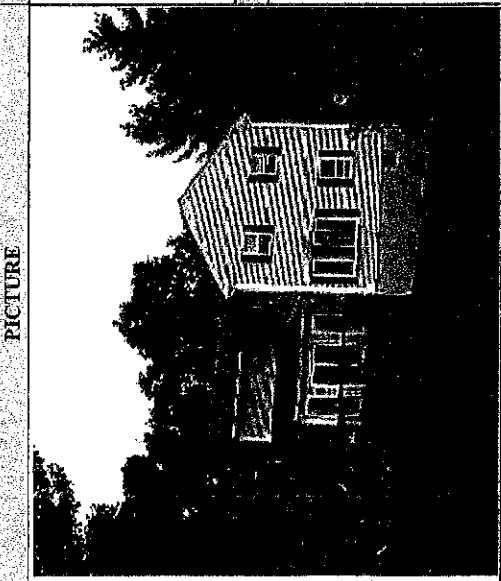
Devan Tyack 108 Stage RD



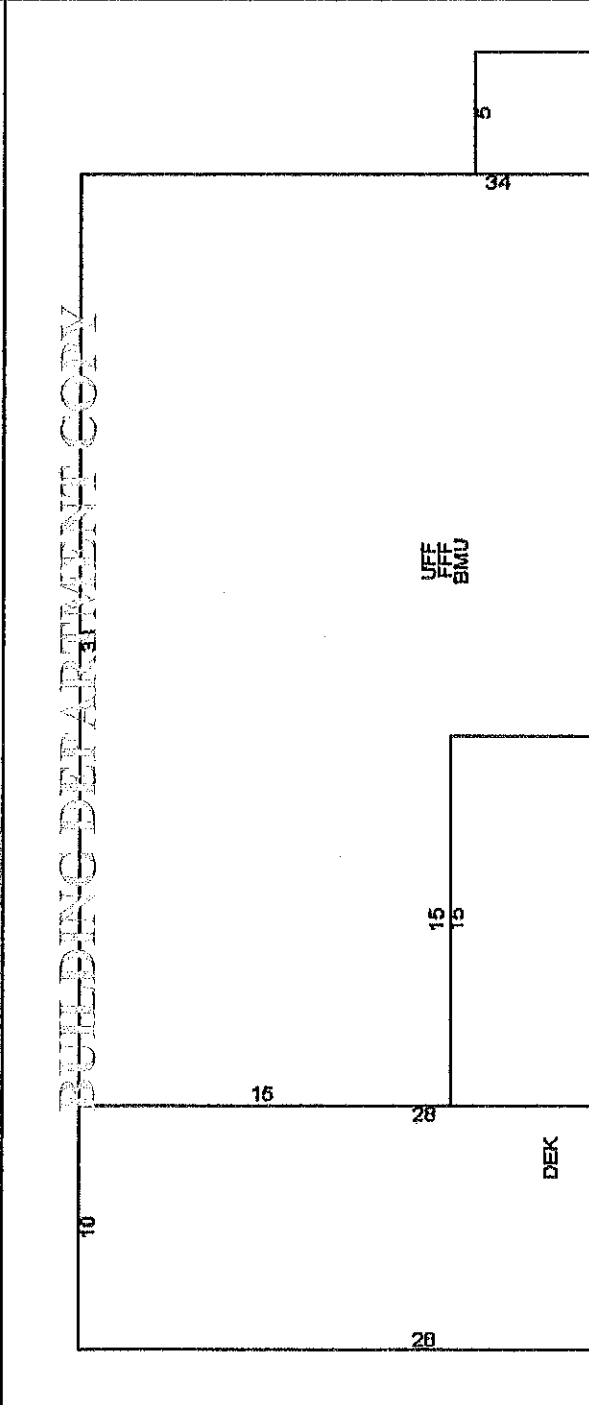
BUILDING DETAILS	
Model:	2.00 STORY COLONIAL
Roof:	GABLE OR HIP/ASPHALT
Ext:	VINYL SIDING
Int:	DRYWALL
Floor:	CARPET/HARDWOOD
Heat:	OIL/FA DUCTED
Bedrooms:	4
Baths:	2.0
Fixtures:	6
Fireplaces:	
Generators:	
A/C:	No
Quality:	A1 AVG+10
Comm. Wall:	
Size Adj:	0.9564
Base Rate:	RSA 80.00
Bldg. Rate:	1.0207
Sq. Foot Cost:	\$ 81.66

TAXABLE DISTRICTS	
District	Percentage

PERMITS		
Date	Project Type	Notes
09/09/20	DEMOLITION	



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
UFF	UPPER FLR FIN	1007	1.00
FFF	FST FLR FIN	1202	1.00
BMU	BSMNT	1007	0.15
PRS	PIERS	195	-0.05
DEK	DECK/ENTRANCE	486	0.10
GLA:	2,209	3,897	2,399



2015 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 195,902
Year Built:	1990
Condition For Age:	AVERAGE
Physical:	13 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 170,400

OWNER INFORMATION		SALES HISTORY				PICTURE
Date	Book	Page	Type	Price	Grantor	
06/03/2019	6005	0042	Q1		1 BONAGURA, TANYA	
11/19/2018	5962	1201	U138		1 BONAGURA, TANYA	
11/02/2016	5769	1313	Q1	350,000	108 STAGE ROAD LLC	
12/16/2014	5582	1957	U151	181,000	HORNE JR, HAROLD	
08/14/2009	5042	2791	U199		G. PHILIP RODGERS, TRU	

LISTING HISTORY		NOTES
09/24/18	JQVX	
04/05/18	INSP	GRAY; 4/08-ADJ DECK SIZE; 8/09 DEED FORCLOSURE TD BANK FROM RUSSEL Q. JESTER, JR; 6/2013 NOH CORRECT XFOB'S; PU EXISTING DEK; HSE DECK ROTTING IN AREAS; SOME DEF MAINT; DNPU OLD SLAB ATT BARN=NV HOME APPEARS IN FAIR COND. 9/18- POSTED CNV DATA.
06/28/13	JBVM	
01/24/13	INSP	
04/30/08	CGRL	
06/22/06	KCYM	
03/03/99	BHPM	
10/17/97	ABL	

EXTRA FEATURES VALUATION										
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	Year	Building	Features
STABLES	1,800	30 x 60	69	18.00	65	14,531	ATT 30X60	2018	\$ 170,400	\$ 99,300
STABLES	1,800	30 x 60	69	18.00	65	14,531				
GARAGE-1 STY	936	36 x 26	77	22.00	50	7,928	HGH C-LNG	2019	\$ 170,400	\$ 99,300
SHED-WOOD	440	20 x 22	96	7.00	50	1,478	NEAR GAR			
RIDING ARENA	7,200	60 x 120	62	18.00	70	56,246		2020	\$ 170,400	\$ 99,300
SHOP-AVG	216	24 x 9	134	18.00	50	2,605	ATT 30X60			
LEAN-TO	308	44x7	112	4.00	50	690	ATT 30X60			
LEAN-TO	40	5 x 8	400	4.00	50	320	ATT 30X60+ 44X7			
LEAN-TO	210	35 x 6	136	4.00	50	571	ATT 30X60+5X8			
LEAN-TO	60	5 x 12	327	4.00	50	392	ATT 30X60+35X6			
						99,300				



MUNICIPAL SOFTWARE BY AVITAR

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2018	\$ 170,400	\$ 99,300	\$ 89,500
			Parcel Total: \$ 359,200
2019	\$ 170,400	\$ 99,300	\$ 89,500
			Parcel Total: \$ 359,200
2020	\$ 170,400	\$ 99,300	\$ 89,500
			Parcel Total: \$ 359,200

LAND VALUATION										
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
IF RES	2,000 ac	88,000	E	100	100	100	95	90 -- ROLLING	100	75,200
IF RES	8,000 ac	x 2,000	X	99				90 -- ROLLING	100	14,300
	10,000 ac									89,500

Zone: TCD TOWN CTR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: GRAVEL Road: PAVED

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
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

Property Owner(s)


Signature

9/14/20
Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date



Abutters List Report

Nottingham, NH
September 17, 2020

Subject Property:

Parcel Number: 043-0034-00A
CAMA Number: 043-0034-00A
Property Address: 108 STAGE ROAD

Mailing Address: TYACK, DEVAN
108 STAGE ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 042-0022-000
CAMA Number: 042-0022-000
Property Address: STAGE ROAD

Mailing Address: SWEET, LYNNE P SWEET, DAVID P
277 PISCASSIC ROAD
NEWFIELDS, NH 03856

Parcel Number: 042-0023-00B
CAMA Number: 042-0023-00B
Property Address: 106 STAGE ROAD

Mailing Address: T PARK REALTY TRUST TRUSTEES
DAVID BENOIT & WASSON
PO BOX 359
HAMPTON FALLS, NH 03844

Parcel Number: 042-0026-000
CAMA Number: 042-0026-000
Property Address: 104 STAGE ROAD

Mailing Address: PROVENCHER ONE FAMILY TRUST
PROVENCHER, ROBERT & LILLIAN J
104 STAGE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 043-0016-000
CAMA Number: 043-0016-000
Property Address: 107 STAGE ROAD

Mailing Address: GOOCH, BENJAMIN G.
107 STAGE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 043-0034-000
CAMA Number: 043-0034-000
Property Address: 4 HALLS WAY

Mailing Address: WITHAM TIMOTHY D WITHAM BETH E
PO BOX 54
NOTTINGHAM, NH 03290

Parcel Number: 043-0035-000
CAMA Number: 043-0035-000
Property Address: HALLS WAY

Mailing Address: WITHAM, DAVID J WITHAM, JUDY A
PO BOX 16
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.

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
www.nottingham-nh.gov

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

1. APPLICANT INFORMATION:

Printed Name: Devan Tyack Contact Telephone: 978-360-9806
Address: 108 Stage RD Nottingham N.H. 03290

2. OWNER INFORMATION:

Printed Name: Devan Tyack
Address: 108 Stage RD Nottingham N.H. 03290

3. PROFESSIONAL(S) INFORMATION:

Printed Name: _____
Address: _____

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:

I, _____, 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..