



## TOWN OF NOTTINGHAM, NH - PLANNING BOARD

NOTTINGHAM TOWN OFFICE • 139 Stage Rd., P.O.Box 114 • Nottingham, NH 03290  
<https://www.nottingham-nh.gov/planning-board>  
[scasella@strafford.org](mailto:scasella@strafford.org)



Phone: (603)679-9597 • Fax: (603) 679-1013

Phone: (603) 994-3500

### Plan Review

<b>PROJECT NAME:</b>		<b>CASE NUMBER:</b> ( )	
<b>PLAN REVISION DATE:</b>			
<b>MEETING DATE:</b> 11/13/2019	<b>APPLICANT(S):</b> Jeffery and Susan Paradis 41 Poor Farm Rd Nottingham, NH	<b>APPLICATION TYPE:</b> <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line Adjustment	
<b>APPLICATION STATUS:</b> <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	<b>APPLICANT'S REP:</b>	<b>REVIEWED BY:</b> Stefanie Casella SRPC Circuit Rider November 13 ,2019	
<b>EXECUTIVE SUMMARY</b>			
The applicant has submitted an application to subdivide parcel 58/7-1 into four separate lots. The existing lot is located at 41 Poor Farm Road with the rear lot boundary abutting properties on Francesca Way.			
See issues and recommendations below.			
<b>BACKGROUND</b>			
<b>TAX MAP/LOT:</b>	58/7-1		
<b>AREA (ACRES, SQUARE FEET):</b>	37.7 Acres		
<b>EXISTING LAND USE:</b>	Residential		
<b>STEEP SLOPES:</b>	The western corner of the existing parcel appears to have slopes with a grade of 25% or higher		
<b>ROAD ACCESS (FRONTAGE):</b>	1302.13 ft		
<b>CLOSEST INTERSECTION:</b>	Francesca Way and Poor Farm Rd		
<b>ZONING DISTRICT(S):</b>	Residential – Agricultural		
<b>OVERLAY DISTRICTS:</b>	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain		
<b>FEMA 100-YEAR FLOOD HAZARD ZONE?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>WATER BODIES:</b>	<input type="checkbox"/> Shoreland Protection		
<b>OTHER PERMITS AND APPROVALS</b>			
<input type="checkbox"/> Special Exception(s)	<input checked="" type="checkbox"/> Waivers	<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Easement(s) <input type="checkbox"/> Excavation Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input type="checkbox"/> State Permits	<input type="checkbox"/> Road Cut <input type="checkbox"/> Road Bond
<b>STATUS NOTES:</b> Waiver for two foot contours has been submitted with application.			



## TOWN OF NOTTINGHAM, NH - PLANNING BOARD

NOTTINGHAM TOWN OFFICE • 139 Stage Rd., P.O.Box 114 • Nottingham, NH 03290  
<https://www.nottingham-nh.gov/planning-board>  
[scasella@strafford.org](mailto:scasella@strafford.org)



Phone: (603)679-9597 • Fax: (603) 679-1013

Phone: (603) 994-3500

### STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

#### Subdivision Application

1. Comments on submitted waiver request:
  - a. Upon review of GRANIT Soils data there appears to be steep slopes (slopes 25% or greater) on the western corner of the parcel.
2. Elements in need of clarification, additional information, or provision before approval :
  - a. Plan and Deed are not referenced on the plan set (Checklist item I. 16) – Board should consider asking for a copy of the deed to ensure there are no restrictions on the land.
  - b. Please clarify the use of the walking trail for proposed lot 7-1-1. Will there be an access easement needed? Or, will it be used exclusively by the new property owner? (Checklist item I. 22.)
  - c. Please clarify what the structure is in the walking trail. If this is a bridge, please label.
3. Notes changes, corrections, and additions:
  - a. Revision block mission on plan set (Checklist item I. 3)
  - b. Please include a purpose statement on the plan set (Checklist item I. 17. b. Existing and proposed use)
  - c. Please include a list of the DES Septic permits and approval numbers (Checklist item I. 17. e.)
  - d. Please include existing and proposed water supply sources (Checklist item I. 17. C.)
  - e. Please include that Poor Farm Rd is a Class V unpaved road and show right of way dimensions (Checklist item I. 20. b and c.)
  - f. Wetland scientist stamp and signature (Checklist item I. 25. c.)
  - g. Signed plan set by property owners (Checklist item I. 26)
  - h. Please include all existing wells and septic systems (Checklist item I. 28. b and c., Subdivision regulations Article 10.7.2)
  - i. Please identify surface type of existing driveway (Checklist item I. 28. e and f.)
  - j. Please show where existing utility lines are (Checklist item I. 30.)
  - k. Please show benchmarks (Checklist item III. 7., Subdivision regulation 15.6.11:2.p
  - l. Please revise and apply the soil information and delineate on plan set. Please pay special attention as the parcel boundaries in the report and in the plan set do not match. (Checklist item III. 8.)
  - m. Please show 4 k affluent areas and two (2) test pit locations for proposed lots (Checklist item III. 10)

### ACCEPTANCE AND APPROVAL PROCEDURES

1. Convene hearing
2. Consider and determine whether the application is a development of regional impact
3. Presentation by applicant
4. Staff review report
5. Abutter testimony
6. Board discussion, comments, questions
7. Act on submitted waiver request(s):



## TOWN OF NOTTINGHAM, NH - PLANNING BOARD

NOTTINGHAM TOWN OFFICE • 139 Stage Rd., P.O.Box 114 • Nottingham, NH 03290  
<https://www.nottingham-nh.gov/planning-board>  
[scasella@strafford.org](mailto:scasella@strafford.org)



Phone: (603)679-9597 • Fax: (603) 679-1013

Phone: (603) 994-3500

- Checklist item 31. Two foot contour interval topography
8. Act on approval, conditions, denial or continue to a date certain

### CONDITIONS OF APPROVAL

- |                                                                                                                                                                              |                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Plan copies with professional seals & signatures <ul style="list-style-type: none"><li>- Surveyor</li><li>- Wetlands Scientist</li></ul> |                                                                       |
| <input checked="" type="checkbox"/> Original Mylar with professional seals & signatures                                                                                      | <input checked="" type="checkbox"/> State Permits –                   |
| <input type="checkbox"/> Electronic submission per regulations (As-builts as required)                                                                                       | <input type="checkbox"/> Curb-cut,                                    |
| <input checked="" type="checkbox"/> All fees paid                                                                                                                            | <input checked="" type="checkbox"/> Subdivision (Sub Surface/Septic), |
| <input type="checkbox"/> Additional items to be determined as part of the plan review hearing (See notes about)                                                              | <input type="checkbox"/> Wetlands – Dredge and Fill,                  |
|                                                                                                                                                                              | <input type="checkbox"/> Alteration of Terrain                        |
|                                                                                                                                                                              | <input type="checkbox"/> Shoreland Protection                         |
| <input type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (List): <ul style="list-style-type: none"><li>• See above</li></ul>                   |                                                                       |
| <input type="checkbox"/> Others (List):                                                                                                                                      |                                                                       |