

Applicant: Kosma & Joan Stamoullis

Case # 16-008-VA

Office 603-679-9597 X1
Fax 603-679-1013
plan.zone@nottingham-nh.gov
www.nottingham-nh.gov

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



Meeting
Dec. 14, 2016

Planning Board Project Application

Case#: <u>16-013-503</u> <u>16-008-VA</u>	Project Name: <u>Kosma & Joan Stamoullis</u>	Date: <u>11/22/16</u>
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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>7.416</u>	Current Use Acreage: <u>Residential</u>	# of Proposed Lots: <u>1</u>
Project Address: <u>73 Gebig Road</u>		
Current Zoning Districts: <u>W. Nottingham</u>		
Overlay Districts:	Map(s): <u>17</u>	Lot (s): <u>30</u>
Request: <u>to subdivide into two residential lots</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

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03290
Planning & Zoning



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ZONING BOARD OF ADJUSTMENT
TOWN OF NOTTINGHAM, NH
NOTTINGHAM, NH 03290

NOTICE OF DECISION

You are hereby notified that at the **September 20, 2016** meeting of the Nottingham Zoning Board of Adjustment the Board **approved**, with **two conditions**, the following application **by a vote of 5- Aye, 0- Opposed, 0-Abstention**:

Case 16-008-VA

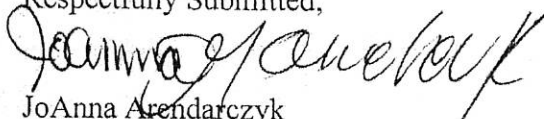
Application from Kasma and Joan Stamoulis requesting an Variance from Article II Section C.1(c) and C.2 of the Zoning Ordinance to permit a two (2) lot subdivision of 7.416 acres, for residential use. The property is located at 73 Gebig Rd in Nottingham, NH and is identified as Tax Map 17 Lot 30.

The conditions:

1. The request be changed from a 25' setback to 50' setback on the right hand side of the property (or eastern boundary) on Gebig Road
2. The septic on the new property meet the 50' setback on all sides and away from the wet or poorly drained soils

Any appeals to this decision must be made within 30 days of the date of the decision.

Respectfully Submitted,


JoAnna Arendarczyk
Land Use Clerk, Town of Nottingham

TOTAL AREA
323058 Sq. Feet
7.416 Acres



LOT AREA
3.339 Acres

LOT AREA
4.079 Acres

POORLY DRAINED (PD)

POORLY DRAINED (PD)

60FT
BUFFER

60FT
BUFFER

***30390 Sq. Feet
W/ 20ft SIDE SETBACKS
W/ 25ft FRONT WETLAND SETBACK

***44190 Sq. Feet
W/ 20ft SIDE SETBACKS
W/ 25ft FRONT WETLAND SETBACK

20ft
MIN

EDA



25FT
BUFFER

POORLY DRAINED (PD)

WETLAND
25ft
SETBACK

X
WELL

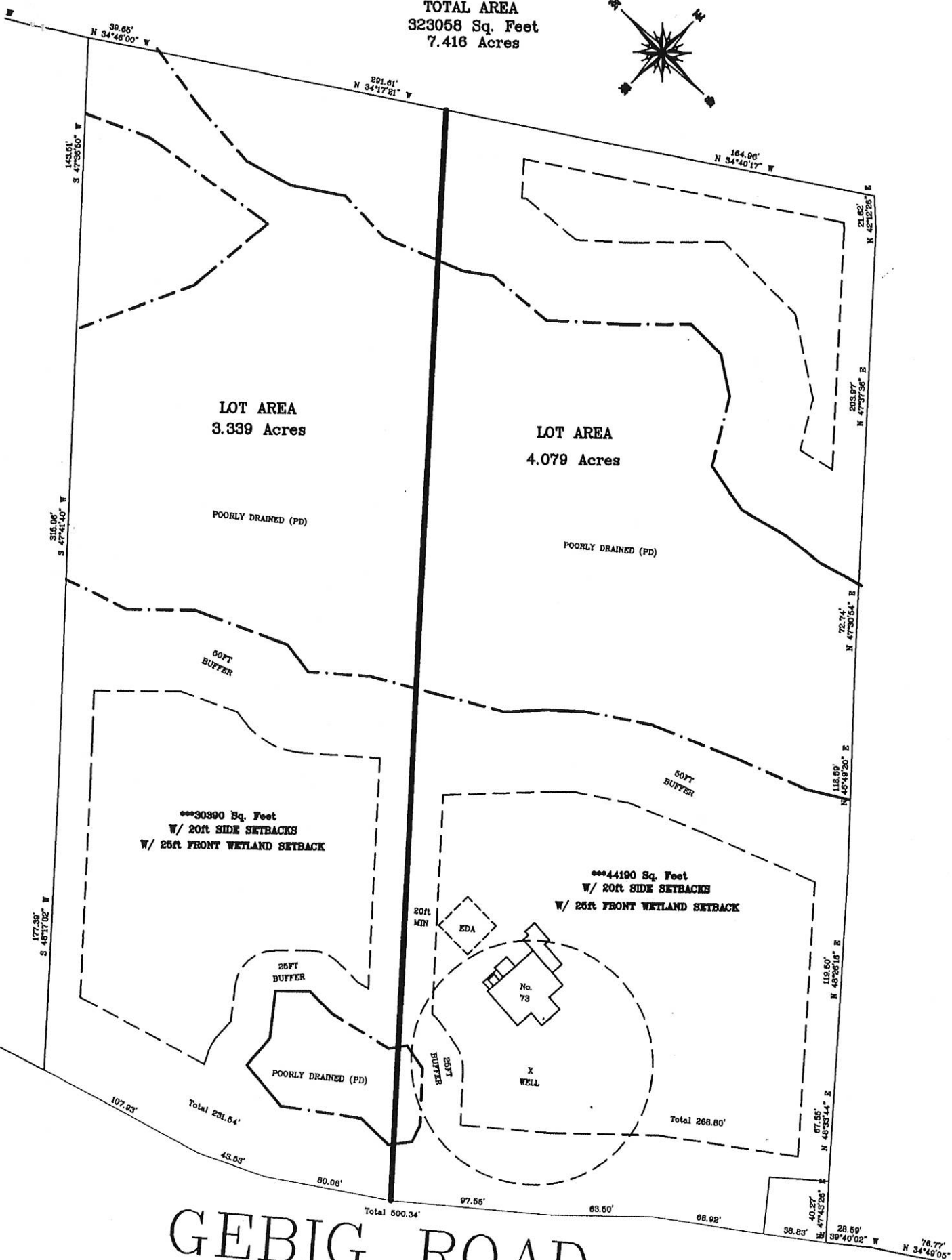
Total 231.64'

Total 268.80'

GEBIG ROAD

PLAN 3

1=80'



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Abutter(s) List

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

1. APPLICANT INFORMATION:

Printed Name: Kosma & Joan Stamoulis Contact Telephone: 603-479-1445
Address: 73 Gebig Road, W. Nottingham, NH 03290

2. OWNER INFORMATION:

Printed Name: Kosma & Joan Stamoulis
Address: 73 Gebig Road, PO Box 126, W. Nottingham NH 03291

3. PROFESSIONAL(S) INFORMATION:

Printed Name: Landry Surveying, LLC
Address: 248 Mill Pond Road, Nottingham, NH 03290

Abutter(s) Information				
	Map:	Lot:	Name:	Address:
4.	17	28	Steven Black	PO Box 77 W. Nottingham, NH 03291
5.	17	31	Leonard Giles	47 UPSDEPT LANE G. Burlington, VT 05403
6.	17	37	Jeremy McGrane	74 Gebig Road Nottingham, NH 03290
7.	17	37-1	James & Jennifer Klingsmith	72 Gebig Road Nottingham, NH 03290
8.	17	38	Chris & Gail Mills	76 Gebig Road Nottingham, NH 03290
9.	17	39-A	Joanne Morrill	78 Gebig Road Nottingham, NH 03290
10.				
11.				
12.				
13.				

I, Joan & Kosma Stamoulis 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..

Joan Stamoulis Kosma Stamoulis

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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)

Joan Stamoulis
Signature Date
11/22/10

Kosma Stamoulis
Signature Date
11/22/10

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Applicant: _____

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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 73 Gebig Road

I, the undersigned owner of the property listed above, hereby verify that I have authorized Peter Landry 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:

- Subdivision/Lot Line Adjustment
- Backlot Subdivision
- Other _____
- Site Plan Review
- Design Review

FOR:

Name of Owner Kosma & Joan Stamoulis
 Address of Owner 73 Gebig Road, Nottingham, NH 03290
 Signature of Owner Joan Stamoulis Date 11/22/16
Kosma Stamoulis

Name of Owner _____
 Address of Owner _____
 Signature of Owner _____

 Date _____

Name of Owner _____
 Address of Owner _____
 Signature of Owner _____

 Date _____

Name of Owner _____
 Address of Owner _____
 Signature of Owner _____