

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



Office 603-679-9597 x1
Fax 603-679-1013
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 November 14, 2018** at 7:00 PM, in Conference Room 1 at the Municipal Town Office, 139 Stage Road, Nottingham, NH 03290. The following application will be considered:

Case 18-006-SUB

Application from Roscoe Blaisdell for a minor subdivision. The intent is to create one new lot from Tax map 48 Lot 2. The Total area involved is 54.1916acres. The property is located at 163 Stevens Hill Road in Nottingham, NH.

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

Applicant: _____

Case # _____



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Planning Board Project Application

Case#: 18-000-SUB	Project Name: STORRANO SUBDIVISION	Date: 10-17-18
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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: 54	Current Use Acreage: 48	# of Proposed Lots: 1 NEW
Project Address: 163 STEVENS HILL ROAD		
Current Zoning Districts: RES/A6		
Overlay Districts:	Map(s): 48	Lot (s): 2
Request: WE REQUEST A ZONING CHANGE FOR THE ABOVE PROPERTY		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, 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: _____

Case # _____

Case#:	Project Name: <i>STOPDAND SUBDIVISION</i>	Date: <i>10-17-18</i>
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Owner 1: <i>MARY ANN STOPDAND</i>			
Company:			
Phone:	<i>603 814 9383</i>	Fax:	E-mail:
Address: <i>163 STEVENS HWY RD MITTINGHAM ND 03290</i>			

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): <i>ROSCOE BLAISDELL</i>			
Company: <i>BLAISDELL SURVEY, LLC</i>			
Phone:	<i>603 895 9947</i>	Fax:	E-mail: <i>RBLAISDELL@COMCAST.NET</i>
Address:			

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

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

Applicant: _____

Case # _____

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Abutter(s) List

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

1. APPLICANT INFORMATION:

Printed Name: MARY ANN STODDARD Contact Telephone: 603-814-9383
Address: 163 STEVENS HILL ROAD NOTTINGHAM, NH 03290

2. OWNER INFORMATION:

Printed Name: ROSCOE BLAISBLU
Address: 22 SCARBOROUGH ROAD RAYMOND NH 03077

3. PROFESSIONAL(S) INFORMATION:

Printed Name: _____
Address: _____

Abutter(s) Information				
4.	Map:	Lot:	Name: <u>SEE ABOVE</u>	Address:
5.	Map:	Lot:	Name: <u>SPLIT</u>	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, Roscoe Blaisblu, 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..

Roscoe Blaisblu
Applicant's Signature

10-17-18
Date



100 foot Abutters List Report

Nottingham, NH
October 08, 2018

Subject Property:

Parcel Number: 048-0002-000
CAMA Number: 048-0002-000
Property Address: 163 STEVENS HILL ROAD

Mailing Address: STODDARD, CAROL A STODDARD,
MARY ANN
163 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 029-0008-000
CAMA Number: 029-0008-000
Property Address: STAGE ROAD

Mailing Address: STEVENS/FERNALD/FERNALD D/R/J
C/O DEB STEVENS
16 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

Parcel Number: 029-0008-000
CAMA Number: 029-0008-01A
Property Address: 240 STAGE ROAD

Mailing Address: FERNALD LUMBER INC
PO BOX 450
NOTTINGHAM, NH 03290

Parcel Number: 048-0001-000
CAMA Number: 048-0001-000
Property Address: STEVENS HILL ROAD

Mailing Address: CURRY, MARGARET M CURRY-
DUCHANO, PAULA F
724 WELLMAN AVENUE
NORTH CHELMSFORD, MA 01863

Parcel Number: 048-0002-003
CAMA Number: 048-0002-003
Property Address: 163 STEVENS HILL ROAD

Mailing Address: STODDARD, CAROL A
163 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

Parcel Number: 049-0004-000
CAMA Number: 049-0004-000
Property Address: 176 STEVENS HILL ROAD

Mailing Address: COMEAU TRUSTEE, PAUL D COMEAU
TRUSTEE, ROBIN S
176 STEVENS HILL ROAD FIVE C'S
FAMILY TRUST II
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.

10/8/2018

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Applicant: _____

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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 163 STEVENS HILL ROAD

I, the undersigned owner of the property listed above, hereby verify that I have authorized Roscoe 1

- Subdivision/Lot Line Adjustment
- Backlot Subdivision
- Other _____

- Site Plan Review
- Design Review

BLAISDELL

FOR: _____

Name of Owner MARY ANN STOODARD
 Address of Owner 163 STEVENS HILL ROAD
 Signature of Owner Mary Ann Stoodard 10/17/18
Date

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 _____ Date

Applicant: _____

Case # _____



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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)

Mary Ann Stoddard 10/17/18
Signature Date Signature Date

Property Owner(s)

Signature Date Signature Date

Property Owner(s)

Signature Date Signature Date

Property Owner(s)

Signature Date Signature Date

Book: 5935 Page: 748

E # 18030813 DB/02/2018 01:23:02 PM
Book 5935 Page 748 Page 1 of 2
Register of Deeds, Rockingham County

Carly Ann Seavey

LCHIP	ROA418559	25.00
RECORDING		14.00
SURCHARGE		2.00

This is a non-contractual transfer in accordance with NH RSA 78-B:2 IX
and therefore no transfer stamps are due.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **CAROL A. STODDARD**, a single person, of 163 Stevens Hill Road, Nottingham, County of Rockingham, State of New Hampshire

for consideration paid, grants to her daughter, **MARY ANN STODDARD**, of 163 Stevens Hill Road, Nottingham, County of Rockingham, State of New Hampshire,

with quitclaim covenants, the following described premises:

A certain tract or parcel of land with any buildings thereon situated in Nottingham, County of Rockingham and State of New Hampshire being the same premises as conveyed by Carol A. Stoddard to Carol A. Stoddard and Mary Ann Stoddard as joint tenants with rights of survivorship by Deed recorded at Book 5156, Page 2711 of the Rockingham County Registry of Deeds on October 21, 2010.

Said lot containing approximately 54.46 acres and is shown as Lot No. 4 on "Subdivision Plan of Paul D. and Robin S. Comeau and Howe M., Jr. and Carol A. Stoddard, Nottingham, New Hampshire, dated July 1995, by Orvis/Drew LLC Land Surveyors" and recorded in the Rockingham County Registry of Deeds as Plan No. D-24434.

Meaning and intending to describe and convey Tract Two conveyed to Howe M. Stoddard, Jr. and Carol A. Stoddard, as joint tenants with rights of survivorship, by Deed of Paul D. Comeau and Robin S. Comeau dated October 24, 1996 and recorded at the Rockingham County Registry of Deeds at Book 3183, Page 1205.

Book: 5935 Page: 749

The purpose of this deed is to extinguish the joint tenancy between Carol A. Stoddard and Mary Ann Stoddard that was created in Deed recorded at Book 5156, Page 2711 so that Mary Ann Stoddard owns this property completely.

The grantor releases all rights of homestead and other interests in and to the premises.

NO TITLE SEARCH REQUESTED.

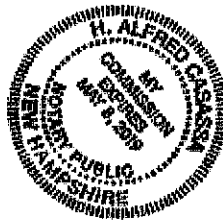
Signed this 1st day of August, 2018.

Carol A. Stoddard
Carol A. Stoddard

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 1st day of Aug., 2018, before me personally appeared the above-named Carol A. Stoddard, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her free act and deed for the purposes contained therein.

H. Alfred Casassa
H. Alfred Casassa
Notary Public
My Commission Expires: May 8, 2019



B3237 P1395

PL-06#9052

Form A-10
rev. 12/02

STATE OF NEW HAMPSHIRE
Department of Revenue Administration

File this form with the assessing officials
of the town in which your land is located.

APPLICATION FOR CURRENT USE (RSA 79-A)

* UPDATED INFORMATION*

THIS FORM MUST BE TYPEWRITTEN. ALL SIGNATURES MUST BE IN BLACK INK

0044877
SEP 11 12 08 PM '97

NAME OF APPLICANT: Howe, M. Jr & Carol A. Stoddard

Mailing Address: 163 Stevens Hill Road ~~XXXXXXXXXXXX~~ XXXXX Nottingham, NH 03290

1. For Land Located in the City/Town of: Nottingham
2. Geographical Location of the land being classified: 163 Stevens Hill Road Nottingham
3. Local tax map and lot number(s) of the land being classified: Map 1B Lot 2 Lot 2-3
4. Total number of acres in the parcel: 79.43 Acres
5. Book, Page and Recording at County Reg. of Deeds: BK 2962 PGS 2071 + 2072
6. A map is required of the entire parcel(s), adequately identified and oriented to establish its location. Besides showing overall boundaries and computation of acreages, the map shall show interior boundaries and acreages of land categories for which the applicant is seeking qualification, differentiating land uses within each category and all portions of the parcel(s) not bearing current use shall be clearly identified and appropriate acreages shown.

7. Is a Soil Potential Index (SPI) percentage for Farm Land attached: Yes No
Is evidence of responsible stewardship for Forest Land attached: Yes No

NO. OF ACRES TO BE CLASSIFIED UNDER CURRENT USE	CATEGORIES OF LAND	Farm (including \$2,000 gross annual income) Forest Unproductive (Useless Wetland)	20% RECREATIONAL ADJUSTMENT (Indicate YES or NO)
<u>0 Acres</u>	<u>Farm</u>		<u>No</u>
<u>59.23 Acres</u>	<u>White Pine with Stewardship</u>		<u>No</u>
<u>12 Acres</u>	<u>Hardwood with Stewardship</u>		<u>No</u>

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

/ We certify that the land indicated above qualifies for assessment under the New Hampshire statutes and the Code of Administrative Rules, and that all requirements will continue to be performed.
/ We do hereby understand that, should the use of the above-described land be changed to a non-qualifying use, that the owner of record at the time of the change in use is liable for applicable penalty for inconsistent use.
(RSA 79-A and Pub 301.00)

LAND OWNER'S SIGNATURE(s) Must be signed by all owners of record or agent with Power of Attorney.
Owner's name(s) must be printed in full below.
Howe M. Jr
Carol A. Stoddard

Date: Feb 11 1997

Selectmen/Assessors Must Check One
 APPROVED DENIED: reason stated below
Must be signed by at least a majority of the selectmen/assessors
Judith S. [Signature]
Nick [Signature]
Susan M. [Signature]

Date: 9-5-97

Reason for Denial: _____

NOTE: Pursuant to RSA 79-A:2, I, if you disagree with this decision you may appeal, in writing, to the State Board of Tax and Land Appeals within six months from the date of this notice.

Distribution of this form:

- White copy: if approved by local assessing officials, the White copy shall be sent to the Register of Deeds, in compliance with RSA 79-A:3, IV, and accompanied by the recording fee.
- Yellow copy: Local Assessing Officials retain the Yellow copy for their records
- Pink copy: Land Owner receives the Pink copy, in compliance with RSA 79-A:6, III - notice to applicant.
- Gold copy: Land Owner, retains the Gold copy for their records when the application is submitted.

SUBDIVISION IMPACT ASSESSMENT FORM

I. PUBLIC FACILITIES

A. Roads, Traffic, Snow Removal:

1. What will be the length in feet of roadways to be constructed? 0
2. Estimate the traffic (vehicle movements) your development will generate at peak hours of the day. 2 CARS
3. How will this additional traffic affect the traffic capacity of existing streets, intersections, and bridges, which will access your development? MINIMAL
4. Estimate the cost of improvements, which will be necessary to enable these facilities to handle the traffic your development generates. 0
5. Have you provided access to land-locked abutters in your plans? N/A

B. Schools:

1. Estimate how many school age children your development will generate. 1.5
2. How distant is your development from existing school bus routes? ON ROUTE

C. Police and Fire:

1. Are you expecting a certain group of people to live in your development such as elderly, young families, etc? (Identify) NO
2. Estimate law enforcement requirements that will be needed (patrol hours and equipment). 0
3. How distant is your development from the Town's Fire Station? 1/5 MILE
4. What facilities have you placed in your development to assist fire department (dry hydrants)? NONE

D. Utilities:

1. How far will existing electrical service be extended to service your development? ON SITE
2. What impact will your drainage system have on overhead or underground electric utilities? NONE
3. Are you planning on any gas lines? NO

II. ENVIRONMENT

A. Vegetation

1. What type of natural vegetative cover presently exist on the site? GRASS
2. Are any existing vegetative forms unique to this area? NO
3. What portion of this vegetative cover will be disrupted by the development, both short and long term? 3000 SF
4. How quickly will excavated areas be re-vegetated and what types of vegetation are proposed? 1 MONTH
5. What restrictions or covenants are being placed in the deeds to insure the vegetation is protected? NONE

B. Wildlife and Habitat

1. Does the proposed development disturb major wildlife habitat (coordinate with NH Fish and Game)? NO

If so, what measures will be taken to protect and/or reduce the impact on wildlife?

C. Flood Hazard

1. Is the proposed development within or adjacent to a delineated flood hazard? *NO*

D. Drainage

1. How will the proposed development affect the natural drainage system? *NONE*
2. What type of soils exist in the development area? *MONTAUC*
3. What type of easements will be made for streams and intermittent water run offs? *N/A*
4. What restrictions or covenants are being placed in the deeds to insure that culverts, both on-site and off-site are appropriately sized to insure adequate "way" for drainage (using 25-year storm standard)? *N/A*

E. Grading of Slopes

1. Will sloping land forms be graded in the proposed development? *YES*
2. What percent of the total sloping are will be graded? *3%*
3. What measures will be taken to control the runoff from the graded area? *NONE*
4. What restrictions or covenants are being placed in the deeds to protect from erosion or flooding? *NONE*
5. What is the composition of the soil and depth from top of slope to bottom (provide slope profile)? *3'*

F. Hydrogeologic Impact

1. What percentage of your total acreage will be covered with impervious surfaces such as roofs, streets, driveways? *2%*
2. Will any wet areas be drained or filled? *NONE*
3. Has this drainage or fill been coordinated with the Conservation Commission and an application made to NH Dredge and Fill? *N/A*
4. Will any surface waters be diverted? *N/A*
5. How will the withdrawal or water from new wells, the construction and water diversion affect the groundwater table? *NONE*
6. How will the installation of septic systems affect the quality of the water in the area? *NONE*

G. Soils

1. Will any topsoil be removed or added to the site? *UNKNOWN*
2. Are there any structurally weak or unstable soils or ledge on the site that may require special attention? *NO*
What action is proposed?
3. How will construction impact soil erosion and sedimentation? What control measures are proposed? *NONE*

H. Undevelopable Land

1. Is there any undevelopable land on the site (wetlands, bogs, marshes, etc)? *NO*
2. Is the area being counted in the development and being used for open space? *NO*
3. Is the use of this land being controlled by deed restriction? *NO*
4. Is the developer donating it to the Conservation Commission, **Town or other entity**?
5. Will access to these lands be by means of trails or paths?

III PLANNING CONSIDERATION

A. Public Easements

1. What public easement will be created? *NONE*

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

	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 NHDDES 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 (for major SUB (4 lots or more & Site Plans)		✓		
4. Environmental impact assessment (for major SUB (4 lots or more & Site Plans)		✓		
5. Hydrogeological study		✓		
6. Fiscal impact. study provided (for major SUB (4 lots or more & Site Plans)		✓		
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.

STODDARD SUBDIVISION
NOTTINGHAM, NH

BLAISDELL SURVEY, LLC

1 EVALUATED BY RTB DATE: 10-1-18

DEPTH (IN.) DESCRIPTION

0-7	10YR 3/3, DARK BROWN, FINE SANDY LOAM, FRIABLE
7-14	10YR 4/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
14-24	10YR 5/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
24-60	2.5Y 5/4, LIGHT OLIVE BROWN, FINE SANDY LOAM, FIRM

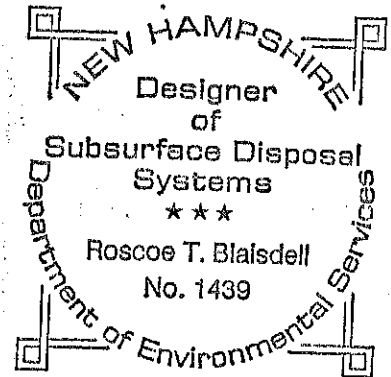
ESTIMATED SEASONAL HIGH WATER TABLE @ 40"
OBSERVED WATER @ NONE ROOTS TO: 45"
REFUSAL @ NONE RESTRICTIVE LAYER @ NONE"
PERCOLATION RATE: 8 MIN/INCH @ 30"

2 EVALUATED BY RTB DATE: 10-1-18

DEPTH (IN.) DESCRIPTION

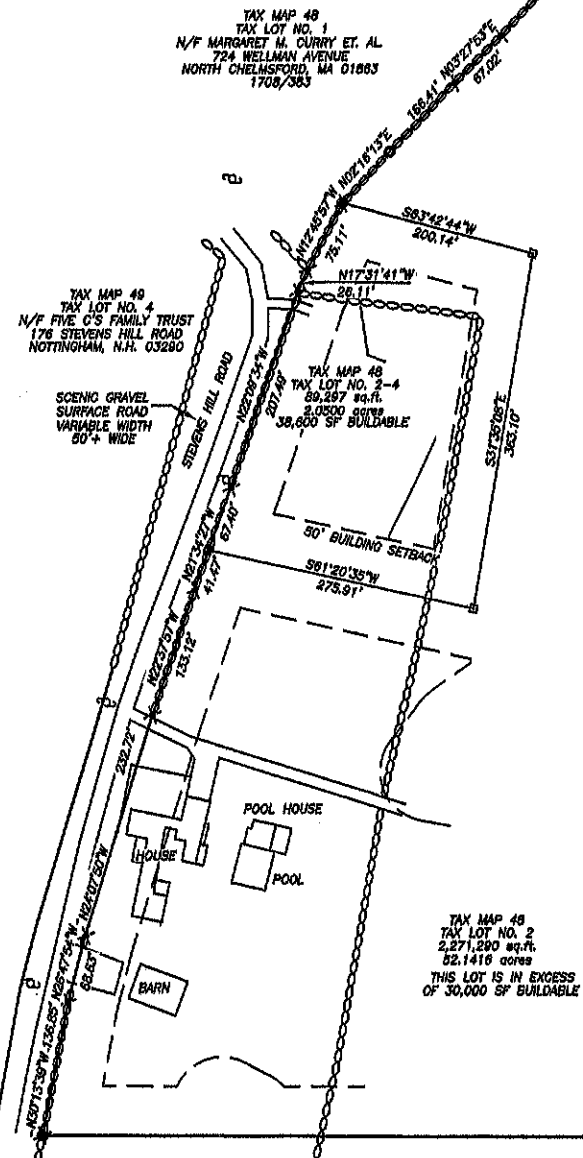
0-6	10YR 3/3, DARK BROWN, FINE SANDY LOAM, FRIABLE
6-19	10YR 4/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
19-35	10YR 5/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
35-60	2.5Y 5/4, LIGHT OLIVE BROWN, FINE SANDY LOAM, FIRM

ESTIMATED SEASONAL HIGH WATER TABLE @ 45"
OBSERVED WATER @ NONE ROOTS TO: 45"
REFUSAL @ NONE RESTRICTIVE LAYER @ NONE"
PERCOLATION RATE: 8 MIN/INCH @ 30"



LEGEND

- DENOTES DRILL HOLE IN STONE WALL
- ★ DENOTES 1/2" STEEL REINFORCING ROD TO BE SET AT FOUND DRILL HOLE AT LOT CORNER
- DENOTES GRANITE BOUND
- ⊕ DENOTES EXISTING UTILITY POLE
- ⊙ DENOTES STUMP WITH INGROWN WIRE

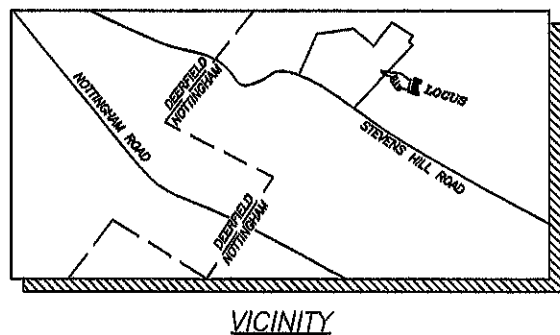


NOTES:

1. LAND IS DESCRIBED BY DEED OF MARY ANN STODDARD OF 163 STEVENS HILL ROAD NOTTINGHAM, N H 03290 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5935 PAGE 748 ON AUGUST 1, 2018.
2. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN SEP., 2018 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1':10,000' ON ALL PROPERTY LINES BORDERING ON THAT PART OF THE SUBJECT PROPERTY SURVEYED BY ME.
Roscoe T. Blaisdell
3. BASIS OF THE PERIMETER OF THIS SURVEY IS PLAN REFERENCE #1.
4. LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE.
5. STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER _____
6. PURPOSE OF PLAN: TO CREATE ONE NEW LOT FROM TAX MAP 48 LOT TWO. TOTAL AREA INVOLVED IS 54.1918 ACRES.
7. LOT 2-4 IS NOT LOCATED IN THE FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER J3015C0095E EFFECTIVE MAY 17, 2005.
8. THE PROPERTY IS UNDER CURRENT USE TAXATION.
9. MIN LOT SIZE 2 ACRES, MIN FRONTAGE 200', MIN SETBACKS 50' ALL SIDES.
10. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCY TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
11. 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. 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.
13. THIS SUBDIVISION IS SUBJECT TO THE NOTTINGHAM IMPACT FEE SCHEDULE.
14. TOPOGRAPHY IS BY LIDAR PROVIDED BY NHGRANIT NAVD88.

A SURVEY AND PLAT OF A
SUBDIVISION
PREPARED FOR THE OWNER OF RECORD
MARY ANN STODDARD
SITUATED IN THE TOWN OF
NOTTINGHAM, NH
TAX MAP 48 LOT 2

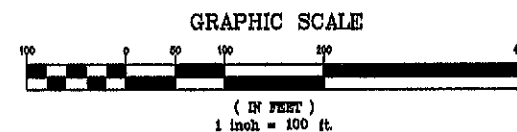
APPROVED BY THE NOTTINGHAM PLANNING BOARD
ON _____ CERTIFIED BY
_____ CHAIRMAN AND/ OR
_____ SECRETARY AND/ OR
OTHER MEMBERS _____



PLAN REFERENCE:

1. R.C.R.D. #D-24434 "SUBDIVISION PLAN PAUL D. & ROBIN S. COMEAU AND HOWE M. JR. & CAROL A. STODDARD NOTTINGHAM, NH" DRAWN BY RANDY R. ORVIS.

NO.	DATE	DESCRIPTION	BY



TAX MAP 48
TAX LOT NO. 2-3
N/F MARY ANN STODDARD
163 STEVENS HILL ROAD
NOTTINGHAM, N.H. 03290
5935/750



PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
22 SCRIBNER ROAD, RAYMOND, N.H. 03077
DATE: 9/12/18 603-895-9947 JOB NO. 2605
FB NO. 34 DRAWING NAME: 2605SUB RBLAISDELL@COMCAST.NET

LEGEND

- ○ ○ ○ DENOTES DRILL HOLE IN STONE WALL
- ★ DENOTES 1/2" STEEL REINFORCING ROD TO BE SET AT FOUND DRILL HOLE AT LOT CORNER
- DENOTES GRANITE BOUND
- ○ DENOTES EXISTING UTILITY POLE
- ⊙ DENOTES STUMP WITH INGROWN WIRE

TAX MAP 48
TAX LOT NO. 1
N/F MARGARET M. CURRY ET. AL.
724 WELLMAN AVENUE
NORTH CHELMSFORD, MA 01863
1708/383

TAX MAP 49
TAX LOT NO. 4
N/F FIVE C'S FAMILY TRUST
176 STEVENS HILL ROAD
NOTTINGHAM, N.H. 03290

TAX MAP 49
TAX LOT NO. 1
N/F MARGARET M. CURRY ET. AL.
724 WELLMAN AVENUE
NORTH CHELMSFORD, MA 01863
1708/383

TAX MAP 48
TAX LOT NO. 2
2,271,290 sq. ft.
52,1416 acres
THIS LOT IS IN EXCESS
OF 30,000 SF BUILDEABLE

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRO SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-57-1" JANUARY 1987. THE HYDRO SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRO SOILS IN NEW ENGLAND, VERSION 2 JULY 1988. WETLANDS DELINEATED BY ROSCOE BLAISDELL SEP. 2018 IN ACCORDANCE WITH ENV-Wq1014.03.

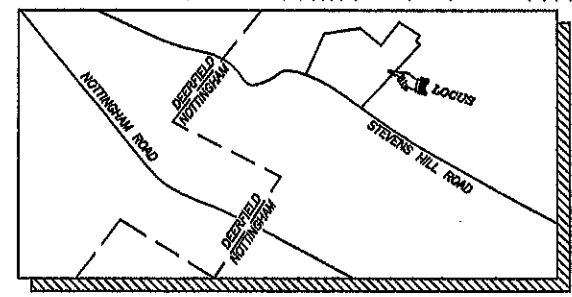
SOIL TYPES FROM WEB SOIL SURVEY
44C - MONTAUK FINE SANDY LOAM, 8 TO 15% SLOPES.
45C - MONTAUK FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.

NOTES:

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5. STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER _____
6. PURPOSE OF PLAN: TO CREATE ONE NEW LOT FROM TAX MAP 48 LOT TWO. TOTAL AREA INVOLVED IS 54.1916 ACRES.
7. LOT 2-4 IS NOT LOCATED IN THE FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 33015C0095E EFFECTIVE MAY 17, 2005.
8. THE PROPERTY IS UNDER CURRENT USE TAXATION.
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A SURVEY AND PLAT OF A
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MARY ANN STODDARD
SITUATED IN THE TOWN OF
NOTTINGHAM, NH
TAX MAP 48 LOT 2

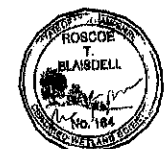
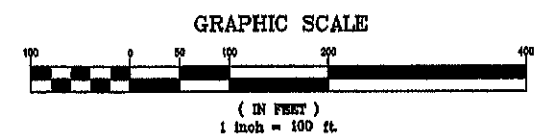
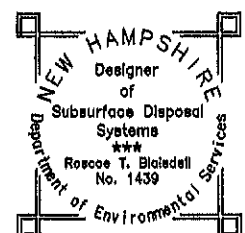
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