



TOWN OF NOTTINGHAM, NH

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To: Bonnie Winona MacKinnon, Chair of Nottingham Zoning Board of Appeals
From: Stefanie Casella, SRPC Circuit Rider
Date: 3/6/2020
Subject: Variance request for subdivision at 209 Mill Pond Road

Laurel Miller and her representatives Christian Smith, Beals Associates PLLC, and Paul Langdon, Langdon Construction, attended the February 12, 2020 planning board meeting for review of the recent application for subdivision on 209 Mill Pond Road. The property is located within the Aquifer protection district boundaries and the applicant has proposed a five (5) lot subdivision. This level of subdivision within the aquifer protection district triggers Article III. Section A. 5. a). of the Zoning ordinance which reads:

“Within the Aquifer Protection District, a hydrogeologic study shall be required, at the applicant's expense for developments involving the subdivision of three (3) lots or greater.”

Hydrogeologic studies are conducted to evaluate the impact of new development on ground water. According to Mr. Smith, as well as abutter testimony, the soil samples derived from the test pitting done for the septic systems revealed soils that are not consistent with an aquifer zone.

Staff recommends sending the soil information from the test pitting for peer review by CMA Engineers to determine if a full Hydrogeologic Study is required.