



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881
Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

PLANNING BOARD NOTICE OF DECISION

You are hereby notified that at the **February 14th, 2024**, meeting, the Nottingham Planning Board **APPROVED** the case below by a **vote of 5-aye, 1-nay, and 1-abstention with conditions**.

23-004 SUB Residences At Fort Hill - Smoke St & Fort Hill Rd

Application from Berry Surveying & Engineering, on behalf of Owl Ridge Builders, requesting a twenty-five (25) lot open space subdivision. The property is located at Smoke Street and Fort Hill Road in Nottingham, NH and is identified as Tax Map #23, Lot #11. Two conditional use permits were applied for. Article III, Section B, Item #6 permits a request to allow disturbance within 25 feet of a wetland. Article IV, Section S, Item #8 (g) allows for a reduction in the landscape buffer requirement.

MOTION MADE BY: Ian MacKinnon to approve **Case # 23-004 SUB Residences At Fort Hill - Smoke St & Fort Hill Rd** with the standard set of conditions and additional conditions which include:

- Plan copies with professional seals and signatures.
- Original mylar with professional seals and signatures to be filed with the Registry Of Deeds.
- All fees paid.
- All state permits including A.O.T and D.O.T.
- Addition of trees to the buffer on Lot 11-20 per comments by the Conservation Commission.
- Monuments set and certified.
- Road names approved by the Board Of Selectmen.
- A written performance guarantee agreement approved by the Board Of Selectmen and paid to the town prior to the start of construction.
- H.O.A. and Declaration Of Covenants submitted and approved by town counsel to be filed with the Registry Of Deeds.
- Electronic submission of all plans including as-builts at project completion to be approved by the town engineer.

SECONDED BY: Susan Mooney
Approved 5-1-1

Respectfully Submitted,

Alana Kenney

Alana Kenney
Land Use Clerk