

Case#

Project Name BERGERON

Date 5-13-2022



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

PLANNING BOARD PROJECT APPLICATION

Subdivision Type: Conventional ___ Open Space ___ LLA X

Site Plan Review: Conventional ___ Change of Use ___

Concurrent- Subdivision/ Site Plan Review ___

Amendment to Approval of: Subdivision ___ Site Plan ___ Other ___

Total Acreage: <u>6.742 (3) LOTS</u>	Current Use Acreage: <u>N/A</u>	# of Proposed Lots: <u>ZERO</u>
Project Address: <u>8 & 9 CAHILL LANE</u>		
Current Zoning Districts: <u>RESIDENTIAL / AGRICULTURAL w/ WETLAND OVERLAY</u>		
Overlay Districts: <u>WETLAND</u>	Map(s): <u>68</u>	Lot (s): <u>49 & 49-1 & 49-2</u>
Request: <u>NO NEW LOTS CREATED, ADJUST EXISTING LOT LINES BETWEEN LOTS 49 & 49-1 & 49-2.</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) - REBAR
- Completed Checklist

Case#: <u>22-005-LLA</u>	Project Name: <u>Cahill Lane</u>	Date: <u>5/16/22</u>
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Case#

Project Name BERGERON

Date 5-13-2022

50
95
2-10-22
5/16/22

Owner 1: MATTHEW BERGERON

Company:

Phone: 802-238-5585 Fax: E-mail: BERGERON9@COMCAST.NET

Address: PO BOX 160 - NOTTINGHAM NH 03290

Matthew Bergeron
Owner 1 Signature

5/26/22
Date

→

Owner 2: PAUL U BERGERON

Company:

Phone: Fax: E-mail:

Address: 2046 SIGNATURE CLUB CIRCLE, UNIT 202 NAPLES FL 34113

Paul U Bergeron
Owner 2 Signature

5/16/22
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): SAME AS OWNER 1

Company:

Phone: Fax: E-mail:

Address:

Developer:

Company:

Phone: Fax: E-mail:

Address:

Engineer: LAND SURVEYOR - PETER D. LANDRY, LLC

Company: LANDRY SURVEYING, LLC

Phone: 603-679-1387 Fax: E-mail: PLANDSURV@COMCAST.NET

Address: 248 MILL POND ROAD, NOTTINGHAM, NH 03290

ABUTTER(S) LIST

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

*

1. APPLICANT INFORMATION:

Printed Name: MATTHEW BERGERON Contact Telephone: 802-238-5585
Address: PO BOX 160 IN NOTTINGHAM, NH

2. OWNER INFORMATION:

Printed Name: SAME AS ABOVE
Address: _____

3. PROFESSIONAL(S) INFORMATION:

Printed Name: PERD J. LANDRY, LCS - LANDRY SCOURING LLC
Address: 248 MILL ROAD - IN NOTTINGHAM, NH 03290

Abutter(s) Information						
	Map:	Lot:	Sub lot:	Name:	Address:	
4.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						

SEE ATTACHED LIST

I, PERD J. LANDRY, 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..

Perd J. Landry
Applicant's Signature

5-13-2022
Date



50 foot Abutters List Report

Nottingham, NH

May 04, 2022

Subject Property:

Parcel Number: 068-0049-002
CAMA Number: 068-0049-002
Property Address: CAHILL LANE

Mailing Address: BERGERON, MATTHEW
PO BOX 160
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 068-0010-000
CAMA Number: 068-0010-000
Property Address: RAYMOND ROAD

Mailing Address: SZAFRAN, CAROLINE J REV TRUST
SZAFRAN, CAROLINE J, TRUSTEE,
47 CHERRYWOOD DRIVE
DOVER, NH 03820

Parcel Number: 068-0011-000
CAMA Number: 068-0011-000
Property Address: 38 SHORE DRIVE

Mailing Address: SHORE THIRTY EIGHT LLC
111 CARRIAGE WAY
CARLISLE, MA 01741

Parcel Number: 068-0048-000
CAMA Number: 068-0048-000
Property Address: 37 SHORE DRIVE

Mailing Address: JABLONOWSKI, REBECCA
16 PEARL STREET UNIT 16
SALEM, MA 01970

Parcel Number: 068-0049-000
CAMA Number: 068-0049-000
Property Address: 9 CAHILL LANE

Mailing Address: BERGERON, PAUL U. TRUSTEE P.
BERGERON REALTY TRU
8046 SIGNATURE CLUB CIRCLE UNIT
202
NAPLES, FL 34113

Parcel Number: 068-0049-001
CAMA Number: 068-0049-001
Property Address: 8 CAHILL LANE

Mailing Address: BERGERON, MATTHEW
PO BOX 160
NOTTINGHAM, NH 03290

Parcel Number: 068-0051-000
CAMA Number: 068-0051-000
Property Address: 10 CAHILL LANE

Mailing Address: S/H FAMILY REVOCABLE TRUST
DONALD SALVATORE & ROCHELLE HE
60 HORIZON DR
BEDFORD, NH 03110

Parcel Number: 068-0052-000
CAMA Number: 068-0052-000
Property Address: 12 CAHILL LANE

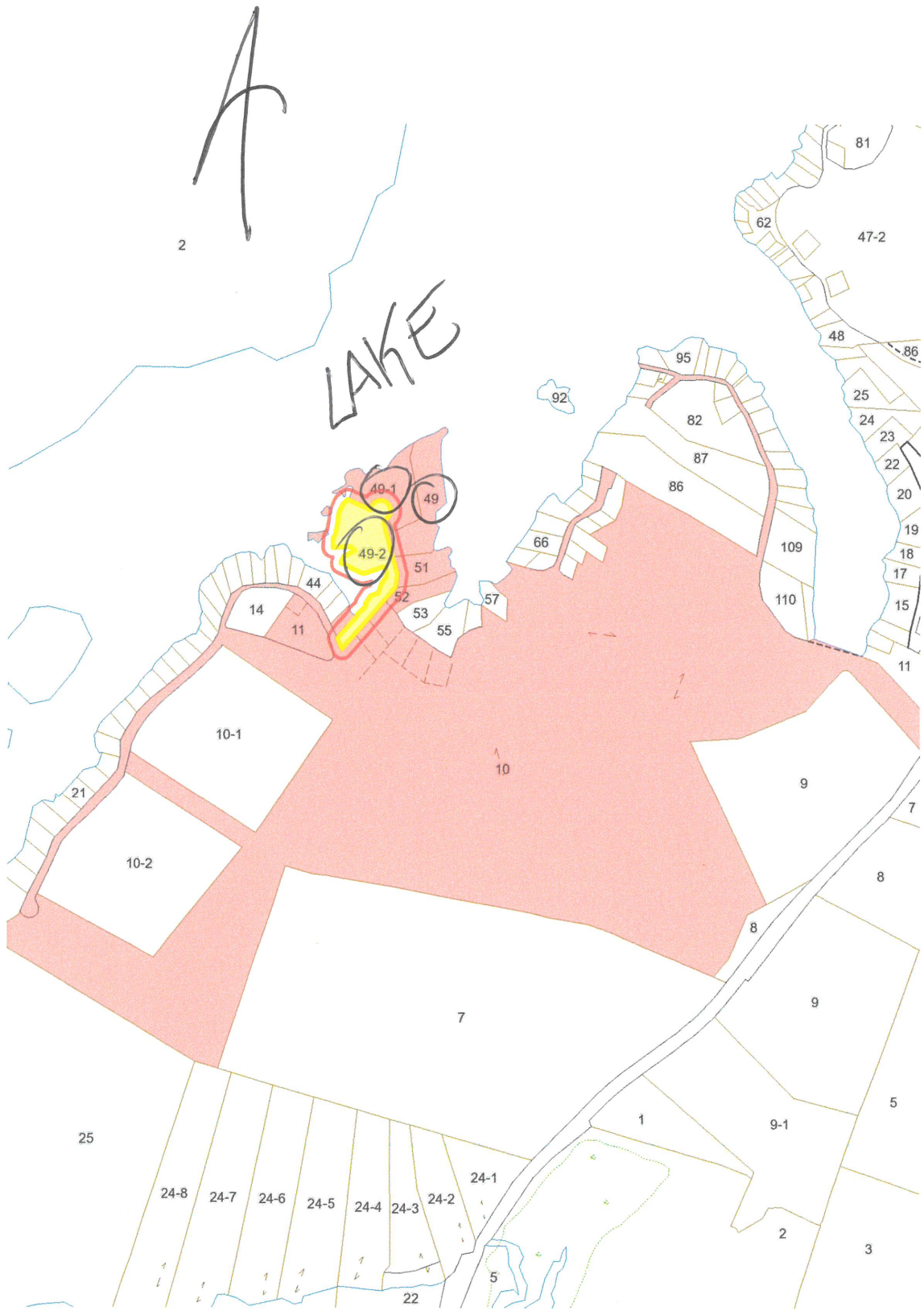
Mailing Address: HERRON, MICHAEL HERRON, SUSAN
21 BEAVER BROOK ROAD
RIDGFIELD, CT 06877

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.

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5-13-2022
AAJ
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Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013
Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

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) MATT BERGERON
[Signature] 5/16/22

Signature _____ Date _____ Signature _____ Date _____

→ Property Owner(s) PAUL BERGERON
[Signature] 5/16/22

Signature _____ Date _____ Signature _____ Date _____

Property Owner(s)

Signature _____ Date _____ Signature _____ Date _____

Property Owner(s)

Signature _____ Date _____ Signature _____ Date _____



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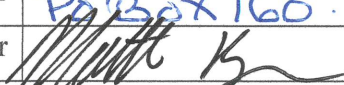
OWNER'S AUTHORIZATION FOR REPRESENTATION


Property location: 849 CAHILL LANE

I, the undersigned owner(s) 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 Site Plan Review Backlot Subdivision
- Design Review Other _____

FOR: PLANNING BOARD PRESENTATION & DISCUSSIONS.

Name of Owner	<u>MATHEW BERGERON</u>	
Address of Owner	<u>PO BOX 160 NOTTINGHAM, NH 03290</u>	
Signature of Owner		Date <u>5/16/22</u>

Name of Owner	<u>PAUL BERGERON</u>	
Address of Owner	<u>804 SIGNATURE CLUB CIRCLE - NAPLES, FLA.</u>	
Signature of Owner		Date <u>5/16/22</u>

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date



Waiver Request Form

Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of ^{HA} Subdivision Plan: BERGERON - SEE PLAN

Tax Map <u>68</u>	Lot <u>49 & 49.1 & 49.2</u>	Sub Lot
Site Location: <u>809 CAHILL LANE</u>		
Zoning District(s): <u>RA</u>		
Owner(s): <u>MATT BERGERON & PAUL BERGERON</u>		
Address of Owner(s): <u>PO BOX 160 NOTTINGHAM, NH</u> <u>8046 SIGNATURE CLUB CIR. NAPLES, FL</u>		
Applicant (if different from owner): <u>SAME MATT</u>		
Phone Number: <u>802-238-5585</u>	Email: <u>BERGERON@COMCAST.NET</u>	
Land Surveyor: <u>PETER D. LANDRY, U.S. LANDRY SURVEYING, LLC</u>		

I, MATTHEW & PAUL BERGERON Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 11 Section 11.8, for the above case submittal:

SET REBAR W/ SURVEYOR'S ID CAP AT LOT CORNERS & ANGLES. - REBAR ARE SUITABLE, LONG LASTING, DETECTABLE & PROPER INCUMENTATION. SITE AS LEDGE OUTCROPS IN SPOTS, MAKING SOME INCUMENTATION HARDER TO SET

→ [Signature]
Signature of Owner/Applicant

5/16/22
Date

→ [Signature]
" " "

5/16/22
DATE

Case#

Project Name BERGERON

Date 5-13-2022



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CERTIFICATE OF MONUMENT INSTALLATION

Property owner(s): MATTHEW BERGERON
PAUL BERGERON

Tax Map # 68 Lot # 49 & 49-1 & 49-2

Physical Address: 8 & 9 CANIC ROAD

Surveyor: PETER D. LANDRY, LLC

Company: LANDRY SURVEYING, LLC

Number of Granite Bounds: _____

Iron Stakes/Pins/Rods: _____

Drill Hole w/ Aluminum surveyor's disk: _____

"I hereby certify that the monumentation required on the above referenced subdivision plat has been accurately installed under my supervision and said monumentation complies with the Nottingham Subdivision Regulations."

Signature of Surveyor: _____

Date: _____

Seal of Surveyor:



TO BE
DELIVERED
WIMYAN

Case#

Project Name BENVERONDate 5-13-2022

Town of Nottingham

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LAND USE PROJECT FEE SCHEDULE

Fee's Collected at Time of Application:

Project Type	Fee	#Lots	Total
Subdivision	\$200.00 + \$200.00/lot		\$200+
Design Review	\$100.00	-----	\$100
Lot Line Adjustment	\$100.00 + \$50.00/lot affected		\$100+ 150
Site Plan 3 acres or less	\$75.00*	-----	\$75
Site Plan 3+ acres	\$100.00*	-----	\$100
* Add \$10 per unit for residential construction or \$1 per 100 sq. ft. for non-residential construction			
Plus Notice Fees:			
Public Notice to abutters & applicant (bordering Town included)	\$10.00/notice	\$10 x # <u>8</u> # abutter(s)/professional(s)	\$ <u>80</u>
Public Notice in Local Newspaper (Double fee if on a Scenic Road)	\$75.00 (Doubled?)		\$75.00 \$
Date Collected:	Total payable to: Town of Nottingham:		<u>\$ 405.00</u>

Fee's Collected at Time of Acceptance (Not For Design Review Applications)

Fee type	Fee(Amount TBD)	Date paid
Escrow Account- 3 rd party review fees		
Letters of Credit, Bonds, Performance Guarantee		

Fee's Collected at Time of Approval:

Fee type & amount	Payable to:	Total
LCHIP- \$25.00	SEPARATE CHECKS Payable to: <u>Rockingham County Registry of Deeds</u>	\$25.00
RECORDING- \$26.00/ Mylar sheet		\$
ADMINISTRATIVE/ REMAPPING (not for Site Plans)	ONE CHECK payable to: <u>Town of Nottingham:</u>	<u>\$75.00</u>

Fee's collected at time of Certificate of Occupancy:

Impact Fee (Fees will be collected by the Building Inspector at time of CO)-- See Chart

NOTTINGHAM IMPACT FEE ASSESSMENT SCHEDULE ADOPTED OCTOBER 25, 2017

Fee Assessment Basis	School Impact Fee k-8 Facilities	Fire Department Impact Fee	**Recreation Department Impact Fee	Total Impact Fees
RESIDENTIAL DEVELOPMENT				
Type of structure:	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit
Single family detached	\$4,220	\$800	\$344	\$5,364
Attached, 2-family or Multifamily*	\$2,245/unit	\$736/unit	\$298/unit	\$3,279/unit
Manufactured Housing	\$4,206	\$812	\$325	\$5,343
Accessory Dwelling Unit/ Apt. (ADU)	N/A	\$736	\$298	\$1,034

*Impact fee ordinance provisions enable the Planning Board to grant school impact fee waivers for qualified age-restricted housing units in a 55+ development. See impact fee ordinance for waiver criteria.

**** Fees will be dedicated to the Marston Recreation Project**

**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 checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II See Sections I & II, III, IV & V	<u>LLA</u> 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 (<u>MATT</u>)	✓			
4. <u>6410</u> 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 - <u>TOWN TURNAROUND UPON APPROVAL SUBJECT MATTER</u>	✓			
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 <u>LLA</u>	✓			
c) Location of subdivision <u>LLA</u>	✓			
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 (i) SHEET	✓			
5. Certification block (for engineer or surveyor) STAMP	✓			
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."	✓		N/A	
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."	✓		ADDED N/A	
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."	✓		ADDED N/A	
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	✓			

Case#

Project Name BERGETONDate 5-13-2022

	Provided	N/A	Provided	N/A
b) <u>ROAD</u> 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) <u>POLES SHOWN</u>	✓			
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) <u>- TURN AROUND</u>	✓			
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 <u>SEE NOTE</u>	✓			
c) Wetland Scientist certification		✓		
26. Owner(s) signature(s) <u>ON APPLICATION</u>		✓		
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				