

Case#

Project Name FIVE C'S

Date 5-11-22



**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

**Site Plan Review:** Conventional  Change of Use

**Concurrent- Subdivision/ Site Plan Review**

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

Total Acreage: <u>17</u>	Current Use Acreage: <u>15</u>	# of Proposed Lots: <u>1 NEW</u>
Project Address: <u>176 STEVENS HILL RD</u>		
Current Zoning Districts: <u>R2S/P6</u>		
Overlay Districts:	Map(s): <u>49</u>	Lot (s): <u>4</u>
Request: <u>WE REQUEST A REZONING FOR THE SUBDIVISION ON MAP 49 LOT 4 INTO TWO 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

Case#:	Project Name:	Date:
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Case#

Project Name

FIR C'S

Date 5-11-22

1. APPLICANT INFORMATION:

Printed Name: ROBIN COMEAU Contact Telephone: 603-722-8224

Tony

Robin's  
603-944-~~8224~~  
0730

Address: 176 STEVENS HILL RD NOTTINGHAM, NH 03290

2. OWNER INFORMATION:

Printed Name: SAMU AS ABON

Address: \_\_\_\_\_

3. PROFESSIONAL(S) INFORMATION:

Printed Name: BLAISDELL SUNNY, LLC C/O ROSCOE BLAISDELL

Address: 22 SENIOR LN RD RAYMOND, NH 03077

Abutter(s) Information

	Map:	Lot:	Sub lot:	Name:	Address:
4.					
6.				SEE ATTACHED SPUR	
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, Roscoe Blaisdell, 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..

X Robin Comeau  
Applicant's Signature

6/6/2022  
Date

Case#

Project Name *FIVE C'S*

Date *5-11-22*

<b>Owner 1:</b>		
Company: <i>FIVE C'S FAMILY TRUST C/O ROBIN COMEAU</i>		
Phone: <i>603-722-8224</i>	Fax:	E-mail:
Address: <i>176 STEVENS HILL ROAD</i>		

Owner 1 Signature

Date

<b>Owner 2:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

<b>Owner 3:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

<b>Owner 4:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

<b>Applicant (Contact):</b> <i>SAME AS OWNER</i>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Developer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Engineer:</b> <i>LAND SURVEYOR C/O ROSCOE BLAISDELL</i>		
Company: <i>BLAISDELL SURVEY LLC</i>		
Phone: <i>603-895-9947</i>	Fax:	E-mail:
Address: <i>27 SCRIBNER ROAD RAYMOND NH 03077</i>		

### ABUTTER(S) LIST

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

\*

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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](mailto:plan.zone@nottingham-nh.gov)

**OWNER'S AUTHORIZATION FOR REPRESENTATION**

**Property location:** 176 STEVENS HILL ROAD

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:  
ROSCOE BLAISDELL 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: \_\_\_\_\_

Name of Owner	<u>FIVE C'S FAMILY TRUST c/o ROBIN COMMAN</u>	
Address of Owner	<u>176 STEVENS HILL ROAD</u>	
Signature of Owner		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

Case#

Project Name

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 Subdivision Plan: \_\_\_\_\_

Tax Map	Lot	Sub- Lot
Site Location:		
Zoning District(s):		
Owner(s):		
Address of Owner(s):		
Applicant (if different from owner):		
Phone Number:	Email:	
Land Surveyor:		

I, \_\_\_\_\_ Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article \_\_\_\_\_ Section \_\_\_\_\_, for the above case submittal:

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Signature of Owner/Applicant

Date

Case#

Project Name KIVL C'SDate 5-11-22

### 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](mailto:plan.zone@nottingham-nh.gov)

### LAND USE PROJECT FEE SCHEDULE

#### Fee's Collected at Time of Application:

Project Type	Fee	#Lots	Total
Subdivision	\$200.00 + \$200.00/lot	+	\$200+ <u>400</u>
Design Review	\$100.00	-----	<u>\$100</u>
Lot Line Adjustment	\$100.00 + \$50.00/lot affected		\$100+
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			
<b>Plus Notice Fees:</b>			
Public Notice to abutters & applicant (bordering Town included)	\$10.00/notice	\$10 x # # abutter(s)/professional(s)	\$
Public Notice in Local Newspaper (Double fee if on a Scenic Road)	\$75.00 (Doubled?)		\$ <u>75.00</u>
<b>Date Collected:</b>	<b>Total payable to: Town of Nottingham:</b>		

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

Fee type	Fee(Amount TBD)	Date paid
Escrow Account- 3 <sup>rd</sup> 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	<b>SEPARATE CHECKS Payable to:</b> <i>Rockingham County Registry of Deeds</i>	\$25.00
RECORDING- \$26.00/ Mylar sheet		\$
ADMINISTRATIVE/ REMAPPING (not for Site Plans)	<b>ONE CHECK payable to:</b> <i>Town of Nottingham:</i>	<b>\$75.00</b>

#### 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
<b>RESIDENTIAL DEVELOPMENT</b>				
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.

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Project Name *FIVE C's*Date *5-11-22*

\*\* 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 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
<b>Section I. General Requirements</b>				
1. Completed Application Form	✓			
2. Complete abutters list	✓			
3. Payment of all required fees	✓			
4. <u>Six (6) full size sets of plans and ten (10) sets of plans 11"x 17"</u> 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	✓			
<b>Section II. General Plan Information</b>				
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	✓			

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Project Name *FIVE C'S*Date *5-11-22*

	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	✓			



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Project Name *FIVE C'S*Date *5-11-22*

	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	✓			
<b>Section III</b>				
<b>Proposed Site Conditions Plan</b>				
<b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
1. Surveyor's stamp and signature by Licensed Land Surveyor	✓			

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Project Name

FIN 03

Date

5-11-22

	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 NHDES 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		✓		
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
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		✓		

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Project Name *FIV C'S*Date *5-11-22*

	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				
<b>Section V.</b>				
<b>Supporting Documentation If Required</b>				
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				
4. Environmental impact assessment				
5. Hydrogeological study				
6. Fiscal impact. study provided				
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.

FIVE C'S SUBDIVISION

NOTTINGHAM, NH

BLAISDELL SURVEY, LLC

1 EVALUATED BY RTB DATE: 7-03-20

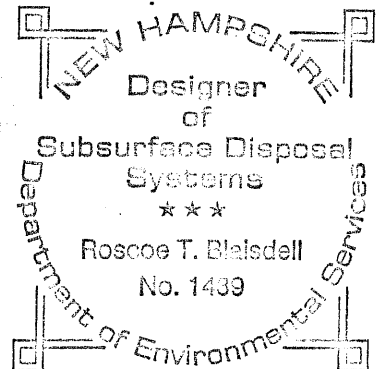
<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 6	10YR 3/3, DARK BROWN, FINE SANDY LOAM, FRIABLE
6 – 12	10YR 4/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
12 – 28	2.5Y 5/4, LIGHT OLIVE BROWN, FINE SANDY LOAM, FRIABLE
28 – 50	2.5Y 5/3, LIGHT OLIVE BROWN, FINE SANDY LOAM, FIRM

ESTIMATED SEASONAL HIGH WATER TABLE @ 28"  
OBSERVED WATER @ NONE ROOTS TO: 30"  
REFUSAL @ NONE RESTRICTIVE LAYER @ NONE"  
PERCOLATION RATE: 8 MIN/INCH @ 30"

2 EVALUATED BY RTB DATE: 7-03-20

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 7	10YR 3/3, DARK BROWN, FINE SANDY LOAM, FRIABLE
7 – 12	10YR 4/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
12 – 29	2.5Y 5/4, LIGHT OLIVE BROWN, FINE SANDY LOAM, FRIABLE
29 – 51	2.5Y 5/3, LIGHT OLIVE BROWN, FINE SANDY LOAM, FIRM

ESTIMATED SEASONAL HIGH WATER TABLE @ 28"  
OBSERVED WATER @ NONE ROOTS TO: 30"  
REFUSAL @ NONE RESTRICTIVE LAYER @ NONE"  
PERCOLATION RATE: 8 MIN/INCH @ 30"





# Abutters List Report

Nottingham, NH  
June 01, 2022

## Subject Property:

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

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## Abutters:

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

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

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

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

Parcel Number: 048-0002-004  
CAMA Number: 048-0002-004  
Property Address: 169 STEVENS HILL ROAD

Mailing Address: STODDARD, CAMERON ANNIS,  
BRITTANY C.  
169 STEVENS HILL ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 049-0001-000  
CAMA Number: 049-0001-000  
Property Address: STEVENS HILL ROAD

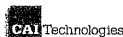
Mailing Address: MATHES FAMILY LTD PARTNERSHIP  
MATHES, NANCY & ROGER TRUSTEES  
110 RAYMOND RD  
DEERFIELD, NH 03037

Parcel Number: 049-0001-001  
CAMA Number: 049-0001-001  
Property Address: 182 STEVENS HILL ROAD

Mailing Address: MATHES, STEVEN P DOYLE, CHRISTINE  
M  
182 STEVENS HILL RD  
NOTTINGHAM, NH 03290

Parcel Number: 049-0003-000  
CAMA Number: 049-0003-000  
Property Address: 156 STEVENS HILL ROAD

Mailing Address: ROWELL, PETER E ROWELL, LAUREN  
CHASE  
156 STEVENS HILL ROAD 158 STEVENS  
HILL ROAD (BARN)  
NOTTINGHAM, NH 03290



www.cai-tech.com

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6/1/2022

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