
TRANSMITTAL

Town of Nottingham
Planning Department
139 Stage Road
Nottingham, NH 03290

Date: June. 20, 2022
Project: NH-1435
Location: Stevens Hill Road
Via: Hand Deliver

We are sending you the following items:

Items:

Attached: For Design Review

We are sending you the following items:

- 1 – Completed Design Review Application**
- 6 – Sets of Full size Plans**
- 10 – Sets Reduced Copies 11 x 17 Plans**
- 1 – Letter of Authorization to represent**
- 1 – List of Abutters w/3 labels for each**
- 1 – Check payable to Town of Nottingham for \$335.00**

Please feel free to call me if you have any comments, or if anything further is required.

Transmitted by: **Scott D. Cole**

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



Office 603-679-9597 X1
Fax 603-679-1013
plan.zone@nottingham-nh.gov

**Nottingham Planning Board
Subdivision
Design Review Application**

Applicant or Agent for the Owner (If different than property owner):

Name:	Joseph Falzone
Address:	7B Emery Lane
Telephone Number:	(603) 772-9400
Email Address:	jfalzone@weinvestinland.com

Property Owner(s) of Record: Print all information

Name:	GEORGE P WILLIAMS, DAY ANN KELLEY	
Address:	9 FLEETWOOD DRIVE, EAST SANDWICH, MA 02537	
Telephone Number:	()	
Email Address:		
Street location of site:	Stevens Hill Road	
Tax Map(s) and Lot(s):	46-0007	
Number of Lots:	8	
Frontage on What Road:	Stevens Hill Road	

Short Narrative of Proposed Request:

We request to come before the board to review a conventional plan consisting of 8 frontage lots.

Signature by Applicant or Agent:

Date: 6/15/22

Signature(s) of property owner(s):

See attached letter of Authorization

Date:

Date:

Date:



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013
 Web: <http://www.nottingham-nh.gov> Email: 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		
Design Review	\$100.00	-----	\$100
Lot Line Adjustment	\$100.00 + \$50.00/lot affected		
Site Plan 3 acres or less	\$75.00	-----	
Site Plan 3+ acres	\$100.00	-----	
Plus Notice Fees:			
Abutter(s)/Professional(s) Notice	\$10.00/ notice	\$10 x # 16 # abutter(s)/professional(s)	\$ 160
Public Notice in Local Newspaper	\$75.00		\$75.00
Date Collected:	Total payable to: Town of Nottingham:		\$ 335.00

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: <i>Rockingham County Registry of Deeds</i>	\$25.00
RECORDING- \$26.00/ Mylar sheet		\$ _____
ADMINISTRATIVE/ REMAPPING	ONE CHECK payable to: <i>Town of Nottingham:</i>	\$75.00

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

Date: March 26, 2022 at 7:15:02 PM EDT
Cc: Joe Falzone <jfalzone@weinvestinland.com>

Sent from
my

LETTER OF AUTHORIZATION

We, George P. Williams & Day Ann Kelley, owners of Tax Map 46 Lot 7, Nottingham, NH, do hereby authorize Joseph Falzone, Agent, and Soils Associates, P.L.L.C. 90 Portsmouth Avenue, Stratham, NH or any other Licensed Land Surveyor as agents for Joseph Falzone, to act on our behalf in matters to be discussed with the Nottingham Planning Board, State Departments and other Land Use Boards concerning the property previously mentioned.

I hereby appoint Soils Associates, P.L.L.C. as my agent to act on my behalf in the review process. To include any required signatures.

Witness _____ George P. Williams _____ Date _____

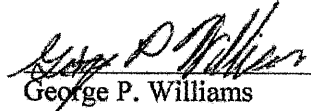
Day Ann Kelley _____
Day Ann Kelley _____ Date _____

LETTER OF AUTHORIZATION

We, George P. Williams & Day Ann Kelley, owners of Tax Map 46 Lot 7, Nottingham, NH, do hereby authorize Joseph Falzone, Agent, and Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH or any other Licensed Land Surveyor as agents for Joseph Falzone, to act on our behalf in matters to be discussed with the Nottingham Planning Board, State Departments and other Land Use Boards concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC as my agent to act on my behalf in the review process, to include any required signatures.

Witness

 3/23/28
George P. Williams Date

Day Ann Kelley Date

**ABUTTERS LIST
FOR
NH-1435 JOSEPH FALZONE 7 STEVENS HILL RD NOTTINGHAM, NH
DATE JUNE 16, 2022**

SUBJECT PARCEL

TAX MAP/LOT
046-0007-000

OWNER OF RECORD
GEORGE WILLIAMS & KELLEY ANN DAY
9 FLEETWOOD DRIVE TRUSTEES
WILLIAMS REAL ESTATE
EAST SANDWICH, MA 02537

ABUTTERS

TAX MAP/LOT
029-0008-000

OWNER OF RECORD
MULLIGAN FOREST, LLC.
16 STEVENS HILL RD
NOTTINGHAM, NH 03290

029-0008-01A

FERNALD LUMBER INC.
PO BOX 450
NOTTINGHAM, NH 03290

046-0004-007

COREY STAPEL
92 STEVENS HILL RD
NOTTINGHAM, NH 03290

046-0004-008

ISABELLE & JAMES QUIMBY
94 STEVENS HILL RD
NOTTINGHAM, NH 03290

046-0004-009

JEFFREY & EMILY SILVA
96 STEVENS HILL RD
NOTTINGHAM, NH 03290

046-0004-010

DENYSE SHANAHAN REV. TRUST
DENYSE SHANAHAN TRUSTEE
98 STEVENS HILL RD
NOTTINGHAM, NH 03290

046-0004-011

VICTORIA CONNORS
100 STEVENS HILL RD
NOTTINGHAM, NH 03290

**ABUTTERS LIST
FOR
NH-1435 JOSEPH FALZONE 7 STEVENS HILL RD NOTTINGHAM, NH
DATE JUNE 16, 2022**

046-0006-000

JOSHUA STEVENS
104 STEVENS HILL RD
NOTTINGHAM, NH 03290

046-0008-0001

ROBERT DANIEL
91 STEVENS HILL RD
NOTTINGHAM, NH 03290

047-0001-000

FRANK SANTARPIO &
ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03820

047-0003-000

LOAN OAK REALTY TRUST
ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03820

PROFESSIONALS

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.
70 PORTSMOUTH AVE. 3RD FL
STRATHAM, NH 03885

SURVEYOR

DOUCET SURVEY, INC.
WILLIAM DOUCET
102 KENT PLACE
NEWMARKET, NH 03857

WETLANDS/SOILS

GZA GeoENVIRONMENTAL, INC.
5 COMMERCE PARK NORTH
SUITE 201
BEDFORD, NH 03110-6984

DEVELOPER

JOSEPH FALZONE
7B EMERY LANE
STRATHAM, NH 03885