

Case#

Project Name

KAW

Date

12-13-21



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: <i>66.5143</i>	Current Use Acreage: <i>62.5143</i>	# of Proposed Lots: <i>2</i>
Project Address: <i>15 + 17 South Summer St</i>		
Current Zoning Districts: <i>R-AGRES / AGR-DIST</i>		
Overlay Districts:	Map(s): <i>40</i>	Lot (s): <i>15 and 15-9</i>
Request: <i>Lot line adjustment between 2 adjacent properties.</i>		

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.

<input checked="" type="checkbox"/> 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)
<input checked="" type="checkbox"/> Form B "Authorization to Enter upon Subject Property" has been filed with this application
<input checked="" type="checkbox"/> Form C "Authorization to Represent" has been filed with this application
<input checked="" type="checkbox"/> 6 sets of full size plans
<input checked="" type="checkbox"/> 10 sets of 11"x17" plans
<input type="checkbox"/> Waiver Form(s) <i>MA</i>
<input checked="" type="checkbox"/> Completed Checklist

Case#:	Project Name:	Date:
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Case#

Project Name

Kelly

Date

12-13-21

Owner 1: James Kelly
Company:
Phone: 603-793-1736 Fax:
E-mail: James Kelly 89@gmail.com
Address: 15 S. Summer St.

James Kelly 12/13/2021
 Owner 1 Signature Date

Owner 2: Julie Kelly
Company:
Phone: 603-793-9273 Fax:
E-mail: KellyJulie@USA.NET
Address: 15 S. Summer St

Julie A. Kelly 12/13/2021
 Owner 2 Signature Date

Owner 3: James M Greer Revocable Trust of 1994
Company:
Phone: 603-793-9273 Fax:
E-mail: KellyJulie@USA.NET
Address: 17 S. Summer St

Julie A. Kelly DPOA + Trustee 12/13/2021
 Owner 3 Signature Date

Owner 4:
Company:
Phone: Fax: E-mail:
Address:

Owner 4 Signature Date

Applicant (Contact): Julie Kelly
Company:
Phone: 603-793-9273 Fax:
E-mail: KellyJulie@USA.NET
Address: 15 S. Summer St

Developer:
Company:
Phone: Fax: E-mail:
Address:

LAND SURVEYOR

Engineer: Peter Landry, US
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)

Case#

Project Name

Kelly

Date

12/13/21

1. APPLICANT INFORMATION:

Printed Name: Julie + James Kelly Contact Telephone: 603-793-9273

Address: 15 S. Summer St

2. OWNER INFORMATION:

Printed Name: same

Address: _____

3. PROFESSIONAL(S) INFORMATION:

Printed Name: Peter Landry, LLC - LANDRY SURVEYING, LLC

Address: 248 Mill Pond Rd Nottingham

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	39	23	4	Alan J Pelletier	14 S. Summer St
6.	39	23	7	Domin + Fortin Living Trust	16 S. Summer St
7.	39	23	8	Agostini Vivian Lopez	18 S. Summer St
8.	39	23	9	Christina A Schiel	20 S. Summer St
9.	41	2		NH State of Forest + Land	PO Box 1856 Concord
10.	40	15	8	Barbara + Steven Wilson	19 S. Summer St
11.	40	12		Robert Diberto	334 Rt 108 Madbury
12.	40	11+13		Gail Perkins	33 Stage Rd
13.	40	15	9	Greer Rev Trust	c/o Julie Kelly 15 S. Summer
14.					
15.					
16.					
17.					

I, Julie A. Kelly, 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..

Julie A. Kelly
Applicant's Signature

12/13/2021
Date

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Kelly

Date

12/13/21



Town of Nottingham

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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)

James Kelly 12/13/2021
Signature Date

Julie A. Kelly 12/13/2021
Signature Date

Property Owner(s)

Julie A. Kelly 12/13/2021
Signature Date
Trustee & DPOA

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Case#

Project Name

Kel-1

Date

12-13-21



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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 15 + 17 S. Summer St.

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Peter Landry, LLC 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	James Kelly	
Address of Owner	15 S. Summer St	
Signature of Owner	James Kelly	Date 12/13/2021

Name of Owner	Julie Kelly	
Address of Owner	15 S. Summer St	
Signature of Owner	Julie A. Kelly	Date 12/13/2021

Name of Owner	James M Greer Revocable Trust of 1994	
Address of Owner	17 S. Summer St	
Signature of Owner	Julie A. Kelly DPOA + Trustee	Date 12/13/2021

Name of Owner		
Address of Owner		
Signature of Owner		Date



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CERTIFICATE OF MONUMENT INSTALLATION

Property owner(s): JAMES & JOLIE KELLY

Tax Map # 40 Lot # 15 & 15-9

Physical Address: 15 & 17 SOUTH SUMMER ST.

Surveyor: PETER D. LANDRY, LUS

Company: LANDRY SURVEYING, LLC

Number of Granite Bounds: (1) ONE

Iron Stakes/Pins/Rods: (2) REBAR W/ ID CAPS

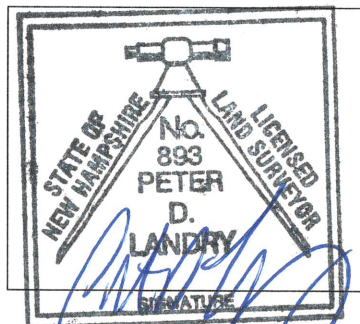
Drill Hole w/ Aluminum surveyor's disk: ZERO

"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: *Peter D. Landry*

Date: 12-13-2021

Seal of Surveyor:



12-13-2021

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Kew

Date

12-13-21



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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+ <u>\$100</u> \$200
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>11</u> # abutter(s)/professional(s)	\$ <u>110</u>
Public Notice in Local Newspaper (Double fee if on a Scenic Road)		\$75.00 (Doubled?)	\$75.00 \$ <u>75</u>
Date Collected:	Total payable to: Town of Nottingham:		\$ 385

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.

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KELLY

Date

12.13.21

** 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	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Section I. General Requirements				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees	X			
4. 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	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents	*			
6. Any waiver request(s) submitted with justification in writing		X		
7. Technical reports and supporting documents (see Section IX & X of this checklist)		X		
8. Completed Application Checklist	X			
Section II. General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	X			
2. Title block information:				
a) Drawing title	X			
b) Name of subdivision		X		
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			

* = AFTER
LLA
IS RECORDED

	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number		X		
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant		X		
3. Revision block with provision for amendment dates	X			
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)	X			
6. Match lines (if any)		X		
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X			
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."		X		
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."		X		
12. Note identifying which plans are to be recorded and which are on file at the Town.		X		
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."		X		
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study		X		
16. Plan and deed references	X			
17. The following notes shall be provided:				
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)	X			
d) Zoning variances/special exceptions with conditions		X		
e) List of required permits and permit approval numbers		X		
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets		X		
18. Boundary of entire property to be subdivided	X			
19. Boundary monuments	X			
a) Monuments found	X			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set	X			
20. Existing streets:				
a) Name labeled	X			

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	Provided	N/A	Provided	N/A
b) Status noted or labeled	X			
c) Right-of-way dimensioned		X		
d) Pavement width dimensioned		X		
21. Municipal boundaries (if any)		X		
22. Existing easements (identified by type)	X			
A. Drainage easement(s)		X		
B. Slope easement(s)		X		
C. Utility easement(s)	X			
D. Temporary easement(s) (Such as temporary turnaround)		X		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		X		
F. Vehicular & pedestrian access easement(s)	X			
G. Visibility easement(s)		X		
H. Fire pond/cistern(s)		X		
I. Roadway widening easement(s)		X		
J. Walking trail easement(s)		X		
K. Other easement(s) Note type(s)		X		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	X			
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)		X		
25. Wetland delineation (including Prime Wetlands):				
a) Limits of wetlands		X		
b) Wetland delineation criteria		X		
c) Wetland Scientist certification		X		
26. Owner(s) signature(s)		X		
27. All required setbacks LISTED		X		
28. Physical features				
a) Buildings	X			
b) Wells	X			
c) Septic systems (EDA)	X			
d) Stone walls	X			
e) Paved drives	X	X		
f) Gravel drives	X			
29. Location & name (if any) of any streams or water bodies	X			
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels		X		
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			
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				