



BERRY SURVEYING & ENGINEERING

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Town of Nottingham Planning Board
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July 18, 2022

RE: James Fernald Revocable Trust CO Linda Fernald – Narrative
Deerfield Road
Tax Map 52, Lot 4-2
Subdivision Design Review

Dear Chairman and Members of the Nottingham Planning Board,

On behalf of the owners James and Linda Fernald, and Joe and Dawn Fernald, Berry Surveying & Engineering (BS&E) is filing for a Subdivision Design Review application for Tax Map 52, Lot 4-2, commonly known as 54 Deerfield Road.

The trust currently owns the parcel which contains approximately 117 acres of land, frontage on Deerfield Road, and frontage along Pawtuckaway Lake. There is an existing driveway which runs along the northern boundary of the parcel which provides access to the single-family house closer to the water's edge.

The proposal is to create a dedicated right of way 80' wide around the existing driveway along the northern boundary, and provide a cul-de-sac at the required maximum length of 1,520 feet. The purpose is to create 200 feet of frontage for the existing house along the cul-de-sac and provide for a lot around the house. For purposes of satisfying the text of the subdivision regulations a second lot has been added to the subdivision plan at the front of the site closer to Deerfield Road. The remaining land would then be built on by Joe and Dawn.

The subdivision regulations allow for this type of development, up to three lots. This project creates a total of three lots, two new, and would likely request waivers to the roadway standards within the dedicated right of way area, with the understanding and plan notations that any future development would likely require re-assessment and upgrades to take place. For this application BS&E would do an assessment of the driveway infrastructure that exists, and compare it to the town's Subdivision Regulations to determine what is applicable, what may require improvement and provide design plans for the potential improvements. NFPA 1 and 101 would be consulted as well to ensure proper emergency vehicle access. Our preliminary assessment will require the existing 15' driveway to be widened to 18-20' and a turn around installed. To reduce / remove the potential for environmental impact the roadway would remain in wetland crossings. The proposed driveway to the house proposed on the larger lot would utilize an existing trail to the extent possible, while relocating it where it currently crosses wetlands and buffers.

Thank you for your time and attention to this matter and we look forward to meeting with the Board later in August.


Christopher R. Berry
Principal, President