
TRANSMITTAL

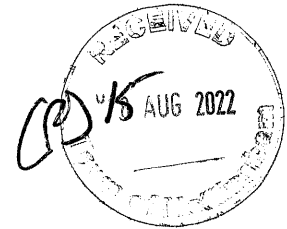
Town of Nottingham
Planning Department
139 Stage Road
Nottingham, NH 03290

Date: Aug. 15, 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 Subdivision and CUP Application**
- 6 – Sets of Full-size Plans**
- 10 – Sets Reduced Copies 11 x 17 Plans**
- 1 – Letter of Authorization to represent**
- 1 – Copy of wetland delineation report**
- 1 – Copy of soils delineation report w/ test pit logs**
- 1 – List of Abutters w/3 labels for each**
- 1 – Check payable to Town of Nottingham**

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

Transmitted by: **Scott D. Cole**

Case#

Project Name

Date



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: 45 | Current Use Acreage: | # of Proposed Lots: 8 |
| Project Address: Stevens Hill Road | | |
| Current Zoning Districts: R/A | | |
| Overlay Districts: | Map(s): 46 | Lot (s): 0007 |
| Request: Proposed 8 lot conventional subd. | | |
| | | |

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: |
|--------|---------------|-------|

Case#

Project Name

Date

| | | | |
|-----------------|--|---------|--|
| Owner 1: | GEORGE P WILLIAMS, DAY ANN KELLEY | | |
| Company: | | | |
| Phone: | Fax: | E-mail: | |
| Address: | 9 FLEETWOOD DRIVE, EAST SANDWICH, MA 02537 | | |

Owner 1 Signature

Date

| | | | |
|-----------------|------|---------|--|
| Owner 2: | | | |
| Company: | | | |
| Phone: | Fax: | E-mail: | |
| Address: | | | |

Owner 2 Signature

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): | Joseph Falzone | | |
| Company: | | | |
| Phone: | Fax: | E-mail: jfalzone@weinvestinland.com | |
| Address: | 7B Emery Lane, Stratham, NH 03885 | | |

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

| | | | |
|---------------------|--------------------------------------|-----------------------------------|--|
| Engineer: | Christian O. Smith or Scott Cole | | |
| Company: | Beals Associates, PLLC | | |
| Phone: 603-583-4860 | Fax: | E-mail: scole@bealsassociates.com | |
| Address: | 70 Portsmouth Ave, Stratham NH 03885 | | |

ABUTTER(S) LIST

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

*

1. APPLICANT INFORMATION:

Printed Name: Joseph Falzone Contact Telephone: 603-772-6400
 Address: 7B Emery Lane, Stratham, NH 03885

2. OWNER INFORMATION:

Printed Name: GEORGE P WILLIAMS, DAY ANN KELLEY
 Address: 9 FLEETWOOD DRIVE, EAST SANDWICH, MA 02537

3. PROFESSIONAL(S) INFORMATION:

Printed Name: Christian O. Smith or Scott Cole
 Address: 70 Portsmouth Ave, Stratham NH 03885

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

I, Joseph FALZONE, 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..

Joseph Falzone
 Applicant's Signature

8/11/2020
 Date



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)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date



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

OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: Stevens Hill Road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Joe Falzone & Beals Associates 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 | GEORGE P WILLIAMS, DAY ANN KELLEY | |
| Address of Owner | 9 FLEETWOOD DRIVE, EAST SANDWICH, MA 02537 | |
| Signature of Owner | see attached | 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



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

LAND USE PROJECT FEE SCHEDULE

Fee's Collected at Time of Application:

| Project Type | Fee | #Lots | Total |
|--|--|---|-----------------------|
| Subdivision | \$200.00 + \$200.00/lot | 8 | \$200+ 1600=1800 |
| Design Review | \$100.00 | ----- | |
| Lot Line Adjustment | \$100.00 + \$50.00/lot affected | | |
| Site Plan 3 acres or less | \$75.00* | ----- | |
| Site Plan 3+ acres | \$100.00* | ----- | |
| * 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 # 16 # abutter(s)/professional(s) | \$ 160 |
| Public Notice in Local Newspaper (Double fee if on a Scenic Road) | \$75.00 (Doubled?) | | \$150.00 \$ 310.00 |
| Date Collected: | Total payable to: Town of Nottingham: \$2,110 | | |

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 (not for Site Plans) | 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**

**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 |
| Section I. General Requirements | | | | |
| 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" submitted with all required information in accordance with the subdivision regulations and this checklist</u> | | | | |
| 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 | | | | |
| 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 | | | | |
| c) Location of subdivision | | | | |
| d) Tax map & lot numbers of subjects parcel(s) | | | | |
| e) Name & address of owner(s) | | | | |
| f) Date of plan | | | | |

Case#

Project Name

Date

| | 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 | | | | |

Case#

Project Name

Date

| | 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 | | | | |
| 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 | | | | |

Case#

Project Name

Date

| | 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 | | | | |
| Section IV | | | | |
| Construction Detail Drawings | | | | |
| 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 | | | | |

Case#

Project Name

Date

| | 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 | | | | |
| Section V. | | | | |
| Supporting Documentation If Required | | | | |
| 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.

Joe Falzone

From: Scott Cole <SCole@bealsassociates.com>
Sent: Tuesday, August 9, 2022 9:34 AM
To: Joe Falzone
Cc: Christian Smith; Shawna Fournier
Subject: Nottingham Stevens NH-1435
Attachments: projectapplication_0.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Joe, attached is the project application for Nottingham deadline Monday.. There are a couple places for you to sign. The fees come out to \$2110 to the town.



Scott D. Cole
Senior Project Manager
Beals Associates, PLLC.
70 Portsmouth, Ave. 3rd Floor
Stratham, NH 03885
603-583-4860 (office)
603-686-0353 (cell)
scole@bealsassociates.com

The Information contained in the email is confidential and intended for the individual or company named above. No Drawings issued electronically shall be used for construction purposes. All electronic media is provided out of courtesy only and may not be used for publication, distribution or adaptation without express written consent from Beals Associates, PLLC.

**ABUTTERS LIST
FOR
NH-1435 JOSEPH FALZONE 7 STEVENS HILL RD NOTTINGHAM, NH
DATE August 11, 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 August 11, 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

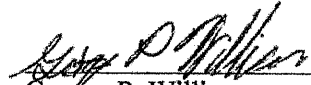
JOSEPH FALZONE
7B EMERY LANE
STRATHAM, NH 03885

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


George P. Williams 3/23/25
Date

Day Ann Kelley Date

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 Bests Associates, PLLC, 20 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 Bests Associates, PLLC 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

3/26/22
Date