



TRANSMITTAL:

Date: July 19, 2021

To: Town of Nottingham
Building Department
139 Stage Rd.
Nottingham, NH 03290

Re: Tax Map 69 Lot 8 & 10, Kubota Trust, Tami Lee Defrancesco, Trustee, 214
Raymond Road Nottingham, NH

The following items are enclosed:

- Narrative
- 6 copies of Project report
- 10 Sets of 11"x17" plans
- 6 Sets of 22" x 34" plans

Sincerely,
Scott R. Frankiewicz, Owner
NH Licensed Land Surveyor (#945)
NHDES Permitted Septic designer (#1348)
NH Licensed Real Estate Agent (#047087)



683C First NH Turnpike, Northwood, NH 03261
603-942-9220

Town of Nottingham
Planning Board
139 Stage Rd.
Nottingham, NH 03290

Date: July 19, 2021

Planning Board Chair and Members,

Kubota Trust, Tami Lee Defrancesco, of 214 Raymond Road has re-submitted site plan materials to include plans and a report including many event documents. I would like to point out that the Special Permits issued by the Town of Nottingham has incorrect event times for Fridays. It states 2-4 pm where the time proposed is 4-6 pm and this is noted throughout the plan set. Replacement Special Permits, with corrected times, have been requested from the town.

If you have any questions or comments on the material submitted feel free to reach out to us at 603-942-9220 or via email at scott@nhlandconsultants.com.

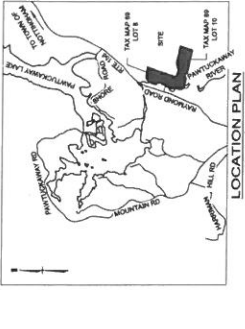
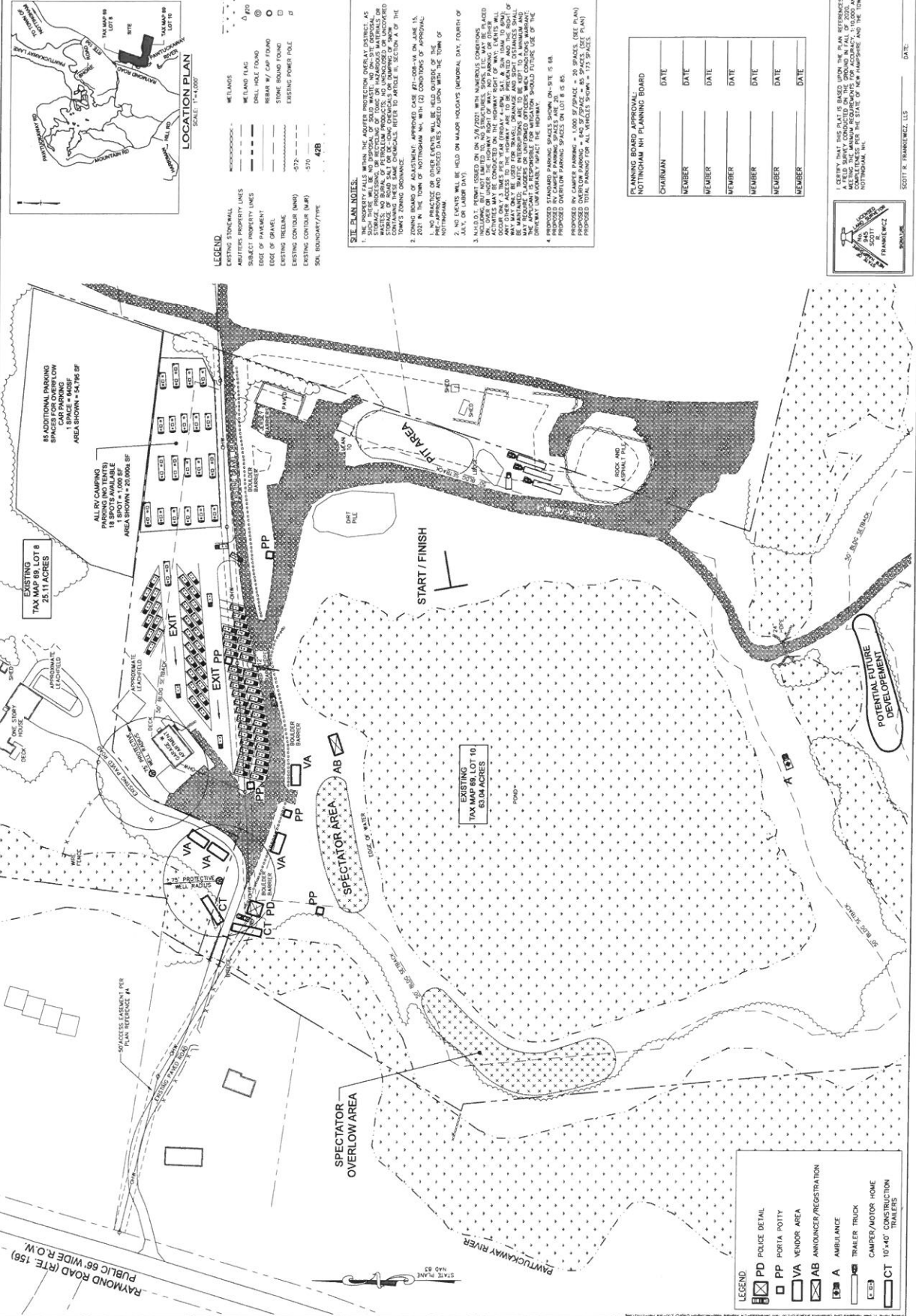
Respectfully Submitted by,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC

**NORTHEAST WATER CROSS
214 RAYMOND ROAD
NOTTINGHAM NH**

INDEX:

- Project Plans
- ZBA Notice Of Decision
- Access Easement Deed
- Emergency Plans and Signage
- Noise Study
- Fish & Game Permit
- Alteration of Terrain Permit
- NHDOT Highway Access Permit
- Nottingham Special Event Permit
- Schedule of Events
- Abutter letter (Arthur Jenks)
- Review letters and response letter from NHLC

Project Plans



LEGEND

- EXISTING TOWNSHIP BOUNDARIES
- EXISTING PROPERTY LINES
- EDGE OF GRAVEL
- EXISTING DRAINAGE
- EXISTING CONTOUR (10' IN.)
- EXISTING CONTOUR (2' IN.)
- EXISTING CONTOUR (TYPE)

SYMBOLS

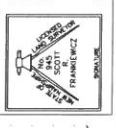
- METLANDS
- WETLAND FLAG
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND
- EXISTING POWER POLE
- 575'
- 570'

42B

SITE PLAN NOTES:

- THIS PROJECT FALLS WITHIN THE AGRI-PROTECTION OVERLAY DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWN OF NOTTINGHAM, NEW HAMPSHIRE. ALL STRUCTURES, INCLUDING ANY STRUCTURES TO BE CONSTRUCTED FOR THE STORAGE OF ROAD SALT OR OTHER CHEMICALS OR SHIPPING OF ANY OTHER MATERIALS MUST BE LOCATED WITHIN THE DISTRICTS TO PREVENT THE TOWN'S ZONING ORDINANCE.
- ZONING BOARD OF ADJUSTMENT: APPROVED CASE #21-0068-VA ON JUNE 15, 2021.
- NO PRACTICE OR NOTICE DATES FOR CONSTRUCTION OF APPROVED PRE-APPROVED AND NOTICED DATES FOR CONSTRUCTION WITH THE TOWN OF NOTTINGHAM.
- NO CONSTRUCTION SHALL BE HELD ON MAJOR HOLIDAYS (MEMORIAL DAY, FOURTH OF JULY, ON LABOR DAYS).
- THIS PROJECT IS FINISHED ON 2/19/2021 WITH NUMEROUS CONDITIONS. ALL WORK UNDER THE TOWN'S RIGHT OF WAY SHALL BE COMPLETED ON OR BEFORE 2.28.2021. ANY OTHER WORK NOT COMPLETED BY THE ABOVE DATE SHALL BE COMPLETED BY THE ABOVE DATE. ANY WORK NOT COMPLETED BY THE ABOVE DATE SHALL BE COMPLETED BY THE ABOVE DATE. ANY WORK NOT COMPLETED BY THE ABOVE DATE SHALL BE COMPLETED BY THE ABOVE DATE.
- PROPOSED STANDARD PARKING SPACES SHOWN ON SITE IS 84 SPACES FOR 200 VEHICLES. PROPOSED DEVELOPER PARKING IS 840 SPACES. PROPOSED OVERFLOW PARKING IS 113 SPACES. PROPOSED TOTAL PARKING SPACES IS 1007 SPACES.

MEMBER	DATE



REVISIONS

NO.	DATE	DESCRIPTION	BY

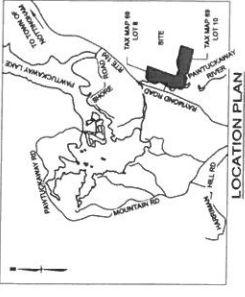
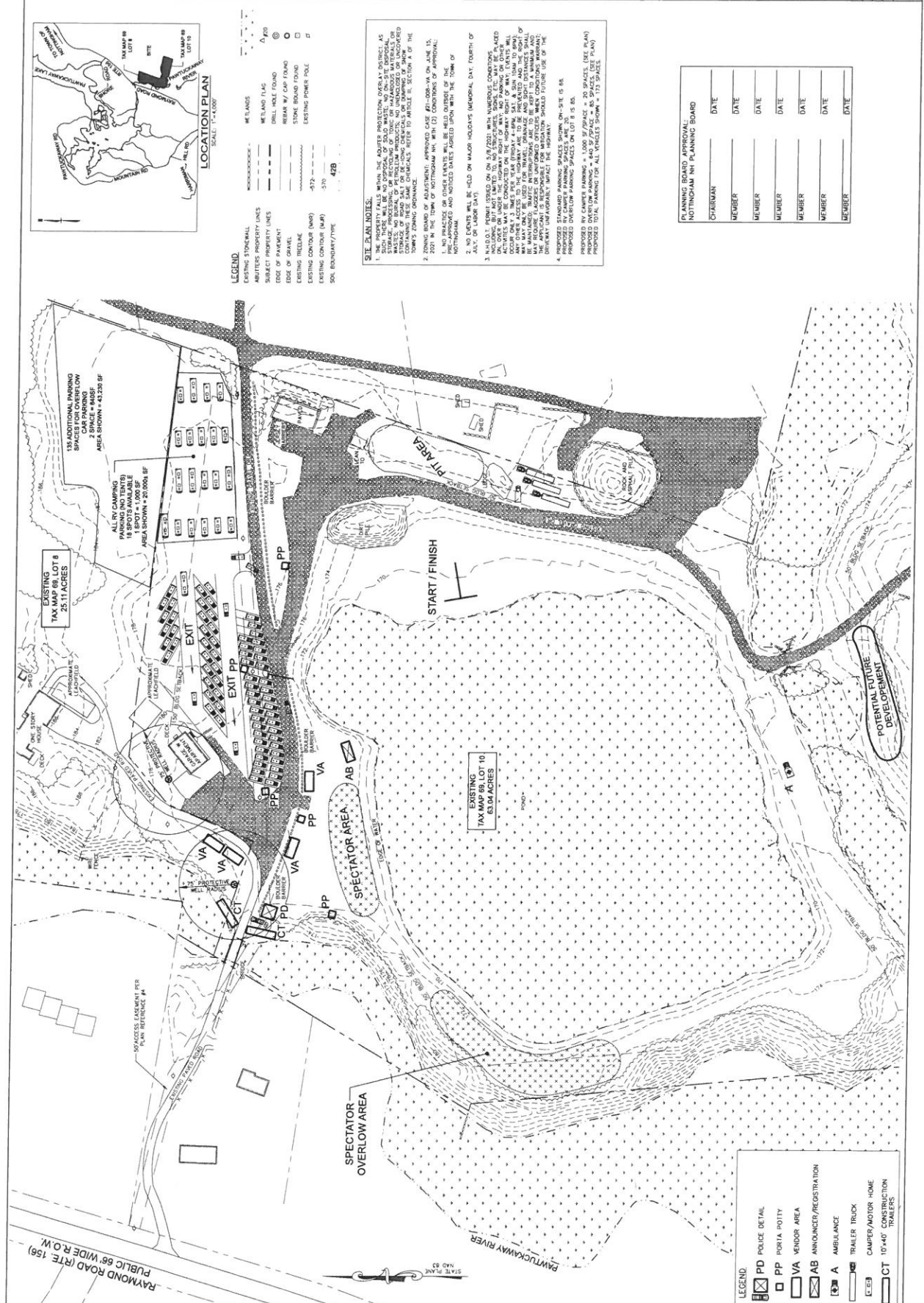
GRAPHIC SCALE 1"=40'

PROPOSED SITE PLAN
TAX MAP 89, LOT 10
KUBOTA TRUST - TRUSTEE
TAMI LEE DEFRANCESCO & JAMES GEORGE
214 RAYMOND ROAD, NOTTINGHAM, NH 03290

PSP
SHT. 3 OF 4

LEGEND

- PD POLICE DETAIL
- PP PORTA POTTY
- VA VENDOR AREA
- AB ANNOUNCED/REGISTRATION
- A AMBULANCE
- TRAILER TRUCK
- CAMPER/MOTOR HOME
- 05'x40' CONSTRUCTION TRAILERS



- LEGEND**
- EXISTING TOWNWALL
 - EXISTING METLANDS
 - SUBJECT PROPERTY LINES
 - EDGE OF PARKING
 - EXISTING FENCELINE
 - EXISTING CONTOUR (MAP)
 - SOIL BOUNDARY/TYPE
 - METLANDS
 - METLAND FLAG
 - DRILL-HOLE FOUND
 - REPAIR W/ CAP FOUND
 - STONE BOUND FOUND
 - EXISTING POWER POLE

SITE PLAN NOTES:

- THIS PROJECT FALLS WITHIN THE ADJACENT PROTECTION OVERLAY DISTRICT. AS SUCH, THE PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE DISTRICT. THE PROJECT WILL BE SUBJECT TO THE REQUIREMENTS OF THE DISTRICT. THE PROJECT WILL BE SUBJECT TO THE REQUIREMENTS OF THE DISTRICT.
- ZONING BOARD OF ADJUSTMENT: APPROVED CASE #21-000A-VA ON JUNE 15, 2021. THE ZONING BOARD OF ADJUSTMENT HAS GRANTED A VARIANCE TO THE ZONING ORDINANCE. THE ZONING BOARD OF ADJUSTMENT HAS GRANTED A VARIANCE TO THE ZONING ORDINANCE.
- NO OTHER MATTER IS PENDING ON MAJOR HOLIDAYS (MEMORIAL DAY, FOURTH OF JULY) OR LABOR DAY.
- PERMIT ISSUED ON 5/6/2021 WITH NUMEROUS CONDITIONS. THE PERMIT IS SUBJECT TO THE REQUIREMENTS OF THE DISTRICT. THE PERMIT IS SUBJECT TO THE REQUIREMENTS OF THE DISTRICT.
- PROPOSED STANDARD PARKING SPACES SHOWN ON-SITE IS 88. PROPOSED OVERFLOW PARKING IS 440 SPACES. 80 SPACES (SEE PLAN) PROPOSED OFF-SITE. TOTAL OF ALL TRUCKS SHOWN = 119 SPACES.

PLANNING BOARD APPROVAL:

CHAIRMAN	DATE	MEMBER	DATE	MEMBER	DATE	MEMBER	DATE	MEMBER	DATE

- LEGEND**
- PD POLICE DETAIL
 - PP PORTA POTTY
 - VA VENDOR AREA
 - AB ANNOUNCER/REGISTRATION
 - A AMBULANCE
 - TRUCK TRUCK
 - CEEP CAMPER/MOTOR HOME
 - CT 10'x40' CONSTRUCTION TRAILERS

RAYMOND ROAD (RTE 156)
PUBLIC ROAD 66' WIDE R.O.W.



PROPOSED SITE PLAN W/ TOPOGRAPHY
TAM LEE DEFRANCESCO - TRUSTEE
KUBOTA TRUST - LOT 10
TAM LEE DEFRANCESCO - TRUSTEE
LOT 10 & 9 & 8
TAM LEE DEFRANCESCO - TRUSTEE
LOT 10 & 9 & 8
TAM LEE DEFRANCESCO - TRUSTEE
LOT 10 & 9 & 8
TAM LEE DEFRANCESCO - TRUSTEE
LOT 10 & 9 & 8

REVISIONS

NO.	DATE	DESCRIPTION
1	03/29/2021	REVISED PER TOWN COMMENTS
2	04/08/2021	ADDED TOWER TO SITE PLAN PER TOWN COMMENTS
3	07/19/2021	REVISED PER TOWN COMMENTS

PSPT
SHEET 4 OF 4

ZBA Notice Of Decision



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

ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION

You are hereby notified that at the **June 15, 2021** meeting the Nottingham Zoning Board of Adjustment the Board **APPROVED** the case below **WITH CONDITIONS** by a vote of **3-aye, 2-nay and 0-abstentions**.

NOTE: Due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's 2020 Emergency Order #12, issued pursuant to Executive Order 2020-04, and as extended by Executive Order 2021-08, The Nottingham Zoning Board of Adjustment is authorized to meet electronically. Access to the meeting is given through Zoom. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform.

Public Hearing

Case 21-008-VA- Application from Tami Defrancesco and James George for a Variance from Article II, Section C of the Zoning Ordinance to permit Watercross events with incidental camping (i.e. "commercial use") three weekends per year. The property is located at 214 Raymond Road in Nottingham, NH and is identified as Tax Map 69 Lots 8 & 10.

Motion Made by: Mr. Danais to approve the request for **Case 21-008-VA-** *Application from Tami Defrancesco and James George for a Variance from Article II, Section C of the Zoning Ordinance to permit Watercross events with incidental camping (i.e. "commercial use") three weekends per year. The property is located at 214 Raymond Road in Nottingham, NH and is identified as Tax Map 69 Lots 8 & 10.*

With the two (2) conditions proposed by the applicant:

1. No practice or other events will be held outside of the preapproved and noticed dates agreed upon with the Town of Nottingham
2. No events will be held on major Holidays (Memorial Day, Fourth of July or Labor Day)

Seconded by: Mrs. Bascom

Roll Call Vote: 3-2-0 **Motion Passed**

Any appeals to this decision must be made within 30 days of the date of the decision.

Respectfully Submitted,

JoAnna M. Arendarczyk

JoAnna Arendarczyk, Land Use Clerk, Town of Nottingham


Access Easement Deed

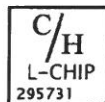
E 38782

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

2015 Sep 01 PM 02:38

Return to:
Brian K. Hunter
218 Raymond Road
Nottingham, NH 03290

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
****3 Thousand	4 Hundred	05 Dollars
DATE	AMOUNT	
09/01/2015	52433	\$ ****3405.00
VOID IF ALTERED		



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James E. Quimby and Isabelle Quimby, Husband and Wife, both of 218 Raymond Road, Nottingham NH 03290, for consideration paid grant(s) to Brian K. Hunter, Married, of 6 Debra Avenue, Raymond NH 03077, with **WARRANTY COVENANTS:**

A tract of land, together with the improvements thereon, situated in the Town of Nottingham, Rockingham County, New Hampshire, located on the southeasterly side of Route 156 and being shown as Lot 1 on a Plan of land entitled "Lots 1, 2 & 3 for Arthur L. & Janet G. Jenks and David & Muriel VanDommelen R.C.R.D 2030-345 & 2214-1360", prepared for Arthur Jenks, dated 12-5-1985, recorded in the Rockingham County Registry of Deeds as Plan #D-14746 (the "Plan") and according to which Plan said lot is more particularly bounded and described as follows:

Commencing at an iron rod on the southwesterly corner of land now or formerly of Kilakowski;

S 65°23'30" E 249.51 feet by the Kilakowski land to an iron rod;

S 65°23'30: E 155.16 feet by the Kilakowski land to a point in the Pawtuckaway River;

S 46°49'10" W 216.93 feet by land now or formerly of Quimby to an iron rod;

N 65°23'30" W 351.05 feet by Lot 2 as shown on said Plan to an iron rod on the southeasterly side of Route 156;

In a northeasterly direction by Route 156 and an arc with a tie chord of N 32°39'20" E 202.82 feet to the point of beginning.

Containing 1.74 acres, more or less.

SUBJECT TO rights of others to use the right of way shown on the Plan as "Quimby R.O.W."

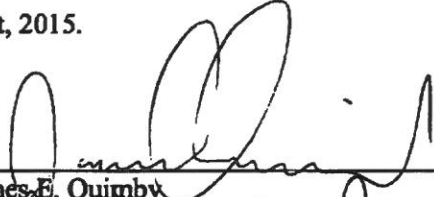
SUBJECT TO the utility easement recorded in the Rockingham County Registry of Deeds at Book 2534, Page 1812 shown on said Plan.

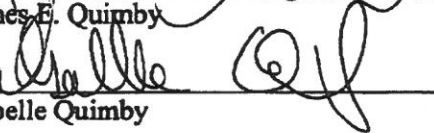
Subject to matters appearing on Plan #D-14746 recorded at the Rockingham Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to James E. Quimby and Isabelle Quimby by deed dated October 28, 2010 and recorded at the Rockingham County Registry of Deeds at Book 5160 Page 1316.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 31 day of August, 2015.



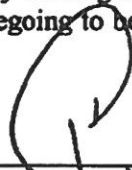
 James E. Quimby


 Isabelle Quimby

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this _____ day of August, 2015, the said James E. Quimby and Isabelle Quimby and acknowledged the foregoing to be his/her/their voluntary act and deed.





 Notary Public/Justice of the Peace
 Commission expiration:

E 38782

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY

- EASEMENT -

Know All Men By These Presents That We, DAVID S. VAN DOMMELEN and MURIEL A. VAN DOMMELEN, husband and wife, and ARTHUR L. JENKS and JANET G. JENKS, husband and wife, all of Nottingham, County of Rockingham, State of New Hampshire, for good and valuable consideration paid, grant to NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a New York corporation having its principal place of business at 185 Franklin Street, Boston, Massachusetts 02107, and PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, a corporation duly established by law and having a mailing address of P. O. Box 330, Manchester, New Hampshire 03105, and their successors and assigns forever, as tenants in common, with quitclaim covenants, the right to construct, reconstruct, operate, maintain, replace and remove lines for the transmission of intelligence by electricity and for the transmission of electricity, including the necessary poles, wires, cables, guys, anchors and fixtures, upon and over a portion of the following described premises in the Town of Nottingham, County of Rockingham, State of New Hampshire, of which we are the sole owners.

For Grantors' title, see deeds recorded in Book 2030, Pages 345-346, and Book 2528, Pages 0169-0170, at the Rockingham County Registry of Deeds.

The above granted rights being more particularly described as the exclusive right to construct, reconstruct, operate, maintain, replace and remove poles with the wires and/or cables thereon, with the necessary guys, anchors, fixtures and supports, with the right to cut down and keep trimmed all trees, bushes, underbrush and growth, including the foliage thereon, as the Grantees may desire from time to time, within a strip of land fifteen (15) feet in width, upon and over said described premises; the location of said strip to be determined by and to become permanent upon the erection of poles, with permission to enter upon said strip and upon said premises for access thereto for all the above purposes.

The Grantors, for themselves, their heirs, executors, administrators and assigns, hereby covenant that they will not erect or permit any building or any other structure upon said strip which in the judgment of the Grantees, their successors and assigns, might interfere with the proper maintenance of said lines, or their service in connection therewith.

Witness our hands and common seal this 25th day of February, 1985.

Witness Henry Secorsky

David S. Van Dommelen
David S. Van Dommelen

Witness Henry Secorsky

Muriel A. Van Dommelen
Muriel A. Van Dommelen

Witness Henry Secorsky

Arthur L. Jenks
Arthur L. Jenks

Witness Henry Secorsky

Janet G. Jenks
Janet G. Jenks

State of New Hampshire
County of Rockingham ss
February 25th, 1985

Then personally appeared David S. Van Dommelen and Muriel A. Van Dommelen, Arthur L. Jenks and Janet G. Jenks and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

[Signature]
Notary Public/Justice of the Peace

My Commission expires 987

FEB 28 11 38 AM '85
Rockingham County
Registry of Deeds



QUITCLAIM DEED

BK2528 P0169

David S. Van Dommelen and Muriel A. Van Dommelen, husband and wife, and Arthur L. Jenks and Janet G. Jenks, husband and wife, for consideration paid, grant to Arthur L. Jenks and Janet G. Jenks, husband and wife, RFD #1, Box 288, Raymond, County of Rockingham and State of New Hampshire, as joint tenants with rights of survivorship, with quitclaim covenants,

Also a certain parcel of land located in Nottingham, County of Rockingham and State of New Hampshire, containing 41 acres, more or less, bounded and described as follows:

Beginning at an intersection of stone walls at the Northwesterly corner of the parcel to be conveyed, thence running South 60° East one thousand twenty-five (1025) feet, more or less, to an intersecting wall; thence turning and running South 18° West two hundred (200) feet, more or less, along said wall to a point; thence running South 26° West one thousand twenty-three (1023) feet, more or less, to an intersection stone wall; thence running North 79° West six hundred forty (640) feet, more or less, to the end of said wall; thence running South 72° West three hundred (300) feet, more or less, along a wire fence to a point; thence running South 37° West seventy (70) feet, more or less, to a point; thence running South 75° West two hundred (200) feet, more or less, to a point; thence running North 58° West four hundred (400) feet, more or less, to a point; thence running North 38° East nine hundred seventy (970) feet, more or less, along a fallen barbed wire fence to an old marked tree; thence continuing North 38° East one thousand one hundred three (1103) feet along a fallen wire fence and a stone wall to the point of beginning.

Meaning and intending to convey the third tract in deed of Louis J. Gentile and Mary F. Gentile dated August 19, 1970, and recorded in Rockingham County Registry of Deeds, Book 2030, Page 345.

Also included in this conveyance is the perpetual right to use for all customary purposes the right of way from Route 156 to the above described tract over the existing logging road.

Grantors release all rights of homestead and other interests therein.

Witness our hands and seals this 34th day of December 1984.

WITNESS:

 David S. Van Dommelen

 Muriel A. Van Dommelen

 Arthur L. Jenks

 Janet G. Jenks

STATE OF NEW HAMPSHIRE
 COUNTY OF ROCKINGHAM

On this 34th day of December, 1984, the foregoing instrument was acknowledged before me by David S. Van Dommelen and Muriel A. Van Dommelen.

 Justice of the Peace, Notary Public

0088

Rockingham County
 Registry of Deeds

JAN 8 12 02 PM '85

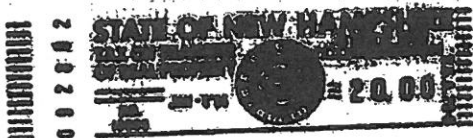
JOHN R. SNYDER
 ATTORNEY AT LAW
 ROUTE 101
 P. O. BOX 404
 RAYMOND,
 NEW HAMPSHIRE 03077

BK2528 P0170

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 3rd day of December, 1984, the foregoing instrument was acknowledged before me by Arthur L. Jenks and Janet G. Jenks.

Christy A. Prince
Justice of the Peace/Notary Public



GORDON B. ENYNER
ATTORNEY AT LAW
ROUTE 101
P O BOX 404
RAYMOND,
NEW HAMPSHIRE 03077

N/F Wolanyk (2489-0534)

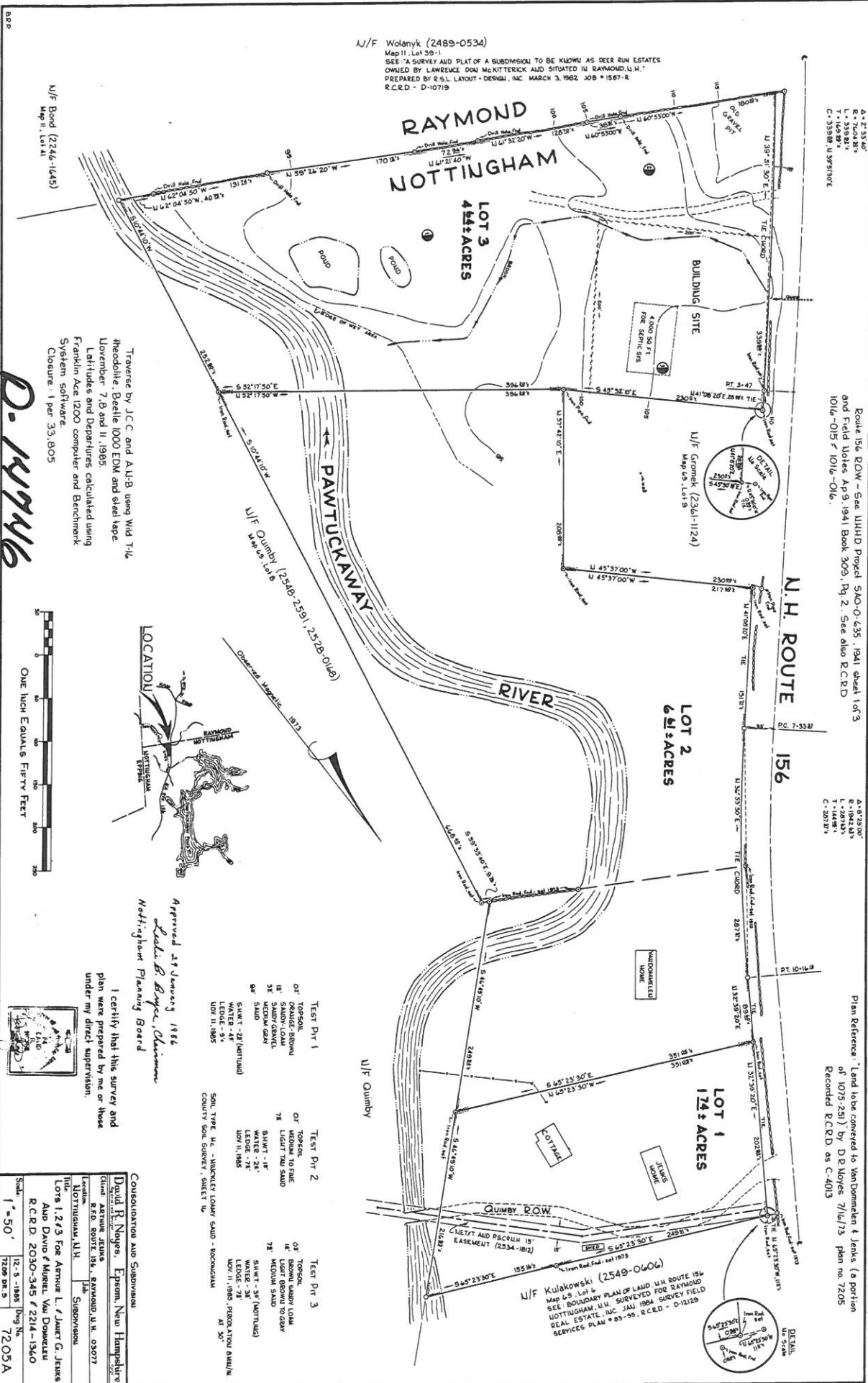
Map II, Lot 3-1
 SEE "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS DEER RUN ESTATES OWNED BY LAWRENCE DON MCKITTERICK AND SITUATED IN RAYMOND, N.H." PREPARED BY R.S. LAYOUT & DESIGN, INC. MARCH 3, 1962. JOB # 1567-R. R.C.R.D. - D-10719

A. 0' 23.00"
 L. 1.33981'
 T. 1.64281'
 C. 33981' U. 39190'E

Route 156 ROW - See UHHD Project SAO-0-635, 1941 sheet 1 of 3 and Field Notes Apr. 9, 1941 Book 309, Pg. 2. See also R.C.R.D. 1016-015 of 1016-016.

A. 0' 23.00"
 E. 0.64281'
 T. 1.64281'
 C. 20737'

Plan Reference: Land here conveyed to Vandamelen & Jenks (a portion of 1073-251) by D.R. Hayes 7/16/73 per no. 7205 Recorded R.C.R.D. as C-4013



N/F Bond (2246-1445)
 Map II, Lot 41

Traverse by J.C. and A.L.H.B. using WILD T.M. theodolite, Beetle 1000 EDM and steel tape. Lovener 7.8 and 11, 1985. Lengths and Departures calculated using Franklin Ace 1200 computer and Benchmark System software. Closure: 1 per 33,805

D-149416



Approved 21 January 1986
 Dale B. Boyce, Chairman
 Nottingham Planning Board

I certify that this survey and plan were prepared by me or these under my direct supervision.



TEST PIT 1	TEST PIT 2	TEST PIT 3
0' TOPSOIL	0' TOPSOIL	0' TOPSOIL
12" SANDY LOAM	12" SANDY LOAM	12" SANDY LOAM
36" SANDY GRAVEL	36" SANDY GRAVEL	36" SANDY GRAVEL
60" MEDIUM SAND	60" MEDIUM SAND	60" MEDIUM SAND
S.A.W.T. - 22 (NORTH)	S.A.W.T. - 22 (NORTH)	S.A.W.T. - 22 (NORTH)
NOV 11, 1985	NOV 11, 1985	NOV 11, 1985

SOIL TYPE: H₂ - HUMICKY LOAMY SAND - BUCKHAM COUNTY SOIL SURVEY SHEET 10

CONSOLIDATION AND SUBDIVISION
 David R. Hayes, Esq., New Hampshire
 Grant Arthur Jenks, Esq., New Hampshire
 Title: LOTS 1, 2 & 3 FOR ARTHUR L. JAMES, G. JENKS AND DAVID F. MURREL, VAN DAMMELEN R.C.R.D. 2030-345 of 2214-1360
 Scale: 1" = 50'
 12-3-1985
 7205A

MAP 69-LOT 1
U/F L. Heuneux

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST THAT THIS PLAN BE APPROVED AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

Arthur L. Jenks
Arthur L. Jenks
Map 69-LOT 1

John D. Stiles
John D. Stiles
Witness to both

STATE OF NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, OLD TOWN OF RAYMOND. THE 19th DAY OF JUNE 1988, BEFORE ME, DANIEL B. THORNTON, Notary Public for the State of New Hampshire, personally appeared ARTHUR L. JENKS and JANE T. JENKS, known to me or satisfactorily proved to me to be the persons whose names are subscribed to the above certificate and who acknowledged to me that they executed the same for the purpose therein contained.

Daniel B. Thornton
Daniel B. Thornton
Notary Public
My Commission Expires 3-31-89

Map 69-Lot 8
U/F Quimby

Map 69-Lot 6
U/F Vallencourt, S. Stanley
C. Stanley, Bargmann

Map 69-Lot 7-1
U/F Jenks

Map 69-Lot 7-2
U/F Vandommelen

Map 69-Lot 3
U/F Thayer

Map 69-Lot 8
U/F Quimby

Approved by the Nottingham, NH
planning board.

Barbara Johnson
Barbara Johnson
Committee Chair
DATE



D-18998



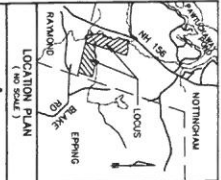
I certify that this survey and plat were prepared by me or those under my direct supervision.

Traverse by JCC and ADC using Wild T-1000/DI-1000 total station and steel tape 12/16/88
Latitudes and Departures calculated using Multitech Plus 700 computer and Benchmark System Software.
Closure: 1 per 77,546
UHW54PCC Construction Approval
U/F 156.236

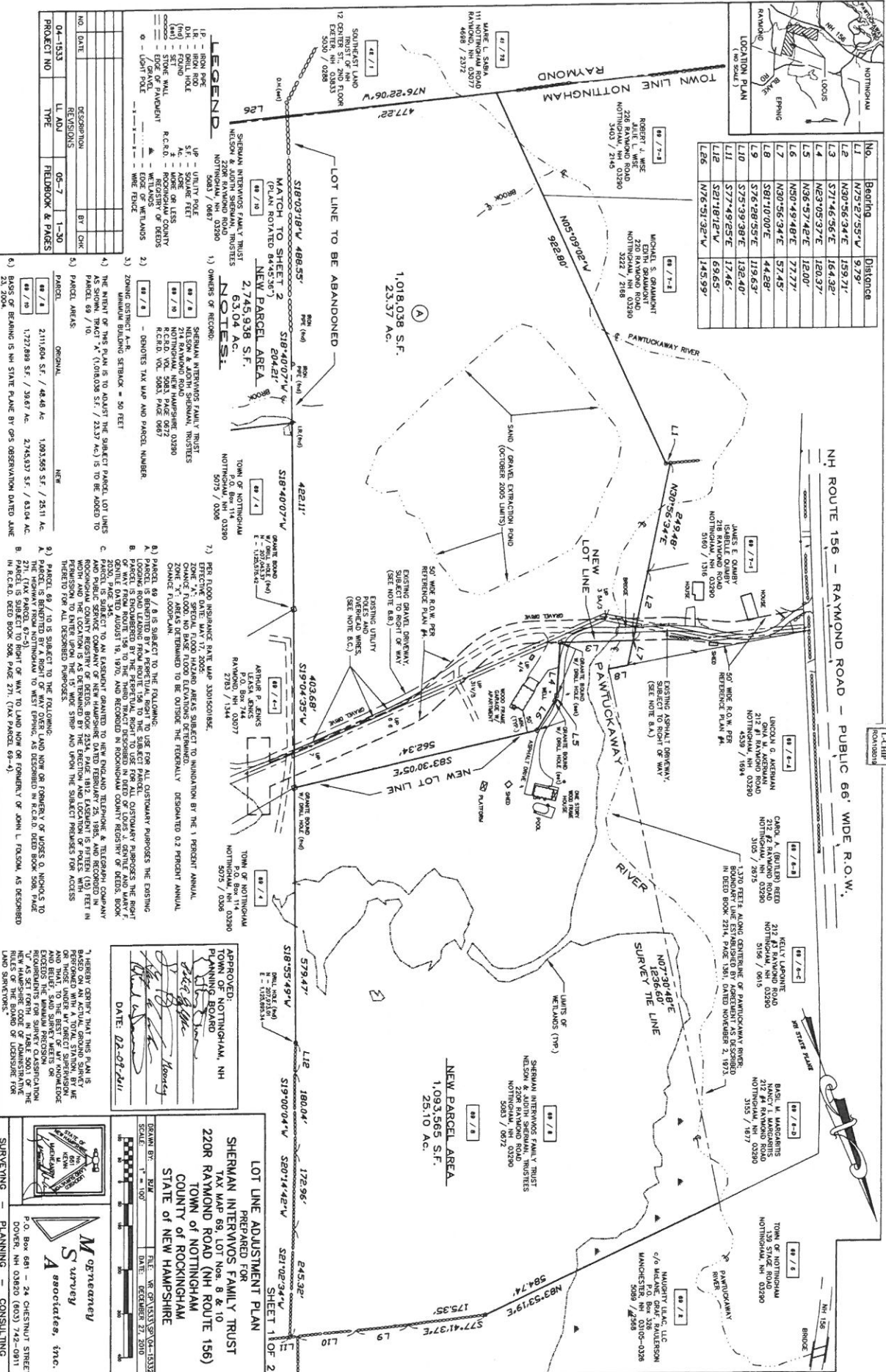
Note: Any further subdivision of this parcel will require that the right of way be improved to meet applicable town standards and specifications.



REVISED 1/11/89 - SETT BOUNDS, PLANNING BOARD APPROVALS	
Client: DAVID R. NOYES, Eppson, New Hampshire	
Client: ARTHUR L. JENKS	
Project: RFD ROUTE 156, RAYMOND UH 03077	
Title: LOT 4-1 FOR ARTHUR L. & JANE T. G. JENKS (2528-0169)	
Map: LOT LAYOUT	
Scale: 1" = 100'	North Arrow
Date: JULY 5, 1988	Sheet: 2 OF 3
Drawn: JCC	Checked: JCC



No.	Bearing	Distance
L1	N75°27'55" W	9.79'
L2	N30°56'34" E	159.71'
L3	S71°46'56" E	164.32'
L4	N29°05'37" E	120.37'
L5	N36°57'42" E	12.00'
L6	N50°49'48" E	77.77'
L7	N20°56'34" E	57.45'
L8	S81°10'00" E	44.23'
L9	S76°28'55" E	116.33'
L10	S79°39'59" E	132.40'
L11	S77°49'29" E	17.46'
L12	S21°18'12" W	69.65'
L13	N76°51'32" W	145.59'



LEGEND

NO.	DATE	DESCRIPTION	BY	CHK.
04-1533	05-7	FIELDBOOK & PAGES	1-30	

- NOTES:**
- OWNER OF RECORD:
 - ZONING DISTRICT A/R:
 - THE INTENT OF THIS PLAN IS TO ADJUST THE SUBJECT PARCEL LOT LINES FROM PARCEL 69 / 10.
 - BASES OF BEARING IS NH STATE PLANE BY GPS OBSERVATION DATED JUNE 24, 2008.

APPROVED:
 SHERMAN INTERVIVOS FAMILY TRUST
 TOWN OF NOTTINGHAM, NH
 PLANNING BOARD

DATE: 02-27-2011

PREPARED FOR:
 SHERMAN INTERVIVOS FAMILY TRUST
 TAX MAP 69, LOT Nos. 8 & 10
 2208 RAYMOND ROAD (NH ROUTE 156)
 TOWN OF NOTTINGHAM
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

DATE: DECEMBER 27, 2010

LOT LINE ADJUSTMENT PLAN
 SHEET 1 OF 2

NEW PARCEL AREA
 2,745,938 S.F.
 63.04 AC.

NEW PARCEL AREA
 1,019,038 S.F.
 23.37 AC.

NEW PARCEL AREA
 1,093,565 S.F.
 25.10 AC.

LOT LINE TO BE ABANDONED

D-36717 *Sheet 1 of 2*

C/E
 L/E
 R/S
 R/S

MADEYRY LLC
 6/0 BELMONT DRIVE
 MANCHESTER, NH 03105-0328
 5089 / 4258

MADEYRY LLC
 6/0 BELMONT DRIVE
 MANCHESTER, NH 03105-0328
 5089 / 4258

MADEYRY LLC
 6/0 BELMONT DRIVE
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MADEYRY LLC
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 MANCHESTER, NH 03105-0328
 5089 / 4258

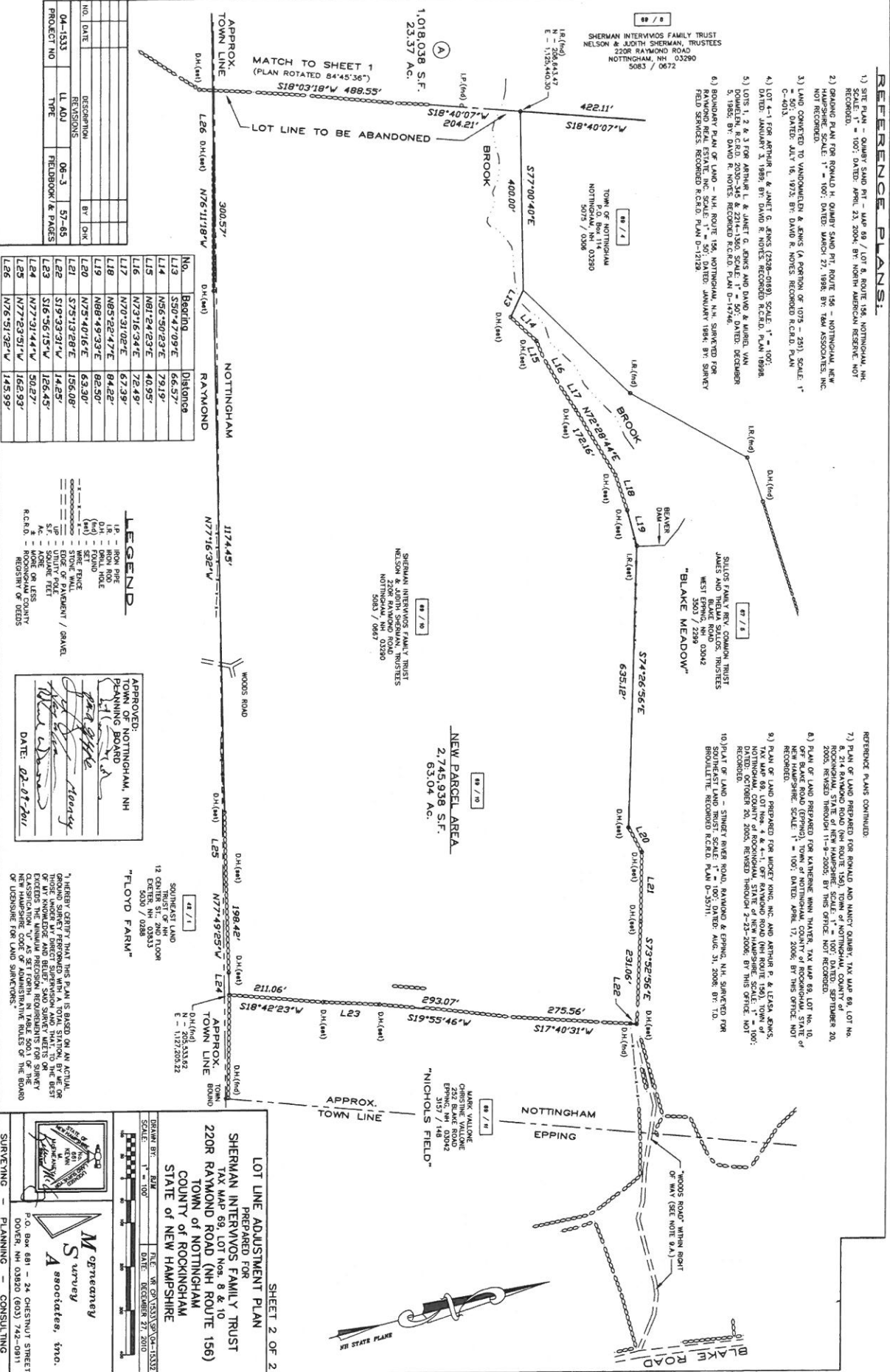
MADEYRY LLC
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 MANCHESTER, NH 03105-0328
 5089 / 4258

MADEYRY LLC
 6/0 BELMONT DRIVE
 MANCHESTER, NH 03105-0328
 5089 / 4258

REFERENCE PLANS:

- 1) SITE PLAN - Quarry Sand Pit - MAP 69 / LOT 8, ROUTE 156, NOTTINGHAM, NH. SCALE: 1" = 100'; DATED: APRIL 23, 2004. BY: NORTH AMERICAN RESERVE, INC. NOT RECORDED.
- 2) GRADING PLAN FOR RONALD H. QUARRY SAND PIT, ROUTE 156 - NOTTINGHAM, NH. HANSHIRE SCALE: 1" = 100'; DATED: MARCH 27, 1998. BY: T&M ASSOCIATES, INC. NOT RECORDED.
- 3) LAND CONVEYED TO VANDOWDEN & SONS (A PORTION OF 1075 - 251). SCALE: 1" = 400'. DATED: JULY 16, 1973. BY: DAVID R. NOTES. RECORDED R.C.R.D. PLAN C-4013.
- 4) LOT 4-1 TO 4-109, ARTHUR L. & JACET G. SONS (229A-249B). SCALE: 1" = 400'. DATED: JANUARY 3, 1989. BY: DAVID R. NOTES. RECORDED R.C.R.D. PLAN M-16998.
- 5) LOTS 1, 2 & 3 FROM ARTHUR L. & JACET G. SONS SAND AND GRAVEL QUARRY, VAN DOWDEN, R.C.R.D. 2030-345 & 2214-180. SCALE: 1" = 50'. DATED: DECEMBER 5, 1985. BY: DAVID R. NOTES. RECORDED R.C.R.D. PLAN D-14746.
- 6) BOUNDARY PLAN OF LAND - NH, ROUTE 156, NOTTINGHAM, N.H. SURVEYED FOR RAYMOND REAL ESTATE, INC. SCALE: 1" = 50'. DATED: JANUARY 1984. BY: SHERREY FIELD SERVICES. RECORDED R.C.R.D. PLAN D-11219.

- 7) PLAN OF LAND PREPARED FOR RONALD AND MARGY QUARRY. TAX MAP 69, LOT NO. 8, QUARRY SAND PIT, ROUTE 156, NOTTINGHAM, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'. DATED: SEPTEMBER 20, 2005. REVISED THROUGHOUT 11-9-2005. BY THIS OFFICE. NOT RECORDED.
- 8) PLAN OF LAND PREPARED FOR KATHERINE WANN HAYTER. TAX MAP 69, LOT NO. 10, OFF BLAKE ROAD (GRAND), TOWN OF NOTTINGHAM, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'. DATED: APRIL 17, 2006. BY THIS OFFICE. NOT RECORDED.
- 9) PLAN OF LAND PREPARED FOR JACQIE RING, INC. AND ARTHUR B. & LUCIA SONS. TAX MAP 69, LOT Nos. 4 & 4-1, OFF RAYMOND ROAD (NH ROUTE 156), TOWN OF NOTTINGHAM, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'. DATED: APRIL 20, 2005. REVISED THROUGHOUT 2-23-2006. BY THIS OFFICE. NOT RECORDED.
- 10) PLAN OF LAND - SHERREY BAKER ROAD, RAYMOND & EPPING, NH. SURVEYED FOR SOUTHEAST LAND TRUST. SCALE: 1" = 100'. DATED: AUG. 31, 2008. BY: T.D. BROUILLETTE. RECORDED R.C.R.D. PLAN D-35711.



NO.	DATE	DESCRIPTION	BY	CHK
04-1513		LI ADJ	08-3	57-65
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Bearing	Distance
L13	S50°47'09"E	66.57'
L14	N56°50'23"E	79.19'
L15	N81°24'23"E	40.95'
L16	N73°16'54"E	72.49'
L17	N70°19'02"E	67.39'
L18	N85°22'47"E	84.22'
L19	N89°49'33"E	82.50'
L20	N75°40'16"E	65.30'
L21	S79°13'28"E	156.08'
L22	S19°33'31"W	14.25'
L23	S16°56'15"W	126.45'
L24	N77°31'44"W	50.27'
L25	N77°23'51"W	162.93'
L26	N76°51'32"W	145.99'

LEGEND

- IR - IRON PIPE
- U - UTILITY PIPE
- M - MORE OR LESS
- R.C.R.D. - RECORD OF DEEDS
- SHERREY FIELD SERVICES
- STONE WALL
- WIRE FENCE
- (Hatched) - FILL
- (Dotted) - DRILL HOLE
- (Dashed) - ADJUTANT / GRANT

APPROVED:
TOWN OF NOTTINGHAM, NH
PLANNING BOARD
[Signature]
DATE: 02-07-2011

"FLOYD FARM"
SOUTHEAST LAND TRUST OF NH 11098 EPPING, NH 03043 5030 / 0288

"NICHOLS FIELD"
MARK YALONE 232 BLAKE ROAD EPPING, NH 03042 3157 / 148

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
SHERMAN INTERIVOS FAMILY TRUST
TAX MAP 69, LOT Nos. 8 & 10
APPROX. TOWN LINE (NH ROUTE 156)
TOWN OF NOTTINGHAM
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SHEET 2 OF 2

DRAWN BY: T. BARR
SCALE: 1" = 100'
FILE: W8-015531-V04-15133
DATE: DECEMBER 27, 2010

M. Spruency
S. Spruency
Associates, Inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

D-36717 sheet 2 of 2

Emergency Plans and Signage

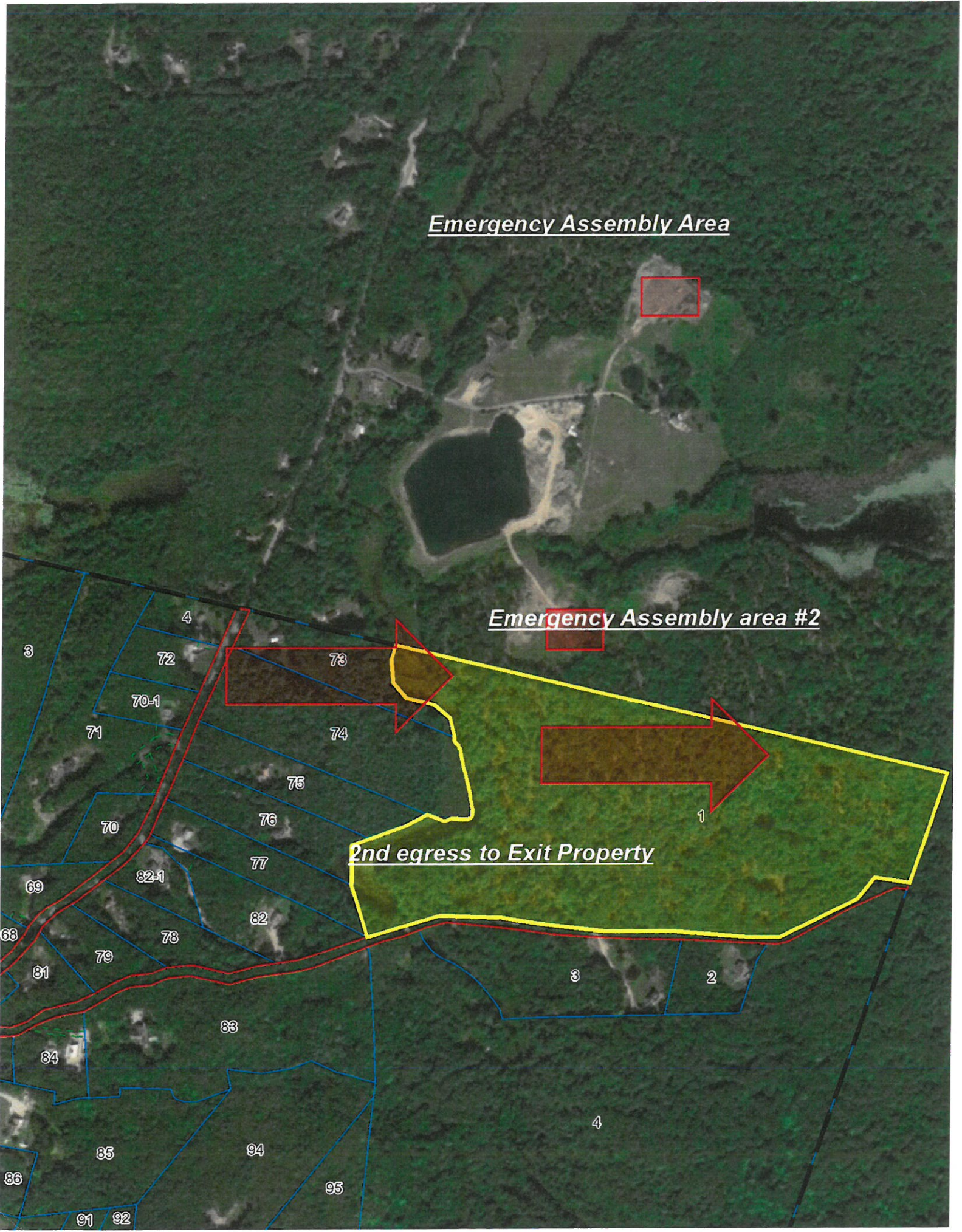
- 1. Start/finish line
- 2. Pit area
- 3. Spectator area
- 4. Parking
- 5. Registration booth
- 6. Port-a-potty
- 7. Food/vendors
- 8. Ambulances
- 9. Police detail
- 10. Emergency assembly area
- 11. Overflow parking/dry camping area



Emergency Assembly Area

Emergency Assembly area #2

2nd egress to Exit Property



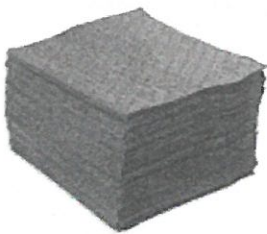


Emergency

Incase of any emergency there are designated areas to gather in to the north and the south of the pond. Areas will be marked with a sign & shown on map.



Spill prevention: If and discharge does occur there will be absorbent pads



Fire Extinguishers are required to be in each racers possession



Police Detail & EMT will be on site during all racing hours.

Noise Study

Letter sent to ZBA:

To Whom it May Concern:

On May 18, 2021, at the last zoning board meeting where Tami Defrancesco, the applicant, and Northeast Watercross were heard regarding a change to their current variance, noise levels relating to watercross events at 214 Raymond Road were mentioned several times. While we are aware of the noise produced by watercross and are diligently working on ways to reduce the noise levels produced at these events, I wanted to bring attention to certain false and inaccurate statements made by zoning board member and resident, Michael St. Lorent, at that meeting.

In our efforts to more precisely identify noise levels caused by water cross activities, on June 4, 2021, Northeast Watercross and the applicant did multiple decibel readings in various locations while sleds raced around the pond located at 214 Raymond Road. Decibel testing was done at 214 Raymond Road where the applicant intends to hold watercross events as well as at nearby locations to ensure accurate readings. With this report, we have provided links to the live video recording of testing where two separate decibel readers are visible.

Locations 1:

212 Raymond Road, Nottingham, NH (condos abutting applicant's property)

At location where the noise level would be the most extreme to anyone at all, the testing was done 360 degrees around the property.

-
-

Location 2:

12/14 Indian Run Road, Nottingham, NH (Michael St. Lorent's property--one of the nearest lakefront properties)

The decibel reader did not pick up anything above 40-50 decibels

At the rear of the condos the readings varied from 65 to 75 decibels on average, spiking to 80-85 at times.

At the front of the condos, the decibel reading stayed in the 60s with a few spikes into the 70s.

Below is a link to a noise study during a practice run of 5 snowmobiles racing on the pond.

<https://www.youtube.com/watch?v=jjqCbeNHkUg>

Fish & Game Permit

New Hampshire Fish and Game Department

11 Hazen Drive
Concord, New Hampshire 03301
603-271-3129

APPROVED
APPROVED
COPY

Whereas: **NORTHEAST WATERCROSS CHAMPIONSHIP, C/O STEVEN REYNOLDS, 99 MICAH TERR, MILTON, NH 03851** applied for a special permit authorizing the use of unregistered Off Highway Recreational Vehicles (OHRVs) in an event sponsored by the applicant, to take place on **MAY 21-23, 2021; JUNE 25-27, 2021; AUGUST 27-29, 2021; SEPTEMBER 24-26, 2021, AT 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 FOR SNOWMOBILE WATERCROSS ONLY AND NOT TO INCLUDE ANY TRAILS IN NOTTINGHAM, NH PURSUANT to RSA 215-A: 30 and 215-C: 50.** It is hereby authorized that all vehicles involved in said event will not be required to register as an OHRV, but will operate under the provision of said permit.

PROVISIONS ARE:

- Annual permit fee of \$50.00.
- None of these vehicles will be allowed to run unregistered except in the event area as laid out by the sketch/diagram accompanying this permit.
- List all event dates for the year.
- All OHRV event permits valid for dates listed.
- Applicants for trail bike permits shall also complete and return the enclosed form for each event.
- Applicants are responsible for any additional requirements with local jurisdictions.

This permit does not constitute authorization to conduct said event. It only authorizes use of said unregistered vehicles in said event.

BY ORDER OF THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

Date Approved: April 14, 2021 ,

By:



Scott R. Mason
Executive Director

Copies to: Conservation Officer Lieutenant Adam P. Cheney
Conservation Officer Robert T. McDermott
Clint Savage, Interim Chief NH Bureau of Trails
New Hampshire State Police - Troop A
Rockingham County Sheriff's Office
Nottingham Police Department

Alteration of Terrain Permit



The State of New Hampshire
Department of Environmental Services



Robert F. Scott, Commissioner

April 29, 2021

Ms. Tammy Defrancesco
Kubota Trust
214 Raymond Road
Nottingham, NH 03290

Re: Project status report of Alteration of Terrain Permit WPS-5078E
Kubota Trust (formerly Sherman, formerly Quimby) Sand Pit
Tax Map/Lot #: 69/8 and Lot 69/10, Nottingham, NH
Original permit issued: May 13, 1998

Dear Ms. Defrancesco:

The Department of Environmental Services (DES) received a 5-year Progress Plan and status update, dated April 30, 2020, in response to the requirements of a condition of the above referenced Alteration of Terrain permit. The submittal did not meet the requirements of Env-Wq 1503.28(d). A resubmittal of the plans and the reporting form were received on April 23 and April 28, 2021, respectively. These submittals meet the requirements of Env-Wq 1503.28.

The submittal included a schedule to come in to compliance with unpermitted disturbances to the south. As per that schedule, DES expects an application for an alteration of terrain permit by August 31, 2021. You also indicated your intention to apply for an after-the-fact wetlands permit by July 31, 2021.

The plans identified snowmobile water crossing events that take place 3 times a year. The plans indicate that there has been no disturbance in the areas identified as parking in the north portion of the lot.

If you have any questions or comments, please feel free to contact me at (603) 271-3568 or email at: Bethann.mccarthy@des.nh.gov.

Sincerely,

Bethann McCarthy, P.E.
Alteration of Terrain Bureau

cc: Nottingham Planning Board
Michael Wright, North American Reserve
Scott Frankiewicz

Jeff Blecharczyk, NHDES LRM Compliance
Stefanie Giallongo, NHDES Wetlands

NHDOT Highway Access Permit



Victoria F. Sheehan
Commissioner

**THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION**

District 6 Office, PO Box 740, Durham, NH 03824



William Cass, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

To: Brian Hunter
218 Raymond Rd.
Nottingham, NH 03290

City/Town: Nottingham
Route/Road: NH 156 (S0000156)
Patrol Section: 604
Tax Map: 69
Lot: 7-1, 8, 4, 4-1 &10
Development: Residential / Commercial

Permit #: 06-351-377
District: 06
Permit Date 5/6/2021

06-351-377

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 156 (S0000156), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.37 miles south of Dolloff Dam Road on the east side of NH 156 (S0000156).
GPS: 43.068036 N 71.14189 W.

Specifications: This permit authorizes a paved access to be used as a Residential / Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33 feet from and parallel to the center line of the highway.
The entrance shall be graded so that the surface of the drive drops 2 inches at a point 4 feet from NH 156 (S0000156) edge of pavement to create a drainage swale.

The driveway shall not exceed 30 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

1. This permit is for a change of use of an existing common residential / commercial access., currently serving 3 single family residences (Lots 7-1, 8 & 4-1) and a commercial sand and gravel operation. (Lot 10). The change of use permits the use of the drive for watercross events three times a year on the existing man made pond (spring, summer and fall) and snowmobile racing (winter). These events will occur Friday 4-6 P.M, Saturday and Sunday 10 A.M. to 6 P.M.
2. This drive (drive #1), the drive granted under permit #06-351-68, dated September 14, 1972 (Drive #2) and the drive granted under permit # 06-351-159, dated May 2, 1986 (drive # 3) are the only points of access allowed for this lot of record. There shall be no additional points of access permitted within the frontage of this parcel of property. Other access to the highway from the premises is to be prevented. No part of the right-of way may be used for any purpose other than travel.
3. The drainage along NH Route 156 shall be maintained.
4. All season safe sight distance shall be maintained by the landowner as per RSA 236:13.
5. This permit permits access to Nottingham Tax Map 69, lots 7-1, 8, 10, 4 and 4-1.
6. This permit requires and permits no physical change to the existing Drive # 1.
7. Interruptions to traffic shall be kept to a minimum and be maintained in accordance with the most current edition of the Manual on Uniform Traffic Control Devices (M.U.T.C.D.). When conditions warrant, flaggers and or uniformed officers shall be utilized and be of a competent nature.
8. The applicant will be responsible for mitigation should the future use of this driveway unfavorably impact the highway.

Approved



District Engineer
For Director of Administration

Copies: District, Town, Patrolman

8039

RECEIVED

APR 09 2021

DISTRICT SIX

NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
 District 1, 641 Main St, Lancaster, NH 03584
 District 2, 8 Eastman Hill Road, Enfield, NH 03748
 District 3, 2 Sawmill Rd, Gilford, NH 03249
 District 4, 19 Base Hill Road, Swanzey, NH 03446
 District 5, PO Box 16476, Hooksett, NH 03106
 District 6, PO Box 740, Durham, NH 03824

APPLICATION FOR DRIVEWAY PERMIT

Pursuant to the provisions of Revised Statutes Annotated, Chapter 236, Section 13 (printed on reverse of application) and amendments thereto, and Declaratory Ruling 2000-01, permission is requested to: (circle one) Construct ~~New~~ Existing
 (Indicate quantity of) 1 driveway entrance(s) to my property on the (circle one): North / South / East / West side of
 NH Route 156 or Street/Road: Raymond Rd In the Town of NOTTINGHAM NH
03290
 at a location which will meet the requirements for safety specified in said statutes.

The driveway entrance(s) requested is (are) for access to: 218 Raymond Rd + ROW SEE
Residence, Industry, Business, Subdivision, Other Addendum # 1

Describe nature and size of industry, business or subdivision: SEE ATTACHED
15 Feet (circle one): North / South / East / West of Utility Pole Number: PSNH SA 1
1930 Feet or Miles (circle one): North / South / East / West of Road or Junction: Dollott Dam Road

Town Tax Map # 69 and Lot # 7

- As the landowner (or designated applicant) I agree to the following:
- To construct driveway entrance(s) only for the bonafide purpose of securing access to private property such that the highway right-of-way is used for no purpose other than travel.
 - To construct driveway entrance(s) at permitted location(s).
 - To construct driveway entrance(s) in accordance with statutes, rules, standard drawings, and permit specifications as issued by the New Hampshire Department of Transportation.
 - To defend, indemnify and hold harmless the New Hampshire Department of Transportation and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.
 - To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased runoff resulting from the land development and obtain all easements thereto.
 - I am the owner or a duly authorized agent of the owner of the parcel upon which the driveway will be constructed. I have provided accurate and complete title and subdivision information concerning the parcel to the Department. I understand that the Department is relying on this information in considering this application and that the Department does not perform independent title research or make judgments about title or access disputes.
- For new driveway(s), include copy of current deed and, if not the same, previous deed dated prior to July 1, 1971 of the parcel. If this parcel is part of a larger tract subdivided after July 1, 1971, then provide complete subdivision plans and deed history dating back to at least July 1, 1971.
 - Attach sketch or plan showing existing and proposed driveway(s) and the adjacent highway indicating distance to town road, town line, or other readily identifiable feature or landmark and also to the nearest utility pole (including pole numbers)

Brian K Hunter Signature of Landowner (Applicant) 218 Raymond Rd Mailing Address
Brian K Hunter Printed Name of Landowner Nottingham NH 03290 Town/City, State, Zip Code
 Date: April 6, 2021 Telephone Number(s) 603 244 6389

Contact /Agent, if not Landowner: _____

FOR OFFICE USE ONLY:	
GPS N = _____	GPS W = _____
Section: _____	Width: _____ Speed: _____
Right of Way: _____	Drainage: _____ SLD: _____
Conditions: _____	
Permit Number Assigned: _____	

3/12
 104

§ 236:13 Driveways and Other Accesses to the Public Way. – I. It shall be unlawful to construct, or alter in any way that substantially affects the size or grade of, any driveway, entrance, exit, or approach within the limits of the right-of-way of any class I or class III highway or the state-maintained portion of a class II highway that does not conform to the terms and specifications of a written permit issued by the Commissioner of transportation.

II. Pursuant to this section, a written construction permit application must be obtained from and filed with the department of transportation by any abutter affected by the provisions of paragraph I. Before any construction or alteration work is commenced, said permit application shall have been reviewed, and a construction permit issued by said department. Said permit shall:

- (a) Describe the location of the driveway, entrance, exit, or approach. The location shall be selected to most adequately protect the safety of the traveling public.
- (b) Describe any drainage structures, traffic control devices, and channelization islands to be installed by the abutter.
- (c) Establish grades that adequately protect and promote highway drainage and permit a safe and controlled approach to the highway in all seasons of the year.
- (d) Include any other terms and specifications necessary for the safety of the traveling public.

III. For access to a proposed commercial or industrial enterprise, or to a subdivision, all of which for the purposes of this section shall be considered a single parcel of land, even though acquired by more than one conveyance or held nominally by more than one owner:

- (a) Said permit application shall be accompanied by engineering drawings showing information as set forth in paragraph II.
- (b) Unless all season safe sight distance of 400 feet in both directions along the highway can be obtained, the commissioner shall not permit more than one access to a single parcel of land, and this access shall be at that location which the commissioner determines to be safest. The commissioner shall not give final approval for use of any additional access until it has been proven to him that the 400-foot all season safe sight distance has been provided.
- (c) For the purposes of this section, all season safe sight distance is defined as a line which encounters no visual obstruction between 2 points, each at a height of 3 feet 9 inches above the pavement, and so located as to represent the critical line of sight between the operator of a vehicle using the access and the operator of a vehicle approaching from either direction.

IV. No construction permit shall allow:

- (a) A driveway, entrance, exit, or approach to be constructed more than 50 feet in width, except that a driveway, entrance, exit, or approach may be flared beyond a width of 50 feet at its junction with the highway to accommodate the turning radius of vehicles expected to use the particular driveway, entrance, exit or approach.
- (b) More than 2 driveways, entrances, exits or approaches from any one highway to any one parcel of land unless the frontage along that highway exceeds 500 feet.

V. The same powers concerning highways under their jurisdiction as are conferred upon the commissioner of transportation by paragraphs I, II, III and IV shall be conferred upon the planning board in cities and towns in which the planning board has been granted the power to regulate the subdivision of land as provided in RSA 674:35, and they shall adopt such regulations as are necessary to carry out the provisions of this section. Such regulations may delegate administrative duties, including actual issuance of permits, to a highway agent, board of selectmen, or other qualified official or body. Such regulations, or any permit issued under them, may contain provisions governing the breach, removal, and reconstruction of stone walls or fences within, or at the boundary of, the public right of way, and any landowner or landowner's agent altering a boundary in accordance with such provisions shall be deemed to be acting under a mutual agreement with the city or town pursuant to RSA 472:6, II (a).

VI. The commissioner of transportation or planning board shall retain continuing jurisdiction over the adequacy and safety of every existing driveway, entrance, exit, and approach to a highway, whether or not such access was constructed or installed pursuant to a permit under this section, and, unless the access is a public highway, the owners of property to which the access is appurtenant shall have continuing responsibility for the adequacy of the access and any grades, culverts, or other structures pertaining to such access, whether or not located within the public right of way. If any such access is or becomes a potential threat to the integrity of the highway or its surface, ditches, embankments, bridges, or other structures, or a hazard to the safety of the traveling public, by reason of siltation, flooding, erosion, frost action, vegetative growth, improper grade, or the failure of any culvert, traffic control device, drainage structure, or any other feature, the commissioner of transportation or planning board or their designee may issue an order to the landowner or other party responsible for such access to repair or remove such hazardous condition and to obtain any and all permits required therefor. The order shall describe the hazard, prescribe what corrective action or alteration in the location or configuration of such access shall be required, and set a reasonable time within which the action shall be completed. Such an order shall be sent by certified mail, and shall be enforceable to the same extent as a permit issued under this section. If the order is not complied with within the time prescribed, the commissioner or planning board or their designee may cause to be taken whatever action is necessary to protect the highway and the traveling public, and the owner or other responsible party shall be civilly liable to the state or municipality for its costs in taking such action.

§ 236:14 Penalty. – Any person who violates any provision of this subdivision or the rules and regulations made under authority thereof shall be guilty of a violation if a natural person, or guilty of a misdemeanor if any other person; and, in addition, shall be liable for the cost of restoration of the highway to a condition satisfactory to the person empowered to give such written permission.

RECEIVED
APR 09 2021
DISTRICT SIX

Addendum #1

The Drive way entrance requested for is access to:
Brian K Hunter
218 Raymond Rd Nottingham NH 03290 Map 69 Lot 7

With Granted ROW Access to:
Tami Defrancesco & James George
214 Raymond Rd Nottingham NH 03290 Map 69 Lot 8-

Kubota Trust/ Nottingham Sand & Gravel Inc.
214 Raymond Rd Nottingham NH 03290 Map 69 Lot 10

Arthur Jenks
214R Raymond Rd Nottingham NH 03290 Map 69 Lot 4

LAND USE

Locke, Kerry

From: Locke, Kerry
Sent: Monday, March 29, 2021 10:40 AM
To: Appleton, Roger
Subject: FW: Kubota Trust (Tami Defrancesco)-214 Raymond Road-Nottingham, NH
Attachments: 210120-Site Plan Submittal.pdf

From: Scott Frankiewicz <scott@nhlandconsultants.com>
Sent: Monday, March 29, 2021 10:00 AM
To: Locke, Kerry <Kerry.W.Locke@dot.nh.gov>; Hewitt, James <James.A.Hewitt@dot.nh.gov>
Cc: Tami Defrancesco <tami.defrancesco@verani.com>; Brett Allard <ballard@bernsteinshur.com>
Subject: Kubota Trust (Tami Defrancesco)-214 Raymond Road-Nottingham, NH

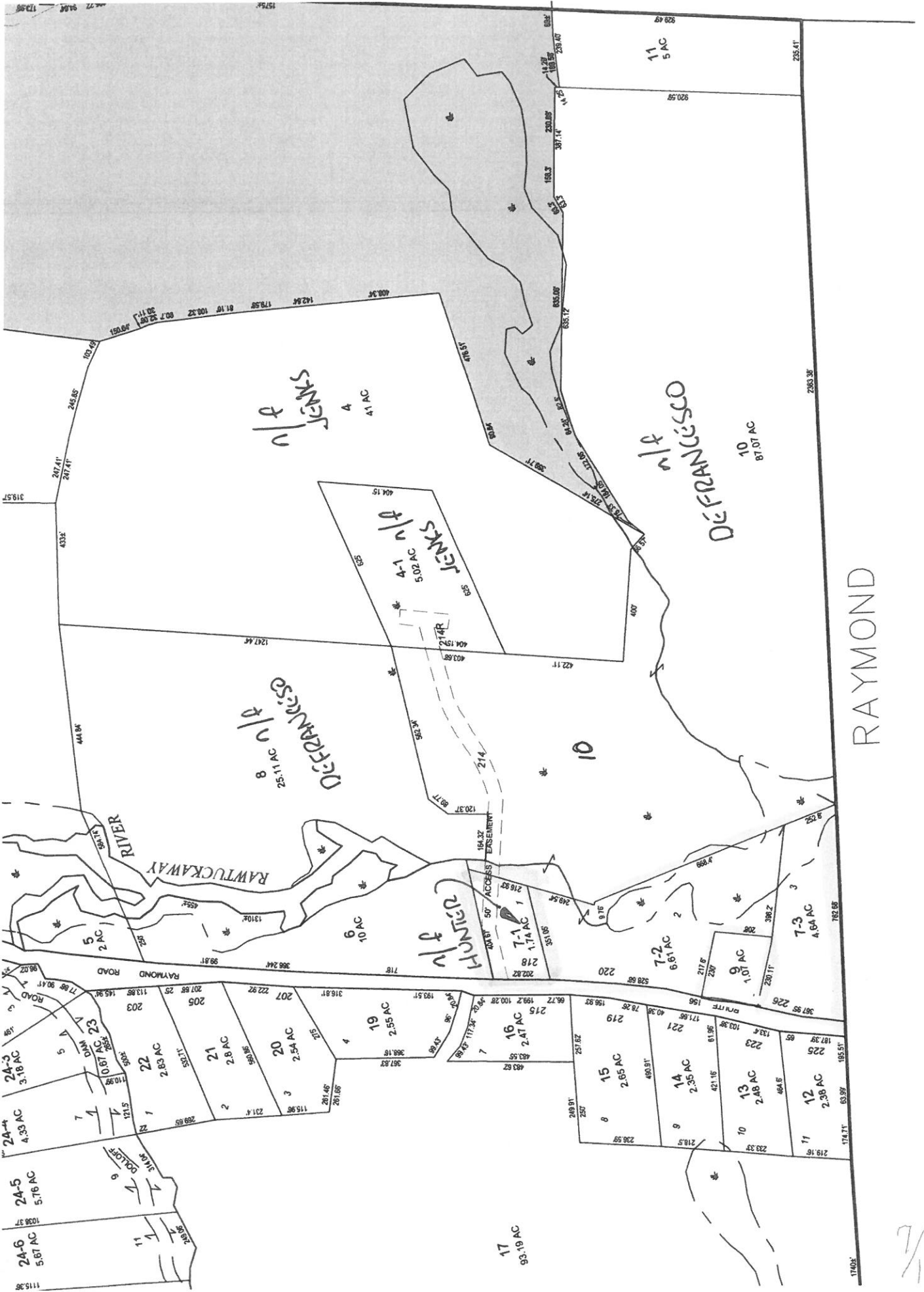
EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

James & Kerry,

We are working on a project in Nottingham at the existing gravel operation at 214 Raymond Road known as Nottingham Sand & Gravel. The gravel operation will continue as it has but the owner, Tami Defrancesco, is planning 3 watercross events, snowmobile racing on the manmade pond on site. The gravel operation will not occur at the same time. We have attended a couple Planning Board hearings and the last meeting they suggested we contact you to discuss the project. The events will only occur 3 times a year (spring, summer & fall) and occur Friday 4-6, Saturday & Sunday 10-6. The events will utilize the same egress and ingress location the gravel operation uses. Attached is a plan set representing the layout of the events. I am not sure if there is anything we need to do with NHDOT or not, if you could advise us as soon as possible that would be terrific. Thank you for your time and we look forward to hearing from you.

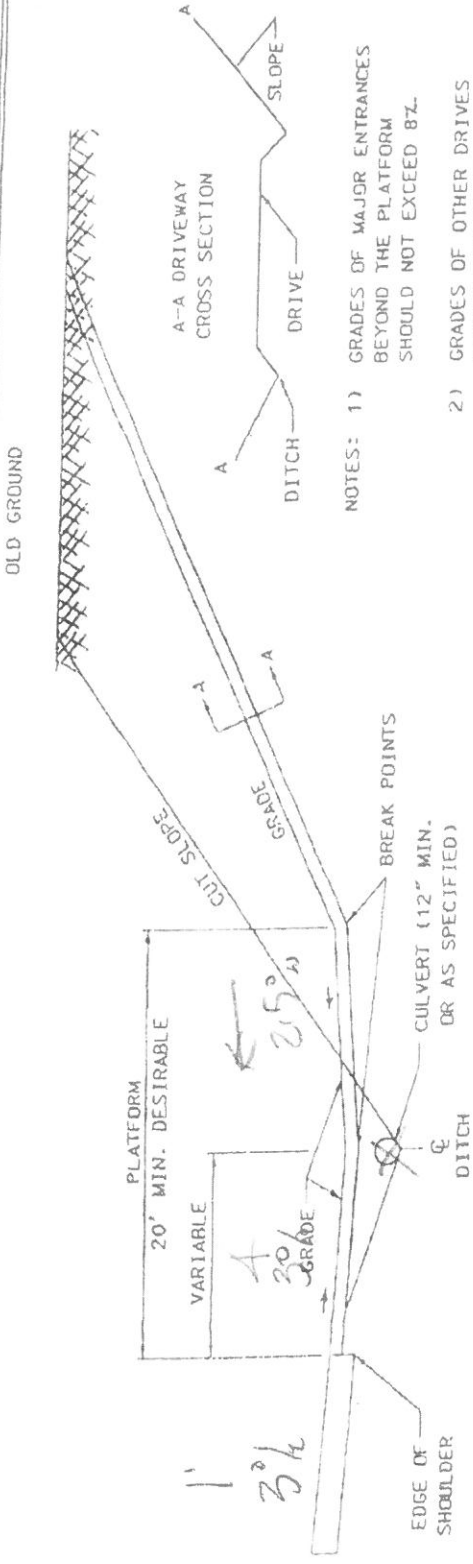
Regards,
Scott R. Frankiewicz, Owner
New Hampshire Land Consultants, PLLC
Gray Properties, LLC
683C First NH Turnpike (Rte. 4)
Northwood, NH 03261
603-942-9220 (Office)
603-833-5913 (Cell)
www.nhlandconsultants.com
Facebook: New Hampshire Land Consultants
Real Estate Agent with Keller Williams Gateway Realty, 603-883-8400
[NH Agency Disclosure](#)

LEGAL NOTICE



RAYMOND

7/12



- NOTES:
- 1) GRADES OF MAJOR ENTRANCES BEYOND THE PLATFORM SHOULD NOT EXCEED 8%.
 - 2) GRADES OF OTHER DRIVES BEYOND THE PLATFORM SHOULD NOT EXCEED 15%.
 - 3) THE ALGEBRAIC DIFFERENCE BETWEEN TWO ADJACENT GRADES SHOULD NOT EXCEED 10%.
 - 4) DITCHES ARE RECOMMENDED FOR UNCURBED DRIVEWAYS IN CUT SLOPES.
 - 5) USE SLOPE END SECTIONS ON CULVERT PIPES.
 - 6) ALL DRIVEWAYS SHALL HAVE A SECTION CONTIGUOUS TO THE HIGHWAY WHICH APPROXIMATES LEVEL GROUND.

TYPICAL RURAL DRIVE IN CUT SECTION

EXISTING CONDITIONS APRIL 19, 2021.

DATE
11/27/2006

DCM
Figure IX

8/12

PROPERTY MAP
NOTTINGHAM
 NEW HAMPSHIRE



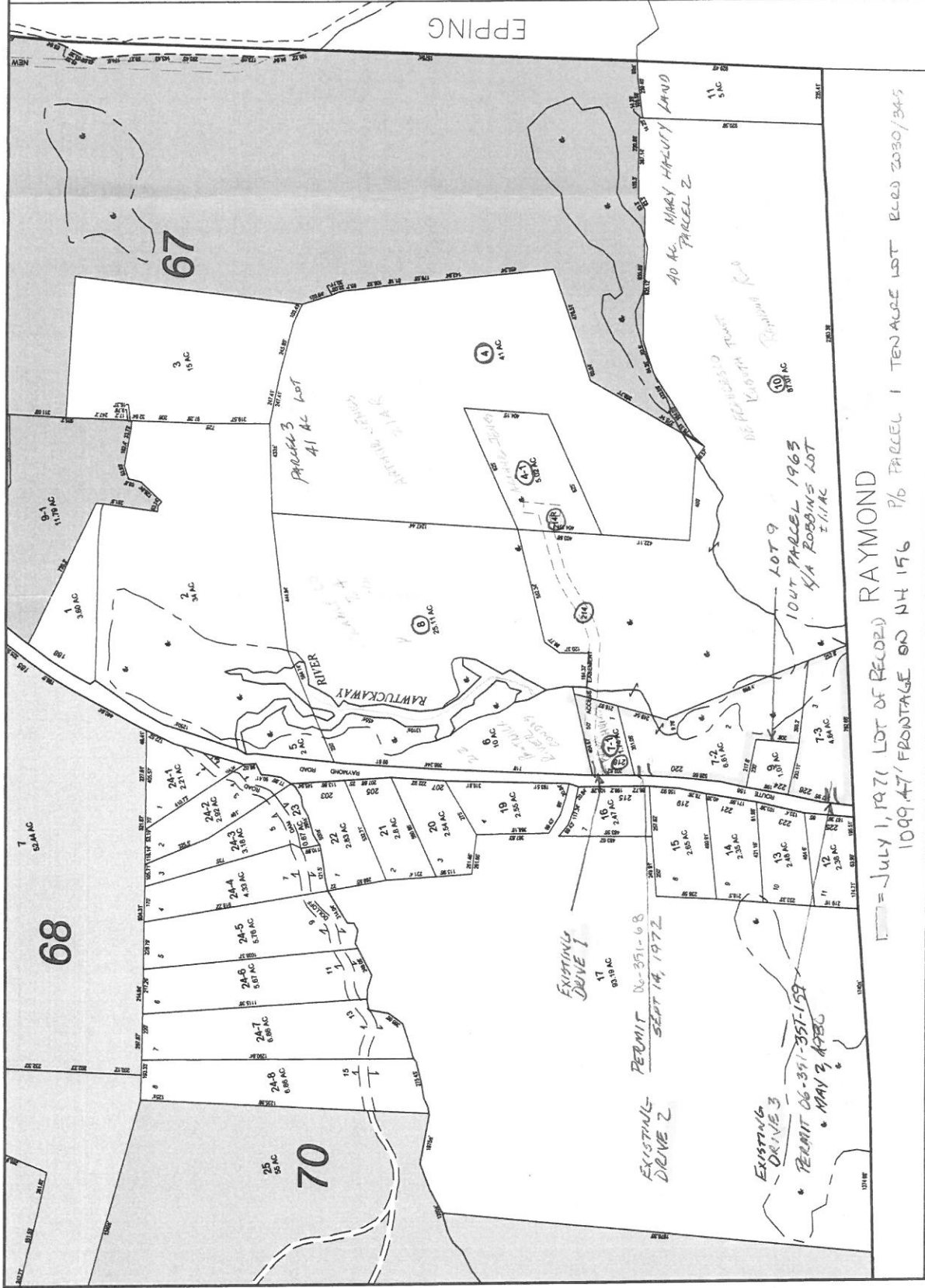
LEGEND
 ABUTTING MAP NO. **R11**
 PARCEL NUMBER **74**
 SUBDIVISION LOT NO. **11**
 STREET ADDRESS NO. **11**
 LOT DIVISION
 PROPERTY MOULD
 RIGHT OF WAY
 EASEMENT

SCALE IN FEET
 0 200 400

Revised & Reprinted by
 CAI Technologies
 Littleton, NH 03611
 Original Mapping
 Prepared by
 John E. O'Donnell & Associates

69

REVISED TO APRIL, 1, 2019
 FOR ASSESSMENT PURPOSES ONLY
 NOT FOR PROPERTY CONVEYANCE



LOT 9
 100 FT PARCEL 1963
 K/A ROBANS LOT
 2.11 AC

LOT 10
 8.01 AC

LOT 11
 5 AC

40 AC MARY HALEY LAND
 PARCEL 2

105 FORDS
 K/A MARY HALEY LAND

Parcel 3
 41 AC lot

9-1
 11.78 AC

1
 3.80 AC

2
 3.1 AC

3
 10 AC

4
 4.11 AC

5
 2.40 AC

6
 10 AC

7
 62.11 AC

8
 2.80 AC

9
 2.35 AC

10
 2.80 AC

11
 2.35 AC

12
 2.35 AC

13
 2.80 AC

14
 2.35 AC

15
 2.80 AC

16
 2.41 AC

17
 69.18 AC

18
 2.50 AC

19
 2.50 AC

20
 2.50 AC

21
 2.80 AC

22
 2.80 AC

23
 2.80 AC

24-1
 2.31 AC

24-2
 2.32 AC

24-3
 3.18 AC

24-4
 4.23 AC

24-5
 5.76 AC

24-6
 5.01 AC

24-7
 6.86 AC

24-8
 6.86 AC

25
 51 AC

EXISTING DRIVE 1
 PERMIT 06-351-68
 SEPT 14, 1972

EXISTING DRIVE 2

EXISTING DRIVE 3
 PERMIT 06-351-159
 MAY 2, 1970

1099.47' FRONTAGE ON NH 156
 1/6 PARCEL 1 TENALGE LOT ELED 2030/345
 = JULY 1, 1971 LOT OF BELOW
 RAYMOND

9/12

Nottingham Special Event Permit



SPECIAL EVENT LICENSE APPLICATION

TOWN OF NOTTINGHAM, NH
603.679.5022 BOSPC@NOTTINGHAM-NH.GOV

Property Owner: Tami Defrancesco & James George/ Kubota Trust Name of Event: Northeast Water Cross Championship

Event Location: 214 Raymond Rd Nottingham NH Map/Lot #: 69 Lots 8 & 10

Event Date(s): June 26^{25th}, 27 2021 Event Time(s): Practice Friday 2-4
Race Saturday & Sunday 10-6

Expected # of Participants/day: Estimated 500 # of Vendors: Estimate 1-3 Loudspeaker/Noise Hours: Announcer will only announce during race 10-6
Snowmobiles engines maybe heard 1/2 Hr before & 1/2 Hr after race Friday 2-4 Saturday & Sunday 10-6

Detailed Description of Event:

Snowmobile Watercross Race- Series Open to the public with spectators & racers. Dry Camping for racers & family's that have to drive a distance.
Racers Start to arrive on Friday - Practice only 2-4pm Private test & tune not open to public.
Saturday and Sunday Racing & Spectators 10am-6pm- Snowmobile engines maybe heard 1/2 hr before and 1/2 hr after the race to get them loaded in the trailers.
Police details, Ambulance, Bathroom Facility's at every event.
Food Vendors with state permits in self contained food trucks will be on site
See attached Description of Watercross Racing

Contact Information:

Name	Mailing Address	Email address	Phone
Property Owner Tami Defrancesco & James George Kubota Trust	214 Raymond Rd Nottingham NH 03290	Tami.defrancesco@verani.com	603 490 1859
Agent / Operator Steve Reynolds	99 Micah Terr Milton NH 03851	sreynolds0715@gmail.com	603 969 9961
Other			

Property Owner:

I hereby make application to the Town of Nottingham for the above-referenced property and event.


I hereby authorize the agent/applicant listed above to represent me and my property in all matters related to the license and event.

Applicant agrees, at its sole expense, to defend, indemnify and hold harmless the Town of ~~Conway~~ ^{Nottingham} and all associated entities of the Town and their respective officers, boards, commissions, employees, and agents(hereinafter referred to as "indemnities") from and against any and all liability, obligation, damages, claims, liens, losses, and expenses which may be incurred by or asserted against the indemnities by reason of any act of omission of the undersigned, its personnel, employees, agents,

contractors or subcontractors which results in damage or injury of any kind to any person or property and which arises out of or is in any way connected with the activities permitted by this license.

PROPERTY OWNER

Printed Name: Kubota Trust/ Tami DeFrancesco & James George

Signature: 

Date: 4/22/2021

SPECIAL EVENT APPLICATION CHECKLIST

Required:

Site plan: to scale, with the following information:

- Property address(es); property lines and abutting streets;
- Size, location, & description of:
Existing permanent structures; Proposed temporary structures; Proposed vending sites; Access, driveways & parking areas; Trash disposal facilities; Rest Rooms; Water supply; Entertainment areas; Fire lanes or emergency access.

Certificate of Insurance - Provided upon approval of event

Schedule of Events - "

Copy of promotional materials - "

If Applicable:

Other required permits/licenses

Rain Date(s) NONE N/A

Non-Profit (501C-3) ID #: NONE N/A

Private EMS vendor: Raymond Ambulance

Solid Waste vendor: Waste Managment

Sanitary facility vendor: Emis Porta Potty

Other service vendor: Contained Food Truck (TBD)

Description of Watercross Racing

Northeast Watercross(NWC) is a fully insured Eastern Snowmobile Watercross racing series, where racers from all over New England race their purpose built snowmobiles on a open water closed course.

Snowmobile watercross is a sport that goes all the way back to the beginning of snowmobile time and has grown worldwide.

Snowmobile watercross has even been adopted by the International Snowmobile Racing (ISR) association. ISR is an international association that implements rules and standards for racing series to ensure the safety of all racers, spectators and staff. One of the biggest watercross events in the world is held locally in Fremont, New Hampshire. The Northeast Watercross Championship has a combined spectator and racer count in the one hundreds, whereas the Fremont event has seen more than 40,000 attendees. The Northeast Watercross Championship is part of a small points series that leads into the season finale event in Fremont, NH

Races are held in various locations including Lowville, NY, Northwood, NH, Epping, NH, Union, CT, Grantsburg, WI, Canada and more. We hope to hold 3 races in Nottingham, NH. Specifically at 214 Raymond Road, Nottingham, NH.

Watercross racing has not only grown into a weekend of family fun—it has helped boost local business and grown into a family. The watercross community is a very tight knit but very welcoming family. At all of our races we have brought towns and communities together for a weekend of excitement, laughter, and fun. Some of the bigger events have provided opportunities to boost and support local business. Many local members of the community usually bring their snowmobiles out and give our beginner classes a try.

Safety:

SAFETY FIRST! We all love good old fashion racing but safety is by far the number one priority from before setup until after clean up. NWC is fully insured with a great staff that keeps our events in order and flowing smoothly and safely. Snow fencing is used to separate spectators from the pits as well as keeping a safe distance from the pond. Bathrooms are provided throughout the events. Our staff often works with local law enforcement to ensure smooth, safe traffic flow on the property and main road into the property but has also successfully directed traffic without the assistance of law enforcement on many occasions. Again, safety comes far before racing and is our number one priority.



SPECIAL EVENT LICENSE APPLICATION

TOWN OF NOTTINGHAM, NH
603.679.5022 BOSPC@NOTTINGHAM-NH.GOV

Property Owner: Tami Defrancesco & James George/ Kubota Trust Name of Event: Northeast Water Cross Championship

Event Location: 214 Raymond Rd Nottingham NH Map/Lot #: 69 Lots 8 & 10

Event Date(s): August 29, 28, 29 2021 Event Time(s): Practice Friday 2-4 Race Saturday & Sunday 10-6

Expected # of Participants/day: Estimated 500 # of Vendors: Estimate 1-3 Loudspeaker/Noise Hours: Announcer will only announce during race 10-6 Snowmobiles engines maybe heard 1/2 Hr before & 1/2 Hr after race Friday 2-4 Saturday & Sunday 10-6

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Agent / Operator Steve Reynolds	99 Micah Terr Milton NH 03851	breynolds0715@gmail.com	603 969 9961
Other			

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TOWN OF NOTTINGHAM, NH
603.679.5022 BOSPC@NOTTINGHAM-NH.GOV

Property Owner: Tami Defrancesco & James George/ Kubota Trust Name of Event: Northeast Water Cross Championship

Event Location: 214 Raymond Rd Nottingham NH Map/Lot #: 69 Lots 8 & 10

Event Date(s): September 24, 25, 26 2021 Event Time(s): Practice Friday 2-4 Race Saturday & Sunday 10-6

Expected # of Participants/day: Estimated 500 # of Vendors: Estimate 1-3 Loudspeaker/Noise Hours: Announcer will only announce during race 10-6 Snowmobile engines maybe heard 1/2 Hr before & 1/2 Hr after race Friday 2-4 Saturday & Sunday 10-6

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PROPOSED SITE PLAN FOR KUBOTA TRUST

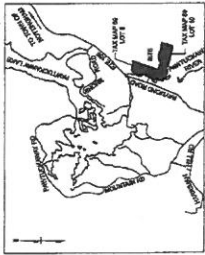
TAMI LEE DEFRANESCO - TRUSTEE

TAX MAP 69, LOT'S 8 & 10

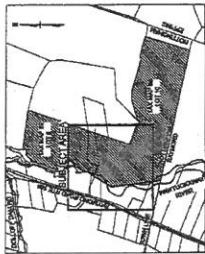
214 RAYMOND ROAD, NOTTINGHAM, NH 03290

ROCKINGHAM CO.

- NOTES:**
1. SCALE OF THIS PLAN IS TO BE APPROVED BY THE PLAN IN THE MAP.
 2. THE PROPERTY IS SHOWN AS TAX MAP 69, LOTS 8 & 10.
 3. THE AREA OF THE PROPERTY IS 8,811 SQ. FT. (0.201 ACRES).
 4. THE OWNER OF THE PROPERTY IS TAMI LEE DEFRANESCO - TRUSTEE.
 5. THE PROPERTY IS SHOWN AS TAX MAP 69, LOT'S 8 & 10.
 6. THE PROPERTY IS SHOWN AS TAX MAP 69, LOT'S 8 & 10.



LOCATION PLAN
SCALE: 1"=100'



VICINITY SKETCH
SCALE: 1"=100'

SHEET INDEX	SHEET NO.	DESCRIPTION
CVR	1 OF 4	COVER SHEET
EGP	2 OF 4	EXISTING CONDITIONS PLAN
ESP	3 OF 4	PROPOSED SITE PLAN
PSP	4 OF 4	PROPOSED SITE PLAN W/ NOTICED-BY

PROFESSIONAL CONSULTANTS LIST

ARCHITECT: N.H. LAND CONSULTANTS, P.L.C.
630 FIRST ST. SUITE 100
NORWOOD, NH 03251 PH: (603) 842-8238

LANDSCAPE ARCHITECT: BEYOND/SOUL DESIGN, INC.
FRANKLIN FALLS, NH 03235
PH: (603) 898-2074

INITIAL PLAN SET SUBMISSION DATE
JANUARY 20, 2021
APRIL 14, 2021

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/20/21	PRELIMINARY PLAN SET SUBMISSION	TR
2	1/20/21	REVISED PLAN SET SUBMISSION	TR

OWNER/APPLICANT:
KUBOTA TRUST
214 RAYMOND ROAD, NOTTINGHAM, NH 03290
LOT 8 & LOT 10, TAX MAP 69, LOT'S 8 & 10



REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
AMERICAN SOCIETY OF CIVIL ENGINEERS
MEMBER



REGISTERED PROFESSIONAL ARCHITECT
STATE OF NEW HAMPSHIRE
ARCHITECTS ASSOCIATION OF NEW HAMPSHIRE



REGISTERED PROFESSIONAL ARCHITECT
STATE OF NEW HAMPSHIRE
ARCHITECTS ASSOCIATION OF NEW HAMPSHIRE



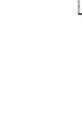
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STATE OF NEW HAMPSHIRE
ARCHITECTS ASSOCIATION OF NEW HAMPSHIRE



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REGISTERED PROFESSIONAL ARCHITECT
STATE OF NEW HAMPSHIRE
ARCHITECTS ASSOCIATION OF NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	1/20/21	PRELIMINARY PLAN SET SUBMISSION	TR
2	1/20/21	REVISED PLAN SET SUBMISSION	TR

OWNER/APPLICANT:
KUBOTA TRUST
214 RAYMOND ROAD, NOTTINGHAM, NH 03290
LOT 8 & LOT 10, TAX MAP 69, LOT'S 8 & 10



REGISTERED PROFESSIONAL ARCHITECT
STATE OF NEW HAMPSHIRE
ARCHITECTS ASSOCIATION OF NEW HAMPSHIRE



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STATE OF NEW HAMPSHIRE
ARCHITECTS ASSOCIATION OF NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
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2	1/20/21	REVISED PLAN SET SUBMISSION	TR

OWNER/APPLICANT:
KUBOTA TRUST
214 RAYMOND ROAD, NOTTINGHAM, NH 03290
LOT 8 & LOT 10, TAX MAP 69, LOT'S 8 & 10



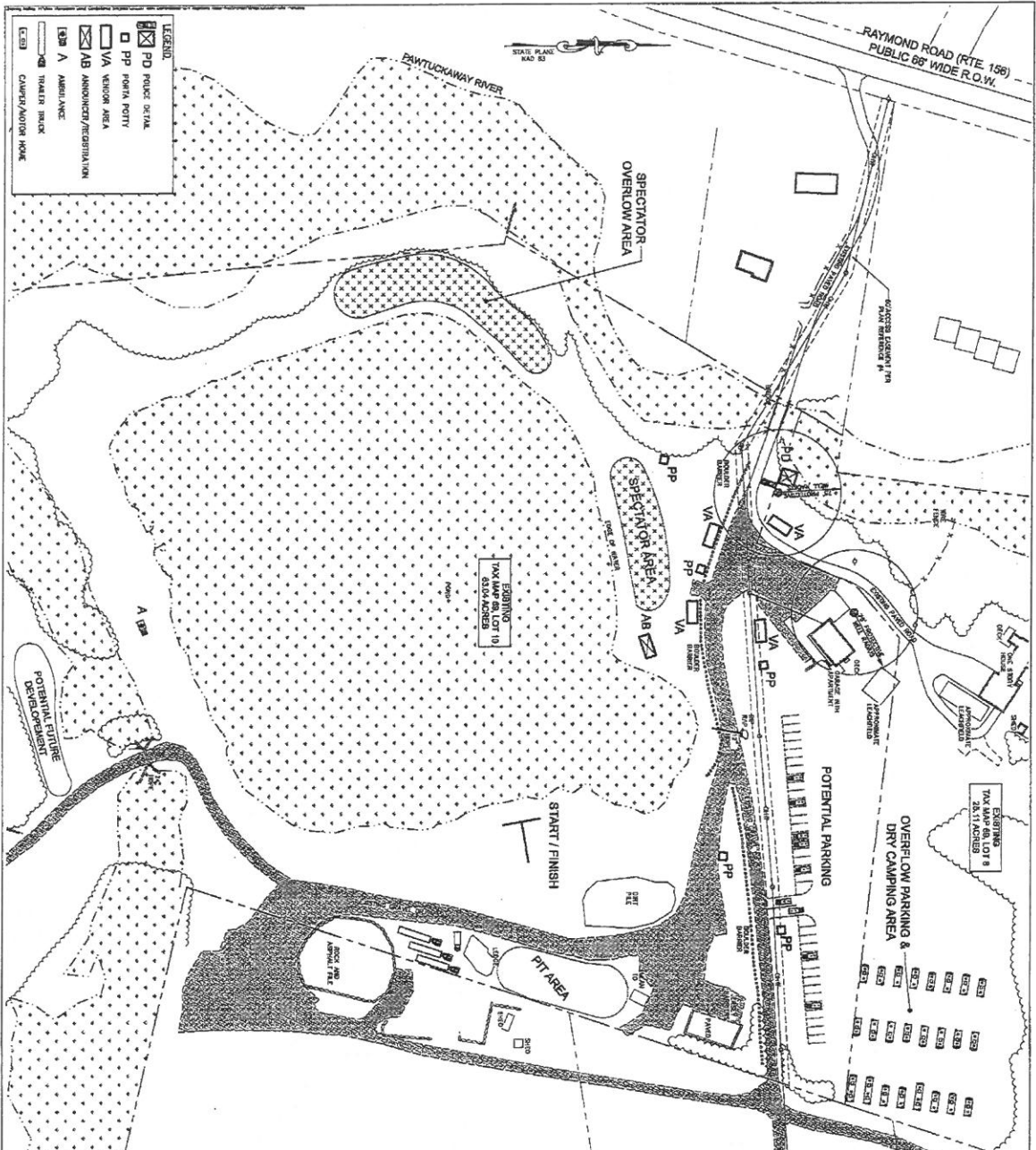
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NO.	DATE	DESCRIPTION	BY
1	1/20/21	PRELIMINARY PLAN SET SUBMISSION	TR
2	1/20/21	REVISED PLAN SET SUBMISSION	TR

OWNER/APPLICANT:
KUBOTA TRUST
214 RAYMOND ROAD, NOTTINGHAM, NH 03290
LOT 8 & LOT 10, TAX MAP 69, LOT'S 8 & 10



PLANNING BOARD APPROVAL
 NOTTINGHAM NH PLANNING BOARD

COMMISSION	DATE
MEMBER	DATE
CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

NOTTINGHAM, NH

PROPOSED SITE PLAN
 TAX MAP 69, LOTS 8 & LOT 10
KUBOTA TRUST
TAMI LEE DEFRANSCO
 TRUSTEE

214 RAYMOND ROAD, NOTTINGHAM, NH 03280
 LOT 8 BK 6046 PG 198A, LOT 10 BK 2687 PG 1703

N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

6430 ROUTE 101, RAYMOND, NEW HAMPSHIRE 03071 PH: 603-890-8728 MAILING: NHLANDCONSULTANTS.COM

LEGEND

EXISTING STRUCTURE
 ADJUSTED PROPERTY LINES
 EXISTING PROPERTY LINES
 EDGE OF PAVEMENT
 EDGE OF GRADE
 EXISTING UTILITY LINES
 EXISTING CONCRETE DRIVE
 SEE REVISIONS/NOTES

RELIEF
 1" = 20' (AS SHOWN)
 1" = 10' (AS SHOWN)
 1" = 5' (AS SHOWN)
 1" = 2' (AS SHOWN)

LOCATION PLAN

NO.	DATE	DESCRIPTION	BY
1	3/29/2021	REVISED PER SOME COMMENTS	TOE
2	4/19/2021	ADDED TOPIC TO SITE PLAN PER TOWN COMMENTS	TOE



PREPARED BY
 TAMI LEE DEFRANSCO
 DATE: 04/19/2021
 SCALE: 1" = 40'

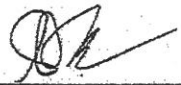
DATE: 04/19/2021
SCALE: 1" = 40'

54-7/114 178

STEVEN O. REYNOLDS JR
22 BIRCH RD
HAMPTON, NH 03842

DATE 4/22/21

 PAY TO THE ORDER OF Town of Nottingham NH \$ 300.00
Three Hundred and 00/100 DOLLARS  Security Features
Detailed on Back

TD BANK
FOR Sept. 24-26th 



⑆01140007⑆ 9245472397⑈ 0178

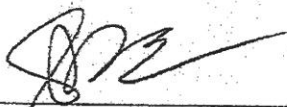
PRINTED ON RECYCLED PAPER USING VEGETABLE-BASED INK

54-7/114 176

STEVEN O. REYNOLDS JR
22 BIRCH RD
HAMPTON, NH 03842

DATE 4/22/21

 PAY TO THE ORDER OF Town of Nottingham NH \$ 300.00
Three Hundred and 00/100 DOLLARS  Security Features
Detailed on Back

TD BANK
FOR June 25-27th 



⑆01140007⑆ 9245472397⑈ 0176


PRINTED ON RECYCLED PAPER USING VEGETABLE-BASED INK

54-7/114 177

STEVEN O. REYNOLDS JR
22 BIRCH RD
HAMPTON, NH 03842

DATE 4/22/21

 PAY TO THE ORDER OF Town of Nottingham NH \$ 300.00
Three Hundred and 00/100 DOLLARS  Security Features
Detailed on Back

TD BANK
FOR August 27-29th 

⑆01140007⑆ 9245472397⑈ 0177

PRINTED ON RECYCLED PAPER USING VEGETABLE-BASED INK

Schedule of Events

Northeast Water Cross Schedule of Events

Watercross Racers Arrive Fridays & Some Saturday Am

Friday 4-6 Pm Practice

Saturday 10-6pm Heats, Drags & Races

Sunday 10-6 Pm Heats , Drags & Races

May hear engines 1/2 hr prior to and after race

Spectators Times

- Saturday 9am-6pm
- Sunday 9am-6pm

Camping

Friday Arrive 4pm and after

Sunday Leave at end of race

RULES:

Self Contained ONLY

A **self-contained** RV simply means one that has all of the utilities needed for its operation without relying on **campsite** facilities. That essentially means **self-generated** electricity (usually a generator) as well as water and sewer tanks.

Not Permitted

- NO GLASS BOTTLES ALLOWED
- NO FIREWORKS OR LANTERNS ALLOWED
- NO DRONES ALLOWED

Abutter letter (Arthur Jenks)

June 15, 2021

Nottingham Planning , Zoning Select Board, Town Administrator, Code Enforcer & Brett Allard Esq

To Whomever it May Concern:

My Name is Arthur Jenks I live at 214 R Raymond Rd Nottingham NH I as well as Mr. Brian Hunter 218 Raymond Rd Nottingham NH are the closest most immediate abutters to the pond. I have to drive through the applicant's property to get to mine so when I mean most direct abutter, I mean most direct abutter. I am writing to you today in hopes that some light will be shed on what is going on here.

Last year Ms. DeFrancesco & Mr George approached me with the idea of a company using her pond to race snowmobiles on the water, as she did most abutters or made serious efforts to. As much as some people enjoy absolute dead silence and remain anti-social to the world with no desire to enjoy some unique freedoms in life MANY OF US enjoy to go and take part in community events like carnivals, firework's, fairs , and races etc. I as well as everyone In this neighborhood purchased my home knowing there was a fully active gravel pit operation underway. In the umpteen years I have owned this property, The gravel operation was going on as I was a kid and lived with my parents at 218 Raymond Rd Originally. The applicants have always been respectful of their neighbors in doing the very best to keep all operations during reasonable hours. I have visited many gravel pits in my lifetime where the noise produced from operations is far greater than what we experience from Nottingham Sand and gravel currently. We are very fortunate to have the applicant as neighbors and are happy to work with them to see these events through. In talking with the applicant, we came up with some VERY fair ideas to lessen any inconveniences for the few that will complain regardless of what is done.

1. The applicants agreed that if events are approved all for fun riding will halt (besides their own). Prior to last year's events the applicant allowed a few friends over on the weekends to practice and I presume with no events at all this riding would be held periodically all summer long. I feel this was a very fair negotiation on their part and for those that are against any noise at all this would be far less of a nuisance than free riding all summer long. Again with this in mind anyone still against this event because of "noise" is merely against it out of spite as the other outcome would be far worse.
2. The applicants had originally requested event dates to be as early spring as the water temperature permits and as late summer/early fall as the water temperature permits. This is to respect direct abutters summer plans! Again, I feel this is not necessary but beyond fair for those that find this to be an inconvenience to them.

Tami Defrancesco & Jim George are by far one of if not the best neighbors I have ever had! They are always willing to help and very respectful of their neighbors. As stated, I am as close as close gets. Yes I can hear it, but it's tolerable. The noise is nearly half as loud on one side of my house than the other and even less indoors. I have heard residents nearly a mile away state to the board that it sounds like a freight train coming through their house when that is not even the

slightest bit true. This weekend at my house I could hear New England DragWay clear as day & it goes on all summer. The exaggerations presented to the board by some are unfair and false. The property owners have cameras that record the entire event and practices. People will always complain unfortunately. They will complain your roads are too bumpy, They will complain about the town hall hours, they will complain about the fireworks on our beautiful Pawtuckaway lake, they will complain their neighbors' graduation party is too loud, there are people that just complain. (my opinion)

I have not been directly impacted by this event at all enough to even ask these events not take place and again I pass through this to go home. Don't let the false exaggerations of some ruin an amazing thing for many Tami and Northeast Watercross have made some of the largest donations to this town that I've seen and I'm sure continuing to plan to do so. They use as many local businesses as possible to see these events through and this community needs more positive atmospheres and events in it. Thank you for your time & effort you all are putting into this and strongly urge the elected board to vote yes on the acceptance of this application!

Arthur Jenks
214 R Raymond Rd
Nottingham NH 03290

Review letters and response letter



Phone: (603)679-9597
 Fax: (603) 679-1013

Phone: (603) 994-3500

Plan Review

PROJECT NAME: Kubota Trust		CASE NUMBER: 21-003-SIT	
PLAN REVISION DATE: <u>April 8, 2021</u>			
MEETING DATE: <u>July 14, 2021</u>	Property Owner(s): Tami Defrancesco Kubota Trust 214 Raymond Road Nottingham, NH 03290 New owners to be updated	APPLICATION TYPE: <input type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input checked="" type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line Adjustment <input type="checkbox"/> Design Review	
APPLICATION STATUS: <input checked="" type="checkbox"/> Accepted: 02/10/21 65 days expires: 4/16/2021 <input type="checkbox"/> Approved: <input checked="" type="checkbox"/> Extension to: <u>July 14, 2021</u>	Engineer (s): Scott R Frankiewicz, LLS NH Land Consultants, PLLC 683C First NH Turnpike Northwood, NH 03861	REVIEWED BY: Stefanie Casella SRPC Circuit Rider 2/8/21 2021, updates through 4/14/2021 <u>Jen Czysz, SRPC Interim Circuit Rider</u> <u>July 12, 2021</u>	
EXECUTIVE SUMMARY			
<p>Applicant is applying for a new site plan to approve event space in addition to the existing residential and commercial use of the property.</p> <p>Lot 69/10 abuts the town of Raymond. Nottingham planning staff have sent as email to the Raymond planning staff requesting comments on the application according to RSA 674:53.</p> <p>Board should consider and discuss if this project will have a regional impact, and if this application will require a variance due to its lack of frontage.</p> <p>3/22/2021 Update Application was determined a Development of Regional Impact at the February 10 meeting. Additional abutters were listed including Raymond, Epping, Strafford Regional Planning Commission, and the Rockingham Regional Planning Commission. On 3/10 the case was continued again due to notices returned by mail. This second continuation was to insure adequate abutter notice time.</p> <p>4/12/2021 Update At the 3/24/2021 meeting the board voted to send the project for legal review regarding existing and proposed uses of the lots for camping and event. Additionally, the Lamprey River Advisory Committee has received communication regarding the project area and has provided comment.</p> <p>4/14/2021 Update Board delegated variance guidance to staff and zoning department</p>			



TOWN OF NOTTINGHAM, NH - PLANNING BOARD
 NOTTINGHAM TOWN OFFICE • 139 Stage Rd., P.O. Box 114 • Nottingham, NH 03290
<https://www.nottingham-nh.gov/planning-board>
scasella@strafford.org



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Phone: (603) 994-3500

Site walk requested
 Continuance and extension of deadline to 5/26

5/26/2021 Update

Applicant requested the hearing be continued to July 14, 2021 pending their continued case before the ZBA

7/12/2021 Update

The site walk was schedule for and held on May 5, 2021.

Several new items have been submitted and are available on the Planning Board's 7/14/2021 agenda webpage.

Please refer to the 5/6/2021 memo from Dale Sylvia for additional town staff comments.

BACKGROUND

TAX MAP/LOT:	69/8 and 68/10
AREA (ACRES, SQUARE FEET):	88.15 ac (3,839,814 sq ft)
EXISTING LAND USE:	Gravel pit (Commercial) and Residential
STEEP SLOPES:	Steep slopes are present on property
ROAD ACCESS (FRONTAGE):	No Frontage, access via easement from Raymond Rd
CLOSEST INTERSECTION:	Raymond Rd and Dolloff Dam Rd
ZONING DISTRICT(S):	Residential/Agricultural
OVERLAY DISTRICTS:	<input checked="" type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Steep Slopes
LOCATED ON A SCENIC ROAD?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
WATER BODIES:	<input checked="" type="checkbox"/> Shoreland Protection

OTHER PERMITS AND APPROVALS

<input type="checkbox"/> Special Exception(s)	<input type="checkbox"/> Waivers	<input checked="" type="checkbox"/> Variance(s)	<input type="checkbox"/> Easement(s)	<input type="checkbox"/> Excavation Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input checked="" type="checkbox"/> State Permits	<input type="checkbox"/> Road Cut	<input type="checkbox"/> Road Bond

STATUS NOTES:

Variance from Article II, Section C: On June 15, 2021 the Zoning board approved the variance application to allow water cross events with incidental camping as a permitted use three weekends per year. Conditions include no practice or other events outside of preapproved and noticed dates agreed upon with the Town of Nottingham and no vents to be held on major holidays.

DOT Driveway Permit issued on 5/6/2021 with numerous conditions including, but not limited to, no structures, signs, etc. may be a place on, over or under the highway right of way; no parking or other activities may be conducted on the highway right of way; events will occur only 3 times per year (Friday 4-6pm, Sat and Sun 10am-6pm); any other access to the highway are to be prevented and the right of way may only be used for travel;



drainage and sight distances shall be maintained; traffic interruptions are to be kept to a minimum and may require flaggers or uniformed officers when conditions warrant; the applicant is responsible for mitigation should future use of the driveway unfavorably impact the highway.

Alteration of Terrain: the applicant, per a letter from DES dated April 29, 2021, is working toward bringing unpermitted disturbances into compliance. An AoT permit application is due to NHDES by August 31, 2021 and an after-the-fact wetlands permit application is due by July 31, 2021.

COMPLETENESS/APPLICATION ACCEPTANCE

Application was accepted on February 10, 2021

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Updates to the 4/12/2021 staff report are included below in red to highlight changes since that time.

1. Comments on submitted waiver request:
 - a. No waivers submitted at this time
2. Elements in need of clarification, additional information, or provision before approval:
 - a. Plan indicates that property is not in the FEMA 100 yr flood zone, staff data layers show that it is.
 - i. Existing Conditions Plan sheet 2 of 4, note 15, indicates that the site is located within the 100-year flood plan.
 - ii. The applicant has further submitted a letter of map revision from FEMA stating that any the residence at 214 Raymond Rd. is located outside of the special flood hazard area, however, other portions of the site remain in the floodplain.
 - iii. Please note that the FEMA letter of map amendment refers to a registry of deeds book and page number that is not consistent with that on the submitted plans and application materials. If there was a property transfer since the original plan submission the application materials and plans should be updated accordingly.
 - b. Please provide eEasement language for utility and access easement have been provided as part of the applicant's resubmittal package, refer to the two deeds book 2534, page 1812 and book 5650, page 2201.
 - i. Access easement language must be reviewed and possibly updated to reflect the use of access for events, particularly the access easement as lots 8 and 10 do not have frontage and rely upon an access easement that traverses abutting lots 69-6 and 7. The access easement is included in the book 5650, page 2201 deed and articulated as "subject to rights of others to use the right of way shown on the plan as "Quimby R.O.W." The Board should discuss whether this covers the proposed change of use or warrants legal review.
 - c. There seems to be some sort of trail or access leading into 69-10 from the southern property line.
 - i. Please articulate what this is and if it has associated easements
 - ~~d. Please add the protective radii for the wells (checklist section 3 item 11)~~
 - ~~e. Plan references "50' access per plan reference #4"~~
 - ~~i. Please clarify what reference #4 is~~



- d. Setbacks need to be added to the plan set. The board should review the proposed site activities along the eastern property line, abutting lots 69-4 and 4-1. Does the camper sites, pit area or what appears to be the parking of tractor trailers constitute structures (required to be set back 50') or accessory structures (20' setback)? Further related considerations specific to this area:
- i. Are there adequate storm water and surface drainage facilities to minimize any potential impacts to the abutting property?
 - ii. Is the abutting residential property (69-4-1) protected against "undue noise, glare, unsightliness, or other nuisances..." (Site Plan Regulations 9.7.1(2)(b) from the internal road way, track and parking of vehicles along the property line and within the setbacks?
3. Notes changes, corrections, and additions:
- a. Wells and well radii are clearly labeled on both plan sheets. Please add "Well" label to all wells on sheet 3
 - b. Is the access road for the property paved? If so please label Sheet 4 of 4, proposed site plan, clearly identifies which of the existing drives are gravel and paved.
 - c. Digital copies of plans with a 4/8/21 revision date include only sheets 2 and 4 of 4. Is this correct and are there additional pages missing from the digital submission. Staff review was only conducted on those submitted digitally.
 - d. Update notes 7 and 8 on the Existing Conditions Plan, sheet 2 of 4, to reference both lots 8 and 10 that are subject to this application.
 - e. Update note 8 on the Existing Conditions Plan, sheet 2 of 4, to also include the proposed "incidental camping" to occur alongside the water-cross events.
 - f. Note 9 indicates on-site septic is to be provided, the applicant will either need a permit from DES for this change of use or a letter stating that it is not required.
 - g. Note 14 on the Existing Conditions Plan, sheet 2 of 4, states that the Friday event hours are limited to 4-6 PM however the plan notes state 2-4 PM, please clarify and correct accordingly.
4. Additional Staff Planner Comments and Recommendations
- a. Board should review and discuss the need for an Emergency and Safety plan
 - b. Board should review if alcohol will be consumed at the event and the need for a liquor license Existing Conditions (sheet 2 of 4) plan note 13 states that "No alcohol will be served on site."
 - c. Board should review the impact of night time noise
 - i. No racing after 6pm
 - d. The property falls within the Aquifer Protection Overlay District. As such there shall be no disposal of solid waste; no on-site disposal, storage, processing or recycling of toxic or hazardous materials or wastes; no burial of petroleum products; no unenclosed or uncovered storage of road salt or de-icing chemicals or dumping of snow containing these same chemicals. Refer to Article III, Section A of the Town's Zoning Ordinance.
5. Technical Review Committee Review and Comments
- a. Please refer to: [case 21-003-sit- memo technical review committee event permit rec 20210506.pdf](#) as posted to the Board's 7/14/2021 agenda webpage.



ACCEPTANCE AND APPROVAL PROCEDURES

1. Reconvene hearing
2. Presentation of updates by applicant
3. Staff review report
4. Abutter testimony
5. Act on submitted waiver request(s): NA
6. Board discussion, comments, questions
7. Act on approval, conditions, denial or continue to a date certain (staff recommendation: continue to date and time certain to allow applicant time to respond to staff comments above as well as the Town's 5/6/2021 public safety departments' technical review committee comment memo.)

CONDITIONS OF APPROVAL

- Plan copies with professional seals & signatures
 - Surveyor
 - Wetlands Scientist
- Original Mylar with professional seals & signatures
- Electronic submission per regulations (As-builts as required)
- All fees paid
- Additional items to be determined as part of the plan review hearing (List):
 - Address any required plan changes as decided upon by the board to proposed activities within the property setbacks (staff technical comment 2.b.i)
 - Plan changes required to respond to the 3 public safety department's plan review memo dated 5/6/2021
 - Need for an Emergency and Safety plan
- Changes to Plat as detailed in minutes and this report (refer to notes section and list):
 - Conditions Precedent:
 - Correct references to the Rockingham County Registry of Deeds book and page numbers as applicable (staff technical comment 2.a.iii above)
 - Correct plan sheet numbering (comment 3.c)
 - Update notes 7 and 8 on the Existing Conditions Plan, sheet 2 of 4, to reference both lots 8 and 10 that are subject to this application.
 - Update note 8 on the Existing Conditions Plan, sheet 2 of 4, to also include the proposed "incidental camping" to occur alongside the water-cross events.
- State Permits –
 - Curb-cut (approved),
 - Subdivision (Sub Surface/Septic), or letter stating a permit is not required
 - Wetlands – Dredge and Fill (to be submitted),
 - Alteration of Terrain (to be submitted in order to be up to date for existing uses)
 - Shoreland Protection



TOWN OF NOTTINGHAM, NH - PLANNING BOARD

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- Correct Note 14 on the Existing Conditions Plan, sheet 2 of 4, that states the Friday event hours are 2-4 PM to reconcile with the DOT driveway permit that states 4-6 PM.

Conditions Subsequent:

- Consistent with the Town's Aquifer Protection Overlay District (Article III, Section A of the Zoning Ordinance) there shall be no disposal of solid waste; no on-site disposal, storage, processing or recycling of toxic or hazardous materials or wastes; no burial of petroleum products; no unenclosed or uncovered storage of road salt or de-icing chemicals or dumping of snow containing these same chemicals.

Others (List):



Nottingham Fire - Rescue Department
235 Stage Road
PO Box 114
Nottingham, NH 03290-0114

Business (603) 679-5666
Facsimile (603) 679-1271

Ser # 2021-023

20 February 2021 **Emergency Dial 9 1 1**

Jaye J. Vilchock
Chief

Matthew R. Curry
Deputy Chief

JoAnna Arendarczyk
Town of Nottingham NH Planning Board, Land Use Clerk
PO Box 114
Nottingham, NH 03290


SUBJECT: Review for Fire Protection; Site Plan for KUBOTA TRUST
(Tax MAP 69, LOT 10) 214 Raymond Rd., Nottingham, New
Hampshire; Dated January 20, 2021. Case #21-003-SIT.

As requested by your 8 February 2021 memo, a fire protection review of subject plan was completed by Nottingham Fire Rescue Department (NFRD). The following comments are provided for adjudication:

- (1.) Maximum capacity of spectators, vendors, parking, campers need to be provided.
- (2.) Detail of vendor areas needs to be provided to ensure compliance with applicable safety codes.
- (3.) Detail of parking area, pit area, camping area and overflow areas need to be provided to ensure adequate access/egress for emergency services.
- (4.) Descriptions of temporary structures (vendors etc.) needs to be provided to ensure compliance with safety codes.
- (5.) Total number of rest room facilities needs to be scaled to maximum allowed attendance.
- (6.) No fires are permitted.
- (7.) Dedicated EMS services must be on site during event.
- (8.) Spectator seating capacity and style needs to be identified.
- (9.) All food vendors, temporary structures shall comply with applicable provisions of NFPA (1) and NFPA (96). Authority Having Jurisdiction (AHJ) reserves final decision authority in these matters.
- (10.) Access to all neighboring residences shall not be impeded, nor blocked.

If any additional information is needed, please contact the undersigned at Nottingham Fire Rescue Headquarters via 679.5666 during normal business hours.

Sincerely,


Jaye Joseph Vilchock
Chief, Nottingham
Fire Rescue

cc: File
Building Inspector
TA



To: Dirk Grotenhuis, Planning Board Chair person
From: Dale Sylvia, Building Inspector
Subject: Water Cross event
Date: 5/6/21

Mr. Grotenhuis,

The three public safety departments (police, fire and health) recently met with the Chris Sterndale, town administer, to discuss the proposed water crossing event at 214 Raymond road. This was a pre-planning meeting to discuss what requirements they would need to obtain a Special Event License should the Planning Board approve their proposed change of use. The following items would be addressed from a staff perspective and we are making you aware of these items should the Planning Board want to consider any of these to be included in you approval.

- What will be the max attendance, to include crew? We are not suggesting a limitation, however we would like a max number allowed provided as many of the decisions that need be made depend upon the size of the crowd. A method of counting personnel and public must be provided.
- What will be the max number of campers allowed, to include crew? This is important RSA 216-I: 2 requires 600 square feet per tent and 1000 square feet per RV. They need to provide a plan with space per site.
- All three departments have concern that there is only one means of egress to for the entire site. We suggest they provide a plan for a second means of egress, this could be as simple as a pedestrian egress, but it will need to identified and properly labeled.
- There will need to be an approved Emergency Action Plan.
- All food trucks will require a State peddler's license. In addition the location of the vehicle need to be on the Emergency action plan and pre-approved by the FD.
- All fires will require a burn permit from the fire department. No fireworks will be allowed per the Fire Chief.
- The Fire Chief would like to know the capacity / status of the bridge over the only egress.
- They have applied for "dry camping". There is no such term and we do not recognize that as an option. RSA 216-I: 3 requires a safe and potable supply of water. RSA 216-I: 4 requires flush toilets. However RSA 216-I: 13 does allow for an exemption if it is not used for more than 7 days in a calendar year. Their proposed plan is for 9 days in a calendar year. Based upon this we recommend that three weekends not be approved until such time that they provide flush toilets and dedicated potable water (not from a garden house from the house). We are ok with two weekends being conditionally approved. Also , just stating there will be no camping on one of the weekends raises

concerns as there will be no way to enforce this and the crews usually come with their own RVs.

To help them meet these requirements, the three departments are willing to and recommend a site walk with the applicant weeks prior to the first event to help them understand any requirements. A site walk days before the event will be required to ensure compliance.

Respectfully submitted,

Dale Sylvia
Building Inspector



P.O. BOX 114 • TOWN HALL • ROUTE 152 • NOTTINGHAM, NH 03290

Nottingham Planning Board
Attn: Dirk Grotenhuis
139 Stage Road
Nottingham, NH 03290

Re: Case # 21-003-SIT

Dear Planning Board Members,

It is our understanding that 9 days of water cross events are proposed at the site of Nottingham Sand and Gravel on Raymond Road. Recreational outdoor sports can be a great way for community members to connect with nature, which in turn promotes understanding and appreciation for natural resources and the need to steward them for future generations. Given the mission of the Nottingham Conservation Commission to collaborate with local and regional boards and organizations to inventory, map, and protect Nottingham's natural resources and open space, we are writing today with requests and recommendations in consideration of this event and those similar in nature.

NH Fish and Game's Wildlife Action Plan is a blueprint for conserving Species of Greatest Conservation Need (SGCN) and their habitats in New Hampshire. New Hampshire's Plan identifies 169 SGCN, which represent a broad array of wildlife, and it focuses on the 27 habitats that support these species. In Nottingham these habitats include warm water lakes and ponds, vernal pools, and hemlock hardwood forest. Although the sand and gravel pit is a manufactured pond, it sits among the highest ranked habitat in New Hampshire and our biological region (NH Fish and Game Wildlife Action Plan Map attached). This means many of the songbirds, bats, turtles and amphibians that are listed as threatened, endangered, or species of concern are highly likely to be found utilizing this region to breed, raise young, and/or hibernate. Ecologically diverse wildlife communities are not only enjoyed by residents for birdwatching, photography, and other past-times that contribute to overall wellbeing, they also provide a critical role in balancing insect and plant species which promotes physical wellbeing for humans as well.

The site also sits on an aquifer, which plays an important role in water quality and storage. With a changing climate and rapid development in our region, attention to both water quality and resilient and diverse wildlife communities is an imperative. To this end, we advise the following recommendations to be included in any decisions on the use of land for water cross events:

Noise: Excessive human noise can impact animal behavior, which includes communication necessary for successful breeding and rearing young. Threatened and endangered wildlife have been documented to avoid nesting in areas with persistent noise, and intermittent noise shows a startle response. We recommend limiting the number of water cross events, and holding them outside of peak breeding and nesting season which for our region is typically April-July, though with milder winters and a changing climate this can extend beyond. Additionally, we recommend the types of vehicles utilized in the races



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are low noise emission, or outfitted with reduction technology/equipment if possible.

Water Quality: To promote water quality and drinking water protection, we recommend that diligence and best practices are employed to prevent any fuel spillage or dumping from both the vehicles involved in the race, along with campers, etc. from participants. We also recommend best practice in waste management of trash and refuse generated by attendees, and possible education included in the promotion of the event on the unique habitat the event is held in. A summary and key words could be pulled from this letter.

Vehicle Traffic: To minimize negative impact to wildlife such as ground nesting birds, turtles, and amphibians, we recommend putting a reasonable limit on the number of event attendees, along with the number of the events approved and the timing of the events (recommended outside of peak nesting season).

Signed on behalf of the Conservation Commission,

Kristen Lamb

Kristen Lamb
B.S. Wildlife Ecology
Executive Director, Center for Wildlife
Nottingham Conservation Commission Member

2020 HIGHEST RANKED WILDLIFE HABITAT BY ECOLOGICAL CONDITION

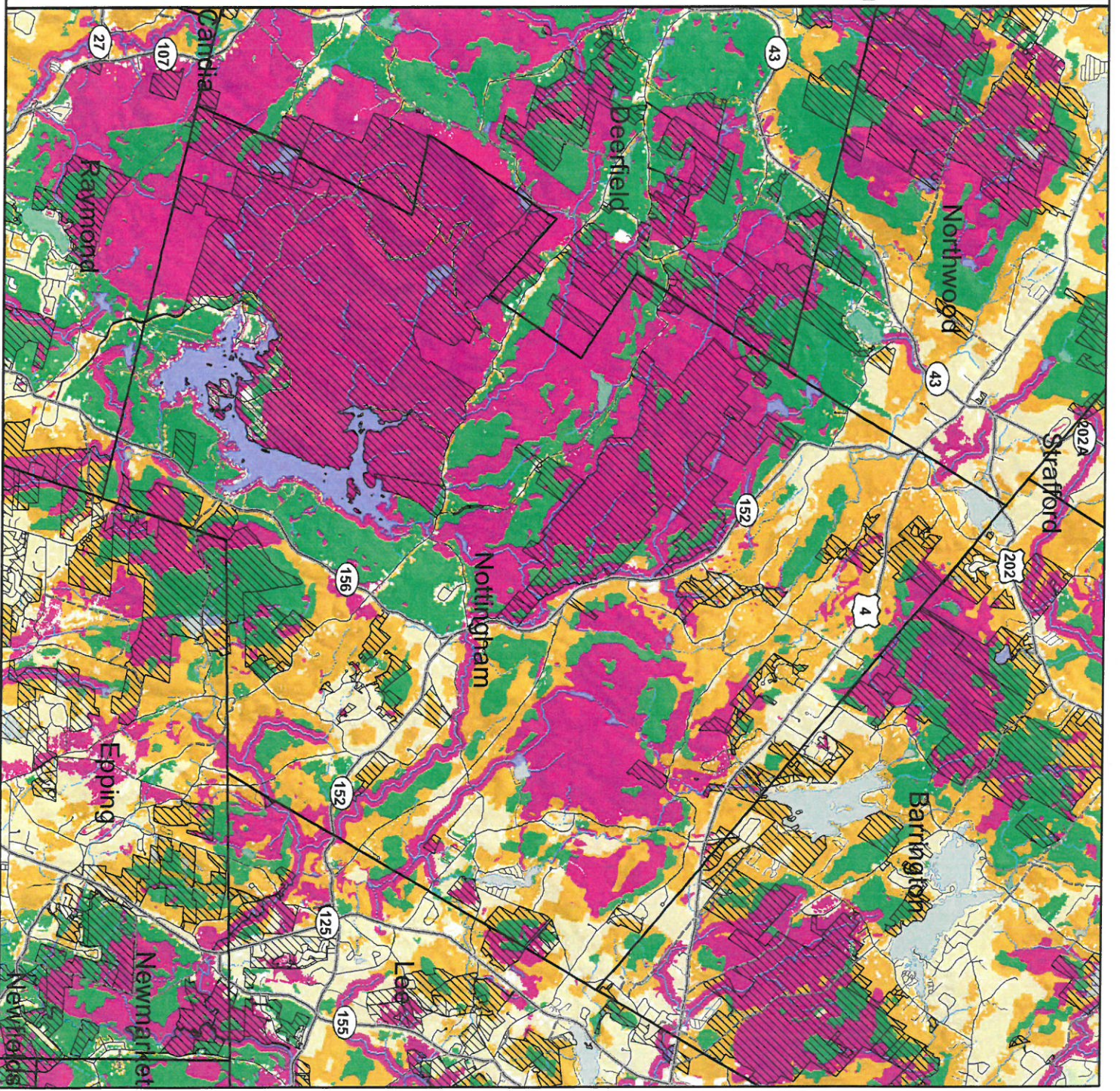
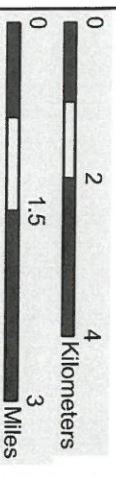
- Highest Ranked Habitat in New Hampshire
- Highest Ranked Habitat in the Biological Region
- Supporting Landscapes
- Conservation or public

Biological region = TNC ecoregional subsection for terrestrial habitats or Aquatic Resource Mitigation region for wetlands and floodplain forest.

Base map data provided by NH GRANIT at UNH May 2020. Intended for planning use only.



Sept. 2015, spatial data Apr. 2020



Lamprey River Advisory Committee



c/o 88 Hedding Road
Epping, NH 03042
www.lampreyriver.org

*Protecting the Lamprey, Little, North, North Branch, Pawtuckaway, and Piscassic rivers
that connect our fourteen communities*

Barrington, Brentwood, Candia, Deerfield, Durham, Epping, Exeter, Fremont,
Lee, Newfields, Newmarket, Northwood, Nottingham, Raymond

April 6, 2021

JoAnna Arendarczyk, land use clerk
Nottingham Planning Board
PO Box 114
Nottingham, NH 03290

Re: Kubota Trust
214 Raymond Road
Nottingham, NH
NHDES File Number: not applicable

Dear Ms. Arendarczyk:

The Kubota Trust lies within the quarter mile corridor of the Lamprey River and changes to the existing permitted uses are subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. Upon final review, we offer the following comments:

1. Documents reviewed were Site Plans dated January 20, 2021, Town of Nottingham Subdivision Application dated January 20, 2021, and supplemental materials.
2. The proponent desires to host three watercross events on site each summer. No NHDES permits have been requested and, per the application narrative, "There are no proposed site improvements, grading or earth moving with this application."
3. We do not identify any particular impacts to the river other than loud noises which will disturb the tranquility of the river and the local community. We request that the event sponsors, vendors, and participants take care not to allow litter to enter the Pawtuckaway River, especially at the new spectator overflow area.

Thank you for the opportunity to comment on this project.

A handwritten signature in cursive script that reads "Joseph Foley".

Joseph Foley, chair

Cc: Nottingham Conservation Commission, Nottingham Planning Board
Stefanie Casella, Strafford Regional Planning Commission
Tracie Sales, NHDES



N.H. LAND
Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

683C First New Hampshire Turnpike, Northwood, NH 03261
Phone 942-9220 Cell 833-5913

Town of Nottingham
139 Stage Road
Nottingham, NH 03290

Re: Kubota Trust, 214 Raymond Road, Nottingham, NH, Watercross events.

Date: 7-19-21

Re: Responses to review letters from SRPC Staff Planner Review, Nottingham Fire Department, Technical Review Committee and Nottingham Conservation Commission

Response to SRPC Staff Planner review letter:

1. Comments on submitted waiver request:

a. No waivers submitted at this time

2. Elements in need of clarification, additional information, or provision before approval:

- a. Plan indicates that property is not in the FEMA 100 yr. flood zone, staff data layers show that it is.
- i. Existing Conditions Plan sheet 2 of 4, note 15, indicates that the site is located within the 100-year flood plan.
- ii. The applicant has further submitted a letter of map revision from FEMA stating that the residence at 214 Raymond Rd. is located outside of the special flood hazard area, however, other portions of the site remain in the floodplain.
- iii. Please note that the FEMA letter of map amendment refers to a registry of deeds book and page number that is not consistent with that on the submitted plans and application materials. If there was a property transfer since the original plan submission the application materials and plans should be updated accordingly.

Response: The property is within the 100 yr. floodzone but there was a Letter of Map Amendment submitted and the structures were removed from the floodzone on June 9, 2021

from lot 8. The letter of map amendment (LOMA) notes the deed as Book 6229 Page 2145. Lot 8 was transferred from Tami DeFrancesco, Kubota Trust to Tami DeFrancesco & James George, which are both on the application submitted to the Town of Nottingham and are owners of Tax Map 69 Lot 8. The owners of Lot 8 have been revised on the plan.

b. Easement language for utility and access easement

i. Access easement language must be reviewed and possibly updated to reflect the use of access for events, particularly the access easement as lots 8 and 10 do not have frontage and rely upon an access easement that traverses abutting lots 69-6 and 7. The access easement is included in the book 5650, page 2201 deed and articulated as “subject to rights of others to use the right of way shown on the plan as “Quimby R.O.W.”” The Board should discuss whether this covers the proposed change of use or warrants legal review.

Response: The access and utility easement deeds have been included in this resubmittal as well as three recorded plans showing the easements.

2.d. Setbacks need to be added to the plan set. The board should review the proposed site activities along the eastern property line, abutting lots 69-4 and 4-1. Do the camper sites, pit area or what appears to be the parking of tractor trailers constitute structures (required to be set back 50’) or accessory structures (20’ setback)? Further related considerations specific to this area:

Response: We have shown the setbacks and, in our opinion, the temporary parking of campers, use of the pit area for the racing events and the temporary parking of tractor trailers do not constitute structures requiring any setbacks to the property lines.

i. Are there adequate storm water and surface drainage facilities to minimize any potential impacts to the abutting property?

Response: We are not proposing any permanent changes to the surface, all campers and trailers are temporary and will be on site for the 3 day event 3 times a year as proposed.

ii. Is the abutting residential property (69-4-1) protected against “undue noise, glare, unsightliness, or other nuisances...” (Site Plan Regulations 9.7.1(2)(b) from the internal road way, track and parking of vehicles along the property line and within the setbacks?

Response: The abutter is a Nottingham citizen who supports the event and has submitted a letter to the Town of Nottingham stating he has no objection to the events. See enclosed within the submittal package.

3. Notes changes, corrections, and additions:

d. Update notes 7 and 8 on the Existing Conditions Plan, sheet 2 of 4, to reference both lots 8 and 10, that are subject to this application.

Response: The event is proposed to be on Lot 10 and in extreme cases will lot 8 be used for overflow parking. Notes 7 and 8 have been updated to note such.

e. Update note 8 on the Existing Conditions Plan, sheet 2 of 4, to also include the proposed “incidental camping” to occur alongside the water-cross events.

Response: Note 8 has been revised to include “incidental camping to occur in conjunction with the watercross events.

f. Note 9 indicates on-site septic is to be provided, the applicant will either need a permit from DES for this change of use or a letter stating that it is not required.

Response: Note 9 has been revised to note that portable toilets will be on site. There are 6 portable toilets proposed onsite during the event.

g. Note 14 on the Existing Conditions Plan, sheet 2 of 4, states that the Friday event hours are limited to 4-6 PM however the plan notes state 2-4 PM, please clarify and correct accordingly.

Response: The Friday event hours are 4-6 pm and have been revised on the plans.

4.d The property falls within the Aquifer Protection Overlay District. As such there shall be no disposal of solid waste; no on-site disposal, storage, processing or recycling of toxic or hazardous materials or wastes; no burial of petroleum products; no unenclosed or uncovered storage of road salt or de-icing chemicals or dumping of snow containing these same chemicals. Refer to Article III, Section A of the Town’s Zoning Ordinance.

Response: See additional sheet notes on 2 of 4 noting the property is within the Aquifer Protection Overlay District and the above noted restrictions.

Response to Nottingham Fire-Rescue Department review letter:

1. Maximum capacity of spectators, vendors, parking, campers need to be provided.

Response: Daily crowd attendance changes, last year average for the entire weekend with people coming and going was a total of 1,200 over the entire 3-day event. The next approved event will be monitored closer and update the select board with results. We are proposing space for 20 campers on site

2. Detail of vendor areas needs to be provided to ensure compliance with applicable safety codes.

Response: Enclosed you will find several plans noting location of vendors.

3. Detail of parking area, pit area, camping area and overflow areas need to be provided to ensure adequate access/egress for emergency services.

Response: Enclosed you will find several plans detailing the locations of parking, pit area, camping area, and overflow parking areas. The plans clearly show the driveway will not be blocked by any of these activities and access/egress for emergency services will be ensured.

4. Descriptions of temporary structures (vendors etc.) needs to be provided to ensure compliance with safety codes.

Response: Descriptions of all temporary structures (vendors) that will be at the event will be present to the Selectboard at the time of the walk through prior to the event.

5. Total number of rest room facilities needs to be scaled to maximum allowed attendance.

Response: There will be a number of portable toilet facilities, as was at the last events, on site and if it is determined more need to be supplied more will be put in service.

6. No fires are permitted.

Response: No fires are allowed at the event.

7. Dedicated EMS services must be on site during event.

Response: As in past events there will be an ambulance on site during all events.

8. Spectator seating capacity and style needs to be identified.

Response: No spectator seating is supplied. All spectators will either stand to watch the event or supply their own seating.

9. All food vendors, temporary structures shall comply with applicable provisions of NFPA (1) and NFPA (96). Authority Having Jurisdiction (AHJ) reserves final decision authority in these matters.

Response: All food vendors will be required to meet all applicable regulations.

10. Access to all neighboring residences shall not be impeded, nor blocked.

Response: Access to all neighboring residences will be monitored to insure they are not impeded or blocked at any time turning the event.

Response to Public Safety Departments of Nottingham (Police, Fire and Health) review letter

1. What will be the max attendance, to include crew? We are not suggesting a limitation, however we would like a max number allowed provided as many of the decisions that need be made depend upon the size of the crowd.

Response: Daily crowd attendance changes, last year average for the entire weekend with people coming and going was a total of 1,200 over the entire 3-day event. The next approved event will be monitored closer and update the select board with results.

2. A method of counting personnel and public must be provided.

Response: The event organizers use a numbered bracelets and tally counter to count personnel and public attendees.

3. What will be the max number of campers allowed, to include crew? This is important RSA 216-I: 2 requires 600 square feet per tent and 1000 square feet per RV. They need to provide a plan with space per site.

Response: 20 campers at this time the space campers are on is approximately 1.1 acre (43,560 sq ft) More than 1000 sq. ft. per camper. No Tents will be allowed on the property

4. All three departments have concerns that there is only one means of egress to for the entire site. We suggest they provide a plan for a second means of egress, this could be as simple as a pedestrian egress, but it will need to be identified and properly labeled.

Response: There is another way out through logging trail on south side of lot 10 that meets up with South East Land Trust (SELT) Land logging trail to Stingy River Rd as shown on the enclosed plans.

5. There will need to be an approved Emergency Action Plan.

Response: EMS & Police Detail will be present during all race times. We have identified & labeled a map for Emergency Gathering Locations to the South and North of the property.

6. All food trucks will require a state peddler's license.

Response: Yes, all food trucks will be required to have necessary licenses

7. In addition, the location of the vehicle needs to be on the Emergency action plan and pre-approved by the FD. - All fires will require a burn permit from the fire department. No fireworks will be allowed per the Fire Chief.

Response: We will happily work with the chief to come up with a satisfactory plan of action prior to the special event license.

8. The Fire Chief would like to know the capacity / status of the bridge over the only egress.

Response: Not exactly sure but has had very heavy equipment and triaxles crossing it for years with no problems.

They have applied for “dry camping”. There is no such term and we do not recognize that as an option. RSA 216-I: 3 requires a safe and potable supply of water. RSA 216-I: 4 requires flush toilets. However, RSA 216-I: 13 does allow for an exemption if it is not used for more than 7 days in a calendar year. Their proposed plan is for 9 days in a calendar year. Based upon this we recommend that three weekends not be approved until such time that they provide flush toilets and dedicated potable water (not from a garden house from the house). We are ok with two weekends being conditionally approved. Also, just stating there will be no camping on one of the weekends raises 2 concerns as there will be no way to enforce this and the crews usually come with their own RVs.

Response: All campers will be self-contained with water and flush toilets, Campers will not max. out 7 days, 24 hr. periods per event to comply with RSA 216-1. Also note campers are only parked during race times and not occupied. No grey water will be discharged on site. Emi's Porta Potty is available for pumping all onsite Porta Potties as needed as well as pumping campers if needed.

Re: Response to Conservation Commission review letter

1. **Noise:** Excessive human noise can impact animal behavior, which includes communication necessary for successful breeding and rearing young. Threatened and endangered wildlife have been documented to avoid nesting in areas with persistent noise, and intermittent noise shows a startle response. We recommend limiting the number of water cross events, and holding them outside of peak breeding and nesting season which for our region is typically April-July, though with milder winters and a changing climate this can extend beyond. Additionally, we recommend the types of vehicles utilized in the races are low noise emission, or outfitted with reduction technology/equipment if possible.

Response: We do acknowledge the sport does have an inherent noise factor and the event organizer is has acknowledge that. We are proposing to place two trailer to block the noise from the event to the closest abutters. As stated in the public meeting the applicant does plan on placing fencing in this location, as shown on the plans, when it is financially viable.

2. **Water Quality:** To promote water quality and drinking water protection, we recommend that diligence and best practices are employed to prevent any fuel spillage or dumping from both the vehicles involved in the race, along with campers, etc. from participants. We also recommend best practice in waste management of trash and refuse generated by attendees, and possible education included in the promotion of the event on the unique habitat the event is held in. A summary and key words could be pulled from this letter.

Response: The event organizers and the property owner are both aware of the concerns of water quality. They have put in place safety measures to quickly address any spill that may occur during these event. As shown in the emergency plan section of the material submitted.

3. **Vehicle Traffic:** To minimize negative impact to wildlife such as ground nesting birds, turtles, and amphibians, we recommend putting a reasonable limit on the number of event attendees, along with the number of the events approved and the timing of the events (recommended outside of peak nesting season).

Response: The events are proposed to be occur only 3 times a year on off weekends, see schedule of events section of the material submitted. The site had approximately 1,200 attendees last year at the events over the 3-day event and they anticipate the same number of attendees this year if the events are approved.

Please feel free to reach out to us with further questions or comments on this response letter and the revised plans.

Respectfully submitted,

Scott R. Frankiewicz, LLS

New Hampshire Land Consultants, PLLC