



TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

Zoning Board of Adjustment Application for Appeal- VARIANCE

PLEASE READ THE APPLICATION RULES AND GUIDELINES BEFORE COMPLETING THE APPLICATION

LOCATION OF PROPERTY: Street Address 214 Raymond Road

69 8 & 10
 Tax Map Lot Sub-Lot

Applicant's information:

Name(s): <u>Tami Lee Defrancesco & James George</u>	
Address: <u>214 Raymond Road</u>	Phone #:
<u>Nottingham, NH 03290</u>	E-mail:

Owner(s) information (if same as applicant write same): SAME

Name(s):	
Address:	Phone #:
	E-mail:

Representative's information (if applicable):

Name(s): <u>Brett Allard, Esq., Bernstein Shur Sawyer & Nelson P.A.</u>	
Address: <u>P.O. Box 1120 Manchester NH 03105</u>	Phone #: <u>603-665-8813</u>
	E-mail:

Property information:

Lot Dimensions: Front _____ Rear _____ Side _____ Side _____
 Lot Area: Acres 88.15 (total of both lots) Square Feet 3,839,814 (total of both lots)
 Present Use of Property Residential (lot 8) and active gravel pit (lot 10)
 Proposed Use of Property Watercross events with incidental camping three weekends per year

Please provide a copy of the recent deed and tax card for this property.

The signer shall be the owner; or the signer shall provide a letter signed by all the property owners giving the signer permission to represent the owner in presentation of this application.

I certify that the information provided is to the best of my knowledge, information and correct.

OWNER(S) <u>Tami Lee Defrancesco</u> Printed name	DocuSigned by: <u>Tami Defrancesco</u>	<u>04/26/21</u>
	Signature	Date
	<u>James George</u>	<u>04/26/21</u>
<u>James George</u> Printed name	Signature	Date
<u>Tami Lee Defrancesco, Trustee</u> for the Kubota Trust Printed name	DocuSigned by: <u>Tami Defrancesco, Trustee</u>	<u>04/26/21</u>
	Signature	Date

NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

VARIANCE REQUEST

A variance is requested from Article II Section C of the zoning ordinance to permit:
Watercross events with incidental camping (i.e. "commercial use") three weekends per year.

Previous Zoning Board action on this property: None, upon information and belief.

SUPPORTING INFORMATION

1. The variance would not be contrary to the public interest because:

See attached.

2. The spirit of the ordinance is observed:

See attached.

3. Substantial justice is done:

See attached.

4. The values of the surrounding properties are not diminished:

See attached.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

See attached.

ii) The proposed use is a reasonable one.

See attached.

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

6

I understand that I **MUST** appear in person at the public hearing

OR

If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

I hereby designate Brett W. Allard, Esq. of Bernstein, Shur, Sawyer & Nelson, P.A.

to represent me as a representative/agent in the pursuance of this appeal.

Property Owner(s) Tami DeFrancesco 04/26/21 _____
Signature Date Signature Date

Property Owner(s) James George 04/26/21 _____
DocuSigned by: Signature Date Signature Date

Property Owner(s) Tami DeFrancesco, Trustee 04/26/21 _____
DocuSigned by: Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

LIST OF ABUTTERS

The following is a list of all abutting property owners concerned in this appeal. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. The Land Use Office can assist you in determining your abutters, but **YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT OWNER AND MAILING INFORMATION.** When verifying the correct owner and mailing information, you are required to use the assessing information. **You are ultimately responsible for your own list of abutters.** This information is necessary to properly notify all interested parties with certified notices. **FAILURE TO PROVIDE COMPLETE INFORMATION ON ABUTTERS WILL RESULT IN THE APPLICATION BEING RETURNED AND MAY DELAY THE SCHEDULING OF YOUR HEARING.**

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

1. Applicant(s) Name	Address
Tami Lee Defrancesco & James George	214 Raymond Road Nottingham, NH 03290
2. Owner Name	Address
Tami Lee Defrancesco & James George	214 Raymond Road Nottingham, NH 03290
3. Professional(s) Name	Address
<i>See below</i>	

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4. 69-8	Tami Lee Defrancesco / James George	214 Raymond Road, Nottingham NH 03290
5. 69-10	Kubota Trust, Tami Lee Defrancesco, Trustee	214 Raymond Road, Nottingham NH 03290
6. 69-2	Naughty Lilac, LLC c/o McLane, Graf, Raulerson	P.O. Box 326, Manchester NH 03105
7. 69-4 69-4-1	Arthur P. Jenks	214 R Raymond Rd. Nottingham, NH 03290
8. 69-5	Town of Nottingham	P.O. Box 114, Nottingham, NH 03290
9. 69-6	Pawtuckaway River Condos	212 Raymond Rd., Nottingham, NH 03290
10. 69-7-1	Brian K. Hunter	218 Raymond Rd., Nottingham, NH 03290
11. 69-7-2	Kristen Labrack Sterns	220 Raymond Rd., Nottingham, NH 03290
12. 69-7-3	Eric C. & Erin C. Harkins	226 Raymond Rd, Nottingham, NH 03290
13. 69-11	Mark A. Vallone & Christine C. Vallone, Trustees Of The M&C Revocable Trust	252 Blake Road, Epping, NH 03042
14. 67-5 42-1 (Raymond)	Southeast Land Trust of New Hampshire	P.O. Box 675, Nottingham, NH 03290
15. Lot 41-73 (Raymond)	Carl C. Mun	111 Nottingham Rd., Raymond, NH 03077
16. Surveyor	New Hampshire Land Consultants, PLLC	683C First NH Tpk (RT4), Northwood, NH 03261
17. Wetland/Soil Scientist	Fraggle Rock Environmental	38 Garland Road, Strafford, NH 03884
18. Attorney	Brett W. Allard, Esq. Bernstein Shur Sawyer & Nelson, P.A.	P.O. Box 1120, Manchester, NH 03105
19.	*See Attached additional abutters	
20.		



<u>Map/ Lot</u>	<u>Abutter(s) Name</u>	<u>Mailing Address</u>
	Gina Akerman	212 Raymond Road #1 Nottingham NH 03290
	Carol Reed	212 Raymond Road #2 Nottingham NH 03290
	Kelly Lapointe	212 Raymond Road Unit #3 Nottingham NH 03290
	Christopher Montigny Susan Lefebvre	212 Raymond Road #4 Nottingham NH 03290



TOWN OF NOTTINGHAM
ZONING BOARD OF ADJUSTMENT

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

DocuSigned by:
 Property Owner(s) Tami Defrancesco 04/26/21 _____
EF6E25FE55BF4EC... Signature Date Signature Date
 Tami Lee Defrancesco

DocuSigned by:
 Property Owner(s) James George 04/26/21 _____
DFC693C7501A419... Signature Date Signature Date
 James George

DocuSigned by:
 Property Owner(s) Tami Defrancesco, Trustee 04/26/21 _____
EF6E25FE55BF4EC... Signature Date Signature Date
 Tami Lee Defrancesco, Trustee of the
 Kubota Trust

Property Owner(s) _____
 Signature Date Signature Date

Introduction

The subject property is situated at 214 Raymond Road (Tax Map 69, Lots 8 and 10) (the "Property"). Tami Lee Defrancesco and James George own Lot 8. Tami Lee Defrancesco, Trustee of the Kubota Trust, owns Lot 10.¹ The Property is situated in the Residential-Agricultural District. Lot 10 is approximately 63.04 acres. It consists of substantially vacant land, but also maintains a man-made pond within an existing active gravel pit. Lot 8 is approximately 25.11 acres and immediately abuts Lot 10 to the north. It consists of a single-family home where the Applicants reside. The Applicant proposes to host three watercross racing events per year on the pond on Lot 10. The Applicant also proposes a camping area on Lots 8 and 10 incidental to the events. As shown on the enclosed plan, camping during the events will occur on Lots 8 and 10 in the area along the Lots' common boundary. Campers are primarily limited to participant racers and their immediate family/guests.

One watercross event was held on the Property during one weekend last year with a special event permit obtained through the Board of Selectmen. However, once the Applicant proposed to host three events per year, they were advised by the Town that they needed to submit a site plan application to the Planning Board to approve the events. The Applicant submitted a site plan application dated January 20, 2021 and has attended several public hearings before the Planning Board since that time. On April 7, 2021, Town staff informed the Applicant that the Planning Board Chair had determined (1) that a variance is required on Lot 10 to allow a watercross racing event to be held thereon three weekends per year; and (2) that a variance is required on Lots 8 and 10 to allow camping thereon incidental to those events during those weekends, because these "commercial" uses are not permitted under Article II, Section C of the Zoning Ordinance. The Planning Board ratified that determination by vote at its April 14, 2021 meeting. While the Applicant submits that it has satisfied the five variance criteria for the reasons set forth herein, this variance application is submitted without prejudice to the Applicant's contemporaneously filed administrative appeal application and their positions contained therein that such variances are not required.

1 & 2. Granting the variances will not be contrary to the public interest and will be consistent with the spirit of the ordinance.

For a variance to be contrary to the public interest, the proposal has to conflict with the ordinance so much that it violates the ordinance's basic zoning objectives. The relevant tests are (1) whether the proposal will alter the essential character of the neighborhood; and (2) whether it threatens the public health, safety or welfare. Because it is in the public's interest to uphold the spirit of the ordinance, the Supreme Court has held that these two criteria are related. If you meet one test you almost certainly meet the other. See Farrar v. City of Keene, 158 N.H. 684 (2009). As such, the Applicant addresses these two criteria together.

¹ The trust was the sole owner of both lots when it submitted its original site plan application to the Planning Board dated January 20, 2021. On January 29, 2021, the trust deeded Lot 8 to Tami Lee Defrancesco and James George. The trust remains the owner of record of Lot 10 to date. As such, Tami Lee Defrancesco, James George, and Tami Lee Defrancesco, Trustee of the Kubota Trust are collectively referenced herein as the "Applicant", since this application pertains to both Lots 8 and 10.

Granting the variances to allow for the watercross events with incidental camping will not alter the essential character of the neighborhood. First, and perhaps most importantly, the Applicant proposes to host the events on only three weekends per year, and the Applicant does not propose any permanent changes to their Property in connection with these variance requests. The proposal will not and cannot alter the essential character of the area where the Applicants do not propose any permanent changes to their property in connection with this application. Temporary infrastructure and preparations are necessary to host the events (e.g., signs, port-o-potties, vendor tables, tents for campers, etc.), but after the events conclude, the character of the Property reverts back to its existing permitted residential and gravel pit uses for the overwhelming majority of the year. Due to the limited and periodic nature of the events, granting the variances will not alter the essential character of the area.

Nor will granting the variances jeopardize public health, safety, or welfare, as the Applicant arranges for a police and paramedic detail to remain on site at all times during the events to ensure public safety. While there is an inherent level of noise associated with the races, they are proposed to occur on an existing and active excavation operation which also involves an inherent level of noise on a much more regular basis. And, again, the events are only proposed to occur on three weekends for year. As such, granting the variances would not threaten public health, safety, or welfare.

For these reasons, granting the variances will not be contrary to the public interest and will be consistent with the spirit of the ordinance.

3. Granting the variances will result in substantial justice being done.

The Supreme Court has held that measuring substantial justice requires balancing public and private rights. “Perhaps the only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.” Harborside Assocs., L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 515 (2011). There is no public gain by denying the variances. In fact, granting the variances would benefit the public by providing the citizens of Nottingham with a fun and unique recreational event that they can attend with other residents of the Town. There would only be loss to the Applicant in denying these variances. Therefore, “the general public would realize no appreciable gain from denying” these variances. U-Haul Co. of New Hampshire & Vermont v. City of Concord, 122 N.H. 910, 913 (1982). As such, substantial justice is done by granting the variances.

4. Granting the variances will not diminish the value of surrounding properties.

The Applicant has not proposed any permanent changes to the Property in connection with these variance requests. For example, the Applicant is not requesting to build structures within the setbacks closer to abutting properties than is otherwise allowed under the Zoning Ordinance such that the value of surrounding properties could potentially be compromised. The events are proposed to occur on only three weekends per year and, after they conclude, the use of the Property reverts back to its existing permitted residential and gravel pit uses for the overwhelming majority of the year. Moreover, as discussed below, the Property is much larger than most other properties in the area and can support the events. While there is an inherent level of noise associated with

the races, they are proposed to occur on the existing and active excavation operation which also involves an inherent level of noise on a much more regular basis. As shown on the plan, there is also an existing berm on the southerly and easterly side of the pond where the events will occur that will serve as a natural barrier to contain some of the noise from the events. Therefore, granting the variances will not diminish the value of surrounding properties.

5. Literal enforcement of the ordinance would result in unnecessary hardship.

Unnecessary hardship will be found when the subject property has special conditions or circumstances that distinguish it from other properties in the area and (1) there is no substantial relationship between the purpose of the ordinance and the specific application of the ordinance as applied to the property; and (2) the proposed use is reasonable. See RSA 674:33.

The Property has several special conditions that distinguish it from other properties in the area. First, Lot 10 maintains an active permitted gravel pit containing a man-made pond. No other properties in the area have similar type features. Second, with the exception of one other lot, the Applicant's Property is much larger than other properties in the area. For example, the Applicant's Property totals approximately 88.15 acres, whereas abutting properties are only approximately 1.74 acres (lot 7-1), 6.81 acres (lot 7-2), 4.64 acres (lot 7-3), 5 acres (lot 11), 41 acres (lot 4), 5.02 acres (lot 4-1), 41 acres (lot 4), 34 acres (lot 2), and 10 acres (lot 6).² The Applicant's Property is more than twice as large as even the largest abutting lot.

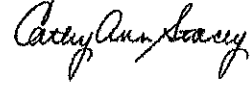
Owing to these special conditions, there is no fair and substantial relationship between the purpose of the Zoning Ordinance's prohibition against watercross events and incidental camping (i.e. "commercial use") on the Property and its application here. Unlike other properties in the area, the Applicant's Property is large enough to be able to support the events. And unlike other properties in the area, the Applicant's Property contains a gravel pit with a man-made pond that is particularly conducive to facilitating these types of events. Indeed, the active gravel pit is a preexisting allowed "commercial-like" use of the Property. Again, while there is an inherent level of noise associated with the races, they are proposed to occur on the existing and active excavation operation which also involves an inherent level of noise on a much more regular basis. In sum, owing to these special conditions, the Applicant's Property is uniquely situated in a manner that it can fully and adequately accommodate these events. Watercross events would simply not be possible on other properties in the area. For the foregoing reasons, and because the Applicant only requests to host the events on three weekends per year, literal enforcement of the ordinance would result in unnecessary hardship.

The proposed use is reasonable.

For all of the foregoing reasons, which are incorporated herein by reference, the proposed use is reasonable and the variances should be granted.

² All acreages are as described on the Town's Tax Map 69.

When recorded please mail to:
DeBruyckere Law Offices, P.C.
One Verani Way
Londonderry, NH 03053



LCHIP	ROA402136	25.00
RECORDING		18.00
SURCHARGE		2.00

QUITCLAIM DEED

I, **Tammy Sherman**, widow, of 73 Harriman Hill Road, Raymond, New Hampshire 03077

FOR CONSIDERATION PAID,

GRANT TO **Tammy L. Sherman**, Trustee of the **Kubota Trust**, under declaration of trust dated February 19, 2018, a revocable trust, having an address of 73 Harriman Hill Road, Raymond, New Hampshire 03077

with QUITCLAIM COVENANTS

PROPERTY ADDRESS: Raymond Road, Nottingham, New Hampshire 03290

A certain parcel of land with the improvements thereon situate in Nottingham, County of Rockingham, State of New Hampshire, shown as Lot 69/10 on a Plan entitled "Lot Line Adjustment Plan prepared for Sherman Intervivos Family Trust, Tax Map 69, Lot Nos. 8 & 10 220R Raymond Road (NH Route 156) Town of Nottingham County of Rockingham State of New Hampshire" scale 1" = 100', dated December 27, 2010, prepared by McEneaney Survey Associates, Inc., recorded as D-36717 in the Rockingham County Registry of Deeds, containing 2,745,938 square feet or 63.04 acres, as shown on said plan.

Together with a right of way to said granted premises across land now or formerly of Moses O. Nichols, from the highway leading from Nottingham to west Epping and subject to other conditions named in deed from John I. Pike to Edwin A. Jennings, dated June 18, 1887, and recorded in the Rockingham County Registry of Deeds, Book 508 Page 271 and a perpetual right to use for all customary purposes the existing logging road leading from Route 156 to the subject parcel.

Subject to a perpetual right to use for all customary purposes the right of way from Route 156 to the third tract described 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.

Subject to an easement to New England Tel. & Tel. Co. and Public Service Co. of N. H. dated February 25, 1985, and recorded in Rockingham County Registry of Deeds at Book 2534, Page 1812.

Subject to a right of way to land now or formerly of John L. Folsom, as described in a deed recorded at Book 508 Page 271 of the Rockingham County Registry of Deeds (Tax parcel 69-4).

Subject to and with the benefit of easements and rights of way as may be shown on said Plan as may be applicable.


Subject to easements, restrictions, covenants and condition of record, insofar as the same are in force and applicable.

Meaning and intending to convey the same premises conveyed to Nelson E. Sherman, Jr. and Tammy Sherman by deed of Nelson Sherman and Judith Sherman, Co-Trustees of Sherman Inter Vivos Family Trust of October 1995, dated January 25, 2017, and recorded with the Rockingham County Registry of Deeds in Book 5795, Page 1899 and re-recorded in Book 5800, Page 914. See Death Certificate of Nelson E. Sherman, Jr. recorded herewith.

This is a non-contractual conveyance pursuant to RSA 78-B:2(XXII).

This deed was prepared without the benefit of a title examination.

Witness my hands and seals this February 19, 2018.

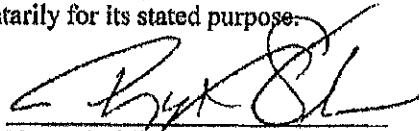


Tammy Sherman

STATE OF NEW HAMPSHIRE

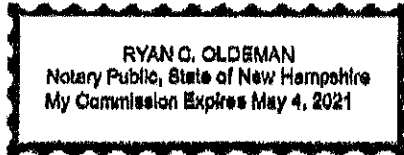
Rockingham, ss

On this February 19, 2018, before me, the undersigned notary public, personally appeared Tammy Sherman, proved to me through satisfactory evidence of identification, which was a NA driver's license personal knowledge, to be the person or persons whose names are signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

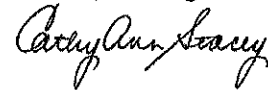


Notary Public

My commission expires:



Return To:
Tami Defrancesco and James George
214 Raymond Road
Nottingham, NH 03290



LCHIP	ROA542632	25.00
TRANSFER TAX	RO103697	40.00
RECORDING		14.00
SURCHARGE		2.00

Transfer Tax: \$40.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Tami Lee Defrancesco, Trustee of the Kubota Trust**, unmarried, with a mailing address of 214 Raymond Road, Nottingham, NH 03290, for consideration paid grant(s) to **Tami Defrancesco and James George**, as joint tenants with rights of survivorship, with a mailing address of 214 Raymond Road, Nottingham, NH 03290, with **WARRANTY COVENANTS:**

A certain tract or parcel of land together with the buildings and improvements thereon situated in the Town of Nottingham, County of Rockingham, State of New Hampshire, and being shown as TAX MAP 69, Parcel Number 8, NEW PARCEL AREA, on plan of land entitled "Lot Line Adjustment Plan prepared for Sherman Invivos Family Trust, Tax Map 69, Lot Nos. 8 & 10, 220R Raymond Road (NH Route 156), Town of Nottingham, County of Rockingham, State of New Hampshire", dated December 27, 2010, prepared by McEneaney Survey Associates, Inc., recorded in the Rockingham County Registry of Deeds as Plan #D-36717; and to which plan reference may be made for a more particular metes and bounds legal description of the premises.

Said premises being conveyed TOGETHER WITH the perpetual right to use for all customary purposes the existing logging road leading from Route 156 to the above tract.

Said TAX MAP 69, Parcel Number 8 containing 1,093,565 square feet, 25.10 acres, more or less according to the above referenced plan.

Said premises being conveyed subject to all facts, matters, easements, restrictions, and conditions as shown or noted on the above referenced Plan.

Said premises being conveyed subject to any easements for utilities and services as same may pertain to the premises; including but not limited to easement to New England Tel. and Tel. Co. and Public Service Co. of N.H. dated February 25, 1985, and recorded in Rockingham County Registry of Deeds at Book 2534, Page 1812.

Said premises being conveyed subject to the perpetual right of others entitled thereto to use for all customary purposes the right of way leading from Route 156 to the third tract described in deed recorded in the Rockingham County Registry of Deeds at Book 2030, Page 345; said third tract of land, with appurtenant right of ingress and egress, having been conveyed by deed recorded with said Registry at Book 2528, Page 169.

Subject to a right of way to land now or formerly of John L. Folsom, as described in a deed recorded at Book 508, Page 271 of the Rockingham County Registry of Deeds (Tax Parcel 69-4).

Meaning and intending to describe and convey the same premises as conveyed to Tami Lee Defrancesco, as Trustee of the Kubota Trust by virtue of a deed from Tami Lee Defrancesco f/k/a Tammy L. Sherman, as Trustee of the Kubota Trust dated September 5, 2019 recorded in the Rockingham County Registry of Deeds at Book 6049, Page 1868. See also deed to Tammy L. Sherman, as Trustee of the Kubota Trust dated August 15, 2018 recorded in the Rockingham County Registry of Deeds at Book 5938, Page 2522.

The grantor(s) hereby release all rights of homestead in the above-described property.

The above conveyance is made pursuant to a \$40.00 minimum transfer tax consideration.

Executed this 25th day of January, 2021.

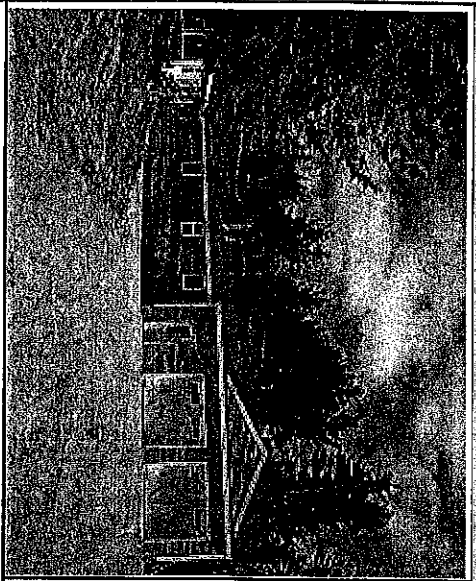
Kubota Trust


Tami Lee Defrancesco, Trustee

State of New Hampshire
County of Hillsborough

Personally appeared the above named Tami Lee Defrancesco, Trustee of the Kubota Trust, before me this 25th day of January, 2021, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.


Notary Public/Justice of the Peace
My Commission Expires:



PICTURE

OWNER

DEFRANCESCO, TAMI LEE
 GEORGE, JAMES
 214 RAYMOND ROAD
 NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District	Percentage

NOTTINGHAM

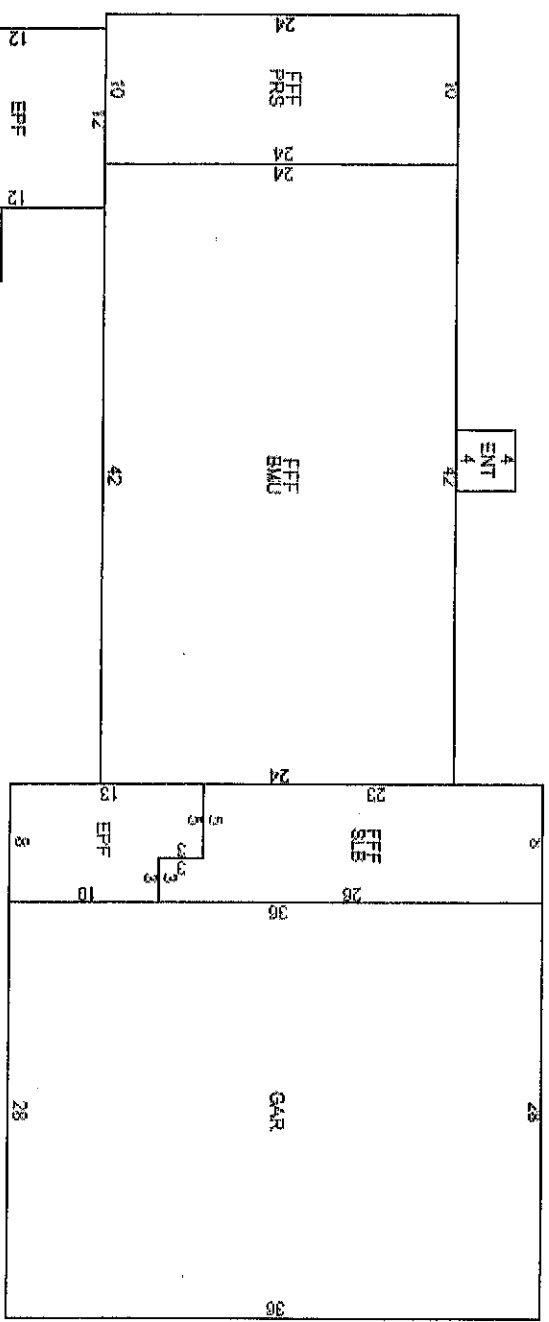
BUILDING DETAILS

Date	Project Type	Notes
08/25/20	ELECTRICAL	
08/03/20	SEASONAL CAMPING	SEASONAL CAMPING PERMIT : THI
09/26/18	MECHANICAL	
06/02/11	GARAGE	36 X 36 GARAGE; 12 X 12 SUNROO

Model: 100 STORY RANCH
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING
 Int: DRYWALL
 Floor: CARPET/HARD TILE
 Heat: OIL/HOT WATER
 Bedrooms: 2 Baths: 2.0
 Extra Kitchens: Fireplaces: 6
 A/C: No Generators:
 Quality: AI AVG+10
 Comm. Wall:
 Size Adj: 0.9780 Base Rate: RSA 93.00
 Bldg. Rate: 1,0543
 Sq. Foot Cost: \$ 98.05

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1441	1.00	1441
PRS	PIERS	240	-0.05	-12
BMU	BSMNT	1008	0.15	151
GAR	GARAGE	1008	0.45	454
EPF	ENCLOSED	239	0.70	167
SLB	SLB	193	0.00	0
ENT	ENTRY WAY	16	0.10	2
DEK	DECK/ENTRANCE	185	0.10	19
GLA:		1,441		4,330
				2,222



2020 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 217,867
 Year Built: 1985
 Condition For Age: VERY GOOD 11 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 11 %
 Building Value: \$ 193,900

OWNER INFORMATION

DEFRANCESCO, TAMILEE
 GEORGE, JAMES
 214 RAYMOND ROAD
 NOTTINGHAM, NH 03290

SALES HISTORY

Date	Book	Page	Type	Price Grantor
01/29/2021	6229	2145	U138	1 DEFRANCESCO, TAMILEE
10/23/2019	6049	1868	U138	1 DEFRANCESCO, TAMILEE
08/16/2018	5938	2522	U138	400,000 SHERMAN, NELSON
01/15/2010	5083	0672	U151	250,000 NAUGHTY LLC, LLC
09/12/2006	4706	2215	U144	485,000 QUMBY, RONALD H & NAN

NOTES

TAN FRONTAGE ON PAWTUCKAWAY RIVER: 04/11 IIA 367177 PARCEL A TO M 69 L10; 4/11-REMOVE GARAGE FROM THIS PARCEL TO 69/10; 4/12-CHANGED SIDING, PU GARAGE AND PORCH. 8/14 DNV MASTER SUITE, FIX GAR, EPF. PU ENT GAR HAS SMALL HEATER. PU DEK. 1 SMALL BEDRM CONVERTED TO LAUNDRY ROOM. NEW 3 BEDRM SEPTIC '11. WELL MAINT SOME HW FLRS, DNPV PLASTIC SHED. HW/CORIAN KITCHEN. INT ALL UPDATED. WOODSTV NO PPL. 3/19; DNV/ NOH MEAS ONLY; 10/19 CORRECTIVE DEED: 2/21; PER HO NEW POLE JUST AFTER BRIDGE.

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	60	1,390	
DECK	205	1 x 205	138	7.00	50	990	EST SHAPE
						2,400	

MUNICIPAL SOFTWARE BY AVTAR

Year	Building	Features	Land
2019	\$ 172,200	\$ 2,000	\$ 93,645
2020	\$ 193,900	\$ 2,400	\$ 141,912
2021	\$ 193,900	\$ 2,400	\$ 141,912
		Parcel Total: \$ 338,212	
		Parcel Total: \$ 338,212	

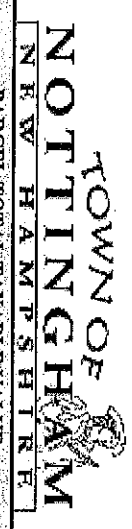
LAND VALUATION

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2,000	135,000	E	100	100	100	100	100 - LEVEL	100	135,000	0	N	135,000	ROW ACC
1F RES	1,650	x 2,500	X	100				95 - MILD	100	3,900	0	N	3,900	
WETLANDS	5,000	x 2,500	X	100					100	12,500	100	N	115	
UNMNGD PINE	16,460	x 2,500	X	100					100	41,200	100	N	2,897	
										192,600			141,912	

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200

Site: AVERAGE Driveway: PAVED Road: PAVED

EAST REVALUATION: 2020



PARCEL TOTAL TAXABLE VALUE

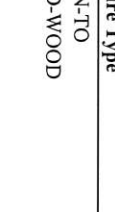
OWNER INFORMATION		SALES HISTORY					
DEFRANCESCO, TAMI LEE		Date	Book	Page	Type	Price	Grantor
TRUSTEE, KUBOTA TRUST		03/12/2018	5897	1703	U I 144		1 SHERMAN, TAMMY
214 RAYMOND ROAD		02/24/2017	5800	0914	U I 38		165,000 SHERMAN, NELSON &
NOTTINGHAM, NH 03290		02/02/2017	5795	1899	U I 38		125,000 SHERMAN, NELSON &
		01/15/2010	5083	0667	U V 51		30,000 STONEMARK
		09/18/2006	4709	0132	U V 90		85,000 THAYER, KATHERINE WINN

LISTING HISTORY		NOTES			
06/05/19	RWYL	LOW, WET AREA; WOODED; 1/10 DEED CO TRUSTEES OF THE SHERMAN INTERVIVOS FAMILY TRUST OF OCTOBER 2005; 04/11 LLA PLAN 36717-			
02/05/19	INSP	GRAVEL PIT 30 ACRES PERMITTED, 20 ACRES ACTIVE PT (AS OF 2006);			
11/17/14	DMCL	4/1-PUT XTRA FEATURES ON THIS CARD AS RESULT OF LLA, APT OVER GARAGE, SMALL OPEN CONCEPT; 8/14 INFO FROM HO, DNYI, PU SHED, DNP/TT BOXES; ROW THRU LOT; FIX ROOF+SIDING INFO, 11/14 ADD NEW DEK; 8/16 ISSUED LUCT FOR 5.44AC GRAVEL EXCAVATION; PLAN D-36717; 6/19; NOH; AVG COND EXT;			
08/12/14	JBVM				
04/08/11	DMPM				
05/19/98	AAL				
01/15/87	DMO				

EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes	
LEAN-TO	200	20	10	140	4.00	50	560		
SHED-WOOD	128	8	16	185	10.00	100	2,368		2,900

LAND VALUATION															
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
IF RES	2,000	135,000	E	100	100	100	95	100-- LEVEL	200	256,500	0	N	256,500	GP SITE/ACC	
UNMNGD HARDWD	20,000	x 2,500	X	80				100-- LEVEL	100	40,000	100	Y	1,376		
UNMNGD OTHER	4,700	x 2,500	X	80				95-- MILD	100	8,900	100	Y	214		
UNMNGD PINE	18,130	x 2,500	X	80				95-- MILD	300	103,300	100	N	3,191		
IF RES	5,770	x 2,500	X	80				95-- MILD	300	32,900	0	N	32,900	GP ACTIVE	
WETLANDS	7,000	x 2,500	X	80					100	14,000	100	N	161		
IF RES	5,440	x 2,500	X	80				95-- MILD	100	10,300	0	N	10,300	GP ACTIVE 2016	
											63,040 ac			465,900	

MUNICIPAL SOFTWARE BY AVITAR



TOWN OF NOTTINGHAM

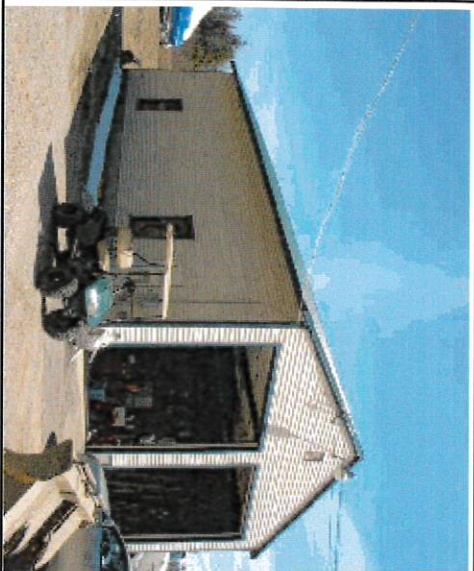
NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 72,700	\$ 2,200	\$ 294,039
Parcel Total: \$ 368,939			
2020	\$ 86,800	\$ 2,900	\$ 304,642
Parcel Total: \$ 394,342			
2021	\$ 86,800	\$ 2,900	\$ 304,642
Parcel Total: \$ 394,342			

LAST REVALUATION: 2020

Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED



PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

DEFRANCESCO, TAMI LEE
 TRUSTEE, KUBOTA TRUST
 214 RAYMOND ROAD
 NOTTINGHAM, NH 03290

District	Percentage

PERMITS

Date	Project Type	Notes

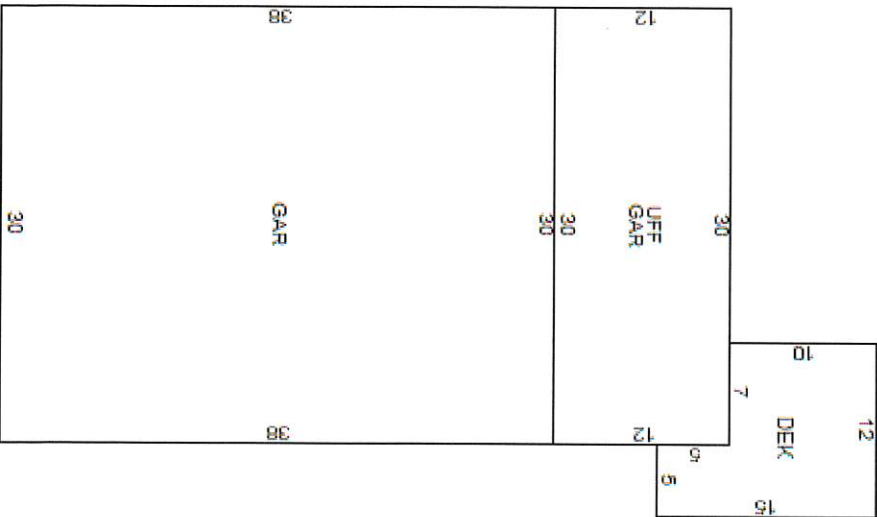
Model: 1.00 STORY GAR/APT
 Roof: GABLE OR HIP/PREFAB METALS
 Ext: VINYL SIDING
 Int: DRYWALL/MINIMUM
 Floor: LAMINATE/VINYL/CONCRETE
 Heat: OIL/FA DUCTED
 Bedrooms: 1 Baths: 1.0 Fixtures: 3
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: B1 AVG-10
 Com. Wall:
 Size Adj: 1.4000 Base Rate: RSA 93.00
 Bldg Rate: 1.0836
 Sq. Foot Cost: \$ 100.77

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	1500	0.45	675
UFF	UPPER FLR FIN	360	1.00	360
DEK	DECK/ENTRANCE	145	0.10	15
GLA:	360	2,005		1,050

2020 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 105,809
 Year Built: 1990
 Condition For Age: AVERAGE 18 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 18 %
 Building Value: \$ 86,800



PROPOSED SITE PLAN FOR KUBOTA TRUST

TAMI LEE DEFRANSESCO - TRUSTEE

TAX MAP 69, LOT'S 8 & 10

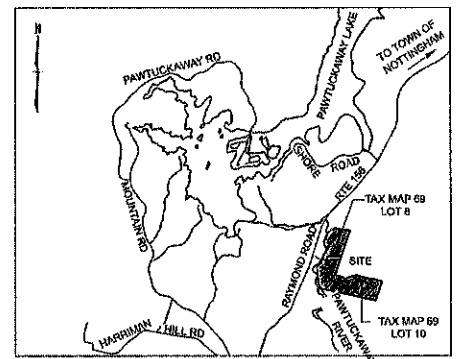
214 RAYMOND ROAD, NOTTINGHAM, NH 03290

ROCKINGHAM CO.

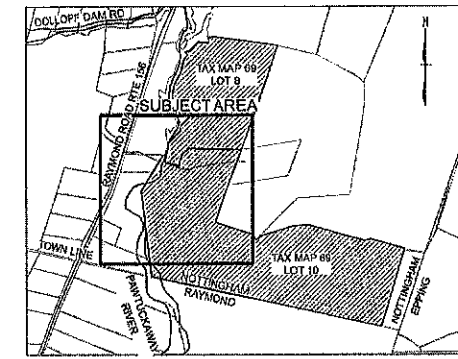
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOT'S 8 & 10.
 - THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOT'S 8 & 10.
 - THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQFT.), LOT 10, 63.04 ACRES (2,746,022 SQFT.).
 - THE CURRENT OWNER FOR LOT'S 8 & 10, TAMI DEFRANSESCO-TRUSTEE, (KUBOTA TRUST), 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
 - THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RESIDENTIAL/AGRICULTURAL DISTRICT:
MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)
MIN. LOT SIZE =87,120 SF (2 ACRES)
MIN. ROAD SETBACK =50'
MIN. SIDE/REAR SETBACK =50'
WETLAND/WATERBODY SETBACK =POORLY DRAINED=50'
=VERY POORLY DRAINED=75'
MAXIMUM STRUCTURE HEIGHT =34'
SEPTIC SETBACK =50'/75' HYDRIC SOILS (OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZARD))
 - THE EXISTING USE OF TAX MAP 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL.
 - THE PROPOSED USE OF TAX MAP 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL AND 3 WATER-CROSS EVENTS PER YEAR.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0185E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
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 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON NOVEMBER 17, 2020 FROM DATA COLLECTED BY THIS OFFICE ON NOVEMBER 30, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - NRCS SOILS DATA:
12C-HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
12E-HINKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
43D-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
44B-MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
97-FREETOWN AND NATCHAUG MUCKY PEATS, POMBED, 0 TO PERCENT SLOPES
140C-CHAFFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 SLOPES, ROCKY
295-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
313B-DEERFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
385-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES
547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
657B-ROSEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

- ABUTTERS LIST:**
- NH
TAX MAP 69 LOT 2
NAUGHTY LLC, LLC
C/O MCLANE, GRAF, TRAILERSON
P.O. BOX 326
MANCHESTER, NH 03105-0326
 - NH
TAX MAP 69 LOT 6
PAWTUCKAWAY RIVER CONDOS
212 RAYMOND ROAD
NOTTINGHAM, NH 03290
 - NH
TAX MAP 69 LOT 7-1
BIBAH HUNTER
218 RAYMOND ROAD
NOTTINGHAM, NH 03290
 - NH
TAX MAP 69 LOT 4-1
ARTHUR JENKS
214 RAYMOND ROAD, UNIT R,
NOTTINGHAM, NH 03290
 - NH
TAX MAP 69 LOT 5
OWNER UNKNOWN
 - NH
TAX MAP 69 LOT 4
ARTHUR JENKS
214 RAYMOND ROAD,
NOTTINGHAM, NH 03290
 - NH
TAX MAP 69 LOT 7-2
KRISTIN LABRACK
STIERNS
220 RAYMOND ROAD
NOTTINGHAM, NH 03290
 - NH
TAX MAP 69 LOT 7-3
ERIC C. & ERIN D. HARRISS
228 RAYMOND ROAD
NOTTINGHAM, NH 03290
 - NH
TAX MAP 69 LOT 11
MARK A. 7 CHRISTENE C.
WALLONE-TRUSTEE
M&C WALLONE REV. TRUST 2014
252 BLAKE ROAD,
EPPING, NH 03042
 - NH
TAX MAP 41 LOT 73
CARL C. MAIN
111 NOTTINGHAM ROAD
RAYMOND, NH 03077
(RAYMOND ABUTTER)
 - NH
TAX MAP 42 LOT 1
SOUTHEAST LAND TRUST
OF NEW HAMPSHIRE
6 CENTER STREET
P.O. BOX 976, EXETER, NH 03833
(RAYMOND ABUTTER)

- PLAN REFERENCES:**
- R.C.R.D. PLAN #0-35711, RECORDED NOV. 21, 2008, TITLED: "PLAN OF LAND SINGY RIVER ROAD," PREPARED FOR: SOUTH EAST LAND TRUST", SCALE: 1"=100', DATED AUG. 31, 2008, PREPARED BY: T.D. BROUILLETTE LAND SURVEYING, EXETER NH.
 - R.C.R.D. PLAN #0-36717, RECORDED FEB. 15, 2011, TITLED: "LOT LINE ADJUSTMENT PLAN" PREPARED FOR: SHERMAN INTERVIVOS FAMILY TRUST, 220R RAYMOND ROAD (NH ROUTE 156) TOWN OF NOTTINGHAM" SCALE: 1"=100', DATED: DECEMBER 27, 2010, PREPARED BY: "MCNEANEY SURVEY ASSOCIATES, INC." DOVER NH, APPROVED BY NOTTINGHAM, NH PLANNING BOARD ON 2/9/11.
 - R.C.R.D. PLAN #0-14746, RECORDED MAR. 19, 1986, TITLED: "LOTS 1, 2, & 3 FOR ARTHUR L. & JANET G. JENKS AND DAVID & MUREL VAN DOMMELEN, R.C.R.D. 2030-345 & 2214-1360", PREPARED BY: DAVID R. NOYES, EPSOM NH, SCALE: 1"=50', DATED: 12/5/1985, APPROVED BY NOTTINGHAM PLANNING BOARD ON JANUARY 29, 1986.
 - R.C.R.D. PLAN #0-18998, RECORDED JANUARY 24, 1989, TITLED: "LOT 4-1 FOR ARTHUR L. & JANET G. JENKS" PREPARED BY: DAVID R. NOYES, EPSOM NH, SCALE: 1"=100', DATED: JAN. 3 1989, APPROVED BY NOTTINGHAM PLANNING BOARD ON 4/18/88



LOCATION PLAN
SCALE: 1"=4,000'



VICINITY SKETCH
SCALE: 1"=1,000'

SHEET INDEX

DWG	SHT. NO.	DESCRIPTION
CVR	1 OF 3	COVER SHEET
ECP	2 OF 3	EXISTING CONDITIONS PLAN
PSP	3 OF 3	PROPOSED SITE PLAN

PROFESSIONAL CONSULTANTS LIST

- SURVEYOR:** NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH:(603) 942-9220
- WETLAND/SOIL SCIENTIST:** FRAGGLE ROCK ENVIRONMENTAL,
DAMON E. BURT, CWS, CPESC,
38 GARLAND ROAD, STRAFFORD, NH 03684
PH:(603) 969-5574

INITIAL PLAN SET SUBMISSION DATE

JANUARY 20, 2021
Latest revision date:



- Wetland Delineation Standards**
- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
 - U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Midwest Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3509 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
 - Cowardin, Lewis M., Golei, Francis C. and Luffe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979
 - Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (including corrections to version 8.0, 2016, on pages 21, 25, and 34)
 - New England Hydric Soils Technical Committee. 2017 Version 4. Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.
 - U.S. Army Corps of Engineers 2016 National Wetland Plant List/State List, Version 3.3



CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233)

OWNER/APPLICANT:

KUBOTA TRUST
TAMI LEE DEFRANSESCO - TRUSTEE
214 RAYMOND ROAD,
NOTTINGHAM, NH 03290
LOT 8 BK 6049 PG 1868
LOT 10 BK 5897 PG 1703

NOTE:

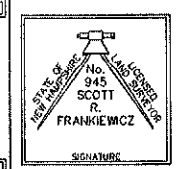
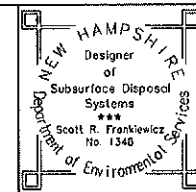
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF NOTTINGHAM REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

REVISIONS

NO.	DATE	DESCRIPTION	BY

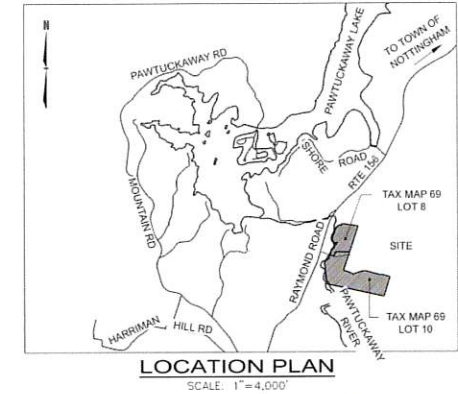
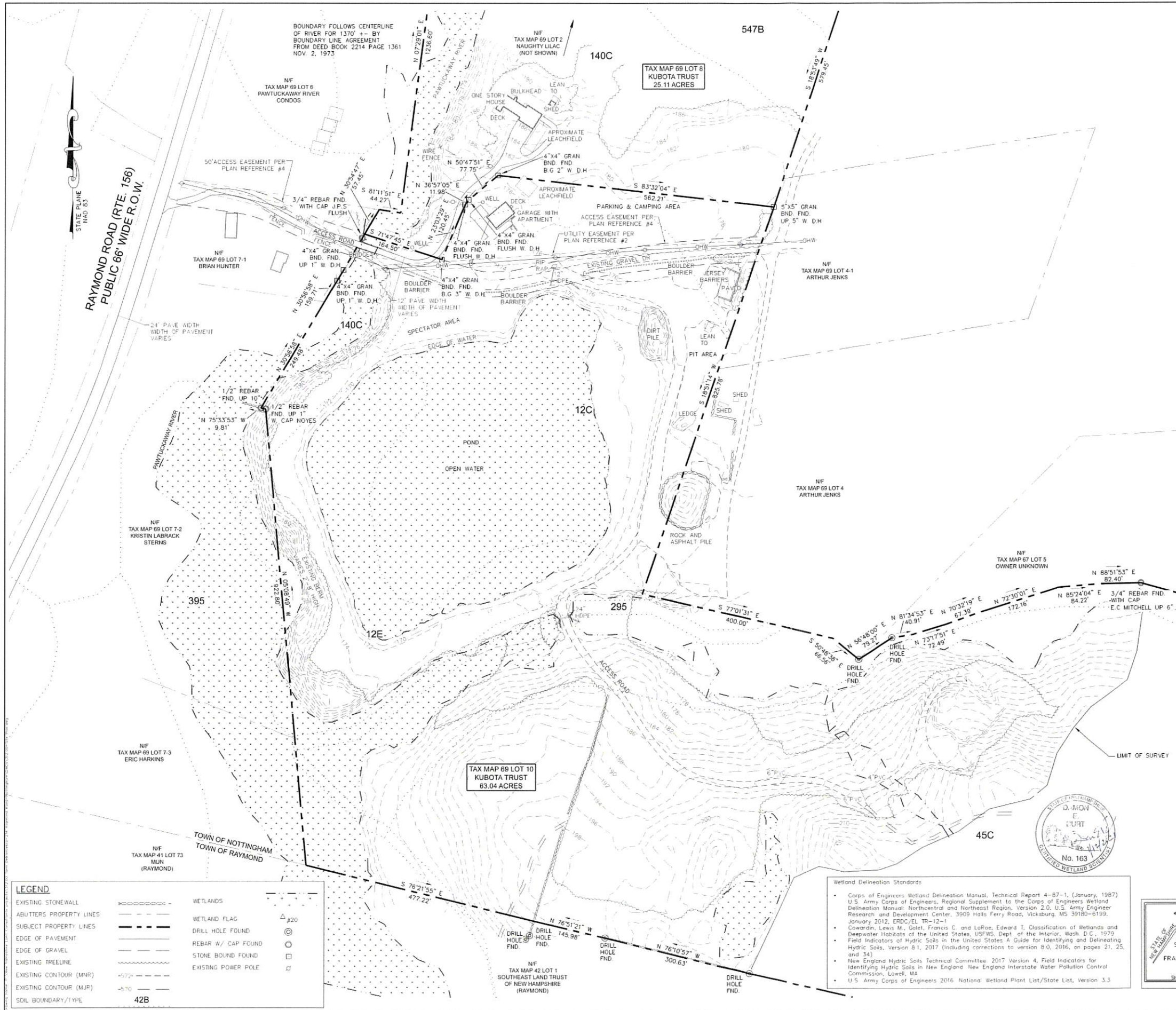


683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM



COVER SHEET
TAX MAP 69, LOT'S 8 & LOT 10
KUBOTA TRUST
TAMI LEE DEFRANSESCO
TRUSTEE
214 RAYMOND ROAD, NOTTINGHAM, NH 03290
LOT 8 BK 6049 PG 1868, LOT 10 BK 5897 PG 1703

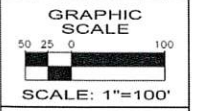
ROCKINGHAM CO.
JOB NO: 312.00
DATE: JANUARY 20, 2021
CVR
SHT. 1 of 3



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 295-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 313B-DEEFIELD LOAMY FINE SAND, 3 TO 5 PERCENT SLOPES
 395-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 657B-RIDGEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

REVISIONS	
NO	DESCRIPTION



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

EXISTING CONDITIONS PLAN
 TAX MAP 69, LOTS 8 & 10
KUBOTA TRUST
TAMI LEE DEFRANESCO
TRUSTEE

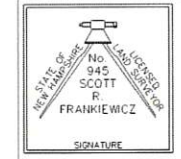
ROCKINGHAM CO.
 JOB NO: 312.00
 DATE: JANUARY 20, 2021

ECP
 SHT. 2 of 3

LEGEND

EXISTING STONEWALL	-----	WETLANDS	-----
ABUTTERS PROPERTY LINES	-----	WETLAND FLAG	-----
SUBJECT PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
EDGE OF PAVEMENT	-----	REBAR W/ CAP FOUND	⊙
EDGE OF GRAVEL	-----	STONE BOUND FOUND	⊙
EXISTING TREELINE	-----	EXISTING POWER POLE	⊙
EXISTING CONTOUR (MNP)	-572-		
EXISTING CONTOUR (MJP)	-570-		
SOIL BOUNDARY/TYPE	-----		

- Wetland Delineation Standards**
- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
 - U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
 - Cowardin, Lewis M., Gallet, Francis C. and LaRoe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979
 - Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils, Version 6.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
 - New England Hydric Soils Technical Committee, 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England, New England Interstate Water Pollution Control Commission, Lowell, MA
 - U.S. Army Corps of Engineers 2016 National Wetland Plant List/State List, version 3.3



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

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