



TOWN OF NOTTINGHAM, NH - PLANNING BOARD

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Plan Review

PROJECT NAME:	Nottingham Business Park		CASE NUMBER:	21-015-SIT
PLAN DATE:	September 20, 2021			
MEETING DATE:	Property Owner(s):	APPLICATION TYPE:		
October 13, 2021	Nottingham Business Park, LLC	<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:	Engineer (s):	REVIEWED BY:		
<input checked="" type="checkbox"/> Accepted: 10/13/21	Scott R Frankiewicz, LLS	Blair Haney, SRPC Circuit Rider		
65 days expires: 12/17/2021	NH Land Consultants, PLLC	October 13, 2021		
<input type="checkbox"/> Approved:	683C First NH Turnpike			
<input type="checkbox"/> Extension to:	Northwood, NH 03861			
EXECUTIVE SUMMARY				
Applicant is applying for a new site plan to approve a change of use from vacant to commercial. The subject property consists of three (3) existing buildings, however only two buildings will be occupied pursuant to this application. Further, the applicant is only proposing renovation to the structure which might include limited site work such as brush clearing. The proposed uses, a metal flatbed refinishing business, and a cabinet making and wood working business, comply with current zoning for the district, Commercial/Industrial Zone (Route 4). The subject parcel, Tax Map 3 Lot 9, was recently sold to the applicant along with Lots 6 and 10 (former USA Springs site).				
BACKGROUND				
TAX MAP/LOT:	3/6			
AREA (ACRES, SQUARE FEET):	13.47 ac			
EXISTING LAND USE:	Vacant/Commercial			
STEEP SLOPES:	No steep slopes are present on the property			
ROAD ACCESS (FRONTAGE):	Route 4			
CLOSEST INTERSECTION:	Freeman Hall Rd and Route 4			
ZONING DISTRICT(S):	Commercial/Industrial Zone (Route 4)			
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Floodplain	<input 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
WATER BODIES:	<input type="checkbox"/> Shoreland Protection			

OTHER PERMITS AND APPROVALS

- | | | | | |
|---|--|--|--------------------------------------|--|
| <input type="checkbox"/> Special Exception(s) | <input type="checkbox"/> Waivers | <input 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 type="checkbox"/> State Permits | <input type="checkbox"/> Road Cut | <input type="checkbox"/> Road Bond |

STATUS NOTES:

COMPLETENESS/APPLICATION ACCEPTANCE

Application was accepted on September 22, 2021.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

The applicant [submitted plans and documents](#) including waiver requests on September 22, 2021.

1. The following items should be considered and reviewed by the Board:
 - a. Applicant requests waiver from section 8 of the Site Plan Review Regulations, specifically sections 8.3 and 8.4 Existing and Proposed Plans.
 - b. Applicant states the only site work will be clearing of brush throughout the overgrown site.
 - c. Will the applicant need to modify any existing or seek any additional permits from the State for access or curb cut to Route 4?
 - d. Does the applicant propose any exterior or security lighting particularly on the side adjacent to the residential lot?
 - e. Any approval of the application before the Board will only apply to the two (2) existing buildings identified in the application documents and does not include Existing Building #1 (steel and wood).

ACCEPTANCE AND APPROVAL PROCEDURES

1. Convene hearing
2. Presentation by applicant
3. Staff review report
4. Abutter testimony
5. Board discussion, comments, questions
6. Act on approval, conditions, denial or continue to a date certain.

CONDITIONS OF APPROVAL

- | | |
|--|---|
| <input type="checkbox"/> Plan copies with professional seals & signatures | <input type="checkbox"/> State Permits – |
| - | <input type="checkbox"/> Curb-cut |
| <input type="checkbox"/> Original Mylar with professional seals & signatures | <input type="checkbox"/> Subdivision (Sub Surface/ <u>Septic</u>) or letter stating a permit is not required |
| <input type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input type="checkbox"/> Wetlands |
| <input checked="" type="checkbox"/> All fees paid | <input type="checkbox"/> Alteration of Terrain |
| <input checked="" type="checkbox"/> Additional items to be determined as part of the plan review hearing (List): | <input type="checkbox"/> Shoreland Protection |

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Changes to Plat as detailed in minutes and this report (refer to notes section and list):

Conditions Precedent:

- To be determined at the hearing

Conditions Subsequent:

-

Others (List):