

Case#

Project Name

Date



**Town of Nottingham**

**P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013**

**PLANNING BOARD PROJECT APPLICATION**

**Subdivision Type:** Conventional \_\_\_ Open Space \_\_\_ LLA \_\_\_

**Site Plan Review:** Conventional \_\_\_ Change of Use **X**

**Concurrent- Subdivision/ Site Plan Review** \_\_\_

**Amendment to Approval of:** Subdivision \_\_\_ Site Plan \_\_\_ Other \_\_\_

Total Acreage: <b>13.47 AC</b>	Current Use Acreage: <b>11.47 AC</b>	# of Proposed Lots: <b>1</b>
Project Address: <b>155 Old Turnpike Road, Nottingham, NH 03290</b>		
Current Zoning Districts: <b>Commercial/Industrial &amp; Residential/Agricultural</b>		
Overlay Districts: <b>wetlands</b>	Map(s): <b>3</b>	Lot (s): <b>9</b>
Request: <b>To allow a truckbed sales company and wood working business to operate out of two of the 3 buildings on site.</b>		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the *Applicant* listed below.

<input checked="" type="checkbox"/> Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160) <input checked="" type="checkbox"/> Form B "Authorization to Enter upon Subject Property" has been filed with this application <input checked="" type="checkbox"/> Form C "Authorization to Represent" has been filed with this application <input checked="" type="checkbox"/> 6 sets of full size plans <input checked="" type="checkbox"/> 10 sets of 11"x17" plans <input checked="" type="checkbox"/> Waiver Form(s) <input checked="" type="checkbox"/> Completed Checklist
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Case#:	Project Name:	Date:
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Case#

Project Name

Date

<b>Owner 1: Thomas Moulton</b>		
Company: <b>Nottingham Business Park, LLC</b>		
Phone: <b>603-758-6601</b>	Fax:	E-mail: <b>TMOULTON@SLEEPNETCORP.COM</b>
Address: <b>5 Merrill Industrial Drive, Hampton, NH 03842</b>		

Owner 1 Signature

Date

<b>Owner 2:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

<b>Owner 3:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

<b>Owner 4:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

<b>Applicant (Contact): Thomas Moulton</b>		
Company: <b>Nottingham Business Park, LLC</b>		
Phone: <b>603-758-6601</b>	Fax:	E-mail: <b>tmoulton@sleepnetcorp.com</b>
Address: <b>5 Merrill Industrial Drive, Hampton, NH 03842</b>		

<b>Developer: Same as applicant</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Engineer: Scott R Frankiewicz, LLS</b>		
Company: <b>New Hampshire Land Consultants, PLLC</b>		
Phone: <b>603-833-5913</b>	Fax:	E-mail: <b>scott@nhlandconsultants.com</b>
Address: <b>683C First NH Turnpike, Northwood, NH 03261</b>		

### ABUTTER(S) LIST

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

\*

Case#

Project Name

Date

1. APPLICANT INFORMATION:

Printed Name: **Nottingham Business Park, LLC** Contact Telephone: **603-758-6601**

Address: **5 Merrill Industrial Drive, Hampton, NH 03842**

2. OWNER INFORMATION:

Printed Name: **Same as applicant**

Address:

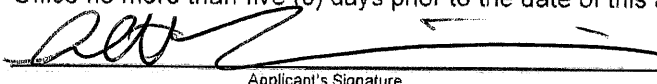
3. PROFESSIONAL(S) INFORMATION:

Printed Name: **New Hampshire Land Consultants, PLLC (Scott R Frankiewicz)**

Address: **683C First NH Turnpike, Northwood, NH 03261**

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	3	10 & 6		Same as applicant	
6.	3			Pamela Currier	157 Old Tunrpike Rd, Nottingham, NH
7.	3	2	2	Concrete Products of Lond.	87 Haverhill Road, Amesbury, Ma 01913
8.	3	1		Concrete Products of Lond.	87 Haverhill Road, Amesbury, Ma 01913
9.	258	7		SELT (Barrington)	6 Center St., P.o. Box 675, Exeter, NH 03833
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, **Scott R Frankiewicz**, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..



Applicant's Signature

Date

Case#

Project Name

Date



**Town of Nottingham**

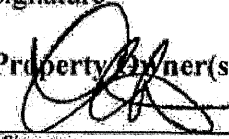
P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013  
Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

## AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

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

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

Property Owner(s)

  
 \_\_\_\_\_  
 Signature

9/20/21  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

Property Owner(s)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

Property Owner(s)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

Property Owner(s)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date



Case#

Project Name

Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013  
Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

**OWNER'S AUTHORIZATION FOR REPRESENTATION**

**Property location:** 155 Old Turnpike Road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:  
Scott R Frankiewicz to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment     Site Plan Review     Backlot Subdivision
- Design Review     Other change of use

FOR: A woodworking business and truckbed sales company to occupy the existing buildings

Name of Owner	<b>Nottingham Business Park, LLC (Thomas Moulton)</b>	
Address of Owner	<b>5 Merrill Industrial Drive, Hampton, NH 03842</b>	
Signature of Owner		Date <u>9/20/21</u>

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date



### Waiver Request Form

*Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions*

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of Subdivision Plan: \_\_\_\_\_

Tax Map	<b>3</b>	Lot	<b>9</b>	Sub- Lot	
Site Location: <b>155 Old Turnpike Road, Nottingham, NH 03842</b>					
Zoning District(s):					
Owner(s): <b>Nottingham Business Park , LLC</b>					
Address of Owner(s): <b>5 Merrill Industrial Drive, Hampton, NH 03842</b>					
Applicant (if different from owner):					
Phone Number: <b>603-758-6601</b>			Email: <b>tmoulton@sleepnetcorp.com</b>		
Land Surveyor: <b>Scott Frankiewicz (New Hampshire Land Consultants)</b>					

I, **Nottingham Business Park, LLC** \_\_\_\_\_ Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 8 Section 8.3 & 8.4, for the above case submittal: (Site Plan)

The applicant is seeking a waiver from these section as they are not proposing any site improvement at this time.  
The applicant is proposing a change of use from vacant building to commercial uses.

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Signature of Owner/Applicant

Date

\*\* Fees will be dedicated to the Marston Recreation Project

**Project Application Checklist  
Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II        See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
<b>Section I. General Requirements</b>				
1. Completed Application Form	<b>X</b>			
2. Complete abutters list	<b>X</b>			
3. Payment of all required fees	<b>X</b>			
4. <u>Six (6) full size sets of plans and ten (10) sets of plans 11"x 17"</u> submitted with all required information in accordance with the subdivision regulations and this checklist	<b>X</b>			
5. Copies of any proposed easement deeds, protective covenants or other legal documents		<b>X</b>		
6. Any waiver request(s) submitted with justification in writing	<b>X</b>			
7. Technical reports and supporting documents (see Section IX & X of this checklist)		<b>X</b>		
8. Completed Application Checklist	<b>X</b>			
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	<b>X</b>			
2. Title block information:	<b>X</b>			
a) Drawing title	<b>X</b>			
b) Name of subdivision	<b>X</b>			
c) Location of subdivision	<b>X</b>			
d) Tax map & lot numbers of subjects parcel(s)	<b>X</b>			
e) Name & address of owner(s)	<b>X</b>			
f) Date of plan	<b>X</b>			

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	Provided	N/A	Provided	N/A
g) Scale of plan	<b>X</b>			
h) Sheet number	<b>X</b>			
i) Name, address, & telephone number of design firm	<b>X</b>			
j) Name and address of applicant	<b>X</b>			
3. Revision block with provision for amendment dates	<b>X</b>			
4. Planning Board approval block provided on each sheet to be recorded	<b>X</b>			
5. Certification block (for engineer or surveyor)		<b>X</b>		
6. Match lines (if any)		<b>X</b>		
7. Zoning designation of subject parcel(s) including overlay districts	<b>X</b>			
8. Minimum lot area, frontages & setback dimensions	<b>X</b>			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<b>X</b>			
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."		<b>X</b>		
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities, If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."		<b>X</b>		
12. Note identifying which plans are to be recorded and which are on file at the Town.		<b>X</b>		
13. Note the following: "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."		<b>X</b>		
14. North arrow	<b>X</b>			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<b>X</b>			
16. Plan and deed references	<b>X</b>			
17. The following notes shall be provided:	<b>X</b>			
a) Purpose of plan	<b>X</b>			
b) Existing and proposed use	<b>X</b>			
c) Water supply source (name of provider (company) if offsite)	<b>X</b>			
d) Zoning variances/special exceptions with conditions		<b>X</b>		
e) List of required permits and permit approval numbers		<b>X</b>		
f) Vicinity sketch showing 1,000 feet surrounding the site	<b>X</b>			
g) Plan index indicating all sheets	<b>X</b>			
18. Boundary of entire property to be subdivided		<b>X</b>		
19. Boundary monuments		<b>X</b>		
a) Monuments found		<b>X</b>		
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	<b>X</b>			
c) Monuments to be set		<b>X</b>		
20. Existing streets:	<b>X</b>			
a) Name labeled	<b>X</b>			

	Provided	N/A	Provided	N/A
b) Status noted or labeled	X			
c) Right-of-way dimensioned		X		
d) Pavement width dimensioned		X		
21. Municipal boundaries (if any)	X			
22. Existing easements (identified by type)		X		
A. Drainage easement(s)		X		
B. Slope easement(s)		X		
C. Utility easement(s)		X		
D. Temporary easement(s) (Such as temporary turnaround)		X		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		X		
F. Vehicular & pedestrian access easement(s)		X		
G. Visibility easement(s)		X		
H. Fire pond/cistern(s)		X		
I. Roadway widening easement(s)		X		
J. Walking trail easement(S)		X		
K. Other easement(s) Note type(s)		X		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)		X		
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)		X		
25. Wetland delineation (including Prime Wetlands):		X		
a) Limits of wetlands		X		
b) Wetland delineation criteria		X		
c) Wetland Scientist certification		X		
26. Owner(s) signature(s)	X			
27. All required setbacks	X			
28. Physical features	X			
a) Buildings	X			
b) Wells		X		
c) Septic systems		X		
d) Stone walls		X		
e) Paved drives		X		
f) Gravel drives		X		
29. Location & name (if any) of any streams or water bodies		X		
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			
<b>Section III</b> <b>Proposed Site Conditions Plan</b> <b>WAIVER FROM THIS SECTION</b> <b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
1. Surveyor's stamp and signature by Licensed Land Surveyor				

GRANIT

	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds				
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:				
a) Drainage easement(s)				
b) Slope easement(s)				
c) Utility easement(s)				
d) Temporary easement(s) (such as temporary turnaround)				
e) Roadway widening easement(s)				
f) Walking trail easement(s)				
g) Other easement(s) Note type(s)				
4. Area of each lot (in acres & square feet):				
a) Total upland(s)				
b) Contiguous upland(s)				
5) Proposed streets:				
a) Name(s) labeled				
b) Width of right-of-way dimensioned				
c) Pavement width dimensioned				
6. Source and datum of topographic information (USGS required)				
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area				
8. Soil Conservation Service (SCS) soil survey information				
9. Location, type, size & inverts of the following (as applicable):				
a) Existing water systems				
b) Existing drainage systems				
c) Existing utilities				
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas				
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)				
12. Existing tree lines				
13. Existing ledge outcroppings & other significant natural features				
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations				
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations				
1. Typical cross-section of roadway				
2. Typical driveway apron detail				
3. Curbing detail				
4. Guardrail detail				
5. Sidewalk detail				
6. Traffic signs and pavement markings				
7. Drainage structure(s)				
8. Outlet protection riprap apron				



	Provided	N/A	Provided	N/A
9. Level spreader				
10. Treatments swale				
11. Typical section at detention basin				
12. Typical pipe trench				
13. Fire protection details				
14. Erosion control details				
15. Construction Notes				
a) Construction sequence				
b) Erosion control notes				
c) Landscaping notes				
d) Water system construction notes				
e) Sewage system construction notes				
f) Existing & finish centerline grades				
g) Proposed pavement – Typical cross-section				
h) Right-of-way and easement limits				
i) Embankment slopes				
j) Utilities				
<b>Section V.</b>				
<b>Supporting Documentation If Required</b>				
	<b>WAIVER FROM THIS SECTION</b>			
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)				
2. Stormwater management report				
3. Traffic impact analysis				
4. Environmental impact assessment				
5. Hydrogeological study				
6. Fiscal impact. study provided				
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)				

**Note:** This checklist shall be completed and returned as part of the original application packet.

**Owner of record**

Nottingham Business Park, LLC  
Thomas Moulton  
5 Merrill Industrial Drive  
Hampton, NH 03842

**Abutters**

Tax Map 3 Lot 7  
Pamela Currier  
157 Old Turnpike Road  
Nottingham, NH 03290

Tax Map 3 Lots 2-2 & 1  
Concrete Products of Londonderry  
87 Haverhill Road  
Amesbury, MA 01913

Tax Map 25 Lot 7 (Barrington)  
SELT  
6 Center St., P.O. Box 675  
Exeter, NH 03833

**Professional**

New Hampshire Land Consultants, PLLC  
683C First NH Turnpike  
Northwood, NH 03261



NEW HAMPSHIRE LAND CONSULTANTS, PLLC  
683C 1ST NH TPK  
NORTHWOOD, NH 03261-3304

54-153/114

1170

DATE 9-20-21

PAY TO THE  
ORDER OF

Town of Nottingham

\$ 225.00

Two-Hundred-Twenty-five

DOLLARS  Security Features  
Include  
Details on Back.

**Citizens Bank®**

MEMO

Austin Roberts Approves



MP

⑆011401533⑆ 3315142930⑈

1170



## Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

### LAND USE PROJECT FEE SCHEDULE

#### Fee's Collected at Time of Application:

Project Type	Fee	#Lots	Total
Subdivision	\$200.00 + \$200.00/lot		\$200+
Design Review	\$100.00	-----	\$100
Lot Line Adjustment	\$100.00 + \$50.00/lot affected		\$100+
Site Plan 3 acres or less	\$75.00*	-----	\$75
Site Plan 3+ acres	\$100.00*	-----	\$100
* Add \$10 per unit for residential construction or \$1 per 100 sq. ft. for non-residential construction			
<b>Plus Notice Fees:</b>			
Public Notice to abutters & applicant (bordering Town included)	\$10.00/ notice	\$10 x # <u>5</u> # abutter(s)/professional(s)	\$ 50
Public Notice in Local Newspaper (Double fee if on a Scenic Road)	\$75.00 (Doubled?)		\$75.00 \$
<b>Date Collected:</b>	<b>Total payable to: Town of Nottingham:</b>		<b>\$225.00</b>

#### Fee's Collected at Time of Acceptance (Not For Design Review Applications)

Fee type	Fee(Amount TBD)	Date paid
Escrow Account- 3 <sup>rd</sup> party review fees		
Letters of Credit, Bonds, Performance Guarantee		

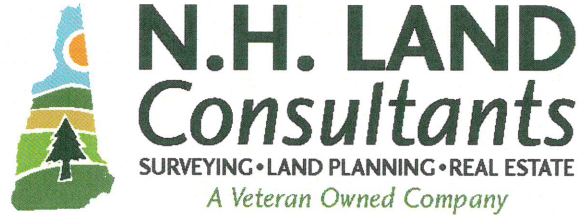
#### Fee's Collected at Time of Approval:

Fee type & amount	Payable to:	Total
LCHIP- \$25.00	SEPARATE CHECKS Payable to: <i>Rockingham County Registry of Deeds</i>	\$25.00
RECORDING- \$26.00/ Mylar sheet		\$
ADMINISTRATIVE/ REMAPPING (not for Site Plans)	ONE CHECK payable to: <i>Town of Nottingham:</i>	<b>\$75.00</b>

#### Fee's collected at time of Certificate of Occupancy:

Impact Fee (Fees will be collected by the Building Inspector at time of CO)-- See Chart

NOTTINGHAM IMPACT FEE ASSESSMENT SCHEDULE ADOPTED OCTOBER 25, 2017				
Fee Assessment Basis	School Impact Fee k-8 Facilities	Fire Department Impact Fee	**Recreation Department Impact Fee	Total Impact Fees
<b>RESIDENTIAL DEVELOPMENT</b>				
Type of structure:	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit
Single family detached	\$4,220	\$800	\$344	\$5,364
Attached, 2-family or Multifamily*	\$2,245/unit	\$736/unit	\$298/unit	\$3,279/unit
Manufactured Housing	\$4,206	\$812	\$325	\$5,343
Accessory Dwelling Unit/ Apt. (ADU)	N/A	\$736	\$298	\$1,034
*Impact fee ordinance provisions enable the Planning Board to grant school impact fee waivers for qualified age-restricted housing units in a 55+ development. See impact fee ordinance for waiver criteria.				



## TRANSMITTAL:

**Date:** September 20, 2021

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

**Re:** Tax Map 3 Lot 9, Nottingham Business Park, LLC Thomas Moulton, Rte. 4,  
Nottingham, NH. Site Plan-Change of Use application

**The following items are enclosed:**

- Narrative
- Site Plan-Change of use Application with fees
- 10 Sets of 11"x17" plans
- 6 Sets of 22" x 34" plans
- Abutter list and Mailing labels

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



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

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

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

Date: September 20, 2021

Planning Board Chair and Members,

Nottingham Business Park, LLC, Thomas Moulton, has submitted a site plan application (change of use) that represents the renovation of 2 of the 3 buildings on Tax Map 3 Lot 9. At the time of submittal for this application the Town of Nottingham is the owner. Before the site plan-change of use application is heard by the Planning Board Nottingham Business Park, LLC will be the owners of said property.

The existing lot, Tax Map 3 Lot 9, is 13.47 acres and has 33' of frontage on Route 4. The applicant proposes two commercial uses in two of the existing three buildings on site with no site improvements proposed at this time. The buildings that are proposed to be renovated and used for the businesses are buildings two and three on the enclosed plan. A description of the buildings and uses proposed are below:

Building #1 is an existing 30' x 50' (1,500 sq ft) steel building with a 24' x 32' wood structure in disrepair attached. At this time the applicant has no planned use for this building and the structure is currently surrounded by security fencing.

Building #2 is an existing 30' x 80' (2,400 sq ft) steel building. After renovations this building will house East Coast Truck Beds. East Coast Truck Beds receives and sells rust free truck beds. The company will have one part-time employee to service the customers when they arrive for truck bed pick up. The company is a low volume company and expect to sell approximately 5 truck beds a week. Hours of operation will be 8 am to 5 pm Monday-Friday.

Building #3 is an existing 50' x 160' (8,000 sq ft) steel building. This building will house Oak and Mill Woodwork. Oak and Mill Woodwork does design and fabrication of custom kitchen cabinetry, entry door and vanities. The company will employ 5-6 people on site





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and do not expected customers on site. All product is made on site and delivered to the home. Hours of operation will be 8 am to 5 pm Monday-Friday.

The applicant has requested two waivers from Article 8 Section 8.3 & 8.4, Existing and Proposed Conditions plans. Plans have been submitted showing existing condition per available data and notes stating property and business information. A survey has not been performed of the site. As noted, the applicant is not proposing any site improvements other than clearing brush and renovating the two structures, building #2 & #3 to be used for commercial uses as noted above.

If you have any questions or comments on this application, feel free to reach out to us at 603-942-9220 or by email at [scott@nhlandconsultants.com](mailto:scott@nhlandconsultants.com).

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



OVERALL SITE

# = LOCATED OF FOLLOWING PICTURES





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**ACCESS FROM ROUTE 4, LOOKING AT RTE. 4 FROM GATE (#1)**



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**BUILDING #1 WOOD STRUCTURE AND SECURITY FENCE (#2)**





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**BUILDING #2 & 3 LOOKING NORTHWEST (#3)**



**BUILDING #2 OVERHEAD DOOR (#4)**





**INSIDE BUILDING #3 LOOKING NORTH (#5)**



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**YARD BETWEEN BUILDING #2 & #3 (#6)**