



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

PLANNING BOARD NOTICE OF DECISION

You are hereby notified that at the **October 26, 2022**, meeting the Nottingham Planning Board **APPROVED** the case below by a **vote of 7-aye, 0-nay, and 0-abstention with Conditions**.

Case # 22-009-SUB

Application from Robin Comeau requesting a two (2) lot subdivision. The property is located at 176 Stevens Hill Road, in Nottingham, NH, and is identified as Tax Map 49, Lot 4. Stevens Hill Road is designated as a scenic road.

MOTION MADE BY: Mr. MacKinnon to approve **Case #22-009-SUB** with the standard set of conditions and the following additional conditions:

- Plan copies with professional seals and signatures.
- Original mylar with professional seals and signatures.
- All fees paid.
- Wetland restoration must be completed per the NHDES requirements.
- Outline and label the wetland impact and restoration area on plans.
- Coordinate driveway permit with the town Road Agent and address concerns regarding a utility pole, roadside ditches and culverts.
- The non-permitted driveway is to be abandoned and not used as a property vehicle access.
- The approved driveway pertains to the proposal where the driveway runs along the northern lot line of the new Lot 4-1.
- Final plan should reflect a removal of the double lines that show “existing driveway”.
- Approval pertains to the subdivision plan updated on August 9, 2022.
- A description of the road easement that will be granted to the town shall be provided to the Board of Selectmen for acceptance.
- Deadline for completion of all conditions is by July 1, 2023. A note must be added on the plans that states the deadline date and that no Certificate of Occupancy will be issued if the deadline is not met.

SECONDED BY: Mr. Anderson

ROLL CALL VOTE: 7-0-0 **MOTION PASSED**

Respectfully Submitted,

Kevin Lemieux

Kevin Lemieux
Land Use Clerk