

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

**Concurrent- Subdivision/ Site Plan Review**

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

Total Acreage: 7.3 AC	Current Use Acreage: —	# of Proposed Lots: 2
Project Address: 168 GILE ROAD		
Current Zoning Districts: RES - AG		
Overlay Districts:	Map(s): 40	Lot (s): 4
Request: SUBDIVIDE EXISTING LOT INTO TWO LOTS (BACKLOT SUBDIVISIONS)		

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.

- ( ) 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)
- ( ) Form B "Authorization to Enter upon Subject Property" has been filed with this application
- ( ) Form C "Authorization to Represent" has been filed with this application
- ( ) 6 sets of full size plans
- ( ) 10 sets of 11"x17" plans
- ( ) Waiver Form(s)
- ( ) Completed Checklist

Case#: 22-06-SUB	Project Name: Bacon	Date: 9/19/22
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<b>Owner 1:</b> ANN & RICHARD BACON		
Company:		
Phone: 603 770 3107	Fax:	E-mail: RICK@GILEROAD.COM
Address: 167 GILE ROAD WORTHINGHAM NH 03290		

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):</b> SEE OWNER 1 ABOVE		
Company:		
Phone:	Fax:	E-mail:
Address:		

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

<b>Engineer:</b> SURVEYOR: ERIC SALOVITCH		
Company: NORTUAM SURVEY		
Phone: 603 953 3164	Fax:	E-mail: ERIC@NORTUAMSURVEY.COM
Address: 686 CENTRAL ST SUITE 100 DOVER NH 03820		

### ABUTTER(S) LIST

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

\*

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1. APPLICANT INFORMATION:

Printed Name: Richard & Ann Bacon Contact Telephone: (603) 770-3107

Address: 167 Gile Road, Nottingham, NH

2. OWNER INFORMATION:

Printed Name: Richard & Ann Bacon (603) 770-3107

Address: 167 Gile Road, Nottingham, NH

3. PROFESSIONAL(S) INFORMATION:

Printed Name: Northam Survey LLC 603-953-3164

Address: 686 Central Ave Suite 100, Dover, NH

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.				SEE ATTACHED	
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, ANN & RICHARD BACON, 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..

Al Bacon  
Applicant's Signature



09/19/2022  
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)**

Al Bacon                      9/19/22  
Signature                      Date

RSB                      09 19 2022  
Signature                      Date

**Property Owner(s)**

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Signature                      Date

**Property Owner(s)**

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Signature                      Date

**Property Owner(s)**

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Signature                      Date

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**OWNER'S AUTHORIZATION FOR REPRESENTATION**

**Property location:** \_\_\_\_\_

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized: \_\_\_\_\_ 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 \_\_\_\_\_

FOR: \_\_\_\_\_

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

Name of Owner		
Address of Owner		
Signature of Owner		Date

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### 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	Lot	Sub- Lot
Site Location:		
Zoning District(s):		
Owner(s):		
Address of Owner(s):		
Applicant (if different from owner):		
Phone Number:	Email:	
Land Surveyor:		

I, \_\_\_\_\_ Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article \_\_\_\_\_ Section \_\_\_\_\_, for the above case submittal:

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Signature of Owner/Applicant

Date

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Date



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## LAND USE PROJECT FEE SCHEDULE

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

Project Type	Fee	#Lots	Total
Subdivision	\$200.00 + \$200.00/lot	2	\$200+ 400
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>			<b>\$ 600</b>
Public Notice to abutters & applicant (bordering Town included)	\$10.00/notice	\$10 x # <u>8</u> # abutter(s)/professional(s)	\$ <u>80</u>
Public Notice in Local Newspaper (Double fee if on a Scenic Road)	\$75.00 (Doubled?)		\$75.00 <del>\$150</del>
<b>Date Collected:</b>	<b>Total payable to: Town of Nottingham: \$ 755</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>	<u>\$75.00</u>

### 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.

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\*\* 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	X			
2. Complete abutters list	X			
3. Payment of all required fees				
4. <u>Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted</u> with all required information in accordance with the subdivision regulations and this checklist	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents		X		
6. Any waiver request(s) submitted with justification in writing		X		
7. Technical reports and supporting documents (see Section IX & X of this checklist)				
8. Completed Application Checklist	X			
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	X			
2. Title block information:	X			
a) Drawing title	X			
b) Name of subdivision	X			
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			



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	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates	X			
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)	X			
6. Match lines (if any)		X		
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X			
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."	COA			
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."	COA			
12. Note identifying which plans are to be recorded and which are on file at the Town.	X			
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."	COA			
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	X			
16. Plan and deed references	X			
17. The following notes shall be provided:				
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)		X		
d) Zoning variances/special exceptions with conditions		X		
e) List of required permits and permit approval numbers		X		
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets	X			
18. Boundary of entire property to be subdivided	X			
19. Boundary monuments	X			
a) Monuments found	X			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set	X			
20. Existing streets:				
a) Name labeled	X			

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	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)				
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)	COA			
24. Area of each lot (in acres & square feet):				
a) Existing lot(s)	X			
b) Contiguous upland(s)				
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)				
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>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
1. Surveyor's stamp and signature by Licensed Land Surveyor	X			

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	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds	X			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:		X		
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):	X			
a) Total upland(s)	X			
b) Contiguous upland(s)				
5) Proposed streets:		X		
a) Name(s) labeled				
b) Width of right-of-way dimensioned				
c) Pavement width dimensioned				
6. Source and datum of topographic information (USGS required)	X			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	X			
8. Soil Conservation Service (SCS) soil survey information	X			
9. Location, type, size & inverts of the following (as applicable):		X		
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	X			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	X			
12. Existing tree lines	X			
13. Existing ledge outcroppings & other significant natural features	X			
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		X		
<b>Section IV</b>		X		
<b>Construction Detail Drawings</b>		X		
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				

Case#	Project Name	Date			
		Provided	N/A	Provided	N/A
9.	Level spreader		X		
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>					
1.	Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)		X		
2.	Stormwater management report		X		
3.	Traffic impact analysis		X		
4.	Environmental impact assessment		X		
5.	Hydrogeological study		X		
6.	Fiscal impact. study provided		X		
7.	Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)		X		

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



# Abutters List

Richard Bacon  
 168 Gile Road, Nottingham, NH  
 September 9, 2022  
 NS 339

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	0	RICHARD & ANN BACON	167 GILE ROAD NOTTINGHAM, NH 03290
40	11	GAIL F. PERKINS	33 STAGE ROAD NOTTINGHAM, NH 03290
40	10	RICHARD S. & ANN P. BACON	167 GILE ROAD NOTTINGHAM, NH 03290
40	5	MANDSAGER, CONRAD & KATHLEEN TRUSTEE	174 GILE ROAD NOTTINGHAM, NH 03290
40	3	WILLIAM S. HALBERSTADT, JR.	166 GILE ROAD NOTTINGHAM, NH 03290
40	2	COLLEEN ROSENTHAL	162 GILE ROAD NOTTINGHAM, NH 03290
40	1-7	ELIJAH MATTHEW PITKIN	145 GILE ROAD NOTTINGHAM, NH 03290
Surveyor		Northam Survey, LLC	239 Long Hill Road Dover, NH 03820
Environmental / Wetlands Scientist		STONEY RIDGE ENVIRONMENTAL	223 PROSPECT MOUNTAIN ROAD ALTON, NH 03809

*Carly Ann Lacey*

LCHIP ROA428272 25.00  
TRANSFER TAX R0083767 3,150.00  
RECORDING 14.00  
SURCHARGE 2.00



*m*  
*Richard S. + Ann P. Bacon*  
*167 Gile Road*  
*Nottingham, NH 03290*

**FIDUCIARY DEED**

KNOW ALL MEN BY THESE PRESENTS that **Peter B. Schmidt** of Dover, County of Strafford, and State of New Hampshire, **executor under the will of Robert P. Giffin** late of 168 Gile Road, Nottingham, County of Rockingham and State of New Hampshire (Docket #318-2017-ET-00746), by the power conferred by said will and every other power, for Two Hundred Ten Thousand dollars (\$210,000.00) paid, grants to **Richard S. Bacon and Ann P. Bacon**, husband and wife as joint tenants with right of survivorship, of 167 Gile Road, Nottingham, County of Rockingham and State of New Hampshire the following described premises:

A certain tract of land with the buildings thereon situated in Nottingham in the County of Rockingham and State of New Hampshire and bounded and described as follows:

Beginning at an iron pipe at the Southwesterly corner of the tract herein described and on the Easterly side of the Gile Road, so-called, and thence running Northerly along said Gile Road 295 feet to an iron pipe; thence turning and running North 67° 30' 00" East 152.05 feet to a hub and tack along other land of Kathleen B. Carter; thence turning and running North 15° 15' 00" West along other land of said Carter 374.40 feet to a birch hub at land of Ethel Dame; thence turning and running North 63° 15' East along a stone wall along said Dame Land 563 feet to an iron pipe at land of Romeo DiBerto; thence turning and running South 32° 00' East all along a stone wall partly along land of said DiBerto and partly along land of Anthony Smith 340.69 feet to an iron pipe; thence turning and running South 43° 00' West along said Smith land 369.60 feet to an iron pipe; thence continuing South 26° 30' West along said Smith land 389.40 feet to an iron pipe; thence turning and running South 62° 00' West along said Smith land 125.40 feet all along a stone wall to the iron pipe at the point of beginning.

Being the same premises shown on a Plan "Property of Kathleen B. Carter, Proposed Subdivision, Gile Road, Nottingham, New Hampshire, Rockingham County, drawn by C. B. Knowles, July 16, 1972" approved by the Nottingham Planning Board July 20, 1972 for recording and recorded in the Rockingham Records as plan C-3100.

Being a portion of the first tract shown on a certain deed from Denzil F. Walker to Kathleen B. Carter dated May 23, 1967 and recorded in Rockingham Records, Book 1861, Page 387.

This conveyance is subject to applicable zoning regulations of the Town of Nottingham and to the water pollution regulations.