



Plan Review

PROJECT NAME: Owl Ridge – Fort Hill Rd/Smoke St		CASE NUMBER: 23-004
PLAN DATE (REVISION): 12-11-23		
MEETING DATE: 01-24-24	Property Owner(s): Frederick Fernald PO Box 1805 Wolfboro, NH	APPLICATION TYPE: <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line <input type="checkbox"/> Design Review Adjustment
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Surveyor (s): Christopher Berry 335 Second Crown Point Rd Barrington, NH	REVIEWED BY: Blair Haney SRPC Circuit Rider
EXECUTIVE SUMMARY		
Applicant is proposing a 25-lot Open Space Development (OSD) subdivision on 102.77 acres and proposes to conserve 78.59 acres. The applicant appeared before the Board twice under Design Review. The project narrative provides a very detailed explanation of the proposal.		
BACKGROUND		
TAX MAP/LOT:	Map 23, Lot 11	
AREA (ACRES, SQUARE FEET):	102.77 ac	
EXISTING LAND USE:	Current Use	
STEEP SLOPES:	Intermittent	
ROAD ACCESS (FRONTAGE):	Smoke St	
CLOSEST INTERSECTION:	Fort Hill Rd	
ZONING DISTRICT(S):	Residential/Agricultural	
OVERLAY DISTRICTS:	X Aquifer X Wetlands X Floodplain	
LOCATED ON A SCENIC ROAD?	Yes	No
FEMA 100-YEAR FLOOD HAZARD ZONE?	X Yes	No
WATER BODIES:	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		



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Conditional Use Permit HOA/Condo Docs State Permits Road Cut Road Bond

STATUS NOTES:

Project will require a Conditional Use Permit (CUP) and Alteration of Terrain (AoT) permit.

STAFF TECHNICAL COMMENTS

Staff Comments:

1. Comments on completeness & waivers:

a. Applicant requests six (6) waivers (see: Letter re: Waiver Requests, April 19, 2023)

- a. Withdrawn
- b. Approved
- c. Approved

ii. To permit Peekaboo Drive to be built with swale lines that exceed 10% that exceed 250' in length.

1. What does the applicant propose to avoid or mitigate erosion? Board should seek input from Road Agent.
2. See CMA Comment 15.6.7(4),

iii. To permit the project to be built with flared end sections instead of headwalls.

1. Board may wish to ask Road Agent for input regarding maintenance and long-term durability.

iv. To permit underdrain with less than 4' of cover as shown in the Road Design Standard Appendix at the beginning of Peekaboo Drive and Frederick Lane.

1. Board should seek comment from Road Agent and or CMA. See Plan page 50-56 of 88. Request could minimize further impacts to 25' wetland buffer, request is reasonable.

v. To permit the entrance swale on the right side of Peekaboo Drive to have 3:1 fore slopes instead of 4:1 fore slope required.

- a. Board should seek comment from Road Agent and or CMA. See Plan page 78 of 88. Request could minimize further impacts to 25' wetland buffer, request is reasonable. Approved
- b. Approved

2. Comments on site layout/subdivision:

a. Applicant proposes subdividing 102 acres into 25 single-family lots and conserving 79 acres for open space.

- i. Two (2) houses off Fort Hill Rd; and
- ii. Two *curb-cuts* off Smoke St: eastern curb-cut = Frederick Lane with six houses; western curb-cut = Peekaboo Drive with 17 houses.

b. Board may request a third-party review of the stormwater management report and infrastructure.

c. Portions of the project lie within the Aquifer Protection Overlay District and FEMA floodplain.



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- d. Applicant seeks a Conditional Use Permit due to the proposed impact to the 25’ wetland buffer at the entrance to Peekaboo Drive. The project does not propose any direct wetland impacts or crossings.
- e. Applicant reviewed for vernal pools and found none (see report).
- 3. Comments on Conditional Use Permit (Open Space Development & Wetland Conservation Areas)
 - a. Denied without prejudice
 - b. Denied without prejudice
 - c. Approved, with condition of “additional tree planting as discussed” (see Meeting Minutes 09-27-23 on page 4 of 7). Board should confirm plantings.
- 2. Approved
- 4. Comments on Yield Plan
 - i. See Plan Set General Comments #1 on Page 21 of 25
- 5. Additional Comments (01-24-24)
 - a. For a Summary of Major Revisions to design plans, see Barry Surveying letter dated 12-11-23 pages 1-4 of 4.
 - b. To date, Board accepted plan, voted no DRI, accepted Yield Plan, approved two (2) CUPs, and approved four (4) Waiver Requests.
 - i. Applicant should revise the Notes on Page 2 of 88 and Page 36 of 88. Board did not approve CUP for less than 100 feet of frontage.
 - ii. Applicant received two variances to permit: two (2) lots to have less than 100 feet of frontage; and two (2) lots to have greater than the maximum area allowed in an Open Space Development (OSD) subdivision. (see Page 2 of 88/36 of 88, Notes)
 - iii. Applicant submits two (2) additional Waiver Requests with two (2) Requests, previously submitted, still pending. (see Page 2 of 88/36 of 88, Notes)
 - 1. See Comment 15.6.7(4) on page 4 of 25 and 16.6.7(7) on page 5 in Berry Survey letter 12-11-23.
 - c. The Board should request the draft HOA/Open Space covenant to review and comment, or condition an approval for same.

CONDITIONS OF APPROVAL

- | | |
|---|--|
| <input checked="" type="checkbox"/> Plan copies with professional seals & signatures | |
| - Surveyor | |
| - Wetlands Scientist | |
| <input checked="" type="checkbox"/> Original Mylar with professional seals & signatures | <input type="checkbox"/> State Permits – |
| <input type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input type="checkbox"/> Curb-cut, |
| <input checked="" type="checkbox"/> All fees paid | <input type="checkbox"/> Subdivision (Sub Surface/Septic), |
| <input type="checkbox"/> Additional items to be determined as part of the plan review hearing (List): | <input type="checkbox"/> Wetlands – Dredge and Fill, |
| - | <input type="checkbox"/> Alteration of Terrain |
| | <input type="checkbox"/> Shoreland Protection |
| <input type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (refer to notes section and list): | |



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- See Above

Others (List):