



## Plan Review

<b>PROJECT NAME:</b> Nottingham Business Park		<b>CASE NUMBER:</b> 23-023 SIT	
<b>PLAN DATE (REVISION):</b> 03-23-23			
<b>MEETING DATE:</b> 05-10-23	<b>Property Owner(s):</b> Nottingham Business Park, LLC Hampton, NH	<b>APPLICATION TYPE:</b> <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 <input type="checkbox"/> Design Review    Adjustment	
<b>APPLICATION STATUS:</b> <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	<b>Surveyor (s):</b> David Giangrande GM2 Amesbury, MA	<b>REVIEWED BY:</b> Blair Haney SRPC Circuit Rider	
<b>EXECUTIVE SUMMARY</b>			
<p>Applicant is proposing a 176,000 square foot warehouse &amp; light industrial building for commercial production, storage, and shipping. Front half of the subject parcel, abutting Route 4, lies within the Commercial zoning district, the rear portion lies within the Residential zoning district. The rear property line also falls on the town and county boundary line for Barrington and Strafford County, respectively.</p> <p>Currently, an unfinished building and stormwater management features exist. The previous owner/developer completed the foundation, and most of the site work, base grade for site access, wetland replication area, and two drainage basins. The proposed building includes 26 loading docks, 119 parking spaces, and a single driveway. Extensive wetlands exist on site, soil slopes range between .5% and 16%, and no portion of the property lies within the flood zone. A well for water supply and fire suppression is installed.</p>			
<b>BACKGROUND</b>			
<b>TAX MAP/LOT:</b>	Map 3, Lot 10		
<b>AREA (ACRES, SQUARE FEET):</b>	78.2 ac		
<b>EXISTING LAND USE:</b>	Commercial		
<b>STEEP SLOPES:</b>	N/A		
<b>ROAD ACCESS (FRONTAGE):</b>	165 Old Turnpike (US Route 4)		
<b>CLOSEST INTERSECTION:</b>			
<b>ZONING DISTRICT(S):</b>	Commercial/Industrial (front); Residential/Agricultural (rear)		
<b>OVERLAY DISTRICTS:</b>	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain		



**TOWN OF NOTTINGHAM, NH - PLANNING BOARD**

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<b>LOCATED ON A SCENIC ROAD?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<b>FEMA 100-YEAR FLOOD HAZARD ZONE?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<b>WATER BODIES:</b>	<input type="checkbox"/> Shoreland Protection			
<b>OTHER PERMITS AND APPROVALS</b>				
<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"/> HOA/Condo Docs	<input checked="" type="checkbox"/> State Permits	<input type="checkbox"/> Road Cut	<input type="checkbox"/> Road Bond
<b>STATUS NOTES:</b>				
Permit required from DES for septic and fire suppression.				
Permit required from DOT for access off Route 4.				

**STAFF TECHNICAL COMMENTS**

Staff Comments:

1. Comments on completeness:
  - a. Applicant does not appear to request any waivers from the Site Plan Review regulations.
  - b. Applicant does not appear to impact wetlands or buffers that might require a Conditional Use Permit.
2. Comments on site layout/subdivision:
  - a. Applicant proposes an easement across the property connecting to an existing subdivision for a second means of egress. Applicant states this will not be for thru traffic. Does the applicant propose a gate or other traffic prevention measure?
  - b. Applicant states DOT will require a traffic study. What is the timeline for this study to be completed?
  - c. Applicant provided a stormwater management report, the table for the five basins shows similar or improved conditions for the 100-year storm. The Board should request review by the Town’s outside consultant.
  - d. Applicant appeared before the Board for discussion at a previous meeting. Does the applicant anticipate further development of adjacent parcels that may or may not have access through the subject parcel?
  - e. Does the proposed design meet the current maximum building height?
  - f. Does the proposed site allow for circulation around the entire building for emergency access? The Board should request comments from the Fire Department.
  - g. Is the access drive to the well completed? If not, will it meet the setbacks?
  - h. Will the new users store or handle hazardous chemicals or materials? Does the applicant propose a spill prevention or emergency response plan?
  - i. Applicant should confirm property address. Some plans note address as 145 Old Turnpike Rd however the Site Plans reference 165 Old Turnpike Rd.

<b>CONDITIONS OF APPROVAL</b>
<input checked="" type="checkbox"/> Plan copies with professional seals & signatures



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- Surveyor
- Wetlands Scientist

Original Mylar with professional seals & signatures

Electronic submission per regulations (As-builts as required)

All fees paid

Additional items to be determined as part of the plan review hearing (List):

-

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

- See Above

Others (List):

State Permits –

Curb-cut,

Subdivision (Sub Surface/Septic),

Wetlands – Dredge and Fill,

Alteration of Terrain

Shoreland Protection