



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

SITE PLAN REVIEW APPLICATION – PLANNING BOARD

Site Plan Review Type: Commercial/Industrial Multi-family Mixed Use

Concurrent- Subdivision / Site Plan Review: Y/N?

Change of Use Only: Y/N? Y

Amendment to Approval: Y/N?

Total Area of Lot(s): <u>1.84A</u>	Existing Use(s) of Property: <u>N/A</u>	Proposed Use(s) of Property: <u>retail store</u>
Property Address: <u>255 Old Turnpike</u>		
Zoning District(s): <u>commercial / industrial</u>		
Overlay District(s):	Map(s): <u>16</u>	Lot (s): <u>7</u>
Project Narrative: <i>(Please attach a separate sheet with the project description of pre- and post-conditions)</i> <u>yes</u>		

DOCUMENTS TO SUBMIT: (All documents shall be provided in Adobe PDF format as well)

<p>Y-N/A</p> <p><input checked="" type="checkbox"/> () Project Narrative</p> <p><input checked="" type="checkbox"/> () Form A "Abutters List" (filed no earlier than 5 days within submittal of this application with 3 labels per address on address labels - same size as Avery 5160/8160)</p> <p><input checked="" type="checkbox"/> () Form B "Authorization to Enter Upon Subject Property"</p> <p>() <input checked="" type="checkbox"/> Form C "Owner's Authorization for Representation"</p> <p>() <input checked="" type="checkbox"/> Form D "Request For Waiver(s)"</p> <p>() <input checked="" type="checkbox"/> Form E "Certification of Monument Installation"</p> <p><input checked="" type="checkbox"/> () Form F "Application Checklist"</p> <p>() <input checked="" type="checkbox"/> Two (2) sets of 24"x36" plans</p> <p>() <input checked="" type="checkbox"/> Ten (10) sets of 11"x17" plans</p> <p>Note: Applicant must submit fee at time of submission – see "Application Fee Schedule" form</p> <p>Note: All documents shall be provided in Adobe PDF format as well</p>

INTERNAL USE ONLY:

Case#: <u>23-006</u>	Project Name: <u>Dow Retail Store</u>	Date Received: <u>5/13/23</u>
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SITE PLAN REVIEW APPLICATION – Continued

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.

Owner 1: Sandra Hall		
Company:		
Phone:	Fax:	E-mail:
Address: 136 Carteret St. Edenton, NC 27932		

Owner 1 Signature

Date

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

Applicant (if different from owner):		
Company: 255 Viena Dow		
Phone: 603-942-7641	Fax:	E-mail:
Address: 97 Rochester Rd Northwood NH 03261		

Developer:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Surveyor/Engineer:		
Company:		
Phone:	Fax:	E-mail:
Address:		



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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 1

Vienna Dow
Signature

May 12 / 2023
Date

Property Owner 2

Signature

Date

Property Owner 3

Signature

Date

Property Owner 4

Signature

Date



100 feet Abutters List Report

Nottingham, NH

May 12, 2023

Subject Property:

Parcel Number: 016-0007-000
CAMA Number: 016-0007-000
Property Address: 255 OLD TURNPIKE ROAD

Mailing Address: HOLL, SANDRA
136 E. CARTERET STREET
EDENTON, NC 27932

Abutters:

Parcel Number: 016-0005-000
CAMA Number: 016-0005-000
Property Address: 18 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-
TRUSTEES OF THE COTE TRUST
936 WAVERLY COMMON
LIVERMORE, CA 94551

Parcel Number: 016-0005-000
CAMA Number: 016-0005-00A
Property Address: 24 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-
TRUSTEES OF THE COTE TRUST
936 WAVERLY COMMON
LIVERMORE, CA 94551

Parcel Number: 016-0005-000
CAMA Number: 016-0005-00B
Property Address: 24 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-
TRUSTEES OF THE COTE TRUST
936 WAVERLY COMMON
LIVERMORE, CA 94551

Parcel Number: 016-0005-000
CAMA Number: 016-0005-00C
Property Address: 24 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-
TRUSTEES OF THE COTE TRUST
936 WAVERLY COMMON
LIVERMORE, CA 94551

Parcel Number: 016-0005-000
CAMA Number: 016-0005-00D
Property Address: 18 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-
TRUSTEES OF THE COTE TRUST
936 WAVERLY COMMON
LIVERMORE, CA 94551

Parcel Number: 016-0005-000
CAMA Number: 016-0005-00E
Property Address: 18 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-
TRUSTEES OF THE COTE TRUST
936 WAVERLY COMMON
LIVERMORE, CA 94551

Parcel Number: 016-0006-001
CAMA Number: 016-0006-001
Property Address: 23 COOPER HILL ROAD

Mailing Address: ROBINSON, JACOB
23 COOPER HILL RD
NOTTINGHAM, NH 03290

Parcel Number: 016-0008-000
CAMA Number: 016-0008-000
Property Address: 253 OLD TURNPIKE ROAD

Mailing Address: STATE OF NEW HAMPSHIRE-DOT
PO BOX 483 1 HAZEN DRIVE
CONCORD, NH 03302

Parcel Number: 016-0033-000
CAMA Number: 016-0033-000
Property Address: 254 OLD TURNPIKE ROAD

Mailing Address: STATE OF NEW HAMPSHIRE-DOT
PO BOX 483 1 HAZEN DRIVE
CONCORD, NH 03302



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



REQUEST FOR WAIVER(S)

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.**

OWNER		
Tax Map: 16	Lot: 7	Sub-Lot:
Property Address: 255 Old Turnpike rd		
Zoning District(s): Commercial/Industrial		
Name of Owner 1: Sandra Hall		
Address of Owner 1: 136 E Carteret St. Edenton, NC 27932		
APPLICANT		
Name (if different from owner): Viena Dow		
Phone Number: 603-942-7641	Email:	

I, _____, request the following waiver(s) to the Town of Nottingham Site Plan Review Regulations for the above application:

REQUEST FOR WAIVER(S)			
Article	Section	Title/Heading	Reason for Waiver

Applicant Signature

Date

Please attach a separate sheet with additional waiver requests, if necessary



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APPLICATION CHECKLIST

This checklist is intended to assist applicants in preparing a complete application as required by the Nottingham Site Plan Review Regulations and must be submitted along with all application documents. Applicant shall be responsible for all requirements specified in the Nottingham Site Plan Regulations even if said requirements are omitted from this checklist.

Applicant shall be responsible for providing all the information listed in the column entitled "Site Plan Review". Applicant should place an "x" in each box to indicate that this information has been provided. If an item is considered not applicable, the "N/A" box should be marked.

Application Requirements	Site Plan Review		Office Use	
	Provided	N/A	Provided	N/A
Section I. General Requirements				
1. Completed application form	✓			
2. Completed abutters list	✓			
3. Payment of all required fees	✓			
4. Two (2) sets of plans 24"x36" and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the regulations and this checklist		✓		
5. Copies of any proposed easement deeds, protective covenants, or other legal documents		✓		
6. Project narrative on a separate sheet	✓			
7. Any requested waiver(s) submitted with reason in writing				
8. Technical reports and supporting documents (see Section IX & X of this checklist)		✓		
9. Completed application checklist	✓			
Section II. General Plan Information				
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations		✓		
2. Title block information:		✓		
a) Drawing title		✓		
b) Name of subdivision		✓		
c) Location of subdivision		✓		

Case#

Project Name

Date

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

Case#

Project Name

Date

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 Article 15 of the regulations		✓		
Section IV.				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Article 14 of the Site Plan Review 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		✓		
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		✓		

Case#

Project Name

Date

Section V. Supporting Documentation If Required				
1. Stormwater management report		✓		
2. Traffic impact analysis		✓		
3. Environmental impact assessment		✓		
4. Hydrogeological study		✓		
5. Fiscal impact. study provided		✓		

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

The building will be used as a retail store. We will be selling up-cycled furniture, NE handcrafts and vintage items.

The front area will be the show room, middle is work room and office and there is a storage area.

We will be holding crafting classes on occasion.

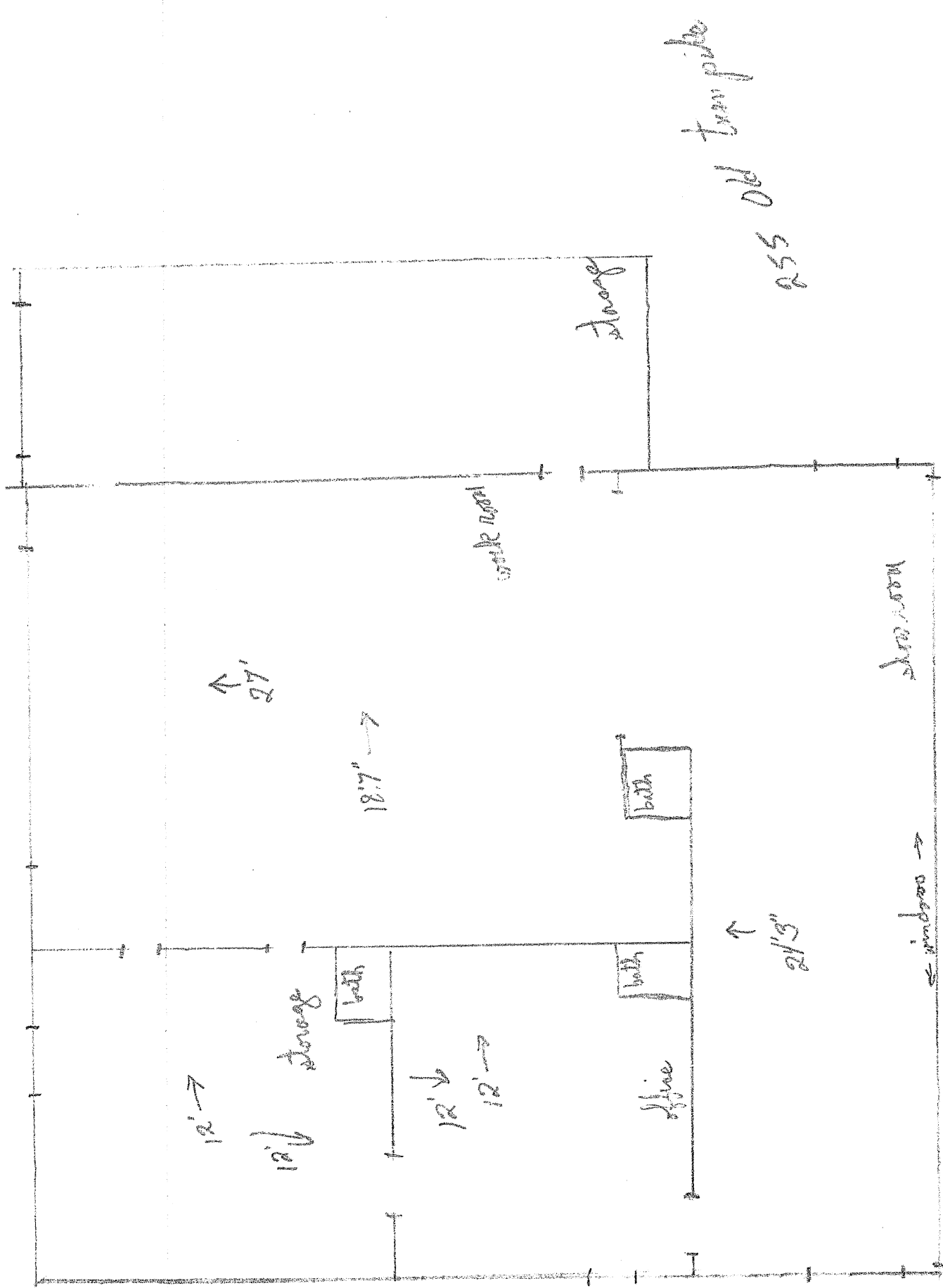
The shop will be open to the public Thursday through Sunday from 10 AM to 5 PM.

Viena Dow

97 Rochester Rd.

Northwood, NH 03261

603-942-7641



front at 4 1/2

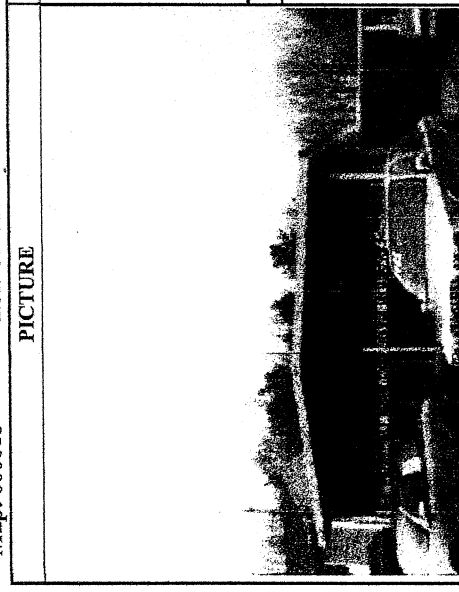
stairs

← windows →

TAXABLE DISTRICTS	
District	Percentage

OWNER	
HOLL, SANDRA	
136 E. CARTERET STREET	
EDENTON, NC 27932	

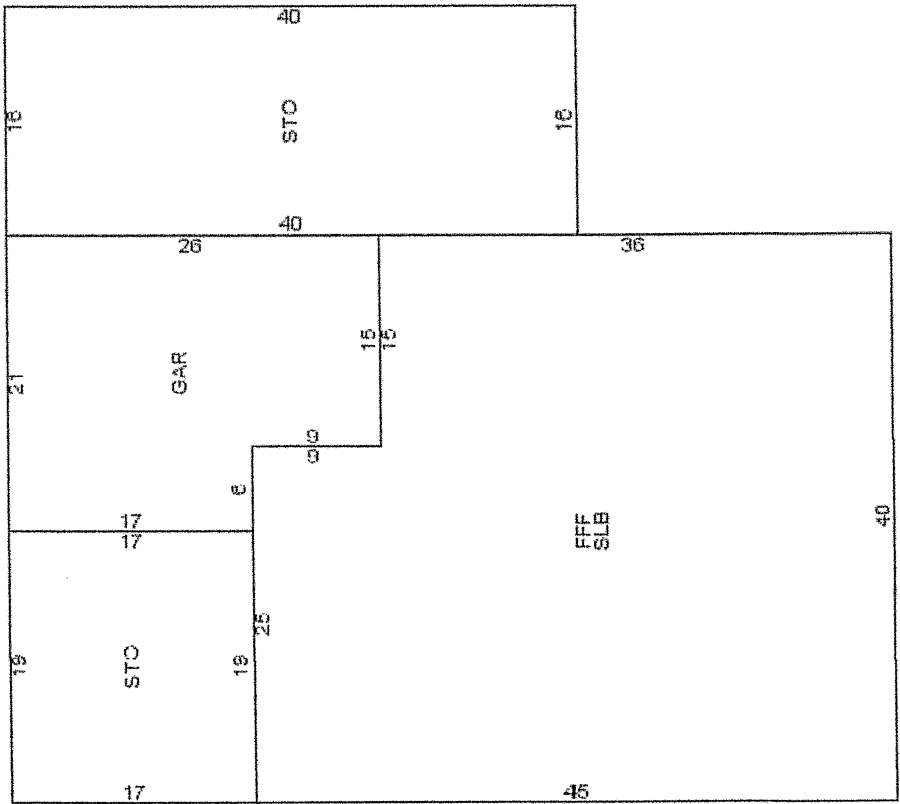
PERMITS		
Date	Project Type	Notes
12/10/20	RENOVATION	REMODEL FOR TEMP OCCUPANCE OF
07/23/15	ELECTRICAL	REPLACE RECEPTACLE
06/10/15	MECHANICAL	NEW GAS LINE
06/02/15	SEPTIC DESIGN APPRO	CA2006078494 REVISED 4/2/2015



BUILDING DETAILS			
Model:	1.00 STORY COM BUILD		
Roof:	GABLE OR HIP/METAL/TIN		
Ext:	PREFIN METAL		
Int:	DRYWALL/AVG FOR USE		
Floor:	CONCRETE		
Heat:	GAS/FA NO DUCTS		
Bedrooms:	Baths: 2.0	Fixtures: 7	
	Extra Kitchens:	Fireplaces:	
A/C:	No	Generators:	
Quality:	B1 AVG-10		
Com. Wall:	STEEL, 12 FT.		
Size Adj:	1.1642	Base Rate: CAU 85.00	1.1500
		Bldg. Rate: 0.9535	
		Sq. Foot Cost: \$ 93.20	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
STO	STORAGE AREA	963	0.25 241
FFF	FST FLR FIN	1665	1.00 1665
SLB	SLB	1665	0.00 0
GAR	GARAGE	492	0.45 221
GLA:	1,665	4,785	2,127

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 198,236
Year Built:	1950
Condition For Age:	FAIR
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	31 %
Building Value:	\$ 136,800



OWNER INFORMATION SALES HISTORY PICTURE

Date	Book	Page	Type	Price	Grantor
10/28/2014	5570	2287	U137	175,000	BAYVIEW LOAN SERVICING,
04/22/2014	5525	2282	U151	222,000	RAY, GARY C.
09/01/2005	4541	2028	U119	425,000	HERGET, RICHARD

HOLL, SANDRA
 136 E. CARTERET STREET
 EDENTON, NC 27932

LISTING HISTORY NOTES

01/22/21 RWPR
 08/02/17 JBVL
 01/18/16 DMPL
 07/17/15 CRHN
 09/06/11 JBVL
 06/12/08 CGRL
 03/21/06 DSVL
 11/04/96 EST

08/17 "BEST BUY AUTO"; OTHER BLDG IN NORTHWOOD; 3/06-DNPU
 NON-FUNC BTHRM, DNPU SHED FOR HOUSE NEXT DOOR; 6/08-N/C; 9/11
 -N/C; 1/2016 NEW SEPTIC IN 2015, EST PAVING, PU SHED; 08/17 2-2 FIX
 BATHS + 1-3 FIX BATH; DNPU BOLD DOWN LIFT; 1/21; TEMP LOC OF
 NORTHWOOD VET, STALLS ADDED FOR PET EXAMS;

MUNICIPAL SOFTWARE BY AVITAR

TOWN OF NOTTINGHAM
 NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2021	\$ 136,800	\$ 7,400	\$ 168,400
		Parcel Total: \$ 312,600	
2022	\$ 136,800	\$ 7,400	\$ 168,400
		Parcel Total: \$ 312,600	
2023	\$ 136,800	\$ 7,400	\$ 168,400
		Parcel Total: \$ 312,600	

EXTRA FEATURES VALUATION LAND VALUATION LAST REVALUATION: 2020

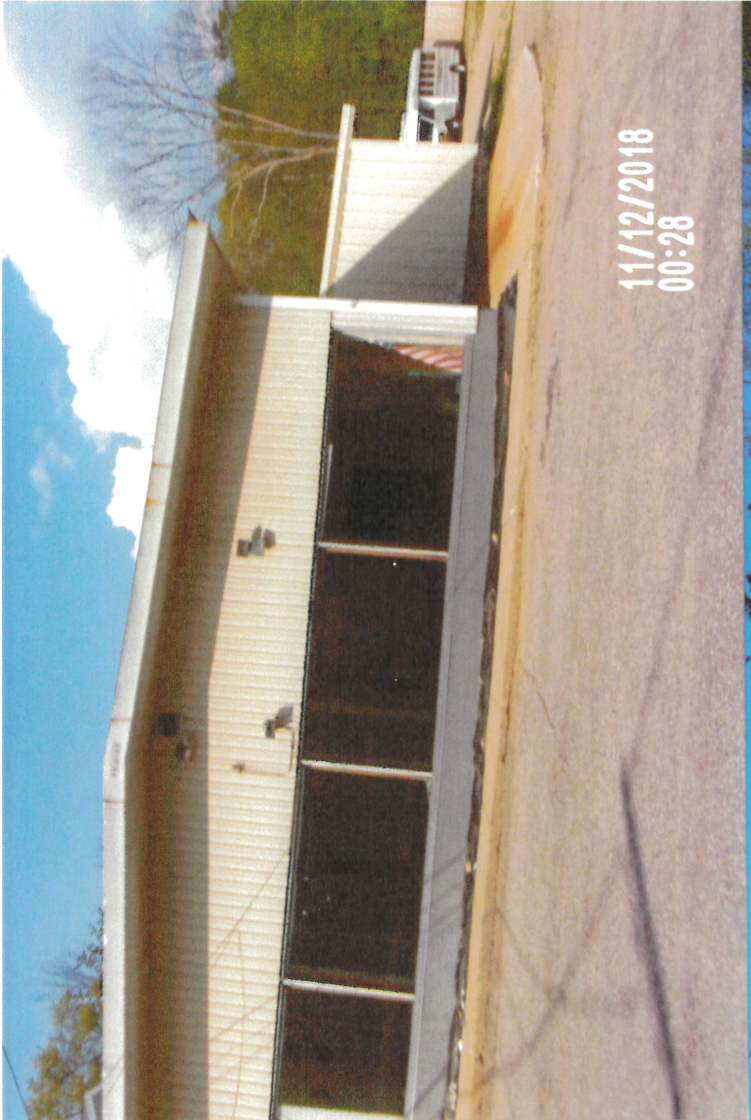
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	160	20 x 8	160	10.00	60	1,536	
PAVING	4,800	80 x 60	63	3.25	60	5,897	EST/SNOW/SHAPE
						7,400	

Zone: C/I COMM/IND DIST	Minimum Acreage: 2.00	Minimum Frontage: 200												
Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	N	Tax Value	Notes
1.840 ac	134,680	E	100	100	100	100	100 -- LEVEL	125	168,400	0			168,400	COMM
1.840 ac									168,400				168,400	

Site: AVERAGE Driveway: PAVED Road: PAVED



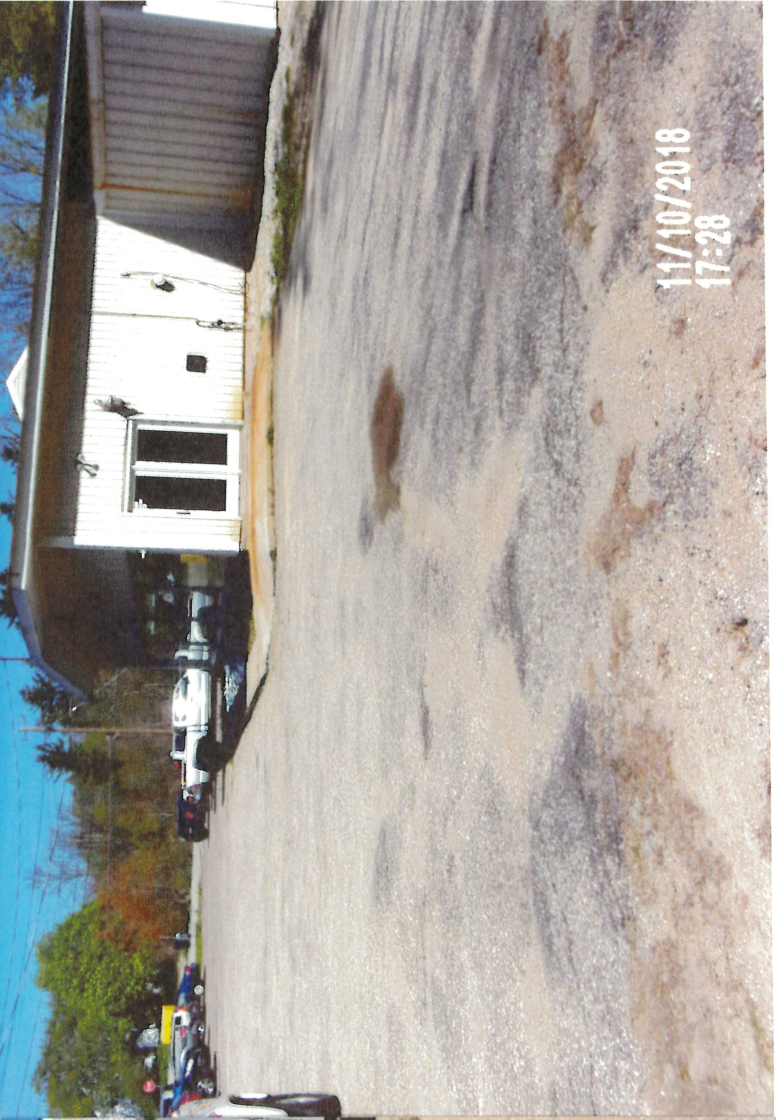
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