



## TOWN OF NOTTINGHAM, NH - PLANNING BOARD

NOTTINGHAM TOWN OFFICE • 139 Stage Rd., P.O. Box 114 • Nottingham, NH 03290  
<https://www.nottingham-nh.gov/planning-board> - (603) 679-9597



### Plan Review

<b>PROJECT NAME:</b> Dow Retail		<b>CASE NUMBER:</b> 23-006 SIT	
<b>PLAN DATE (REVISION):</b> <i>Undated - hand drawn</i>			
<b>MEETING DATE:</b> 06-14-23	<b>PROPERTY OWNER:</b> Sandra Holl 136 Carteret St Edenton, NC	<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: <i>65 days expires:</i> <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	<b>APPLICANT'S REP:</b> Viena Dow (applicant) Northwood, NH	<b>REVIEWED BY:</b> Blair Haney SRPC Circuit Rider <a href="mailto:bhaney@strafford.org">bhaney@strafford.org</a>	
<b>EXECUTIVE SUMMARY</b>			
Applicant is proposing to open a retail store in an existing building in the Commercial/Industrial zoning district. Store offers up-cycled furniture, handcrafts, and similar vintage goods. Applicant proposes to host crafting classes in the future. Store hours proposed for Thurs-Sun 10 AM – 5 PM. Store space will include a showroom, office and work space, and storage area.			
<b>BACKGROUND</b>			
<b>TAX MAP/LOT:</b>	Map 16, Lot		
<b>AREA (ACRES, SQUARE FEET):</b>	1.84 ac		
<b>EXISTING LAND USE:</b>	Vacant		
<b>STEEP SLOPES:</b>	N/A		
<b>ROAD ACCESS (FRONTAGE):</b>	Old Turnpike Rd		
<b>CLOSEST INTERSECTION:</b>	Cooper Hill Rd		
<b>ZONING DISTRICT(S):</b>	Commercial/Industrial		
<b>OVERLAY DISTRICTS:</b>	<input type="checkbox"/> Aquifer <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain		
<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			



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

**STATUS NOTES:**

**COMPLETENESS/APPLICATION ACCEPTANCE**

The following additional information is needed to complete the checklist:

1. Applicant did not provide a list of waivers.

**STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY**

**Staff comments on Waivers:**

1. No waiver request provided.

**Staff comments on Technical Features:**

1. Board should request applicant submit wavier request to satisfy application submission requirements.
2. Board should inquire about hours for crafting classes. Additionally, will the Board require an amendment or new Site Plan Review application if applicant increases hours of store open?
3. Board should inquire about proposed signage and lighting.
4. The proposed use aligns with adjacent uses and the zoning district. Subject site appears to have ample parking spaces, although shared with an adjacent building/business. Parcel appears to straddle town line with Northwood, NH.

**CONDITIONS OF APPROVAL**

- |   |  |
|---|--|
| <input type="checkbox"/> Plan copies with professional seals & signatures   |  |
| - Surveyor  |  |
| - Wetlands Scientist  |  |
| <input 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 checked="" 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): |  |
| • See Above   |  |
| <input type="checkbox"/> Others (List):   |  |