
TRANSMITTAL

Town of Nottingham
Planning Department
139 Stage Road
Nottingham, NH 03290

Date: June. 15, 2023
Project: NH-1490
Location: Raymond Road
Via: Hand Deliver

We are sending you the following items:

Items:

Attached: For Design Review

We are sending you the following items:

- 1 – Completed Design Review Application**
- 6 – Sets of Full size Plans**
- 10 – Sets Reduced Copies 11 x 17 Plans**
- 1 – Letter of Authorization to represent**
- 1 – List of Abutters w/3 labels for each**
- 1 – Check payable to Town of Nottingham.**

Please feel free to call me if you have any comments, or if anything further is required.

Transmitted by: **Scott D. Cole**

Town of Nottingham
P.O. Box 114
139 Stage Road
Nottingham NH 03290



Office 603-734-4881
Fax 603-679-1013
plan.zone@nottingham-nh.gov

**Nottingham Planning Board
Subdivision
Design Review Application**

Applicant or Agent for the Owner (If different than property owner):

Name:	Joseph Falzone
Address:	7b Emery Lane, Stratham, NH 03885
Telephone Number:	() 603-772-9400
Email Address:	jfalzone@weinvestinland.com

Property Owner(s) of Record: Print all information

Name:	The Forgotten MTN Realty Trust, David Sanderson Trustee		
Address:	33 Hobbs Road, N. Hampton, NH 03862		
Telephone Number:	()		
Email Address:			
Street location of site:	Raymond Road		
Tax Map(s) and Lot(s):	69-17		
Number of Lots:	20 Lots		
Frontage on What Road:	Raymond Road		

Short Narrative of Proposed Request:

Proposed open space subdivision with 20 lots w/ large open space component on a 1700' CDS Road.

Joseph Falzone

Signature by Applicant or Agent:

Date:

Signature(s) of property owner(s):

Date:

Date:

Date:

Letter of Authorization

I, David Sanderson, Trustee of the Forgotten Mtn Realty Trust, owner of Tax Map 69 Lot 17 on Raymond Road in Nottingham, NH, do hereby authorize the following parties to act as agents on our behalf for the above-described property in order to apply for any necessary state and local applications or permits relative to the development of said lot:

Joseph Falzone and their agents to include but not limited to:

Beals Associates PLLC, 70 Portsmouth Ave, Stratham, NH

as agents to act on my behalf in matters to be discussed with the Town of Nottingham, State Departments and other Land Use Boards concerning the property previously mentioned.

I hereby appoint the above referenced parties as my agent to act on my behalf in the review process, to include any required signatures.

David Sanderson

David Sanderson

Trustee of The Forgotten Mtn Realty Trust



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

Notice Of Land Use Board Fees Under RSA 673:16, III

Fee Collected at Time of Application:

Project Type	Fee	#Lots	Total
Subdivision	\$200.00 + \$200.00/lot		\$200+
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			
Plus Notice Fees:			
Public Notice to abutters & applicant (bordering Town included)	\$10.00/ notice	\$10 x # <u>26</u> # abutter(s)/professional(s)	\$ <u>260</u>
Public Notice in Local Newspaper (Double fee if on a Scenic Road)	\$75.00 (Doubled?)		\$75.00
Date Collected:	Total payable to: Town of Nottingham		\$ <u>435</u>

Fee Collected at Time of Acceptance: (Not For Design Review Applications)

Fee type	Fee (Amount TBD)	Date paid
Escrow Account- 3 rd party review fees		
Letters of Credit, Bonds, Performance Guarantee		

Fee 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>	\$75.00

Fee collected at time of Certificate of Occupancy:

Impact Fee (Fees will be collected by the Building Inspector at time of CO)-- See Chart

Fee Assessment Basis	School Impact Fee k-8 Facilities	Fire Department Impact Fee	**Recreation Department Impact Fee	Total Impact Fees
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.

** Fees will be dedicated to the Marston Recreation Project

**ABUTTERS LIST
FOR
NH-1490 RAYMOND RD. NOTTINGHAM, NH
DATE June 12, 2023**

SUBJECT PARCEL

TAX MAP/LOT

69-17

OWNER OF RECORD

THE FORGOTTEN MTN REALTY TRUST
DAVID SANDERSON TRUSTEE
33 HOBBS ROAD
NORTH HAMPTON, NH 03862

ABUTTERS

TAX MAP/LOT

70-26

OWNER OF RECORD

DAVID C. WHITNEY REV. TRUST
DAVID WHITNEY TRUSTEE
18 TUCKAWAY SHORES RD.
NOTTINGHAM, NH 03290

70-25

70-25 LLC
101 SHORE DR.
NOTTINGHAM, NH 03290

69—24-08

NATHAN & ANDREA WHITE
15 DOLLOFF DAM RD.
NOTTINGHAM, NH 03290

69-24-07

CHRISTOPHER JAMES STEVENS
13 DOLLOFF DAM RD.
NOTTINGHAM, NH 03290

69-24-06

CATHY & KENNETH HOFFMAN
11 DOLLOFF DAM RD.
NOTTINGHAM, NH 03290

69-24-05

SPRAGUE LIVING TRUST
DONALD SPRAGUE TRUSTEE
9 DOLLOFF DAM RD.
NOTTINGHAM, NH 03290

69-24-04

GREGORY & CHERYL PETERSON
7 DOLLOFF DAM RD.
NOTTINGHAM, NH 03290

**ABUTTERS LIST
FOR
NH-1490 RAYMOND RD. NOTTINGHAM, NH
DATE June 12, 2023**

69-22	CARRIE & VINVENT ROSALIA 203 RAYMOND RD NOTTINGHAM, NH 03290
69-21	NATHAN & JENNIFER BERNITZ 205 RAYMOND RD NOTTINGHAM, NH 03290
69-20	NATHAN & KATHRYN MCBRIDE 207 RAYMOND RD NOTTINGHAM, NH 03290
69-19	WAYNE & DONNA BIBEAU 209 RAYMOND RD NOTTINGHAM, NH 03290
69-16	ERNEST E. BROADWAY 215 RAYMOND RD NOTTINGHAM, NH 03290
69-15	BAXTER FAMILY REV. TRUST RICHARD & MARIA BAXTER TRSTEES 219 RAYMOND RD NOTTINGHAM, NH 03290
69-14	DEREK DAVIDSON DARREN DAVIDSON 221 RAYMOND RD NOTTINGHAM, NH 03290
69-13	ADRIAN & DONNA PRICE 223 RAYMOND RD NOTTINGHAM, NH 03290
69-12	AARON & TISH WOJTKOWSKI 225 RAYMOND RD NOTTINGHAM, NH 03290
69-06	PAWTUCKAWAY RIVER CONDOS 212 RAYMOND RD NOTTINGHAM, NH 03290
69-07-01	BRIAN K. HUNTER 218 RAYMOND RD NOTTINGHAM, NH 03290

**ABUTTERS LIST
FOR
NH-1490 RAYMOND RD. NOTTINGHAM, NH
DATE June 12, 2023**

**TOWN OF RAYMOND
ABUTTERS**

47-004	JEREMIAH & LISA MERRILL 112 NOTTINGHAM RD. RAYMOND, NH 03077
47-003	SUMINSBY 2018 TRUST DAVID J. SUMINSBY TRUSTEE 67 ARBOR ST. WENHAM, MA 01984
41-071	ALEXANDER CACCIARELLI CHRISTINE JOHNSON 3 CENTURY DR. RAYMOND, NH 03077

PROFESSIONALS

ENGINEERING FIRM	BEALS ASSOCIATES, PLLC. 70 PORTSMOUTH AVE. 4RD FL STRATHAM, NH 03885
SURVEYOR	DOUCET SURVEY 102 KENT PLACE NEWMARKET, NH 035857
WETLAND SCIENTIST	GOVE ENVIRONMENTAL 8 CONTINENTAL DR UNIT H EXETER, NH 03833
APPLICANT	JOSEPH FALZONE 7B EMERY LANE STRATHAM, NH 03885