



Plan Review

PROJECT NAME: Farmer's Table Dandelion Forest Farm		CASE NUMBER:	SIT 23-001
PLAN DATE (REVISION): 03.30.22			
MEETING DATE: 03.08.22	Property Owner(s): Linh Aven Brian Fluharty 311 Stage Road Nottingham, NH 03290	APPLICATION TYPE: <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 Adjustment <input type="checkbox"/> Design Review	
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Surveyor (s): Eric C. Mitchell & Assoc. Bedford, NH	REVIEWED BY: Mark Davie on behalf of SRPC Circuit Rider 02.28.23	
EXECUTIVE SUMMARY			
<p>Applicant proposes agri-tourism uses on a conservation easement of the Southeast Land Trust (SELT).</p> <p>Applicant states:</p> <ol style="list-style-type: none">Grow vegetables, fruits, and nuts using regenerative practices while keeping within the principles of the SELT conservation easement.Sell fresh produce at our small honor system farm stand on our driveway to sell our produce to the local community.Host 8-12 events per year on our land including dinners featuring our produce and/or educational workshops teaching regenerative farming practices (plan included).<ol style="list-style-type: none">Four 12' by 12' tents for dining area.370 sq. ft. welcome tent.25 parking spaces. Space left for EMS access.Guest arrival 5:30 – 6:30pm.Sign at entrance is pending application to Town of Nottingham.(Future: plan for permanent outdoor dining structure).			
BACKGROUND			
TAX MAP/LOT:	Map 18/Lot 19		
AREA (ACRES, SQUARE FEET):	29.08 ac		
EXISTING LAND USE:	Forest/Ag/Wetland		
STEEP SLOPES:	Yes		



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



ROAD ACCESS (FRONTAGE):	NH 152 Stage Road
CLOSEST INTERSECTION:	Freeman Hall Road
ZONING DISTRICT(S):	Residential/Agricultural
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain
LOCATED ON A SCENIC ROAD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
WATER BODIES:	<input type="checkbox"/> 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 <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Condo Documents <input type="checkbox"/> State Permits <input type="checkbox"/> Road Cut <input type="checkbox"/> Road Bond	
STATUS NOTES:	
Easement not included.	

COMPLETENESS/APPLICATION ACCEPTANCE

1. All information needed to complete the application review has been submitted.
2. Confirm all abutters noticed & fees paid (escrow).
3. Confirm signature and seal of registered surveyor, engineer or architect.
4. Confirm signed application received.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Staff Comments:

1. Comments on completeness:
 - a. *See comments below.*
2. Comments on site layout/plans:
 - a. Board may wish to consider the following potential issues and questions:
 - i. Applicant should provide a copy of the conservation easement language, if available.
 - ii. Setbacks not shown on site plans, applicant states guests will be 200' to abutting properties.
 - iii. Difficult to tell which acres are *not* part of the easement on site plans, if any.
 - iv. Title block on site plans references previous owner(s).
 - v. Site lighting for the outdoor areas and all walkways should be shown, if necessary.
 - vi. At what point (number of events, number of guests, other metric) will applicant need to install permanent, dedicated bathrooms?
 - vii. Does the Board typically restrict hours of operation or noise levels (ie. bands, music via speakers) for outdoor dining? Applicant states guests will depart by 10 PM.
 - b. Board should inquire with the Fire Department for issues pertaining to life safety, maximum capacity, and fire suppression needs, if any.



ACCEPTANCE AND APPROVAL PROCEDURES

1. Convene hearing
2. Board, applicant and abutter comments on acceptance (determine completeness)
3. Accept, continue or deny – **discussion of whether proper notice was given (see above) should occur here**
4. Consider and determine whether the application is a development of regional impact (**Vote Required**)
5. Presentation by applicant
6. Staff review report
7. Abutter testimony
8. Act on submitted waiver request(s):
9. Board discussion, comments, questions
10. Act on approval, conditions, denial or continue to a date certain

CONDITIONS OF APPROVAL

- Plan copies with professional seals & signatures
 - 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):
 - Others (List):
- State Permits –
 - Curb-cut,
 - Subdivision (Sub Surface/Septic),
 - Wetlands – Dredge and Fill,
 - Alteration of Terrain
 - Shoreland Protection