

Linh Aven & Brian Fluharty, property owners
311 Stage Road, Nottingham, NH 03290
Mailing: PO Box 239 West Nottingham, NH 03291
Linh@dandelionforestfarm.com

February 10th, 2021

Dear Nottingham Planning Board:

We moved to Nottingham in April 2022 and have been working diligently to establish our farm, Dandelion Forest Farm, at 311 Stage Road.

This land was previously owned by the Steve and Rhoda Capron and 27 of the 29 acres are now conserved through SELT with the assistance of the Nottingham Conservation Commission. The conservation easement through SELT allows for agricultural use including agritourism.

Last season, former town administrator Chris Sterndale helped us file & obtain our Special Event Permit for three farm dinners showcasing the produce we grew on our land as well as ingredients from other local farm producers. Previously, in the 2021 season, we hosted 10 farm dinners on land we rented & farmed in Kensington, NH. All ticketed events are pre-sold online & are capped at 40 people.

For our upcoming third season of farm dinners and in the future, we would like to annually host 8-12 events (brunches, dinners, and/or educational workshops).

We recently filed our Special Event Application permit with town administrator John Scruton. In addition, after speaking with Building Inspector Dale Sylvia, we are following his recommendation to reach out to the town Planning Board. However, we are a bit unsure of how to proceed with this Site Plan application as it seems largely geared towards subdivisions. We have filled out the paperwork to the best of our knowledge, and we are looking for advice on what to do next.

Our goals are to:

1. Grow vegetables, fruits & nuts using regenerative practices while keeping within the principles of the SELT conservation easement.
2. Sell fresh produce at our small honor system farm stand located on our driveway to sell our produce to the local community.
3. Host 8-12 events per year on our land including dinners featuring our produce and/or educational workshops teaching regenerative farming practices.

For some background, I am a professional chef who has worked for a large restaurant chain as well as at a French bakery in Boston. My chef partner who has worked with me the past two seasons of farm dinners, Elizabeth Haskett, owned & operated her own restaurant in Brooklyn for 5 years and has recently worked in several restaurants in Portsmouth & southern Maine.

For further clarification, we have attached the application that we used for the special event permit.

Thank you for your time, advice, & consideration,

Linh Aven & Brian Fluharty

Site Plan

Event Name: Farmer's Table @Dandelion Forest Farm

Address: 311 Stage Rd. Nottingham, NH 03290

Property Map & Site Plan: (see attached)

Setbacks:

The dinners take place in the middle of our 6-acre field, more than 200' from the road & neighbors.

Proposed Temporary Structures:

- Four, 12x12 canopy tents will cover the dining area and put up for the day of the event. They will be staked down with ground anchors & sandbags, canopy cords will be attached to metal ground stakes.
- A 370sq ft canvas tent serves as the welcome food station for guests. It is made of fire-retardant material.

The canopy tent, canvas tent, & kitchen each have fire extinguishers that have been recently inspected. There will be a first aid kit at the canvas tent as well as in the house. The paths & areas under & around the tents are mown grass. Access lane is a wood chip path.

Future Permanent Structure:

In the future (after the 2023 growing season) we would like to construct a permanent wood structure to cover the dinner tables instead of the pop-up tents. This would be like a covered pergola approximately 50'x14' (building permit application at time of construction)

Parking: Guests will pull into the driveway between 5:30pm-6:30pm and will be met by a parking attendant who will show them where to park. We are planning on having 25 parking spots available with overflow parking available in the field. None of the cars will be blocking the driveway or farm lane for emergency access. None of the cars will be blocking each other.

Note on the map, we had some trees removed on the left side of the house to make room for the farm access road & parking. We also plan to have additional shrubs & trees removed to enlarge the parking area this season.

Driveway will be identified by an unlit sign that says Dandelion Forest Farm & hours of operation (permit application to be filed)

Insurance: American National, Commercial Policy #2801G2918

Trash Disposal: Food scraps & compostable plates will be composted on site for farm use. Non compostable waste is picked up by Beacon Waste Services.

Restroom: Guests will be allowed to use the guest bathroom located within the house. Signs & solar lights clearly delineate where the bathroom is located.

Water supply: APEC reverse-osmosis 5 stage filtered well water will be on the table and refilled throughout the event

Fire Lane/Emergency Access: Driveway & farm lane to and around the field will always be clear and accessible to emergency vehicles (see map)

Schedule of Events

Dinners generally begin 2 hours before sunset & conclude 1-2 hours after sunset, no later than 10pm.

For example in mid summer:

- 5:30pm-6:30pm Guests arrive, welcome bites & tour the farm.
- 6:30pm Dinner starts
- 8:30pm Guests depart



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

PLANNING BOARD PROJECT APPLICATION

Subdivision Type: Conventional ___ Open Space ___ LLA ___

Site Plan Review: Conventional x Change of Use ___

Concurrent – Subdivision / Site Plan Review ___

Amendment to Approval of: Subdivision ___ Site Plan ___ Other ___

| | | |
|--|----------------------|---------------------|
| Total Acreage: 29.08 | Current Use Acreage: | # of Proposed Lots: |
| Project Address: 311 Stage Rd. Nottingham NH 03290 | | |
| Current Zoning Districts: Residential/Agricultural | | |
| Overlay Districts: | Map(s): 18 | Lot (s): 19 |
| Request: See cover letter & attached documents | | |
| | | |

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.

- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization to Represent" has been filed with this application
- 2 sets of full size plans
- 10 sets of 11"x17" plans
- Waiver Form(s)
- Completed Checklist

| | | |
|--------|---------------|-------|
| Case#: | Project Name: | Date: |
|--------|---------------|-------|

Case#

Project Name

Date

Owner 1: Linh Aven

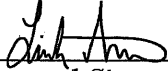
Company: Dandelion Project LLC, DBA Dandelion Forest Farm

Phone: (909) 238-1396

Fax:

E-mail: Linh@dandelionforestfarm.com

Address: 311 Stage Rd. Nottingham NH 03290



Owner 1 Signature

Feb 10th, 2023

Date

Owner 2: Brian Fluharty

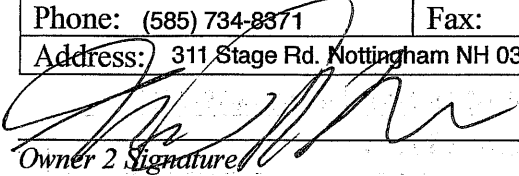
Company:

Phone: (585) 734-8371

Fax:

E-mail: bfluharty@gmail.com

Address: 311 Stage Rd. Nottingham NH 03290



Owner 2 Signature

Feb 10th, 2023

Date

Owner 3:

Company:

Phone:

Fax:

E-mail:

Address:

Owner 3 Signature

Date

Owner 4:

Company:

Phone:

Fax:

E-mail:

Address:

Owner 4 Signature

Date

Applicant (Contact): Linh Aven

Company:

Phone: (909) 238-1396

Fax:

E-mail: Linh@dandelionforestfarm.com

Address: PO Box 239 West Nottingham, NH 03291

Developer:

Company:

Phone:

Fax:

E-mail:

Address:

Engineer:

Company:

Phone:

Fax:

E-mail:

Address:

ABUTTER(S) LIST

* PRINT THREE (3) ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)
*

1. APPLICANT INFORMATION:

Printed Name: Linh Aven Contact Telephone: (909) 238-1396
 Address: 311 Stage Rd. Nottingham NH 03290

2. OWNER INFORMATION:

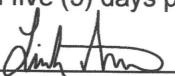
Printed Name: Linh Aven & Brian Fluharty
 Address: 311 Stage Rd. Nottingham NH 03290

3. PROFESSIONAL(S) INFORMATION:

Printed Name: _____
 Address: _____

| Abutter(s) Information | | | | | |
|------------------------|------|------|----------|---------------------------------------|-------------------------------------|
| | Map: | Lot: | Sub lot: | Name: | Address: |
| 4. | 18 | 31 | 0 | Katherine & Heath Batchelder | 77 Raymond Rd. Nottingham, NH 03290 |
| 6. | 18 | 18 | 0 | Katherine & Heath Batchelder | 77 Raymond Rd. Nottingham, NH 03290 |
| 7. | 18 | 20 | 0 | Chris LaPorte & Leah Forrest | 307 Stage Rd Nottingham, NH 03290 |
| 8. | 31 | 1 | 0 | Noreen Granbery | 306 Stage Rd Nottingham, NH 03290 |
| 9. | 18 | 4 | 1 | Carolyn Grimes & Vincent Boissonnault | 28 Gebig Rd Nottingham NH 03290 |
| 10. | 18 | 5 | 0 | Raymond & Marilyn Pelletier | PO Box 241 West Nottingham NH 03291 |
| 11. | 18 | 6 | 0 | Angela Pratt | 36 Gebig Rd Nottingham NH 03290 |
| 12. | 18 | 7 | 0 | Steven & Kaitlyn Guilherme | 40 Gebig Rd Nottingham NH 03290 |
| 13. | | | | | |
| 14. | | | | | |
| 15. | | | | | |
| 16. | | | | | |
| 17. | | | | | |

I, Linh Aven, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..


 Applicant's Signature

Feb 10th, 2023
 Date



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

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(s)

[Signature] Feb 10th, 2023
 Signature Date

[Signature] 10-feb 2023
 Signature Date

Property Owner(s)

 Signature Date

 Signature Date

Property Owner(s)

 Signature Date

 Signature Date

Property Owner(s)

 Signature Date

 Signature Date



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 Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

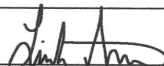
OWNER'S AUTHORIZATION FOR REPRESENTATION


Property location: 311 Stage Rd. Nottingham NH 03290

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Linh Aven to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment
 Site Plan Review
 Backlot Subdivision
 Design Review
 Other _____

FOR: _____

| | | |
|--------------------|---|---------------------|
| Name of Owner | Linh Aven | |
| Address of Owner | 311 Stage Rd. Nottingham NH 03290 | |
| Signature of Owner |  | Date Feb 10th, 2023 |

| | | |
|--------------------|---|---------------------|
| Name of Owner | Brian Fluharty | |
| Address of Owner | 311 Stage Rd. Nottingham NH 03290 | |
| Signature of Owner |  | Date Feb 10th, 2023 |

| | | |
|--------------------|--|------|
| Name of Owner | | |
| Address of Owner | | |
| Signature of Owner | | Date |

| | | |
|--------------------|--|------|
| Name of Owner | | |
| Address of Owner | | |
| Signature of Owner | | Date |

**** Fees will be dedicated to the Marston Recreation Project**

**Project Application Checklist
Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

| Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II See Sections I & II, III, IV & V | Subdivision | | Office Use | |
|--|-------------|-----|------------|-----|
| | Provided | N/A | Provided | N/A |
| Section I. General Requirements | | | | |
| 1. Completed Application Form | | | | |
| 2. Complete abutters list | | | | |
| 3. Payment of all required fees | | | | |
| 4. <u>Two (2) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u> | | | | |
| 5. Copies of any proposed easement deeds, protective covenants or other legal documents | | | | |
| 6. Any waiver request(s) submitted with justification in writing | | | | |
| 7. Technical reports and supporting documents (see Section IX & X of this checklist) | | | | |
| 8. 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 | | | | |
| d) Tax map & lot numbers of subjects parcel(s) | | | | |
| e) Name & address of owner(s) | | | | |
| f) Date of plan | | | | |

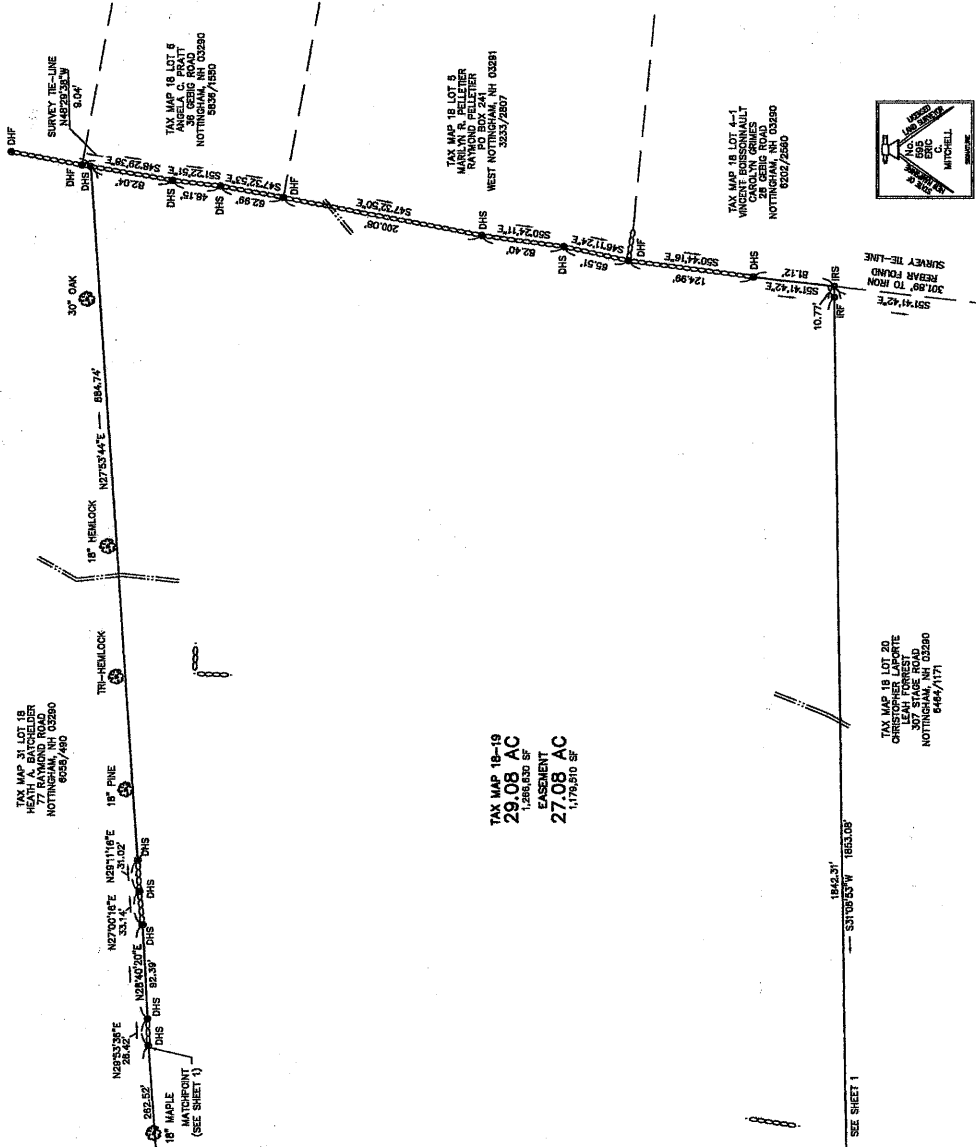
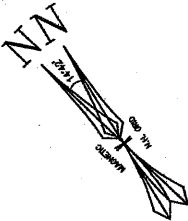
| | Provided | N/A | Provided | N/A |
|---|----------|-----|----------|-----|
| b) Status noted or labeled | | | | |
| c) Right-of-way dimensioned | | | | |
| d) Pavement width dimensioned | | | | |
| 21. Municipal boundaries (if any) | | | | |
| 22. Existing easements (identified by type) | | | | |
| 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 | | | | |

| | Provided | N/A | Provided | N/A |
|---|----------|-----|----------|-----|
| 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 | | | | |
| Section V. | | | | |
| Supporting Documentation If Required | | | | |
| 1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance) | | | | |
| 2. Stormwater management report | | | | |
| 3. Traffic impact analysis | | | | |
| 4. Environmental impact assessment | | | | |
| 5. Hydrogeological study | | | | |
| 6. Fiscal impact. study provided | | | | |
| 7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only) | | | | |

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

LEGEND

- IRON ROD SET
- IRON ROD / PIPE FOUND
- DRILL HOLE FOUND
- DRILL HOLE FOUND
- GUY POLE
- TREE WITH WIRE FENCE
- WELL
- EXISTING STONE WALL
- WIRE FENCE
- ADJUTER LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STREAM



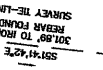
TAX MAP 18-19
29.08 AC
 1,569,630 SF
27.08 AC
 1,179,510 SF

TAX MAP 18 LOT 20
 CHRISTOPHER LAPORTE
 307 STAGE ROAD
 NOTTINGHAM, NH 03290
 6464/1171

TAX MAP 18 LOT 4-1
 WINDSOR HILLS
 CAROLYN GRIMES
 307 STAGE ROAD
 NOTTINGHAM, NH 03290
 6212/2590

TAX MAP 18 LOT 5
 MARVIN R. PELLETIER
 PO BOX 241
 WEST NOTTINGHAM, NH 03281
 3253/2807

TAX MAP 18 LOT 6
 ANNE M. BROWN
 38 GERRIS ROAD
 NOTTINGHAM, NH 03290
 5632/1850



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND USING METHODS OF MEASUREMENT AND THAT A CORRECT RECORD OF MEASUREMENTS HAS BEEN KEPT.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE NOT PROPOSED STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ERIC C. MITCHELL L.L.S. 656 3/29/25 DATE

CONSERVATION EASEMENT
TAX MAP 18 LOT 19
311 STAGE ROAD
NOTTINGHAM, N.H.

OWNER:
 SAR CAPRON FAMILY REV. TRUST OF 2013
 4740 LATONA AVENUE, NE
 SUITE 200
 BOZEMAN, MONTANA 59717

PREPARED FOR:
 SOUTHEAST LAND TRUST OF NEW HAMPSHIRE
 247 NORTH RIVER ROAD
 SPRING, NH 03302

SCALE: 1" = 60'
 0 30 60 90 120 150 180 210 240 FEET

PREPARED BY:
 ERIC C. MITCHELL & ASSOC., INC.
 SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
 P.O. BOX 10288, 35 PH. (603) 627-1181
 FAX (603) 627-1181

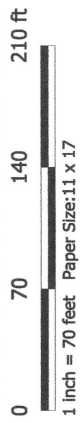
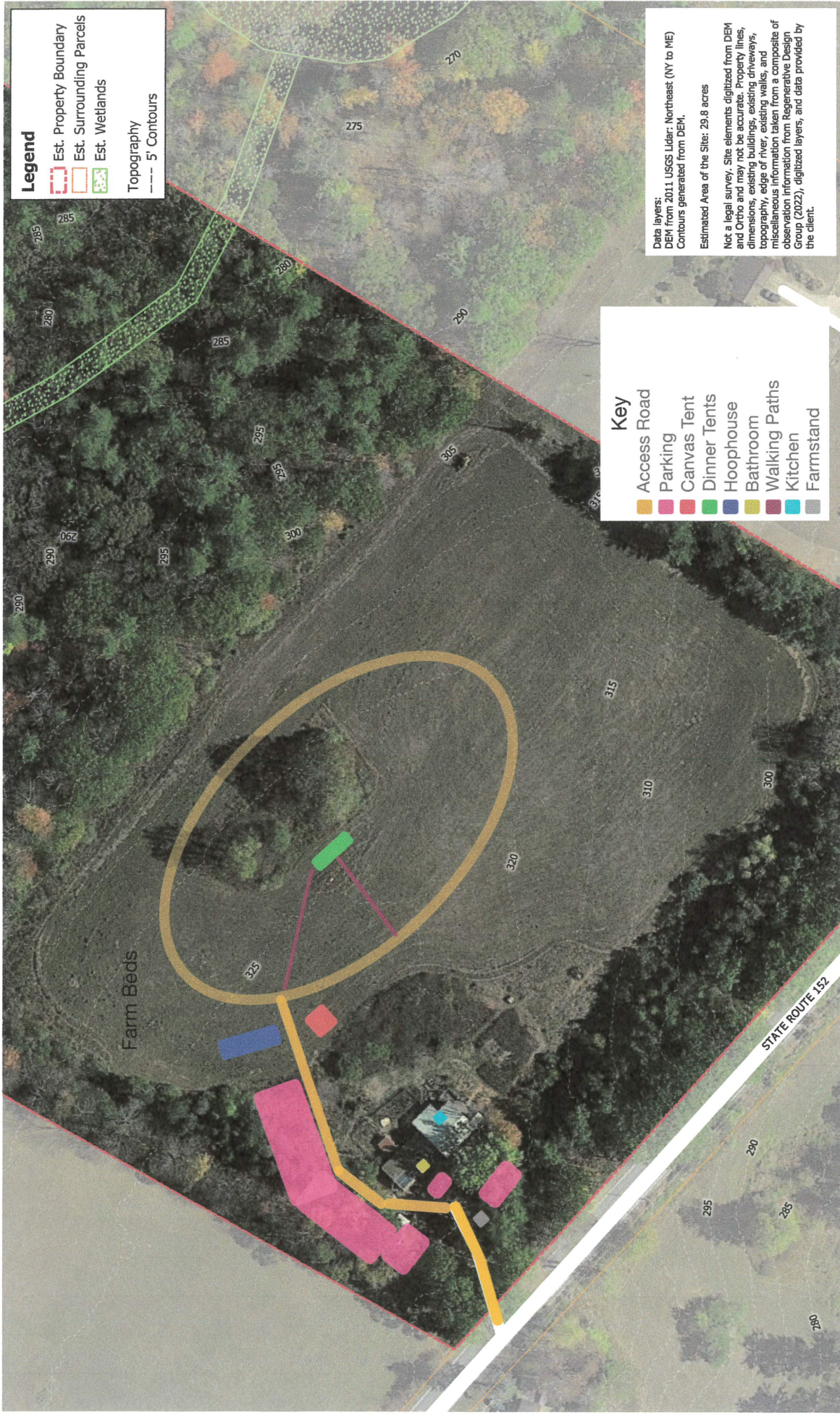
REV. A. DATE EXAMINED: 3/29/25

SHEET 2 OF 2

| REV. | DATE | DESCRIPTION | BY |
|------|---------|----------------|----|
| A. | 3/20/25 | FINAL COMMENTS | EM |

Dandelion Forest Farm Site Plan

Output time: 2022-04-07T16:34:37.855



AOI: Field

Dandelion Forest Farm
 311 Stage Road
 Nottingham, NH



EPSG:3437



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

LAND USE PROJECT FEE SCHEDULE

Fee's 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>8</u> # abutter(s)/professional(s) | \$ <u>80.00</u> |
| Public Notice in Local Newspaper (Double fee if on a Scenic Road) | \$75.00 (Doubled?) | | \$75.00 \$ <u>255.00</u> |
| Date Collected: | Total payable to: Town of Nottingham: | | |

Fee's 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's 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> | <u>\$75.00</u> |

Fee's collected at time of Certificate of Occupancy:

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

NOTTINGHAM IMPACT FEE ASSESSMENT SCHEDULE ADOPTED OCTOBER 25, 2017

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