

MILLENNIUM ENGINEERING, INC.
Land Surveyors and Civil Engineers

February 16, 2023

Mr. Eduard Viel, Chair
Town of Nottingham Planning Board
139 Stage Road
P.O. Box 114
Nottingham, NH 03290

Re: Subdivision Application, 100 Smoke Street, Tax Map 11, Lot 3

Mr. Viel,

On behalf of the Applicant, Concrete Products of Londonderry, attached please find a Subdivision Application and supporting documents for a 3-lot residential subdivision at 100 Smoke Street. The proposed lots will utilize existing frontage on Smoke Street.

This submittal follows the Applicant's previous subdivision application in 2022 for a 4-lot subdivision on the referenced lot. The Board denied the 4-lot subdivision application without prejudice at its hearing on September 14, 2022.


This submittal includes the following:

- This Cover Letter
- Subdivision Application
- Subdivision Application Filing Fee (\$1,075.00)
- Subdivision Plans (2 full size sets, 10 – 11x17 sets)
- Hydrogeological Study performed by Geosphere Environmental Management, Inc.
- Electronic Copy of submittal documents

We trust this submittal provides the necessary information for the Board's review and approval. If you have any questions, please feel free to contact our office at your earliest convenience.

Sincerely,

Millennium Engineering, Inc.


T. J. Melvin, P.E.
Project Manager

Cc: Concrete Products of Londonderry

Massachusetts: 62 Elm Street - Salisbury - MA - 01952
New Hampshire: 13 Hampton Road - Exeter - NH - 03833
www.Mei-MA.com

Phone: 978 - 463 - 8980 Fax: 978 - 499 - 0029
603 - 778 - 0528 603 - 772 - 0689
www.Mei-NH.com

Case#

Project Name

Date



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 Change of Use

Concurrent – Subdivision / Site Plan Review

Amendment to Approval of: Subdivision Site Plan Other

Total Acreage: <i>35.4 Ac.</i>	Current Use Acreage:	# of Proposed Lots: <i>3</i>
Project Address: <i>100 Smoke Street</i>		
Current Zoning Districts: <i>Residential / Agricultural</i>		
Overlay Districts: <i>Aquifer Protection</i>	Map(s): <i>11</i>	Lot (s): <i>3</i>
Request: <i>The Applicant proposes a 3-lot subdivision with all lots having frontage on Smoke Street</i>		

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) *Not Required*
- Completed Checklist

Case#:	Project Name:	Date:
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Case#

Project Name

Date

Owner 1:

Company: Concrete Products of Londonderry

Phone: 978-388-1509 | Fax: 978-388-0065 | E-mail: greg@sheaconcrete.com

Address: 87 Haverhill Road Amesbury MA 01913

Owner 1 Signature *Greg Stratis*

Date 2/15/2023

Owner 2:

Company:

Phone:

Fax:

E-mail:

Address:

Owner 2 Signature

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): Greg Stratis

Company: Concrete Products of Londonderry

Phone: 978-388-1509 | Fax: 978-388-0065 | E-mail: greg@sheaconcrete.com

Address: 87 Haverhill Road Amesbury MA 01913

Developer:

Company:

Phone:

Fax:

E-mail:

Address:

Engineer: T. J. Melvin

Company: Millennium Engineering, Inc

Phone: 978-463-8980 | Fax: 978-498-0029 | E-mail: tjmelvin@mei-ma.com

Address: 62 Elm Street Salisbury MA 01952

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ABUTTER(S) LIST

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

1. APPLICANT INFORMATION:

Printed Name: Greg Stratis Contact Telephone: 978-388-1509

Address: 87 Haverhill Road Amesbury MA 01913

2. OWNER INFORMATION:

Printed Name: Concrete Products of Londonderry

Address: 87 Haverhill Road Amesbury MA 01913

3. PROFESSIONAL(S) INFORMATION:

Printed Name: T.J. Melvin P.E.

Address: 62 Elm Street, Salisbury MA 01952

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	11	1-1		Kevin Norr	90 Smoke Street
6.	10	4-3		Stephen & Megan Miller	87 Smoke Street
7.	11	4		Emilio & Nina Jimenez	106 Smoke Street
8.	6	1		Michael & Fay Littlefield	110 Smoke Street
9.	11	5		Raymond & Lisa Kennard Jr	119 Kennard Road
10.	7	9		David B Fernald & John T Fernald Jr, Jr	57 Raymond Road
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, Greg Stratis, 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..

Greg Stratis
Applicant's Signature

2/15/2023
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] 2/15/2023
Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: 100 Smoke Street

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:

T.J. Melvin Millennium Eng Inc 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: A proposed 3-lot subdivision

Name of Owner	<u>Concrete Products of Londonderry</u>	
Address of Owner	<u>87 Haverhill Road, Amosbury MA. 01913</u>	
Signature of Owner	<u>[Signature]</u>	Date <u>2/15/2023</u>

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date



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LAND USE PROJECT FEE SCHEDULE

Fee's Collected at Time of Application:

Project Type	Fee	#Lots	Total
Subdivision	\$200.00 + \$200.00/lot		\$200+ <u>600</u>
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>10</u> # abutter(s)/professional(s)	\$ <u>100</u>
Public Notice in Local Newspaper (Double fee if on a Scenic Road)	\$75.00 (Doubled?)		\$75.00 \$ <u>75</u>
Date Collected:	Total payable to: Town of Nottingham: \$ <u>1075</u>		

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>	\$75.00

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 23, 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.				

**** 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</u> with all required information in accordance with the subdivision regulations and this checklist	✓			
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	✓			

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Date

	Provided	N/A	Provided	N/A
g) Scale of plan	✓			
h) Sheet number	✓			
i) Name, address, & telephone number of design firm	✓			
j) Name and address of applicant	✓			
3. Revision block with provision for amendment dates	✓			
4. Planning Board approval block provided on each sheet to be recorded	✓			
5. Certification block (for engineer or surveyor)	✓			
6. Match lines (if any)		✓		
7. Zoning designation of subject parcel(s) including overlay districts	✓			
8. Minimum lot area, frontages & setback dimensions	✓			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	✓			
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	✓			
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities, If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	✓			
12. Note identifying which plans are to be recorded and which are on file at the Town.	✓			
13. Note the following: "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	✓			
14. North arrow	✓			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	✓			
16. Plan and deed references	✓			
17. The following notes shall be provided:	✓			
a) Purpose of plan	✓			
b) Existing and proposed use	✓			
c) Water supply source (name of provider (company) if offsite)		✓		
d) Zoning variances/special exceptions with conditions		✓		
e) List of required permits and permit approval numbers		✓		
f) Vicinity sketch showing 1,000 feet surrounding the site	✓			
g) Plan index indicating all sheets	✓			
18. Boundary of entire property to be subdivided	✓			
19. Boundary monuments	✓			
a) Monuments found	✓			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	✓			
c) Monuments to be set	✓			
20. Existing streets:	✓			
a) Name labeled	✓			

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	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	✓			

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	Provided	N/A	Provided	N/A
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):	✓			
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 Section 16.3.2 (Final Plan Requirements) of the Subdivision 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 Subdivision 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		✓		

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	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.

KEVIN NORR
90 SMOKE STREET
NOTTINGHAM, NH 03290

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