



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

SUBDIVISION APPLICATION – PLANNING BOARD

Subdivision Type: Conventional Open Space LLA

Concurrent- Subdivision / Site Plan Review: Y/N? N

Amendment to Approval: Y/N? N

Total Acreage: 90	Current Use Acreage:	# of Proposed Lots: 16
Project Address: Raymond Road		
Zoning District(s): R/A		
Overlay District(s):	Map(s): 69	Lot (s): 17 & 19
Project Narrative: <i>(Please attach a separate sheet with the project description of pre- and post-conditions)</i>		

DOCUMENTS TO SUBMIT: (All documents shall be provided in Adobe PDF format as well)

Y-N/A

- () Project Narrative
- () Form A "Abutters List" (filed 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"
- () Form C "Owner's Authorization for Representation"
- () Form D "Request For Waiver(s)"
- () Form E "Certification of Monument Installation"
- () Form F "Application Checklist"
- () Two (2) sets of 24"x36" plans
- () Ten (10) sets of 11"x17" plans

Note: Applicant must submit fee at time of submission – see "Application Fee Schedule" form

Note: All documents shall be provided in Adobe PDF format as well

INTERNAL USE ONLY:

Case#:	Project Name:	Date Received:
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SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

OFFICE ACCOUNT LLC
2020
7B EMERY LN
STRATHAM, NH 03885

CAMBRIDGE TRUST COMPANY
53-59/113

6685

12/15/2023

PAY TO THE
ORDER OF

Town of Nottingham

\$ 3,975.00

Thirty-nine Hundred Seventyfive and ^{no}100/100

DOLLARS

MEMO

*Nottingham Raymond Rd
File fee planning board*



Joseph Felton
AUTHORIZED SIGNATURE



⑈006685⑈ ⑆011300585⑆ ⑈1403857113⑈

SUBDIVISION APPLICATION – Continued

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.

Owner 1:		
Company: The Forgotten MTN Realty Trust, David Sanderson Trustee		
Phone:	Fax:	E-mail:
Address: 33 Hobbs Road, N. Hampton, NH 03862		

Owner 1 Signature

Date

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

Applicant (if different from owner): Joseph Falzone		
Company:		
Phone: 603-772-9400	Fax:	E-mail: jfalzone@weinvestinland.com
Address: 7b Emery Lane, Stratham, NH 03885		

Developer:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Surveyor/Engineer:		
Company: Beals Associates PLLC		
Phone: 603-586-4860	Fax: 603-583-4863	E-mail: scole@bealsassociates.com
Address: 70 Portsmouth Ave, 3rd Flr. Ste #2, Stratham NH 03885		

Case#

Project Name

Date

ABUTTERS LIST

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

1. OWNER 1 INFORMATION:

Printed Name: David Sanderson Trustee Telephone: _____
Address: 33 Hobbs Road, N. Hampton, NH 03862

2. APPLICANT INFORMATION:

Printed Name: Joseph Falzone Telephone: 603-772-9400
Address: 7b Emery Lane, Stratham, NH 03885

3. PROFESSIONAL(S) INFORMATION:

Printed Name: Scott D Cole Telephone: 603-583-4860
Address: 70 Portsmouth Ave, 3rd Flr. Ste #2, Stratham NH 03885

Abutter Information					
	Map:	Lot:	Sub lot:	Name:	Address:
1.				see attached list	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					

I, _____, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutters 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.

Joseph Falzone
Applicant's Signature

12/15/2023
Date

Please attach a separate sheet with additional abutters, if necessary



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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 (16)		\$200+ 3200=\$3400
Design Review	\$100.00	-----	\$100
Lot Line Adjustment	\$100.00 + \$50.00/lot affected		\$100+ 100=\$200
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 # 30 # abutter(s)/professional(s)	\$ 300
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		\$3975

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

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.

** Fees will be dedicated to the Marston Recreation Project



Town of Nottingham

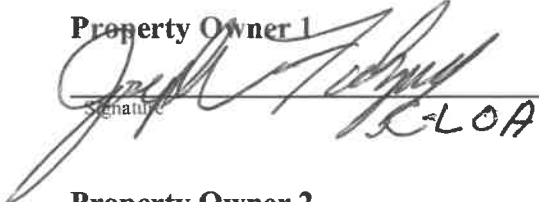
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AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

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 1



 Signature

12/15/2003

 Date

Property Owner 2

Signature

Date

Property Owner 3

Signature

Date

Property Owner 4

Signature

Date



Town of Nottingham

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OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Joseph Falzone & Beals Associates PLLC 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:

Property Address: Lot 17 off Raymond Road

Property Map/Lot: 69-17

see attached LoA.

Name of Owner 1	The Forgotten MTN Realty Trust, David Sanderson Trustee	
Address	33 Hobbs Road, N. Hampton, NH 03862	
Signature		Date

Name of Owner 2		
Address		
Signature		Date

Name of Owner 3		
Address		
Signature		Date

Name of Owner 4		
Address		
Signature		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



REQUEST FOR WAIVER(S)

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

<i>OWNER</i>		
Tax Map:	Lot:	Sub-Lot:
Property Address:		
Zoning District(s):		
Name of Owner 1:		
Address of Owner 1:		
<i>APPLICANT</i>		
Name (if different from owner):		
Phone Number:	Email:	

I, _____, request the following waiver(s) to the Town of Nottingham Subdivision Regulations for the above application:

REQUEST FOR WAIVER(S)			
Article	Section	Title/Heading	Reason for Waiver

Applicant Signature

Date

Please attach a separate sheet with additional waiver requests, if necessary

APPLICATION CHECKLIST

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 application documents. Applicant shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

Applicant shall be responsible for providing all the information listed in the column below entitled "Subdivision". Applicant should place an "x" in each box to indicate that this information has been provided. If an item is considered not applicable, the "N/A" box should be marked. Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Application Requirements	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Check the Appropriate Box or Boxes Below: <input checked="" type="checkbox"/> Lot Line Adjustment <input checked="" type="checkbox"/> Conventional or Open Space See Sections I & II See Sections I & II, III, IV, & V	Provided	N/A	Provided	N/A
Section I.				
General Requirements				
1. Completed application form	✓			
2. Completed abutters list	✓			
3. Payment of all required fees	✓			
4. Two (2) sets of plans 24"x36" and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the regulations and this checklist	✓			
5. Copies of any proposed easement deeds, protective covenants, or other legal documents TBD				
6. Project narrative on a separate sheet	✓			
7. Any requested waiver(s) submitted with reason in writing		✓		
8. Technical reports and supporting documents (see Section IX & X of this checklist)	✓			
9. 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 subject parcel(s)	✓			
e) Name & address of owner(s)	✓			
f) Date of plan	✓			
g) Scale of plan	✓			
h) Sheet number	✓			
i) Name, address, & telephone number of design firm	✓			
j) Name & 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 Management Agency (FEMA) 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	✓			
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)		TBD		
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	✓			
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 Article 16 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 Article 15 of the 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	✓			
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. Stormwater management report	✓			
2. Traffic impact analysis	✓			
3. Environmental impact assessment		✓		
4. Hydrogeological study		✓		
5. Fiscal impact. study provided		✓		
6. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)	✓			
7. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)	✓			

NOTES

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

BA BEALS ASSOCIATES, PLLC

Land Planning - Civil Engineering
Landscape Architecture - Septic Design & Evaluation
Stratham, NH

Nottingham Planning Board,
139 Stage Road
Nottingham, NH 03290

Dec. 18, 2023

RE: Map 69 Lots 17 & 19, Route 156

Dear Members:

We are working with Joseph Falzone to construct a residential site plan to establish a 16-lot open space subdivision off Raymond Road – Route 156 in Nottingham, New Hampshire which includes a cul-de-sac roadway. Part of the proposal also includes a lot line adjustment with an adjacent abutter for proposed drainage features.

We look forward to working with the town on another project. If you have any questions, please feel free to contact us.

Very truly yours,
BEALS ASSOCIATES, PLLC

Scott D. Cole

Scott D. Cole
Senior Project Manager