



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



Plan Review

PROJECT NAME: Raymond Rd		CASE NUMBER: 24-001 LLA & 24-002 SUB	
PLAN DATE (REVISION): 12-18-23			
MEETING DATE: 01-10-24	APPLICANT or OWNER: Falzone Raymond Rd Nottingham, NH	APPLICATION TYPE: <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> (LLA) Lot Line <input type="checkbox"/> Design Review Adjustment	
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT'S REP: Scott Cole Beals Associates Stratham, NH	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org	
EXECUTIVE SUMMARY			
<p>Applicant proposes a Lot Line Adjustment and a 16-lot Open Space subdivision over 90+/- acres. The LLA swaps small, oddly shaped sections of land between Lots 18 and 19. Lot 18 will be an open space undeveloped parcel and will include Infiltration Pond #3. Lots 17a (to be developed) and 18 exist on record but are not shown on Town tax maps.</p> <p>The open space subdivision utilizes a 1,700' cul-de-sac road to create frontage for 16 buildable lots. Lot 17a is an additional buildable lot with frontage on the proposed road. Lot 17 serves as the open space and wraps around the cul-de-sac development. The open space creates a buffer between the Pawtuckaway River and house lots. The northern portion of Lot 1 encroaches minimally into the Aquifer Protection District. Project requires State DOT access permit, Alteration of Terrain permit (AoT), and State subdivision approval.</p>			
BACKGROUND			
TAX MAP/LOT:	Map 69, Lots 17, 17a, & 18		
AREA (ACRES, SQUARE FEET):	90.5+/- ac		
EXISTING LAND USE:	Open		
STEEP SLOPES:	N/A		
ROAD ACCESS (FRONTAGE):	Raymond Rd		
CLOSEST INTERSECTION:	Dolloff Dam Rd		
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		



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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"/> HOA/Condo Docs <input checked="" type="checkbox"/> State Permits <input type="checkbox"/> Road Cut <input type="checkbox"/> Road Bond
STATUS NOTES:	

COMPLETENESS/APPLICATION ACCEPTANCE

The following additional information is needed to complete the checklist:

1. Applicant does not request any waivers.

STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY

Staff comments on Waivers:

1. N/A

Staff comments on Technical Features:

1. Proposed lot line adjustment deviates from the road arc. Applicant should revise plan to show line to be abandoned.
2. The proposed road intersects the existing state road (Route 156 – Raymond Rd) where two houses share a driveway. Board should inquire with Fire/Emergency Response regarding any address change if frontage/access comes from the new proposed road and not from Raymond Rd as is currently.
3. Board may wish to request a project review from the outside engineer for the roadway proposal and drainage proposal.
4. Board may wish to request that town counsel review proposed drainage easement language in addition to open space language.

CONDITIONS OF APPROVAL

- | | |
|---|--|
| <input checked="" type="checkbox"/> Plan copies with professional seals & signatures | |
| - Surveyor | |
| - Wetlands Scientist | |
| <input checked="" type="checkbox"/> Original Mylar with professional seals & signatures | <input type="checkbox"/> State Permits – |
| <input checked="" type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input type="checkbox"/> Curb-cut, |
| <input checked="" type="checkbox"/> All fees paid | <input type="checkbox"/> Subdivision (Sub Surface/Septic), |



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- Additional items to be determined as part of the plan review hearing (List):
-
- Wetlands – Dredge and Fill,
 Alteration of Terrain
 Shoreland Protection
- Changes to Plat as detailed in minutes and this report (refer to notes section and list):
- See Above
- Others (List):