



# TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

Planning & Zoning  
Tel (603) 734-4881 Fax (603) 679-1013

## APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment  
Town of Nottingham

Name of Applicant Albert Alix

Mailing Address PO Box 103 Fremont, NH 03044

Home Phone 603-895-3377 Work Phone 603-895-3377 Cell 603-303-8502

Name of Owner Michael + Jessica Boulterice  
(if same as applicant, write "same")

alixbernier11c@gmail.com

FOR OFFICE USE ONLY			
Case	24-002 SE	No.	
Date	2/23/24	Filed	
Meeting	3/19/24	Date	
Fee	\$ 350	Amount	
Date	2/23/24	Paid	
Outcome			

## PROPERTY INFORMATION

Location of property 1 Sutton Street Tax Map 7 Lot 2N-10  
 Lot Dimensions: Front 175 Rear 336 Side 452 Side 279  
 Lot Area: Acres 2 Acres 87,120 Square Feet  
 Present Use of Property Single Family Residence  
 Proposed Use of Property same with Attached Garage

**NOTE:** This application is not acceptable unless all statements below have been completed. Additional information may be supplied on a separate sheet if the space provided is not adequate.

## SPECIAL EXCEPTION REQUEST

A special exception is requested from Article II (C) Section (3) of the zoning ordinance to permit:  
Attached garage with lot-line setback of 21' 4" (approx.)

SUPPORTING INFORMATION

Explain how the proposal meets the special exception criteria as specified in the above noted Article/Section of the Nottingham Building Code & Zoning Ordinances: (List all criteria from ordinance).

Criteria 1 – *whether the goal set forth in NH RSA 674:17 I will be infringed by granting such special exception;*

*Please see attached*

Criteria 2 – *whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and*

*Please see attached*

Criteria 3 – *whether the granting of such special exception would adversely impact the neighboring parcels or rural character of the Town.*

*Please see attached*

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this special exception is sought and that all information provided by me is true under penalty of law.

*Albert Alix, Alix Barriere Construction LLC*  
Signature of Owner(s) or Authorized Agent

*Feb 26, 2024*  
Date

Owner's Name (Typed or Printed) *Michael + Jessica Boulterice*

**Supporting Information for Special Exception, 1 Sutton Street,  
Nottingham, NH**

**Criteria 1- whether the goal set forth in NH RSA 674:17 I will be infringed by granting such special exception;**

The goals set forth in RSA 674:17 I will not be infringed in any way by the granting of this special exception. If anything, the requirement and spirit of the RSA will be better served by this garage which will provide out-of-site, out-of- weather storage for equipment and motor vehicles at 1 Sutton Street.

**Criteria 2- whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted**

Slope conditions on the lot, the location of the home, the location of the leach field, the location of the well and the location of the existing driveway make it impractical to build an attached garage at any other location on this site (see site plan).

**Criteria 3- whether the granting of such a special exception would adversely impact the neighboring parcels or rural character of the Town**

The granting of this special exception will have **only** a positive impact on the Town and surrounding properties:

- it will increase the value of 1 Sutton Street thereby increasing the value of surrounding properties
- it will increase the tax contribution of 1 Sutton Street without adding any additional burden of maintenance or service to the Town
- it will have no adverse impact on the rural character of the Town
- it will provide substantial livability and convenience to the owners of 1 Sutton Street.

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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(s) *J. Bourque* 2/23/24 \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) *[Signature]* 2/23/24 \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
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## OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at 1 Sutton Street,  
hereby verify that I have authorized Albert Alix 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 Special Exception

FOR: \_\_\_\_\_  
Special exception request to build an attached  
garage with a lot line setback of ± 21'4"  
\_\_\_\_\_  
\_\_\_\_\_

NAME OF OWNER (Typed or printed) Jessica Bowlerice  
Address of Owner 1 Sutton St. Nottingham, NH 03290  
Signature of Owner Jessica Bowlerice      Date 2/23/24

NAME OF OWNER (Typed or printed) Michael Bowlerice  
Address of Owner 1 Sutton St. Nottingham, NH 03290  
Signature of Owner [Signature]      Date 2/23/24

NAME OF OWNER (Typed or printed) \_\_\_\_\_  
Address of Owner \_\_\_\_\_  
Signature of Owner \_\_\_\_\_      Date \_\_\_\_\_

NAME OF OWNER (Typed or printed) \_\_\_\_\_  
Address of Owner \_\_\_\_\_  
Signature of Owner \_\_\_\_\_      Date \_\_\_\_\_



# 95 feet Abutters List Report

Nottingham, NH  
February 21, 2024

## Subject Property:

Parcel Number: 007-002N-010  
CAMA Number: 007-002N-010  
Property Address: 1 SUTTON STREET

Mailing Address: BOULERICE, MICHAEL A BOULERICE,  
JESSICA J  
1 SUTTON STREET  
NOTTINGHAM, NH 03290

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## Abutters:

Parcel Number: 007-0004-00N  
CAMA Number: 007-0004-00N  
Property Address: MITCHELL ROAD

Mailing Address: GRIPPO, LUCILLE M. REVOC TRUST  
GRIPPO, LUCILLE & JAMES CO-TR  
122 SMOKE STREET  
NOTTINGHAM, NH 03290

Parcel Number: 007-0009-000  
CAMA Number: 007-0009-000  
Property Address: MITCHELL ROAD

Mailing Address: FERNALD, DAVID B FERNALD JR., JOHN  
T, TRUSTEE  
57 RAYMOND ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 007-002N-000  
CAMA Number: 007-002N-000  
Property Address: 2 SUTTON STREET

Mailing Address: BUCK, DENNIS G BUCK, JENNIFER H  
2 SUTTON STREET  
NOTTINGHAM, NH 03290

Parcel Number: 007-002N-009  
CAMA Number: 007-002N-009  
Property Address: 3 SUTTON STREET

Mailing Address: LESSARD FAMILY REVOCABLE TRUST  
LESSARD, MICHAEL R. & JOY C  
3 SUTTON STREET  
NOTTINGHAM, NH 03290

*Albert Alix  
Alix Bernier Construction LLC  
PO Box 103  
Fremont, NH 03044*



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

BOULERICE, MICHAEL A  
BOULERICE, JESSICA J  
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NOTTINGHAM, NH 03290

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GRIPPO, LUCILLE & JAMES CO-TR  
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FERNALD JR., JOHN T TRUSTEE  
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NOTTINGHAM, NH 03290

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ALIX BERNIER CONSTRUCTION LLC  
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## ZONING BOARD OF ADJUSTMENTS FEE SCHEDULE

### Fee's collected at time of application:

	TOTAL CHARGE	DATE PAID
APPLICATION FEE \$100.00	<u>\$100</u>	<u>2/23/24</u>
ABUTTER NOTIFICATION <u>5</u> X \$10.00/PER ABUTTER	<u>\$50</u>	<u>2/23/24</u>
PUBLIC NOTICE FEE \$200.00	<u>\$200</u>	<u>2/23/24</u>
TOTAL	<u>\$350</u>	<u>check #</u> <u>5004</u>