



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: McMahan 22 Cahill Lane		CASE NUMBER: 24-005 LLA	
PLAN DATE (REVISION): February 2024			
MEETING DATE:	APPLICANT or OWNER:	APPLICATION TYPE:	
03-27-24	Ben McMahan Cahill Ln Nottingham, NH	<input type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> Sign <input type="checkbox"/> Design Review	<input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (HO) Home Occ. <input checked="" type="checkbox"/> (LLA) Lot Line Adjustment
APPLICATION STATUS:	APPLICANT'S REP:	REVIEWED BY:	
<input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Peter Landry Landry Surveying Nottingham, NH	Blair Haney SRPC Circuit Rider bhaney@strafford.org	
EXECUTIVE SUMMARY			
Applicant proposes a Lot Line Adjustment between Lot 56 and Lot 10; Lot 10 will convey "Parcel A" (.714 acres) to Lot 56. Parcel A is to be combined with Lot 56 and not to be interpreted as a separate lot. Parcel Lot 56 is .305 (13,265 SF), an existing non-conforming lot, and the addition of .714 acres creates a new lot of 1.019 acres.			
BACKGROUND			
TAX MAP/LOT:	Map 68, Lot 56		
AREA (ACRES, SQUARE FEET):	.305 +/- ac		
EXISTING LAND USE:	Residential		
STEEP SLOPES:	N/A		
ROAD ACCESS (FRONTAGE):	Cahill Ln		
CLOSEST INTERSECTION:	Cahill Point 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		
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			



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- Conditional Use Permit
 HOA/Condo Docs
 State Permits
 Road Cut
 Road Bond

STATUS NOTES:

COMPLETENESS/APPLICATION ACCEPTANCE

The following additional information is needed to complete the checklist:

1. Applicant requests a waiver for monument installation (Subdivision Regulations - Section 11.8).

STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY

Staff comments on Waivers:

1. Board should require a new Certificate of Monumentation be completed, signed, and sealed by surveyor, not applicant.

Staff comments on Technical Features:

1. Proposed lot line adjustment adds land to an undersized lot, creating a new lot that is more conforming, but still undersized per current zoning regulations. Board could consider a condition that the new parcel is not to be subdivided, but that is redundant to with existing regulations.

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), |
| <input checked="" type="checkbox"/> Additional items to be determined as part of the plan review hearing (List): | <input type="checkbox"/> Wetlands – Dredge and Fill, |
| - | <input type="checkbox"/> Alteration of Terrain |
| | <input type="checkbox"/> Shoreland Protection |
| <input type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (refer to notes section and list): | |
| • See Above | |
| <input type="checkbox"/> Others (List): | |