



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: Shea Concrete		CASE NUMBER: 22-007 SIT	
PLAN DATE (REVISION): 06.29.22			
MEETING DATE: 07.13.22	Property Owner(s): Shea Concrete Products Amesbury, MA	APPLICATION TYPE: <input type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input checked="" type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input 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:	Surveyor (s): Richard D Beati BSC Group Andover, MA	REVIEWED BY: Blair Haney SRPC Circuit Rider 07.11.22	
EXECUTIVE SUMMARY			
<p>Applicant proposes to construct a manufacturing facility on a parcel with existing concrete operations. The parcel is partially split by the zoning district line for residential and commercial, the applicant proposes the new building entirely in the commercial district.</p> <p>The area of disturbance is primarily wooded, and the new building will comprise a 90'x250' (22,500 SF) footprint plus office space. The building will be 48' in height, applicant proposes to seek a variance from current maximum height of 34' - see Sheet C-101). The new facility will be immediately surrounded by a 50' wide concrete apron. Applicant proposes a cistern with concrete apron where the driveway meets the parking area and facility entrance.</p>			
BACKGROUND			
TAX MAP/LOT:	Map 3, Lot 2-2		
AREA (ACRES, SQUARE FEET):	25.10 ac		
EXISTING LAND USE:	Commercial / Industrial		
STEEP SLOPES:	Intermittent		
ROAD ACCESS (FRONTAGE):	Old Turnpike Rd		
CLOSEST INTERSECTION:	Freeman Hall Rd		
ZONING DISTRICT(S):	Commercial/Industrial		
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 checked="" type="checkbox"/> Variance(s)	<input type="checkbox"/> Easement(s)	<input type="checkbox"/> Excavation Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input type="checkbox"/> State Permits	<input type="checkbox"/> Road Cut	<input type="checkbox"/> Road Bond
STATUS NOTES: Board accepted the plans and voted the project a Development of Regional Impact (DRI) at the previous meeting. Applicant must apply for a variance from the Board of Appeals for building height.				

COMPLETENESS/APPLICATION ACCEPTANCE

1. All information needed to complete the application review has been submitted
2. Confirm all abutters noticed & fees paid (escrow).
3. Confirm signature and seal of registered surveyor, engineer or architect.
4. Confirm signed application received.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Application Comments:

1. Comments on Waiver Requests:
 - a. N/A
2. Comments on Site Plan:
 - a. The proposed site disturbance appears to exceed 30,000 SF. The plans submitted include a grading and drainage plan and two detail sheets for the same. Per Article 10.3 Stormwater Management Plan, the applicant would need to request a waiver or meet the regulation for a SMP.
 - b. Plan Sheet C-200 and 201 are both titled "Existing Conditions Plan" but show construction details.
 - c. Board may wish to discuss the applicant's proposed parking calculations of 24 spaces. The zoning ordinance states adequate parking for employees and patrons however, the site plan review regulations have minimums for manufacturing and office (see 10.5.2.d.4). Further, SPR regulations state no parking in the side setback area.
 - d. The site will now have two facilities in operation. What is the increase in truck and passenger vehicle traffic?
 - i. Will the proposed facility require the applicant to revise their state permit with NH DOT for access off Route 4?
 - e. What is the proposed lighting for the facility?
 - f. Applicant submitted a SMP for review by the town contract engineer. The engineer submitted a review that has been shared with the Board.
 - g. Applicant's revised plans show 26 parking spaces and all spaces are inside the setbacks. Applicant states the location on the plans is only to show that the spaces can fit, not actual locations.



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h. Plans still do not include a site or facility lighting plan.

ACCEPTANCE AND APPROVAL PROCEDURES

1. Convene hearing
2. Board, applicant and abutter comments on acceptance (determine completeness)
3. Accept, continue or deny – **discussion of whether proper notice was given (see above) should occur here**
4. Consider and determine whether the application is a development of regional impact (**Vote Required**)
5. Presentation by applicant
6. Staff review report
7. Abutter testimony
8. Act on submitted waiver request(s):
9. Board discussion, comments, questions
10. Act on approval, conditions, denial or continue to a date certain

CONDITIONS OF APPROVAL

- ☒ Plan copies with professional seals & signatures
 - Surveyor
 - Wetlands Scientist
 - ☒ Original Mylar with professional seals & signatures
 - ☐ Electronic submission per regulations (As-builts as required)
 - ☒ All fees paid
 - ☐ Additional items to be determined as part of the plan review hearing (List):
 -
 - ☐ Changes to Plat as detailed in minutes and this report (refer to notes section and list):
 - See Above
 - ☐ Others (List):
- ☐ State Permits –
 - ☐ Curb-cut,
 - ☐ Subdivision (Sub Surface/Septic),
 - ☐ Wetlands – Dredge and Fill,
 - ☐ Alteration of Terrain
 - ☐ Shoreland Protection