



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: Kung Food		CASE NUMBER: 22-008 SIT	
PLAN DATE (REVISION): 07.06.22			
MEETING DATE: 07.13.22	Property Owner(s): Kung Food, LLC PO Box 72 Chester, NH	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): Doug MacGuire The Dubai Group 136 Harvey Rd Londonderry, NH	REVIEWED BY: Blair Haney SRPC Circuit Rider 07.11.22	
EXECUTIVE SUMMARY			
<p>Applicant proposes to renovate an existing building for operation as a wedding venue and to install the associated parking and drive aisles. The proposed building renovations will remove two existing structures and replace with a new 600 SF addition to one existing building. Additionally, the proposed plan includes two new patios and connecting walkways. Current use has access to site from two locations off Merry Hill Road, proposed use will have access from one location off Merry Hill Road. Current parking and driveway are gravel and new parking and drive aisles are proposed to be gravel as well.</p>			
BACKGROUND			
TAX MAP/LOT:	Map 4, Lot 2-1		
AREA (ACRES, SQUARE FEET):	1.99 ac		
EXISTING LAND USE:	Commercial		
STEEP SLOPES:	N/A		
ROAD ACCESS (FRONTAGE):	Merry Hill		
CLOSEST INTERSECTION:	Route 4		
ZONING DISTRICT(S):	Commercial / Industrial		
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input 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		



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OTHER PERMITS AND APPROVALS

- | | | | | |
|---|---|--|--------------------------------------|--|
| <input type="checkbox"/> Special Exception(s) | <input checked="" 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"/> Condo Documents | <input type="checkbox"/> State Permits | <input type="checkbox"/> Road Cut | <input type="checkbox"/> Road Bond |

STATUS NOTES:

Board voted to accept application as complete at the June meeting.

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. Article 10.3.1.a Stormwater Management Plan
 - i. Applicant states on Sheet 6 of 11 that a Stormwater Pollution Protection Plan (SWPPP) must be prepared for the National Pollutant Discharge Elimination System (NPDES) permit.
 - ii. Board may wish to inquire about size comparison of existing gravel areas and proposed gravel areas including proposed walkways and patio areas.
 - iii. Board may wish to inquire about proposed stormwater management along the edge of proposed gravel areas, particularly at the low points, to prevent stormwater runoff to adjacent property.
 - b. Article 10.5.2.d.2 Off-Street Parking and Loading – Applicant requests waiver to NOT pave the parking, loading, and drive aisles, and instead install gravel top course.
 - i. Applicant notes that the existing interior lot surfaces are gravel and that the gravel is more in line with the aesthetic of proposed use.
 - ii. Gravel parking, loading, and drive aisle areas, instead of paved areas, reduce impervious surfaces to allow for more stormwater infiltration.
 - iii. Board may wish to inquire about proposed surface material at driveway apron. Board may wish to require applicant match roadway surface at apron area to reduce unnecessary apron ruts or damage to Merry Hill Road surface.
 - iv. Board may wish to inquire if a one-way drive aisle would reduce gravel area?
2. Comments on Site Plan:
 - a. Proposed use and site plan would reduce two curb cuts for existing use to one curb cut. The reduction in curb cuts improves vehicle and pedestrian safety.
 - b. Applicant proposes an easement for nitrate loading on the adjacent lot.



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- c. Applicant proposes 58 parking spaces on site, per restaurant use 55 spaces would be required. If necessary, how will the applicant manage overflow parking for larger events?
- d. How does the applicant propose to manage noise at the venue?
- e. Applicant proposes to pave the entrance apron on Merry Hill Road.
- f. Applicant added six (6) parking spaces for event employees in the corner of the parking area. Regulations require 55 spaces, the new total is 64 parking spaces or nine (9) spaces more than required.
- g. Applicant shows a "Fire Lane – No Parking" area in front of the venue.
- h. Applicant shows "No Parking" signs on Merry Hill Road on the venue side of the road only (three total).
- i. Applicant shows a Recharge Trench at backside of parking area to better manage stormwater.

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-built 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



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