



## Plan Review

<b>PROJECT NAME:</b> Bacon Gile Rd		<b>CASE NUMBER:</b> 22-016
<b>PLAN DATE (REVISION):</b> 11.02.22		
<b>MEETING DATE:</b> 11.09.22	<b>Property Owner(s):</b> Ann & Richard Bacon 167 Gile Rd Nottingham NH	<b>APPLICATION TYPE:</b> <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 type="checkbox"/> (LLA) Lot Line <input type="checkbox"/> Design Review        Adjustment
<b>APPLICATION STATUS:</b> <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	<b>Surveyor (s):</b> Eric Salovitch Northam Survey Dover NH	<b>REVIEWED BY:</b> Blair Haney SRPC Circuit Rider 11.09.22
<b>EXECUTIVE SUMMARY</b>		
<p>Applicant is proposing a two-lot subdivision, one lot will be a backlot. Gile Road is a Scenic Road. Applicant does not request any waivers.</p> <p>Applicant submitted revised plans per Board discussion at prior meeting. Revised plans show driveway to back lot and calculated Building Area for each lot.</p>		
<b>BACKGROUND</b>		
<b>TAX MAP/LOT:</b>	Map 40, Lot 4	
<b>AREA (ACRES, SQUARE FEET):</b>	7.3 ac	
<b>EXISTING LAND USE:</b>	Current Use	
<b>STEEP SLOPES:</b>	Intermittent	
<b>ROAD ACCESS (FRONTAGE):</b>	Gile Rd	
<b>CLOSEST INTERSECTION:</b>	Rt 152	
<b>ZONING DISTRICT(S):</b>	Residential/Agricultural	
<b>OVERLAY DISTRICTS:</b>	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain	
<b>LOCATED ON A SCENIC ROAD?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>FEMA 100-YEAR FLOOD HAZARD ZONE?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>WATER BODIES:</b>	<input type="checkbox"/> Shoreland Protection	
<b>OTHER PERMITS AND APPROVALS</b>		



## 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



- |   |  |  |                                      |  |
|---|--|--|--------------------------------------|--|
| <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"/> Condo Documents | <input type="checkbox"/> State Permits | <input type="checkbox"/> Road Cut    | <input type="checkbox"/> Road Bond         |

### STATUS NOTES:

### 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

#### Staff Comments:

1. Comments on completeness:
  - a. The applicant has not requested waivers and no additional permits appear to be required.
  - b. Owner's Authorization form has not been completed and signed.
  - c. Application appears to be complete with exception to above noted form.
2. Comments on site layout/subdivision:
  - a. Applicable regulations for backlot (back lot) subdivision include Zoning Ordinance Article IV(T) and Subdivision Regulations 14.2.4.
    - i. Both provisions clearly state the parent lot must have been created prior to March 9, 1993, however plan reference note #2 references a subdivision from 2020. The applicant should clarify if this parent lot or any portion was created prior to the reference date.
  - b. Gile Road is a Scenic Road. Per Subdivision Regulation 15.3.6, the Conservation Commission must comment on the removal or relocation of any stone walls or trees. Will the driveway access to Gile Road impact stone walls or trees?
  - c. Applicant met with Nottingham Conservation Commission for comment despite not being on a Scenic Road. NCC suggested the Road Agent comment on access to Gile Road.
  - d. Other comments above were satisfied at prior meeting.

### 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