



Plan Review

PROJECT NAME: Fernald Deerfield Rd		CASE NUMBER: 22-017
PLAN DATE (REVISION): 11.01.22		
MEETING DATE: 11.09.22	Property Owner(s): Fernald Trust Nottingham NH	APPLICATION TYPE: <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
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Surveyor (s): Kenneth A Berry Berry Survey & Engineering Barrington NH	REVIEWED BY: Blair Haney SRPC Circuit Rider 11.09.22
EXECUTIVE SUMMARY		
<p>Applicant is proposing a three-lot subdivision with a new road, Fernald Drive, and is similar in layout to the Design Review presented to the Board at two prior meetings. The proposal follows Subdivision Regulations section 15.4 Private Roads for a three-lot subdivision. An existing home will remain at end of Fernald Drive on a new lot, an additional lot will be created off Fernald Drive, and the remaining 102 acres will be the third lot with a lake-front home off a new driveway. The parent subject lot is eligible for future subdivision off Fernald Drive provided the road is improved to Class V road standards, as noted on the plans.</p> <p>Applicant submitted revised plans and application narrative. The narrative description clearly outlines submitted changes per Board discussion at prior meeting. Primary changes include safety measures like proposed turn out area, turn around, stop sign, and fire truck turning detail, in addition to meeting 10' driveway setback. Board should also review applicant comments narrative regarding outfall at dam.</p>		
BACKGROUND		
TAX MAP/LOT:	Map 52, Lot 4-2	
AREA (ACRES, SQUARE FEET):	118 ac	
EXISTING LAND USE:	Current Use	
STEEP SLOPES:	Intermittent	
ROAD ACCESS (FRONTAGE):	Deerfield Rd	
CLOSEST INTERSECTION:	Stevens Hill Rd	
ZONING DISTRICT(S):	Residential/Agricultural	
OVERLAY DISTRICTS:	<input checked="" type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input checked="" type="checkbox"/> Floodplain	



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LOCATED ON A SCENIC ROAD?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
WATER BODIES:	<input checked="" type="checkbox"/> Shoreland Protection			
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 checked="" 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 requested waivers:
 - i. 15.6.1 Pavement
 - b. Application appears to be complete.
2. Comments on site layout/subdivision:
 - a. Board may wish to receive input from Fire Chief regarding adequate turnaround at the end of the new road, as well as the new driveway to a potential lakefront home.
 - b. Proposed road and driveway appear to follow existing driveway and, in part, the existing "logging trail." Immediately off the cul-de-sac the proposed driveway appears to touch the boundary line. Applicant should confirm that all driveways will be at least 10' from existing or proposed property boundary lines, per the Zoning Ordinance section C.2.C.
 - c. Wetland resources exist throughout the site including Mile Brook near the property entrance off Deerfield Road. Board may wish to ask Road Agent to review condition of existing culvert.
 - d. Applicant will prepare HOA documents for the subdivision and private road maintenance. Board should request that the documents be reviewed by Town Counsel.
 - e. **Applicant appears to have satisfied all comments above.**

ACCEPTANCE AND APPROVAL PROCEDURES



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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