



Plan Review

PROJECT NAME: Comeau		CASE NUMBER: 22-009	
PLAN DATE (REVISION): 05.11.22			
MEETING DATE: 07.13.22	Property Owner(s): Five C's Family Trust II 176 Stevens Hill Road 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): Roscoe Blaisdell Blaisdell Survey LLC	REVIEWED BY: Blair Haney SRPC Circuit Rider 07.13.22	
EXECUTIVE SUMMARY			
Applicant is proposing a two-lot subdivision from an existing lot with a residence. Both lots will front on Stevens Hill Road, a scenic road. Proposed new lot will utilize an existing driveway on the property to access the rear of the lot for a future residence. The existing driveway appears to cross a wetland.			
BACKGROUND			
TAX MAP/LOT:	Map 49, Lot 4		
AREA (ACRES, SQUARE FEET):	17.5 ac		
EXISTING LAND USE:	Current Use		
STEEP SLOPES:	Intermittent		
ROAD ACCESS (FRONTAGE):	Stevens Hill Rd		
CLOSEST INTERSECTION:	Nottingham 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 checked="" type="checkbox"/> Yes <input 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 Condo Documents State Permits Road Cut Road Bond

STATUS NOTES:

No waivers are requested and no additional permits will be necessary.

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.
Application appears to be complete.
2. Comments on site layout/subdivision:
 - a. Will the applicant need to upgrade, replace, or install new a culvert for the existing driveway through the wetland? Does the applicant anticipate any new impacts on the wetland?
 - b. The existing driveway appears to be more than 10' away from the side lot line. The Board may wish to confirm this with the applicant.
 - c. Public comment submitted to the Board in writing indicates the driveway may not have followed all permitting procedures. The Board may wish to inquire about this to the applicant.

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



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- 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