



Phone: (603)679-9597

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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>



Phone: (603) 994-3500

Plan Review

PROJECT NAME: Concrete Products of Londonderry		CASE NUMBER: 22-002-SUB	
PLAN REVISION DATE:			
MEETING DATE: 02/09/2022	Property Owner(s): Concrete Products of Londonderry 87 Haverhill Rd Amesbury, MA	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 Adjustment <input type="checkbox"/> Design Review	
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	Surveyor (s): Millennium Engineering, Inc 62 Elm St Salisbury, MA Eric Botterman	REVIEWED BY: Blair Haney SRPC Circuit Rider February 8, 2022	
EXECUTIVE SUMMARY			
Applicant is proposing a four-lot subdivision, all lots will front on Smoke Street. Applicant does not request any waivers and does not require any additional state permits. The site is in the Aquifer Protection District, the applicant acknowledges this and all lots exceed the three (3) acre minimum. The applicant also included the required hydrogeologic study. The site includes wetland and floodplain area, including a small segment of the Little River.			
BACKGROUND			
TAX MAP/LOT:	Map 11, Lot 3		
AREA (ACRES, SQUARE FEET):	35.4 ac		
EXISTING LAND USE:	Current Use		
STEEP SLOPES:	N/A		
ROAD ACCESS (FRONTAGE):	Smoke St		
CLOSEST INTERSECTION:	Kennard Rd		
ZONING DISTRICT(S):	Residential/Agricultural		
OVERLAY DISTRICTS:	<input checked="" type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input checked="" 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		
OTHER PERMITS AND APPROVALS			



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- | | | | | |
|---|--|--|--------------------------------------|--|
| <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:

Planning Board will begin to hear this case on February 9, 2022.

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

SUB Application

1. Comments on completeness:
 - a. The applicant has not requested waivers and no additional permits appear to be required.
2. Comments on site layout/subdivision:
 - a. The lot envelope area appears to be nearest street frontage. Does the applicant anticipate driveways, structures, or other disturbance that requires "crossing" the wetland area? Similarly, is Lot 2 subject to further subdivision for a potential backlot?
 - b. The Aquifer Protection District requires applicants to meet design and performance standards, including septic installation. Does the applicant have means and methods in place to ensure these standards are met?

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



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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