



Town of Stratham, NH
Preliminary Consultation

Map# 25 Lot# 89, 91

Project Name: _____

Location: 12 SANDY POINT ROAD

Project Description: Lot Line Adjustment & 4 Lot Subdivision

Applicant:

Name: Drew Goddard Phone: 781-706-1531

Company: Copley Properties Fax: _____

Address: 89 Portsmouth Ave., Stratham, NH

Email Address: ajgodd@gmail.com

Owner:

Name: John N. Jr & Claire P. Schoch Phone: _____

Company: _____ Fax: _____

Address: 12 Sandy Point Road

Email Address: _____

Agent:

Contact Name: Scott Cole Phone: 583-4860

Company: Beals Associates PLLC Fax: _____

Address: 70 Portsmouth Ave, Stratham NH

Email Address: scole@bealsassociates.com

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal town business hours, of your property, to ensure compliance with all Stratham Zoning, Subdivision or Site Plan Review regulations while your application is under consideration.

Signed: [Signature] Date: 1/24/18

Fees:

Preliminary Consultation: Application fee of \$75.00

*Additional fees may be charged to cover inspection and review cost.

For Office Use Only

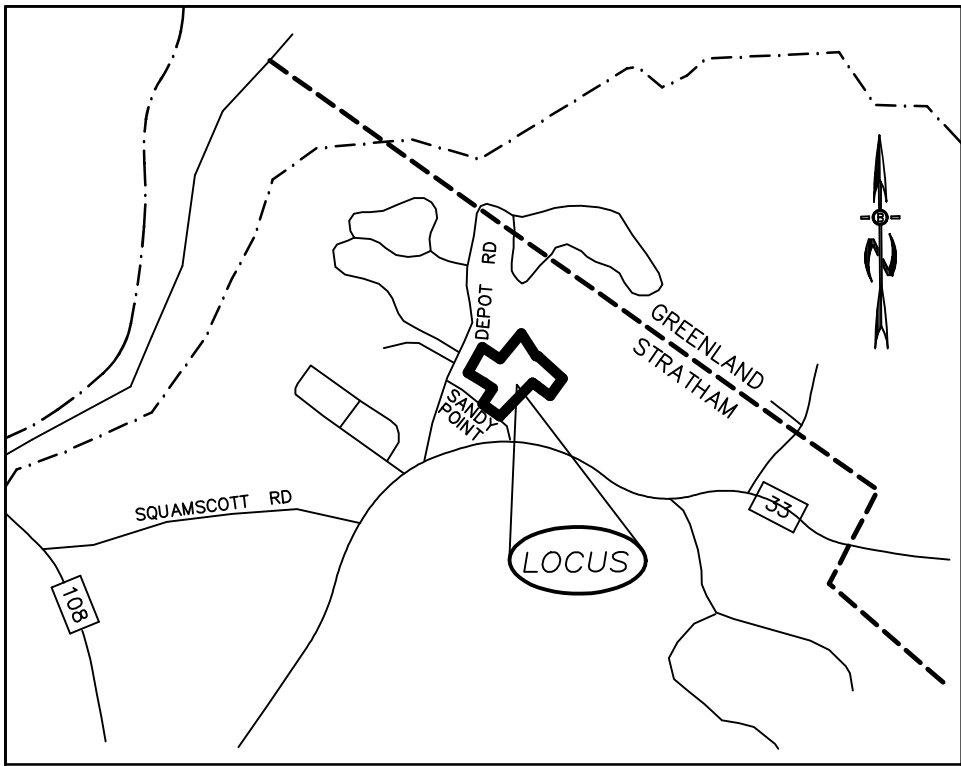
Date Application Received: 1/24/2018 Total Fees Collected with Application: \$ 75⁰⁰

PB Application Acceptance Date: [Signature] PB Hearing Date: 2/7/2018



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LOCATION MAP
STRATHAM N.H.



THE INTENT OF THIS PLAN IS TO ESTABLISH RESIDENTIAL LOT DENSITY YIELD USING CALCULATIONS ACCORDING TO TOWN REGULATIONS AND NOT INTENDED FOR CONSTRUCTION. THIS PLAN WAS CREATED USING AVAILABLE DATA FROM EXISTING MUNICIPAL AND STATE RECORDS. THE ELEVATIONS SHOWN ARE FROM USGS MAPS AND TO BE CONSIDERED APPROXIMATE.

ZONING REQUIREMENTS

ZONE	RA
LOT AREA MIN.	2 ACRE
MIN. FRONTAGE	200 FT.
MINIMUM LOT DEPTH	150 FT.
FRONT YARD	30 FT.
SIDE YARD	20 FT.
REAR YARD	20 FT.
WETLAND SETBACK	50 FT. HYDRIC B
SEPTIC SETBACK	100 FT. HYDRIC A
	50 FT. HYDRIC B
	75 FT. HYDRIC A

PREPARED FOR:

COPLEY PROPERTIES
89 PORTSMOUTH AVE.
STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

GLENGARRY CONDO
ASSOCIATION

FORMER VOCH.
TEC. SCHOOL

SANDY POINT ROAD

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 4000 SF SEPTIC RESERVE AREA
- PROP. WELL W/ 75' PROTECTIVE RAD.

PREPARED FOR:

COPLEY PROPERTIES
89 PORTSMOUTH AVE.
STRATHAM, N.H. 03885

CONCEPT PLAN

OWNER OF RECORD

JOHN N. JR &
CLAIRE P. SCHÖCH,
12 SANDY POINT ROAD
P.O. BOX 195
STRATHAM, NH 03885

PLAN FOR:
PROPOSED SUBDIVISION
12 SANDY POINT ROAD
STRATHAM, NH

DATE: JAN. 2018

SCALE: 1"=60'

PROJ. NO: NH-1061

SHEET NO. 1 OF 1

LETTER OF AUTHORIZATION

I, John or Claire Schoch, owners of property located at 12 Sandy Point Road, in Stratham NH, Tax Map 25, Lots 89&91, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, and Drew Goddard of Copley Properties in Stratham, NH to act on my behalf in all matters to be discussed at the Stratham Planning Board hearings, other Land Use Board approval hearings, or State and Federal Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.

John Schoch 1/25/18
Owner Date

Claire P. Schoch 1/25/18
Owner Date

[Signature] 1-25-18
Witness Date

BEALS · ASSOCIATES PLLC

70 Portsmouth Avenue
3rd Floor Suite #2
Stratham, N.H. 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

TRANSMITTAL

Attn. Tavis Austin, Planner
Town of Stratham
10 Bunker Hill Road
Stratham, NH 03885

Date: Jan. 24, 2018
Project: NH-1061
Location: Sandy Point Rd.
Stratham, NH
Via: Hand Delivery

Items:

Attached: For Preliminary Review Application

We are sending you the following items:

- 6 – Copies of Design Review plan**
- 6 – Copies of 11x17 reduced size plan**
- 1 – Copy Completed preliminary application**
- 1 – Check for required fees**

Comments

Transmitted by: Scott D. Cole

