

**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

April 10, 2024

Mark Connors, Director of Planning and Community Development
Town of Stratham
10 Bunker Hill Road
Stratham, New Hampshire 03885

**RE: Nichols Property
Tax Map 22, Lot 126
Rear Lovell Road
Stratham, NH
Altus Project: 5303**

Hand delivered with digital copy transmitted to: mconnors@StrathamNH.gov

Dear Mark,

Altus Engineering, LLC (Altus) is pleased to submit an application for a Wetlands Conservation District Conditional Use Permit on behalf of Jonathan Nichols. On February 6th, the Zoning Board of Adjustment granted approval to allow the backlot to be an approved residential building lot.

Following the BOA decision, Altus and Mr. Nichols met with the Fire Chief to discuss the access requirements. The Owner met with the Fire Chief a second time on-site. The design reflects his requirements where the driveway surface will be 13-foot wide with 2-foot-wide shoulders on each side. Additionally, a turnaround area is provided. The Fire Chief requested that the driveway is paved within two years of the Owner obtaining a certificate of occupancy for the home.

A 30-foot wide no cut buffer has been added to the plans per the conditions of the BOA Notice of Decision as well as a note requiring the installation of 10 trees along the northeasterly boundary.

Enclosed please find the following:

- Executed Town of Stratham Conditional Use Permit Application form and Abutters list
- 1 full sized plan set and 8 reduced plans including:
 - Existing Conditions Plan
 - Conditional Use Permit Plan
 - Detail Sheet
- Application fee for the sum of \$75 + \$100 + \$150 + 10 x \$10.00 = \$425.00
- Conditional Use Permit Narrative

We look forward to presenting this project to both the Conservation Commission and the Planning Board.

Please contact me directly should you have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "E. Weinrieb".

Eric D. Weinrieb, PE
President

Ecopy: Mike Nichols
Doug MacDonald, Esq

wde/5303 cvr ltr cup.docx



TOWN OF STRATHAM

10 Bunker Hill Avenue, Stratham NH 03885
 Planning Department (603) 772-7391
 www.strathamnh.gov

CONDITIONAL USE PERMIT APPLICATION

1. APPLICANT & PROPERTY OWNER INFORMATION:									
APPLICANT NAME:		Jonathan Nichols							
Phone #:	603-440-1066			Email Address:	nicholsjon18@yahoo.com				
Mailing Address:	26 Lovell Road, Stratham, NH 03885								
PROPERTY OWNER NAME (If different from Applicant):									
Phone #:				Email Address:					
Mailing Address:									
3. PROPERTY/PROJECT INFORMATION:									
Street Address:	Rear Lovell Road								
Tax Map:	22	Lot(s):	126	Zoning District(s):	Manufactured Housing	Overlay(s):			
Existing Use of Property:	Vacant Lot								
2. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)									
COMPANY NAME:		Altus Engineering			Contact:	Eric Wweinrieb, PE			
Phone #:	603-433-2335			Email Address:	eweinrieb@altus-eng.com				
Mailing Address:	133 Court Street, Portsmouth, NH 03801								
COMPANY NAME:					Contact:	Joseph W. Noel, CSS, CWS			
Phone #:	207-384-5587			Email Address:	jwnoel@aol.com				
Mailing Address:	P.O. Box 174, South Berwick, ME 03908								
4. CONDITIONAL USE PERMIT INFORMATION: (CHECK ALL THAT APPLY)									
For the following projects, complete Section 5.A. of this application: <ul style="list-style-type: none"> <input type="checkbox"/> Uses Permitted By Conditional Use Permit – refer to Zoning Ordinance Section 3.6 for details <input type="checkbox"/> Flexible/Mixed Use Development District – refer to Zoning Ordinance Section 3.7.3 for details <input type="checkbox"/> Affordable Senior Housing – refer to Zoning Ordinance Section 5.7.2 for details. <input type="checkbox"/> Multi-Family, Workforce, and Elderly Affordable Housing – refer to Zoning Ordinance Section 5.8 for details. <input type="checkbox"/> Residential Open Space Cluster Development – refer to Zoning Ordinance, Section 8 for details. <input type="checkbox"/> Sewage Sludge and Residential Septage Application – refer to Zoning Ordinance Section 14.3.4 for details, <input type="checkbox"/> Telecommunication Facilities – refer to Zoning Ordinance Section 19.7 for details. 					For the following projects, complete Section 5.B. of this application: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands Conservation District – refer to Zoning Ordinance Section 11.4 for details <input type="checkbox"/> Shoreland Protection District – refer to Zoning Ordinance Section 12.7 for details For the following projects, complete Section 5.C. of this application: <ul style="list-style-type: none"> <input type="checkbox"/> Sanitary Protection & Septic Ordinance – refer to Zoning Ordinance Section 20.3 for details For the following projects, complete Section 5.B. and 5.D of this application <ul style="list-style-type: none"> <input type="checkbox"/> Solar Energy Systems – refer to Zoning Ordinance Section 5.14 for details For the following projects, complete Section 5.B. and 5.E. of this application <ul style="list-style-type: none"> <input type="checkbox"/> Gateway Commercial Business District – refer to Zoning Ordinance Section 3.8 for details. 				

5. DESCRIPTION OF PROJECT: (Attach a separate sheet if necessary.)

Describe the proposed use or activity that requires a Conditional Use Permit:

5A. Before the Planning Board considers the approval of an application for a Conditional Use Permit, the Applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

1. Describe how the proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.

2. Describe any existing violations of the Stratham Zoning Ordinance on the subject property.

3. Describe how the site is suitable for the proposed use. In your response, please address the following:

- a. Adequate vehicular and pedestrian access for the intended use.
- b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
- c. The absence of environmental constraints (floodplain, steep slope, etc.)
- d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

4. Describe how the external impacts of the proposed use, including those related to building height and scale, site design, traffic, noise, odors, lighting, and other features will be no greater than impacts of adjacent uses or other uses permitted in the District.

5. Describe if the proposed layout and design of the site will be incompatible with the established character of the neighborhood and how the Applicant will mitigate any external impacts of the use on the neighborhood.

Construction of a driveway & related site grading to access a proposed single-family residence located outside of wetland buffer.

<p>6. Describe if the design of any new buildings or structures or the modification of existing buildings or structures on the site will be incompatible with the established character of the neighborhood. Design includes scale, height, massing of buildings/structures, roof line, materials, colors, etc.</p>
<p>7. Describe if the proposed use of the site, including all related development activities, will preserve the identified natural, cultural, historic, and scenic resources on the site and if the use will degrade such identified resources on abutting properties.</p>
<p>8. Describe if the project will result in a greater diminution of neighboring property values than would be created under any other use or development permitted in the underlying zone.</p>
<p>9. Describe how the project provides adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and if other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation.</p>
<p>10. Describe if the proposed use will have a fiscal impact on the Town. In your response please detail any demand on municipal and school related services and resources.</p>
<p>11. Describe how the permit is in compliance with the ordinance and in the public interest.</p>
<p>5B. A Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for the construction of roads and other access ways, and for pipelines, powerlines, and other transmission lines provided that all of the following conditions are found to exist:</p> <p>1. Explain how the proposed construction is essential to the productive use of land not within the wetlands conservation district.</p> <p>Due to the shape of the lot and location of the wetland, there are no alternative locations to site the driveway. The only access to the lot is across easement which is within the buffer. The parcel slopes away from the wetland. We are proposing a driveway graded at approx. 7.5% which traverses the slope rising and moving away from the resource as quickly as possible. The area outside the buffer that is considered for development including yard area, house and septic system is approximately 43,217 s.f. which is greater than the area of the wetland buffer impact, approximately 18,000 s.f.</p>

2. Detail how the design and construction methods will minimize detrimental impact to the wetland.
There will be no direct impacts to the adjacent wetland system. Temporary erosion control measures, silt fence barriers and/or stump grindings will be placed at the toe of the work limits to reduce the potential for transport of sediment into the wetlands. The driveway is graded to minimized site grading with the use of a retaining wall. Disturbed areas between the driveway and the wetlands will be seeded with a wetlands conservation seed mix and will be allowed to naturalize.

3. Explain how the proposed construction design of powerlines, pipelines, or other transmission lines includes provisions for restoration of the site as nearly as possible to its original grade and condition.
The project does not include powerlines with the exception of the electrical service to service the residence which will either be overhead or buried in a trench adjacent to the driveway.

4. Detail what alternatives were considered.
The only access to the parcel is through the narrow easement which is adjacent to the wetland system. The driveway could turn north once it reaches the property to avoid some of the buffer impacts. Altus notes that the proposed driveway follows the existing access way. Moving the driveway upslope would require an excessive amount of tree removal and a more invasive site grading design. Following the slope and existing clearing is a reasonable design approach.

5. Explain the economic advantage for the proposed construction. However, please note that economic advantage alone is not reason for proposed construction.
There are no opportunities to access the lot without impacting the buffer. Thus, economic advantage is not the only reason for the proposed construction. Without the impact, the lot has little to no economic value.

5C. Upon application to the code enforcement officer, where a design fails to meet the requirements of section 20, the Planning Board has the authority to waive the general requirements of this section and may grant a special permit to construct a sewage disposal system provided the following provisions are met:

1. Explain how the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which complies more fully with this section of the ordinance.

2. Explain how the design and construction of the proposed use will, to the extent practicable, be consistent with the purpose and intent of this section.

3. Detail how the Applicant has exceeded other applicable minimum design requirements in an effort to mitigate impacts resulting from the limitations of the site.

5D. For Solar Energy System projects complete the following:

1. Will utility connections associated with the solar energy system be placed underground? YES NO
If any connections will not be provided underground, describe why this accommodation is necessary.

2. Will the solar energy system be placed in the rear or side yard of the property? YES NO
If the system is not proposed for the rear or side yard, include a description on a separate sheet detailing why placement of the system in the rear or side yard is not feasible.

3. Include a separate sheet describing how the application meets the requirements of the Solar Energy Systems Ordinance (Section 5.13 of the Zoning Ordinance), including:

- a.) Describe what efforts to minimize visual impacts associated with the solar energy system, have been incorporated into the plan and application.
- b.) Describe the complete extent of any clearing of natural vegetation, including land excavation, associated with the installation of the solar energy system.
- c.) For medium- and large-scale systems, include a plan in the application detailing how the site will be returned to its pre-development state in the event the system is abandoned.

5E. For projects in the Gateway Commercial Business District complete the following:

1. Describe how the request is consistent with the Gateway Commercial Business District Master Plan including the following elements: a.) Contributes to the physical definition of streetscapes and public spaces; b) Includes adequate accommodations for pedestrians and vehicles; c.) Street and building design; d.) Architecture and landscape design; e.) Open space and public gathering places; f.) Consistency with the intent and purpose of the Gateway Business District Ordinance (Section 3.8 of the Zoning Ordinance); and g.) Does not unduly impact adjacent properties and uses in the District.

2. Describe how the application accomplishes at least one of the following objectives:

- a.) Improves public safety within the community;
- b.) Provides environmental or natural resource benefit or protection;
- c.) Provides a measurable public benefit.

7. APPLICANT'S CERTIFICATION:

I declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I have read and agree to abide by the regulations and conditions of approval listed on this application. I understand that my misrepresentations of submitted data may invalidate any approval of this application.

[Handwritten Signature]
Signature of Applicant

Jonathan Nichols
Print Applicant's Name

4/8/24
Date

[Handwritten Signature]
Signature of Property Owner

Jonathan Nichols
Print Property Owner's Name

4/8/24
Date

8. AUTHORIZATION TO ENTER THE SUBJECT PROPERTY:

I hereby authorize members of the Stratham Planning Board, Planning Department, Conservation Commission and other pertinent Town Departments and Boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

[Handwritten Signature]
Signature of Property Owner

Jonathan Nichols
Print Property Owner's Name

4/8/24
Date

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items MUST be submitted to the Planning Department by close of business on the officially posted submittal date:

- Completed and signed CONDITIONAL USE PERMIT APPLICATION FORM and ABUTTERS LIST.**
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The property owner MUST sign the application form.
- One (1) full size and eight (8) 11" x 17" prints of the site plan or site plan set.** Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- Application fee and Abutter Mailing Fees.** All checks are to be made payable to the **Town of Stratham.**
 1. Preliminary Consultation - \$75.00.
 2. Filing fee - \$100.00.
 3. Notice Costs - \$150.00, plus \$10.00 per abutter for the costs of all notice requirements including the cost of postage for certified mail, regular mail, reproduction costs, and any publication and/or posting costs.
- Three (3) sets of Abutter mailing labels.**

PLEASE DO NOT WRITE BELOW THIS LINE – FOR PLANNING DEPARTMENT USE ONLY

Application Received Date: _____

Date of Public Hearing Notice: _____

Application Fee: _____

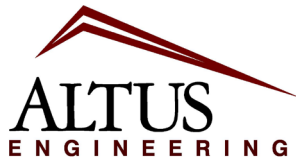
Check Number: _____

Public Notice Fee: _____

Check Amount: _____

Abutter Notice Fee: _____

Check Payor: _____



*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

CONDITIONAL USE PERMIT APPLICATION NARRATIVE

**TAX MAP 22, LOT 126
REAR LOVELL ROAD
STRATHAM, NH
APRIL 3, 2024**

On behalf of the Applicant, Jonathon Nichols, Altus Engineering, LLC (Altus) respectfully submits a Wetlands Conditional Use Permit application for the construction of a single-family residence on a vacant lot of record.

The existing lot of record is approximately 1.76-acres in area. It has deeded access across Tax Map 22, Lots 81 & 82. There are no site improvements on the property except for a gravel access from Lovell Road out to the development area. It has been recently cleared. Jonathan Nichols proposes to construct his residence on the property. Although there are no wetlands on the property there are both poorly and very poorly drained wetlands to the south of the property. The proposed driveway and associated grading will impact the Wetland Buffer.

All components of the septic system and house will be sited outside the wetland buffer.

The project meets the objectives and purpose of the Zoning Ordinance:

- The project will not contribute to the pollution of surface and ground water by sewage. The septic system is designed to meet all the Town and State design criteria.
- The project does not have any direct impact on natural wetlands which provide flood protection, recharge to groundwater and the augmentation of stream flow during dry periods.
- The project will not create any unnecessary or excessive expenses for the Town to provide and maintain essential services and utilities which arise because of unwise use of wetlands. In fact, this project will be a tax benefit to the town when the house is constructed.
- The project does not encourage or discourage any uses that can be appropriately and safely located in wetlands.
- The project does preserve wetlands for aesthetic, ecological and flood retention purposes.
- The project preserves and enhances those aesthetic values associated with the Town.

In accordance with Section XI Wetlands Conservation District (Overlay) Section 11.4 Conditional Uses. A Conditional Use Permit may be granted by the Planning Board for the construction of roads and other access ways provided that the following conditions are found to exist:

1. The proposed construction is essential to the productive use of land not within the Wetlands Conservation District and where the upland area considered for development is not smaller than the wetland buffer area being impacted.

Due to the shape of the lot and location of the wetland system, there are no alternative locations to site the driveway. The parcel slopes away from the wetland. We are proposing a driveway graded at approximately 7.5% which traverses the slope rising and moving away from the resource as quickly as possible. The area outside the buffer that is considered for development including yard area, house and septic system is approximately 43,217 SF which is greater than the area of the wetland buffer impact, approximately 18,000 SF.

2. Design and construction methods will be such as to minimize detrimental impact upon the wetland.

There will be no direct impacts to the adjacent wetland system. Temporary erosion control measures, silt fence barriers and/or stump grindings will be placed at the toe of the work limits to reduce the potential for transport of sediment into the wetlands. The driveway is graded to minimized site grading with the use of a retaining wall. Disturbed areas between the driveway and the wetlands will be seeded with a wetland's conservation seed mix.

3. The proposed construction design of powerlines, pipelines, or other transmission lines include provisions for restoration of the site as nearly as possible to its original grade and condition.

The project does not include powerlines with the exception of the electrical service to service the residence which will either be overhead or buried in a trench adjacent to the driveway.

4. No alternative route, which does not cross a wetland or wetland buffer, or has a less detrimental impact on the wetland or wetland buffer, is feasible.

The only access to the parcel is through the narrow easement which is adjacent to the wetland system. The driveway could turn north once it reaches the property to avoid some of the buffer impacts. Altus notes that the proposed driveway follows the existing access way. Moving the driveway upslope would require an excessive amount of tree removal and a more invasive site grading design. Following the slope and existing clearing is a reasonable design approach.

5. Economic advantage alone is not a reason for proposed construction.

There are no opportunities to access the lot without impacting the buffer. Thus, economic advantage is not the only reason for the proposed construction. Without the impact, the lot has little to no economic value.

6. All projects requesting Conditional Use Permits in accordance with Section XI, whether or not a State Wetlands Permit is required, shall submit a narrative outlining best management practices designed to mitigate wetland/wetland buffer impacts such as, but not limited to, low impact development techniques, stormwater design practices, easements or deed restrictions, or on or off-site improvements designed to limit future development of associated project parcels and /or impacts to wetlands or wetland buffers.

A narrative is included in the application package and plans detailing the elements of low impact design techniques including maintenance and protection of the wetland buffer. There will be no direct impacts to the adjacent wetland system.

Tax Map 22 Lot 126
Rear Lovell Road, Stratham, NH (photo date April 1, 2024)



Photo #1: Looking northwest up driveway.



Photo #2: Looking northwest at edge of wetlands.

Tax Map 22 Lot 126
Rear Lovell Road, Stratham, NH (photo date April 1, 2024)



Photo #3: Looking northwest at edge of wetlands and property line.



Photo 4: Looking northeast towards proposed leach field location.

Tax Map 22 Lot 126
Rear Lovell Road, Stratham, NH (photo date April 1, 2024)



Photo #5: Looking westerly at remains of stump pile and wetlands.



Photo #6: Looking southerly along driveway entrance.



22-126 abutters

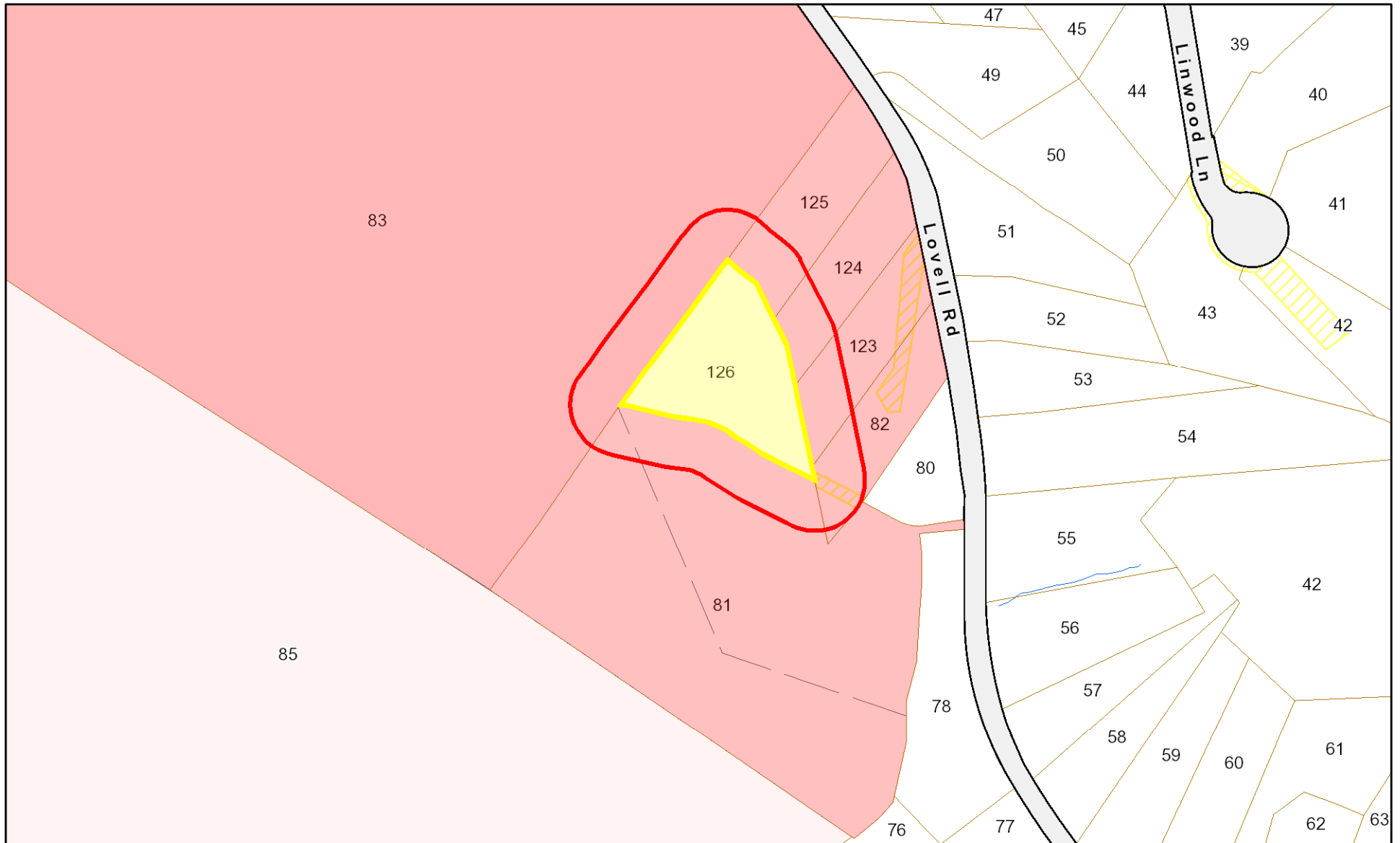
Stratham, NH



January 4, 2024

1 inch = 275 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

List of Abutters

Pursuant to RSA 676:4, the State Law of New Hampshire, the Town of Stratham is required to notify **the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan**, of the public hearing by certified mail. The applicant must obtain the abutter information from the records of the tax assessor's office in order to process the conditional use permit application.

Abutter is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly across the street or stream from the land under consideration by the planning board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association.

Owner:

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code
22	126	Jonathan Nichols	26 Lovell Road	Stratham	NH	03885

Applicant (if different from owner):

Company Name	Contact Name	Street Address	City/Town	State	Zip Code

Professional(s) who worked on the plan (surveyor, engineer, wetland scientist, consultant, etc.):

Company Name	Contact Name	Street Address	City/Town	State	Zip Code
Altus Engineering, LLC	Eric Weinrieb, PE	133 Court Street	Portsmouth	NH	03801
Knight Hill Land Surveying Services	Dave Hislop, LLS	34 Old Post Road	Newington	NH	03801
	Joseph W. Noel, CSS, CWS	PO Box 174	South Berwick	ME	03908

Conservation Easement Holder:

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code

Abutters: (Type or print below or attach list from Stratham GIS online.)

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code
22	83	Town of Stratham	10 Bunker Hill Avenue	Stratham	NH	03885
22	125	Brian & Amanda Pimentel	8 Lovell Road	Stratham	NH	03885
22	124	Jennifer Hobin & Daniel Mello	10 Lovell Road	Stratham	NH	03885
22	123	Andrew & Alice Diblasi	12 Lovell Road	Stratham	NH	03885
22	82	Andrew & Alice Diblasi	12 Lovell Road	Stratham	NH	03885
22	81	Michael & Kathryn Nichols	PO Box 346	Stratham	NH	03885
22	80	Jonathan Nichols	18 Lovell Road	Stratham	NH	03885



LCHIP ROA667248 25.00
RECORDING 18.00
SURCHARGE 2.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **JONATHAN NICHOLS and KIM TESSIER**, both having an address of 18 Lovell Road, Stratham, New Hampshire 03885, for consideration paid, grants to, **JONATHAN NICHOLS**, an individual having an address of 18 Lovell Road, Stratham, New Hampshire 03885, with QUITCLAIM Covenants, the following described property:

A certain tract or parcel of land located on the westerly side of Lovell Road in the Town of Stratham, County of Rockingham, and State of New Hampshire, and shown on "Plan of Lands & Connective Easement for Land Owned by Robert L. Godfrey, Sr. known as Tax Map 22 Lot 80 located along 18 Lovell Road Stratham, N.H. Rockingham County," dated May 2014, prepared by Knight Hill Land Surveying Services, Inc. and recorded in the Rockingham County Registry of Deeds as Plan D-39270, as more particularly bounded and described below:

Beginning at an iron pipe on the Westerly side of Lot 82 thence running N 03° 34' 14" E a distance of 149.95 feet to an iron pipe; thence turning and running N 03° 32' 36" E a distance of 96.44 feet to an iron pipe; thence turning and running N 11° 14' 19" W a distance of 53.34 feet to an iron pipe; thence turning and running N 11° 18' 09" W a distance of 78.86 feet to an iron pipe; thence turning and running N 36° 06' 21" W a distance of 71.15 feet to a drill hole; thence turning and running S 54° 51' 32" W a distance of 18.33 feet to a drill hole; thence turning and running S 51° 20' 49" W a distance of 103.62 feet to a drill hole set; thence turning and running S 52° 12' 53" W a distance of 148.15 feet to a drill hole set; thence turning and running S 51° 12' 14" W a distance of 92.00 feet to a drill hole set; thence turning and running S 66° 19' 27" E a distance of 112.25 feet to a curve to the left with a length of 24.41 feet, radius of 270.00 feet and a delta of 5° 10' 48"; thence turning and running to a curve to the right with a length of 75.60 feet, radius of 155.00 feet and a delta of 27° 56' 44"; thence turning and running S 43° 33' 28" E a distance of 43.65 feet to a curve to the left with a length of 67.24 feet, radius of 550.00 feet and a delta of 7° 00' 17"; thence turning and running S 50° 33' 45" E a distance of 88.15 feet to a point; thence turning and

running N 03°30'16" E a distance of 18.12 feet to the point of beginning. Containing an area of 76.519 square feet / 1.7566 acres.

Also including all right, title and interest in and to that certain 25' wide access easement to connect Godfrey Properties described in Easement Deed recorded in the Rockingham County Registry of Deeds on April 4, 2014, at Book 5522, Page 2063.

Meaning and intending to describe and convey Parcel II conveyed to the Grantors by deed of Kim Tessier dated April 17, 2022 and recorded in the Rockingham County Registry of Deeds in Book 6421, Page 1081.

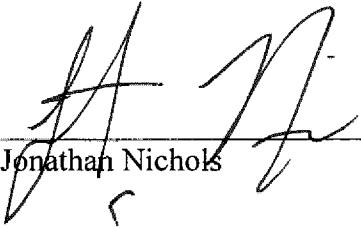
This is not homestead property of the Grantors.


No title search was requested or performed for this transfer.

This conveyance is exempt from real estate transfer tax pursuant to NH RSA 78-B:2 IX.

Signature Page to Follow

Executed this 20th day of December 2023.

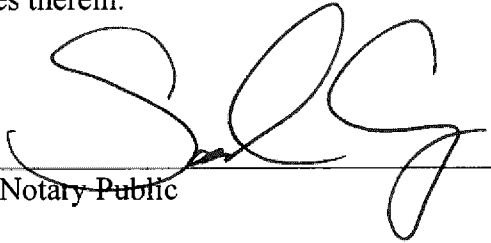

Jonathan Nichols


Kim Tessier

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 20th day of December 2023, personally appeared the above-named Jonathan Nichols known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and who acknowledged and attested that he knowingly and voluntarily executed the same for the purposes therein.

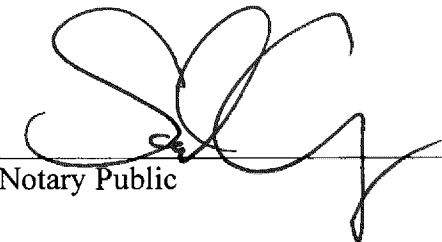


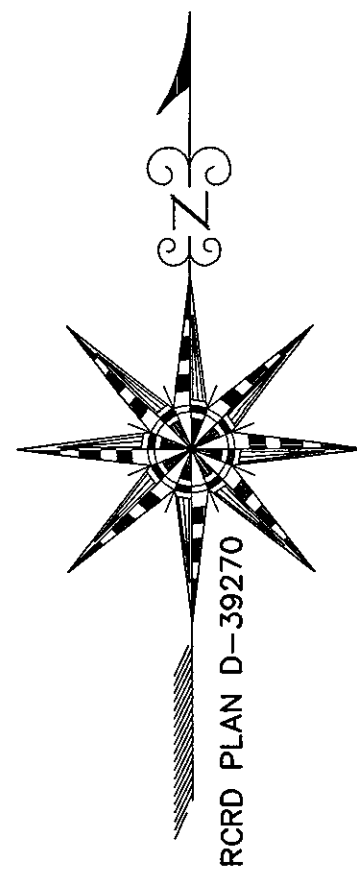

Notary Public

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 20th day of December 2023, personally appeared the above-named Kim Tessier known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and who acknowledged and attested that she knowingly and voluntarily executed the same for the purposes therein.




Notary Public



N/F
MAP 22 LOT 83
TOWN OF STRATHAM
18 BUNKER HILL AVE
RCRD BK 1913 PG. 92
& RCRD 613/108

BENCH MARK
VERTICAL SPIKE
IN BASE 15"± HICKORY
ELEV = 174.2

N/F
MAP 22 LOT 125
BRIAN M PIMENTEL
AMANDA B PIMENTEL
8 LOVELL RD
RCRD BK 5195 PG 2160

N/F
MAP 22 LOT 124
JENNIFER HOBIN
DANIEL MELLO
10 LOVELL RD
RCRD BK 5218 PG 541

N/F
MAP 22 LOT 123
ANDREW E DIBLASI
ALICE M DIBLASI
12 LOVELL RD
RCRD BK 5314 PG 2536

N/F
MAP 22 LOT 52
MARGARET A RYAN
11 LOVELL RD
RCRD BK 2943 PG. 2700

N/F
MAP 22 LOT 53
THOMAS MCGUINNESS
JULIE MCGUINNESS
15 LOVELL RD
RCRD BK 2932 PG 2396

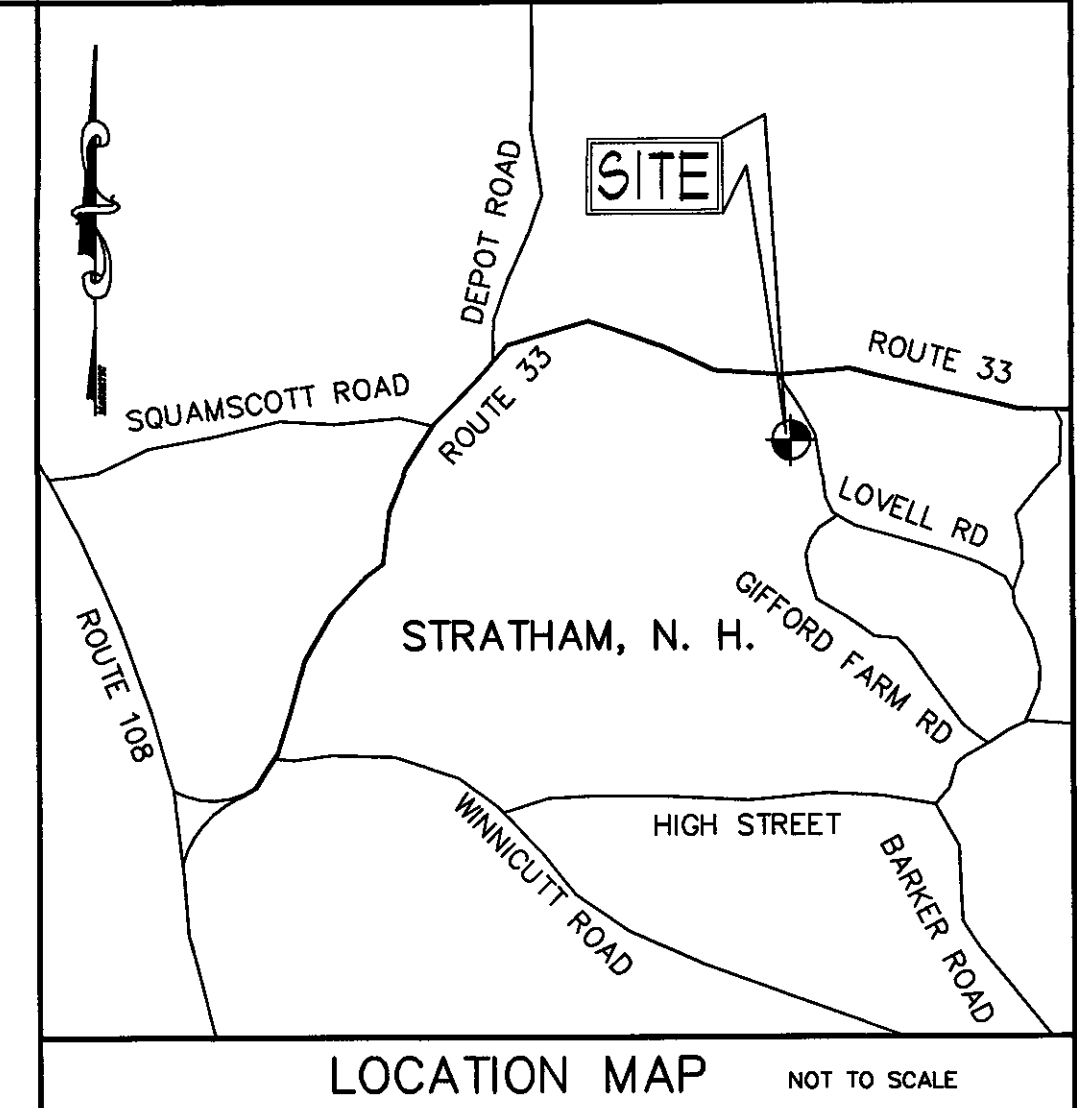
N/F
MAP 22 LOT 54
NICHOLAS PAUL BARRETT
GABRIELA BARRETT
19 LOVELL RD
RCRD BK 6444 PG 1348

N/F
MAP 22 LOT 55
PAIGE ELIZABETH AGRESTI
21 LOVELL RD
RCRD BK 6452 PG. 20

N/F
MAP 22 LOT 78
MICHAEL W NICHOLS
KATHRYN M NICHOLS
P O BOX 346
STRATHAM, NH, 03885
RCRD BK 4006 PG 1182

MAP 22
LOT 126

MAP 22
LOT 80



LOCATION MAP NOT TO SCALE

SITE DATA
TAX MAP 22 LOT 126

RECORD OWNER: KIM TESSIER
JONATHAN NICHOLS
18 LOVELL ROAD
STRATHAM, NH, 03885

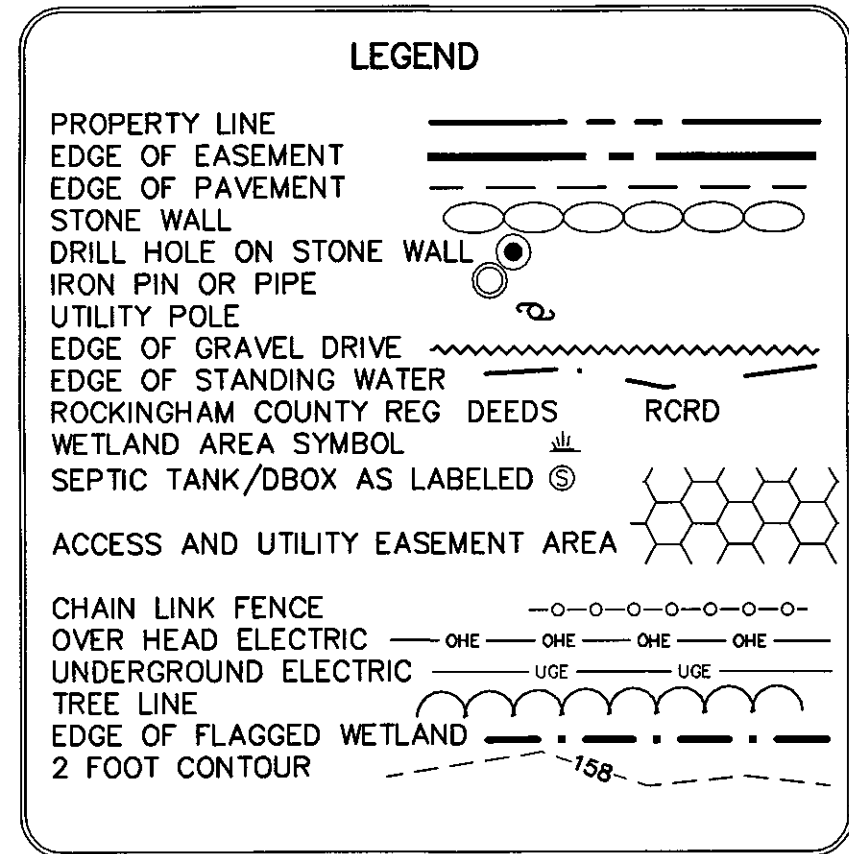
RECORD DEED: R C R D. BK. 6421 PG 1081

AREA: 76,519 SQ. FT./ 1.7566 ACRE

- GENERAL NOTES:**
- 1.) SITE DETAILS SHOWN ARE THE RESULT OF AN ON THE GROUND INSTRUMENT SURVEY PERFORMED MAY 2023 BY KNIGHT HILL LAND SURVEYING SERVICES, INC
 - 2.) ELEVATION DATUM INTERPOLATED FROM THE TOWN OF STRATHAM NH GIS CONTOUR MAPPING
 - 3.) WETLAND FLAGGING SET BY JOE NOEL, WETLAND SCIENTIST ON MAY 17, 2023 THE FLAGGING REPRESENTS VERY POORLY DRAINED SOIL EXCEPT A SMALL AREA OF POORLY DRAINED NEAR WF 9.
 - 4.) SUBJECT LOT (MAP 22 LOT 126) BENEFITS FROM A 25 FOOT WIDE EASEMENT TO CROSS MAP 22 LOT 82 PURSUANT TO AN AGREEMENT ENTERED INTO ON FEB. 6, 2014 IN CONNECTION WITH ROCKINGHAM COUNTY SUPERIOR COURT CASE #218-2013-CV-377 THIS AGREEMENT RESTRICTS MAP 22 LOT 126 TO A SINGLE FAMILY HOME WITH TYPICAL ACCESSORIES & AT LEAST 30 FT. SETBACK FROM EAST BOUNDARY. SEE RCRD BK. 5522 PG 2063 FOR SPECIFIC DETAILS.
 - 5.) KIM TESSIER INHERITED THIS LAND FROM HER FATHER ROBERT L GODFREY SR ESTATE SEE RCRD BK 6270 PG 2367
 - 6.) SUBJECT LOT MAP 22 LOT 126 AND MAP 22 LOT 80 BENEFITS FROM EASEMENT RESERVING ACCESS AND UTILITY RIGHTS ACROSS MAP 22 LOT 81 FOR TOWN APPROVED BUILDINGS & ACCESSORIES THIS EASEMENT AREA DEPICTED HEREON BY THE HONEYCOMB HATCH SEE RCRD BK 5649 PG. 2081 FOR SPECIFIC DETAILS.

PLAN REFERENCE:

"PLAN OF LANDS & CORRECTIVE EASEMENTS FOR LAND OWNED BY ROBERT L GODFREY, SR. KNOWN AS TAX MAP 22 LOT 80 LOCATED ALONG 18 LOVELL ROAD, STRATHAM, NH" BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED MAY 2014, RCRD PLAN #D-39270



25' WIDE ACCESS & UTILITY EASEMENT ACROSS MAP 22 LOT 82 PER RCRD BK 5522 PG 2063 (SEE NOTE #4)

RESERVING ACCESS & UTILITY RIGHTS IN HONEYCOMB HATCH AREA, TO ROBERT L GODFREY, SR & HIS HEIRS AND ASSIGNS & TO MICHAEL W & KATHRYN M. NICHOLS & THEIR HEIRS AND ASSIGNS AS NECESSARY FOR TOWN APPROVED BUILDINGS. SEE DEED OF EASEMENT RCRD BK. 5649 PG. 2081 FOR SPECIFIC DETAILS (SEE NOTE #6)

CERTIFICATION

THIS EXISTING CONDITIONS PLAN IS THE RESULT OF AN ON THE GROUND INSTRUMENT FIELD SURVEY CONDUCTED UNDER MY SUPERVISION MAY 2023.

DAVIDSON HISLOP JR.
LICENSED LAND SURVEYOR # 802

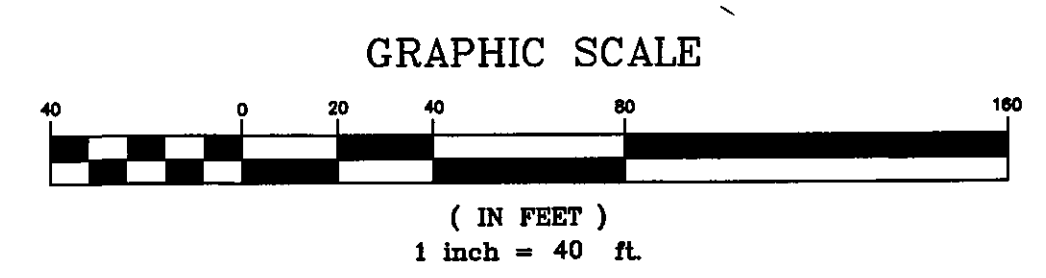
MAY 24, 2023
DATE

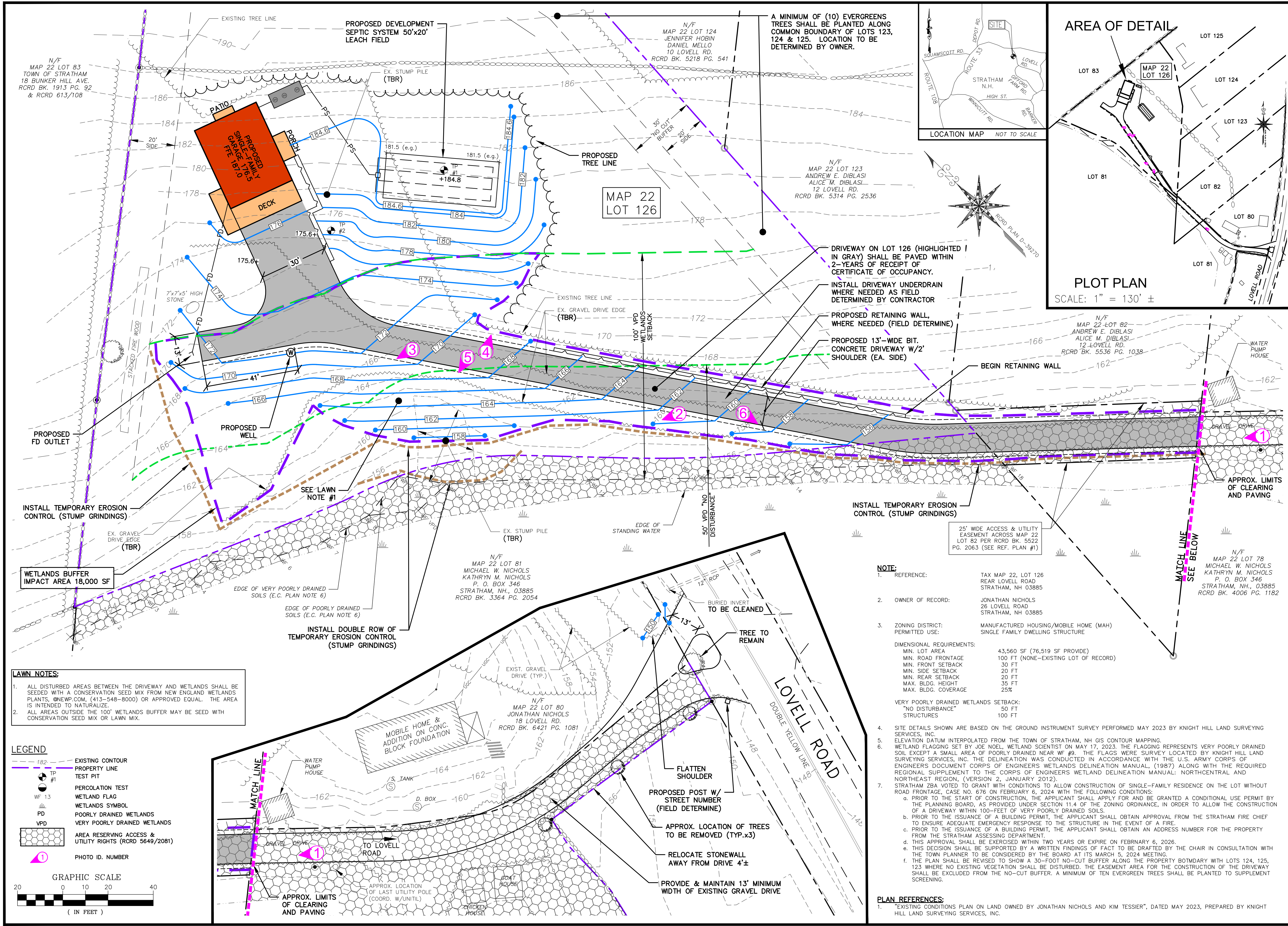
EXISTING CONDITIONS PLAN
for
PLANNING SINGLE FAMILY HOME
on LAND OWNED by
JONATHAN NICHOLS & KIM TESSIER
known as
TAX MAP 22 LOT 126
located at
18 LOVELL ROAD
STRATHAM, N. H.
ROCKINGHAM COUNTY

DATE: MAY, 2023 SCALE: 1" = 40' PROJECT # 1705EXCOND

PREPARED FOR:
MICHAEL W. NICHOLS
JONATHAN NICHOLS
26 LOVELL RD.
STRATHAM, NH, 03885
mike.nichols4@comcast.net

PREPARED BY:
KNIGHT HILL LAND SURVEYING SERVICES, INC
C/O DAVID HISLOP
34 OLD POST RD.
NEWINGTON, NH, 03801
603-436-1330
dave@khillandsurveying.com





ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
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NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: APRIL 9, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	01/08/24
1	ADD MATCH LINE	EDW	01/10/24
2	CHANGE SEPTIC TO GRAVITY SYSTEM	EDW	03/05/24
3	CUP APPROVAL	EDW	04/09/24

DRAWN BY: RLH/RMB

APPROVED BY: EDW

DRAWING FILE: 5303SITE.DWG

SCALE: (22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER/APPLICANT:

JONATHAN NICHOLS
26 LOVELL ROAD
STRATHAM, NH 03885

R.C.R.D. BK. 6421, PG. 1081
R.C.R.D. PLAN D-39270

PROJECT:

SINGLE FAMILY HOME

TAX MAP 22 LOT 126

REAR LOVELL ROAD
STRATHAM, NH 03885

TITLE:

CONDITIONAL USE PERMIT PLAN

SHEET NUMBER:

C - 1

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ERIC D. WEINER
No. 7634
LICENSED PROFESSIONAL ENGINEER

4/9/24

LAWN NOTES:

- ALL DISTURBED AREAS BETWEEN THE DRIVEWAY AND WETLANDS SHALL BE SEEDED WITH A CONSERVATION SEED MIX FROM NEW ENGLAND WETLANDS PLANTS, @NEWPCOM, (413-548-6000) OR APPROVED EQUAL. THE AREA IS INTENDED TO NATURALIZE.
- ALL AREAS OUTSIDE THE 100' WETLANDS BUFFER MAY BE SEED WITH CONSERVATION SEED MIX OR LAWN MIX.

LEGEND

- EXISTING CONTOUR
- PROPERTY LINE
- TEST PIT
- PERCOLATION TEST
- WETLAND FLAG
- WETLANDS SYMBOL
- POORLY DRAINED WETLANDS
- VERY POORLY DRAINED WETLANDS
- AREA RESERVING ACCESS & UTILITY RIGHTS (RCRD 5649/2081)
- PHOTO ID. NUMBER



