



TOWN OF STRATHAM

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

SUBDIVISION APPLICATION

1. CHECKLIST SUMMARY:

1. This completed application (including all application package contents noted in the Subdivision Checklist) must be filed with the Planning Board's Agent no later than 12:00 PM on the deadline day published in the Planning Board's Schedule of Regular Board Meetings.
2. Fees may be paid by cash, check, or credit card. Make checks payable to the Town of Stratham. Credit card payments are subject to additional user fees.

Application: Preliminary Consultation Minor Subdivision Review*
 (check one) Lot Line Revision Major Subdivision Review**

*A minor subdivision is one that will not create more than 3 lots and does not require construction of a road.
 **A major subdivision is one that creates more than 3 lots or includes construction of a road.

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the Subdivision Checklist. Please note that an incomplete application will not be accepted for processing.

2. APPLICANT AND PROPERTY OWNER INFORMATION:

| | | | |
|--|---|----------------|----------------------------|
| APPLICANT NAME: | Peter Agrodnia (North Easterly Surveying) | | |
| Phone #: | 207-439-6333 | Email Address: | pete@easterlysurveying.com |
| Mailing Address: | 1021 Goodwin Road, Unit 1, Eliot, Maine 03903 | | |
| PROPERTY OWNER NAME (If different from Applicant): | Christopher Rowe | | |
| Phone #: | 603-686-4903 | Email Address: | 603-686-4903 |
| Mailing Address: | 28 Lovell Road, Stratham, New Hampshire 03885 | | |

3. PROPERTY/PROJECT INFORMATION:

| | | | |
|-----------------|---|----------------------------|--|
| Street Address: | 28 Lovell Road & 45 Gifford Farm Road, Stratham, New Hampshire, 03885 | | |
| Tax Map: | 22 | Property Deed Information: | Book: <u>6521</u> <u>5485</u> Page: <u>780</u> <u>(77)</u> <u>2526</u> <u>(76)</u> |
| Lot(s): | 77 & 76 | Total parcel area (SF): | 48,011 & 63,981 |
| | | Total parcel area (acres): | 1.10 & 1.47 |

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| Zoning District(s): Check all that apply. | | Overlay District(s): Check all that apply. | |
| <input type="checkbox"/> Commercial/Light Industrial/Office | <input type="checkbox"/> Residential/Agricultural | <input type="checkbox"/> Aquifer Protection | |
| <input type="checkbox"/> Flexible/Mixed Use Development | <input type="checkbox"/> Retirement Planned Community | <input type="checkbox"/> Floodplain Management | |
| <input type="checkbox"/> Gateway Commercial Business | <input type="checkbox"/> Route 33 Legacy Highway Heritage | <input type="checkbox"/> Shoreline Protection | |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Special Commercial | <input type="checkbox"/> Wetland Conservation | |
| <input checked="" type="checkbox"/> Manufactured Housing/Mobile Home | <input type="checkbox"/> Town Center | | |
| <input type="checkbox"/> Professional/Residential | | | |

4. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)

| | | | |
|------------------|---|----------------|----------------------------|
| COMPANY NAME: | North Easterly Surveying | Contact: | Peter Agrodnia |
| Phone #: | 207-439-6333 | Email Address: | pete@easterlysurveying.com |
| Mailing Address: | 1021 Goodwin Road, Unit 1, Eliot, Maine 03903 | | |
| COMPANY NAME: | | Contact: | |
| Phone #: | | Email Address: | |
| Mailing Address: | | | |

5. PROJECT DESCRIPTION:

Briefly describe your existing and proposed use(s):

Two abutting residential lots with no proposed change in use or development. This application proposes a revision to the shared lot line in order to give 45 Gifford Farm Road as much acreage as possible and to create a more substantial buffer along the eastern edge of the driveway while keeping 28 Lovell Road in conformity with current zoning regulations.

| | | | |
|--------------------------|---|--|--------|
| Existing Number of Lots: | 2 | Existing Total Impervious Surface Area (SF): | 11,027 |
| Proposed Number of Lots: | 2 | Proposed Total Impervious Surface Area (SF): | 11,027 |

6. APPLICANT'S CERTIFICATION:

I/We declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I/We have read and agree to abide by the regulations of the Town of Stratham. I/We understand that any misrepresentations of submitted data may invalidate any approval of this application. If the use is not operated in compliance with these regulations, the permit may be revoked by the Code Enforcement Officer or the Zoning Board of Adjustment.

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, or your property, to ensure compliance with all Stratham Zoning, Subdivision and/or Site Plan Review regulations while your application is under consideration. The Town accepts electronic signatures on this application. Electronic signatures carry the same validity, enforceability and admissibility, as handwritten signatures.

I/We authorize Peter Agrodnia (North Easterly Surveying) to submit this application to the Stratham Planning Board and to act as the professional and primary contact representing this application before the Stratham Planning Board. Communications related to this application, including those from the Stratham Planning Department, will be directed to this representative.

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|---|---|---|--------------------------|
| ➔ | <u><i>Peter Agrodnia</i></u> <i>Signature of Applicant</i> | <u>Peter Agrodnia</u> Print Applicant's Name | <u>4/15/2024</u> Date |
| ➔ | <u><i>Christopher T Rowe</i></u> <i>Signature of Owner</i> | <u>Christopher Rowe</u> Print Owner's Name | <u>4/15/24</u> Date |

SCHEDULE OF FEES FOR PLAN SUBMISSION

Fees will be calculated by Planning Department Staff with payment due at the time of final plan submission for the following:

Preliminary Consultation - \$75.00 plus \$2.00 per abutter/applicant/consultant for regular mail.

Lot Line Revision - \$150.00 plus notice costs.

Minor Subdivision - \$150.00 for the first lot, plus \$100.00 for each lot or unit thereafter plus notice costs.

Major Subdivision - \$250.00 for the first lot, plus \$100.00 for each lot or unit thereafter plus notice costs.

Notice Costs - \$150.00 plus \$10.00 per abutter/applicant/consultant for the costs of all notice requirements including newspaper publication, and postage for certified mail and regular mail.

Please note that additional Special Investigative, Recording, and Municipal Review costs may apply. Review the Site Plan Review Regulations for more information and contact the Town Planner with questions.

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

| | |
|---------------------------|---------------------|
| Application Fee: _____ | Check Number: _____ |
| Public Notice Fee: _____ | Check Amount: _____ |
| Abutter Notice Fee: _____ | Check Payor: _____ |



1021 Goodwin Road, Unit 1 · Eliot, Maine 03903 · (207) 439-6333

April 15, 2024

Planning Department
10 Bunker Hill Avenue
Stratham, NH 03885

Subject: Narrative Letter for: "Lot Line Revision" Between Tax Map 7 Lot 76, 45 Gifford Farm Road & Tax Map 7 Lot 77, 28 Lovell Road

Dear Planning Board Members,

The enclosed application seeks the approval of a lot line revision between Stratham Tax Map 7 Lot 76 (45 Gifford Farm Road), owned by the Joyce A. Rowe Revocable Trust, and Tax Map 7 Lot 77 (28 Lovell Road), owned by the Lovell Road Trust. These are abutting single family residential lots with no proposed change in use or development. This application proposes a revision to the shared lot line in order to give 45 Gifford Farm Road as much acreage as possible and to create a more substantial buffer along the eastern edge of the driveway while keeping 28 Lovell Road in conformity with current zoning regulations.

Thank you for your consideration of this application.

Sincerely:

Peter L. Agrodnia, LLS/PLS
Senior Project Manager
North Easterly Surveying
*A DBA of Tidewater Engineering
& Surveying, Inc*



100 feet Abutters List Report

Stratham, NH

April 17, 2024

Subject Properties:

| | |
|--|--|
| Parcel Number: 22-076-000 | Mailing Address: ROWE, JOYCE REVOCABLE TRUST |
| CAMA Number: 22-076-000 | ROWE, JOYCE A. -TRUSTEE |
| Property Address: 45 GIFFORD FARM ROAD | P. O. BOX 173 |
| | STRATHAM, NH 03885 |

7021 0350 0001 8613 6559

| | |
|----------------------------------|--|
| Parcel Number: 22-077-000 | Mailing Address: LOVELL ROAD TRUST ROWE, |
| CAMA Number: 22-077-000 | CHRISTOPHER -TRUSTEE |
| Property Address: 28 LOVELL ROAD | 28 LOVELL ROAD |
| | STRATHAM, NH 03885 |

7021 0350 0001 8613 6481

Abutters:

| | |
|----------------------------------|-----------------------------------|
| Parcel Number: 22-058-000 | Mailing Address: LOPRIORE, SHAYNA |
| CAMA Number: 22-058-000 | 27 LOVELL ROAD |
| Property Address: 27 LOVELL ROAD | STRATHAM, NH 03885 |

7021 0350 0001 8613 6498

| | |
|----------------------------------|--|
| Parcel Number: 22-059-000 | Mailing Address: BACZEWSKI SR., CRAIG M. |
| CAMA Number: 22-059-000 | 29 LOVELL ROAD |
| Property Address: 29 LOVELL ROAD | STRATHAM, NH 03885 |

7021 0350 0001 8613 6504

| | |
|----------------------------------|---|
| Parcel Number: 22-074-000 | Mailing Address: BORJA, LUKE T. LACHANCE, CALLA |
| CAMA Number: 22-074-000 | 30 LOVELL ROAD |
| Property Address: 30 LOVELL ROAD | STRATHAM, NH 03885 |

7021 0350 0001 8613 6511

| | |
|--|-------------------------------|
| Parcel Number: 22-075-000 | Mailing Address: NORDIN, SEAN |
| CAMA Number: 22-075-000 | 43 GIFFORD FARM ROAD |
| Property Address: 43 GIFFORD FARM ROAD | STRATHAM, NH 03885 |

7021 0350 0001 8613 6528

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|----------------------------------|---|
| Parcel Number: 22-078-000 | Mailing Address: NICHOLS, MICHAEL W. NICHOLS, |
| CAMA Number: 22-078-000 | KATHRYN M. |
| Property Address: 26 LOVELL ROAD | P. O. BOX 346 |
| | STRATHAM, NH 03885 |

7021 0350 0001 8613 6535

| | |
|----------------------------------|---|
| Parcel Number: 22-081-000 | Mailing Address: NICHOLS, MICHAEL W. NICHOLS, |
| CAMA Number: 22-081-000 | KATHRYN M. |
| Property Address: 16 LOVELL ROAD | P. O. BOX 346 |
| | STRATHAM, NH 03885 |

| | |
|---------------------------------------|-----------------------------------|
| Parcel Number: 22-085-000 | Mailing Address: TOWN OF STRATHAM |
| CAMA Number: 22-085-000 | 10 BUNKER HILL AVENUE |
| Property Address: 17 JACK RABBIT LANE | STRATHAM, NH 03885 |

7021 0350 0001 8613 6542

North Easterly Surveying
Peter Agrodnia
1021 Goodwin Rd, Unit 1
Eliot ME 03903



www.cai-tech.com

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