Agenda
Planning Board
September 14, 2020

Agenda Item #6A
Conceptual Review

William G. Nisen, 75 Eastman Hill Rd. (Tax Map 125, Lot 21), zoned RL-2

PB2020-26-CON

AGD
Advanced Geomatics & Design

RECEIVED
SEP - 4 2020

TO: TIM CORWIN, SENIOR PLANNER

FROM: DANIEL A. NASH, PE

RE: REQUEST FOR SKETCH PLAN REVIEW
LOT 125-21
EASTMAN HILL

CC: WILLIAM G. NISEN

DATE: 28 AUGUST 2020

On behalf of William G. Nisen, we are submitting this sketch plan for staff and Planning Board comment.

The proposed subdivision involves and existing parcel, Lot 125-21 of about 48Ac in size. The parcel has an existing drive and residence on it. We propose to create 2 additional lots. Lot 2 has frontage to the right of the existing driveway. Lot 3 has frontage on Eastman Hill, further down the hill.

The minimum lot size for these Class 3 lots is 3Ac. The owner wants minimum 13Ac lots, so each lot can have a house lot and 10Ac to be kept in current use.

I have included a sketch plan and one highlighted with the parent parcel boundary. I have included a signed application form.

Please let me know if you have any questions regarding this application.

Attachments:
-Sheet SK-1 (2)
-Sheet SK-1 (2) - markup

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APPLICATION FOR

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT

☑ OTHER Sketch Plan

PROPERTY OWNER (APPLICANT):

NAME: William G. Nisen TEL.#: 603.448.0645

MAILING ADDRESS: 75 Eastman Hill Road, Lebanon, NH 03766

E-MAIL ADDRESS: billnisen@gmail.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Dan Nash TEL.#:

MAILING ADDRESS: Advanced Geomatics

E-MAIL ADDRESS:

PROJECT LOCATION: 75 Eastman Hill Rd. Leb.

TAX MAP #: 125 LOT#: 21 PLOT #: ZONE: RL-2

STREET ADDRESS OF PROJECT:

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☑ NO **HISTORIC DISTRICT** ☐ YES ☑ NO

FLOOD PLAIN ☐ YES ☑ NO

SCOPE OF PROJECT:

subdivide lot 125-21 into 3 lots

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☑ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☑ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE:

SIGNATURE BLOCK:

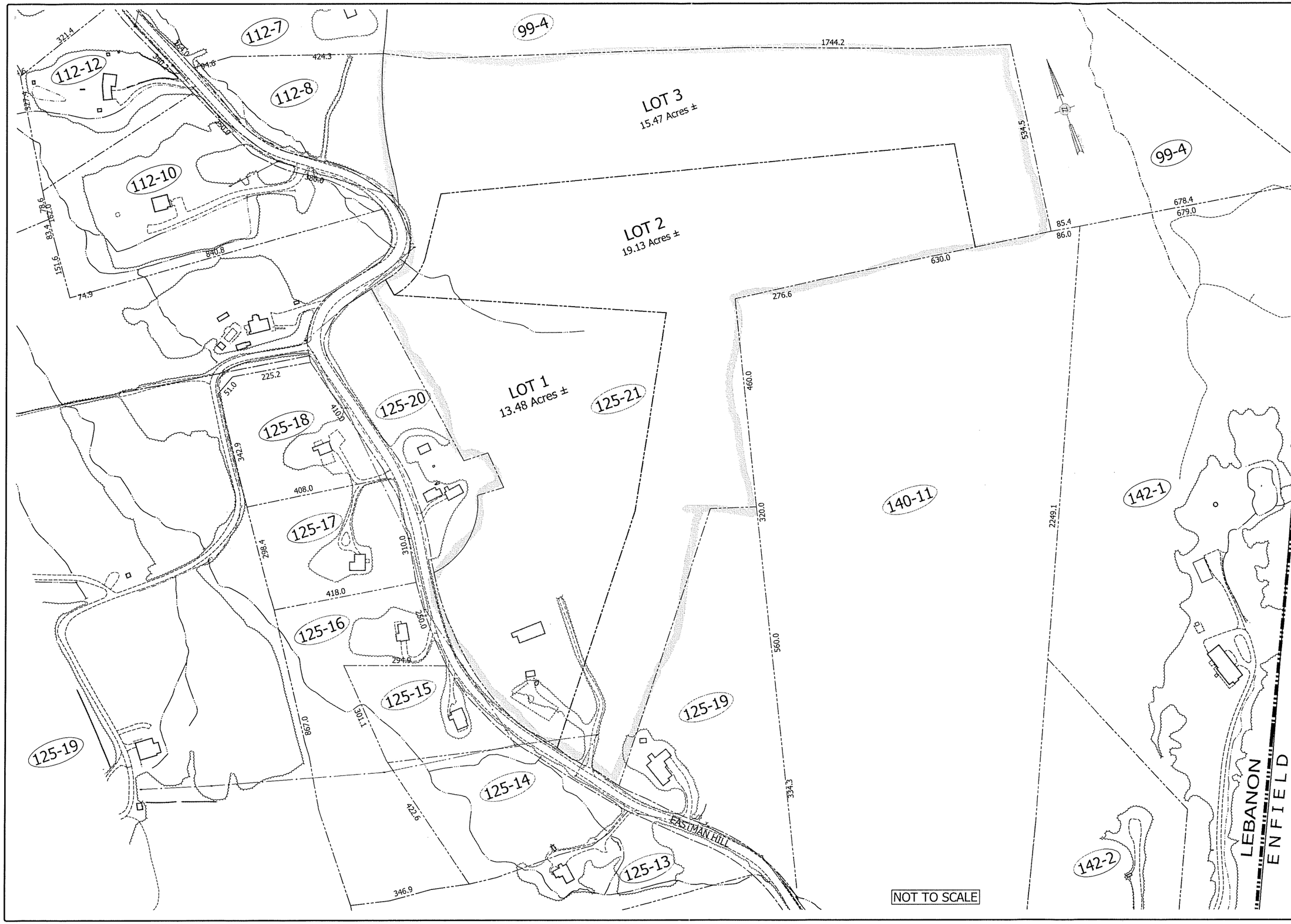
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: William G. Nisen DATE: 21 August 2020

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - $ AMOUNT	DATE PAID	VOUCHER #
9/4/2020	125-21	PB 2020-26-CON	NA	NA	NA



#	REVISIONS	DATE

SKETCH PLAN
FOR
WILLIAM G. NISEN
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

SURVEYED:	CHRIS ROLLINS
DESIGNED:	DAN
DRAWN:	J
CHECKED:	DAN
DATE:	08/03/20

WILLIAM G. NISEN

SKETCH PLAN

SK-1(2)

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DWG: 20020-BA