



Town of Hopkinton Planning Department

330 Main Street, Hopkinton NH 03229-2627 - (603) 746-8243 -planzone@hopkinton-nh.gov

HOPKINTON PLANNING BOARD PUBLIC NOTICE – AGENDA NOVEMBER 9, 2021

The **Hopkinton Planning Board** will meet on Tuesday, November 9, 2021, at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, to review and take action on the following:

I. Call to Order/Roll Call.

II. Review of Meeting Minutes and Notice of Decision of September 14 and October 19, 2021.

III. Conceptual Consultations.

IV. Applications/Public Hearings.

#2021-24 Rose View Properties, LLC Site Plan Review to convert a single-family dwelling into three-dwelling units. The property is located at 242 Pine Street, Tax Map 221, Lot 77, B-1/R-1 Districts. Continuation of the October 19, 2021 meeting.

#2021-25 Baystone Properties, LLC Two (2) lot subdivision of property located at 71 Cedar Street, Tax Map 102, Lot 35, VR-1 Districts.

V. Other Business.

- a) Discussion on zoning amendments for 2021
- b) Report on Master Plan update.
- c) Any other business to legally come before the meeting.

VI. Adjournment (Next regular meeting on Tuesday, December 14, 2021).

Public hearings may immediately follow if the application(s) is/are accepted as complete.

The Planning Board reserves the right to adjourn the meeting/public hearing at 9:30 PM. All agenda items will be rescheduled for the Planning Board's next scheduled meeting/public hearing.

Application #2021-24
ROSE VIEW PROPERTIES, LLC
Site Plan Review – Three (3) Dwelling Units.

#12021-24



Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov

Tel: 603-746-3170

Fax: 603-746-3049

PLANNING BOARD APPLICATION

- ☒ Site Plan Review ☐ Architectural Design Review (Commercial/Industrial - ZO Section IV-A)
☐ Preliminary Review (SD Section II) ☐ Subdivision ☐ Lot Line Adjustment/Annexation
☐ Conditional Use Permit (ZO Section III) ☐ Special Use Permit (ZO Section VIII)

PROJECT LOCATION: 242 Pine Street MAP/LOT: 221 / 77 / ZONE: R1

APPLICANT: Rose view properties LLC

Address: 100 Chase Farm Rd City: Hopkinton State: NH Zip: 03229

Phone: Email:

OWNER(s)

Name: Same

Address: City: State: Zip:

Phone: Email:

Name:

Address: City: State: Zip:

Phone: Email:

PROFESSIONALS (engineer, architect, surveyor, attorney, wetland/soil scientist, etc.):

Name: Higginson Land Services

Address: 76 Patterson Hill Rd City: Henniker State: NH Zip: 03242

Phone: 660-6412 Email: djhigginson@yahoo.com

Name:

Address: City: State: Zip:

Phone: Email:

☒ Residential ☐ Recreational ☐ Agricultural ☐ Institutional ☐ Commercial/Industrial ☐ Accessory

☐ Public Water ☐ Public Sewer ☐ Well ☐ Septic

Lots/units proposed: 3 Existing Building Area: 2800 Proposed Building Area: 3917

% Open Space: 95% +/- (Note: Building Area refers to gross area)

Application Submission Requirements:

Original and ten (10) copies of the application, along with all supporting document(s), including reductions of the final plan(s) to no more than 11" x 17".

☒ Narrative description of proposal (include existing conditions and all related improvements).

☒ Application checklist.

☐ Planning Board/Zoning Board of Adjustment Minutes of Conceptual, Preliminary Review, or approval.

☒ Property deed and existing/proposed easements, covenants, and restrictions.

☒ Tax Map of subject parcel and abutting properties.

☒ Waiver(s) request from provisions of the Subdivision and/or Site Plan Regulations.

RECEIVED

SEP 10 2021

PLANNING BOARD APPLICATION

- ☐ Test Pit Data, Storm Water Management Plan, Traffic, School, Environmental and Fiscal Impact Analyses, and Phasing Plan (when applicable).
- ☒ Abutters List as defined by RSA 672:3 – Include Tax Map, Lot Number, Name and Mailing Addresses. If abutting property is under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association. If abutting property is under a manufactured housing park form of ownership, the term "abutter" includes the manufactured housing park owner and the tenants who own the manufactured housing.
- ☒ Mailing labels – Include Applicant, Owner, Architect, Soil/Wetland Scientists, Abutters, and holders of Conservation/Preservation restrictions or easements.
- ☒ Four (4) paper prints of the plan(s) at full scale.
- ☐ Appropriate Filing Fee: (Non-refundable) Made payable to Town of Hopkinton
- | | |
|--------------------------------------|---|
| Major Subdivision | \$500.00 Application Fee, \$100.00 per Lot/Unit |
| Minor Subdivision | \$250.00 Application Fee, \$100.00 per Lot/Unit |
| Lot Line Adjustment/Annexation | \$100.00 Application Fee |
| Site Plan Review | \$300.00 Application Fee, \$100.00 per Unit (Res./Non-Res.) |
| Site Plan Review Change of Use | \$150.00 Application Fee |
| Conditional Use Permit | \$500.00 Application Fee (Wireless Telecommunications) |
| Public Notice Mailing | \$ 10.00 per Address (Owner, Applicant, Agent, Abutter) |
| Newspaper Notice | \$ 75.00 |
- ☐ Conditional Use Permit (Wireless Telecommunications): If application is for Conditional Use Permit, please attach a detailed explanation of compliance with Section 3.10 of the Hopkinton Zoning Ordinance, along with an explanation of compliance with the Site Plan Review Regulations of the Town of Hopkinton.

Final Submission Requirements (after Planning Board action):

- ☐ Four (4) paper prints of the final plan set at full scale.
- ☐ Mylar(s) – The Merrimack County Registry of Deeds requires that the UPPER LEFT-HAND CORNER, INSIDE THE BORDER, of the plat to be RESERVED for recording information entered by the Registry - No smaller than 7" long X 1" wide.
- ☐ PDF of the final plan set, including architectural and site photographs - emailed or thumb drive.
- ☐ Recording Fees: (Separate Checks) Made payable to Merrimack County Registry of Deeds
- | | |
|---------------------|-------------------------------|
| Recording Fee | \$ 26.00 per Page (22" x 34") |
| LCHIP Fee | \$ 25.00 per Document |

I represent to the best of my knowledge and belief that this application is being submitted in accordance with applicable regulations and ordinances of the Town of Hopkinton. I also understand that submittal of this application shall be deemed as granting permission for the Planning Board members and their designees to enter onto the property for purposes of inspections and review. Permission to visit the property extends from the date an application is submitted until approved work or construction is complete and any or all of the financial guarantees, if any, have been returned to the applicant, or until the application is formally denied. Furthermore, I agree that the proposed project will be performed in accordance with this application, the attached plans and specifications, and the regulations and ordinances of the Town of Hopkinton.

Applicant's Signature: [Signature] Date: 9/9/21

Owner's Signature(s): [Signature] Date: 9/9/21

Application Filed: <u>9/10/21</u>		Fees: <u>265. ✓ 1155</u>		Office Use: Application #: <u>2021-24</u>	
Notice(s) Posted/Mailed: <u>10/8/21</u>		Complete/Consideration: _____			
Meeting(s)/Hearing(s): _____					
Approved/Denied: _____		<input type="checkbox"/> Conditions MCRD Filing: _____			
MCRD Document #: _____					



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

September 9, 2021

RE:
Tax Map 221 Lot 77
242 Pine Street
Hopkinton, NH 03229

Project Narrative

The above referenced property fronts on the Pine street and is owned by Rose View Properties. Currently there is an old farm house that is under construction. We are proposing to add (2) two bedroom units in addition to the existing three bedroom unit. The proposed work will also include installation of a new leach field and parking area.

Return to:
MCNICHOLAS LAW OFFICES, PA
95 NORTH STATE STREET
CONCORD NH 03301

14.55
2.00
25.00

2175⁰⁰

WARRANTY DEED

AYA LIBERTY JEAN TARDIF
LIBERTY JANE TARDIF, single, with a mailing address of P.O. Box 11, Warner, County of Merrimack and State of New Hampshire 03278, for consideration paid, grants to **ROSE VIEW PROPERTIES, LLC**, a New Hampshire limited liability company with a mailing address of 100 Chase Farm Road, Hopkinton, County of Merrimack and State of New Hampshire 03229, with **WARRANTY COVENANTS**:

A certain tract or parcel of land and the improvements thereon, situate at in Hopkinton, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the northerly side of the highway leading from Contoocook to Clement's Hill, so called, known as Pine Street, being the southeast corner of land now or formerly of Peronto;

Thence northerly by said Peronto land two hundred (200) feet more or less to an iron pipe at the northeast corner of said Peronto land;

Thence westerly by said Peronto land one hundred fifty (150) feet to an iron pipe at land formerly of Richardson and now or formerly of Harry N. Walls;

Thence northerly by said Walls land fourteen and three fourths (14 ³/₄) rods, more or less, to land of The State of New Hampshire at the limited access highway;

Thence northeasterly two hundred thirty-five (235) feet, more or less, by said highway land to land formerly of Richardson;

Thence easterly fifteen and three fourths (15 ³/₄) rods, more or less, to a stone bound at land formerly of George;

Thence southerly by formerly George land twenty and three fourths (20 ³/₄) rods to a stone bound;

Thence easterly by formerly George land twenty-eight (28) feet;

Thence southerly by land formerly of Richardson to a stone bound at the northerly side of said highway;

Thence westerly by said highway twelve and one fourth (12 $\frac{1}{4}$) rods, more or less, to the point of beginning. ²⁰²

Conveying herewith and also subject to rights in a common driveway on the easterly side of the premises the driveway being approximately half on land conveyed and half on the adjoining land, now owned by Sanborn.

The above property is not a homestead property.

Meaning and intending to convey the premises conveyed to Liberty Jane Tardif by Fiduciary Deed dated October 21, 2019 and recorded in the Merrimack County Registry of Deeds at Book 3651, Page 2246.

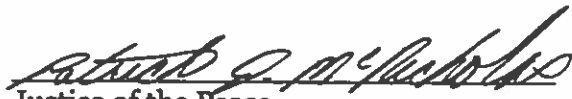
This is not homestead property of the Grantor.

Signed this 21st day of October, 2019.


LIBERTY JANE TARDIF

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 21st day of October, 2019 by LIBERTY JANE TARDIF.


Justice of the Peace
My Commission Expires on: 8-14-24
Printed Name: PATRICK J. MCNAMEE No 6A2



50 foot Abutters List Report

Hopkinton, NH
September 09, 2021

Subject Property:

Parcel Number: 221-077-000
CAMA Number: 221-077-000
Property Address: 242 PINE ST

Mailing Address: ROSE VIEW PROPERTIES LLC
100 CHASE FARM RD
HOPKINTON, NH 03229

Abutters:

Parcel Number: 221-011-000
CAMA Number: 221-011-000
Property Address: 241 PINE ST

Mailing Address: FROST(REV TR) CAROL J FROST (TR)
CAROL J
241 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 221-012-000
CAMA Number: 221-012-000
Property Address: 315 PINE ST

Mailing Address: CRESSY DOUGLAS A & KRISTINE A
PO BOX 154
CONTOOCOOK, NH 03229

Parcel Number: 221-075-001
CAMA Number: 221-075-001
Property Address: BOUND TREE RD

Mailing Address: GRANITE ROOTS CONSTRUCTION LLC
132 NEW HAMPSHIRE DRIVE
WEBSTER, NH 03303

Parcel Number: 221-075-002
CAMA Number: 221-075-002
Property Address: BOUND TREE RD

Mailing Address: NORTHEAST INVESTMENTS
PO BOX 637
CONTOOCOOK, NH 03229

Parcel Number: 221-076-000
CAMA Number: 221-076-000
Property Address: 256 PINE ST

Mailing Address: HOPF ANNA JOAN
256 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 221-078-000
CAMA Number: 221-078-000
Property Address: 222 PINE ST

Mailing Address: GALLANT KRYSTAL ROSE
PO BOX 55
CONTOOCOOK, NH 03229

Parcel Number: 221-083-000
CAMA Number: 221-083-000
Property Address: 61 HOUSTON DR(&41,114)

Mailing Address: HOPKINTON TOWN OF (LIBRARY,
SENIOR CNTR., FLDS)
330 MAIN ST
HOPKINTON, NH 03229



www.cai-tech.com

9/9/2021

Data shown on this report 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 report.

Page 1 of 1

Town of Hopkinton, NH
Site Plan Review Checklist

In cases where not all items are applicable, draw a line through the items that are not applicable. **All requests for waivers must be in writing with the application.**

ALL APPLICATIONS

- ☒ 1. Ten (10) copies of completed application, all associated documentation and checklist;
- ☒ 2. List of names and addresses of abutters and use of abutting properties, identified with location of the structures and access roads;
- ☒ 3. One (1) set of address mailing labels of abutters, applicant, engineer, architect, soil scientist, wetland scientist, land surveyor, and any holders of conservation preservation, or agricultural preservation restrictions or easements;
- ☒ 4. The appropriate fee;
- ☒ 5. Site plan: 24" by 36" sheet size maximum, scale not less than 1" = 100', match lines where needed, date, title, graphic scale, north arrow, location map, legend, name & address of developer/applicant, designer/engineer, and owner of record;
- ☒ 6. Four (4) prints of each plan sheet at full scale and one (1) reduction of each plan reduced to no more than 11" x 17";
- ☒ 7. All existing and proposed easements;
- ☒ 8. Site plan showing boundaries, existing natural features including watercourses & water bodies, trees & other vegetation, topographical features, and other pertinent features that should be considered in the site design process;
- ☒ 9. Plan of all buildings depicting their type, size, and location (setbacks);
- ☒ 10. Location of off-street parking and loading spaces with a layout or the parking indicated;
- ☒ 11. The location, width, curbing and type of access ways and egress ways (driveways), plus streets and sidewalks within and around site;
- ☐ 12. Location, size, and design of proposed signs and advertising or instructional devices;
- ☒ 13. Location and type of lighting for all outdoor facilities, including direction and area of illumination;
- ☒ 14. Right-of-way lines of all existing adjoining streets;
- ☒ 15. Location and type of Water supply & sewage disposal facilities;
- ☒ 16. Zoning districts and boundaries for site and within 1000 feet of site;
- ☒ 17. 100 year flood elevation line, where applicable;
- ☒ 18. An elevation view or photograph of all buildings indicating their height, width and surface treatment;
- ☒ 19. Landscaping plan showing required details described within the Site Plan Review Regulations, and
- ☐ 20. Other required exhibits or data in order to adequately evaluate the proposal.

Town of Hopkinton, NH
Site Plan Review Checklist

PROJECTS REQUIRING NEW OR ADDITIONAL BUILDINGS OR CHANGES TO THE EXTERIOR DIMENSIONS OF EXISTING OR CHANGES TO EXISTING CONTOURS AND FINISHED GRADE ELEVATIONS, INCLUDING TYPE, EXTENT, AND LOCATION OF LANDSCAPING, PARKING AND OPEN SPACE AREAS SHALL SUBMIT THE FOLLOWING IN ADDITION TO ABOVE:

- ☐ 1. Reproducible mylar, to be retained by the Planning Board at its option;
- ☒ 2. Plan of all buildings with their type, size, location (setbacks) and elevation of first floor indicated: (assume permanent onsite elevation);
- ☒ 3. The size and proposed location of water supply and sewage facilities and provision for future expansion of sewage and water facilities, and all distances from existing water and sewage facilities on the site and on abutting properties to a distance of 200 feet;
- ☒ 4. The location, elevation and layout of catch basins and other surface drainage features;
- ☒ 5. Existing and proposed contours and finished grade elevations – all contours shall be a minimum of 2-foot intervals;
- ☒ 6. The type, extent and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained;
- ☒ 7. The size and location of all public service connections – gas, power, telephone, fire alarm, (overhead or underground);
- ☒ 8. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations and names of all abutters;
- ☐ 9. If a subdivision, the lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public use shall be indicated and all Subdivision Regulations shall apply, and
- ☒ 10. Erosion and sedimentation control plan.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 9/3/2021

APPROVAL NUMBER: eCA2021090318

I. PROPERTY INFORMATION

Address: 242 PINE STREET
HOPKINTON NH 03229
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name:
County: MERRIMACK
Tax Map/Lot No.: 221/77

II. OWNER INFORMATION

Name: ROSE VIEW PROPERTIES LLC
Address: ROSE VIEW PROPERTIES LLC
100 CHASE FARM ROAD
HOPKINTON NH 03229

III. APPLICANT INFORMATION

Name: DANIEL B HIGGINSON
Address: 76 PATTERSON HILL RD
HENNIKER NH 03242

IV. DESIGNER INFORMATION

Name: DANIEL B HIGGINSON
Address: 76 PATTERSON HILL RD
HENNIKER NH 03242
Permit No.: 01717

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: ENVIROSEPTIC

B. NO. OF BEDROOMS: 7

C. APPROVED FLOW: 1050 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Design for a 3-bedroom unit and (two) 2-bedroom units apartments; total flow 1050gpd.
3. In the event the units on this lot are to be sold separately (for separate ownership), a subdivision approval shall apply per PART Env-Wq 1005.
4. Approved with a municipal water supply only.
5. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov

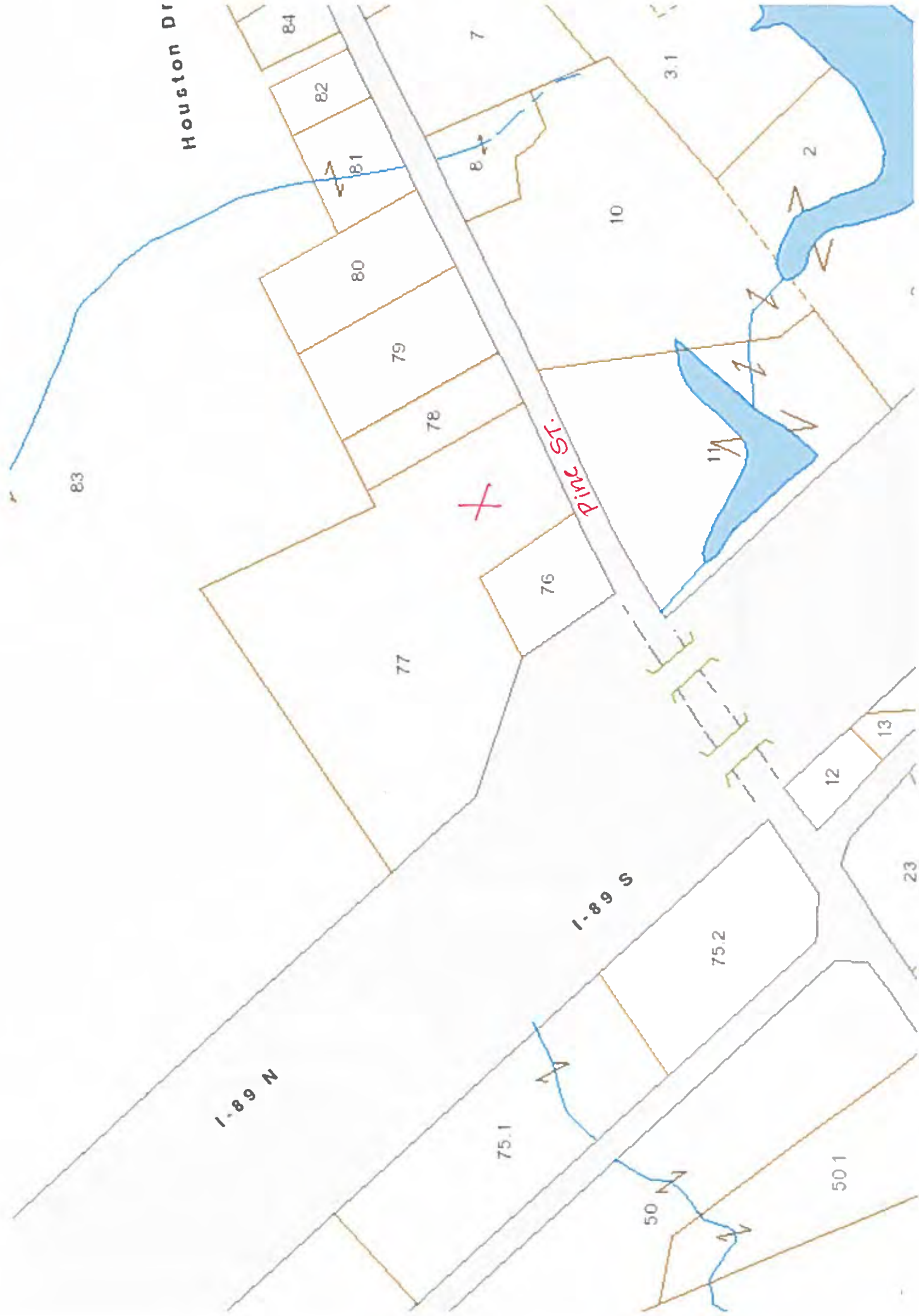
P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

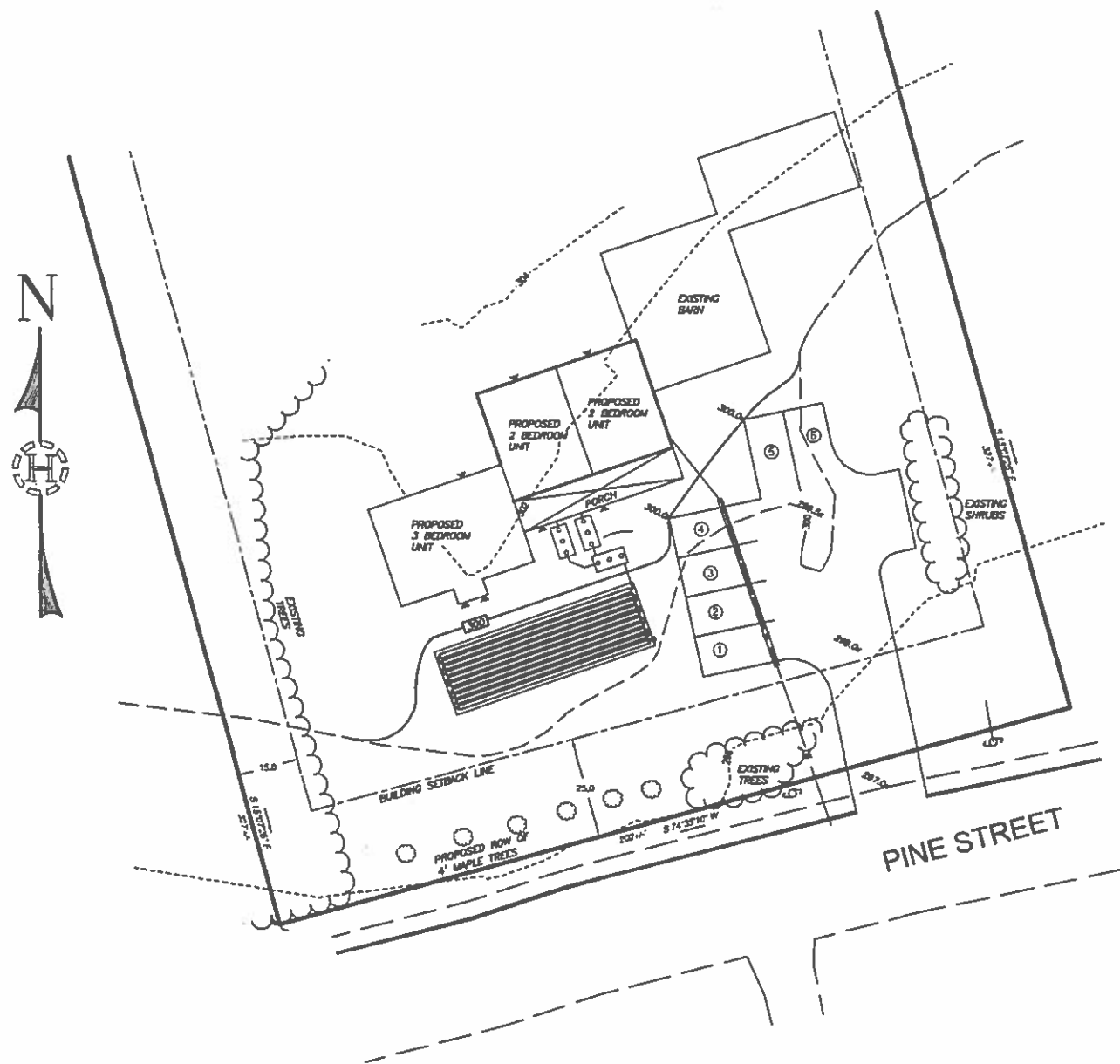
Telephone: (603) 271-3503 **Fax:** (603) 271-6683 **TDD Access:** Relay NH 1-800-735-2964

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 9/3/2025, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

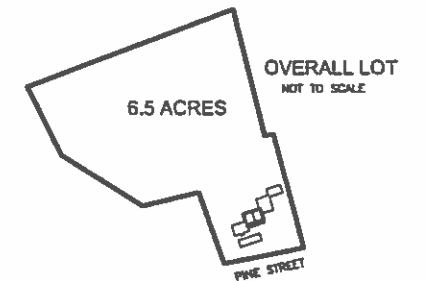
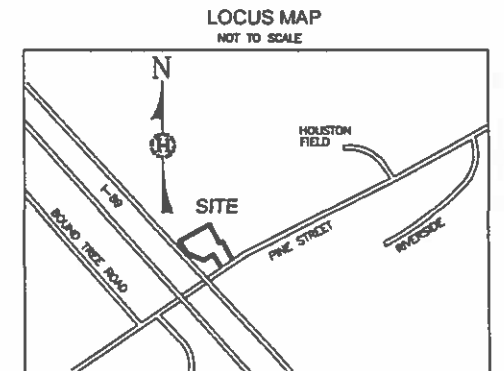
WORK NUMBER: 202105472
APPROVAL NUMBER: eCA2021090318
RECEIVED DATE: September 3, 2021
TYPE OF SYSTEM: ENVIROSEPTIC
NUMBER OF BEDROOMS: 7





LEGEND:

	EXISTING PAVEMENT
	EXISTING GRAVEL
	EDGE OF WATER
	EDGE OF WETLANDS
	LOT LINE
	STONE WALL
	BUILDING SETBACK LINE
	PERFORATED PIPE
	SOLID PIPE
	FOUNDATION DRAIN LINE
	PRESSURIZED WATER LINE
	2' CONTOUR INTERVAL
	10' CONTOUR INTERVAL
	PROPOSED CONTOUR
	OUTDOOR LIGHT
	SEPTIC TANK
	ELECTRIC UTILITY POLE



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED IMPROVEMENTS TO TAX MAP 221 LOT 77.
2. THE OWNER OF RECORD OF TAX MAP 221 LOT 77 IS ROSE VIEW PROPERTIES, LLC, 100 CHASE FARM ROAD, HOPKINTON, NH 03229.
3. TAX MAP 221 LOT 77 LIES WITHIN THE R1 RESIDENTIAL ZONE. MINIMUM LOT AREA IS 15,000 S.F. WITH 100.00' OF FRONTAGE. SETBACKS ARE 25' FRONT, 15' SIDE AND 40' REAR.
4. EXTERIOR LIGHTS ARE TO BE DOWNCAST STANDARD RESIDENTIAL LIGHT FIXTURES. NO LIGHTS ARE PROPOSED IN THE PARKING AREA.
5. THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
6. NH DES SUBSURFACE DISPOSAL SYSTEM APPROVAL NUMBER IS eCA2021090318.
7. DRIVEWAY TO SITE IS EXISTING AND WILL NOT BE CHANGED AT THE STREET.

PROPOSED SITE PLAN
PREPARED FOR:
ROSE VIEW PROPERTIES LLC
242 PINE STREET
TAX MAP 221 LOT 77
HOPKINTON, NEW HAMPSHIRE

SCALE: 1"=20'				AUGUST 27, 2021	
				HIGGINSON LAND SERVICES LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING 78 PATTERSON HILL ROAD HENNIKER, NH 03242 TEL: 603-880-6412 NOTE BOOK #18 JOB #961	
REV.	DATE	DESCRIPTION	BY		

Application #2021-25
BAYSTONE PROPERTIES, LLC
Subdivision – Two (2) Lots.



Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov

Tel: 603-746-3170

Fax: 603-746-3049

PLANNING BOARD APPLICATION

- ☐ Site Plan Review ☐ Architectural Design Review (Commercial/Industrial - ZO Section IV-A)
☐ Preliminary Review (SD Section II) ☒ Subdivision ☐ Lot Line Adjustment/Annexation
☐ Conditional Use Permit (ZO Section III) ☐ Special Use Permit (ZO Section VIII)

PROJECT LOCATION: Cedar Street **MAP/LOT:** 102 / 35 / **ZONE:** VR-1

APPLICANT: Baystone Properties, LLC

Address: 44 North Shore Road City: Derry State: NH Zip: 03038

Phone: 774-327-8331 Email: SHAUNGEARY@MASIELLO.COM

OWNER(s)

Name: Same as applicant

Address: City: State: Zip:

Phone: Email:

Name:

Address: City: State: Zip:

Phone: Email:

PROFESSIONALS (engineer, architect, surveyor, attorney, wetland/soil scientist, etc.):

Name: Scott R Frankiewicz, LLS

Address: 683C First NH Turnpike City: Northwood State: NH Zip: 03261

Phone: 603-942-9220 Email: scott@nhlandconsultants.com

Name:

Address: City: State: Zip:

Phone: Email:

☒ Residential ☐ Recreational ☐ Agricultural ☐ Institutional ☐ Commercial/Industrial ☐ Accessory

☒ Public Water ☒ Public Sewer ☐ Well ☐ Septic

Lots/units proposed: 2 **Existing Building Area:** 0.91 acres **Proposed Building Area:** 0.46 & 0.45 acres

% Open Space: 30% (Note: Building Area refers to gross area)

Application Submission Requirements:

Original and ten (10) copies of the application, along with all supporting document(s), including reductions of the final plan(s) to no more than 11" x 17".

☒ Narrative description of proposal (include existing conditions and all related improvements).

☒ Application checklist.

NA ☐ Planning Board/Zoning Board of Adjustment Minutes of Conceptual, Preliminary Review, or approval.

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NA ☐ Waiver(s) request from provisions of the Subdivision and/or Site Plan Regulations.

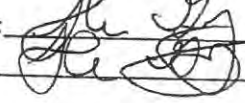
PLANNING BOARD APPLICATION

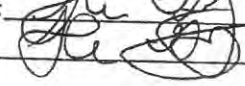
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- ☒ Mailing labels – Include Applicant, Owner, Architect, Soil/Wetland Scientists, Abutters, and holders of Conservation/Preservation restrictions or easements.
- ☒ Four (4) paper prints of the plan(s) at full scale.
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 - Newspaper Notice.....\$ 75.00
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- ☐ Mylar(s) – The Merrimack County Registry of Deeds requires that the UPPER LEFT-HAND CORNER, INSIDE THE BORDER, of the plat to be RESERVED for recording information entered by the Registry - No smaller than 7" long X 1" wide.
- ☐ PDF of the final plan set, including architectural and site photographs - emailed or thumb drive.
- ☐ Recording Fees: (Separate Checks) Made payable to Merrimack County Registry of Deeds
 - Recording Fee.....\$ 26.00 per Page (22" x 34")
 - LCHIP Fee.....\$ 25.00 per Document

I represent to the best of my knowledge and belief that this application is being submitted in accordance with applicable regulations and ordinances of the Town of Hopkinton. I also understand that submittal of this application shall be deemed as granting permission for the Planning Board members and their designees to enter onto the property for purposes of inspections and review. Permission to visit the property extends from the date an application is submitted until approved work or construction is complete and any or all of the financial guarantees, if any, have been returned to the applicant, or until the application is formally denied. Furthermore, I agree that the proposed project will be performed in accordance with this application, the attached plans and specifications, and the regulations and ordinances of the Town of Hopkinton.

Applicant's Signature:  Date: 10/15/11

Owner's Signature(s):  Date: 10/15/11

Application Filed: _____		Fees: _____		Office Use: _____		Application #. _____	
Notice(s) Posted/Mailed: _____		Complete/Consideration: _____					
Meeting(s)/Hearing(s): _____							
Approved/Denied: _____							
MCRD Document #: _____							
				<input type="checkbox"/> Conditions		MCRD Filing: _____	

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

Applicants shall use the General Principal and Design and Construction Standards (Section IV, Subdivision Regulations) when designing and laying out a subdivision. These principles and requirements shall be construed as the minimum requirements. The Planning Board may require higher standards in individual cases or may waive certain requirements for good cause.

Submittal Material

- ☒ An application, either signed by all the current owner(s) of the property, or signed by an individual authorized by the owner(s) to act as their agent. NOTE: A letter must be submitted with the application authorizing the individual to act as agent on the owner(s) behalf when the agent signs the application.
- ☒ The appropriate application fee.
- ☒ A deed showing property description and ownership.
- ☒ List of the current abutters to the property including those property owners located across street, brook or stream from the property being subdivided. Please include the name, address and profession of the professionals responsible for the preparation of the subdivision plans.
- ☒ One (1) set of addressed mailing labels of abutters, applicant, engineer, architect, soil or wetland scientist, land surveyor, and holder of conservation preservation, or agricultural preservation restrictions or easements.
- NA ☐ ~~Copies of any approvals or permits required from state and federal agencies.~~
- NA ☐ ~~Written request for any waivers from the Subdivision Regulations, if any.~~
- NA ☐ A copy of any variances or special exceptions which have been granted by the Zoning Board of Adjustment.
- ☒ Four (4) copies of the subdivision plat which contains all the information outlined in the Subdivision Regulations.
- ☒ Eleven (11) copies of the application, along with all supporting document(s), including reductions of the plan(s) reduced to no more than 11" x 17".

General Information

- ☒ A subdivision shall be shown at a scale of not less than one inch equals one hundred feet (1"=100') or at a greater detail as directed by the Planning Board.
- ☒ Plans shall be presented on sheets sized at 22" x 34". Recordable drawings must conform to the requirements of the Merrimack County Registry of Deeds.
- ☒ Title of plat and Name and address of the owner and that of agent, if any.
- ☒ Date the plan was prepared and the date of all revisions.
- ☒ North arrow, bar scale and Tax Map/Lot references.
- ☒ Name, address, seal, and signature of the licensed surveyor, engineer, and certified soils or wetland scientist.

Design and Sketch Plan

- ☒ A vicinity sketch showing location of property in relation to surrounding streets systems and other pertinent features.

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

- ☒ A sketch of the site showing existing natural features, including watercourses, waterbodies, tree lines, and other significant vegetation cover, topographic features and any other features that are significant to the site design.
- ☒ Contours at intervals not exceed five feet (5') with spot elevations provided when the grade is less than five percent (5%).
- ☒ Surveyed exterior property lines showing their bearings and distances and showing monumentation locations.
- ☒ Location and dimensions of uplands and wetlands as certified by a certified soils or wetland scientist.
- ☒ Lines and right-of-way of existing abutting streets.
- ☒ Location, elevation, and layout of existing and proposed catch basins and other surface drainage features.
- ☒ Location and size of all utilities serving the site.
- ☒ Soils location and types.
- ☒ Any other features that would fully explain the concept of the proposal, existing conditions, and future development.

Subdivision Plan

- ☒ Location and dimensions of all boundary lines of the property to be expressed in feet and decimals of a foot.
- ☒ Location and width of existing and proposed streets and easements, alleys, and other public ways, easements and proposed street rights-of-ways.
- ☒ Building setbacks lines, including location and setback dimensions of existing structures within 50-feet of the parcel to be subdivided.
- ☒ Location, dimensions, and areas of all proposed or existing lots (calculated in acreage and square feet).
- ☒ Location and dimensions of all property proposed to be set aside for a park or playground use, public or private reservation, with designation of the purpose and conditions, if any, of dedication or reservation.
- ☒ Location of all parcels of land proposed to be dedicated to public or common use and the covenants, conditions of such dedications, and a copy of such private deed declarations, covenants or restrictions.
- ☒ Location, bearing and lengths of all lines; and sufficient data to be able to reproduce such lines upon the ground; and location of all proposed monuments.
- ☒ Statement as to the proposed use of all lots, sites, or other realty (whether single-family, two-family, etc.) and all other uses proposed.
- ☒ Lots consecutively numbered or lettered in alphabetical order.
- ☒ Location and explanation of proposed drainage easements and any other site easements, if any.
- ☒ Form of approval by the Planning Board.

Owner of Record

Tax Map 102 Lots 34 & 35

Baystone Properties, LLC

162 Barton Corner Road

Hopkinton, NH 03229

Property addresses: 71 Cedar Street

Abutters list**Tax Map 102 Lot 34**

49 Cedar Street, LLC

P.O. Box 818

Derry, NH 03038

Tax Map 101 Lot 15

Ernest & Matthew Thibodeau

35 Cedar Street

Contoocook, NH 03229

Tax Map 101 Lot 14.1 & 14.2

Cedar Street Properties, LLC

C/O Stephen Tate

P.O. Box 1253

Grantham, NH 03753

Property address: 27 & 29 Cedar Street

Tax Map 101 Lot 13

Scott & Brett Crathern

163 Gould Hill Road

Contoocook, NH 03229

Property address: 25 Cedar Street

Tax Map 102 Lot 46

United Methodist Church

P.O. Box 356

Contoocook, NH 03229

Property address: 24 & 28 Maple Street

Tax Map 104 Lot 45

Joshua Smith

115 North Main Street

Boscawen, NH 03303

Property address: 40 Maple Street

Tax Map 102 Lot 36

Glenn & Melissa Smart

81 Cedar Street

Contoocook, NH 03229

Tax Map 102 Lot 29

David Fisk

88 Cedar Street

Contoocook, NH 03229

Tax Map 102 Lot 30

Daniel & Janice Aranki

70 Cedar Street

Contoocook, NH 03229

Tax Map 102 Lot 31

Andris & Florence Serzans

60 Cedar Street

Contoocook, NH 03229

Tax Map 102 Lot 32

Charles & Anne Rotondi

54 Cedar Street

Contoocook, NH 03229

Tax Map 102 Lot 33

Robert MacNeil

50 Cedar Street

Contoocook, NH 03229

Tax Map 101 Lot 16

O'Rourke & Greenblott Holdings, LLC

P.O. Box 465

Hopkinton, NH 03229

Property Address: 44 Cedar Street

Tax Map 101 Lot 17

Town of Hopkinton
330 Main Street
Hopkinton, NH 03229

Professional

New Hampshire Land Consultants, PLLC
683C First NH Turnpike
Northwood, NH 03261

TES Environmental Consultants, LLC

June 18, 2021

Ref: TES JN 21-0049

Scott R. Frankiewicz, Owner
New Hampshire Land Consultants, PLLC
Gray Properties, LLC
683C First NH Turnpike (Rte. 4)
Northwood, NH 03261

Re: Environmental Services (Wetland Identification)
49 and 71 Cedar Street, Hopkinton (Contoocook), New Hampshire
Tax Map 102, Lots 34 and 35

Dear Mr. Frankiewicz:

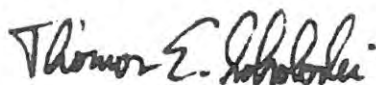
TES Environmental Consultants, L.L.C. (TES) has completed the site investigation that you requested on the above-referenced parcels in Hopkinton (Contoocook), New Hampshire. This investigation was completed on June 16, 2021 and consisted of an on-site review to determine if wetlands subject to local, state and/or federal jurisdiction were present on the property.

The wetland identification was performed according to the methodology presented in the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1), January 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012, US Army Corps of Engineers. This methodology requires the presence of indicators for the three parameters: hydric soils, hydrophytic vegetation and evidence of hydrology at or near the surface for 14 days during the growing season.

I am pleased to report that no jurisdictional wetland areas were identified on or immediately adjacent to the parcel. All lower-lying areas on each parcel were closely examined, and all areas lack the required hydric soils, with soil colors of 2.5Y 5/4 or brighter in the 12-18 inch depth ranges. No evidence of wetland hydrology exists on the parcels. Some plant species that could exist in wetlands (hydrophytes) were observed, including sensitive fern (*Onoclea sensibilis*), horsetail (*Equisetum* spp.), jewelweed (*Impatiens capensis*) and buttercup (*Ranunculus acris*), but these species are also often found in uplands. Upland indicators including sugar maple (*Acer saccharum*) and Oriental bittersweet (*Celastrus orbiculatus*) were also present.

I hope that this information will be beneficial in the future land use on these parcels. If I can be of further assistance in this process, please let me know.

Sincerely,



Thomas E. Sokoloski
New Hampshire Certified Wetland Scientist #127



1494 Route 3A, Unit 1, Bow, New Hampshire 03304
Phone: 603-856-8925 E-Mail: tom@tesenviro.comcastbiz.net

6/18/2021

PROPOSED 2 LOT SUBDIVISION PLAN FOR **BAYSTONE PROPERTIES, LLC**

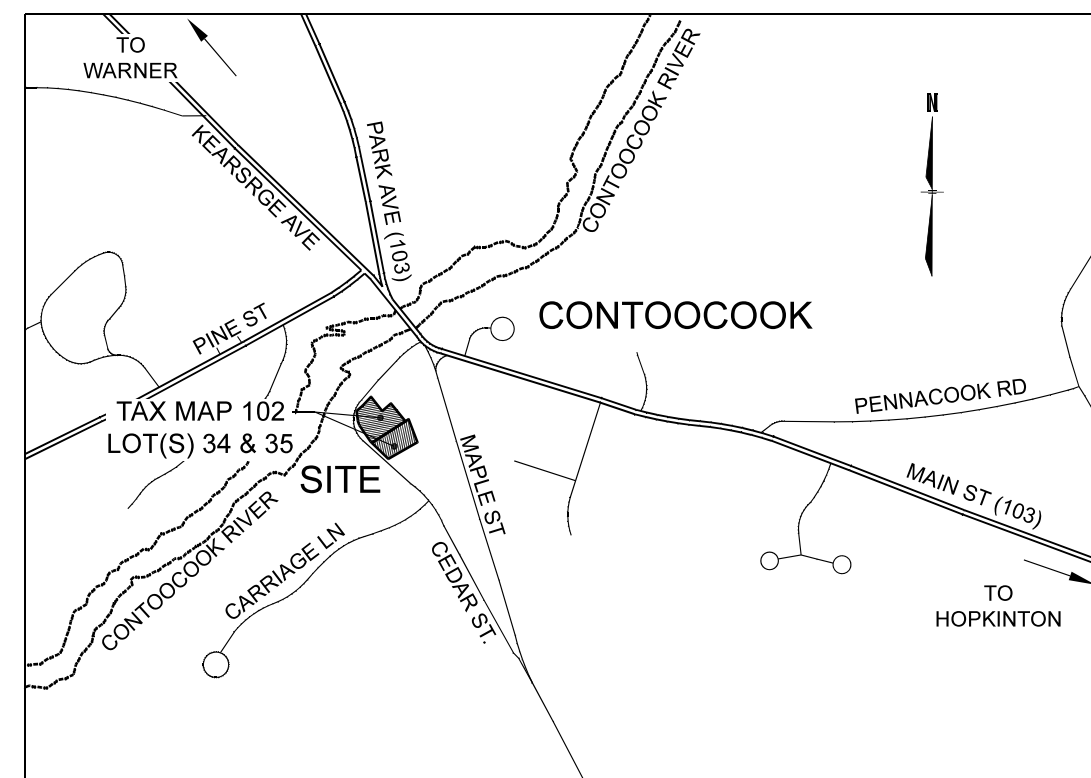
TAX MAP 102, LOT 35

PROJECT LOCATION:

71 CEDAR STREET, HOPKINTON, (CONTOOCOOK) NH
MERRIMACK CO.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT SUBDIVISION ON TAX MAP 102 LOT 35.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 102, LOT 35.
3. THE AREA OF THE EXISTING LOT 35 IS 0.91 ACRES (39,780 SF.)
4. THE CURRENT OWNER FOR LOT 35: BAYSTONE PROPERTIES, LLC
44 NORTH SHORE RD, DERRY NH 03038, LOT 35 BK 3691, PAGE 1784
5. THE ZONING DESIGNATION FOR THE PROPERTY IS VR-1 DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE VR-1 DISTRICT:
MIN ROAD FRONTAGE =80'
MIN LOT SIZE =15,000 SF (0.34 ACRES)
MIN ROAD SETBACK =30'
MIN SIDE SETBACK =15'
MIN REAR SETBACK =40'
MAXIMUM STRUCTURE HEIGHT =35'
SEPTIC SETBACK =50'/75' HYDRIC SOILS
OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
7. NO WETLANDS WERE LOCATED ON SITE, THOMAS E. SOKOLOSKI, CERTIFIED WETLAND DISTRICT VISITED, THE SITE DETERMINING THERE WERE NO WETLANDS FOUND ON SITE.
8. THE EXISTING USE OF TM 102 LOT 35 IS A 2 CAR GARAGE.
9. THE PROPOSED USE OF TM 102 LOT 35 IS A 2 LOT SUBDIVISION, 2 FAMILY (DUPLEX) RESIDENCE ON EACH LOT.
10. SEWER TO BE PROVIDED BY MUNICIPAL.
11. WATER TO BE PROVIDED BY MUNICIPAL.
12. THERE IS SUFFICIENT CAPACITY WITH BOTH WATER AND SEWER PER THE TOWN OF HOPKINTON.
13. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
14. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANVILLE, NH AND
SHEET 4 OF THIS SET WILL BE RECORDED AT MERRIMACK COUNTY REGISTRY OF DEEDS. A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF HOPKINTON.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 330130C050, EFFECTIVE DATE: APRIL 12, 2010. THE BASE FLOOD ELEVATION IN ZONE AE IS 363.502, 1% ANNUAL CHANCE FLOOD (100 YR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. SINCE THE SITE RESIDES IN THIS ZONE, THE REMAINDER OF THE SITE IS WITHIN THE ZONE X. (AREAS OF 0.25 ANNUAL CHANCE OF FLOOD WITH DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
17. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF HOPKINTON SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
19. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE THE TOWN.
20. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON APRIL 16, 2021 FROM DATA COLLECTED BY THIS OFFICE ON APRIL 17, 2021. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
21. NPGS SOILS DATA:
613A-CROGHAN LOAMY FINE SAND, 0 TO 8 PERCENT SOILS, WOODED.



LOCATION PLAN

SCALE: 1"=1,000'

PROFESSIONAL CONSULTANTS LIST

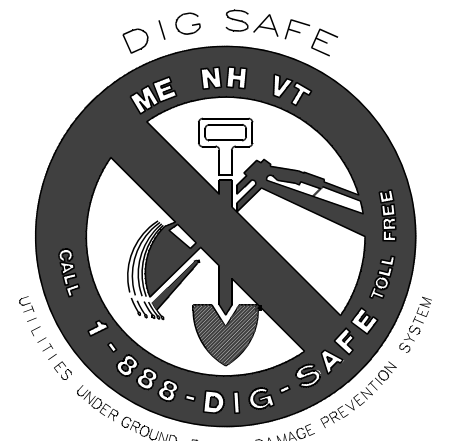
SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH: (603) 942-9220

WETLAND/SOIL THOMAS E. SOKOLOSKI, CERTIFIED WETLAND
SCIENTIST: SCIENTIST/SOIL SCIENTIST
TES ENVIRONMENTAL CONSULTANTS, LLC
1494 ROUTE 3A, UNIT 1
BOW, NEW HAMPSHIRE 03304 PH: (603) 856-8925

DEVELOPER: BAYSTONE PROPERTIES, LLC
44 NORTH SHORE RD
DERRY NH, 03038



APPROVED OR NO JURISDICTION TOWN OF HOPKINTON, PLANNING BOARD	
_____ CHAIRMAN	_____ DATE



CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOPKINTON (CONTOOCOOK) REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

INITIAL PLAN SET SUBMISSION DATE

OCTOBER 15, 2021

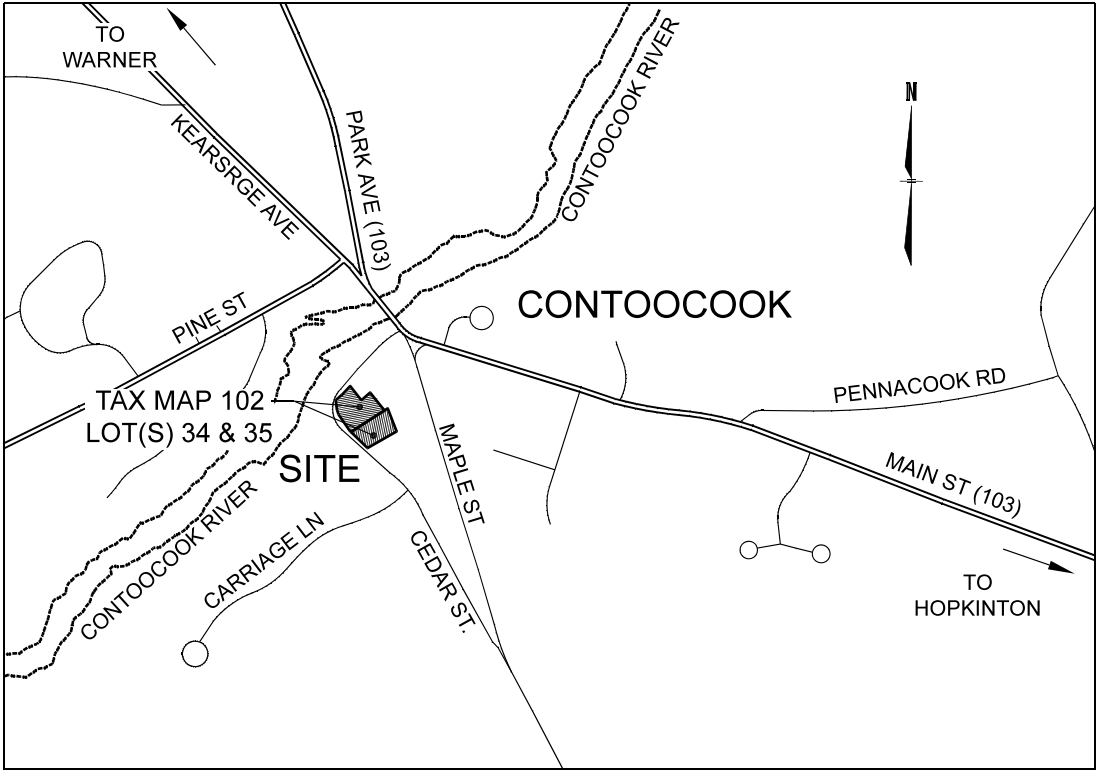
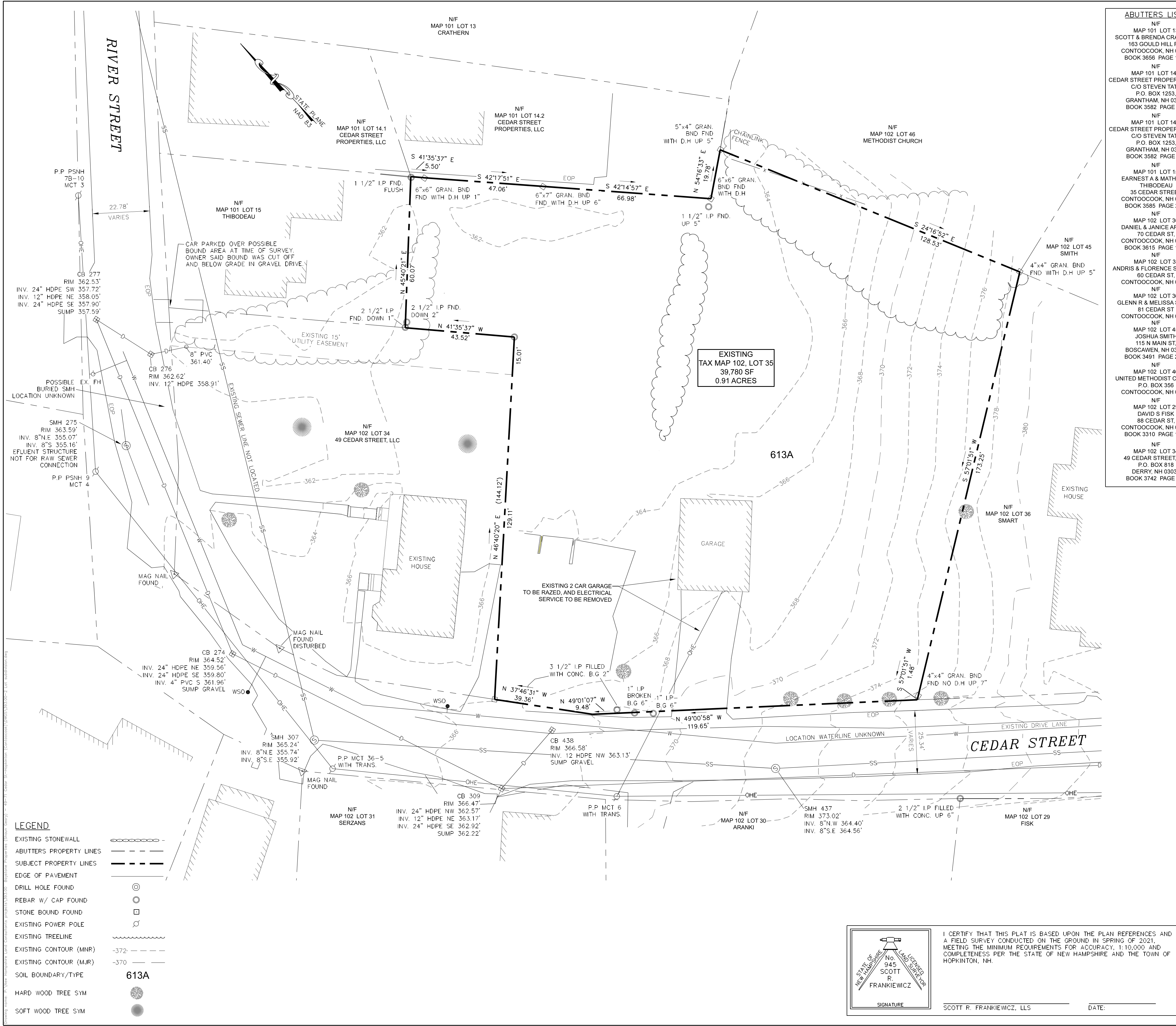
Latest revision date:

OWNER/APPLICANT:

BAYSTONE PROPERTIES, LLC
(SHAUN GEARY)
44 NORTH SHORE RD,
DERRY NH, 03038
LOT 35 - BK 3691 PG 1784

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC, MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

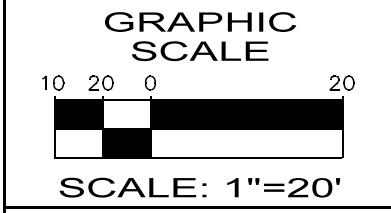
[illegible]



- NOTES:
- THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT SUBDIVISION ON TAX MAP 102 LOT 35.
 - THE PROPERTY IS DESIGNATED AS TAX MAP 102, LOT 35.
 - THE AREA OF THE EXISTING LOT 35 IS 0.91 ACRES (39,780 SF.)
 - THE CURRENT OWNER FOR LOT 35: BAYSTONE PROPERTIES, LLC, 44 NORTH SHORE RD, DERRY NH 03038, LOT 35 BK 3691, PAGE 1784
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MIN. ROAD FRONTAGE = 80'
MIN. LOT SIZE = 15,000 SF (0.34 ACRES)
MIN. ROAD SETBACK = 30'
MIN. SIDE SETBACK = 15'
MIN. REAR SETBACK = 40'
MAXIMUM STRUCTURE HEIGHT = 35'
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 - WATER TO BE PROVIDED BY MUNICIPAL.
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 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANVIEW.UNH.EDU.
 - SHEET 4 OF THIS SET WILL BE RECORDED AT MERRIMACK COUNTY REGISTRY OF DEEDS A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF HOPKINTON.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33013C00502E, EFFECTIVE DATE: APRIL 19, 2010. THE BASE FLOOD ELEVATION IN ZONE AE IS 363.50ft. 1% ANNUAL CHANCE FLOOD (100 YR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. A SMALL PORTION OF THE SITE RESIDES IN THIS ZONE. THE REMAINDER OF THE SITE IS WITHIN THE ZONE X, (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD WITH DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
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 - NRCS SOILS DATA:
613A-CROGHAN LOAMY FINE SAND, 0 TO 8 PERCENT SLOPES, WOODED.

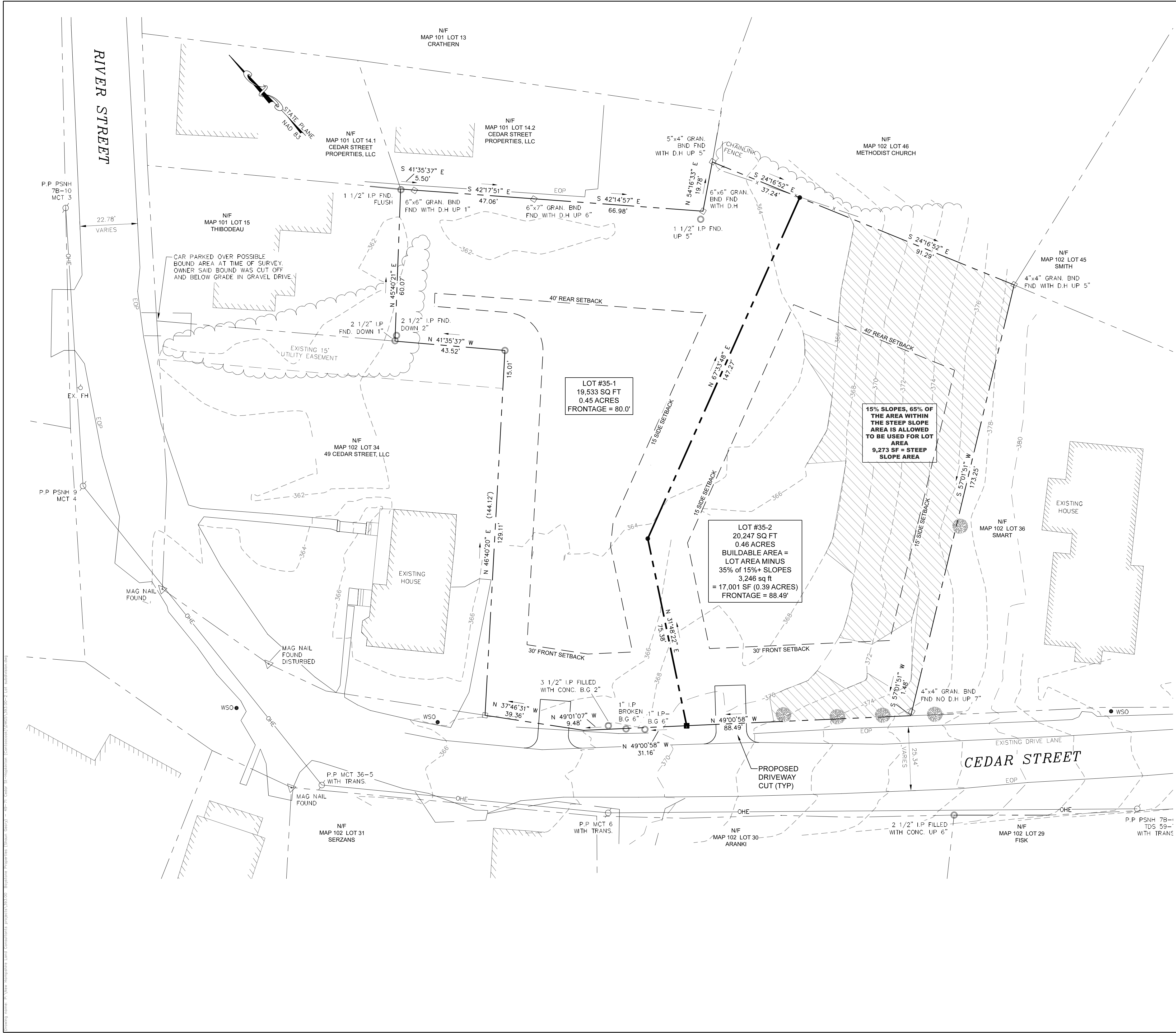
- PLAN REFERENCES:
- M.C.R.D. PLAN #4312, RECORDED APRIL 12, 1976, TITLED: "CONTOOCCOOK UNITED METHODIST CHURCH, MINOR SUBDIVISION, CONTOOCCOOK, NH, MERRIMACK COUNTY", SCALE: 1"=20', DATED: APRIL 1976, PREPARED BY: ALLEN LEWIS #287, REGISTERED LAND SURVEYOR, APPROVED BY HOPKINTON PLANNING BOARD ON APRIL 10, 1976.
 - M.C.R.D. PLAN #8073, RECORDED NOV. 30, 1984, TITLED: "SUBDIVISION OF LAND OF IRENE W. GEORGE IN CONTOOCCOOK-HOPKINTON, NH", DATED: NOV. 18, 1983, SCALE: 1"=20', PREPARED BY: GILBERT C. CASTLE, SURVEYOR, APPROVED BY HOPKINTON PLANNING BOARD ON NOV. 20, 1984.
 - M.C.R.D. PLAN #14322, RECORDED MAY 11, 1998, TITLED: "LAND OF CHARLES S. ROTONDI, NEAR RIVER & CEDAR ST., PARTIAL BOUNDARY SURVEY, HOPKINTON, NH, SCALE: 1"=20', DATED: MAY 4, 1998, PREPARED BY: H.H. AMSDEN & SONS, LAND SURVEYORS, PLANNERS, AND BOUNDARY CONSULTANTS, CONCORD NH.
 - M.C.R.D. PLAN #15749, RECORDED JAN. 25, 2002, TITLED: "ANNE, ROTONDI LOT 32, MAP 102, HOPKINTON, NH, PROPERTY SURVEY, SCALE: 1"=20', DATED: 1/25/2002, PREPARED BY: BOW MILLS LAND MANAGEMENT, LAND SURVEYORS, BOW NH, 03304.
 - M.C.R.D. PLAN #15959, RECORDED JULY 18, 2002, TITLED: "ANNE & CHARLES ROTONDI, LOT 34 & 35, MAP 102, CEDAR & RIVER STREETS, HOPKINTON NH, PROPERTY SURVEY", PREPARED BY: BOW MILLS LAND MANAGEMENT, LAND SURVEYORS, PLANNERS & BOUNDARY CONSULTANTS, BOW NH., DATED: 6/21/2002, SCALE: 1"=20'.

REVISIONS		BY	DESCRIPTION
NO	DATE		



EXISTING CONDITIONS PLAN
TAX MAP 102 LOT 35
2 LOT SUBDIVISION
OWNED BY
71 CEDAR ST. HOPKINTON, (CONTOOCCOOK) NH
BAYSTONE PROPERTIES, LLC
44 NORTH SHORE ROAD, DERRY, NH 03038
LOT 35 - BOOK 3691 PAGE 1784

MERRIMACK CO.
JOB NO: 393.00
DATE: OCTOBER 15, 2021
ECP
SHT. 2 of 6



- NOTES:**
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MIN. LOT SIZE = 15,000 SF (0.34 ACRES)
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MIN. SIDE SETBACK = 15'
MIN. REAR SETBACK = 40'
MAXIMUM STRUCTURE HEIGHT = 35'
SEPTIC SETBACK = 50'/75' HYDRIC SOILS
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 14. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grantview.unh.edu.
 15. SHEET 4 OF THIS SET WILL BE RECORDED AT MERRIMACK COUNTY REGISTRY OF DEEDS A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF HOPKINTON.
 16. THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0502E, EFFECTIVE DATE: APRIL 19, 2010. THE BASE FLOOD ELEVATION IN ZONE AE IS 363.50±, 1% ANNUAL CHANCE FLOOD (100 YR FLOOD). ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. A SMALL PORTION OF THE SITE RESIDES IN THIS ZONE. THE REMAINDER OF THE SITE IS WITHIN THE ZONE X, (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD WITH DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE).
 17. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF HOPKINTON SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 19. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 20. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON APRIL 16, 2021 FROM DATA COLLECTED BY THIS OFFICE ON APRIL 17, 2021. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 21. NRCS SOILS DATA: 613A-CROGHAN LOAMY FINE SAND, 0 TO 8 PERCENT SLOPES, WOODED.

- PLAN REFERENCES:**
1. M.C.R.D. PLAN #4312, RECORDED APRIL 12, 1976, TITLED: "CONTOOCOOK UNITED METHODIST CHURCH, MINOR SUBDIVISION, CONTOOCOOK, NH, MERRIMACK COUNTY", SCALE: 1"=20', DATED: APRIL, 1976, PREPARED BY: ALLEN LEWIS #287, REGISTERED LAND SURVEYOR, APPROVED BY HOPKINTON PLANNING BOARD ON APRIL 10, 1976.
 2. M.C.R.D. PLAN #8073, RECORDED NOV. 30, 1984, TITLED: "SUBDIVISION OF LAND OF IRENE W. GEORGE IN CONTOOCOOK-HOPKINTON, NH.", DATED: NOV. 18, 1983, SCALE: 1"=20', PREPARED BY: GILBERT C. CASTLE, SURVEYOR, APPROVED BY HOPKINTON PLANNING BOARD ON NOV. 20, 1984.
 3. M.C.R.D. PLAN #14322, RECORDED MAY 11, 1998, TITLED: "LAND OF CHARLES S. ROTONDI, NEAR RIVER & CEDAR ST., PARTIAL BOUNDARY SURVEY, HOPKINTON, NH, SCALE: 1"=20', DATED: MAY 4, 1998, PREPARED BY: H.H. AMSDEN & SONS, LAND SURVEYORS, PLANNERS, AND BOUNDARY CONSULTANTS, CONCORD NH.
 4. M.C.R.D. PLAN #15749, RECORDED JAN. 25, 2002, TITLED: "ANNE ROTONDI LOT 32, MAP 102, HOPKINTON, NH, PROPERTY SURVEY, SCALE: 1"=20', DATED: 1/25/2002, PREPARED BY: BOW MILLS LAND MANAGEMENT, LAND SURVEYORS, BOW NH, 03304.
 5. M.C.R.D. PLAN #15959, RECORDED JULY 18, 2002, TITLED: "ANNE & CHARLES ROTONDI, LOT 34 & 35, MAP 102, CEDAR & RIVER STREETS, HOPKINTON NH, PROPERTY SURVEY", PREPARED BY: BOW MILLS LAND MANAGEMENT, LAND SURVEYORS, PLANNERS & BOUNDARY CONSULTANTS, BOW NH., DATED: 6/21/2002, SCALE: 1"=20'.

LEGEND	
EXISTING STONEWALL	—○—○—○—○—
ABUTTERS PROPERTY LINES	— — — — —
SUBJECT PROPERTY LINES	— — — — —
PROPOSED PROPERTY LINES	— — — — —
EXISTING CONTOUR (MNR)	-372- - - - -
EXISTING CONTOUR (MJR)	-370- - - - -
EDGE OF PAVEMENT	— — — — —
EXISTING FENCELINE	-x-x-x-x-
EXISTING TREELINE	~~~~~
EXISTING BLDG SETBACK	— — — — —
EXISTING FENCE LINE	— x — — —
DRILL HOLE FOUND	⊙
REBAR W/ CAP FOUND	○
STONE BOUND FOUND	□
3/4" REBAR TO BE SET	●
GRANITE BOUND TO BE SET	■

PROPOSED CONDITIONS PLAN
TAX MAP 102 LOT 35
2 LOT SUBDIVISION
71 CEDAR ST. HOPKINTON, (CONTOOCOOK) NH
OWNED BY
BAYSTONE PROPERTIES, LLC
44 NORTH SHORE ROAD, DERRY, NH 03038
LOT 35 — BOOK 3691 PAGE 1784

REVISIONS

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

10 20 0 20

SCALE: 1"=20'

MERRIMACK CO.

JOB NO: 393.00

DATE: OCTOBER 15, 2021

PCP

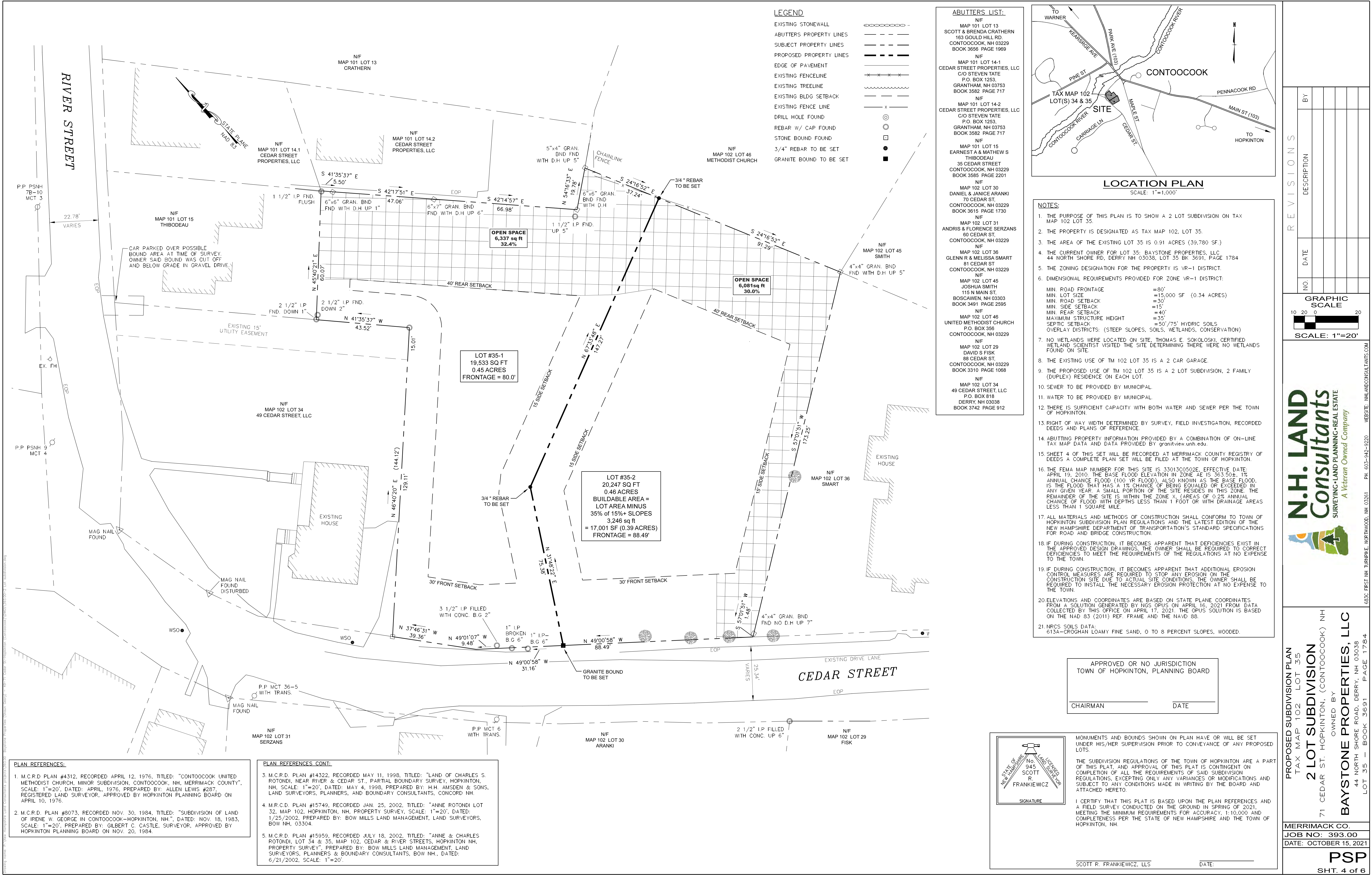
SHT. 3 of 6

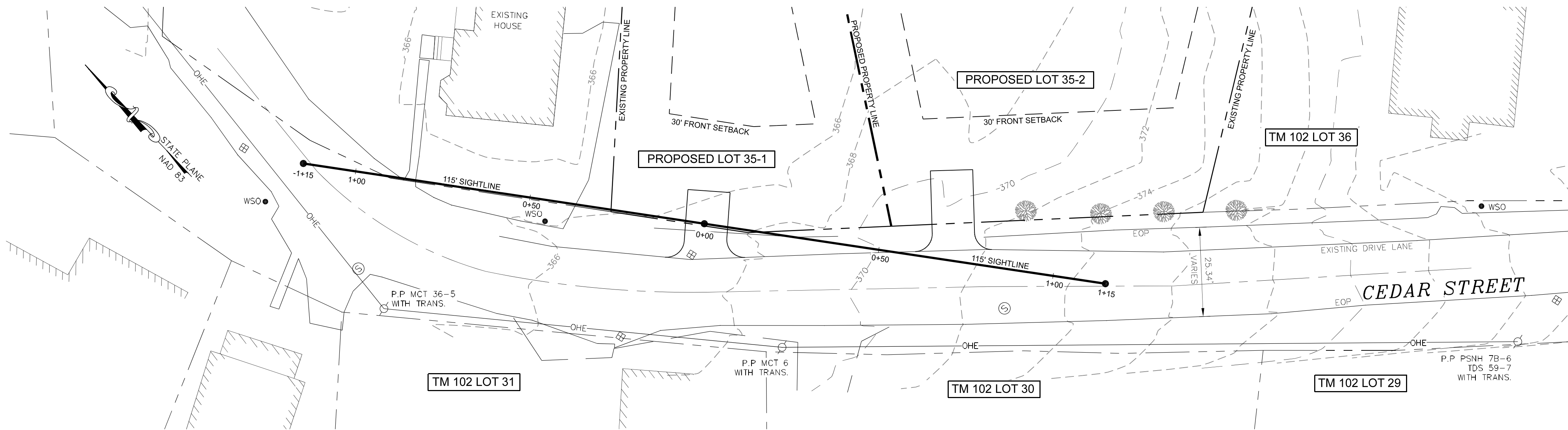
N.H. LAND Consultants

SURVEYING•LAND PLANNING•REAL ESTATE

A Veteran Owned Company

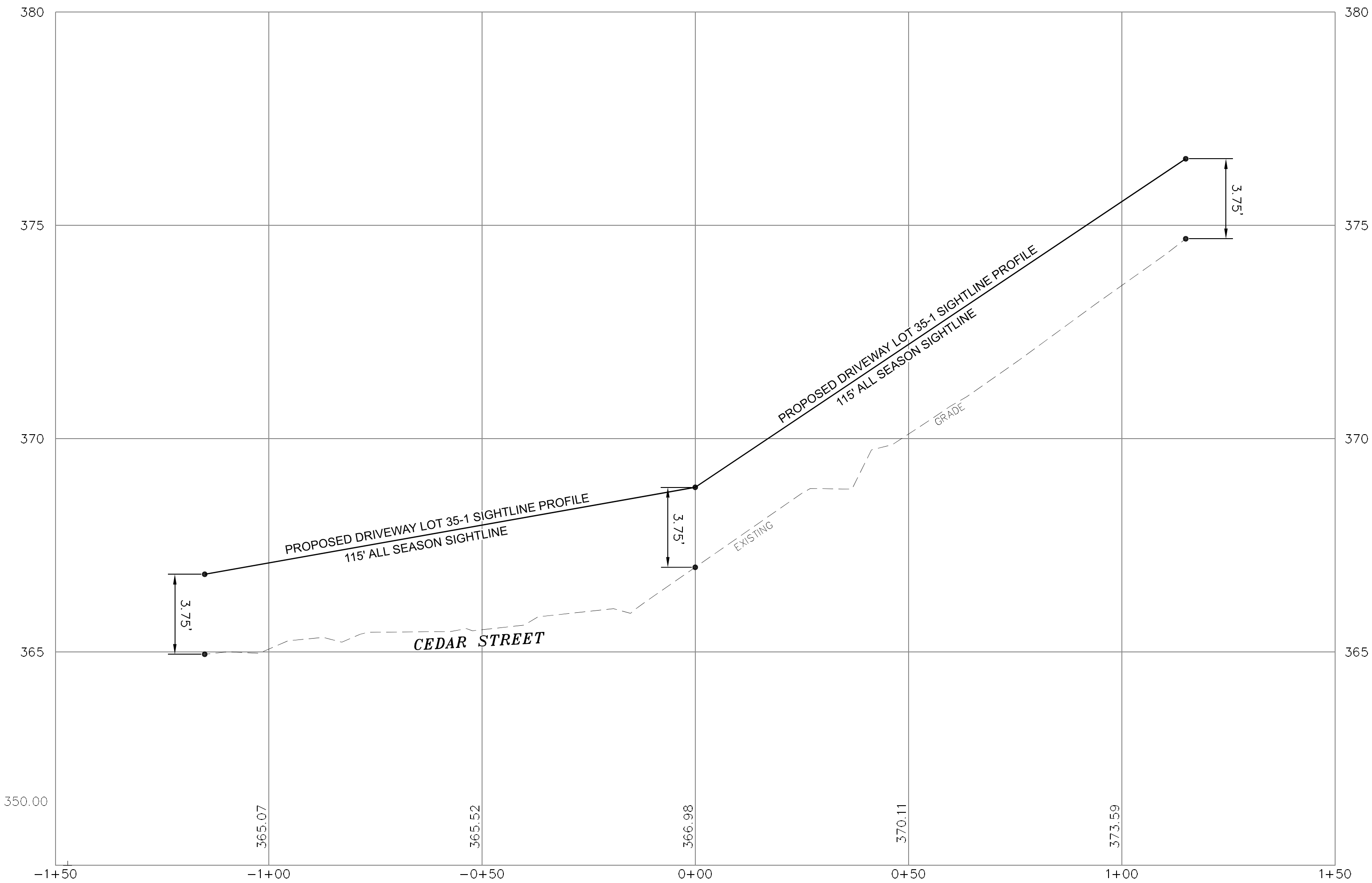
6835 FIRST NH TURNPIKE, NORTHWOOD, NH 03251 PH: 603-942-9220 WEBSITE: INHLANDCONSULTANTS.COM





SIGHTLINE PLAN
(PROPOSED DRIVEWAY - LOT 35-1)

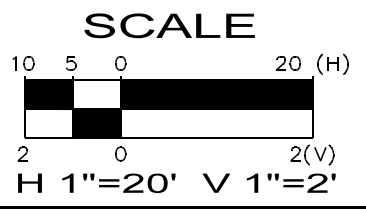
SCALE: 1"=20'



SIGHTLINE PROFILE
(PROPOSED DRIVEWAY - LOT 35-1)

SCALE: 1"=20'H, 1"=2'V

REVISIONS			
NO.	DATE	DESCRIPTION	BY



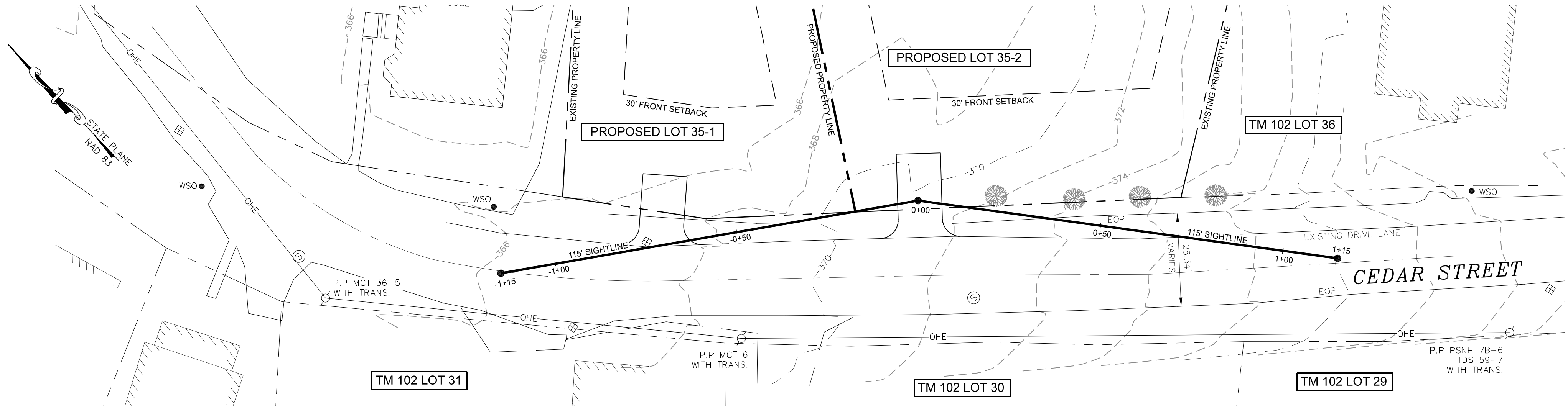
SIGHTLINE PLAN LOT 35-1
TAX MAP 102 LOT 35
2 LOT SUBDIVISION
71 CEDAR ST. HOPKINTON, (CONTOOCOOK) NH
OWNED BY
BAYSTONE PROPERTIES, LLC
44 NORTH SHORE ROAD, DERRY, NH 03038
LOT 35 - BOOK 3691 PAGE 1784

MERRIMACK CO.
JOB NO: 393.00
DATE: OCTOBER 15, 2021

PSLP-1
SHT. 5 of 6

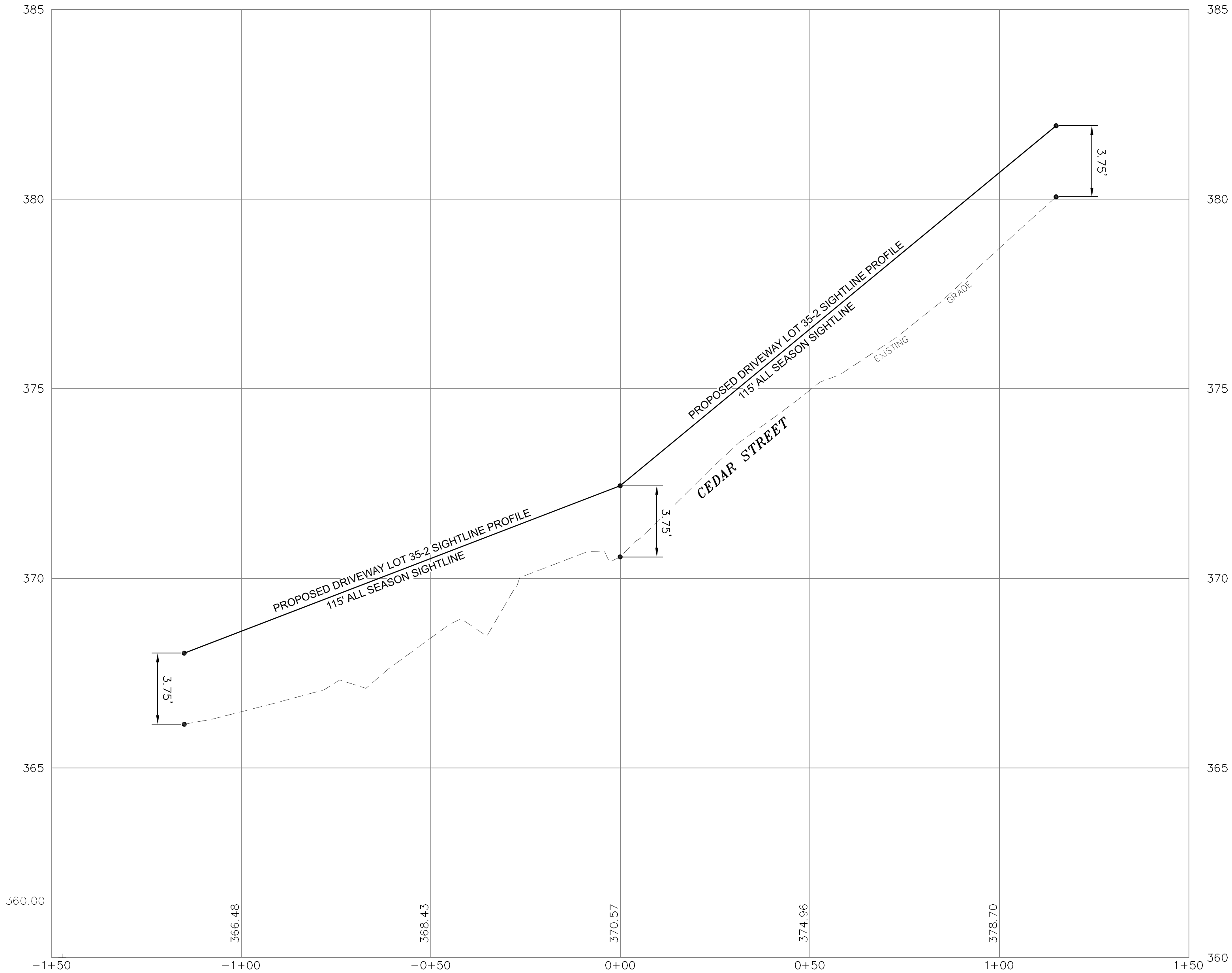
SIGHTLINE PLAN
(PROPOSED DRIVEWAY - LOT 35-2)

SCALE: 1"=20'

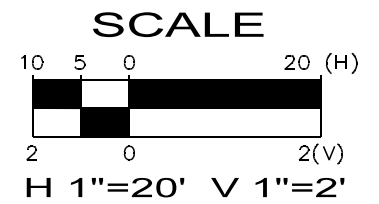


SIGHTLINE PROFILE
(PROPOSED DRIVEWAY - LOT 35-2)

SCALE: 1"=20'H, 1"=2'V



REVISIONS			
NO.	DATE	DESCRIPTION	BY



SIGHTLINE PLAN LOT 35-2
TAX MAP 102 LOT 35
2 LOT SUBDIVISION
71 CEDAR ST. HOPKINTON, (CONTOOCOOK) NH
OWNED BY
BAYSTONE PROPERTIES, LLC
44 NORTH SHORE ROAD, DERRY, NH 03038
LOT 35 - BOOK 3691 PAGE 1784

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PSLP-2
SHT. 6 of 6