



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 FEBRUARY 9, 2021

Notice is hereby given that the **Hopkinton Planning Board** will meet on Tuesday, February 9, 2021, at 6:00 PM via Zoom. The public will be able to listen and participate in this meeting through the website: <https://zoom.us/j/94505128279> or by dialing the following phone # 1-929-205-6099 and using Meeting ID: 945 0512 8279. If there are access problems during the meeting, please call 603-746-8243 or email planzone@hopkinton-nh.gov. The Planning Board will review and take action on the following:

I. Call to Order.

II. Master Plan Update.

III. Conceptual Consultations.

IV. Applications.

#2021-1 T.F. Bernier, Inc. Two (2) lot subdivision of property owned by the Estate of Barbara F. Walls, located off Pine Street and Bound Tree Road, R-2 and R-3 districts, Tax Map 221, Lot 51.

#2021-2 T.F. Bernier, Inc. Three (3) lot subdivision of property owned by the Estate of Barbara F. Walls, located off Pine Street and Bound Tree Road, R-2 and B-1 districts, Tax Map 221, Lot 75.

V. Review of Minutes and Notice of Decision of January 12 and January 26, 2021.

VI. Other Business.

VII. Adjournment.

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12, pursuant to Executive Order 2020-04, the Planning Board is authorized to meet electronically. Please note that there is no physical location to observe and listen contemporaneously to the meeting.



T.F. BERNIER, INC.
Land Surveyors~Designers~Consultants

50 Pleasant Street, P.O. Box 3464
Concord, NH 03302-3464

Environmental Permitting
State and Local Permitting
Land Surveying
Aerial Mapping
Aerial Photography

Tel. (603) 224-4148
Fax (603) 224-0507

January 14, 2021

Bruce Ellsworth, Chair
Hopkinton Planning Board
330 Main Street
Hopkinton, NH 03229

RE: Application for Subdivisions
Lands of The Estate of Barbara F. Walls
Assessors Map 221 Lots 50 & 75

Dear Chair Ellsworth and Members of the Board:

Please find enclosed an application for the subdivision of Map 221 Lot 50 into two lots, and the subdivision of Map 221 Lot 75 into three lots. The lots are across the street from each other on Bound Tree Road, and both also have frontage on Pine Street. Hardy Spring Brook passes through Lot 50, under Bound Tree Road, through Lot 75, and then under Interstate 89. Both lots are currently undeveloped, and there are snowmobile trails passing through each lot.

Two of the new lots will be entirely within the B-1 Zoning District, and three lots will be in the R-2 and R-3 Districts. The proposed uses on the lots are undetermined at this time.

There is an existing water main in Bound Tree Road, which may provide municipal water service (CVP), to the four new lots with frontage on Bound Tree Road. The upland soils on the lots have high infiltration rates, and all new lots are able to support an individual well and septic. State subdivision approval is pending for the four lots which are under five acres in size.

All lots have been designed to meet the zoning requirements for total upland area and one acre contiguous upland area. No waivers are requested to the subdivision checklist items.

Thank you for your time and consideration of this request. If you have any questions or need additional information, please give us a call.

Sincerely,
T.F. BERNIER, INC.

Jonathan Crowdes
Project Manager

enclosures

cc: file 658-01



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: Bound Tree Road & Pine Street **MAP/LOT:** 221 / 50 , 220 / 75 **ZONE:** R2, R3, B1

APPLICANT: T.F. Bernier, Inc. - Timothy Bernier

Address: P.O. Box 3464 **City:** Concord **State:** NH **Zip:** 03302

Phone: 603-224-4148 **Email:** tim@tfbinc.com

OWNER(s)

Name: Estate of Barbara F. Walls (c/o Jerry Walls, Executor)

Address: 16 Brookside Drive **City:** Concord **State:** NH **Zip:** 03301

Phone: 603-568-7965 **Email:** crealtyadvisors@comcast.net

Name: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

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

Name: T.F. Bernier, Inc. Timothy F. Bernier, Licensed Land Surveyor, Certified Wetland Scientist.

Address: same as applicant **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Name: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

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

☒ Public Water ☐ Public Sewer ☒ Well ☒ Septic **Lot 50=**7.754 Ac

Lot 50: 2 **Lot 75=**7.198 Ac.

Lots/units proposed: Lot 75: 3 **Existing Building Area:** _____ **Proposed Building Area:** _____

% Open Space: _____ (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.

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	= 750.00
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) x 10 = 100.00	
Newspaper Notice.....	\$ 75.00	

TOTAL = \$925.00

- ☐ 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: 1/13/21

Owner's Signature(s): [Signature] E.F. Date: 1/13/21

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

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.
- pending ☐ Copies of any approvals or permits required from state and federal agencies.
- ☐ Written request for any waivers from the Subdivision Regulations, if any.
- ☐ 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.

TOWN OF HOPKINTON, NH
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Construction Plan

- N/A ☐ Profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively showing existing and proposed elevations along center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads within one hundred (100) feet of the intersection, shall be shown. Curve data of all horizontal curves, lengths of tangents, central angles and stationing of all streets shall be shown. Vertical curve data, percent grade and elevation shall be shown on the profiles.
- N/A ☐ Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks, drainage easements, rights-of-way, manholes, and catch basins; the locations of street trees, street lighting standards, and street signs; the location, size and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water or other underground utilities or structures.
- ☒ Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, septic disposal facilities, sewers, drains, water mains, wells, easements, water bodies, streams, and other pertinent features, such as surface drainage areas, swamps, buildings, at the point of connection to proposed facilities and utilities within the subdivision. The water elevations of adjoining lakes or streams at the date of the survey, and the approximate high and low water elevations of such lakes or streams.
- ☒ Topography at the same scale as the sketch plat with a contour interval of two (2) feet, in the area of new roadway construction, referred to sea-level datum. All datum provided shall be referenced to U.S. Coast and Geodetic Survey datum, where practical, and should be so noted on the plat.
- N/A ☐ Cross sections at a minimum of one hundred (100) foot intervals, all cross pipes and at other critical locations drawn at a scale of 1" = 10 feet.

Additional Information

In order to evaluate the subdivision proposal, the applicant is expected to supply or the Planning Board may specifically require the following information, as appropriate:

- N/A ☐ Draft of any protective covenants or easements.
- ☐ Warranty deeds conveying to the Town Streets, right-of-way, and any sites for public use in fee simple, free from all encumbrances, unless waived by the Planning Board.
- ☐ Calculations specifying the quantity of storm water run-off and a statement from applicant's engineer certifying the adequacy of the proposed drainage facility to handle such run-off.
- ☐ Calculations on the type and quantity of sanitary waste generated and a statement from the engineer or licensed designer certifying that the proposed facilities will adequately handle the projected effluent.
- ☐ Traffic Impact Analysis, Fiscal Impact Analysis, School Impact Analysis, Environmental Impact Analysis and/or Community Services Impact Assessment.
- ☐ Necessary State and local permits.

Performance Guarantees

Except in the case of a subdivision in which each lot is on an existing Town road, before the plat is signed by the Chairperson of the Planning Board, all applicants shall be required to submit to the Planning Board the following:

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

- ☐ Cash, irrevocable letter of credit or passbook (in the name of the Town) issued by a Banking Institution doing business in New Hampshire, in the amount approved by the Planning Board and deposited with the Board of Selectmen.
- ☐ The performance guarantee shall comply with all statutory requirements and be satisfactory to the Board of Selectmen as to form, sufficiency, and manner of execution. The amount of the performance guarantee shall be in the amount representing 100% of the cost of completion of the streets, the installation of utilities, and other proposed facilities. Upon partial completion of the subdivision improvements and inspected by the Town's Consultant Engineer, the Board of Selectmen may authorize in writing a prorated reduction in the performance guarantee relating to the remaining cost to complete.
- ☐ The entity responsible for the constructing of the roadway and utilities shall provide the Town with cash, irrevocable letter of credit, or passbook (in the name of the Town) issued by a Banking Institution doing business in New Hampshire to cover the cost of inspection services. As a minimum this security shall be \$3.00/foot of roadway to be constructed plus ten percent (10%). Ten percent of the total construction observation costs shall be retained by the Town of Hopkinton to cover administrative costs.

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
NH CIRCUIT COURT**

6th Circuit - Probate Division - Concord
2 Charles Doe Drive
Concord NH 03301

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>

**CERTIFICATE OF APPOINTMENT
(Letter of Appointment)**

Case Name: **Estate of Barbara F Walls**

Case Number: **317-2019-ET-00934**

On November 21, 2019, the following person(s) was/were appointed to administer the estate of Barbara F Walls. The named executor(s) accepted this responsibility.

Executor(s)

Jerry N Walls	16 Brookside Drive Concord NH 03301	Home: (603)568-7965
---------------	--	---------------------

This document, when signed under seal, certifies that this appointment did occur as stated and remains in effect as dated below.

November 21, 2019

/s/ Sharon A. Richardson
Clerk of Court
State of New Hampshire
Merrimack County



This electronic certification stamp meets the statutory requirement for certified or attested documents pursuant to New Hampshire Electronic Filing Pilot Rule 16.

NHJB-2512-Pe (11/05/2018)

This is a Service Document For Case: 317-2019-ET-00934
6th Circuit - Probate Division - Concord
11/21/2019 10:53 AM

Know all Men by these Presents,

That I, Ethelyn S. Fuller, a widow, of Hopkinton, in the County of Merrimack and State of New Hampshire,

for and in consideration of the sum of One-Dollar and other valuable consideration

to me in hand before the delivery hereof, well and truly paid by Harry H. and Barbara S. Walls, Jr. of Hopkinton, County and State aforesaid,

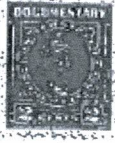
the receipt whereof I do hereby acknowledge, have granted, bargained, and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey, and confirm unto the said Harry H. and Barbara S. Walls, Jr. and their

heirs and assigns forever, a certain tract of land situate in the Town of Hopkinton, County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:-

Beginning at a stone bound on the north side of the highway leading from Contooscook to Clement's Hill, so-called, at land formerly of the late Charles C. Davis; thence westerly by line of said highway about seventy-four (74) rods to stone bound at land now or formerly of Thomas B. Richardson; thence northerly by land now or formerly of said Richardson about ninety (90) rods to stone bound at land formerly of the late Cyrus F. Dustin; thence easterly by land formerly of said Dustin about forty-eight and three fourths (48-3/4) rods to land formerly of said Dustin; thence southerly by land formerly of said Dustin thirty-five and one-eleventh (35-1/11) rods; thence easterly by land formerly of said Dustin eleven (11) rods to land formerly of the late Charles C. Davis; thence southerly by land formerly of said Davis forty (40) rods to first mentioned bound, containing thirty-four (34) acres, be the same more or less.

The above described premises being the same as conveyed by deed of Thomas B. Richardson and Eliza A. Richardson to Charles C. Davis, dated June 24, 1911, and recorded in Merrimack County Registry of Deeds, Vol. 430, Page 436. Grantor's title acquired from the estate of her husband, the late Charles C. Davis (see Merrimack County Probate Court Records) and by quitclaim deed of Florence E. D. Savory and Fred A. Savory, dated July 21, 1913, and recorded in Merrimack County Registry of Deeds, Lib. 463, Fol. 80, the premises hereby conveyed being the second described tract of land in the last mentioned deed.

The above described premises being the same as conveyed by deed of Mary Lizzie Davis to D. J. Fuller dated September 9, 1913, and recorded in Merrimack County Registry of Deeds, Vol. 503 Page 342. Grantor's title acquired from the estate of her husband, the late D. J. Fuller (see Merrimack County Probate Court Records)



TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging to the said Grantees

and their heirs and assigns, to them and their only proper use and benefit forever. And I the said Grantor

for myself and my heirs, executors and administrators, do hereby covenant, grant, and agree to and with the said Grantees

and their heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant, and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever, except

BL 717

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and that I and my heirs, executors, and administrators shall and will warrant and defend the same to the said Grantees

and their heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And I do hereby release all rights of HOMESTEAD secured to me or either of us, by Chapter 260 of the Revised Laws of New Hampshire or by any other statute or statutes of said State.

And I and each of us do hereby release all rights of HOMESTEAD secured to me or either of us, by Chapter 260 of the Revised Laws of New Hampshire or by any other statute or statutes of said State.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 8th day of Aug. In the year of our Lord, one thousand nine hundred and 1952.

Signed, sealed and delivered in presence of

James W. Dodd

Ethelyn S. Fuller

State of New Hampshire

Memphis ss.

Aug 8 A. D. 1952

Personally appeared

Ethelyn S. Fuller

known to me, or satisfactorily proven, to be the person whose name was subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

James W. Dodd

Justice of the Peace.

Received Aug. 11, 8-03 P. M. 1952

Recorded and examined.

Kathleen M. Ay. Deputy Register

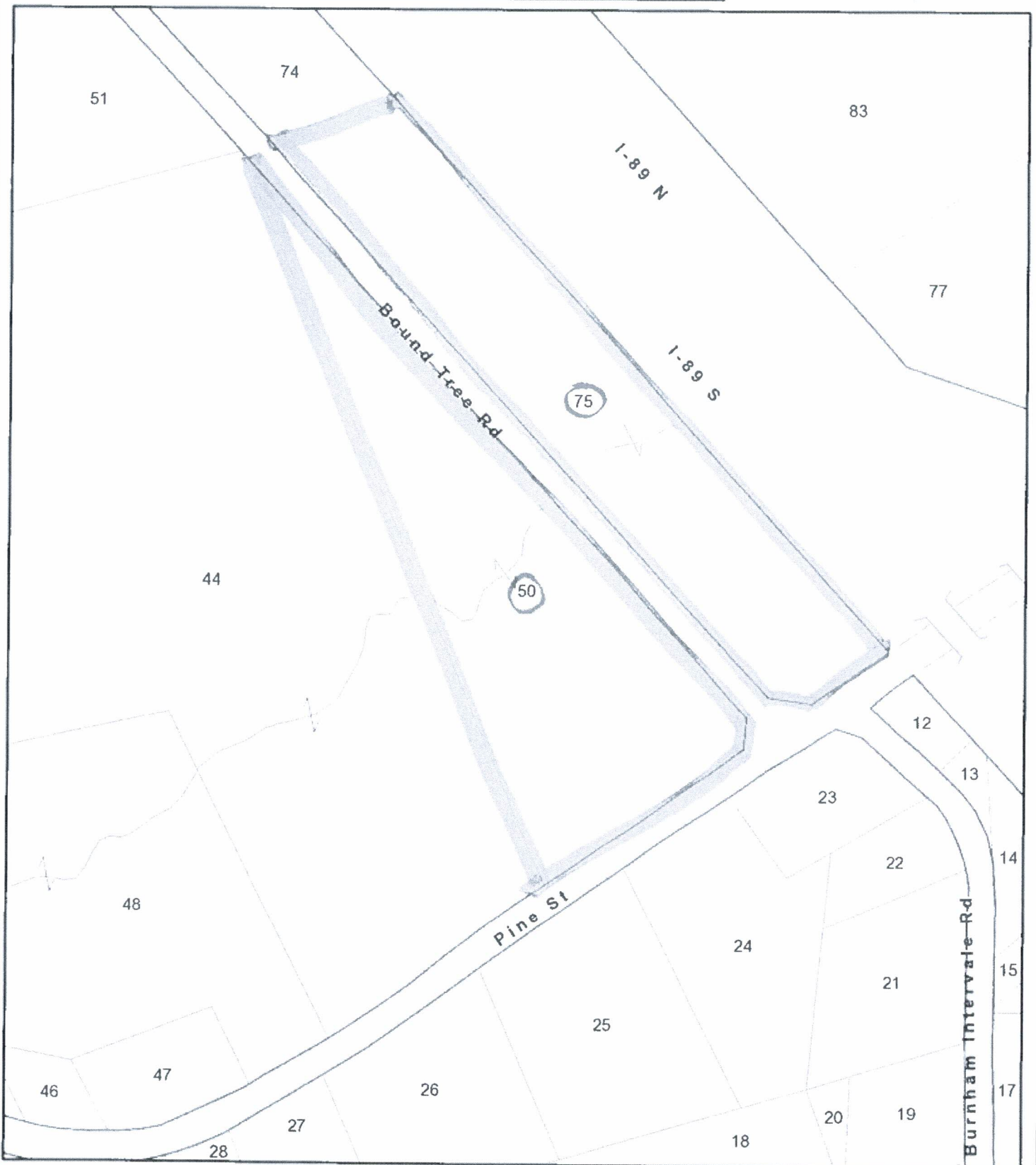


Hopkinton, NH

1 inch = 250 Feet



January 8, 2021



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.



T.F. BERNIER, INC.
Land Surveyors~Designers~Consultants

50 Pleasant Street, P.O. Box 3464
Concord, NH 03302-3464

Environmental Permitting
State and Local Permitting
Land Surveying
Aerial Mapping
Aerial Photography

Tel. (603) 224-4148
Fax (603) 224-0507

Abutters List
The Estate of Barbara F. Walls
Tax Map 221 Lots 50 & 75

<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>
221	50,75	The Estate of Barbara F. Walls c/o Jerry Walls, Executor 16 Brookside Drive Concord, NH 03301
221	12	Douglas A. & Christine A. Cressy P.O. Box 154 Contoocook, NH 03229
221	23	Donald K. Smith P.O. Box 99 Contoocook, NH 03229
221	24	Peter C. & Sharon Prescott 361 Pine Street Contoocook, NH 03229
221	25	Thomas H. Jr. & Beverly A. Johnson 381 Pine Street Contoocook, NH 03229
221	44	Town of Hopkinton 330 Main Street Hopkinton, NH 03229
221	51	E. Roger Montgomery Post #81 169 Bound Tree Road Contoocook, NH 03229
221	74	David L. & Marlo M. Herrick PO Box 4 Contoocook, NH 03229
Interstate 89		State of New Hampshire Department of Transportation 7 Hazen Drive P.O. Box 483 Concord, NH 03301

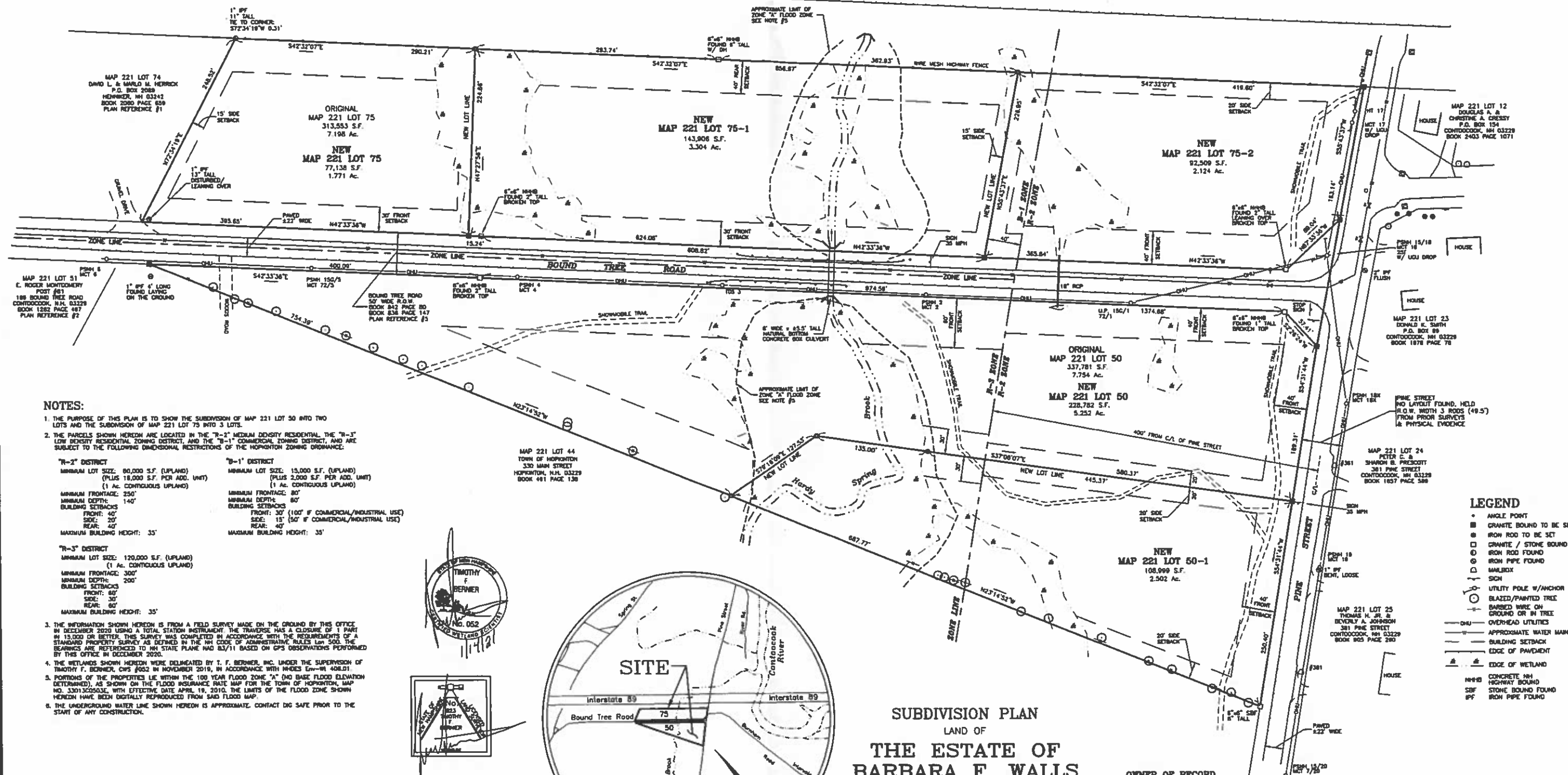
Professional Consultant

Timothy F. Bernier, LLS, CWS
T.F. Bernier, Inc.
PO Box 3464
Concord, NH 03302-3464

PLAN REFERENCES

- SUBDIVISION PROPERTY OF WILLIAM T. GERRARD EAST SIDE OF SPRING STREET EXT. WEST SIDE OF INTERSTATE 89 VILLAGE OF CONTOOCOOK, HOPKINTON, N.H. MERRIMACK COUNTY, SCALE: 1"=80' DATE: OCTOBER 1983. PREPARED BY ARTHUR F. SCHLUND JR. OF WEARE, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY DEEDS AS PLAN #7713.
- SUBDIVISION PLAN OF BOVE PROPERTY SPRING STREET CONTOOCOOK, N.H. SCALE: 1"=100' DATE: 01-28-80. PREPARED BY BELLANTONE, FOTTE, HOWARD, INC. OF BOW, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY DEEDS AS PLAN #6289.
- PROPERTY OF BARBARA S. WALLS NORTH SIDE OF PINE STREET HOPKINTON, N.H. MERRIMACK COUNTY, SCALE: 1"=80' DATE: SEPT. 1982. PREPARED BY WILLIAM SHAW OF CONCORD, NEW HAMPSHIRE. NOT RECORDED. A COPY IS ON FILE AT THIS OFFICE.
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT 1 89-1(22)10. N.H. PROJECT NO. P-3308-B. INTERSTATE ROUTE 89. SHEETS 44 & 45. DATED DECEMBER 15, 1956. ON FILE AT THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION IN CONCORD.
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT 1 89-1(24)12. N.H. PROJECT NO. P-3308-C. INTERSTATE ROUTE 89. SHEETS 11 & 12. DATED NOVEMBER 25, 1956. ON FILE AT THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION IN CONCORD.

INTERSTATE 89
NEW HAMPSHIRE DEPARTMENT
OF TRANSPORTATION
7 NADEN DRIVE
CONCORD, NH 03301
BOOK 842 PAGE 80
BOOK 838 PAGE 401
PLAN REFERENCE #4.3



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF MAP 221 LOT 50 INTO TWO LOTS AND THE SUBDIVISION OF MAP 221 LOT 75 INTO 3 LOTS.
- THE PARCELS SHOWN HEREON ARE LOCATED IN THE "R-2" MEDIUM DENSITY RESIDENTIAL, THE "R-3" LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND THE "B-1" COMMERCIAL ZONING DISTRICT, AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS OF THE HOPKINTON ZONING ORDINANCE:

"R-2" DISTRICT

MINIMUM LOT SIZE: 80,000 S.F. (UPLAND)
(PLUS 18,000 S.F. PER ADD. UNIT)
(1 AC. CONTIGUOUS UPLAND)
MINIMUM FRONTAGE: 250'
MINIMUM DEPTH: 140'
BUILDING SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 40'
MAXIMUM BUILDING HEIGHT: 35'

"R-3" DISTRICT

MINIMUM LOT SIZE: 120,000 S.F. (UPLAND)
(1 AC. CONTIGUOUS UPLAND)
MINIMUM FRONTAGE: 300'
MINIMUM DEPTH: 200'
BUILDING SETBACKS:
FRONT: 60'
SIDE: 30'
REAR: 60'
MAXIMUM BUILDING HEIGHT: 35'

"B-1" DISTRICT

MINIMUM LOT SIZE: 15,000 S.F. (UPLAND)
(PLUS 2,000 S.F. PER ADD. UNIT)
(1 AC. CONTIGUOUS UPLAND)
MINIMUM FRONTAGE: 80'
MINIMUM DEPTH: 80'
BUILDING SETBACKS:
FRONT: 30' (100' IF COMMERCIAL/INDUSTRIAL USE)
SIDE: 15' (50' IF COMMERCIAL/INDUSTRIAL USE)
REAR: 40'
MAXIMUM BUILDING HEIGHT: 35'

- THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN DECEMBER 2020 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAS A CLOSURE OF 1 PART IN 15,000 OR BETTER. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS SET FORTH IN THE NH CODE OF ADMINISTRATIVE RULES LAM 500. THE BEARINGS ARE REFERENCED TO NH STATE PLANE NAD 83/11 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN DECEMBER 2020.
- THE WETLANDS SHOWN HEREON WERE DELINEATED BY T. F. BERNIER, INC. UNDER THE SUPERVISION OF TIMOTHY F. BERNIER, CWS #652 IN NOVEMBER 2019, IN ACCORDANCE WITH NHRS 408.01.
- PORTIONS OF THE PROPERTIES LIE WITHIN THE 100 YEAR FLOOD ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HOPKINTON, MAP NO. 33013C0032, WITH EFFECTIVE DATE APRIL 18, 2010. THE LIMITS OF THE FLOOD ZONE SHOWN HEREON HAVE BEEN DIGITALLY REPRODUCED FROM SAID FLOOD MAP.
- THE UNDERGROUND WATER LINE SHOWN HEREON IS APPROXIMATE. CONTACT DGS SAFE PRIOR TO THE START OF ANY CONSTRUCTION.

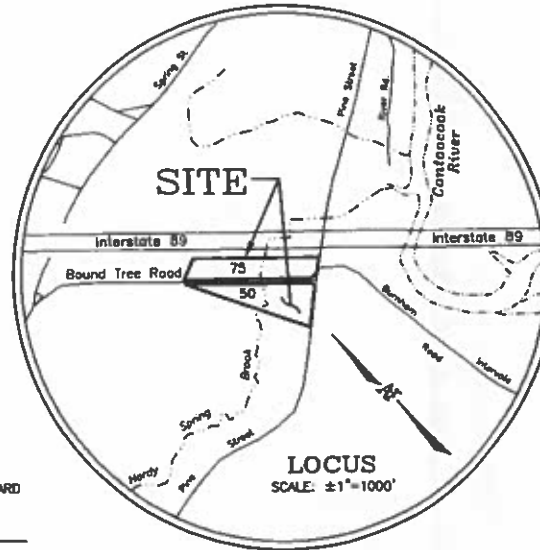
SHEET INDEX

- SHEET 1: SUBDIVISION PLAN
SHEET 2: TOPOGRAPHIC PLAN
SHEET 3: TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEET 2 IS TO BE ON FILE WITH THE TOWN OF HOPKINTON.



APPROVED, TOWN OF HOPKINTON, PLANNING BOARD

CHAIRPERSON _____ DATE _____



SUBDIVISION PLAN
LAND OF
THE ESTATE OF BARBARA F. WALLS
ASSESSOR'S MAP 221 LOTS 50 & 75
BOUND TREE ROAD / PINE STREET
CONTOOCOOK VILLAGE
HOPKINTON, NH
SCALE: 1"=60' DATE: JANUARY 2021
SHEET 1 OF 2

OWNER OF RECORD
MAP 221 LOTS 50 & 75
ESTATE OF BARBARA WALLS
(C/O JERRY WALLS, EXECUTOR)
18 BROOKSIDE DRIVE
CONCORD, NH 03301
PHONE: (603) 219-0700
BOOK 717 PAGE 487

NO.	REVISION	DATE



T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants
50 PLEASANT STREET - P.O. BOX 3484
CONCORD, NEW HAMPSHIRE 03302-3484
Tel: (603) 224-4148 - Fax: (603) 224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.R.	P.C.	JOB #
					658-01

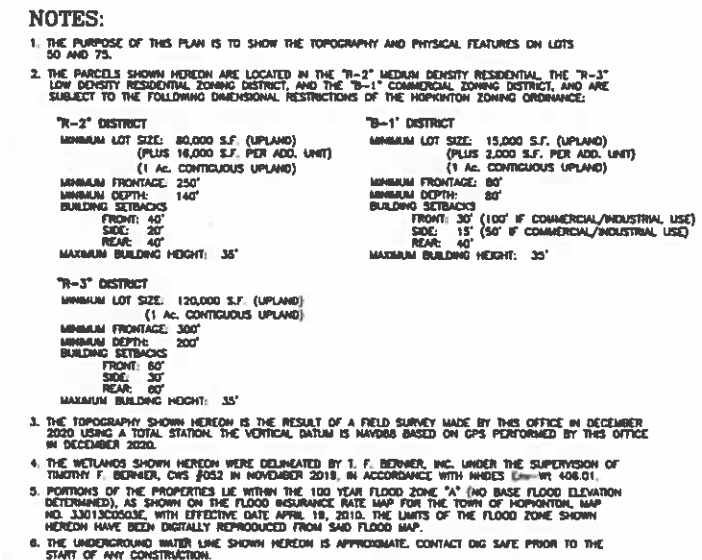
FROM NRCS WEB SOIL SURVEY 11/09/20
33A: CHAMPLAIN LOAMY FINE SAND, 0-3% SLOPES
35B: CHAMPLAIN LOAMY FINE SAND, 3-8% SLOPES
214A: HAUBURG LOAMY SAND, 0-5% SLOPES.
613A: CROGHAN FINE SANDY LOAM, 0-5% SLOPES.

NEW LOT #50-1
(ONLY CONSIDER SOIL S3: GROUP 1, G-BX, FACTOR=1.0
LOT SIZE= (Og.p.s. / 2000g.p.s./acre) x FACTOR
USE Q=800 g.p.s. (4 BEDROOMS)
REQUIRED LOT SIZE: W/ NO WET, SLOPES >35%, LEDGE,
EASEMENTS OR WELL PADDS
REQUIRED LOT SIZE= (800g.p.s./2000g.p.s./acre)x1.0
= 0.3 AC = 13,068 Sq. Ft.
SUITABLE AREA PROVIDED: 463,750 S.F. (WELL RADIUS(17'
= 46,000 S.F.) CONTIGUOUS)

MEIN LOT #75-2
 (ONLY COUNTING SOL 35 & SLOPES 0-8%):
 GROUP 1 - 0-8%, FACTOR=1.0
 LOT SIZE= $(\text{Opp.d.} / 2000\text{g.p.d./acre}) = \text{FACTOR}$
 USE 0-800 G.P.D. (4 BEDROOMS)
 REQUIRED LOT SIZE: W/ NO NET, SLOPES >30%, LEDGE,
 ESCAPEMENTS OR WELL RADII
 REQUIRED LOT SIZE= $(800\text{g.p.d.}/2000\text{g.p.d./acre}) \times 1.0$
 = 0.3 AC. = 13,068 SQ. FT.
 SUITABLE AREA PROVIDED: 54,500 S.F. -WELL RADII(=)
 = 36,800 S.F. (CONTIGUOUS)
 (MUNICIPAL WATER ALSO AVAILABLE)

NEW LOT #75-3
 SOL. 61% GROUP 3. (ONLY COUNTING 0-8K), FACTOR=1.6
 LOT SIZE= $(800 \text{ p.d.} / 20000 \text{ p.d./acre}) \times \text{FACTOR}$
 USE 0-800 p.d.
 REQUIRED LOT SIZE W/ 4% NO. WET, SLOPES >25%, LEDGE,
 EASEMENTS OR WELL RADII
 REQUIRED LOT SIZE= $(8000 \text{ p.d.} / 20000 \text{ p.d./acre}) \times 1.6$
 = 0.46 Ac. = 20,098 Sq. Ft.
 SUITABLE AREA PROVIDED (SLOPE 0-8K):
 = 33,250 S.F. = WELL RADII (17,571 S.F.)
 = 23,578 S.F. (CONTIGUOUS)
 (MUNICIPAL WATER ALSO AVAILABLE)

NEW LOT #73
SOIL 335 GROUP 1, 0-8%, FACTOR=1.0
LOT SIZE = $(0.66 \text{ g.p.d.} / 2000 \text{ g.p.d./acre}) \times \text{FACTOR}$
USE 0-800 S.F.
REQUIRED LOT SIZE W/ NO WET, SLOPES >33%, LEDGE,
EASHERS OR WELL RADII
REQUIRED LOT SIZE = $(800 \text{ g.p.d.} / 2000 \text{ g.p.d./acre}) \times 1.0$
= 0.3 Ac. = 13,000 Sq. Ft.
SUITABLE AREA PROVIDED: >70,700 S.F. - WELL RADII(17,871 S.F.)
= >53,000 S.F. (CONTIGUOUS)
(MUNICIPAL WATER ALSO AVAILABLE)



TEST PIT DATA
DECEMBER 3, 2020

TP #1

3-10" 10YR 3/2 VERY DARK GRAYISH BROWN
FINE LOAM, LOOSE, GRAMULAR

3-16" 10YR 5/8 YELLOWISH BROWN MEDIUM
SAND, LOOSE, GRAMULAR

16-80" 10YR 7/3 VERY PALE BROWN MEDIUM
SAND, LOOSE, GRAMULAR

60-72" 10YR 8/1 WHITE MEDIUM SAND,
LOOSE, GRAMULAR

CSHWT = 60"
ROOTS TO 30"
NO WATER FOUND
NO LODGE FOUND
TERMINATED AT 72"
PERC RATE = 4 MB/INCH AT 40"

TP #2

3-10" 10YR 3/2 VERY DARK GRAYISH BROWN
FINE LOAM, LOOSE, GRAMULAR

3-16" 10YR 5/8 YELLOWISH BROWN MEDIUM
SAND, LOOSE, GRAMULAR

19-36" 10YR 7/3 VERY PALE BROWN MEDIUM
SAND, LOOSE, GRAMULAR

36-80" 10YR 7/2 LIGHT GRAY FINE SAND,
LOOSE, GRAMULAR

CSHWT = 36"
ROOTS TO 20"
NO WATER FOUND
NO LODGE FOUND
TERMINATED AT 80"
PERC RATE = 8 MB/INCH AT 36"

TP #3

0-7" 10YR 3/2 VERY DARK GRAYISH BROWN
FINE SANDY LOAM, LOOSE, GRAMULAR

7-16" 10YR 5/8 YELLOWISH BROWN MEDIUM
SAND, LOOSE, GRAMULAR

16-80" 10YR 6/4 LIGHT YELLOWISH BROWN
MEDIUM SAND, LOOSE, GRAMULAR

CSHWT = >80"
ROOTS TO 30"
NO WATER FOUND
NO LODGE FOUND
TERMINATED AT 80"
PERC RATE = 4 MB/INCH AT 40"

TP #4

0-12" 10YR 3/2 VERY DARK GRAYISH BROWN
FINE SANDY LOAM, LOOSE, GRAMULAR

12-18" 10YR 5/8 YELLOWISH BROWN MEDIUM
SAND, LOOSE, GRAMULAR

18-80" 10YR 6/4 LIGHT YELLOWISH BROWN
MEDIUM SAND, LOOSE, GRAMULAR

CSHWT = >80"
ROOTS TO 40"
NO WATER FOUND
NO LODGE FOUND
TERMINATED AT 80"
PERC RATE = 4 MB/INCH AT 40"

LOT AREA TABLE

LOT	TOTAL AREA	TOTAL UPLAND	CONTIGUOUS UPLAND
NEW LOT 50-1	108,999 S.F.	80,300 S.F.	>10,000 S.F.
NEW LOT 50	228,782 S.F.	>182,100 S.F.	>102,800 S.F.
NEW LOT 75-2	92,508 S.F.	80,850 S.F.	>72,000 S.F.
NEW LOT 75-1	143,906 S.F.	>113,500 S.F.	>73,500 S.F.
NEW LOT 75	77,138 S.F.	71,000 S.F.	71,000 S.F.

TOPOGRAPHIC PLAN
LAND OF
THE ESTATE OF
BARBARA F. WALLS

ASSESSOR'S MAP 221 LOTS 50 & 75
BOUND TREE ROAD / PINE STREET
CONTOOCCOOK VILLAGE
HOPKINTON, NH

SCALE: 1"=60' DATE: JANUARY 2021
SHEET 2 OF 2

OWNER OF RECORD

MAP 221 LOTS 50 & 75
ESTATE OF BARBARA WALLS
(C/O JERRY WALLS, EXECUTOR)
16 BROOKSIDE DRIVE
CONCORD, NH 03301
PROBATE: #317-2019-ET-00834
BOOK 717 PAGE 487

T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3484
CONCORD, NEW HAMPSHIRE 03302-3484
Tel:(603)224-4148 ~ Fax:(603)224-0507

NO.	REVISION	DATE	DESIGNED BY JTB	DRAWN BY DL JRC	CHECKED BY JTB	P.B. 222	P.C. 02	JOB # 658-01
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NO	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	F.S.	P.C.	JOB #
			WFB	TH JMC	WFB	223	02	558-01
				DRAWING NAME				