



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 AUGUST 9, 2022

The Hopkinton Planning Board will meet on Tuesday, August 9, 2022, at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, to review and take action on the following:

- I. **Call to Order/Roll Call.** (Review attendance of regular members, the seating of alternate members, and determine quorum).
- II. **Conceptual Consultations.**
- III. **Applications/Public Hearings.**

#2022-06 T.F. Bernier, Inc. Lot Line Adjustment between Lot 38.1, shown on Tax Map 241, and Lot 51, shown on Tax Map 240, owned by Brayshaw Asset Management, LLC and Kirk Hemphill, off Briar Hill Road, R-4 District. A public hearing will immediately follow if the application is accepted as complete.

- a) Determine completeness and Regional Impact (RSA 36:54-58)
- b) Public Hearing
- c) Deliberation/Action on Application

#2022-07 Thomas M. Morin Revocable Trust Two (2) lot subdivision of property located at 50 Old Stagecoach Road, Tax Map 250, Lot 11, R-4 District. A public hearing will immediately follow if the application is accepted as complete.

- a) Void (#2022-01) Approval of 3-Lot Subdivision
- b) Determine completeness and Regional Impact (RSA 36:54-58)
- c) Public Hearing
- d) Deliberation/Action on Application

#2022-08 Cedar Street Holdings, LLC Site plan Review and Architectural Design Review of restaurant and parking modifications, including outdoor dining and entertainment, 16 Cedar Street, Tax Map 101, Lot 18, VB1 District. A public hearing will immediately follow if the application is accepted as complete.

- a) Determine completeness and Regional Impact (RSA 36:54-58)
- b) Public Hearing

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.

- c) Deliberation/Action on Application

IV. Review of Minutes and Notice of Decision of July 12, 2022.

V. Other Business.

- a) Voluntary Merger pre-existing lots owned by Cedar Street Holdings, LLC, shown as lots 18 & 19 on Tax Map 101, Cedar Street, VB1 district (RSA 674:39-a).
- b) Rules of Procedure (Draft Revisions).
- c) Master Plan Community Facilities Chapter (Status).
- d) Zoning Amendments 2023 (Proposed).
- e) Any other business that may legally come before the Board.

VI. Adjournment (Next regular meeting is Tuesday, September 13, 2022).



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

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

#2022-06^{1g}
State and Local Permitting
Land Surveying
Aerial Mapping
Aerial Photography

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

July 15, 2022

Michael Wilkey, Chair
Hopkinton Planning Board
330 Main Street
Hopkinton, NH 03229

RE: Application for Lot Line Adjustment – Briar Hill Road
Assessor's Map 240 Lot 51 – Land of Brayshaw Asset Management, LLC
Assessor's Map 241 Lot 38-1 - Land of Kirk Hemphill

Dear Chair Wilkey and Members of the Board:

Please find enclosed the application for a Lot Line Adjustment involving Tax Map 240 Lot 51 and Tax Map 241 Lot 38-1. Lot 38-1 will transfer ± 11.6 acres to Lot 51 with 300' of frontage on Briar Hill Road. After the Lot Line Adjustment Lot 51 will have ± 162.3 acres and Lot 38-1 will have ± 5.2 acres. Lot 38-1 will continue to have its own septic system, well, 300' of frontage, and greater than 120,000 square feet of uplands. There are no new lots or development proposed and no State subdivision approval is required.

We are requesting waivers to the following subdivision regulations:

Section: 3.3.1(D)- Surveyed exterior property lines.

Section: 3.3.2(A)- The location and dimensions of all boundary lines of the property.

-A boundary survey for Lot 51 was completed by Bristol Sweet & Associates, Inc., in 1999 and is referenced on our plans. We are requesting a waiver to survey all exterior property lines on Lot 51 and to show the location of all boundary lines of the property. Surveyed lines in 2022 reflect the same as displayed on the Bristol Sweet & Associates, Inc. plan.

Section: 3.3.1(B)- A sketch of the site showing existing natural features.

Section: 3.3.1(C)- Existing contours.

Section: 3.3.1(H)- Soils locations and types.

-The Lot Line Adjustment is fairly simple, no new lots are created, and no development is proposed. Lot 51 will increase in size and the remainder of Lot 38-1 will contain greater than 5 acres. Certain topographic features such as wetlands, buildings, and wells are shown on the plan.

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.


Timothy Bernier PLS LLS CWS
President

enclosures
cc: file 663-01

7/15/22
CK 13437



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: Briar Hill Road **MAP/LOT:** 240 / 51 , 241 / 38-1 **ZONE:** R-4

APPLICANT: T.F. Bernier, Inc.

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

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

OWNER(s)

Name: Brayshaw Asset Management, LLC

Address: 4 Appaloosa Run **City:** Concord **State:** NH **Zip:** 03301

Phone: (603) 731-6009 **Email:** bbrayshaw@mac.com

Name: Kirk Hemphill

Address: 831 Briar Hill Road **City:** Hopkinton **State:** NH **Zip:** 03229

Phone: _____ **Email:** _____

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

Name: T.F. Bernier, Inc.

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

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

Name: _____

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

Phone: _____ **Email:** _____

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

☐ Public Water ☐ Public Sewer ☒ Well ☒ Septic

Lots/units proposed: None **Existing Building Area:** N/A **Proposed Building Area:** N/A

% Open Space: None (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

\$100.00 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)

\$90.00 Public Notice Mailing.....\$ 10.00 per Address (Owner, Applicant, Agent, Abutter)

\$220.00 Newspaper Notice.....\$ 75.00

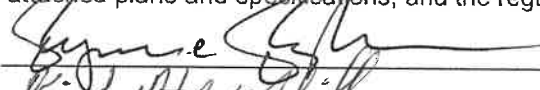
Total=\$410.00


N/A ☐ 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.

Owner 1
Applicant's Signature:  Date: 7/14/22

Owner's Signature(s):  Date: 7/15/22

Applicant:  Date: 7/15/22

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

- | | | |
|------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <input checked="" type="checkbox"/> | An application, either signed by <u>all</u> the current owner(s) of the property, <u>or</u> 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. |
| | <input checked="" type="checkbox"/> | The appropriate application fee. |
| | <input checked="" type="checkbox"/> | A deed showing property description and ownership. |
| | <input checked="" type="checkbox"/> | 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. |
| | <input checked="" type="checkbox"/> | 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. |
| N/A | <input type="checkbox"/> | Copies of any approvals or permits required from state and federal agencies. |
| | <input checked="" type="checkbox"/> | <u>Written request for any waivers from the Subdivision Regulations, if any.</u> |
| None | <input type="checkbox"/> | A copy of any variances or special exceptions which have been granted by the Zoning Board of Adjustment. |
| | <input checked="" type="checkbox"/> | Four (4) copies of the subdivision plat which contains all the information outlined in the Subdivision Regulations. |
| | <input checked="" type="checkbox"/> | 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

- | | | |
|--|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <input checked="" type="checkbox"/> | 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. |
| | <input checked="" type="checkbox"/> | 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. |
| | <input checked="" type="checkbox"/> | Title of plat and Name and address of the owner and that of agent, if any. |
| | <input checked="" type="checkbox"/> | Date the plan was prepared and the date of all revisions. |
| | <input checked="" type="checkbox"/> | North arrow, bar scale and Tax Map/Lot references. |
| | <input checked="" type="checkbox"/> | Name, address, seal, and signature of the licensed surveyor, engineer, and certified soils or wetland scientist. |

Design and Sketch Plan

- | | | |
|--|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| | <input checked="" type="checkbox"/> | A vicinity sketch showing location of property in relation to surrounding streets systems and other pertinent features. |
|--|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------|

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

- Waiver ☐ 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.
- Waiver ☐ Contours at intervals not exceed five feet (5') with spot elevations provided when the grade is less than five percent (5%).
- Waiver ☐ 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.
- Waiver ☐ Soils location and types.
- ☒ Any other features that would fully explain the concept of the proposal, existing conditions, and future development.

Subdivision Plan

- Waiver ☐ 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).
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ Lots consecutively numbered or lettered in alphabetical order.
- N/A ☐ 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
SUBDIVISION CHECKLIST

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.
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ Traffic Impact Analysis, Fiscal Impact Analysis, School Impact Analysis, Environmental Impact Analysis and/or Community Services Impact Assessment.
- N/A ☐ 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

- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ 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.

June 15, 2022

Karen Robertson, Planning Director
Town of Hopkinton
330 Main Street
Hopkinton, NH 03229

RE: Lot Line Adjustment Application – Map 240 Lot 51 and Map 241 Lot 38-1
Briar Hill Road
Brayshaw Asset Management, LLC

Dear Director Robertson:

Please find the attached application fees for Lot Line Adjustment:

Lot Line Adjustment Application Fees:

Application for Lot Line Adjustment: \$100.00.

Certified Notice of Hearing \$10.00 per abutter, owner, applicant and surveyor: $\$10.00 \times (9) = \90.00

Newspaper legal Notice: $\$75.00 \times (1) = \75.00

Total Application Fees for Planning Board Meeting: \$265.00

-After Final Approval-

MCRD Recording Fee: \$26.00

LCHIP Fee: \$25.00

Total: \$51.00

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

Sincerely,
T. F. BERNIER INC.

Timothy F. Bernier, LLS CWS
President

enclosure

cc: file 663-01

Brayshaw Asset Management, LLC
4 Appaloosa Run
Concord, NH 03301

Town of Hopkinton
Karen Robertson, Planning Director
330 Main Street
Hopkinton, NH 03229

RE: Lot Line Adjustment of Assessors Map 240 Lot 51 and Map 241 Lot 38-1

To Whom It May Concern:

I, Ben Brayshaw, Owner of Brayshaw Asset Management, LLC, hereby give permission for T.F. Bernier, Inc., P.O. Box 3464, Concord, New Hampshire, to represent us before the Town of Hopkinton Planning Board relative to the application for Lot Line Adjustment approval and all other related matters.


Owner - Ben Brayshaw
Brayshaw Asset Management, LLC

7/14/22
Date

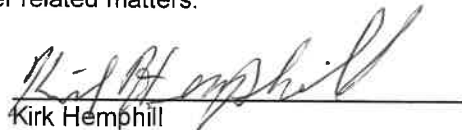
Kirk Hemphill
831 Briar Hill Road
Hopkinton, NH 03229

Town of Hopkinton
Karen Robertson, Planning Director
330 Main Street
Hopkinton, NH 03229

RE: Lot Line Adjustment of Assessors Map 240 Lot 51 and Map 241 Lot 38-1

To Whom It May Concern:

I, Kirk Hemphill, hereby give permission for T.F. Bernier, Inc., P.O. Box 3464, Concord, New Hampshire, to represent us before the Town of Hopkinton Planning Board relative to the application for Lot Line Adjustment approval and all other related matters.


Kirk Hemphill


Date

2

✓ After recording pls. return to:
Attorney Leonard Foy
Palmisano & Associates
444 Washington St • Suite 406
Woburn, Mass. 01801

1439
2-

Doc# 658448
Book: 2931
Pages: 0696 - 0697
Filed & Recorded
09/29/2006 9:46AM
KATHI L. GARY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS	
RECORDING	\$ 14.00
SURCHARGE	\$ 2.00
POSTAGE	\$ 0.39
TRANSFER TAX	\$ 3,383.00

Book 2931 Page 696

3383.00 WARRANTY DEED

We, **David L. Poole** and **Judith F. Darrah f/k/a Judith Poole**, both unmarried individuals, of 831 Briar Hill Road, Hopkinton, County of Merrimack, State of New Hampshire 03229,

for consideration paid, grant to **Kirk Hemphill**, a married individual, of 104 White Rock Hill Road, Bow, Merrimack County, State of New Hampshire 03304

With Warranty Covenants

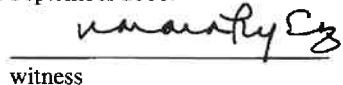
A certain parcel of land together with the buildings situated thereon, situated on the west side of Briar Hill Road, Town of Hopkinton, County of Merrimack, and State of New Hampshire, shown as Tax Map 241, Lot 38 on a plan of land entitled "Subdivision of Land of Robert W. Poole" Hopkinton, NH dated April 2, 1993 recorded in the Merrimack County Registry of Deeds as Plan No. 12674 to which plan reference may be had for a more particular description. Containing 16.76 acres more or less.

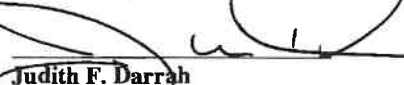
Meaning and intending to describe and convey the premises conveyed to David L. Poole and Judith Poole by Warranty Deed dated June 7, 1995 and recorded in the Merrimack County Registry of Deeds at Book 1989, Page 615.

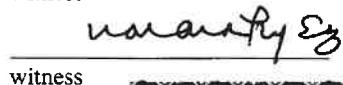
We, David L. Poole and Judith Poole, do hereby release our homestead and other legal and equitable interests therein.

Witness our hands and seals this 28th day of September 2006.


David L. Poole


witness


Judith F. Darrah


witness

f/k/a Judith Poole
by her attorney-in-fact, Attorney James M. Hawkins

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
3 THOUSAND 3 HUNDRED AND 83 DOLLARS	
09/29/2006 788246 \$ 3,383	
VOID IF ALTERED	

STATE OF NEW HAMPSHIRE

Merrimack County

September 28, 2006

On this 28th day of September 2006, before me, the undersigned notary public, personally appeared **David L. Poole**, proved to me through satisfactory evidence of identification, which was a drivers license, to be the person whose names is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

LEONARD WILLIAM FOY III, ESQ.
Notary Public, State of New Hampshire
My Commission Expires Nov. 5, 2008

Leonard W. Foy III

Notary Public

My Commission Expires: 11/5/2008

STATE OF NEW HAMPSHIRE

Merrimack County

September 28, 2006

On this 28th day of September 2006, before me, the undersigned notary public, personally appeared **Judith F. Darrah**, f/k/a Judith Poole, by her attorney-in-fact, Attorney **James M. Hawkins**, proved to me through satisfactory evidence of identification, which was a drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

LEONARD WILLIAM FOY III, ESQ.
Notary Public, State of New Hampshire
My Commission Expires Nov. 5, 2008

Leonard W. Foy III

Notary Public

My Commission Expires: 11/5/2008

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

Smith-Weiss

13,425.00

WARRANTY DEED

Susan E. Upton Lynch and William G. Steele, Jr., CPA, Trustees of The John H. Lynch Irrevocable Trust of 2012, having a mailing address of 2 Watchtower Road, Hopkinton, New Hampshire 03229, for consideration paid, grant to **Brayshaw Asset Management, LLC**, a New Hampshire limited liability company, having a mailing address of 4 Appaloosa Run, Concord, New Hampshire 03301, with WARRANTY covenants,

A certain parcel of land, with the improvements thereon, located in the Town of Hopkinton, County of Merrimack, State of New Hampshire, described as follows:

That portion of a certain property, located in the Town of Hopkinton, County of Merrimack, State of New Hampshire, and known as the Gage Place, which is situated westerly of the highway leading from Hopkinton Village to Tyler Station, but

EXCEPTING from the said Premises conveyed a parcel of land situated on said highway surrounding the buildings which are situated thereon, being ten (10) acres, more or less, which ten acre parcel is bounded and described as follows:

Beginning on the southerly side of the lane leading to the woodland on the westerly side of the road from Hopkinton Village to Tyler Station at the corner of the wall on the south side of said lane; westerly along this wall about five hundred and fifty (550) feet to the easterly side of an opening in that wall; thence southerly in a straight line to a point in the south line of said property at a point approximately five hundred four (504) feet west of the above-mentioned highway; easterly along said wall about five hundred four (504) feet to the highway; northerly along said highway to the point of beginning.

Said premises are shown on a plan entitled, "TYPE MAP OF THE BRIER HILL FARM WOODLOT, JULY, 1916," filed in the Registry of Deeds as Map #750, the said granted premises being bounded and hatched in red on said plan.

The above parcel is believed but not warranted to be further described as follows:

A certain tract or parcel of land with all improvements and appurtenances situate on the east side of Gould Hill Road and westerly of Briar Hill Road in the Town of Hopkinton, County of Merrimack, and State of New Hampshire, as shown on a plan entitled, "THE

GOULD HILL TRUST, WILLIAM G. STEELE, JR., TRUSTEE", prepared by Bristol, Sweet & Associates, Inc., dated September 22, 1999, recorded as Plan #14886 in the Merrimack County Registry of Deeds (the "Plan"), which tract or parcel is more particularly bounded and described as follows:

Beginning at an intersection of two stone walls at an iron rod on the easterly sideline of Gould Hill Road at the westernmost corner of the within premises and the northwesterly corner of land now or formerly of Philip C. and Gloria F. Martin;

Running in a northerly direction along a stone wall and the easterly sideline of Gould Hill Road a distance of 986.5 feet, more or less, to an iron pipe at an intersection of stone walls at land now or formerly of Arnold C. & Alice R. Coda, (shown as Tax Lot #240-50 on the Plan), which iron pipe is North 11° 33' 55" East a distance of 983.17 feet from the previously mentioned iron rod;

Turning and running in an easterly direction along a stone wall and said Coda land a distance of 431.0 feet, more or less, to an iron pipe at an intersection of stones walls and a barbed wire fence, which iron pipe is North 87° 44' 23" East a distance of 430.88 feet from the previously mentioned iron pipe;

Turning and running along land now or formerly of Erik Leadbeater, (shown as Tax Lot #240-49 on the Plan), North 88° 00' 35" East a distance of 1071.76 feet to a 1" iron rod at the beginning of a barbed wire fence;

Turning and running still along said Leadbeater land North 07° 11' 20" West a distance of 713.15 feet to an iron rod set in a drill hole at end of a stone wall at the end of the barbed wire fence;

Continuing along the stone wall and land of Leadbeater North 09° 22' 17" West a distance of 153.76 feet to an iron rod set in a drill hole in the stone wall at land now or formerly of Walter W. Dwyer Jr. 1998 Trust, (shown as Tax Lot #241-43 on the Plan);

Turning and running along said Dwyer Trust land North 49° 02' 30" East a distance of 448.94 feet to an iron rod at a bend in a barbed wire fence;

Turning and running still along said Dwyer Trust land, North 80° 55' 36" East a distance of 757.50 feet to a drill hole at the end of a stone wall near a corner of barbed wire fences, at land now or formerly of Mary H. Small, (shown as Tax Lot #241-38.2 on the Plan);

Turning and running along said Small land South 16° 39' 06" East a distance of 898.18 feet to a drill hole at the end of a stone wall;

Continuing along the stone wall and said Small land a distance of 469.60 feet to a drill hole in the stone wall, which drill hole is South 16° 40' 35" East, and a distance of 469.60 feet from the next previously mentioned drill hole;

Continuing along the stone wall and land now or formerly of David L. & Judith Poole, (shown as Tax Lot #241-38.1 on the Plan) a distance of 541.50 feet to a drill hole at the end of the stone wall, which drill hole is South 16° 24' 19" East, and a distance of 541.46 feet from the next previously mentioned drill hole;

Continuing in southeasterly direction along said Poole land South 16° 36' 36" East, a distance of 82.47 feet to a drill hole at the end of a stone wall;

Continuing in a southeasterly direction along the stone wall and said Poole land a distance of 257.10 feet, more or less, to a drill hole in the stone wall, which drill hole is South 16° 20' 41" East, a distance of 256.98 feet from the next previously mentioned drill hole;

Continuing in a southeasterly direction along the stone wall and said Poole land a distance of 288.90 feet, more or less, to a drill hole at an intersection of stone walls, which drill hole is South 16° 40' 26" East, a distance of 287.63 feet from the next previously mentioned drill hole;

Turning and running in an easterly direction along a stone wall and said Poole land a distance of 392.30 feet, more or less, to a drill hole 3.85 feet easterly of a corner of stone walls at the westerly sideline of Briar Hill Road, which drill hole is North 83° 41' 42" East, a distance of 392.31 feet from the next previously mentioned drill hole;

Turning and running South 01° 05' 05" West, a distance of 45.39 feet along the westerly sideline of Briar Hill Road to a disk set in a drill hole at an intersection of stone walls at land now or formerly of Sandra Schneider, (shown as Tax Lot #249-5 on the Plan);

Turning and running a westerly direction along a stone wall and said Schneider land a distance of 558.50 feet, more or less, to an iron pipe in a gap in the stone wall 1.86 feet westerly of the end of the stone wall, which iron pipe is South 83° 26' 17" West, a distance of 557.61 feet from the disk referred to in the previous course;

Turning and running still along said Schneider land South 06° 37' 11" East, a distance of 1123.91 feet to an iron rod in a stone pile on a stone wall at land now or formerly of Donald & Sandra P. Saxon, (shown as Tax Lot #249-4 on the Plan);

Turning and running along a stone wall and said Saxon land North 63° 16' 34" West, a distance of 225.14 feet to a point at an intersection of stone walls at land now or formerly of Robert A. & Nancy N. Sweatt, (shown as Tax Lot #239-22 on the Plan);

Turning and running in a westerly direction along the stone wall and said Robert Sweatt land a distance of 559.60 feet, more or less, to a drill hole at an intersection of stone walls at land now or formerly of Dana L. & Alice Sweatt, (shown as Tax Lot #239-21 on the Plan), which drill hole is North 86° 26' 54" West, a distance of 559.33 feet from the next previously mentioned point of intersection of stone walls;

Turning and running along said Dana Sweatt land North 65° 05' 14" West, a distance of 690.41 feet to an iron rod in a drill hole at the end of a stone wall at land now or formerly of Martha Houston Jones Revocable Trust of 1997, (shown as Tax Lot #240-54 on the Plan);

Continuing in a northwesterly direction along the stone wall and said Jones Trust land a distance of 323.80 feet, more or less, to a drill hole at an intersection of the stone wall and a row of stones, which drill hole is North 66° 21' 18" West, a distance of 319.37 feet from the last mentioned iron rod;

Continuing in a northwesterly direction along the stone wall and said Jones Trust land a distance of 909.90 feet, more or less, to a drill hole at the end of the stone wall, which drill hole is North 64° 01' 06" West, a distance of 901.84 feet from the next previously mentioned drill hole;

Continuing in a northwesterly direction along said Jones Trust land a distance of 300.40 feet, more or less, to an iron pipe at the end of a stone wall at land now or formerly of Philip C. & Gloria F. Martin, (shown as Tax Lot #240-52 on the Plan), which iron pipe is North 63° 47' 13" West, a distance of 300.30 feet from the last mentioned drill hole;

Continuing in a northwesterly direction along the stone wall and said Martin land a distance of 648.20 feet, more or less, to the point of beginning, which point is North 68° 12' 49" West, a distance of 647.78 feet from the last mentioned iron pipe.

Excepting "Parcel A" as shown on a plan of land entitled "Lot Line Adjustment Plan Land of Susan E. Upton Lynch & John H. Lynch Irrevocable Trust of 2012 Assessors Map 240 Lot 49 & 51 Gould Hill Road Hopkinton, New Hampshire Scale: 1" = 100' Date: February 2021" prepared by T. F. Bernier, Inc., Land Surveyors – Designers – Consultants, approved by the Hopkinton Planning Board on April 6, 2021 and recorded in the Merrimack County Registry of Deeds as Plan No. 202100008913.

Subject to any and all matters as shown on Plan No. 750, Plan No. 14886 and Plan No. 202100008913 and Plan No. 202100029623 recorded in the Merrimack County Registry of Deeds.

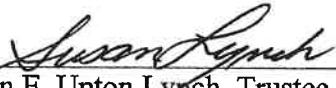
Subject to Current Use Taxation recorded on August 12, 1976 in said Registry of Deeds at Book 1278, Page 539 (551).

Meaning and intending to describe and convey a portion of the premises conveyed to the within grantors by deed of John H. Lynch, dated August 31, 2020 and recorded in the Merrimack County Registry of Deeds at Book 3696, Page 1739.

NOT HOMESTEAD PROPERTY.

Dated this 22nd day of November, 2021.

The John H. Lynch Irrevocable Trust of 2012

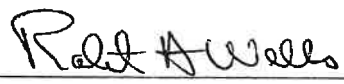
By: 
Susan E. Upton Lynch, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

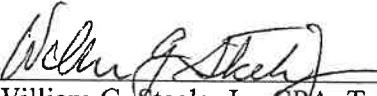
Nov 22, 2021

Personally appeared Susan E. Upton Lynch, Trustee of The John H. Lynch Irrevocable Trust of 2012, on behalf of the same.

Before me,


Notary Public
ROBERT A. WELLS
Notary Public - New Hampshire
My Commission Expires December 2, 2025

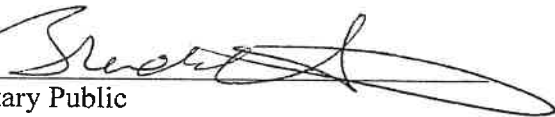
The John H. Lynch Irrevocable Trust of 2012

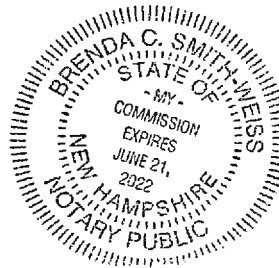
By: 
William G. Steele, Jr., CPA, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough
Nov 22, 2021

Personally appeared William G. Steele, Jr., CPA, Trustee of The John H. Lynch Irrevocable Trust of 2012, on behalf of the same.

Before me,


Notary Public



TRUSTEES' CERTIFICATE
Under N.H. RSA 564-A:7

The undersigned trustees of The John H. Lynch Irrevocable Trust of 2012, have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in the trust, and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any the trust assets paid to the trustees for a conveyance thereof.

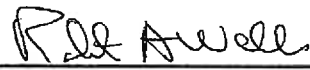
Dated this 22nd day of November, 2021.

By: 
Susan E. Upton Lynch, Trustee

STATE OF NEW HAMPSHIRE

COUNTY OF Merrimack

The forgoing instrument was acknowledged before me this 22nd day of November, 2021, by Susan E. Upton Lynch, Trustee of The John H. Lynch Irrevocable Trust of 2012, on behalf of the same.


Notary Public
My Commission Expires:
ROBERT A. WELLS
Notary Public - New Hampshire
My Commission Expires December 2, 2025

-2-

Dated this 22 day of Nov, 2021.

By: William G. Steele, Jr.
William G. Steele, Jr., CPA, Trustee

STATE OF NEW HAMPSHIRE

COUNTY OF Hillsborough

Subscribed and sworn to by **William G. Steele, Jr., CPA, Trustee of The John H. Lynch Irrevocable Trust of 2012** this 22 day of November, 2021 before me,

Brenda C. Smith
Notary Public
My Commission Expires:





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
Brayshaw Asset Management, LLC
Lot Line Adjustment Application
Assessors Map 240 Lot 51 and
Map 241 Lot 38-1
Briar Hill Road
Hopkinton, NH

<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>
241	38-1	Kirk Hemphill 831 Briar Hill Road Contoocook, NH 03229
240	51	Brayshaw Asset Management, LLC 4 Appaloosa Run Concord, NH 03301
249	8	S. Wayne & Elizabeth A. Clarke 812 Briar Hill Road Hopkinton, NH 03229
249	7-2	John C. & Catherine E. Reigeluth 846 Briar Hill Road Hopkinton, NH 03229
249	7-1	Tom Daniel McClure, Jr & Marcia Jeanne Stansfield 860 Briar Hill Road Hopkinton, NH 03229
249	6	Catherine H. Leaver & Doreen E. Casey 905 Briar Hill Road Contoocook, NH 03229
248	1	David Anderson White & Brenda Amy White 955 Briar Hill Road Contoocook, NH 03229

241	38-2	R and J Case Trust Ralph & Judith Case, Trustees 1030 Briar Hill Road Hopkinton, NH 03229
239	21	Timothy D. Sweatt 373 Old Stagecoach Road Contoocook, NH 03229
239	22	Five Rivers Conservation Trust 10 Ferry Street Suite 311A Concord, NH 03301
240	29	Alison Josefiak Christopher Navarro 257 Gould Hill Road Contoocook, NH 03229
240	30	Thomas R. & Hilary A. Chapman 283 Gould Hill Road Contoocook, NH 03229
240	31	Bradford W. & Ann McClane Kuster 331 Gould Hill Road Contoocook, NH 03229
240	32	Jane D. W. & Frederic Bradstreet P.O. Box 149 333 Gould Hill Road Contoocook, NH 03229
240	36	Irvin D. Gordon 63 Roberts Road Hopkinton, NH 03229
240	49	April Dunn 59 Blaze Hill Road Hopkinton, NH 03229
240	52	Rix Family Trust of 2016 248 Gould Hill Road Hopkinton, NH 03229
240	54	Richard Jones Irrevocable Trust 18 Green Street Newport, NH 03773
241	43	Jeanne C. Dwyer GST Exempt Trust P.O. Box 600 Concord, NH 03302
249	4	Kurt K. & Betsey F. Rhynhart 675 Briar Hill Road Hopkinton, NH 03229

Kevin
Tomasko
Robt.
Livingston

295 Stumpfield Rd Hopkinton
KR

249

5

The Viking Trust
745 Briar Hill Road
Contoocook, NH 03229

Professional Consultant

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



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN LOT 38-1 AS SHOWN ON ASSESSORS MAP 241 AND LOT 51 AS SHOWN ON ASSESSORS MAP 240. THE RESULT WILL TRANSFER PARCEL "A" CONTAINING 11.557 ACRES FROM SAID LOT 38-1 TO SAID LOT 51.
2. THE PARCELS SHOWN HEREON ARE LOCATED IN THE "R-4" RESIDENTIAL/AGRICULTURAL ZONING DISTRICT, AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
 MINIMUM LOT SIZE: 120,000 S.F. (UPLAND)
 MINIMUM FRONTAGE: 300'
 MINIMUM DEPTH: 200'
 BUILDING SETBACKS:
 FRONT: 60'
 SIDE: 30'
 REAR: 60'
 MAX. BUILDING HEIGHT: 35'
3. THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED IN JUNE OF 2022 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAD A CLOSURE OF 1 PART IN 15,000 OR BETTER. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES Lcm 500.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO NAD 83/11 NH STATE PLANE, BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JUNE 2021.
5. THE LOTS DO NOT FALL IN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HOPKINTON, MAP NO. 33013C510E, WITH EFFECTIVE DATE APRIL 19, 2010.
6. THE WETLANDS SHOWN HEREON WERE DELINEATED UNDER THE SUPERVISION OF TIMOTHY F. BERNIER, CWS #052 DURING JUNE 2022 IN ACCORDANCE WITH ENR-NH 406.01.

PLAN REFERENCES

1. SUBDIVISION OF LAND OF ROBERT W. POOLE LOCATED AT WEST SIDE OF BRIAR HILL ROAD HOPKINTON, NH. SCALE: 1"=100'. DATE: APRIL 2, 1993. PREPARED BY LAMARINE TECHNICAL LAND SERVICES OF P.O. BOX 456M CONTOOCCOOK, NH 03229 AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #12674.
2. SURVEY, GOULD HILL TRUST, WILLIAM C. STEELE, JR. TRUSTEE, GOULD HILL ROAD & BRIAR HILL ROAD IN HOPKINTON N.H. TAX MAP 240-51. SCALE: 1"=200'. DATE: 9/22/1999. PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC. OF NORTH SUTTON, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #14886.
3. LOT LINE ADJUSTMENT PLAN LAND OF SUSAN E. UPTON LYNCH & JOHN H. LYNCH IRREVOCABLE TRUST OF 2012. ASSESSORS MAP 240 LOT 49 & 51 GOULD HILL ROAD HOPKINTON, NEW HAMPSHIRE. SCALE: 1"=100'. DATE: FEBRUARY 2021. PREPARED BY THIS OFFICE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #20210008913.

ORIGINAL
MAP 240 LOT 51
±150.7 Ac.
NEW
MAP 240 LOT 51
±162.3 Ac.
SEE PLAN REFERENCE #2 & 3
FOR LOT 51 BOUNDARIES

LOT LINE TO BE ABANDONED

DETAIL
NOT TO SCALE

IRF 0.97'
N45°41'09"E
81.74'
N32°31'20"W
67.97'
N31°02'43"W

LOCUS
SCALE: 1"=2000'

MAP 241 LOT 38-2
R AND J CASE TRUST
RALPH & JUDITH CASE, TRUSTEES
1030 BRIAR HILL ROAD
HOPKINTON, NH 03229
BOOK 3652 PAGE 1782

PARCEL "A"
±503,430 Sq. Ft.
11.557 Ac.
TO BE TRANSFERRED
FROM LOT 38-1 TO LOT 51

ORIGINAL
MAP 241 LOT 38-1
±730,669 Sq. Ft.
16.774 Ac.
NEW
MAP 241 LOT 38-1
±227,239 Sq. Ft.
5.217 Ac.
TOTAL UPLANDS
131,334 Sq. Ft.

MAP 248 LOT 1
DAVID ANDERSON WHITE &
BRENDA AMY WHITE
959 BRIAR HILL ROAD
CONTOOCCOOK, NH 03229
BOOK 1939 PAGE 712

MAP 248 LOT 8
CATHERINE H. LEAVER &
DOREEN E. CASEY
905 BRIAR HILL ROAD
CONTOOCCOOK, NH 03229
BOOK 3573 PAGE 119

LOT LINE ADJUSTMENT PLAN

PREPARED FOR

BRAYSHAW ASSET
MANAGEMENT, LLC

ASSESSORS MAP 241 LOT 38-1
& ASSESSORS MAP 240 LOT 51

BRIAR HILL ROAD
HOPKINTON, NEW HAMPSHIRE

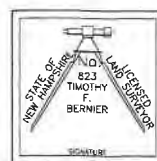
SCALE: 1"=60' DATE: JUNE 2022

SHEET 1 OF 1

OWNER OF RECORD

MAP 240 LOT 51
BRAYSHAW ASSET
MANAGEMENT, LLC
4 APPALOOSA RUN
CONCORD, NH 03301
BOOK 3770 PAGE 1440

MAP 241 LOT 38-1
KIRK HEMPHILL
831 BRIAR HILL ROAD
CONTOOCCOOK, NH 03229
BOOK 2931 PAGE 686

PLANNING BOARD
APPROVAL BLOCK

APPROVED, TOWN OF HOPKINTON, PLANNING BOARD

CHAIRPERSON

DATE

LEGEND

- ANGLE POINT
- IRON ROD TO BE SET
- DRILL HOLE FOUND/SET
- IRON ROD FOUND
- IRON PIPE FOUND
- UTILITY POLE
- MAILBOX

- STONE WALL
- EDGE OF PAVEMENT
- OHU OVERHEAD UTILITIES
- UPLAND
- DELINEATED WETLAND

ABBREVIATIONS

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- DHF DRILL HOLE FOUND

GRAPHIC SCALE

60 30 0 30 60 120



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

50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel: (603) 224-4148 - Fax: (603) 224-0507

NO	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB/JH	TJB	TFB	233	59	663-01
DRAWING NAME					

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov
Tel: 603-746-3170 Fax: 603-746-3049

N/A ☐ 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
 - 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

N/A ☐ 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: Thomas Morin Date: July 6, 2022
Owner's Signature(s): Thomas Morin Date: July 6, 2022

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.
- ☒ Copies of any approvals or permits required from state and federal agencies.
- N/A ☐ Written request for any waivers from the Subdivision Regulations, if any.
- N/A ☐ 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).
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ 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
SUBDIVISION CHECKLIST

N/A Construction Plan

- ☐ 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.
- ☐ 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.
- ☐ 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.

N/A 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:

- ☐ 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.

N/A 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.

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS

592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

July 6, 2022

**Karen Robertson
Planning Director
Town of Hopkinton
330 Main Street
Hopkinton, NH 03229**

**RE: Morin Subdivision
Tax Map 250 Lot 11
Old Stagecoach & Briar Hill Road**

Dear Ms. Robertson,

The purpose of this letter is to provide a description of the Morin Subdivision. The existing lot is located to the northwest of the intersection of Briar Hill and Old Stagecoach Roads. There is an existing old farmhouse with a well and septic system located at 50 Old Stagecoach Road. This application proposes to subdivide this property into 2 residential lots. Lot 11.02 has 300 feet of frontage on Old Stagecoach Road and contain 2.755 acres and has received NHDES Subdivision Approval. The existing farmhouse will be on Lot 11. This lot will have frontage on both Old Stagecoach and Briar Hill Roads and contain 19.76 acres.

I hope this explains the subdivision application. If you have any further questions, please do not hesitate to contact me.

Thank you,



Craig A. Francisco, L.L.S.
Director of Surveying & Mapping

417464

2001 MAY 14 PM 1:36

3K2262 PG0620

Barry Law Office
255 Main St.
Nashua NH 03060

40 W WARRANTY DEED

1834
200
40 W
KNOW ALL MEN BY THESE PRESENTS, that I, Thomas M. Morin, a single person, of 50 Old Stagecoach Road, Hopkinton, Merrimack County, State of New Hampshire, for consideration paid, grant to Thomas M. Morin, Trustee of the Thomas M. Morin Revocable Trust Agreement Dated April 11th, 2001, of 50 Old Stagecoach Road, Hopkinton, Merrimack County, State of New Hampshire WITH WARRANTY COVENANTS the following described property:

Two certain tracts or parcels of land with the buildings thereon, located in the Town of Hopkinton, Merrimack County, State of New Hampshire, bounded and described as follows:

Tract I:

Beginning at the corner of land now or formerly of Stillman B. Gage on the highway leading to Putney's Hill; thence northerly by said Gage's land to his northeasterly corner bound; thence easterly eleven and three-fourths rods to the stone wall and stake and stones; thence northerly by said wall twenty-seven rods and twenty-two links to the corner of the wall; thence easterly by the same wall eighteen rods to the highway leading from Tyler's Bridge to Hopkinton Village; thence southerly by said highway to the highway leading to Putney's Hill; thence westerly by said highway to the bound begun at, containing forty acres be the same more or less. Also a right to a certain well and the right to dig up and repair pipe to said well according to a certain agreement and conveyance made by George E. Barnard of Hopkinton on December 15, 1897.

Tract II:

Beginning at a point on the highway leading from Putney Hill down past the dwelling and premises occupied by E. R. Guild, formerly Jeremiah Storeys', at the corner of land formerly of Stillman B. Gage; thence southerly by said Gage land to land formerly of I. W. Fellows; thence easterly by said Fellows' land to land of heirs of Michael Sanborn on the easterly side of the "old pond bottom" at high water mark; thence northeasterly and easterly by said Sanborn's land and high water mark to the highway leading from Hopkinton lower village over Briar Hill toward Tyler's Bridge or Webster; thence northerly by said highway to the highway first mentioned; thence westerly by said first mentioned highway to the bound begun at, containing twenty acres more or less.

There are excepted and reserved from the foregoing, the following tracts of land conveyed as follows by Kurt Graff and Grace Graff:

1. To Vivien Place Timiriasieff by deed dated August 20, 1948 and recorded in Merrimack County Registry of Deeds, Vol. 656, Page 25.

2. To Paul Reck by deed dated November 23, 1948 and recorded in said Registry Vol. 652, Page 424.

3. To Ruth M. Tobey by deed dated February 29, 1952 and recorded in said Registry Vol. 712, age 65.

Reference is hereby made to each of the aforementioned deeds for a more particular description of said land previously conveyed.

Also excepting and reserving the following described parcel of land:

Commencing at a stone bound on the westerly side of Briar Hill Road, which stone bound marks the southeasterly corner of land of Ruth M. Tobey, above mentioned; thence running north eighty degrees forty-six minutes west (N 80° 46' W) four hundred (400) feet along said Tobey line to a point; thence turning and running southerly at a right angle to said Tobey line three hundred (300) feet to a point; thence turning and running easterly parallel to said Tobey line three hundred (300) feet therefrom four hundred (400) feet more or less to the westerly side of said Briar Hill Road; thence running northerly along the westerly side of Briar Hill Road three hundred (300) feet more or less to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to John H. Howe and Robin Howe by deed of Kurt Graff and Grace Graff dated February 2, 1961 and recorded in the Merrimack County Registry of Deeds at Book 876, Page 106. Robin Howe died in 1992. See death certificate recorded in said registry at Book 1926, Page 1099. John Howe died on January 27, 1998. See Merrimack County Registry of Probate Docket #1998-0066.

Also excepted from the above described premises is that portion of the premises which was acquired by the Hopkinton Village Precinct as evidenced by Selectmen's Decision and Order of Layout dated October 22, 1963 and recorded in the Merrimack County Registry of Deeds at Book 1429, Page 406.

The herein described premises are subject to the following:

(1) An easement granted to Public Service Company of New Hampshire dated November 4, 1946 and recorded in the Merrimack County Registry of Deeds at Book 612, Page 538, as modified and

amended by a certain release from Public Service Company dated January 11, 1961 and recorded in said Registry of Deeds at Book 877, Page 74; and

(2) Current use taxation as evidenced by instruments recorded in the Merrimack County Registry of Deeds at Book 1251, Page 280 and Book 1278, Page 1540.

Meaning and intending to describe and convey the same premises conveyed by Fiduciary Deed from Barbara N. Howe, Co-Executor and Charles F. Leahy, Co-Executor under the Will of John H. Howe, to Thomas M. Morin, dated June 8, 1998 and recorded in the Merrimack County Registry of Deeds in Book 2105, Page 0281.

This is a non-contractual transfer, and is exempt from transfer tax pursuant to RSA 78-B:2.

This is NOT HOMESTEAD PROPERTY.

WITNESS my hand and seal this 11th day of April 2001.


Thomas M. Morin

STATE OF NEW HAMPSHIRE
HILLSBOROUGH, SS

On this the 11th day of April 2001, personally appeared Thomas M. Morin, known to me to be the person whose name is subscribed to the foregoing Deed and acknowledged that he executed the same for the purposes therein contained.

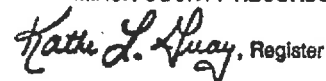

~~Notary Public/Justice of the Peace~~

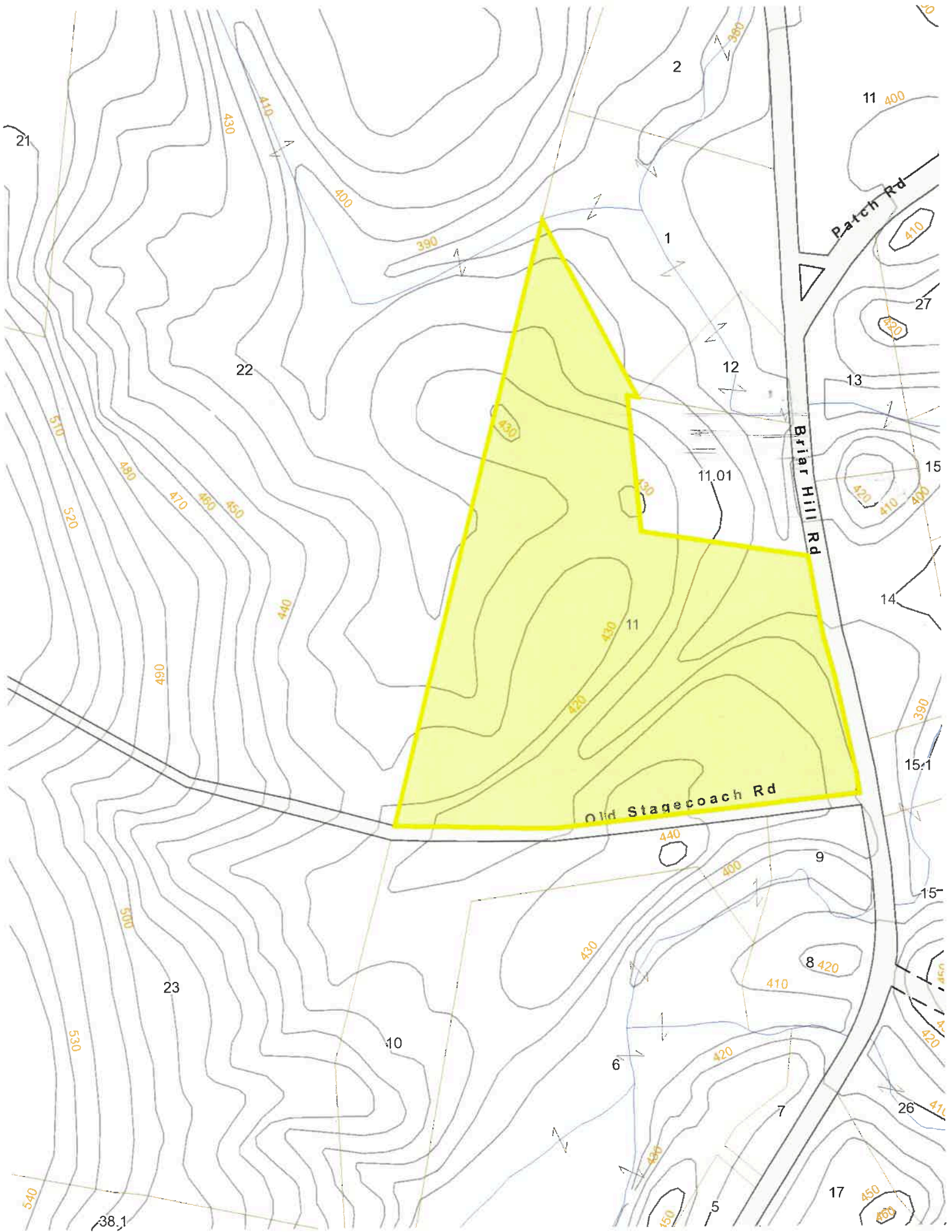
My commission expires: _____

morin.dcd

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
<div> <div> THOUSAND HUNDRED AND DOLLARS </div> <div> 483585 \$ 00.00 </div> </div>	
05/14/2001	
VOID IF ALTERED	

MERRIMACK COUNTY RECORDS

 Kathi L. Guay, Register



50 OLD STAGECOACH ROAD, HOPKINTON, NH 03229 TEST PIT DATA



TEST PIT DATA

TEST PIT NO. 1, (11-30-21)

0-12 10YR3/3 SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
12-24 7.5YR4/4 FINE SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
12-36 2.5Y7/3 FINE SANDY LOAM, LOOSE, MASSIVE, WEAK, FRIABLE
36-78 2.5Y7/3 FINE LOAMY SAND, LOOSE, MASSIVE, WEAK, VERY FRIABLE

NO LEDGE @ 78", ROOTS TO 36", NO WATER @ 78", MOTTLES & SHWT @ 33"

TEST PIT NO. 2, (11-30-21)

0-12 10YR3/3 SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
12-24 7.5YR4/4 FINE SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
12-36 2.5Y7/3 FINE SANDY LOAM, LOOSE, MASSIVE, WEAK, FRIABLE
36-78 2.5Y7/3 FINE LOAMY SAND, LOOSE, MASSIVE, WEAK, VERY FRIABLE

NO LEDGE @ 78", ROOTS TO 36", NO WATER @ 78", SHWT @ 33"

TEST PIT NO. 3, (11-30-21)

0-8 7.5YR3/3 SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
8-20 10YR5/6 FINE SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
20-32 2.5Y6/3 FINE SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
32-72 2.5Y6/4 FINE LOAMY SAND, LOOSE, MASSIVE, WEAK, VERY FRIABLE

NO LEDGE @ 72", ROOTS TO 15", NO WATER @ 72", SHWT @ 69"

TEST PIT NO. 4, (11-30-21)

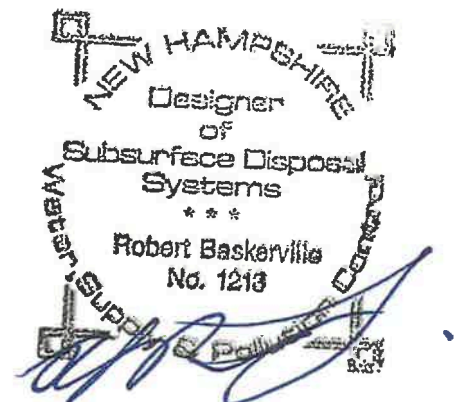
0-6 7.5YR2.5/3 SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
6-12 10YR5/6 SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
12-66 2.5Y5/4 LOAMY SAND, PLATY, FIRM

NO LEDGE @ 66", ROOTS TO 12", NO WATER @ 66", SHWT @ 63"

TEST PIT NO. 5, (11-30-21)

0-8 10YR3/4 SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
8-16 10YR5/6 SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE
16-72 2.5Y6/3 LOAMY SAND, BLOCKY, FIRM

NO LEDGE @ 72", ROOTS TO 12", NO WATER @ 72", SHWT @ 69"



TEST PITS WERE DONE BY MELISSA K. HARKNESS & MATTHEW R. ROUTHIER, NH SEPTIC DESIGNER # 1740, BOTH OF BEDFORD DESIGN CONSULTANTS, INC ON NOVEMBER 30, 2021.

Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS

592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

50 Old Stagecoach Road
Hopkinton, NH 03229
Tax Map 250 Lot 11
Abutters List
BDC Job # 1630-01
Checked on 7-6-22

Tax Map	Block-Lot	Name/Address
----------------	------------------	---------------------

OWNER

250	10	Thomas M. Morin Revocable Trust
	11	Thomas M. Morin, Trustee 50 Old Stagecoach Road Hopkinton, NH 03229

ABUTTERS

239	22	Five Rivers Conservation Trust 10 Ferry Street, Suite 311A Concord, NH 03301
239	23	Timothy D. & Bonnie Sweatt 207 Old Stagecoach Road Contoocook, NH 03229
249	1	William C. & Bonnie J. White 549 Briar Hill Road Hopkinton, NH 03229
249	2	Ryan T. & Megan L. Bullard 579 Briar Hill Road Hopkinton, NH 03229
250	9	Frank Craig & Kathleen L. Lorenzo 13 Old Stagecoach Road Hopkinton, NH 03229
250	11-1	Devin D. Chafee & Keith L. Crawley 483 Briar Hill Road Hopkinton, NH 03229
250	12	Rooney Irrevocable Trust Thomas H. & Arlene S. Rooney, Trustees 525 Briar Hill Road Hopkinton, NH 03229

250	14	Susan B. & Seth Greenblott 442 Briar Hill Road Hopkinton, NH 03229
250	15	Adam B. & Charlotte H. Chodosh 249 Rollins Road Hopkinton, NH 03229
250	15-1	William J. Tanksi III & Susanne Tanski P.O. Box 1316 Grantham, NH 03753

SURVEYOR

Bedford Design Consultants, Inc.
C/O Craig A. Francisco, LLS
592 Harvey Road
Manchester, NH 03103

WETLAND SCIENTIST

Gove Environmental Services, LLC
C/O Brendan Walden, CWS
8 Continental Drive, Bldg 2, Unit H
Exeter, NH 03833-7507



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR SUBDIVISION OF LAND

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

SUBDIVISION APPROVAL DATE: 3/10/2022

APPROVAL NUMBER: eSA2022031003

I. PROJECT LOCATION

Subdivision Name: MORIN SUBDIVISION
Address: 50 OLD STAGECOACH ROAD
HOPKINTON NH 03229
Tax Map: 250
Parent Lot No.: 11
No. of Lots: 1
Lot Nos.: 11.03

II. OWNER INFORMATION

Name: THOMAS M MORIN
Address: THOMAS M. MORIN REV. TRUST
50 OLD STAGECOACH ROAD
HOPKINTON NH 03229

III. APPLICANT INFORMATION

Name: ROBERT J BASKERVILLE
Address: 592 HARVEY RD
MANCHESTER NH 03103

IV. DESIGNER INFORMATION

Name: ROBERT J BASKERVILLE
Address: 592 HARVEY RD
MANCHESTER NH 03103
Permit No.: 01213

V. SURVEYOR INFORMATION

Name: CRAIG A FRANCISCO
Address: 75 ABIJAH BRIDGE RD
WEARE NH 03281
Permit No.: 00836

IV. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

A. OTHER CONDITIONS AND WAIVERS:

1. Dredge or fill in a jurisdictional wetland or stream requires DES Wetland Bureau approval per RSA 482-A.
2. Approved for lot 11.03 for a minimum of 600 GPD; lot loading approved based on current site conditions.

Travis Guest
Subsurface Systems Bureau

NHDES 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

APPROVAL FOR SUBDIVISION OF LAND

V. GENERAL TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

- A. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- B. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Subdivision of Land. Approval by the Department of Environmental Services of any subdivision of land is based on plans and specifications supplied by the Applicant.
- C. This Approval for Subdivision of Land does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202200844

APPROVAL NUMBER: eSA2022031003

APPLICATION RECEIVED DATE: March 1, 2022

Void # 2022-01
See attached
Approved plan + Decision

Karen Robertson

From: Craig Francisco <caf@BedfordDesign.com>
Sent: Wednesday, July 6, 2022 2:56 PM
To: Karen Robertson
Cc: Tom Morin
Subject: Tax Map 250 Lot 11 Morin Subdivision, Briar Hill & Old Stagecoach Roads

Karen,

The Planning Board conditionally approved a 3-lot subdivision on this property on January 11th. We withdrew the application for the wetland permit that was a condition of the approval, therefore we request the conditional approval be withdrawn.

We will be submitting a 2 lot subdivision shortly.

Thank you,

Craig

Craig A. Francisco, L.L.S. - Director of Surveying and Mapping

caf@bedforddesign.com

Bedford Design Consultants - Engineers and Surveyors

[592 Harvey Road, Manchester, NH 03103](https://www.bedforddesign.com)

Phone (603) 622-5533, Fax (603) 622-4740

Visit our Website! www.bedforddesign.com



Town of Hopkinton Planning Department

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

HOPKINTON PLANNING BOARD NOTICE OF DECISIONS JANUARY 11, 2022

Notice is hereby given that the Hopkinton Planning Board met at 6:00 PM on Tuesday, January 11, 2022, in the Hopkinton Town Hall, 330 Main Street, Hopkinton. Members present: Vice-Chair Celeste Hemingson, James Fredyma, Jane Bradstreet, Clarke Kidder, Greg Sagris, and Rob Dapice. Staff present: Planning Director Karen Robertson. The Planning Board made the following decision(s):

I. Applications/Public Hearings.

#2022-01 Thomas M. Morin Revocable Trust Three (3) lot subdivision of property located at 50 Old Stagecoach Road, Tax Map 250, Lot 11, R-4 district.

James Fredyma, seconded by Jane Bradstreet, moved to **ACCEPT** for consideration and as complete Application #2022-01. Motion passed unanimously. Roll Call: Kidder – yes, Fredyma – yes, Wells – yes, Sagris – yes, Bradstreet – yes, and Dapice – yes.

James Fredyma, seconded by Greg Sagris, moved to **APPROVE** Application #2022-1 with the condition that all necessary permits are obtained for the wetlands crossing on Lot 11.02. Motion passed unanimously. Roll Call: Kidder – yes, Fredyma – yes, Wells – yes, Sagris – yes, Bradstreet – yes, and Dapice – yes.

Karen Robertson
Planning Director

Approved 3/15/2022.

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY BRENDEN WALDEN OF GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE 2021 UTILIZING THE FOLLOWING STANDARDS:

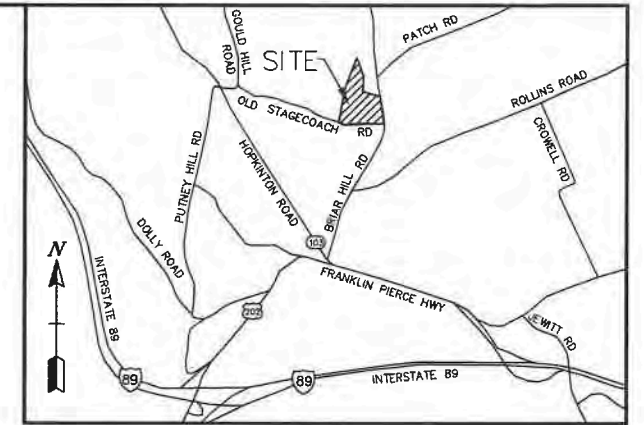
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

TAX MAP 239 LOT 23
TIMOTHY D. & BONNIE SWEATT
207 OLD STAGECOACH ROAD
CONTOOCCOOK, NH 03229



PLAN REFERENCES:

- "SUBDIVISION OF LAND BELONGING TO ROBERT A. & GERALDINE SWEATT IN HOPKINTON, N.H." DATED AUGUST 1976, PREPARED BY GILBERT R. CASTLE, MCRD PLAN #4665.
- "SUBDIVISION LAND OF DANA L. & ALICE C. SWEATT" DATED JULY 1978, PREPARED BY SITE SERVICES, MCRD PLAN #5347.
- "PLAN OF LAND BELONGING TO HOPKINTON VILLAGE PRECINCT IN HOPKINTON, NEW HAMPSHIRE" DATED AUGUST 1984, PREPARED BY GILBERT C. CASTLE, MCRD PLAN #8056.
- "SUBDIVISION OF LAND LOCATED IN HOPKINTON AND PART IN THE HOPKINTON VILLAGE DISTRICT IDENTIFIED AS LOT 1 MAP 250 & LOT 38 MAP 239" DATED APRIL 1992, PREPARED BY BOW MILLS LAND MANAGEMENT, MCRD PLAN #12405.
- "SUBDIVISION AND RESUBDIVISION PREPARED FOR MARGARET M. RANSMEIER TRUST" DATED MAY 1993, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. MCRD PLAN #12694.
- "SUBDIVISION OF LAND LOCATED ON BRIAR HILL ROAD, HOPKINTON MERRIMACK CO., NEW HAMPSHIRE" DATED JANUARY 2000, PREPARED BY DMG SURVEYORS, MCRD PLAN #15516.
- "SUBDIVISION PLAT LAND OF MARGARET M. RANSMEIER TRUST" DATED MAY 2006, PREPARED BY FWS LAND SURVEYING P.L.L.C. MCRD PLAN #17985.
- "BOUNDARY LINE AGREEMENT HOPKINTON VILLAGE PRECINCT AND SANDY & LORIE BENDER 321 & 377 BRIAR HILL ROAD HOPKINTON, NH" DATED JAN 2006, PREPARED BY DUBOIS & KING, INC. MCRD PLAN #18630.
- "LAND OF RUTH M. TOBY CONTAINING 11.8 ACRES MORE OR LESS IN THE TOWN OF HOPKINTON, NEW HAMPSHIRE" DATED MARCH 1954, PREPARED BY E. N. ROBERTS, MCRD PLAN #1984.



LOCUS MAP
1"=2000'

NOTES

- OWNER OF RECORD:
TAX MAP 250 LOT 11
THOMAS M. MORIN REV TRUST
THOMAS M. MORIN, TRUSTEE. (MCRD)
50 OLD STAGECOACH RD
HOPKINTON, NH 03229
BOOK 2282 PAGE 620
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 239 LOT 11 INTO 3 RESIDENTIAL LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTICS.
- TOTAL PARCEL AREA = 983,585 SQ. FT. OR 22.580 ACRES.
LOT 11 = 294,240 SQ. FT. OR 6.755 ACRES
LOT 11.02 = 566,634 SQ. FT. OR 13.008 ACRES
LOT 11.03 = 122,709 SQ. FT. OR 2.817 ACRES
- ZONE: R4: RESIDENTIAL/AGRICULTURAL
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE 120,000 SF
FRONT BUILDING SETBACK 60'
SIDE SETBACK 30'
REAR SETBACK 60'
- THE SITE IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY, 33013C0510E, EFFECTIVE DATE MARCH 19, 2010.
- THIS PLAN WAS BASED ON FIELD WORK PERFORMED FALL OF 2021.
- THE EXISTING HOUSE IS SERVED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM. THE LEACH FIELD AND WELL LOCATIONS WERE COPIED FROM THE APPROVED SEPTIC DESIGN CA1894205955.
- SOILS WERE MAPPED BY NATURAL RESOURCES CONSERVATION SERVICE (NRCS) AND A PRODUCT OF THE CUSTOM SOIL RESOURCE REPORT FOR MERRIMACK AND BELKNAP COUNTIES, NEW HAMPSHIRE.

PB APPROVED: 01/11/2022 W/CONDITION **KP**

SCALE: 1" = 100'



APPROVED BY THE TOWN OF HOPKINTON PLANNING BOARD

SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

TAX MAP 250 LOT 11

SUBDIVISION PLAN MORIN SUBDIVISION

LOCATED AT:
50 OLD STAGECOACH ROAD
HOPKINTON, NEW HAMPSHIRE

PREPARED FOR/OWNER:
THOMAS M. MORIN REVOCABLE TRUST
50 OLD STAGECOACH RD
HOPKINTON, NH 03229

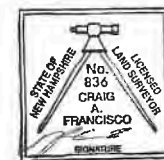
SCALE: 1" = 100' OCTOBER 29, 2021 SHEET 1 OF 2

DESIGN: C.A.F. DRAWN: K.M.B. CHECKED: C.A.F. FB: 646 PG: 43 1630-01

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

LEGEND

- BOUNDARY/PROPERTY LINE
- EDGE OF JURISDICTIONAL WETLANDS
- TREELINE
- EXISTING ROAD
- BUILDING SETBACK LINE
- STONE WALL
- BLAZED TREE
- IRON PIPE FOUND
- TELEPHONE POLE
- GUY WIRE
- STONE BOUND FOUND
- LIGHT POLE
- DRILL HOLE FOUND
- DRILL HOLE SET
- REBAR TO BE SET
- REBAR FOUND
- WETLANDS
- STONE BOUND TO BE SET
- CATCH BASIN
- TEST PIT
- EXISTING WELL



SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

CRAG A. FRANCISCO
LICENSED LAND SURVEYOR

1-10-22
DATE

DATE	DESCRIPTION	BY	REV.
1/11/22	EDIT NOTE 3	CAF	B
1/10/22	REVISED LOT 11.3	KMB	A



WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY BRENDEN WALDEN OF GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE 2021 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 6.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

TAX MAP 239 LOT 23
THOMAS M. MORIN REV. TRUST
207 OLD STAGECOACH ROAD
HOPKINTON, NH 03229

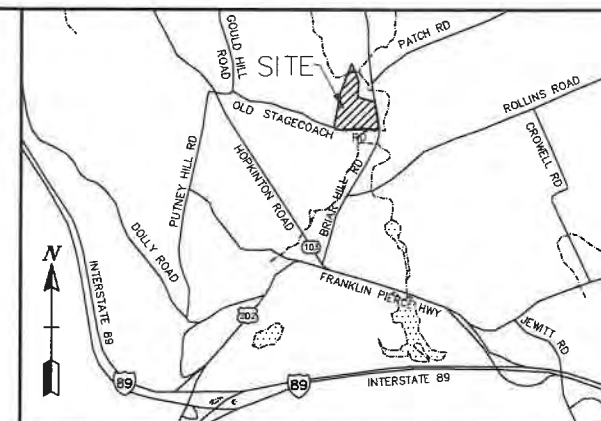
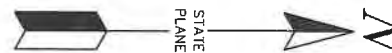


PLAN REFERENCES:

- "SUBDIVISION OF LAND BELONGING TO ROBERT A. & GERALDINE SWEATT IN HOPKINTON, N.H." DATED AUGUST 1976, PREPARED BY GILBERT R. CASTLE, MORD PLAN #4665.
- "SUBDIVISION LAND OF DANA L. & ALICE C. SWEATT" DATED JULY 1978, PREPARED BY SITE SERVICES, MORD PLAN #5347.
- "PLAN OF LAND BELONGING TO HOPKINTON VILLAGE PRECINCT IN HOPKINTON, NEW HAMPSHIRE" DATED AUGUST 1984, PREPARED BY GILBERT R. CASTLE, MORD PLAN #8056.
- "SUBDIVISION OF LAND LOCATED IN HOPKINTON AND PART IN THE HOPKINTON VILLAGE DISTRICT IDENTIFIED AS LOT 1 MAP 250 & LOT 38 MAP 239" DATED APRIL 1992, PREPARED BY BOW MILLS LAND MANAGEMENT, MORD PLAN #12405.
- "SUBDIVISION AND RESUBDIVISION PREPARED FOR MARGARET M. RAMSEYER TRUST" DATED MAY 1993, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. MORD PLAN #12694.
- "SUBDIVISION OF LAND LOCATED ON BRIAR HILL ROAD, HOPKINTON MERRIMACK CO., NEW HAMPSHIRE" DATED JANUARY 2000, PREPARED BY DMC SURVEYORS, MORD PLAN #15316.
- "SUBDIVISION PLAT LAND OF MARGARET M. RAMSEYER TRUST" DATED MAY 2006, PREPARED BY FWS LAND SURVEYING P.L.L.C. MORD PLAN #17985.
- "BOUNDARY LINE AGREEMENT HOPKINTON VILLAGE PRECINCT AND SANDY & LORIE BENDER 321 & 377 BRIAR HILL ROAD HOPKINTON, NH" DATED JAN 2008, PREPARED BY DUBOIS & KING, INC. MORD PLAN #18630.
- "LAND OF RUTH M. TORY CONTAINING 11.8 ACRES MORE OR LESS IN THE TOWN OF HOPKINTON, NEW HAMPSHIRE" DATED MARCH 1954, PREPARED BY E. N. ROBERTS, MORD PLAN #1984.

NRCS SOIL LEGEND

35B CHAMPLAIN LOAMY FINE SAND, 3 - 8% SLOPES
47B HENRIER FINE SANDY LOAM, 3 - 8% SLOPES, VERY STONY
84A AGAWAM-MINNETT FINE SANDY LOAMS, 0 - 3% SLOPES
415B MOOSLAKE FINE SANDY LOAM, 3 - 8% SLOPES, VERY STONY
459C METACOMET FINE SANDY LOAM, 8 - 15% SLOPES, VERY STONY



LOCUS MAP

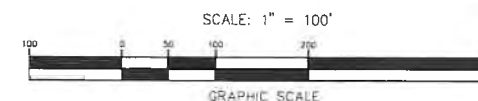
1"=2000'

NOTES

- OWNER OF RECORD:
TAX MAP 250 LOT 11
THOMAS M. MORIN REV. TRUST
THOMAS M. MORIN, TRUSTEE. (MORD)
50 OLD STAGECOACH RD
HOPKINTON, NH 03229
BOOK 2262 PAGE 620
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 239 LOT 11 INTO 2 RESIDENTIAL LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTICS.
- TOTAL PARCEL AREA = 983,585 SQ. FT. OR 22.580 ACRES.
LOT 11 = 880,936 SQ. FT. OR 19.76 ACRES
LOT 11.02 = 122,709 SQ. FT. OR 2.817 ACRES
- ZONE: RA: RESIDENTIAL/AGRICULTURAL
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE 120,000 SF
FRONT BUILDING SETBACK 60'
SIDE SETBACK 30'
REAR SETBACK 60'
- THE SITE IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY, 33013C0510E, EFFECTIVE DATE MARCH 19, 2010.
- THIS PLAN WAS BASED ON FIELD WORK PERFORMED FALL OF 2021.
- THE EXISTING HOUSE IS SERVED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM. THE LEACH FIELD AND WELL LOCATIONS WERE COPIED FROM THE APPROVED SEPTIC DESIGN CA1984205895.
- SOILS WERE MAPPED BY NATURAL RESOURCES CONSERVATION SERVICE (NRCS) AND A PRODUCT OF THE CUSTOM SOIL RESOURCE REPORT FOR MERRIMACK AND BELKNAP COUNTIES, NEW HAMPSHIRE.
- STATE SUBDIVISION APPROVAL # 65A2022031003 WAS GRANTED BY NHDES ON MARCH 10, 2022.
- SEE NOTE #9

LEGEND

- BOUNDARY/PROPERTY LINE
- EDGE OF JURISDICTIONAL WETLANDS
- TREELINE
- EXISTING ROAD
- BUILDING SETBACK LINE
- STONE WALL
- NRCS SOILS
- BLAZED TREE
- IRON PIPE FOUND
- TELEPHONE POLE
- GUY WIRE
- STONE BOUND FOUND
- LIGHT POLE
- DRILL HOLE FOUND
- DRILL HOLE SET
- REBAR TO BE SET
- REBAR FOUND
- WETLANDS
- STONE BOUND TO BE SET
- CATCH BASIN
- TEST PIT
- EXISTING WELL



TAX MAP 250 LOT 11

TOPOGRAPHIC PLAN
MORIN SUBDIVISION
LOCATED AT:
50 OLD STAGECOACH ROAD
HOPKINTON, NEW HAMPSHIRE

PREPARED FOR/OWNER:
THOMAS M. MORIN REVOCABLE TRUST
THOMAS M. MORIN, TRUSTEE
50 OLD STAGECOACH RD
HOPKINTON, NH 03229

SCALE: 1" = 100' JULY 5, 2022 SHEET 2 OF 2
DESIGN: C.A.F. DRAWN: M.K.H. CHECKED: C.A.F. FB: 646 PG: 43 1630-01

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FRANCISCO
LICENSED LAND SURVEYOR

J. S. Z.Z.
DATE





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: 16 Cedar Street MAP/LOT: 101 / 18 / ZONE: VB-1

APPLICANT: Cedar Street Holdings LLC

Address: 2 Maple Street City: Hopkinton State: NH Zip: 03229
Phone: 746-3140 848-7243 Email:

OWNER(s)

Name: 16 Cedar Street Holdings LLC

Address: 2 Maple Street City: Hopkinton State: NH Zip: 03229
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: 603-660-6412 Email: dhigginson@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: 1 Existing Building Area: 4889 sf Proposed Building Area: 6570 sf

% Open Space: 68 (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 |
| 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: 4/18/22

Owner's Signature(s): [Signature] Date: 4/18/22

Application Filed: <u>4/15/22</u>		Fees: _____		Office Use:		Application #: <u>2022-04</u>	
Notice(s) Posted/Mailed: <u>4/29/22</u>		Complete/Consideration: _____					
Meeting(s)/Hearing(s): _____							
Approved/Denied: _____		<input type="checkbox"/> Conditions		MCRD Filing: _____			
MCRD Document #: _____							

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
ARCHITECTURAL DESIGN REVIEW CHECKLIST

Planning Board approval of an Application for Architectural Design Review shall be required prior to the issuance of a building permit for the following activities (check as applicable):

- ☐ New building construction to be used for non-residential or multi-family purposes; or
- ☒ Additions or alterations to buildings used for non-residential or multi-family purposes which increase or decrease the square footage of the building; or
- ☐ Renovation, rehabilitation or reconfiguration of building exteriors where such buildings are used for non-residential or multi-family purposes.

The **Performance Criteria** is intended to encourage building architecture that is complementary to the community. It is intended that the criteria be administered with flexibility and consistency in order to allow for responsive, creative and innovative architectural designs. The criteria is not intended to dictate specific building styles, or to mandate historical preservation, restoration or replication.

In order to approve an Application for Architectural Design Review, the Planning Board shall find that the application demonstrates substantial conformity with the following Performance Criteria:

- (a) The proposed building design is consistent with the purposes of the Architectural Design Review Ordinance.
- (b) The proposed building design demonstrates sensitivity towards and is complementary to, the architectural heritage of Hopkinton.

☒ **Building Orientation:** How a building is positioned or located on a site can complement or detract from the site and/or the architectural character of the surrounding area. The orientation of proposed buildings should take into consideration building setbacks, spacing between buildings, alignment of building(s), open spaces, access and circulation areas, as may be evidenced in the development pattern of the surrounding area or as determined to be appropriate by the Planning Board; and

☒ **Building Scale and Proportion:** Building elevations, scale, massing and the proportional relationship between structures can complement or detract from the architectural character of the surrounding area. Building designs should be compatible with or provide a harmonious transition from adjacent sites. The scale and proportion of proposed buildings should take into consideration the scale and proportion of surrounding buildings, as evidenced in the development pattern of the surrounding area, and should also take into consideration natural features, historically significant buildings or features and surrounding land uses. Visual conflicts between properties should be minimized; and

☒ **Roofline:** Rooflines can provide visual interest and help to reduce the mass of a building. Traditional roofline types such as gabled, hipped, and gambrel that are evidenced in Hopkinton's architectural heritage are strongly encouraged. Type, shape, pitch and direction of roofs should be considered in the design. Flat roofs are strongly discouraged; and

☐ **Massing:** The physical bulk or mass of buildings, particularly larger or elongated ones, can either enhance or detract from the architectural character of the community. Structures should be carefully designed to break up their mass into smaller visual components providing human scale, variation and depth; and

☒ **Architectural Features and Details:** Architectural features and details such as cornices, columns, corner trim, doorways, entrances, windows/trim, awnings, dormers, porches, etc., can provide or enhance visual interest, provide a pedestrian scale and help mitigate negative effects of building mass. Architectural features and details should be considered in every building design. Traditional features should be considered in every building design. Traditional features and details associated with Hopkinton's architectural heritage are strongly encouraged; and

☒ **Materials, Texture and Color:** Exterior building materials, texture and colors should be treated as significant design elements that help define the appearance of a structure and create visual interest. The use of

TOWN OF HOPKINTON, NH
ARCHITECTURAL DESIGN REVIEW CHECKLIST

traditional materials that are consistent with Hopkinton's vernacular or indigenous architecture, or materials having the same visual effect, are strongly encouraged. Consideration should be given to the materials, textures and colors used in the neighborhood; and

☒ **Building Facade:** Facades for new or renovated structures should provide visual interest from all visually accessible sides. Windows, doorways and architectural detailing and patterns should complement the building form and historical context. Facades should be designed to establish a complementary relationship with other site considerations such as pedestrian scale and orientation, signage, landscaping and lighting; and

☒ **Building Renovation or Addition:** Where an existing building has features that are consistent with the Performance Criteria, proposed renovations or additions should be designed to respect the proportions, patterns, detailing, materials, etc., of the original building. Where the existing building does not have features that are consistent with the Performance Criteria, the owner/applicant is encouraged to upgrade the structure to meet the Performance Criteria; and

☒ **Signs:** Signs should be designed to meet the needs of individual uses while complementing the building, the site and its surroundings. The design of building-mounted signs should complement, not detract from the architectural features of the building. Signs should be scaled to the architectural elements that surround it. Consideration should be given to sign form, color, lighting and materials that are compatible with the building and its surroundings; and

☐ **Gateways and Scenic Resources:** Some places in Hopkinton contribute to the landscape character of the community because of their location and scenic qualities. Many such properties and approaches acts as gateways, providing first impressions and reinforcing Hopkinton's sense of place. Consideration should be given towards complementing these resources through the careful citing of new buildings, and the application of the Performance Criteria; and

☐ **Design Continuity:** Each building design, from the simple to the complex, requires the coordination of multiple design elements such as architectural style, form, massing, materials, detailing, etc. The proposed building design shall demonstrate coordination of design elements and an overall design continuity.

WAIVER PROVISION

The Planning Board may grant waivers to the requirements of this Architectural Design Review Ordinance provided that a majority of the Planning Board finds that the criteria set forth in Section 15.8.3 of the Hopkinton Zoning Ordinance regarding "variances" have been satisfied.

In approving waivers, the Planning Board may impose such conditions, as it deems appropriate to substantially secure the objectives of the standards or requirements of the Architectural Design Review Ordinance.

A letter for any such waiver shall be submitted in writing by the applicant for Planning Board review. The letter shall state fully the grounds for the waiver and all of the facts relied upon by the applicant in support thereof.



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

March 30, 2022

Re: **Cedar Street Holdings LLC**
16 Cedar Street
Hopkinton, NH
Map 101 Lot 18

Cedar Street Holdings LLC is proposing add a deck to the existing building, add a patio and re pave a portion of the existing parking lot on the above referenced lot. I look forward to further discussing this project at the up coming planning board meeting.



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

March 30, 2022

Re: **Cedar Street Holdings LLC**
16 Cedar Street
Hopkinton, NH
Map 101 Lot 18

Waiver Request:

Town of Hopkinton Zoning Ordinance Section VI 6.3.

The requirement is for 1 parking space for every 5 seats in the proposed restaurant.

193 total indoor and outdoor seats requires 39 parking places.

11 parking places are provided on site, there are 3 parking places in front of the building and there is a municipal parking lot adjacent to the on site parking lot. Based on the availability of parking in the immediate area of the proposed restaurant relief from section 6.3 is being sought.

TRACT III:

A certain tract of land with the buildings or improvements thereon, beginning at a point on River Street 12 feet more or less from the southwesterly corner of the foundation of a building known as the Davis Block located on Tract I hereinbefore conveyed; thence westerly by the street known as River Street 100 feet more or less; thence northerly by land formerly of Grace J. Davis, now or formerly of the Town of Hopkinton, to the Contoocook River; thence easterly by said Contoocook River; thence southerly by land formerly of George and Robert Bean (Tract I hereinabove described) to the point of beginning; and containing one-fifth of an acre, more or less.

TRACT IV:

A strip of land nine feet in width runs from the street line at Fountain Square northerly to the Contoocook River and lies between Tracts I and II hereinabove conveyed.

The above premises are subject to an easement granted by Carlton E. Farley and Valkyrie R. Farley to the Contoocook Village Fire Precinct by deed dated November 15, 1983, and recorded at Merrimack County Registry of Deeds, Volume 1460, Page 188.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by deed of Kostas Natsis dated March 24, 2003 and recorded at Book 2481, Page 1042.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 4th day of February, 2016.

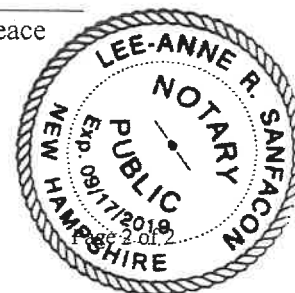
Mythos Properties, LLC,

By: Ilias Natsis, Member

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 4th day of February, 2016, Ilias Natsis, duly authorized Member of Mythos Properties, LLC, and acknowledged that he executed the same for the purposes contained therein.

Notary Public/Justice of the Peace
Commission expiration:



MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

Return to:
Cedar Street Holdings LLC
16 Cedar Street
Hopkinton, NH 03229

\$4875.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, Mythos Properties, LLC, a New Hampshire Limited Liability Company, of 11 Autumn Run, Hooksett, NH 03106, for consideration paid grant(s) to Cedar Street Holdings LLC, a New Hampshire Limited Liability Company, of 2 Maple Street, Contoocook, NH 03229, with WARRANTY COVENANTS:

Four certain tracts of land with buildings and other improvements thereon, situated in the Village of Contoocook, Town of Hopkinton, County of Merrimack, and State of New Hampshire, more particularly bounded and described as follows:

TRACT I:

A certain tract of land with frame building thereon, beginning at the southwesterly corner of land deeded by Harry F. Clifford to Contoocook Fire Precinct on October 6, 1900 (recorded Merrimack County Records, Volume 339, Page 177), on the northerly side of the highway known as River Street in the Village of Contoocook; thence westerly on said road street about 4 \hat{A} ³/₄ rods to land formerly of Scott Montgomery, now or formerly of Luther Bartlett; thence northerly by land formerly of Scott Montgomery, now or formerly of Bartlett, to the Contoocook River; then down said River about 4 \hat{A} ³/₄ rods to said Precinct's land, now or formerly; then southerly by said Precinct's land, now or formerly, to the point of beginning.

TRACT II:

A certain tract of land on the northerly side of the highway leading from the bridge to the Silk Mill, so-called, beginning on the highway aforesaid by land now or formerly of the Contoocook Precinct; thence northerly by said Precinct land to the Contoocook River; thence easterly down said River to the highway leading to Warner; thence southerly by said highway to the corner and first-mentioned highway; thence westerly by the first highway to the place of beginning.



51 foot Abutters List Report

Hopkinton, NH

April 12, 2022

Subject Property:

Parcel Number: 101-018-000
CAMA Number: 101-018-000
Property Address: 16 CEDAR ST

Mailing Address: CEDAR STREET HOLDINGS, LLC
PO BOX 637
CONTOOCOOK, NH 03229

Abutters:

Parcel Number: 101-011-000
CAMA Number: 101-011-000
Property Address: 905 MAIN ST

Mailing Address: FREEDOM PROPERTIES, LLC
PO BOX 22
CONTOOCOOK, NH 03229

Parcel Number: 101-012-000
CAMA Number: 101-012-000
Property Address: 17 CEDAR ST

Mailing Address: BLADEZEAL PROPERTIES LLC
PO BOX 691
CONTOOCOOK, NH 03229

Parcel Number: 101-013-000
CAMA Number: 101-013-000
Property Address: 25 CEDAR ST

Mailing Address: CRATHERN SCOTT M CRATHERN
BRETT A
163 GOULD HILL RD
CONTOOCOOK, NH 03229

Parcel Number: 101-017-000
CAMA Number: 101-017-000
Property Address: CEDAR ST

Mailing Address: HOPKINTON TOWN OF (PUBLIC PRKG
LOT NEAR GRANGE)
330 MAIN ST
HOPKINTON, NH 03229

Parcel Number: 101-020-000
CAMA Number: 101-020-000
Property Address: 9 PINE ST

Mailing Address: HOPKINTON TOWN OF (CONTOOCOOK
FIRE STATION)
330 MAIN ST
HOPKINTON, NH 03229

Parcel Number: 101-021-000
CAMA Number: 101-021-000
Property Address: 33 PINE ST

Mailing Address: HOPKINTON TOWN OF (LEASED TO:
CONTOOCOOK HYDRO)
113 BARTLETT RD
PLAINFIELD, VT 05667

Parcel Number: 101-073-000
CAMA Number: 101-073-000
Property Address: MAIN ST

Mailing Address: COVERED BRIDGE APARTMENTS LLC
PO BOX 691
CONTOOCOOK, NH 03229

Parcel Number: 101-074-000
CAMA Number: 101-074-000
Property Address: 910 MAIN ST

Mailing Address: 910 MAIN ST LLC
PO BOX 637
CONTOOCOOK, NH 03229

Parcel Number: 101-077-000
CAMA Number: 101-077-000
Property Address: 916 MAIN ST

Mailing Address: COVERED BRIDGE APARTMENTS LLC
PO BOX 691
CONTOOCOOK, NH 03229

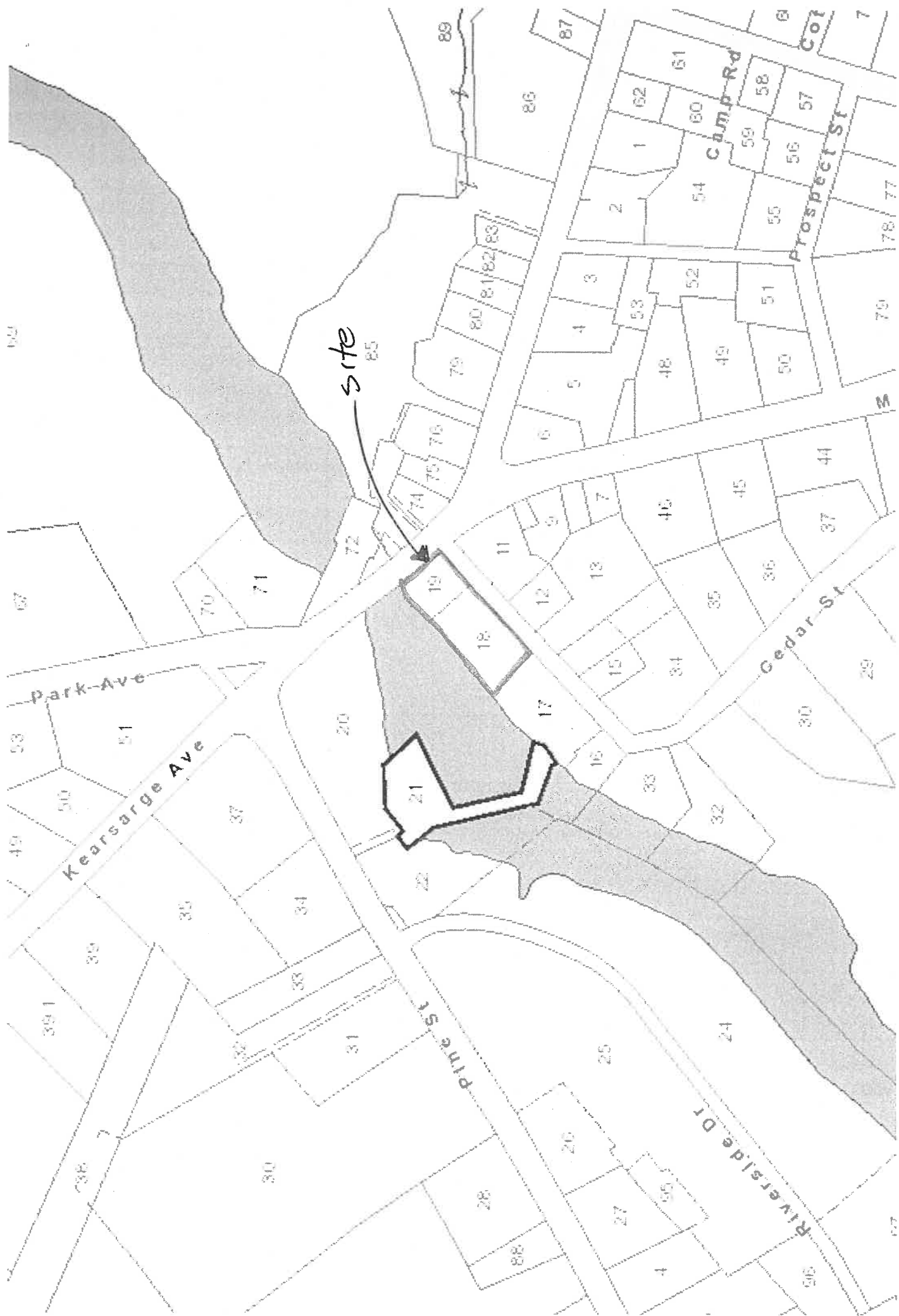


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4/12/2022

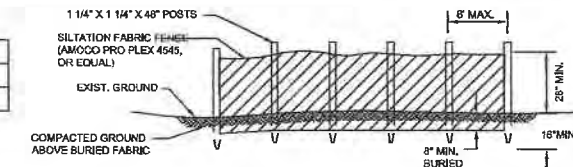
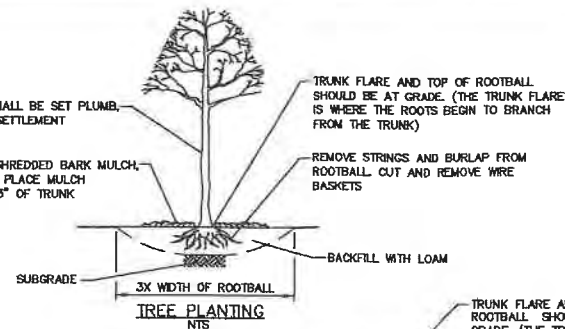
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Page 1 of 1



1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED IMPROVEMENTS TO TAX MAP 101 LOT 1B.
2. THE OWNER OF RECORD OF TAX MAP 101 LOT 1B IS CEDAR STREET HOLDINGS LLC, 2 MAPLE STREET CONTOOCOOK, NH 03229 (SEE M.C.R.D. BK.3505 PG.1832).
3. TAX MAP 101 LOT 1B LIES WITHIN THE VB-1 ZONE, MINIMUM LOT AREA IS 7,500 S.F. WITH 50.00' OF FRONTAGE, SETBACKS ARE 0' FRONT, 10' SIDE AND 10' REAR.
4. EXTERIOR LIGHTS ARE TO BE DOWNCAST WITH CUTOFFS.
5. A PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD ZONE.
7. DRIVEWAY TO SITE IS EXISTING AND WILL NOT BE CHANGED AT THE STREET.
8. PROPOSED BUILDING COVERAGE IS 32%
9. 11 PARKING 10'x20' PLACES AND ONE HANDICAPPED PARKING PLACE EXIST ON SITE AND THERE ARE 3 PARKING PLACES ON THE STREET IN FRONT OF THE BUILDING.
10. PROPOSED ARE 6 EMPLOYEES
11. PROPOSED HOURS OF OPERATION ARE 11:30AM TO 12:00AM 7 DAYS A WEEK
12. TAX MAP 101 LOT 1B IS SERVICED BY MUNICIPAL WATER AND SEWER.

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
6	ACER SACCHARUM	SUGAR MAPLE	3.5'-4'	CONTAINER
3	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	ENGLISH BOXWOOD	2.5'-3'	CONTAINER



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER FABRIC TO BE FASTENED TO FENCE POSTS AT TOP, MID AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY ONE POST SECTION (8 MIN).
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. SILT FENCE TO BE REMOVED WHEN SITE IS 85% STABILIZED.

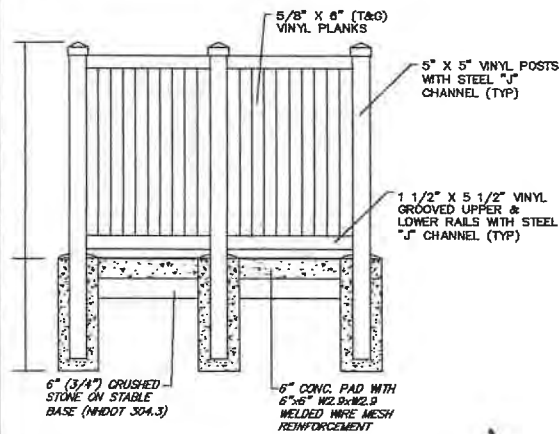


Diagram illustrating the components and materials of a stockade enclosure:

- STOCKADE ENCLOSURE
- 3,000 PSI FIELD POURED CONCRETE PAD - 6" MIN. THICKNESS
- BITUMINOUS ASPHALT (TYP.)
- 6" STEEL BOLLARD FILLED WITH CONCRETE AND PAD EXPANSION JOINT
- (2) 5'-6" VINYL PLANK GATES
- 6" HIGH POSTS (TYP.)

EXISTING PAVEMENT

EDGE OF WATER

LOT LINE

2' CONTOUR INTERVAL

10' CONTOUR INTERVAL

PROPOSED CONTOUR

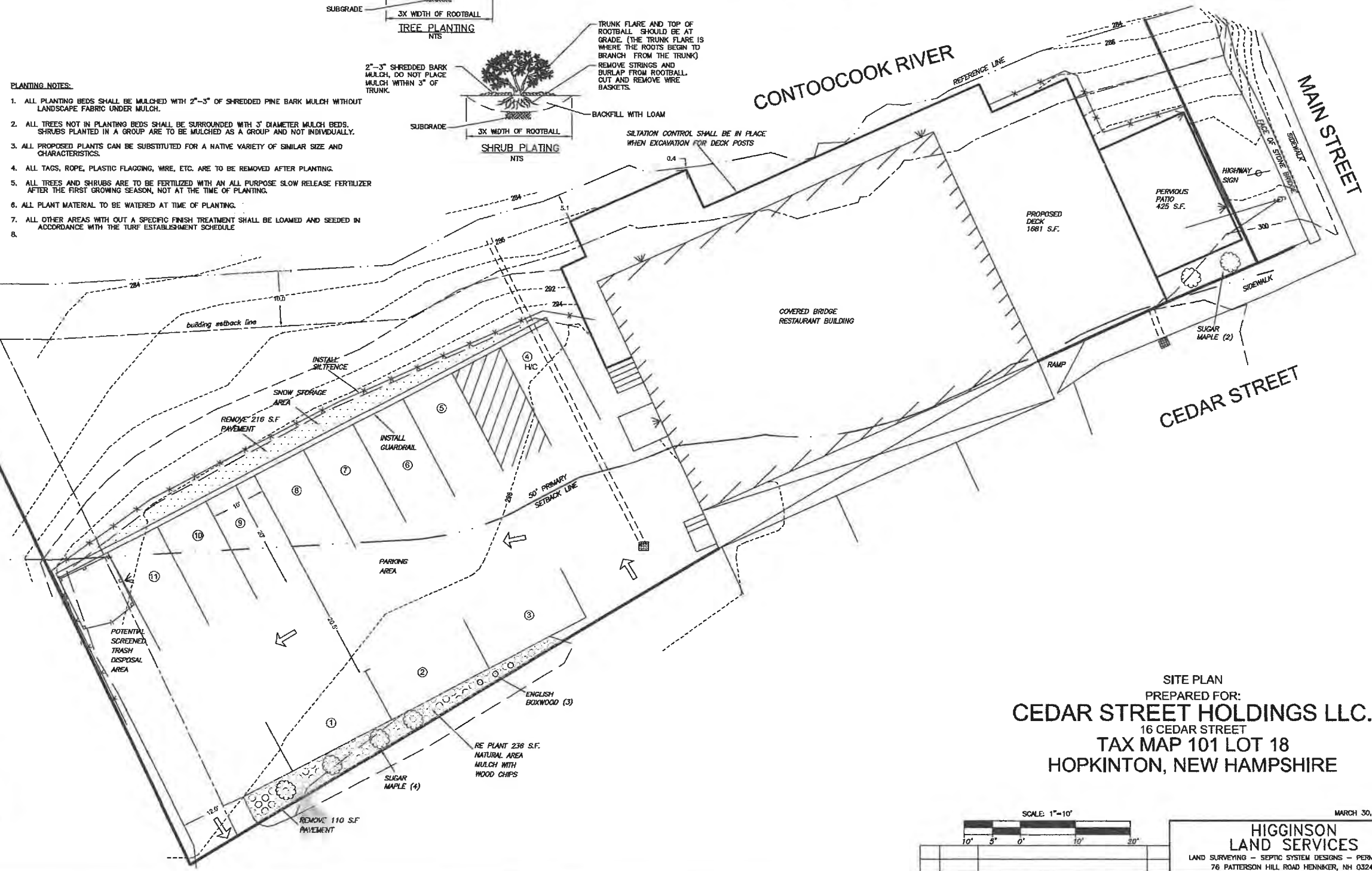
ELECTRIC UTILITY POLE AND GUY

UNALTERED AREA

PHOTO LOCATION / DIRECTION

AREA OF TEMPORARY DISTURBANCE

1. ALL PLANTING BEDS SHALL BE MULCHED WITH 2"-3" OF SHREDDED PINE BARK MULCH WITHOUT LANDSCAPE FABRIC UNDER MULCH.
2. ALL TREES NOT IN PLANTING BEDS SHALL BE SURROUNDED WITH 3" DIAMETER MULCH BEDS. SHRUBS PLANTED IN A GROUP ARE TO BE MULCHED AS A GROUP AND NOT INDIVIDUALLY.
3. ALL PROPOSED PLANTS CAN BE SUBSTITUTED FOR A NATIVE VARIETY OF SIMILAR SIZE AND CHARACTERISTICS.
4. ALL TAGS, ROPE, PLASTIC FLAGGING, WIRE, ETC. ARE TO BE REMOVED AFTER PLANTING.
5. ALL TREES AND SHRUBS ARE TO BE FERTILIZED WITH AN ALL PURPOSE SLOW RELEASE FERTILIZER AFTER THE FIRST GROWING SEASON, NOT AT THE TIME OF PLANTING.
6. ALL PLANT MATERIAL TO BE WATERED AT TIME OF PLANTING.
7. ALL OTHER AREAS WITH OUT A SPECIFIC FINISH TREATMENT SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE TURF ESTABLISHMENT SCHEDULE

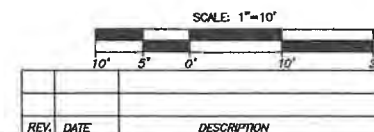


SITE PLAN
PREPARED FOR:
CEDAR STREET HOLDINGS LLC.
16 CEDAR STREET
TAX MAP 101 LOT 18
HOPKINTON, NEW HAMPSHIRE

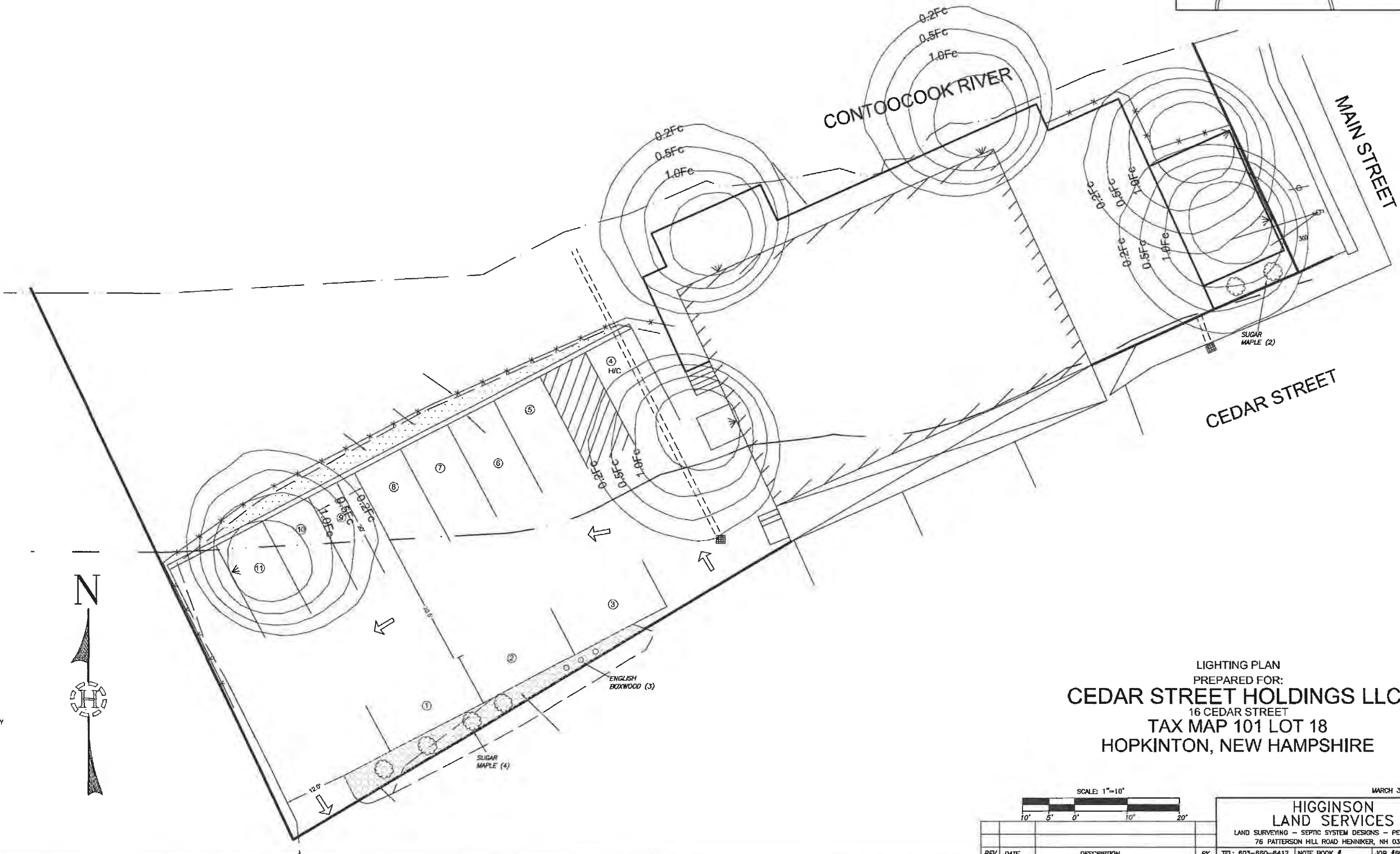
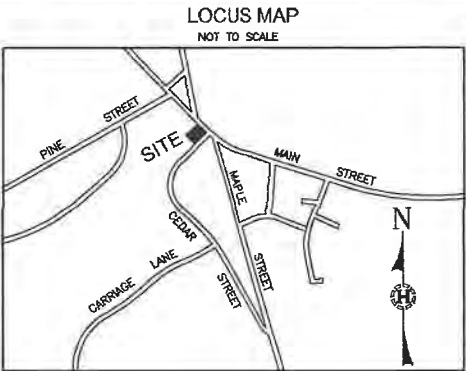
HIGGINSON
LAND SERVICES

LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242

TEL: 603-860-8412	NOTE BOOK #	JOB #609
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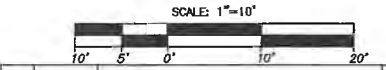
Luminaire Schedule					
Symbol	Qty	Label	Arrangement	CRF INDEX	Description
←	1	W	SINGLE	10	XCOR18/ WALL HXD 12' AFG



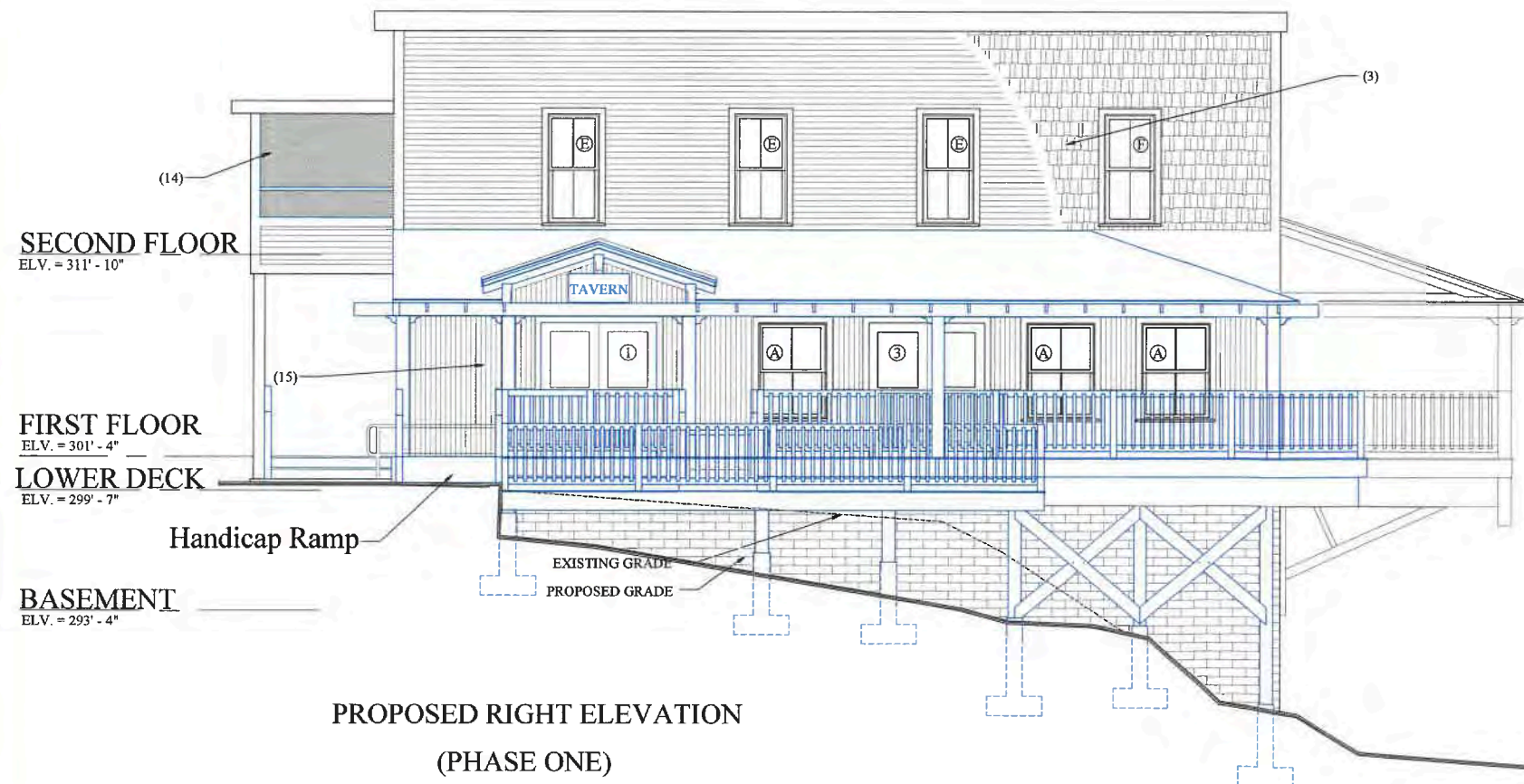
LEGEND:

- EXISTING PAVEMENT
- EDGE OF WATER
- LOT LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- PROPOSED CONTOUR
- ELECTRIC UTILITY POLE AND GUY
- UNALTERED AREA
- PHOTO LOCATION / DIRECTION
- AREA OF TEMPORARY DISTURBANCE

LIGHTING PLAN
 PREPARED FOR:
CEDAR STREET HOLDINGS LLC.
 16 CEDAR STREET
 TAX MAP 101 LOT 18
 HOPKINTON, NEW HAMPSHIRE



HIGGINSON LAND SERVICES			MARCH 30, 2022	
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING			76 PATTERSON HILL ROAD HENNIKER, NH 03242	
REV.	DATE	DESCRIPTION	BY	TEL: 603-880-8412
				NOTE BOOK #
				JOB #609



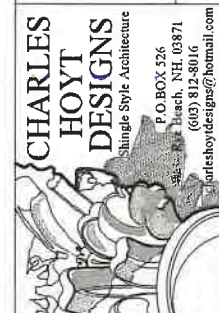
NOTES:

- (1) Existing door to be removed, patch and repair wall
Rebuild Header Contractor To V.I.F.
- (2) Existing windows to be removed and replaced w/ new Pella windows
(see window and door schedule from Pella.) Contractor to replace
existing head, jamb and sills (see detail on sheet A-5).
- (3) Existing vinyl siding to be removed. Contractor to determine if existing
wood siding is salvagable. Patch and repair as needed.
Alt. Remove existing vinyl siding. Patch and repair as needed, and install
CertainTeed Cedar Impression siding, with CertaWrap weather resistant
Barrier - Nantucket Gray. Trim: White Azek trim.
- (4) New roof: Standing seam metal roof, Color, charcoal grey O/ Ice /water
or approved underlayment O/ 5/8" x 8,10 reclaimed lumber sheathing
O/ 3 x 8 reclaimed lumber rafters.
- (5) Fascia: 5/4" x 3" Reclaimed wood W/ Metal drip edge over
- (6) Decorative top piece 8" wide, (see detail on sheet A- 5.)
- (7) Structural wood posts: 6 x 6 P.T. posts W/ 2 x 4 furring w/ 5/4" x 10
reclaimed lumber, protect w/ sealant product stain color t.b.d.
- (8) Decorative post extension; 6 x 6 P.T. Post wrapped in
reclaimed lumber. Secure decorative post to beam. (typ.) (see detail on sheet A-5)
- (9) Decorative metal bracket (typ.) (see detail sheet)
- (10) Existing brick and stone walls to remain.
- (14) Remove existing porch walls. New 24" knee wall with railing and screen
- (15) Existing vinyl siding to be removed. Contractor to determine if existing
wood sheathing is salvagable. Patch and repair as needed. Then apply
1 x 6,8,&10 reclaimed lumber board and Batten O/ Tyvex wrap.
Battens to be 1 x 3.

NOT FOR CONSTRUCTION

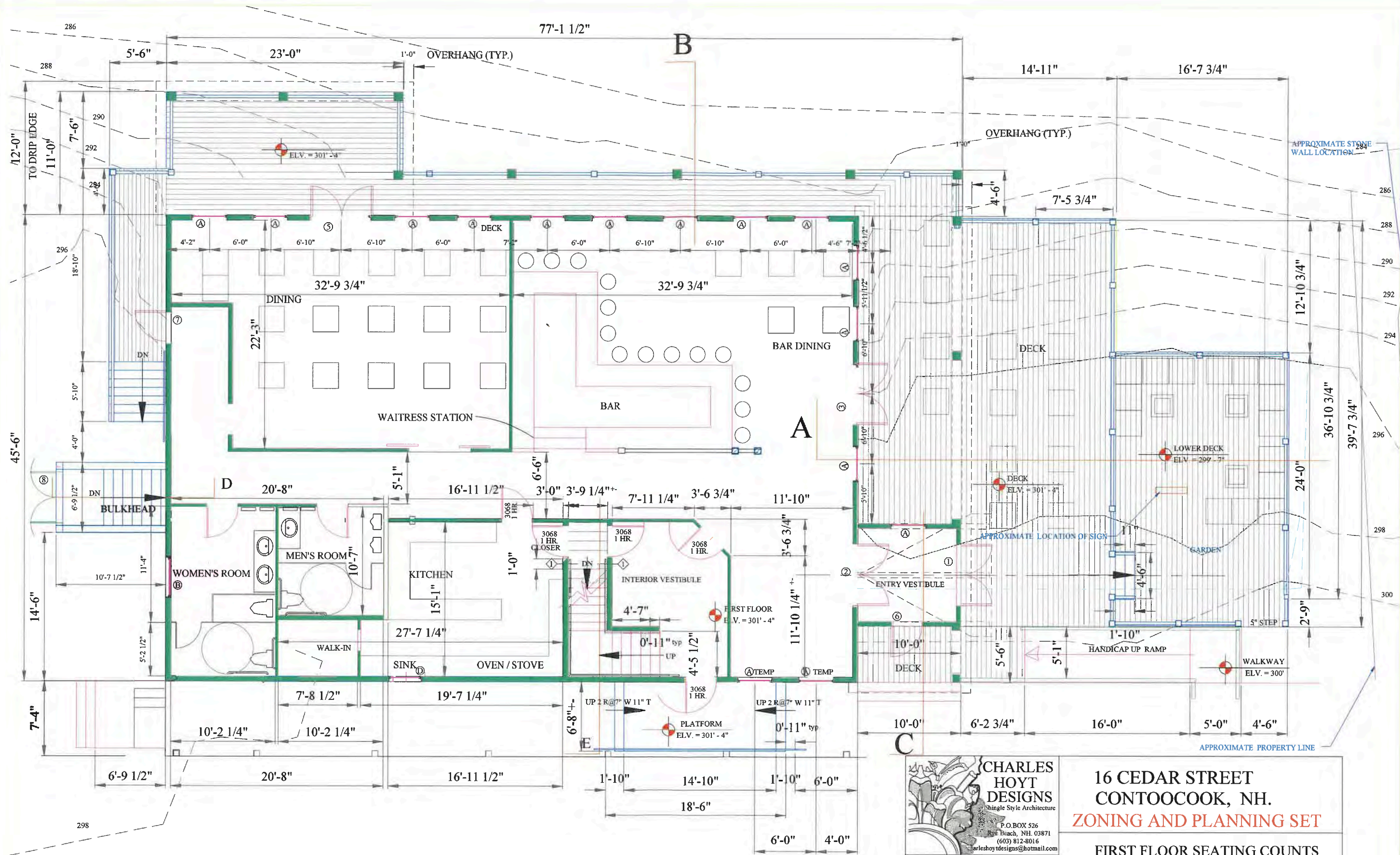
16 CEDAR STREET
CONTOOCOOK, NH.
ZONING AND PLANNING SET

REAR & RIGHT ELEVATIONS
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 1/8"=1'-0" on 11" x 17"



A1

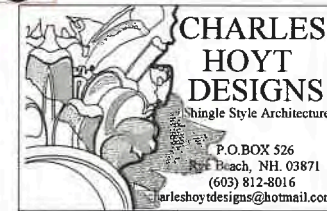
7-21-22



NOT FOR CONSTRUCTION

7-21-22

A3c



16 CEDAR STREET
CONTOOCOOK, NH.
ZONING AND PLANNING SET

FIRST FLOOR SEATING COUNTS
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 3/32"=1'-0" on 11" x 17"



**CHARLES
HOYT
DESIGNS**
Shingle Style Architecture

P.O. BOX 526
P.O. Bench, NH. 03871
(603) 812-8016
charleshoytdesigns@hotmail.com

**16 CEDAR STREET
CONTOOCOOK, NH.
ZONING AND PLANNING SET**

LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 1/8"=1'-0" on 11" x 17"

7-21-22

A4