



# **Town of Hopkinton** Planning Department

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

## **HOPKINTON PLANNING BOARD PUBLIC NOTICE – AGENDA APRIL 12, 2022**

The Hopkinton Planning Board will meet on Tuesday, April 12, 2022, at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, to review and take action on the following:

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- I. Call to Order** (Review attendance of regular members, the seating of alternate members, and determine quorum).
- II. Roll Call.**
- III. Review of Meeting Minutes and Notice of Decision** (March 15, 2022).
- IV. Conceptual Consultations.**
- V. Application/Public Hearing.**
- VI. Other Business.**
  - a) Zoning and Workforce Housing Discussion
- VII. Adjournment** (Next regular meeting is Tuesday, May 10, 2022).

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

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



# Town of Hopkinton

## Planning Department

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### HOPKINTON PLANNING BOARD

#### MINUTES

MARCH 15, 2022

Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, James Fredyma, Clarke Kidder, Greg Sagris, and Alternate Rich Steele. Staff present: Planning Director Karen Robertson.

**I. Call to Order.** Chairman Wilkey called the meeting to order at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton. Due to the absence of regular members, Mr. Steele sat as a voting member.

**II. Roll Call.** Kidder – present, Fredyma – present, Hemingson – present, Sagris – present, Steele – yes, and Wilkey – present.

Before proceeding, Chairman Wilkey stated that discussion on the Master Plan Update would be taken out of order.

**III. Conceptual Consultations.** There were no requests for consultations.

**IV. Other Business.**

a) Master Plan Update – The Planning Board reviewed with Matt Monihan of the Central NH Regional Planning Commission (CNHRPC) final revisions to the following draft chapters of the Master Plan: Vision, Housing, Economic Development, Transportation, and Existing/Future Land Use. The CNHRPC will make the requested revisions for a public hearing in April or May.

**V. Applications/Public Hearings.**

#2022-02 T.F. Bernier, Inc. Three (3) lot subdivision of property owned by Robert Michael Livingston and Kevin Tomasko, located along Gould Hill Road and Old Stagecoach Road, Tax Map 240, Lot 54, R-2/R-4 districts.

On behalf of the owners, Jonathan Crowdes of T.F. Bernier, Inc. presented an application for subdivision of the 60-acre parcel. The purpose of the subdivision is to create two new single-family residential lots. One lot consists of 3.17-acres with 293.57 feet of frontage on the corner of Gould Hill Road and Old Stage Coach Road in the R-2 zoning district. The second lot consists of 3.037 acres and 350.71 feet of frontage along Old Stage Coach Road in the R-2 and R-4 districts. The remaining parcel will contain approximately 53.8 acres and 598.97 feet of frontage along Old Stage Coach Road in the R-3 district. A certified wetlands scientist delineated wetlands. There are no wetlands on the proposed new lots; however, there are wetlands on the remaining 53.8-acre lot.

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*Minutes are subject to review.*

The New Hampshire Department of Environmental Services granted subdivision approval.

The Applicant requested waivers from Subdivision Regulations Section 3.3.1(d), requiring surveyed exterior property lines showing bearings and distances and monument locations, and Section 3.3.2(a), requiring all boundary lines to be expressed in feet and decimals. The total parcel is approximately 60-acres. Requiring a complete survey of the remaining 53.8 acres would be a large undertaking.

Mr. Crowdes noted that the configuration of the 3.017-acre lot (Lot 54-1) was determined to not have the existing "maintenance easement area" on two separate lots.

A brief discussion ensued concerning the houses, wells, and septic systems on Lot 54-1 and Lot 54-2.

Clarke Kidder, seconded by Celeste Hemingson, moved to **ACCEPT** Application #2022-02 as complete and for consideration. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Chairman Wilkey opened the public hearing portion of the meeting for public comment.

Abutter Steve Lawrence of 305 Old Stage Coach Road inquired about the sideline setbacks for the R-2 and R-4 districts and the potential wells and septic systems on the new lots.

Abutter Alexandria Lawrence of 305 Old Stage Coach Road inquired about the location of the front property line and whether it was the stonewall shown on the plan. She then asked who owned the property from the road's edge to the stonewall. A brief discussion ensued concerning the likelihood that the area is owned by the Town or is an area in which the Town has the right to use for drainage as part of the maintenance of the road. Mrs. Lawrence then inquired whether the trees removed along Old Stage Coach Road were removed by the Town. Mrs. Robertson replied no, but noted that the property owner had received permission from the Department of Public Works to remove Town-owned trees when removing his trees.

Abutter Mary Ann Evers of 40 Gould Hill Road inquired about the process by which the Department of Public Works decides that trees are to be removed. In response, Mrs. Robertson recommended that Mrs. Evers speak with the Public Works Director.

Mrs. Evers recommended that when considering building on the lots, consideration be given to planting screening to retain the privacy and rural character of the road.

Mr. Lawrence discussed the potential driveway location along a slope in the road and the icy conditions of the road during the winter months. In response, Mrs. Robertson noted that a member of Public Works had viewed the driveway location and had given tentative approval.

Lastly, Mr. Lawrence inquired about what he believed to be vernal pools along the front of the remaining lot. In response, property owner Rob Livingston noted that a certified soils scientist had delineated the wetlands, and there were no vernal pools. At this time, it was noted that there are different types of vernal pools, and while there may be, at times, standing water, it does not necessarily mean that the area qualifies as a vernal pool.

Mr. Crowdes noted the potential areas for driveway access on the remaining lot. One area is near the lot line of Lot 54-2; however, the area has steep slopes and may require cut and fill. The second and most feasible location is utilizing the existing old woods road that crosses a wetland with stones. If the owner decides to utilize the old woods road, a Wetland Permit will be required.

There being no further public comment, Chairman Wilkey declared the public hearing portion of the meeting closed.

Celeste Hemingson, seconded by Greg Sagris, moved to **APPROVE** waivers to Subdivision Regulations Sections 3.3.1(d) and 3.3.2(a). Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by James Fredyma, moved to **APPROVE** Application #2022-02. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

## **VI. Review of Minutes and Notices of Decisions.**

Celeste Hemingson, seconded by Rich Steele, moved to **APPROVE** the Minutes of January 11, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by Clarke Kidder, moved to **APPROVE** the Notice of Decision of January 11, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by Clarke Kidder, moved to **APPROVE** the Minutes of January 25, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by Rich Steele, moved to **APPROVE** the Minutes of February 8, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

## **VII. Other Business.**

- a) Rules of Procedure Revisions – The Planning Director will provide a draft of revisions to the Planning Board's Rules of Procedures for discussion at the April 12, 2022 meeting.

- b) Workforce Housing – A brief discussion amongst the Board concerning affordable/workforce housing. Mrs. Robertson provided a handout of "New Hampshire's Workforce Housing Laws," dated December 2021, prepared for NH Housing by Mark Fougere and Karen White, providing "A 10-Year Retrospective on the Law's Impact on Local Zoning and Creating Workforce Housing."

**VIII. Adjournment.** Celeste Hemingson, seconded by Clarke Kidder, moved to **ADJOURN** at 7:24 PM. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey). The next scheduled meeting is at 6:00 PM on Tuesday, April 12, 2022.

Karen Robertson  
Planning Director



# Town of Hopkinton Planning Department

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## HOPKINTON PLANNING BOARD NOTICE OF DECISIONS MARCH 15, 2022

Notice is hereby given that the Hopkinton Planning Board met at 6:00 PM on Tuesday, March 15, 2022, in the Hopkinton Town Hall, 330 Main Street, Hopkinton. Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, James Fredyma, Clarke Kidder, Greg Sagris, and Alternate Rich Steele. Staff present: Planning Director Karen Robertson. The Planning Board made the following decision(s):

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### I. Applications/Public Hearings.

#2022-02 T.F. Bernier, Inc. Three (3) lot subdivision of property owned by Robert Michael Livingston and Kevin Tomasko, located along Gould Hill Road and Old Stagecoach Road, Tax Map 240, Lot 54, R-2/R-4 districts.

Clarke Kidder, seconded by Celeste Hemingson, moved to **ACCEPT** Application #2022-02 as complete and for consideration. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by Greg Sagris, moved to **APPROVE** waivers to Subdivision Regulations Sections 3.3.1(d) and 3.3.2(a). Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by James Fredyma, moved to **APPROVE** Application #2022-02. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

### II. Minutes and Notices of Decisions.

Celeste Hemingson, seconded by Rich Steele, moved to **APPROVE** the Minutes of January 11, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by Clarke Kidder, moved to **APPROVE** the Notice of Decision of January 11, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

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Celeste Hemingson, seconded by Rich Steele, moved to **APPROVE** the Minutes of February 8, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

- III. Adjournment.** Celeste Hemingson, seconded by Clarke Kidder, moved to **ADJOURN** at 7:24 PM. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey). The next scheduled meeting is at 6:00 PM on Tuesday, April 12, 2022.

Karen Robertson  
Planning Director



The State of New Hampshire  
**Department of Environmental Services**

**Robert R. Scott, Commissioner**



March 10, 2022

GOVE ENVIRONMENTAL SERVICES INC  
8 CONTINENTAL DR BLDG 2 UNIT H  
EXETER NH 03833

**Re: Request for More Information – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)**  
**NHDES File Number: 2022-00365**  
**Subject Property: 50 Old Stagecoach Road, Hopkinton, Tax Map #250, Lot #11**

Dear Applicant:

On March 8, 2022, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, the NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

- 1- In accordance with Env-Wt 311.03(b)(6), please clarify how alternatives have been evaluated. Section 4 of the Avoidance and Minimization Written Narrative states "There are no alternatives that would have a lesser impact than the proposed crossing currently has." Based on this statement, it appears the non-impacting alternative of redesigning the project to **avoid** wetland and tier 1 stream impacts by accessing proposed Lot 11.02 via a driveway easement from Old Stagecoach Road across proposed Lot 11.01 has not been evaluated. Such a change would not reduce the number of lots proposed in the subdivision and would eliminate the need for a wetland permit. Please evaluate this alternative.

Avoidance of stream and wetland impacts is very important for the resources identified in this project. NH Natural Heritage Bureau (NHB) states in their email correspondence regarding this project (included in the Application):

- "We are very interested in protecting this small tributary of Dolf Brook, a well-known wild brook trout and wood turtle stream."
- "It doesn't take much cutting and sun exposure to warm up the water temperatures on a small cold-water tributary like this one and make it impossible for wild brook trout fry and fingerlings to survive. Actually, studies have shown that these small tributaries should be receiving the biggest buffers because impacts are greatest in terms of sedimentation and water temperature increases relative to the volume of water in these small tributaries [sic] if the forested buffers have been cut down or excessively thinned."
- "Please let us know if anything changes on this one since it is a sensitive site."

On March 8, 2022, NHDES contacted Kim Tuttle of NHNHB to discuss this project. Ms. Tuttle indicated that NHNHB would be pleased if wetland impacts could be entirely avoided for this project, based on their findings, noted above. The proposed impacts would result in tree clearing and risk sedimentation from the driveway, which, according to NHNHB, both pose a threat to this sensitive tier 1 stream.

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588  
TDD Access: Relay NH 1 (800) 735-2964



- 2- In accordance with Env-Wt 524.04(f), revise the proposed residential development project design to maintain existing wetland-dependent wildlife habitat and its associated migratory pathways, reproductive sites, and associated wetland complex or wetland community system. Specifically, redesign the project to avoid wetland and tier 1 stream impacts by accessing proposed Lot 11.02 via a driveway easement from Old Stagecoach Road across proposed Lot 11.01.
- 3- Notwithstanding questions 1 and 2 above, for the stream crossing project, provide the information specified in Env-Wt 903.04(e) regarding erosion and pollution controls. Specifically:
  - a. Per Env-Wt 903.04(b)(3)d, inlet and outlet invert elevations.
  - b. Per Env-Wt 903.04(b)(7), for the proposed stream crossing, provide the calculations supporting the plan cross-section showing the water surface elevation resulting from the applicable design storm, with bed material and backfill zones.
  - c. Per Env-Wt 903.04(d), details regarding the dewatering system.
  - d. Per Env-Wt 903.04(e)(3) a soil stabilization plan.
  - e. Per Env-Wt 903.04(i), the calculations supporting the hydraulic capacity of the proposed crossing reported in the Application, in terms of the flood frequency event reported in the Application.

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by the NHDES Wetlands Bureau within 60 days of the date of this request (no later than May 9, 2022), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

Pursuant to RSA 482-A:3, XIV(a)(3), the NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Joseph.Schmidl@des.nh.gov or (603) 271-3280.

Sincerely,



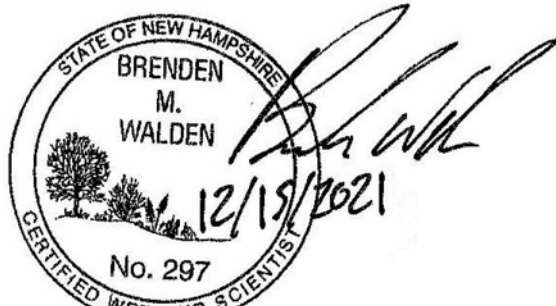
Joseph Schmidl, CWS, PG, DSDS  
Wetlands Specialist, Wetlands Bureau  
Land Resources Management, Water Division

cc: Morin Revocable Trust, Property Owner  
Municipal Clerk/Conservation Commission ✓

## WETLAND CERTIFICATION

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

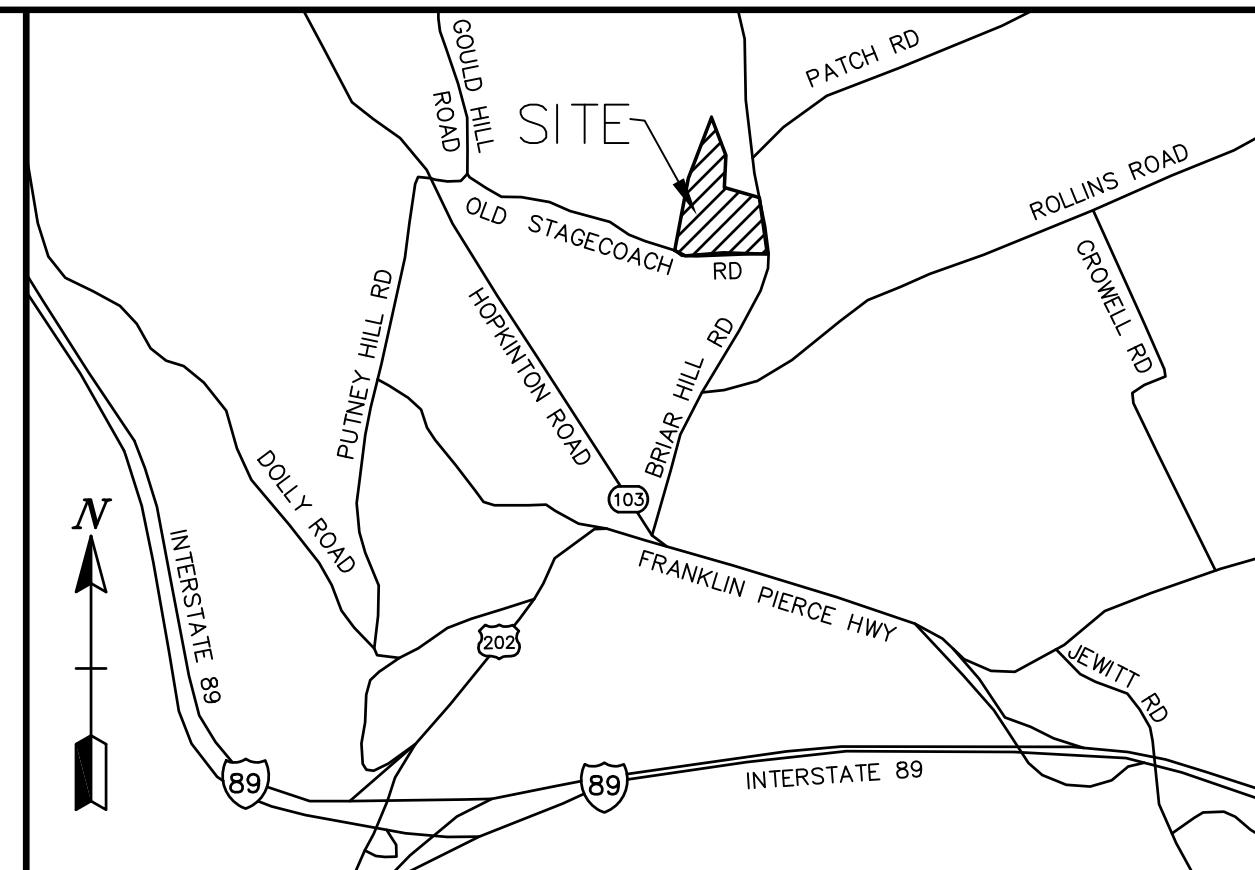
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES 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  
CONTOOCOOK, 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 39 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 DMC 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.



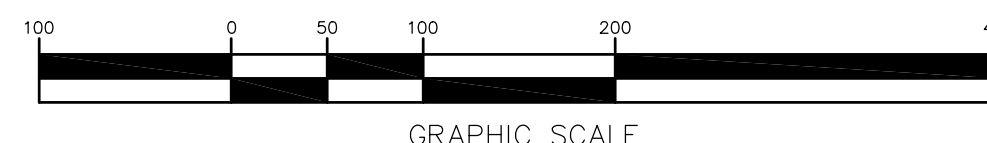
## LOCUS MAP

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 235 LOT 11 INTO 3 RESIDENTIAL LOTS TO BE SERVICED 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 SERVICED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM. THE LEACH FIELD AND WELL LOCATIONS WERE COPIED FROM THE APPROVED SEPTIC DESIGN CA1994205995.
- 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.

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
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**Bedford Design Consultants** inc.

ENGINEERS AND SURVEYORS

592 Harvey Road, Manchester, NH 03103

Telephone: (603) 622-5533

www.bedforddesign.com



## SURVEYOR CERTIFICATION

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

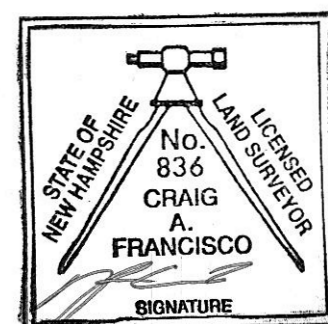
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR

1/10/22  
DATE

## 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



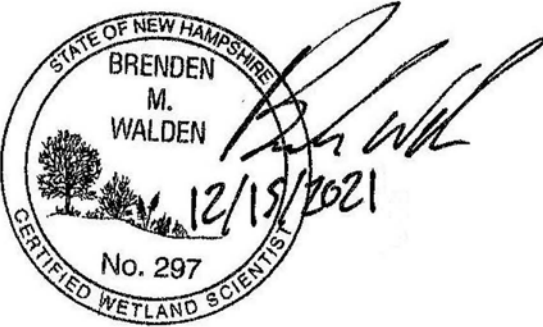


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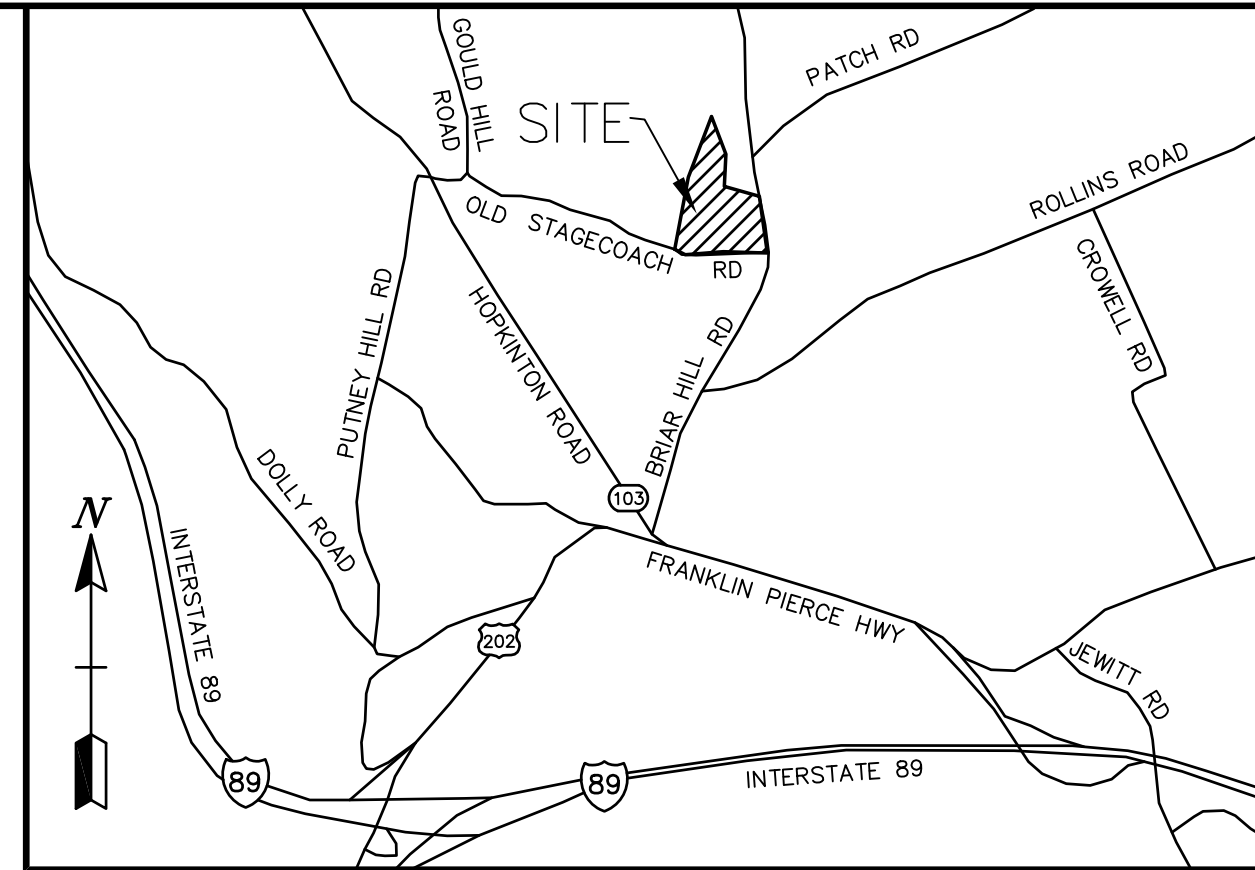
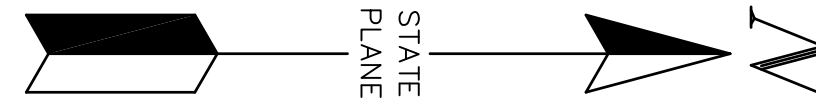
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- "LAND OF RUTH M. TOBY CONTAINING 11.8 ACRES MORE OR LESS IN THE TOWN OF HOPKINTON, NEW HAMPSHIRE." DATED MARCH 1954, PREPARED BY E. N. ROBERTS, MCRD PLAN #1984.

35B CHAMPLAIN LOAMY FINE SAND, 3 - 8% SLOPES  
47B HENRIKER FINE SANDY LOAM, 3 - 8% SLOPES, VERY STONY  
94A AGAWAM-NINIGRET FINE SANDY LOAMS, 0 - 3% SLOPES  
415B MOOSILAUKE FINE SANDY LOAM, 3 - 8% SLOPES, VERY STONY  
459C METACOMET FINE SANDY LOAM, 8 - 15% SLOPES, VERY STONY

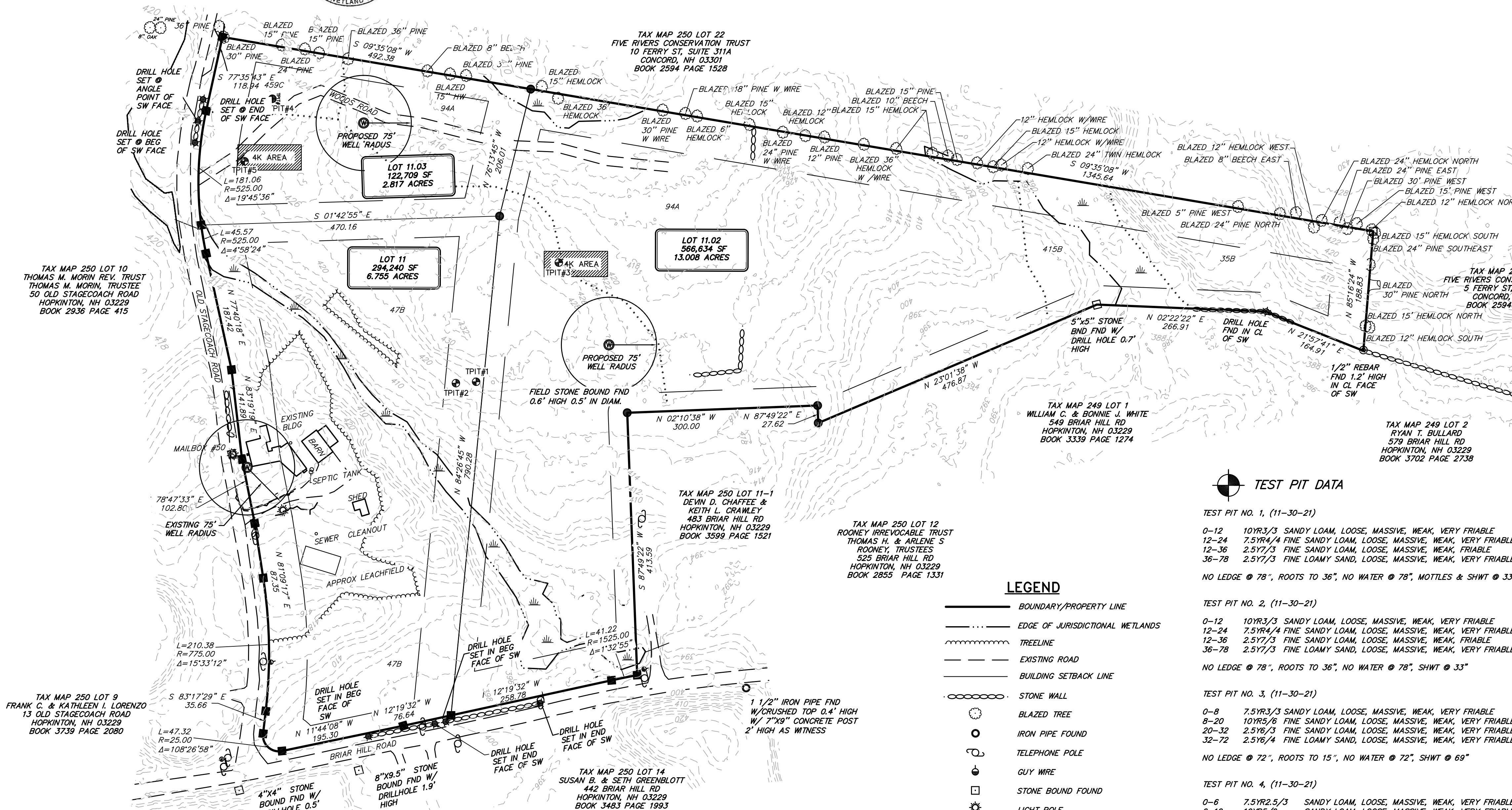


## LOCUS MAP

1"=2000'

## NOTES

- OWNER OF RECORD:  
TAX MAP 250 LOT 11  
THOMAS M. MORIN REV TRUST  
THOMAS M. MORIN, TRUSTEE. (MCRD)  
50 OLD STAGECOACH RD  
HOPKINTON, NH 03229  
BOOK 2262 PAGE 620
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 235 LOT 11 INTO 3 RESIDENTIAL LOTS TO BE SERVICED 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 SERVICED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM. THE LEACH FIELD AND WELL LOCATIONS WERE COPIED FROM THE APPROVED SEPTIC DESIGN CA1994205995.
- 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.



## 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 2.5Y8/3 FINE SANDY LOAM, LOOSE, MASSIVE, WEAK, VERY FRIABLE  
32-72 2.5Y8/4 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 2.5Y8/3 LOAMY SAND, BLOCKY, FIRM

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

## 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

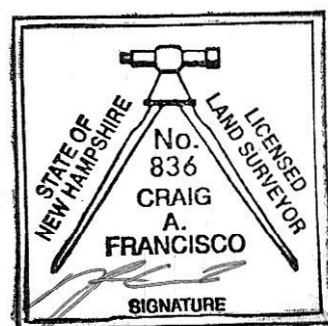
## SURVEYOR CERTIFICATION

"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)."

1/10/22  
DATE  
LICENSED LAND SURVEYOR

1/10/22  
DATE



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'

OCTOBER 29, 2021

SHEET 2 OF 2

DESIGN: C.A.F.

DRAWN: K.M.B.

CHECKED: C.A.F.

FB: 646

PG: 43

1630-01

Bedford Design Consultants

ENGINEERS AND SURVEYORS

592 Harvey Road, Manchester, NH 03103

Telephone: (603) 622-5533

www.bedforddesign.com