



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 APRIL 13, 2021

Notice is hereby given that the **Hopkinton Planning Board** will meet on Tuesday, April 13, 2021, at 6:00 PM via Zoom. The public will be able to listen and participate in this meeting through the website: <https://zoom.us/j/96531924892> or by dialing the following phone #: 1-929-205-6099 and using Meeting ID: 965 3192 4892. If there are access problems during the meeting, please call 603-746-8243 or email planzone@hopkinton-nh.gov. The Planning Board will review and take action on the following:

- I. **Call to Order** (Determine quorum, review attendance of regular members, and seating of alternate members).
- II. **Review of Meeting Minutes and Notice of Decision of March 16, 2021.**
- III. **Master Plan Update.**
- IV. **Conceptual Consultations.**
- V. **Applications/Public Hearings.**

#2021-9 Town of Hopkinton, Public Works Permission to remove decayed trees along all designated scenic roads (Barton's Corner Road, Beech Hill Road, Branch Londonderry Turnpike, Brockway Road, Clement Hill Road, College Hill Road, Stickney Hill Road, Hatfield Road, Moran Road, Old Putney Hill Road, Patch Road, Pet Dow Road, and Thain Road). The request is pursuant to New Hampshire RSA 231:158.

#2021-10 Scott Falvey and Emily Welsh Site Plan Review for a farming activity, a pet miniature horse and companion goat, at 30 Rockwood Circle, Tax Map 225, Lot 26, R-1 district.

#2021-11 T.F. Bernier, Inc. Lot Line Adjustment between properties owned by Herrick Millwork, Inc. at 290 Burnham Intervale Road and Excalibur Shelving Systems, Inc. at 292 Burnham Intervale Road, M-1 district., Tax Map 220, Lots 23.1 and 23.2.

#2021-12 Erin Tullar Site Plan Review for outdoor commercial, recreational activities at the wellness center at 860 Sugar Hill Road, Tax Map 232, Lot 11, R-4 district.

#2021-13 The Balance & Brussel, LLC/Emily Knowlton Site Plan Review to change space at 633 Maple Street from manufacturing to a drive-in food establishment and temporarily operate from an associated food truck to be parked at the property. The

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

property is owned by 633 Maple Street, LLC, shown on Tax Map 227 as Lot 44, in the M-1 district.

#2021-14 Chris & Mary Weldon Two lot subdivision at 1074 Pine Street, Tax Map 208, Lot 88, R-2 district.

VI. Election of Officers.

VII. Other Business.

VIII. Adjournment.

Application #2021-9
Hopkinton Public Works

2021-9



Town of Hopkinton, NH

330 Main Street, Hopkinton, NH 03229-2627

Tel: (603) 746-3170 E-mail: selectmen@hopkinton-nh.gov

Fax: (603) 746-2952 Web: hopkinton-nh.gov

RECEIVED

MAR 19 2021

To the Hopkinton Planning Board,

**HOPKINTON
PLANNING DEPT.**

Due to an infestation of Emerald Ash Boring Beetles, there are an abnormal amount of dead Ash trees throughout the Town. I am looking to get your approval to remove any dead trees on Scenic roads throughout the Town.

I am also looking for approval to remove some large trees at 1542 Clement Hill Rd. which is owned by Doris Cayer. The road narrows to one car width in this location and is a hazard. Mrs. Cayer has already given permission to do what is needed.

There is also another narrow spot on Hatfield Rd. approximately 300' from the Weare Town line that needs to be widened as well, once again it is too narrow for two cars to pass simultaneously and creates a hazard. I have yet to obtain permission but will upon your approval.

Thank you,

Daniel Blanchette

Director of Public Works

Town of Hopkinton

Sent by regular Mail
letter, RSD 231-158,
Hearing Notice to
Property owners (aaa).
KRobertson



Town of Hopkinton Planning Department

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

April 6, 2021

To: Property Owners

From: Hopkinton Planning Department

Subject: **Removal of Trees along Scenic Roads**

The Hopkinton Planning Board will hold a meeting/public hearing on Tuesday, April 13, 2021, at 6:00 PM, via Zoom to consider the Hopkinton Public Works department's request to remove decayed trees along all designated scenic roads pursuant to RSA 231:158. Scenic roads include the following: Barton's Corner Road, Beech Hill Road, Branch Londonderry Turnpike, Brockway Road, Clement Hill Road, College Hill Road, Stickney Hill Road, Hatfield Road, Moran Road, Old Putney Hill Road, Patch Road, Pet Down Road, and Thain Road.

Also, the Planning Board will consider a request to remove large trees along a section of Clement Hill Road and Hatfield Road, where it is currently too narrow for cars to pass simultaneously.

Note: All trees have been marked with an orange or green ribbon.

The public will be able to listen and participate in this meeting/public hearing through the website: <https://zoom.us/j/96531924892> or by dialing the following phone #: 1-929-205-6099 and using **Meeting ID: 965 3192 4892**. If there are access problems during the meeting, please call 603-746-8243 or email planzone@hopkinton-nh.gov.

TITLE XX

TRANSPORTATION

CHAPTER 231

CITIES, TOWNS AND VILLAGE DISTRICT HIGHWAYS

Scenic Roads

Section 231:158

231:158 Effect of Designation as Scenic Roads. –

- I. As used in this subdivision, "tree" means any woody plant which has a circumference of 15 inches or more at a point 4 feet from the ground.
- II. Upon a road being designated as a scenic road as provided in RSA 231:157, any repair, maintenance, reconstruction, or paving work done with respect thereto by the state or municipality, or any action taken by any utility or other person acting to erect, install or maintain poles, conduits, cables, wires, pipes or other structures pursuant to RSA 231:159-189 shall not involve the cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board, or any other official municipal body designated by the meeting to implement the provisions of this subdivision, after a public hearing duly advertised as to time, date, place and purpose, 2 times in a newspaper of general circulation in the area, the last publication to occur at least 7 days prior to such hearing, provided, however, that a road agent or his designee may, without such hearing, but only with the written permission of the selectmen, remove trees or portions of trees which have been declared a public nuisance pursuant to RSA 231:145 and 231:146, when such trees or portions of such trees pose an imminent threat to safety or property, and provided, further, that a public utility when involved in the emergency restoration of service, may without such hearing or permission of the selectmen, perform such work as is necessary for the prompt restoration of utility service which has been interrupted by facility damage and when requested, shall thereafter inform the selectmen of the nature of the emergency and the work performed, in such manner as the selectmen may require.
- III. Designation of a road as scenic shall not affect the eligibility of the town to receive construction, maintenance or reconstruction aid pursuant to the provisions of RSA 235 for such road.
- IV. Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his own property, except to the extent that trees have been acquired by the municipality as shade or ornamental trees pursuant to RSA 231:139-156, and except that RSA 472:6 limits the removal or alteration of boundary markers including stone walls.
- V. A town may, as part of a scenic road designation under RSA 231:157 or as an amendment to such designation adopted in the same manner, impose provisions with respect to such road which are different from or in addition to those set forth in this section. Such provisions may include, but are not limited to, decisional criteria for the granting of consent by the planning board or other designated municipal body under paragraph II, or protections for trees smaller than those described in paragraph I, designated for the purpose of establishing regenerative growth along the scenic road.
- VI. Any person who violates this section or any local provision adopted under this section shall be guilty of a violation and shall be liable for all damages resulting therefrom.

Source. RSA 253:18. 1971, 455:1. 1973, 586:2. 1981, 87:1. 1983, 122:2. 1991, 134:3, 4. 1992, 160:2, eff. July 5, 1992.

Application #2021-10
Scott Falvey & Emily Welsh



- ☒ Narrative description of proposal (include existing conditions and all related improvements).
- ☒ Application checklist.
- ☒ Planning Board Zoning Board of Adjustment ^{Decision} 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) 50 |
| 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: Scott Talbot Date: 3/15/2021

Owner's Signature(s): Scott Talbot Date: 3/15/2021

Office Use:

Application Filed: _____ Fees: _____ Application #: 2021-10

Notice(s) Posted/Mailed: _____ Complete/Consideration: _____

Meeting(s)/Hearing(s): _____

Approved/Denied: _____ ☐ Conditions MCRD Filing: _____

MCRD Document #: _____

Site Plan Review
Falvey/Welsh Special Exception Application

KR

Site Plan Review ♥

We are requesting a special exception to have our pet miniature horse Cody and his goat companion Annabeth reside on our 1.7 acre property. Cody is 24 years old and has been with us his entire life. Both Cody and Annabeth are good natured with tons of personality and a lot of fun.

Cody and Annabeth would live in a tasteful non-permanent shed with a metal non-permanent "ring" with livestock wire mesh (similar to what's in the photo) to prevent escapees.

We appreciate your consideration of this application to keep our pets together with the family.

Thank you!



COPY

ZBA Approved 4/6/2021

KR

SPECIAL EXCEPTION
(Section XV)

In order to secure a variance, the Zoning Board of Adjustment must determine by law that your Special Exception request satisfies the following criteria of the Zoning Ordinance. **Please provide a written response along with any other supporting documentation for each of the following criteria.** Please note that all criteria must be satisfied and supported by the Zoning Board of Adjustment in order for a Special Exception to be granted. Should the space provided be inadequate, please attach additional pages to this application.

1. Standards provided by this Ordinance for the particular use permitted by special exception.

The request is an allowed use by Special Exception per Table 3.6 Section D-2 for Livestock.

2. No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.

The proposed request will not create any hazards to the public. Manure volume is minimal and is manageable through composting. Flies have not been an issue in the past but should it become an issue, fly predators could be applied for fly management.

3. No detriment to property values in the vicinity or change in the essential characteristics of a residential neighborhood on account of the location or scale of buildings and other structures, parking areas, access ways, odor(s), smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials.

The request will not cause any detriment to property values. The request is for an allowed use and will not cause any of the above concerns.

4. No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.

The request is not a commercial venture and will not cause any changes to traffic safety or congestion.

5. No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection, and schools.

The request will not create an excessive demand on any municipal services. It may increase water usage by 10 gallons+/- per week.

6. No significant increase of storm water runoff onto adjacent property or streets.

The request will not change any existing slopes or grades and therefor there will not be any significant increase in storm water runoff.

7. An appropriate location for the proposed use.

The total lot size is approximately 1.7 acres with approximately 1 acre available for this purpose. It is planned for less than 1/4 acre to be used for this purpose, however the space can be increased/adjusted if it becomes necessary.

COPY

8. **Not affect adversely the health and safety of the residents and others in the area and not be detrimental to the use or development of adjacent or neighboring properties.**
These are small animals. The request is an allowed use and will not impact the use or development of adjacent or neighboring property.

9. **In the public interest and in the spirit of the ordinance.**
The request is in the public interest and in the spirit of the ordinance as it is an allowed use per table 3.6 Section D-2 for Livestock and at a much smaller scale and less impactful than that of a typical horse.

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.

**SECTION III
ESTABLISHMENT OF DISTRICTS AND USES**

3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1
A. Residential Uses – Principal Uses									
1. Affordable Housing Option, Section XVI	X	P	P	P	P	X	P	X	X
2. Congregate Care Housing	X	X	S	S	P	X	S	S	X
3. Dwelling, Multi-Family with a maximum of 12 dwelling units per building	X	X	S	S	P	X	S	S	X
4. Dwelling, Multi-Family with a maximum of 24 dwelling units per building	X	X	X	X	P	X	X	X	X
5. Dwelling, Single-Family Detached	P	P	P	P	X	S	P	S	S
6. Dwelling, Two-Family	S	S	P	P	X	S	P	S	S
7. Manufactured Housing on individual lots	X	X	X	X	X	X	X	X	X
8. Manufactured Housing Park, Section IX	X	S	S	S	X	X	S	X	X
9. Manufactured Housing Subdivision, Section IX	P	P	P	P	X	X	S	X	X
B. Temporary Residential Uses – Principal Uses									
1. Bed and Breakfast Inn, Section III	S	S	S	S	P	X	S	P	X
2. Camps, Non-Profit (overnight and/or day)	S	S	S	S	S	S	S	S	S
3. Commercial Lodging	X	X	X	X	P	S	X	P	S
C. Outdoor/Recreational Uses – Principal Uses									
1. Commercial Riding Stables and Riding Trails	S	S	S	X	P	X	X	X	X
2. Public Parks and Playgrounds, Forestry, Wildlife, Timber Preserves, reservoirs, and Nature Study Areas, Conservation Areas and Preserved or Protected Open Space	P	P	P	P	P	P	P	P	P
3. Recreational Camping/Tenting Parks and Recreational Camping Vehicles, Section X	S	S	S	X	S	X	X	X	X
D. Agricultural Uses – Principal Uses									
1. Agriculture, Horticulture, and Floriculture except a greenhouse or stand for retail sale, including customary accessory structures and uses.	P	P	P	S	S	P	S	S	P
2. Farming including dairying, livestock, animal, and poultry raising, and crop production, including customary accessory structures and uses.	P	P	P	S	S	P	S	S	P
3. Greenhouse or Farm Stand	S	S	S	S	S	P	S	P	P
4. Primary Agriculture Solar Energy System, Section III	C	C	C	C	C	C	C	C	C
E. Institutional Uses/Community Facilities – Principal Uses									
1. Buildings necessary for the furnishing of Non-Essential Services by such public utility for the public health, safety, and general welfare.	X	X	X	S	P	P	S	P	P

Return to:
Scott Falvey and Emily Welsh
30 Rockwood Circle
Hopkinton, NH 03229

WARRANTY DEED

Transfer Tax: \$4,433.00

Arlan S. MacKnight, Trustee of the MacKnight Living Trust, u/d/t dated February 16, 2007, with a mailing address of 6 Bow Center, Bow, New Hampshire 03304, for consideration paid, do hereby grant to

Scott Falvey and Emily Welsh, Husband and Wife as joint tenants with rights of survivorship, of 7721 North Flint Hill Road, Owings, Maryland 20736,

with WARRANTY COVENANTS

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

TRACT I:

A certain parcel of land, situated on the northerly side of Rockwood Circle in said Amesbury Park in Hopkinton (Contoocook) known as Lot 18a, on a plan of land entitled "Amesbury Park Plan", recorded December 10, 1962, drawn by George C. Benjamin, C.E., and recorded as plan 1820 Merrimack County Registry of Deeds bounded and described as follows:

Beginning at a point on the north line of Rockwood Circle, said point being the southwest corner of the lot herein conveyed;

1. N 05° 07' 40" W, along the east line of Lot 17 on said plan, a distance of 340.85 feet to a point; thence
2. S 40° 57' E, going generally parallel with the shore line of Warner River, a distance of 357.70 feet to a point, said point being the northwest corner of lot 18 on said plan; thence

3. S 54° 53' 01" W, along the northwest line of lot 18 on said plan a distance of 171.71 feet to a point on the easterly line of said Rockwood Circle; thence

4. Westerly by a curve to the left (radius 70 feet) along the easterly and northerly line of Rockwood Circle, a distance of 73.32 feet to the point of beginning.

TRACT II:

Beginning at a point on the south line of Rockwood Circle in said Amesbury Park, said bound being the southeast corner of Lot 18-A as shown on plan and the northwest corner of premises herein described;

Thence N 54° 53' 01" E, along said Lot #18-A, now or formerly of Donald R. Rudolf and Marian S. Rudolf, 171.1 feet to a point along the Warner River;

Thence southwesterly along the bank of the Warner River 6.10 feet to a point;

Thence S 72° 11' E, along the bank of the said Warner River 65.60 feet to a stone bound;

Thence continuing along the same course and following the bank of said Warner River 20.71 feet to a point marking the northeast corner of the premises herein described;

Thence S 3° 20' 17" W, along the westerly line of Lot #21 on said plan, 179.06 feet to a point marking the southwest corner of the premises described;

Thence N 89° 39' 43" W, along Lot #20 on said plan, 125 feet to a point;

Thence continuing on the same course along the northerly line of Lot #19 on said plan, 37.65 feet to a point;

Thence N 60° 28' 25" W, 65 feet, more or less, to a point on the southeasterly side of Rockwood Circle;

Thence by a curve to the left (radius 70 feet) in a northerly direction along the southerly line of said Rockwood Circle 78.98 feet to the point of beginning.

Subject to the following:

1. Utility easements common to the tract.
2. Restrictions, reservations and conditions as contained in deed of Hall dated February 27, 1978 and recorded in Volume 1314, Page 693 of the said Registry of Deeds.
3. Riparian rights of others in and to the waters of the Warner River.

Meaning and intending to describe and convey the same premises conveyed to Arlan S. MacKnight and Mary Lou MacKnight, as Trustees of the MacKnight Living Trust by virtue of a deed dated February 16, 2007 and recorded in the Merrimack County Registry of Deeds at Book 2967, Page 295. See also deed dated May 1, 1998 from Stephen J. Zimmer and Dawn Zimmer to Arland S. MacKnight and Mary Lou MacKnight and recorded in said Registry at Book 2098, Page 204. The said Mary Lou MacKnight died August 27, 2020, see Death Certificate recorded at or near even date.

This is not homestead property.

Trustee Certificate

I, Arlan S. MacKnight, Trustee of the MacKnight Living Trust, hereby certify as follows:

1. That I am the Trustee of the Trust; and
2. That the Trust has not been altered, amended, terminated or revoked; and
3. That I have been authorized and directed by the holders of 100% of the beneficial interest of said Trust to convey the Trust property known and numbered as 30 Rockwood Circle, Hopkinton, New Hampshire and to execute and deliver a warranty deed and any documents necessary or incidental to the transfer of the property.
4. Pursuant to RSA 564-A:7, the undersigned Trustee, as Trustee under the said Trust does have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust assets paid to the Trustee for a conveyance hereof.

[Balance of Page Left Intentionally Blank]

Executed under seal this 19 day of December, 2020.

THE MACKNIGHT LIVING TRUST

Arlan S. MacKnight
Arlan S. MacKnight, Individually
and as Trustee

NH 10m
STATE OF MARYLAND

County of Morrimoch

Then personally appeared before me on this 19 day of December, 2020, the said Arlan S. MacKnight, Individually and as Trustee of the MacKnight Living Trust and acknowledged the foregoing to be his voluntary act and deed



David C. Crudo
Notary Public: David C. Crudo
My commission expires: 3/23/21



Abutters List Report

Hopkinton, NH
December 29, 2020

Subject Property:

Parcel Number: 225-026-000
CAMA Number: 225-026-000
Property Address: 30 ROCKWOOD CIR

Mailing Address: MACKNIGHT (LIVING TRUST)
MACKNIGHT (TRSTEES) ARLAN &
30 ROCKWOOD CIR
CONTOOCOOK, NH 03229

Abutters:

Parcel Number: 225-007-000
CAMA Number: 225-007-000
Property Address: DUSTIN RD

Mailing Address: BOHANAN (TRUSTS) GLENN L & ADE
ROBERTSON HEATHER B & JAMES C
945 PENACOOK ROAD
CONTOOCOOK, NH 03229

Parcel Number: 225-025-000
CAMA Number: 225-025-000
Property Address: 31 ROCKWOOD CIR

Mailing Address: CROSS (FAMILY REV TRUST) CROSS
(TRSTE) NEIL & ALICIA
31 ROCKWOOD CIR
CONTOOCOOK, NH 03229

Parcel Number: 225-027-000
CAMA Number: 225-027-000
Property Address: 276 AMESBURY RD

Mailing Address: DONLON SAMUEL J & CHERYL A
276 AMESBURY RD
CONTOOCOOK, NH 03229

Parcel Number: 225-028-000
CAMA Number: 225-028-000
Property Address: 264 AMESBURY RD

Mailing Address: LACHANCE PAUL H & DIANE D
264 AMESBURY RD
CONTOOCOOK, NH 03229

Parcel Number: 225-029-000
CAMA Number: 225-029-000
Property Address: 250 AMESBURY RD

Mailing Address: LAMB FAMILY REVOCABLE TRUST
LAMB (TRUSTEES) HAROLD N JR &
250 AMESBURY RD
CONTOOCOOK, NH 03229



www.cai-tech.com

12/29/2020

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1



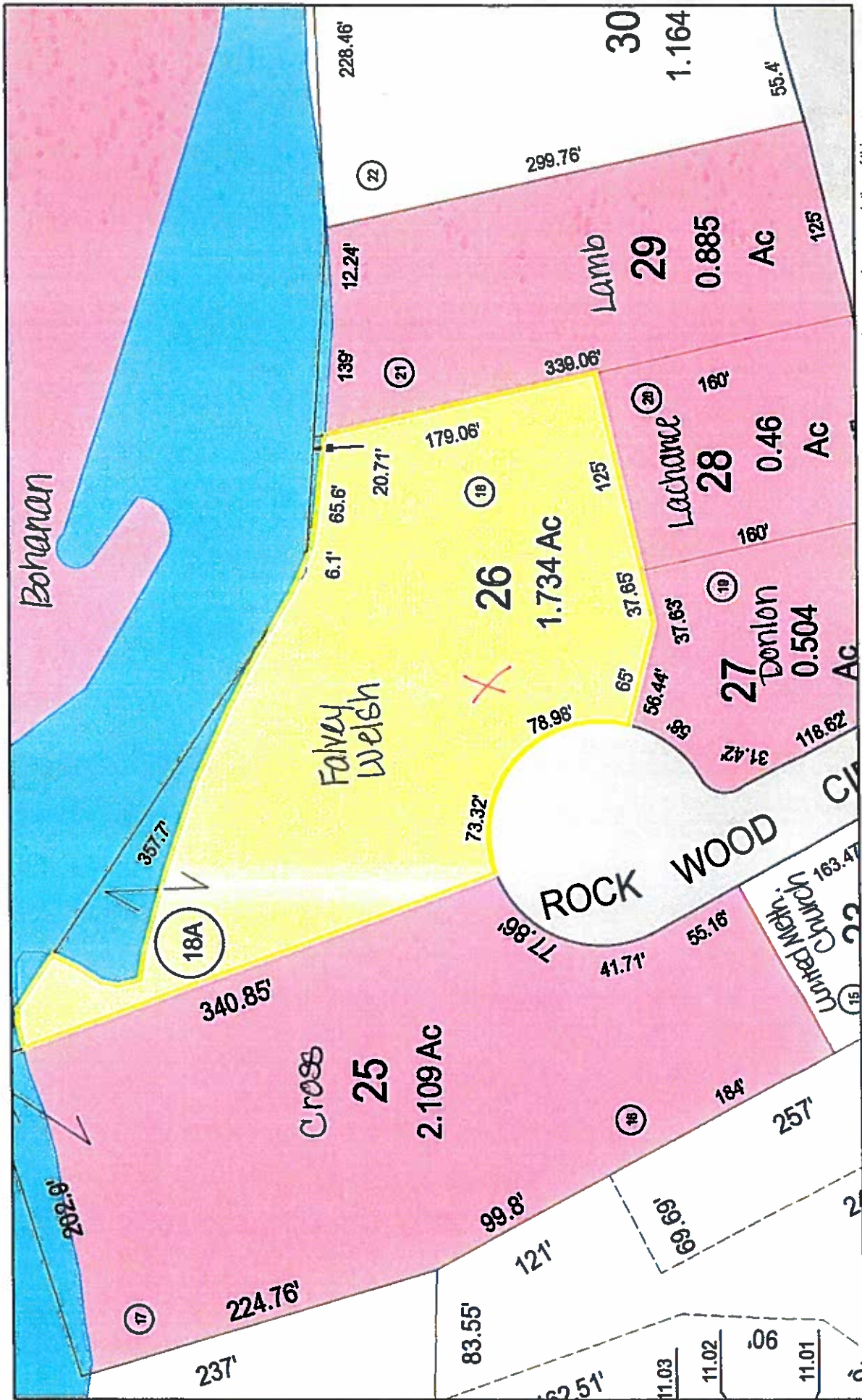
Hopkinton, NH

1 inch = 89 Feet



CAI Technologies
Produce Map and Overlays

December 29, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Application #2021-11
T.F. Bernier, Inc.



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

October 1, 2020

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

RE: Application for Lot Line Adjustment
Lands of Herrick Mill Work, Inc.
and Excalibur Shelving Systems, Inc.
Assessors Map 220 Lots 23.2 & 23.1

Dear Chair Ellsworth and members of the Board:

Please find enclosed the application for a Lot Line Adjustment between Map 220 Lots 23.2 and 23.1. An area of 7.458 acres (Parcel "A") will be transferred from Lot 23.1 to Lot 23.2. There are no new lots proposed and there is no new development proposed. Both lots are and will be over 5 acres, therefore no State subdivision approval is required. The lots are each served by public water and individual septic systems.

As a part of this application we are requesting waivers of the following subdivision submission data items:

3.3.1(c) – Topography, 3.3.1(d) Surveyed Exterior Property Lines, and 3.3.2(a), Drainage features.

Reason for waiver requests: The lot line adjustment is fairly simple. Lot 23.2 is a very large parcel. The property lines and existing conditions are shown in the area of the Lot Line Adjustment. The remainder of Lot 23.2 is shown on a plan of record.

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

Sincerely,
T.F. BERNIER, INC.

Jonathan Crowdes
Jonathan Crowdes
Project Manager

enclosures

cc: file 014-01

#2021-11 Revised Plan
#2020-17 Approved

KP

11/10/2020 Approved
3/19/2021 Submitted Revised Plan.
(re adjust lot line)

Min Req. M-1

- 110,000 (2.53 AC.)
- Max. Bldg. Cov. 40%
- Min. Open Space 30%
- Min. Frontage 250'



Town of Hopkinton

2020-17
2021-11
Revised

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: 290/292 Burnham Intervale Road MAP/LOT: 220 / 23.2, 220 / 23.1 ZONE: M-1

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

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

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

OWNER(s)

Name: Herrick Mill Work, Inc.

Address: 290 Burnham Intervale Road City: Contoocook State: NH Zip: 03229

Phone: _____ Email: _____

Name: Excaliber Shelving Systems, Inc.

Address: 292 Burnham Intervale Road City: Contoocook State: NH Zip: 03229

Phone: _____ Email: _____

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

Name: same as applicant

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

Phone: _____ Email: _____

Name: _____

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

Phone: _____ Email: _____

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

☒ Public Water ☐ Public Sewer ☐ Well ☒ Septic

Lots/units proposed: _____ Existing Building Area: _____ Proposed Building Area: _____

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

Application Submission Requirements:

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

- ☒ Narrative description of proposal (include existing conditions and all related improvements)
☒ Application checklist.
☐ Planning Board/Zoning Board of Adjustment Minutes of Conceptual, Preliminary Review, or approval.
☒ Property deed and existing/proposed easements, covenants, and restrictions.
☒ Tax Map of subject parcel and abutting properties.
☒ Waiver(s) request from provisions of the Subdivision and/or Site Plan Regulations.

PLANNING BOARD APPLICATION

- ☐ Test Pit Data, Storm Water Management Plan, Traffic, School, Environmental and Fiscal Impact Analyses, and Phasing Plan (when applicable).
- ☒ Abutters List as defined by RSA 672:3 – Include Tax Map, Lot Number, Name and Mailing Addresses. If abutting property is under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association. If abutting property is under a manufactured housing park form of ownership, the term "abutter" includes the manufactured housing park owner and the tenants who own the manufactured housing.
- ☒ Mailing labels – Include Applicant, Owner, Architect, Soil/Wetland Scientists, Abutters, and holders of Conservation/Preservation restrictions or easements.
- ☒ Four (4) paper prints of the plan(s) at full scale.
- ☒ Appropriate Filing Fee: (Non-refundable) Made payable to Town of Hopkinton
- | | |
|--------------------------------------|---|
| Major Subdivision | \$500.00 Application Fee, \$100.00 per Lot/Unit |
| Minor Subdivision | \$250.00 Application Fee, \$100.00 per Lot/Unit |
| 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: 10/1/20

Owner's Signature(s): [Signature] Date: 10/1/20

3-19-2021		Office Use:		# 2021-11	
Application Filed: 10-1-2020		Fees: 275. CK51577		Application # 2020-17	
Notice(s) Posted/Mailed: 10-29-2020		Complete/Consideration		11-10-2020	
Meeting(s)/Hearing(s): 11-10-2020		Approved/Denied:			
MCRD Document #:		Conditions		MCRD Filing	

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

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

Submittal Material

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

General Information

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

Design and Sketch Plan

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

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

- ☒ A sketch of the site showing existing natural features, including watercourses, waterbodies, tree lines, and other significant vegetation cover, topographic features and any other features that are significant to the site design.
- WR ☐ Contours at intervals not exceed five feet (5') with spot elevations provided when the grade is less than five percent (5%).
- WR ☐ 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

- WR ☐ 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).
- NA ☐ 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.
- NA ☐ 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.
- NA ☐ Lots consecutively numbered or lettered in alphabetical order.
- NA ☐ Location and explanation of proposed drainage easements and any other site easements, if any.
- ☒ Form of approval by the Planning Board

198177

93 JUN 22 PM 4:02

BK1920 PG1867

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS THAT HOPKINTON INDUSTRIAL DEVELOPMENT CORPORATION, a New Hampshire corporation with principal place of business in the Town of Hopkinton, County of Merrimack and State of New Hampshire, for nominal consideration paid, grants to HERRICK MILL WORK, INC., a New Hampshire corporation having a mailing address of P.O. Box 4, Burnham's Intervale Road, Village of Contoocook and State of New Hampshire, 03229, with WARRANTY COVENANTS,

Three certain tracts or parcels of land, together with the buildings and improvements now or hereafter thereon, situated on Burnham's Intervale Road, Village of Contoocook, Town of Hopkinton, County of Merrimack, and State of New Hampshire, shown as Lots #1, #2, and a portion of Burnham's Intervale Road, on plan of "Land of Hopkinton Industrial Development Corp.", by Robert T. French, dated December 1989, and recorded in the Merrimack County Registry of Deeds as Plan number 11411.

LOT #1;

Beginning at a point on the Westerly sideline of Burnham's Intervale Road, so-called:

Thence running North 13° 37' 25" East along the Westerly sideline of said Road for a distance of Two Hundred Fifty-three and Seven Hundredths (253.07) feet, to a granite bound at the Southeast corner of Lot #2:

Thence the following courses and distances along said Lot #2:

North 90° 00' West, for a distance of One Thousand Two Hundred Four and Four Tenths (1204.4) feet, to a point;

South 70° 00' West, for a distance of Three Hundred Fifty (350) feet, to a point;

South 66° 30' West, for a distance of Two Hundred Seventy-five (275) feet, to a point;

South 61° 30' West, for a distance of Three Hundred (300) feet, to a point;

North 7° 44' West, for a distance of Two Hundred Eighty and No Tenths (280.0) feet, to a point;

South 82° 16' West, for a distance of Three Hundred and No Tenths (300.0) feet, to a point;

South 7° 44' 00" East for a distance of Seven Hundred Fifty and No Tenths (750.0) feet, to a point at the edge of the Contoocook River;

Thence along the Contoocook River in a Northeasterly and Easterly direction for a distance of Two Thousand Two Hundred (2200) feet, to a point at land now or formerly of John and Norma Herrick, said point being the Southeasterly corner of the said Lot #1;

- 2 -

Thence turning and running North 18° 05' 00" East for a distance of Forty (40) feet, to a point;

Thence continuing North 18° 05' 00" East along land of Herrick for a distance of Three Hundred (300) feet, to a point;

Thence turning and running South 71° 55' 00" East along land of Herrick for a distance of One Hundred and No Hundredths (100.00) feet, to the point of beginning.

Lot #1 containing Twenty and No Tenths (20.0) acres, according to said plan.

LOT #2:

Beginning at a granite bound set on the Westerly sideline of Burnham's Intervale Road, so-called:

Thence running North 01° 17' 00" East along the Westerly sideline of said Road for a distance of Three Hundred Sixty-two and Eighty-eight Hundredths (362.88) feet, to a point;

Thence continuing North 0° 56' 35" East still along said Road for a distance of Three Hundred and No Hundredths (300.00) feet, to a point;

Thence continuing along same course still along said Road for a distance of One Hundred Eighty-nine and Fifty-three Hundredths (189.53) feet, to a point at the Southeast corner of Lot #3 as shown on said Plan.

Thence turning and running South 88° 21' 20" West along said Lot #3 for a distance of Six Hundred Ninety-one and Eighty-two Hundredths (691.82) feet, to a point;

Thence turning and running North 1° 38' 45" West still along said Lot #3 for a distance of Three Hundred Thirty-two and No Hundredths (332.00) feet, to an iron pin at the Southwesterly corner of land now or formerly of David Litimatinen;

Thence continuing along same course along land of said Litimatinen for a distance of Two Hundred Ninety-Four and Seven Tenths (294.7) feet, to an iron pin at land now or formerly of Byron W. and Edith B. Carr;

Thence turning and running South 88° 18' 00" West along land of said Carrs for a distance of One Thousand Twenty-eight and Eighty Hundredths (1028.80) feet, to a point;

Thence turning and running South 5° 52' 50" East still along land of said Carrs for a distance of Four Hundred Eighty-six and Five Tenths (486.5) feet, to a re-bar;

Thence turning and running South 87° 21' 35" West still along land of said Carrs for a distance of Two Hundred Sixty-five and Five Hundredths (265.05) feet, to a granite Bound at land now or formerly of Richard George;

- 3 -

Thence the following courses and distances along land of said George:

South 89° 11' 30" West, Three Hundred Forty-five and Seventeen Hundredths (345.17) feet, to a granite bound;

South 88° 37' 30" West, Three Hundred Forty-six and Fifty-one Hundredths (346.51) feet, to a granite bound;

South 07° 44' 00" East, One Thousand Four Hundred Fifty-two (1452) feet, to a point;

North 86° 45' 15" West, Two Hundred Forty-four and Six Tenths (244.6) feet, to a point;

North 07° 44' 00" West, Three Hundred Forty-one and Six Tenths (341.6) feet to a point;

North 07° 44' 00" West, One Thousand Ninety-three and Twenty Hundredths (1093.20) feet, to a granite bound;

South 87° 52' 40" West, Two Hundred Twenty-seven and Seventeen Hundredths (227.17) feet, to a granite bound;

South 07° 51' 50" East, One Hundred Twenty-two and Seventy Hundredths (122.70) feet, to a granite bound;

South 81° 50' 00" West, One Thousand Forty-six and Fifty-nine Hundredths (1046.59) feet, to a granite bound;

North 33° 24' 15" West, One Hundred Four and Seven Tenths (104.7) feet, to land now or formerly of Wayne Patenaude (formerly the Railroad Right of Way);

Thence the following courses and distances along land of said Patenaude:

Southwesterly along the arc of a curve to the left, Three Hundred Eighty-six and Four Tenths (386.4) feet, to a point at a culvert;

Southwesterly along the arc of a curve to the left having a radius of One Thousand Eight Hundred Seventy-seven and Eight Hundredths (1877.08) feet, Nine Hundred Seventy-nine and Three Tenths (979.3) feet, to a point;

South 22° 19' 42" West, Three Hundred Fifty and No Hundredths (350.00) feet, to a point;

South 67° 40' 18" East, Ten and No Hundredths (10.00) feet, to a point;

South 22° 19' 42" West, Sixty-seven and No Hundredths (67.00) feet, to a point;

South 67° 40' 18" East, Thirty (30) feet, more or less, to the bank of the Contoocook River, so-called;

- 4 -

Thence turning and running in a generally Easterly direction along the edge of said River Five Thousand Four Hundred (5400) feet, more or less, to a point at the Southwesterly corner of Lot #1 as shown on said Plan:

Thence the following courses and distances along said Lot #1:

North 07° 44" 00" West, Seven Hundred Fifty and No Tenths (750.0) feet, to a point;

North 82° 16' East, Three Hundred and No Tenths (300.0) feet, to a point;

South 07° 44' East, Two Hundred Eighty and No Tenths (280.0) feet, to a point;

North 61° 30' East, Three Hundred (300) feet, to a point;

North 66° 30' East, Two Hundred Seventy-five (275) feet, to a point;

North 70° 00' East, Three Hundred Fifty (350) feet to a point;

South 90° 00' East, One Thousand Two Hundred Four and Four Tenths (1204.4) feet, to the granite bound at the point or place of beginning.

Lot #2 containing One hundred Sixty-four (164) acres, according to said plan.

Also Conveying all land lying under the westerly half of the Burnham's Intervale Road right-of-way as described in deed of James T. Howley, Sr., et al., to Hopkinton Industrial Development Corporation, dated April 26, 1980, and recorded in the Merrimack County Registry of Deeds, Volume 1371, Page 7.

Title of the grantor is derived through the following deeds:

1. A portion of the premises conveyed to HIDCO by deed of James T. Howley, Sr., et al., dated April 26, 1980, and recorded in the Merrimack County Registry of Deeds, Volume 1371, Page 7.
2. A portion of the premises conveyed to HIDCO by deed of John L. Herrick and Neil Cayer, dated January 4, 1979, recorded in the Merrimack County Registry of Deeds, Volume 1342, Page 32.
3. Deed of James B. Walker and Lillon M. Walker to HIDCO, dated June 22, 1987, and recorded in the Merrimack County Registry of Deeds, Volume 1687, Page 222.
4. Deed of Martha S. Clough, John H. Clough, David T. Clough, Thomas Clough, Benjamin Clough and Indian Head Banks, Inc. to HIDCO, dated July 31, 1987, and recorded in the Merrimack County Registry of Deeds, Volume 1687, Page 224.

- 5 -

5. Deed of Marilyn C. Davis to HIDCO, dated June 19, 1987, and recorded in the Merrimack County Registry of Deeds, Volume 1687, Page 228.
6. Deed of Floyd D. Hastings to HIDCO, dated December 10, 1979, and recorded in the Merrimack County Registry of Deeds, Volume 1381, Page 659.
7. Deed of Catherine M. Clough to HIDCO, dated October 14, 1987, and recorded in the Merrimack County Registry of Deeds, Volume 1687, Page 232.
8. Deed of Marilyn C. Davis and Charles E. Clough to HIDCO, dated June 19, 1987, and recorded in the Merrimack County Registry of Deeds, Volume 1687, Page 229.
9. Deed of Charles P. Hayward, Sylvia Meyers and Ruth White to HIDCO, dated November 5, 1980, recorded in the Merrimack County Registry of Deeds, Volume 1387, Page 710.
10. Deed of James E. Lothrop to HIDCO, dated October 5, 1989, and recorded in the Merrimack County Registry of Deeds, Volume 1819, Page 808.
11. Deed of Marion M. Duclos to HIDCO, dated September 26, 1980, and recorded in the Merrimack County Registry of Deeds, Volume 1380, Page 686.

This deed is a "non-contractual transfer" as defined in NHRSA 78-B:1-aIII and therefore is exempt from payment of a transfer tax in accordance with NHRSA 78-B:2.

The purpose of this deed is to correct errors contained in deed from HOPKINTON INDUSTRIAL DEVELOPMENT CORPORATION to HERRICK MILLWORK, INC., dated April 26, 1993, and recorded in the Merrimack County Registry of Deeds Volume 1914, Page 0283.

Date Signed: June 9/93

HOPKINTON INDUSTRIAL DEVELOPMENT
CORPORATION

By: *John L. Herrick* Pres
JOHN L. HERRICK, President

STATE OF NEW HAMPSHIRE
MERRIMACK, SS.

On this the 9th day of June, 1993, before me, the undersigned officer, personally appeared John L. Herrick, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MERRIMACK COUNTY RECORDS

Kathi L. Quay Register

Justy L. Hibbl
Justice of the Peace

Doc# 506298
Book: 2499
Pages: 478 - 480
Filed & Recorded
05/06/2003 04:11:28 PM
KATHI L. GURY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 18.00
SURCHARGE \$ 2.98
TRANSFER TAX \$ 21,705.00
POSTAGE \$ 0.37

Return to: John M. Turcotte, Esq.
Nixon Peabody LLP
889 Elm Street
Manchester, NH 03101

Book 2499 Page 478

WARRANTY DEED

21705.00

NEW KEARSARGE CORPORATION, a New Hampshire corporation having a mailing address of P.O. Box 428, Burnham Intervale Road, Contoocook, New Hampshire 03229-0428, for consideration paid grants to EXCALIBUR SHELVING SYSTEMS, INC., a New Hampshire corporation having a mailing address of 244 Burnham Intervale Road, Contoocook, New Hampshire 03229, with WARRANTY COVENANTS, the real property described in Exhibit A attached hereto. This conveyance is made subject to the following:

1. Mortgage and Security Agreement from New Kearsarge Corporation to Bank of New Hampshire, N.A. dated February 23, 2001 and recorded in the Merrimack County Registry of Deeds (the "Registry") at Book 2247, Page 0228 (the "BNH Mortgage");
2. Collateral Assignment of Leases by and between New Kearsarge Corporation and Bank of New Hampshire, N.A. dated February 23, 2001 and recorded in the Registry at Book 2247, Page 0242;
3. Mortgage from New Kearsarge Corporation to the Capital Regional Development Council dated February 3, 1999 and recorded in the Registry at Book 2141, Page 1824 and assigned to the U.S. Small Business Association by assignment recorded in the Registry at Book 2141, Page 1829, which mortgage is subordinated to the BNH Mortgage by subordination recorded in the Registry at Book 2247, Page 0248; and
4. UCC-1 Financing Statement naming New Kearsarge Corporation as Debtor and Bank of New Hampshire, N.A. as Secured Party recorded in the Registry at Book 2247, Page 0270.

Meaning an intending to describe and convey a portion of the promises conveyed to New Kearsarge Corporation by Deed of Herrick Millwork, Inc. dated December 15, 1997 and recorded in the Registry at Book 2080, Page 1322.

This is not homestead property of the Grantor.

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
21 THOUSAND	7 HUNDRED AND 05 DOLLARS
587206 \$ 21,705	
05/06/2003	

V98912.2

DATED this 30th day of April 2003.

NEW KEARSARGE CORPORATION

By: [Signature]
Name: John L. Herrick
Its: President

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 30th day of April 2003 by John L. Herrick, the President of New Kearsarge Corporation, on behalf of the Corporation for the purposes therein set forth.

[Signature]
Justice of the Peace/Notary Public
Name: _____
Commission Expires: _____

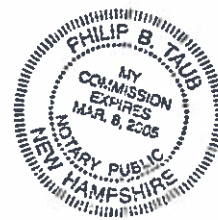


EXHIBIT A

to

Warranty Deed of New Kearsarge Corporation to Excalibur Shelving Systems, Inc.

A certain tract or parcel of land with any improvements thereon situated in Hopkinton, Merrimack County, New Hampshire, said parcel being lot 23.1 shown on a plan entitled "Subdivision Plan Prepared for New Kearsarge Corporation Assessors Map 220 Lot 23 Burnham's Intervale Road Hopkinton, New Hampshire Scale 1"=100' Date: July 1997" prepared by T. F. Bernier, Inc., of Concord, New Hampshire and recorded in the Merrimack County Registry of Deeds as plan #14080. Being more particularly described as follows:

Beginning at a granite bound on the westerly side of Burnham's Intervale Road so called, Thence north $13^{\circ} 25' 30''$ west along said Burnham's Intervale Road a distance of three hundred sixty two and eighty eight hundredths (362.88) feet to a granite bound; Thence north $13^{\circ} 45' 55''$ west along said Burnham's Intervale Road a distance of ninety five and thirty four hundredths (95.34) feet to a granite bound at land now or formerly of Herrick Mill Work, Inc., as shown on said plan; Thence on a curve to the left with a radius of thirty (30.00) feet a distance of forty six and forty nine hundredths (46.49) feet along said Herrick Mill Work, Inc. land to a granite bound; Thence on a curve to the right with a radius of twelve thousand five hundred thirty (12530.00) feet a distance of eight hundred twenty five and ninety two hundredths (825.92) feet along said Herrick Mill Work, Inc. land to a granite bound; Thence south $81^{\circ} 12' 49''$ west along said Herrick Mill Work, Inc. land a distance of three hundred three and seventeen hundredths (303.17) feet to a granite bound; Thence south $08^{\circ} 47' 11''$ east along said Herrick Mill Work, Inc. land a distance of five hundred eighty one and six hundredths (581.06) feet to a point at other land now or formerly of Herrick Mill Work, Inc., as shown on said plan; Thence north $75^{\circ} 17' 30''$ east along said Herrick Mill Work, Inc. land a distance of one thousand two hundred four and four tenths (1204.40) feet to the point of beginning; said lot 23.1 containing 14.264 acres more or less.

Together with an easement across land of said Herrick Mill Work, Inc., to pass and repass in common with others along a strip of land sixty (60) feet wide along the northerly side of the property herein described, as shown on said plan.

MERRIMACK COUNTY RECORDS

Kate L. Gray, CPO, Register



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

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

004-11
Environmental Permitting
State and Local Permitting
Land Surveying
Aerial Mapping
Aerial Photography

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

RECEIVED

MAR 19 2021
\$ 176 UK12945

Abutters List
Lot Line Adjustment
Herrick Mill Work, Inc. & Excalibur Shelving Systems, Inc.
Tax Map 220 Lots 23.2 and 23.1

HOPKINTON
PLANNING DEPT

<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>
220	23.2, 11, 21	Herrick Mill Work, Inc. c/o John Herrick P.O. Box 495 Contoocook, NH 03229-0495
220	23.1	Excalibur Shelving Systems, Inc. c/o John Herrick PO Box 498 Contoocook, NH 03229
209	53	Wayne L. Patenaude 87 Garrison Lane Hopkinton, NH 03229
209 219	58 12	Town of Hopkinton 330 Main Street Hopkinton, NH 03229
218	6	Martin Grady III 1468 Maple Street Contoocook, NH 03229
219	14	Sloping Acres Farm 31 West Road Canterbury, NH 03224
220	8.1	Sarah R. Chiappetta Trust Sarah R. Chiappetta, Trustee 371 Burnham Intervale Road Hopkinton, NH 03229
220	8.2	John L. Herrick P.O. Box 495 Contoocook, NH 03229-0495

220	15, 17	Tall Pines, LLC 100 Chase Farm Road Hopkinton, NH 03229
220	12, 13, 14, 19, 20	HIDCO c/o John Herrick PO Box 495 Contoocook, NH 03229-0495
220	22	Webster Woods, LLC 100 Chase farm Road Hopkinton, NH 03229
220	24	Eternal Solutions, LLC 15377 Crossville Highway Monte Rey, TN 38574
220	25	Boundstone Properties, LLC PO Box 691 Contoocook, NH 03229
220	28	Byron M. Carr, (ET AL) 191 Burnham Intervale Road Contoocook, NH 03229

Professional Consultants:

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



Abutters List Report

Hopkinton, NH

April 01, 2021

Parcel Number: 220-013-000
CAMA Number: 220-013-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: HIDCO HERRICK JOHN
PO BOX 495
CONTOOCOOK, NH 03229

Parcel Number: 220-014-000
CAMA Number: 220-014-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: HIDCO HERRICK JOHN
PO BOX 495
CONTOOCOOK, NH 03229

Parcel Number: 220-017-000
CAMA Number: 220-017-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: TALL PINES LLC
100 CHASE FARM RD
HOPKINTON, NH 03229

Parcel Number: 220-019-000
CAMA Number: 220-019-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: HIDCO HERRICK JOHN
PO BOX 495
CONTOOCOOK, NH 03229

Parcel Number: 220-020-000
CAMA Number: 220-020-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: HIDCO HERRICK JOHN
PO BOX 495
CONTOOCOOK, NH 03229

Parcel Number: 220-021-000
CAMA Number: 220-021-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: HERRICK MILL WORK INC HERRICK
JOHN
PO BOX 495
CONTOOCOOK, NH 03229

Parcel Number: 220-022-000
CAMA Number: 220-022-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: WEBSTER WOODS LLC
100 CHASE FARM RD
HOPKINTON, NH 03229

Parcel Number: 220-024-000
CAMA Number: 220-024-000
Property Address: 244 BURNHAM INTERVALE RD

Mailing Address: ETERNAL SOLUTIONS LLC
15377 CROSSVILLE HWY
MONTE REY, TN 38574

Parcel Number: 220-025-000
CAMA Number: 220-025-000
Property Address: 220 BURNHAM INTERVALE RD

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

Parcel Number: 220-028-000
CAMA Number: 220-028-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: CARR (ET AL) BYRON M
191 BURNHAM INTERVALE RD
CONTOOCOOK, NH 03229



www.cai-tech.com

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4/1/2021

Page 2 of 2



Abutters List Report

Hopkinton, NH
April 01, 2021

Subject Properties:

Parcel Number: 220-023-001
CAMA Number: 220-023-001
Property Address: 292 BURNHAM INTERVALE RD

Mailing Address: EXCALIBUR SHELVING SYSTEMS INC
PO BOX 498
CONTOOCOOK, NH 03229

Parcel Number: 220-023-002
CAMA Number: 220-023-002
Property Address: 290 BURNHAM INTERVALE RD

Mailing Address: HERRICK MILL WORK INC HERRICK
JOHN
PO BOX 495
CONTOOCOOK, NH 03229

Abutters:

Parcel Number: 209-053-000
CAMA Number: 209-053-000
Property Address: CLEMENT HILL RD

Mailing Address: PATENAUDE WAYNE L
87 GARRISON LN
HOPKINTON, NH 03229

Parcel Number: 209-058-000
CAMA Number: 209-058-000
Property Address: CLEMENT HILL RD

Mailing Address: HOPKINTON TOWN OF (BETWEEN
RIVER & RR)
330 MAIN ST
HOPKINTON, NH 03229

Parcel Number: 218-006-000
CAMA Number: 218-006-000
Property Address: 1522 MAPLE ST

Mailing Address: GRADY MARTIN III
1468 MAPLE ST
CONTOOCOOK, NH 03229

Parcel Number: 219-012-000
CAMA Number: 219-012-000
Property Address: MAPLE ST

Mailing Address: HOPKINTON TOWN OF
(CONSERVATION EASEMENT)
330 MAIN ST
HOPKINTON, NH 03229

Parcel Number: 219-014-000
CAMA Number: 219-014-000
Property Address: MAPLE ST

Mailing Address: SLOPING ACRES FARM
31 WEST RD
CANTERBURY, NH 03224

Parcel Number: 220-008-000
CAMA Number: 220-008-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: HERRICK JOHN L
PO BOX 495
CONTOOCOOK, NH 03229

Parcel Number: 220-008-001
CAMA Number: 220-008-001
Property Address: 371 BURNHAM INTERVALE RD

Mailing Address: CHIAPPETTA (TRUST) SARAH REID
CHIAPPETTA (TRUSTEE) SARA REID
371 BURNHAM INTERVALE RD
HOPKINTON, NH 03229

Parcel Number: 220-011-000
CAMA Number: 220-011-000
Property Address: 384 BURNHAM INTERVALE RD

Mailing Address: HERRICK MILL WORK INC HERRICK
JOHN
PO BOX 495
CONTOOCOOK, NH 03229

Parcel Number: 220-012-000
CAMA Number: 220-012-000
Property Address: BURNHAM INTERVALE RD

Mailing Address: HIDCO HERRICK JOHN
PO BOX 495
CONTOOCOOK, NH 03229



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4/1/2021

Page 1 of 2

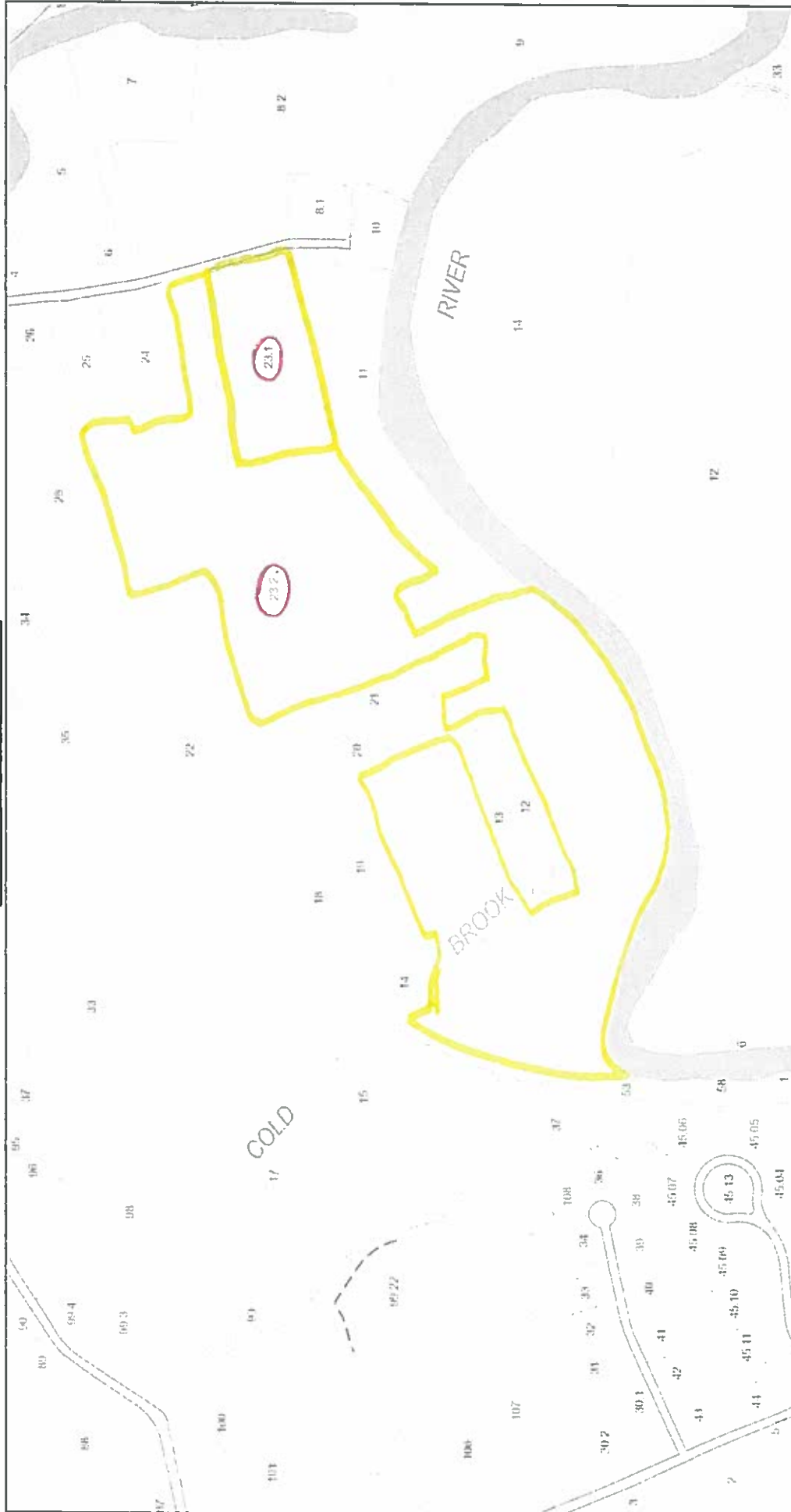


Hopkinton, NH

1 inch = 549 Feet



September 25, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

ADDITIONAL ABUTTERS

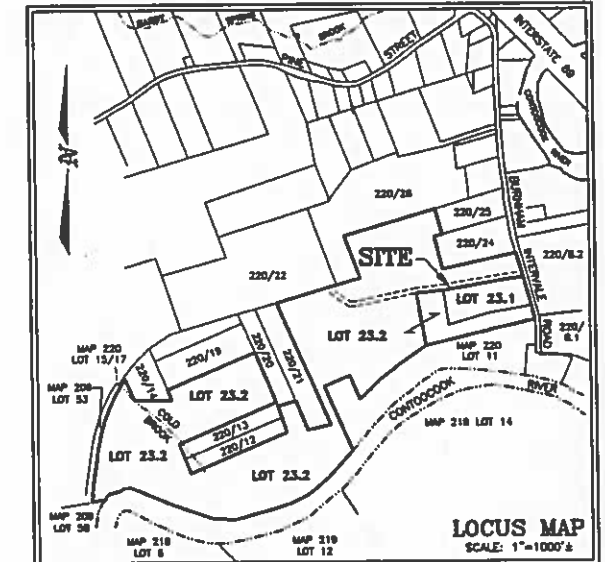
MAP 208 LOT 58
MAP 219 LOT 12
TOWN OF HOPKINTON
330 MAIN STREET
HOPKINTON, NH 03229
BOOK 3458 PAGE 687
BOOK 2083 PAGE 583
MAP 208 LOT 53
WAYNE L. PITHOUSE
87 GARDEN LANE
HOPKINTON, NH 03229
BOOK 945 PAGE 183
MAP 218 LOT 8
MARTIN GARDY II
1488 MAPLE STREET
CONTOOCOOK, NH 03229
MAP 219 LOT 14
SLOPING ACRES FARM
31 WEST ROAD
CANTERBURY, NH 03224
BOOK 3448 PAGE 688

MAP 220
LOTS 12,13,14,18,20
HDCO
c/o JOHN HERRICK
P.O. BOX 495
CONTOOCOOK, NH 03229
BOOK 1867 PAGE 224
BOOK 1818 PAGE 808
BOOK 1867 PAGE 710
BOOK 1867 PAGE 222
MAP 220 LOT 15,17
TALL PINES, LLC
100 CHASE FARM ROAD
HOPKINTON, NH 03229
BOOK 3638 PAGE 1218
MAP 220 LOT 21
HERRICK MILL WORK, INC.
c/o JOHN HERRICK
P.O. BOX 495
CONTOOCOOK, NH 03229
BOOK 1972 PAGE 573

MAP 220 LOT 25
BOUNDSTONE PROPERTIES, LLC
P.O. BOX 981
CONTOOCOOK, NH 03229
BOOK 2784 PAGE 538

LEGEND

- GRANITE BOUND FOUND
- IRON ROD FOUND
- IRON ROD TO BE SET
- UTILITY POLE W/ANCHOR
- WATER GATE
- HYDRANT
- CATCH BASIN
- DRAIN MANHOLE
- EXISTING WATER LINE
- EASEMENT LINE
- TREELINE



PLAN REFERENCES:

1. HDCO SUBDIVISION LAND OF HOPKINTON INDUSTRIAL DEVELOPMENT, CORP. HOPKINTON, N.H. 03229 TOWN OF HOPKINTON COUNTY OF NEW HAMPSHIRE SHEET SCALE 1"=200' SURVEYED BY ROBERT T. FRENCH PE & LLS APRIL 1978. RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 11003.
2. "SUBDIVISION PLAN PREPARED FOR NEW KEARSARGE CORPORATION, ASSESSORS MAP 220 LOT 21 BURNHAM INTERVALE ROAD, HOPKINTON, NEW HAMPSHIRE", SCALE: 1"=100', DATED JULY 1997 AND REVISED THROUGH 8/18/97 BY THIS OFFICE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 14060.
3. "LAND OF HOPKINTON INDUSTRIAL DEVELOPMENT CORP., HOPKINTON, NH 03229, TOWN OF HOPKINTON, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE", SCALE: 1"=200', DATED APRIL 1978, JAN. 1988 BY ROBERT T. FRENCH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 11411.
4. "LOT LINE ADJUSTMENT PLAN, PREPARED FOR EXCALIBUR SHELVING SYSTEMS, INC., ASSESSORS MAP 220 LOT 24 & 23.2, BURNHAM INTERVALE ROAD, HOPKINTON, NH", SCALE: 1"=30', DATED JULY 1998, REVISED THROUGH 8/18/99 BY THIS OFFICE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 14882.

PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN LOTS 23.1 & 23.2 OF ASSESSORS MAP 220.
2. THE SUBJECT PARCELS ARE IN THE M-1 INDUSTRIAL DISTRICT FOR THE TOWN OF HOPKINTON ZONING ORDINANCE. DIMENSIONAL REQUIREMENTS ARE:
MINIMUM LOT AREA: 110,000 S.F.
MINIMUM LOT FRONTAGE: 250 FT.
MINIMUM LOT DEPTH: 300 FT.
MINIMUM SETBACKS: FRONT: 50 FT.
SIDE: 40 FT.
REAR: 50 FT. (10' FOR ACCESSORY BUILDINGS)
MAXIMUM BUILDING HEIGHT: 45 FT.
MAXIMUM BUILDING COVERAGE: 40%
MINIMUM OPEN SPACE: 30%
3. THE LOTS ARE SERVED BY MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEMS.
4. THE INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM PREVIOUS SURVEYS BY THIS OFFICE, MADE BETWEEN 1987 AND 2018. SEE PLAN REFERENCE #1 FOR COMPLETE BOUNDARY OF LOT 23.2.
5. THE SOILS ON THE LOTS IN THE AREA OF THE ADJUSTMENT ARE CHAMPLAIN LOAMY FINE SAND, (S2) AND UNDERLYMENTS (S30) BOTH ARE HYDROLOGIC SOIL GROUP A, SOMEWHAT EXCESSIVELY DRAINED.

LOT LINE ADJUSTMENT PLAN EXCALIBUR SHELVING SYSTEMS, INC.

AND
HERRICK MILL WORK, INC.
ASSESSORS MAP 220 - LOTS 23.1 & 23.2
292 & 290 BURNHAM INTERVALE ROAD

HOPKINTON, NEW HAMPSHIRE

SCALE: 1"= 100' DATE: SEPTEMBER 2020

OWNERS OF RECORD
MAP 220 LOT 23.1
EXCALIBUR SHELVING SYSTEMS, INC.
292 BURNHAM INTERVALE ROAD
CONTOOCOOK, NH 03229
BOOK 2498 PAGE 478

MAP 220 LOT 23.2
HERRICK MILL WORK, INC.
290 BURNHAM INTERVALE ROAD
CONTOOCOOK, NH 03229
BOOK 1920 PAGE 1867

NO.	REVISION	DATE
3	AMEND PARCEL A- NEW LINES, PER CONDITION OF APPROVAL, REMOVED. REVISE LOT COVERAGE CALC.	3/18/21
2	PER CONDITION OF APPROVAL.	12/14/20
1	ADD NEW AREA FOR LOT 23.2.	11/8/20
NO	REVISION	DATE



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

PLANNING BOARD APPROVAL BLOCK

APPROVED TOWN OF HOPKINTON, PLANNING BOARD

CHAIRPERSON DATE

NEW LOT 23.1 LOT COVERAGE

TOTAL LOT AREA: 292,191 S.F.
BUILDINGS/STRUCTURES: 58,305 S.F. (19.9%)
GRAVEL DRIVES/PARKING, PAVEMENT, CONCRETE: 80,325 S.F.
TOTAL= 148,630 S.F. (50.8%)



Application #2021 Erin Tullar



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: 860 Sugar Hill Rd MAP/LOT: 232/11.7/14 ZONE: R4

APPLICANT: Erin Tullar

Address: 860 Sugar Hill Rd City: Hopkinton State: NH Zip: 03229

Phone: 603-520-7770 Email: ErinTullar@gmail.com

OWNER(s)

Name: Erin Tullar

Address: 860 Sugar Hill Rd City: Hopkinton State: NH Zip: 03229

Phone: 603-520-7770 Email: ErinTullar@gmail.com

Name: _____

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

Phone: _____ Email: _____

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

Name: _____

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

Phone: _____ Email: _____

Name: _____

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

Phone: _____ Email: _____

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

☐ Public Water ☐ Public Sewer ☐ Well ☐ Septic

Lots/units proposed: _____ Existing Building Area: _____ Proposed Building Area: No changes

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

Application Submission Requirements:

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

- ☒ Narrative description of proposal (include existing conditions and all related improvements).
☐ Application checklist.
☒ Planning Board/Zoning Board of Adjustment Minutes of Conceptual, Preliminary Review, or approval. *Decision KK*
☒ 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.

X PB Minutes

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:  Date: 3/16/21

Owner's Signature(s):  Date: 3/16/21

Office Use:

Application Filed: 3-16-21 Fees: _____ Application #: 2021-12

Notice(s) Posted/Mailed: _____ Complete/Consideration: _____

Meeting(s)/Hearing(s): _____

Approved/Denied: _____ ☐ Conditions MCRD Filing: _____

MCRD Document #: _____

SECTION III ESTABLISHMENT OF DISTRICTS AND USES

Pre-site Built Housing: Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed, or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation or assembly and installation, on the building site. For purposes of this subdivision, pre-site-built housing shall not include manufactured housing as defined in RSA 674:31. (RSA 674:31-a)

Processing: To prepare a product for sale by special treatment or change it through a series of steps, but not the original manufacture of a component.

Professional (Professional Office): These uses shall include the practice of medicine, dentistry, law, accounting, architecture, engineering, real estate, instructional services, and similar activities in which specialized services are provided to clients.

Quarrying: The business or occupation of extracting stone from an open excavation. Quarrying includes the excavation and removal of sand and gravel in accordance with the provisions of Section XI, Local Regulation of Excavation.

Recreational Camping Parks and Travel Trailer Parks: A parcel of land under single ownership consisting of a minimum of ten (10) acres used primarily for transient recreational camping vehicles (tents, travel trailers, tent campers, motor homes and pickup campers). See Section X, Recreational Camping Parks/Residential Tenting and Recreational Camping Vehicles, of this Ordinance for additional requirements.

Recreational Camping Vehicles (also Travel Trailers): Means any of the following vehicles:

- (a) Motor home or van, which is a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- (b) Pickup camper, which is a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.
- (c) Recreational trailer, which is a vehicle, portable structure built on a single chassis, 400 square feet or less when measured at the largest exterior horizontal projections, calculated by taking the measurements of the exterior of the recreational trailer including all sides, corner trim, molding, storage space and area enclosed by windows but not the roof overhang. It shall be designed primarily not for use as a permanent dwelling but as a temporary dwelling for recreational, camping, travel, or seasonal use.
- (d) Tent trailer, which is a canvas or synthetic fiber folding structure, mounted on wheels and designed for travel, recreation, and vacation purposes.

See Section X, Recreational Camping Parks/Residential Tenting and Recreational Camping Vehicles, of this Ordinance for additional requirements.

✱

Recreational Facilities (Indoor or Outdoor): A parcel of land with or without buildings used for indoor and/or outdoor commercial recreation activities in which patrons are active participants rather than spectators. Such events include a single or a series of events. Facilities may be open to the public or operated as private membership clubs, such as hunting, fishing, tennis, sports, country, golf, or the like. Recreation facilities, including but are not limited

SECTION III ESTABLISHMENT OF DISTRICTS AND USES

to, gymnasium; roller or ice skating rink; dance floor; swimming pool; archery range; batting cage; athletic field; golf course; golf driving range; miniature golf; go-cart track; indoor or outdoor movie theater; open-air court; open-air event facilities; playgrounds, or hiking areas. Open-air event facilities may include weddings, receptions, and other similar events in a building or structure regardless of whether all or part of the activity occurs within that building or structure. If permitted, the use may be considered a principal or accessory use.

Recycling Center: A building or site on which waste materials are separated for reuse and are processed so as to be suitable for reuse or conversion or assembly into products for sale or other manufactured products.

Religious Institution or Facility: A place where persons regularly assembly for religious worship, maintained and controlled by a religious body organized to support public worship. Such a facility includes, but is not limited to, a sanctuary, meeting hall, administrative offices, classrooms, and a rectory or clergy house, all for carrying out the institution's religious purposes.

Renewable Energy Generations Systems, Commercial and Industrial: Energy from renewable resources that are available in unlimited duration or that replenish more quickly than the rate at which they are consumed. Types of renewable energy sources include hydropower, geothermal, wind, and solar. For the purposes of this Ordinance, biomass is not considered within this definition. See Biomass.

Repair: Replacement or mending of parts already existing but in a state of deterioration with equivalent materials for the purpose of maintaining their quality.

Research and Development Facilities: A place devoted to activities engaged in refinement, investigation, or experimental study of methods to create or improve processes or products.

Restaurant: The term includes diners, cafes, and cafeterias and does not include drive-in through food establishments unless otherwise permitted. It shall be an eating establishment, with or without alcohol, which is primarily designed for its patrons to eat at tables, booths, or a counter. Take-out refreshments are only incidental to the main purpose of the establishment.

- (a) **Bar:** A business whose primary purpose is the serving of alcoholic beverages but which may also offer food service and/or entertainment.
- (b) **Drive-in Food Establishment:** Any place or premises which by design provides for the ordering and pickup of food and beverages from a service window, including establishments where customers may also service themselves and may eat or drink the food or beverages on the premises.
- (c) **Drive-through Food Establishment:** An establishment that serves food or beverages to customers who pull up to a service window in their vehicles.

Retail Establishment: A place of business, including a discount and limited price variety store, selling convenience goods and general merchandise, including but not limited to foods, pharmaceutical drugs, proprietary goods, dry goods, and apparel and accessories, furniture and home furnishings, home equipment, small wares, and hardware.

Zoning Board of Adjustment were applicable to the Planning Board's review of the subdivision. Mrs. Robertson replied, no.

Clarke Kidder, seconded by Michael Wilkey, moved to **ACCEPT** Application #2020-06 as complete and for consideration. Motion carried unanimously in the affirmative by Roll Call: Wilkey - yes, Wells - yes, Fredyma – yes, Kidder - yes, Sagris – yes, and Ellsworth - yes.

Chairman Ellsworth opened the public portion of the meeting.

Abutters Chris Dymont and Katherine Tomlinson of 1341 Hopkinton Road expressed concern that the subdivision would not be for residential purposes and the increase in traffic at 1363 Hopkinton Road. In response, Mr. Higginson noted that the new lot is to be used for residential purposes, as indicated on the subdivision plan. The current owner of the property is business known as TAAG Home Improvements, which is owned by Glen Brehio. Mr. Higginson clarified that Mr. Brehio hired his company Higginson Land Services to survey the property and present the application for a subdivision. Mr. Higginson has no other association with TAAG Home Improvements or Mr. Brehio.

Ms. Tomlinson noted that the owner is currently doing a lot of work to the rear of the property. In response, Mr. Higginson pointed out that Mr. Brehio is leveling the property for his daughter to use as a place to practice soccer.

Board members briefly discussed the potential driveway access from Jewett Road with Mr. Higginson explaining that the NH DOT, when relocating Jewett Road, referenced on their plans future access to the lot in questions. He is currently waiting for a letter of confirmation from NH DOT concerning the pre-approval.

Chairman Ellsworth closed the public portion of the meeting.

Michael Wilkey, seconded by James Fredyma, moved to **APPROVE** Application #2020-06 as presented with the condition that the Applicant provides the Planning Department with confirmation of approval from the NH DOT for the driveway to Lot 46.1. Motion carried unanimously in the affirmative by Roll Call: Wilkey - yes, Wells - yes, Fredyma – yes, Kidder - yes, Sagris – yes, and Ellsworth - yes.

- ✓ **Site Plan Review #2020-07**, Erin Tullar, owner of Lot 11, shown on Tax Map 232, located at 860 Sugar Hill Road in the R-4 (Residential/Agricultural) district. The Applicant proposes a wellness center as a home business.

Ms. Tullar presented her request to operate a **wellness center** as a home business, explaining that she has received approval from the Zoning Board of Adjustment. Mrs. Robertson agreed, noting that the Zoning Board of Adjustment had improved a condition that there be no more than five (5) hours per week of group sessions (10 vehicles with a maximum of 20 people). In the meantime, groups smaller than five (5) people are permitted between the hours of 8 AM – 8 PM.

ZBX
Condition
Revised
4/6/21

Mr. Wilkey confirmed that the services will be limited to those indicated in the application and that there were no intentions to operate a health care facility. Ms. Tullar agreed, stating that she planned to offer a place for reiki treatments, life coaching, the ability to talk about crystals or rocks, and in general, speak about spiritual questions or life paths.

Mr. Kidder inquired whether State permits were required to operate the wellness center. Ms. Tullar replied, no.

Michael Wilkey, seconded by Anna Wells, moved to ACCEPT Application #2020-07 as complete and for consideration. Motion carried unanimously in the affirmative by Roll Call: Wilkey - yes, Wells - yes, Fredyma - yes, Kidder - yes, Sagris - yes, and Ellsworth - yes.

Chairman Ellsworth opened and closed the public portion of the meeting as there was no one from the public present wishing to give testimony.

James Fredyma, seconded by Greg Sagris, moved to APPROVE Application #2020-07 as presented. Motion carried unanimously in the affirmative by Roll Call: Wilkey - yes, Wells - yes, Fredyma - yes, Kidder - yes, Sagris - yes, and Ellsworth - yes.

- V. **Other Business.** There was no other business to come before the meeting.
- VI. **Adjournment.** The meeting adjourned at 6:50 PM. The next regular scheduled meeting of the Planning Board is scheduled for 6:00 PM on Tuesday, June 9, 2020.

Karen Robertson
Planning Director

Note: Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the Board was authorized to meet electronically. There was no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. In accordance with the Emergency Order, public access to the meeting by video and telephone was provided. All members of the Board had the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public had access to contemporaneously listen and, if interested, participate in the meeting through the website: <https://us02web.zoom.us/j/89461674272> or by dialing the following phone # 1-846-558-8856 and using Meeting ID: 89461674272.. A mechanism for the public to alert the Board during the meeting if there were problems with access was provided.

Recording Requested By:

Erin E. Thebodo
860 Sugar Hill Road
Contoocook, NH 03229

When Recorded Mail To:

Amrock - Recording Department
662 Woodward Avenue
Detroit, MI 48226

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

65477217-4901324 3425891098
This Deed is Exempt from taxation per RSA 78-B: 2 IX. To noncontractual transfers.

Nicholas B. Goulas, Jr., an unmarried man and Erin E. Thebodo, an unmarried woman, who acquired title as both single, as joint tenants with rights of survivorship, OF 860 Sugar Hill Road, Town (City) of Contoocook, Merrimack County, State of New Hampshire, FOR CONSIDERATION PAID, grant to Erin E. Thebodo, an unmarried woman, OF 860 Sugar Hill Road, Town (City) of Contoocook, Merrimack County, State of New Hampshire 03229,

WITH QUITCLAIM covenants, the following described real estate, situated in the Town of Hopkinton, County of Merrimack, State of New Hampshire:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 860 Sugar Hill Road, Contoocook, NH 03229

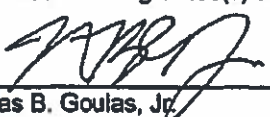
Assessor's Parcel Number: 232-011-000

Prior Recorded Doc. Ref.: Deed: Recorded August 22, 2018; Book 3605, Page 891

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

(Attached to and becoming a part of Quitclaim Deed dated: 3-15-19
between Nicholas B. Goulas, Jr., an unmarried man and Erin E. Thebodo, an unmarried woman, who
acquired title as both single, as joint tenants with rights of survivorship, as Seller(s) and Erin E.
Thebodo, an unmarried woman, as Purchaser(s).)


I/We release to said grantee(s) all rights of homestead and other interests therein.


Nicholas B. Goulas, Jr.

STATE OF NH }
COUNTY OF Merrimack } ^{SS}

The foregoing instrument was acknowledged before me this 15 day of March,
20 19, by Nicholas B. Goulas, Jr..

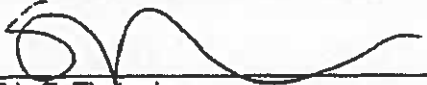
NOTARY SEAL


Signature of Person Taking Acknowledgement 11
Notary
Title Or Rank

Serial Number _____ Notary Public
New Hampshire
My Commission Expires February 25, 2020

(Attached to and becoming a part of Quitclaim Deed dated: April 2nd 2019
between Nicholas B. Goulas, Jr., an unmarried man and Erin E. Thebodo, an unmarried woman, who
acquired title as both single, as joint tenants with rights of survivorship, as Seller(s) and Erin E.
Thebodo, an unmarried woman, as Purchaser(s).)

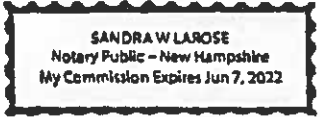
I/We release to said grantee(s) all rights of homestead and other interests therein.


Erin E. Thebodo

STATE OF New Hampshire }
COUNTY OF Merrimack }
SS

The foregoing instrument was acknowledged before me this 2 day of April
20 19, by Erin E. Thebodo.

NOTARY SEAL



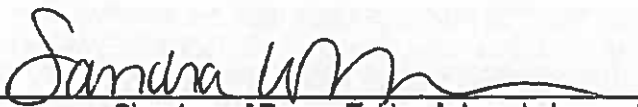

Signature of Person Taking Acknowledgement
Notary Public
Title Or Rank
N/A
Serial Number, if any
My Commission Expires: 6/7/2022
80

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 232-011-000

Land situated in the Town of Hopkinton in the County of Merrimack in the State of NH

A CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATE AND SHOWN AS "TAX MAP 232, LOT 11" ON A PLAN ENTITLED, "BOUNDARY SURVEY OF TAX MAP 232, LOT 11, HOPKINTON, MERRIMACK COUNTY, N.H.," OWNED BY F. WILLIAM DANBY REVOCABLE TRUST, LYNETTE J. MARGESSON REVOCABLE TRUST, BY PROVAN & LORBER, INC., DATED JUNE 28, 2012 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 19961, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN CORNER OF THE PREMISES, AT AN IRON BAR SET 6/20/2012 NEAR A CORNER OF STONE WALLS; THEN

(1) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 218.42 FEET, FOR 118.68 FEET ALONG A STONE WALL AND STUMPFIELD ROAD; THEN

(2) S 02° 32' 58" E, A DISTANCE OF 36.87 FEET ALONG A STONE WALL AND SUGAR HILL ROAD; THEN

(3) S 13° 27' 51" W, A DISTANCE OF 112.44 FEET ALONG A STONE WALL AND SUGAR HILL ROAD; THEN

(4) S 15° 05' 40" W, A DISTANCE OF 203.31 FEET ALONG A STONE WALL AND SUGAR HILL ROAD TO A DRILL HOLE SET 6/28/2012; THEN

(5) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 425.00 FEET, FOR 120.12 FEET; THEN

(6) S 09° 03' 59" E, A DISTANCE OF 193.58 FEET ALONG SUGAR HILL ROAD; THEN

(7) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 975.00 FEET, FOR 553.13 FEET ALONG SUGAR HILL ROAD; THEN

(8) S 23° 26' 18" W, A DISTANCE OF 154.40 FEET ALONG SUGAR HILL ROAD TO A DRILL HOLE SET 6/28/2012 AT THE END OF A STONE WALL; THEN

(9) N 89° 40' 53" W, A DISTANCE OF 101.44 FEET ALONG A STONE WALL AND TAX MAP 232, LOT 10 TO A DRILL HOLE SET 6/19/2012 AT AN INTERSECTION OF STONE WALLS; THEN

(10) S 89° 56' 18" W, A DISTANCE OF 447.10 FEET ALONG A STONE WALL AND TAX MAP 232, LOT 10, TO

A DRILL HOLE SET 6/19/2012 AT AN INTERSECTION OF STONE WALLS; THEN

(11) N 07° 56' 30" E, A DISTANCE OF 208.87 FEET ALONG A STONE WALL AND TAX MAP 231, LOT 1 TO A BARWAY; THEN

(12) N 10° 57' 31" E, A DISTANCE OF 473.99 FEET ALONG A STONE WALL AND TAX MAP 231, LOT 1 TO A DRILL HOLE SET 6/19/2012 AT A CORNER OF STONE WALLS; THEN

(13) N 72° 57' 27" W, A DISTANCE OF 119.74 FEET ALONG A STONE WALL AND TAX MAP 231, LOT 1 TO AN IRON BAR SET 6/2012012 NEAR THE END OF A STONE WALL; THEN

(14) N 11° 06' 15" E, A DISTANCE OF 749.87 FEET ALONG TAX MAP 231, LOT 1 TO AN IRON BAR SET 6/28/2012 NEAR THE END OF A STONE WALL; THEN

(15) N 89° 30' 17" E, A DISTANCE OF 537.85 FEET ALONG A STONE WALL AND TAX MAP 232, LOT 12 TO THE POINT OF BEGINNING.

CONTAINING 19.89 ACRES, PLUS OR MINUS, ACCORDING TO SAID PLAN.

TOGETHER WITH EASEMENT RIGHT FOR DISPOSAL SYSTEM, AS CONVEYED IN DEED FROM MARY ELLEN PRICE DATED JULY 24, 1998 AND RECORDED AT BOOK 2110, PAGE 180, WITH CORRECTIVE DEED RECORDED AT BOOK 2191, PAGE 136.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 860 Sugar Hill Rd, Hopkinton, NH 03229-2223

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES



Abutters List Report

Hopkinton, NH
February 24, 2020

Subject Property:

Parcel Number: 232-011-000
CAMA Number: 232-011-000
Property Address: 860 SUGAR HILL RD

Mailing Address: THEBODO ERIN E
860 SUGAR HILL RD
HOPKINTON, NH 03229

Abutters:

Parcel Number: 231-001-000
CAMA Number: 231-001-000
Property Address: 136 OLD HOLMES RD

Mailing Address: MEADOWSEND SAWMILL INC
PO BOX 966
NEW LONDON, NH 03257

Parcel Number: 231-006-000
CAMA Number: 231-006-000
Property Address: STUMPFIELD RD

Mailing Address: LEADBEATER ERICK
613 GOULD HILL RD
CONTOOCOOK, NH 03229

Parcel Number: 232-009-000
CAMA Number: 232-009-000
Property Address: 52 OLD HOLMES RD

Mailing Address: SCHADE (TRUST) RICHARD E SCHADE
(TRUSTEE) RICHARD E
5 BRANDYWINE DR
CINCINNATI, OH 45246

Parcel Number: 232-010-000
CAMA Number: 232-010-000
Property Address: 862 SUGAR HILL RD

Mailing Address: RIDINGER RICHARD HOFFMANN
NANCY WINN
862 SUGAR HILL RD
HOPKINTON, NH 03229

Parcel Number: 232-012-000
CAMA Number: 232-012-000
Property Address: STUMPFIELD RD

Mailing Address: MEADOWSEND SAWMILL INC
PO BOX 966
NEW LONDON, NH 03257

Parcel Number: 232-013-000
CAMA Number: 232-013-000
Property Address: SUGAR HILL RD

Mailing Address: MEADOWSEND SAWMILL INC
PO BOX 966
NEW LONDON, NH 03257

Parcel Number: 232-014-000
CAMA Number: 232-014-000
Property Address: SUGAR HILL RD

Mailing Address: MEADOWSEND SAWMILL INC
PO BOX 966
NEW LONDON, NH 03257



www.cai-tech.com

2/24/2020

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 96, 6 HAZEN DRIVE, CONCORD, NH 03302-0096

APPROVAL NO. CA1998009927

CA1998009927

AMENDED DUE TO:

OWNER:

MARY ELLEN PRICE
ALBERT PRICE
860 SUGAR HILL RD
HOPKINTON NH 03229

JUL 29 1998

COPY SENT TO:

HOPKINTON SELECTMEN'S OFFICE
330 MAIN ST
HOPKINTON NH 03229

Map No./Lot No.: 232 / 11
Subd. Appvt. No.: PER 87
Subd. Name:
County: MERRIMACK
Registry Book No.: 1213
Registry Page No.: 121
Probate District No.:
(if applicable)

Type of System: 4 BR
600 GPD

Town/City Location: HOPKINTON

Street Location: SUGAR HILL ROAD

Installer: Holmes Permit No. 573

☐ Owner Installed For Halfier Demolition

Was Inspected On (Date): 7/23/98
Before Covering And Is Hereby Approved For Use.

Date Approved: Same

By: Richard Mongeau (OVER)
Authorized Agent Of N.H. Department of
Environmental Services

Subsurface waste disposal systems must be operated and maintained in a manner as to prevent migration of hazardous waste to groundwater.

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, solvents used to clean paint spray systems and auto parts. (Enr-66b 410.05)

REVISED 5/87 109801613

TOWN'S

Photos

860 Sugar Hill Rd





Hopkinton, NH

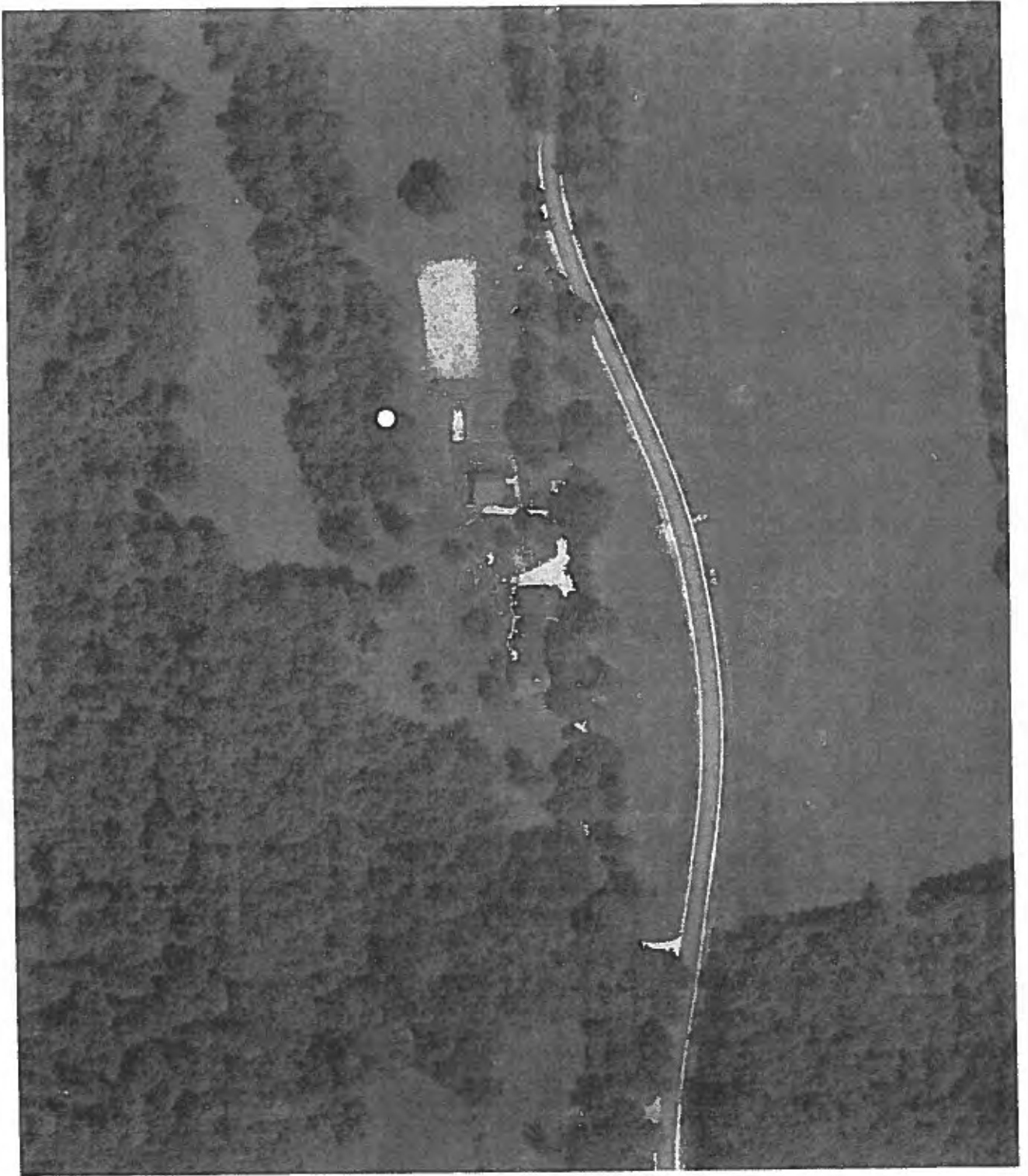
1 inch = 274 Feet



February 24, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

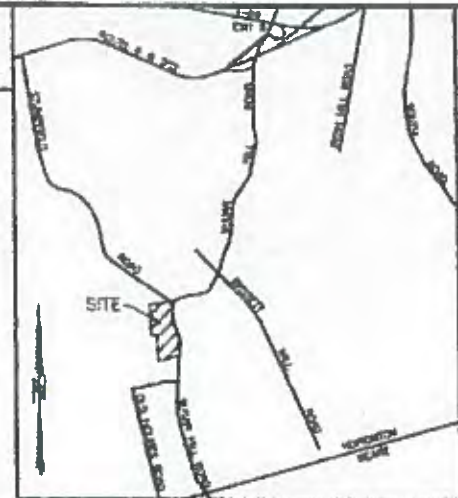


860 Sugar Hill Rd
Tax Map 232 Lot 11

Back to top

Directions Save Home State

DRIVE ENTRANCE
260 Sugar Hill Rd
Tax Map 23a Lot 11



TAX MAP 231, LOT 1
MEADOWSAND SAVRELL, INC.
P.O. BOX 868
NEW LONDON, NH 03257
BOOK 2185, PAGE 1127

- NOTES:**
1. THE OWNERS OF RECORD ARE F. WILLIAM DANBY, TRUSTEE OF THE F. WILLIAM DANBY REVOCABLE TRUST OF 1989 AND LYNETTE J. MARCESSON, TRUSTEE OF THE LYNETTE J. MARCESSON REVOCABLE TRUST OF 1989.
 2. RECORD DEED IS FILED IN BOOK 2200, PAGE 137 AT THE M.C.R.D.
 3. REFERENCE PLAN: SUBDIVISION PLAN OF LAND, SUGAR HILL ROAD RELOCATION, TOWN OF HOPKINTON, NH, DATED FEB. 78 BY FREDMAN & LORBER, INC. AND FILED AS PLAN #8891 AT THE M.C.R.D.

TAX MAP 232, LOT 8
RICHARD E. & MERCE SCHULZ
252 LAFAYETTE CIRCLE
CHICHAULT, CT 03223
BOOK 1734, PAGE 790

TAX MAP 232, LOT 10
RICHARD P. & ELIZABETH WIDMANN
832 SUGAR HILL ROAD
HOPKINTON, NH 03228
BOOK 2421, PAGE 234

TAX MAP 232, LOT 14
MEADOWSAND SAVRELL, INC.
P.O. BOX 868
NEW LONDON, NH 03257
BOOK 2185, PAGE 1128

TAX MAP 232, LOT 11
684,558 S.F. ±
15.80 ACRES

TAX MAP 232, LOT 12
MEADOWSAND SAVRELL, INC.
P.O. BOX 868
NEW LONDON, NH 03257
BOOK 2185, PAGE 1127

TAX MAP 232, LOT 13
MEADOWSAND SAVRELL, INC.
P.O. BOX 868
NEW LONDON, NH 03257
BOOK 2185, PAGE 1127

TAX MAP 231, LOT 6
LORR LEADGATER
813 BOLD HILL ROAD
CONTOOCOOK, NH 03229

I CERTIFY THAT THIS SURVEY PLAN IS BASED ON AN ACTUAL FIELD SURVEY BY EDWIN TOTAL STATION IN JUNE 2012 AND HAS AN ERROR OF CLOSURE GREATER THAN 1 PART IN 15,000.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

DATE: 5-28-2012
Richard T. O'Brien, L.L.S. 307

(c) 2012
Provan & Lorber, Inc.
All rights reserved.

NO.	DATE	REVENUE	TYPE



Provan & Lorber, Inc.
ENGINEERS AND PLANNERS
Contestack, NH
PO Box 358
03228
603 746-2280
Littleton, NH
101 College Street
03061
603 444-8301

BOUNDARY SURVEY OF
TAX MAP 232, LOT 11
HOPKINTON, MERRIMACK COUNTY, N.H.
OWNED BY
F. WILLIAM DANBY REVOCABLE TRUST
LYNETTE J. MARCESSON REVOCABLE TRUST
860 SUGAR HILL ROAD
HOPKINTON, N.H. 03229

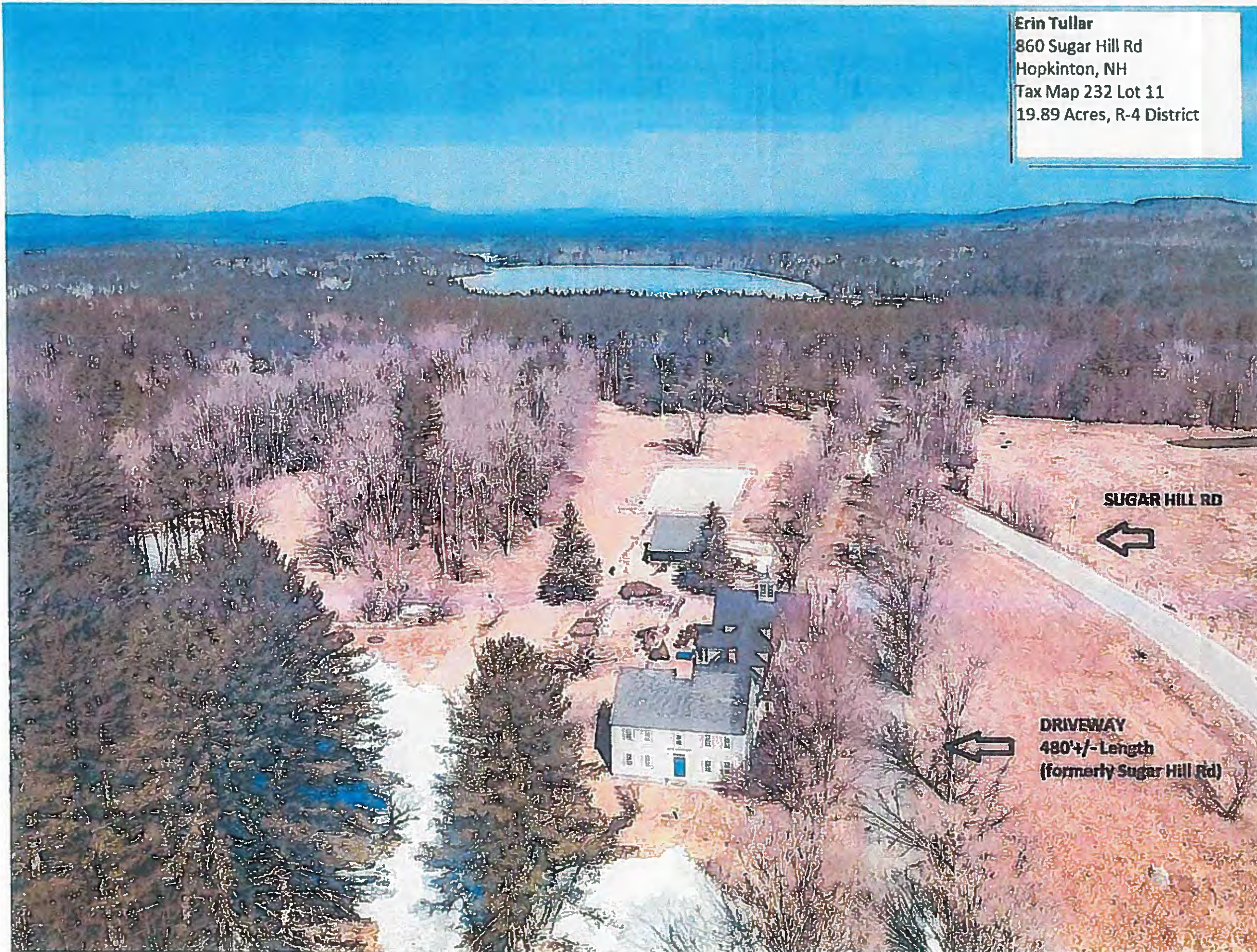
SCALE: 1"=400'	PREP. NO. P2062
REVIEWED 8/20/12	DRAWN BY RFO
DATE: 8/22/12	CHECKED BY S-JH
SHEET 1 OF 1	

Erin Tullar
860 Sugar Hill Rd
Hopkinton, NH
Tax Map 232 Lot 11
19.89 Acres, R-4 District

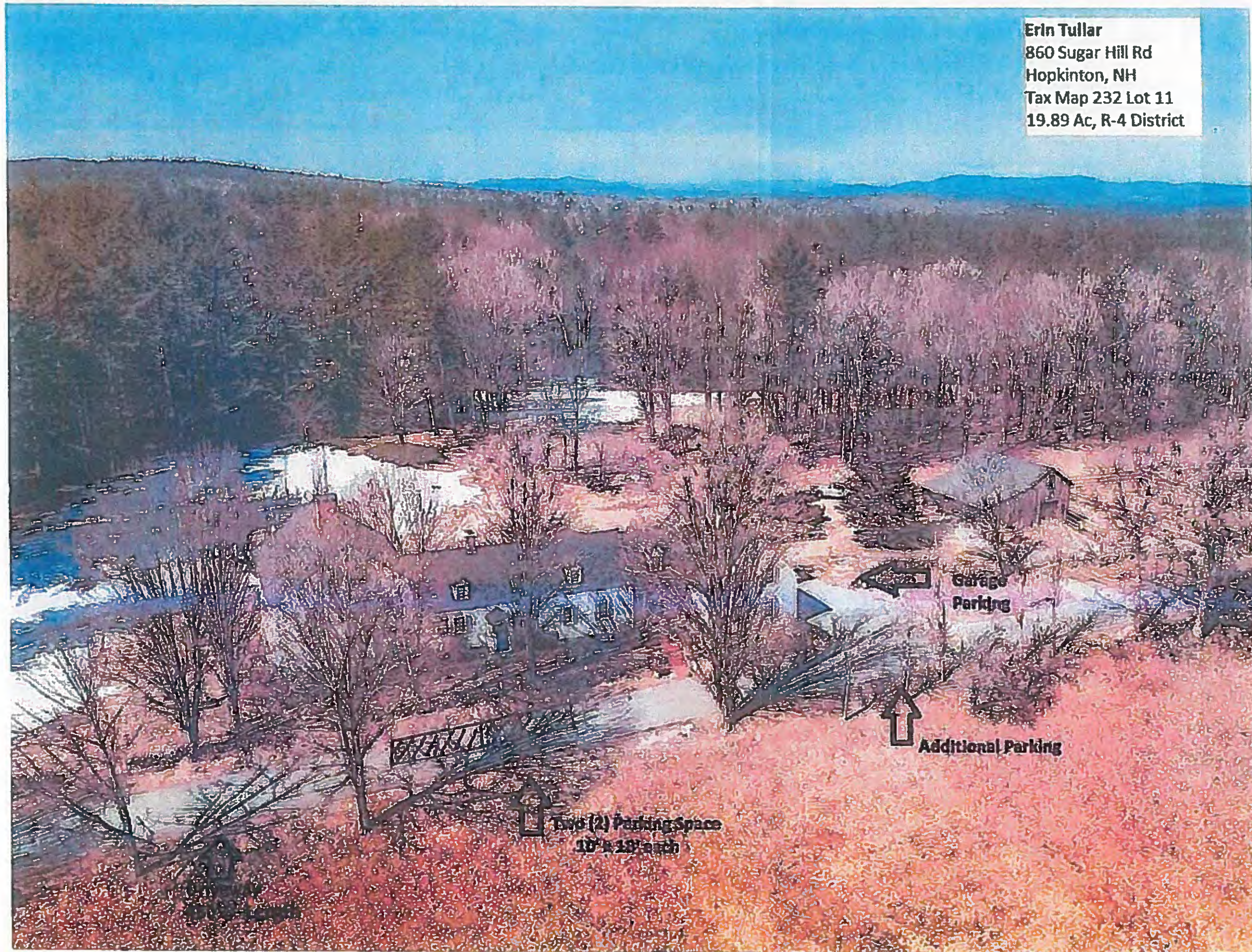
SUGAR HILL RD



DRIVEWAY
480'+/- Length
(formerly Sugar Hill Rd)



Erin Tullar
860 Sugar Hill Rd
Hopkinton, NH
Tax Map 232 Lot 11
19.89 Ac, R-4 District



Application #2021-13
The Balance & Brussel, LLC



#2021-13

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: 633 Maple Street MAP/LOT: 227/044 / ZONE: M1

APPLICANT: The Balanced Brussel LLC / Emily Knowlton

Address: 185 Main St / 516 Farmington Cr City: Hopkinton State: NH Zip: 03229

Phone: 603 848 2913 Email: eknowlton04@gmail.com
bbtakehomekitchen@gmail.com

OWNER(s)

Name: 633 Maple LLC

Address: 180 Stumpfield Rd City: Hopkinton State: NH Zip: 03229

Phone: 603 717 1838 Email: 633maplestreet@gmail.com

Name:

Address: City: State: Zip:

Phone: Email:

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

Name: na

Address: City: State: Zip:

Phone: Email:

Name:

Address: City: State: Zip:

Phone: Email:

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

- ☐ Public Water ☐ Public Sewer ☒ Well ☒ Septic

Lots/units proposed: Existing Building Area: Proposed Building Area: no change

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

Application Submission Requirements:

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

- ☐ Narrative description of proposal (include existing conditions and all related improvements).
☐ Application checklist.
☐ Planning Board/Zoning Board of Adjustment Minutes of Conceptual, Preliminary Review, or approval.
☒ Property deed and existing/proposed easements, covenants, and restrictions.
☒ Tax Map of subject parcel and abutting properties.
☒ Waiver(s) request from provisions of the Subdivision and/or Site Plan Regulations.

PLANNING BOARD APPLICATION

- ☐ Test Pit Data, Storm Water Management Plan, Traffic, School, Environmental and Fiscal Impact Analyses, and Phasing Plan (when applicable)
- ☐ Abutters List as defined by RSA 672:3 – Include Tax Map, Lot Number, Name and Mailing Addresses. If abutting property is under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association. If abutting property is under a manufactured housing park form of ownership, the term "abutter" includes the manufactured housing park owner and the tenants who own the manufactured housing.
- ☐ Mailing labels – Include Applicant, Owner, Architect, Soil/Wetland Scientists, Abutters, and holders of Conservation/Preservation restrictions or easements.
- ☐ Four (4) paper prints of the plan(s) at full scale.
- ☐ Appropriate Filing Fee (Non-refundable) Made payable to Town of Hopkinton

Major Subdivision	\$500.00 Application Fee, \$100.00 per Lot/Unit
Minor Subdivision	\$250.00 Application Fee, \$100.00 per Lot/Unit
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:  Date: 3/17/21
 Owner's Signature(s):  Date: 3-18-21

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

We are proposing to complete cosmetic renovations/interior improvements to the interior space marked on the site plan, we are proposing to remove non-load-bearing walls as well as installing a commercial kitchen.

We are proposing to add one round directional sign, custom-designed of metal/plastic construction, matte finish perpendicular to Suite 1 of 633 Maple Street building, approximately 24" in diameter, unlit to direct customers to The Balanced Brussel LLC (aka BB Take Home Kitchen). We are also proposing to add one flat sign, custom plastic or metal construction, unlit, mounted flat to the building, total surface area approx 4'x3' to direct clients/customers to the variety of occupants in Suite 1.

We are proposing a change of use for the marked area within Suite 1 from "commercial/business office" to "restaurant/drive-in food establishment".

We are proposing temporary parking/use of "The Balanced Brussel LLC" aka BB Take Home Kitchen food truck, which is currently located at 185 Main Street, during the renovation of the interior/commercial kitchen of Suite 1. The location of the temporary parking for the BB Take Home Kitchen Food Truck marked on the site plan.

Return To:

633 Maple LLC
180 Stumpfield Road
Hopkinton, NH 03229

1450
2-
25-

(3)

MERRIMACK COUNTY RECORDS

Kathi L. Gray CFO, Register

6293-00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Lynn A. Durand and Jane A. Sullivan-Durand, married to each other, with a mailing address of 198 Hopkins Green Road, Hopkinton, NH 03229, for consideration paid grants to 633 Maple LLC, a New Hampshire Limited Liability Company, with a mailing address of 180 Stumpfield Road, Hopkinton, NH 03229, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon located on the easterly side of Maple Street, also known as Route 127, in Hopkinton, Merrimack County, New Hampshire, more particularly bounded and described as follows:

Beginning at an iron rod set on the easterly side of Maple Street; thence

1. North 21° 52' 00" east a distance of 210.00 feet to an iron pin found; thence
2. South 65° 28' 26" east a distance of 299.77 feet to an iron pin found; thence
3. South 25° 49' 52" west a distance of 238.07 feet to an granite bound found; thence
4. South 60° 08' 33" west a distance of 68.76 feet to a granite bound found on the northerly line of Dolly Road; thence
5. Along a curve with a radius of 325.00 feet a distance of 195.10 feet to a State bound found; thence
6. North 30° 06' 09" west a distance of 69.79 feet to the point of beginning.

Warranty Deed
Lynn A. Durand and Jane A. Sullivan-Durand
to
633 Maple LLC
Page 1 of 2

Further shown as Map 227, Lot 44 containing 1.7092 acres on a plan entitled "Subdivision of land of F.D.I.C. and Annexation to Land of Charles Crathern" dated June 15, 1992, prepared by Lamarine Technical Land Services and recorded in the Merrimack County Registry of Deeds as Plan 12447.

Subject to any and all matters including setbacks shown on Plan No. 12447 recorded in the Merrimack County Registry of Deeds.

Meaning and intending to describe and convey the same premises as conveyed to Lynn A. Durand and Jane A. Sullivan-Durand by deed dated November 12, 1992 recorded in the Merrimack County Registry of Deeds in Book 1900, Page 1032, also see deed dated August 11, 1992 recorded in said Registry of Deeds in Book 1890, Page 1648.

The grantors hereby release all rights of homestead in the above-described property.

Executed this 30th day of November, 2018.


Witness to Both


Lynn A. Durand


Jane A. Sullivan-Durand

State of New Hampshire
County of Merrimack

Personally appeared the above named Lynn A. Durand and Jane A. Sullivan-Durand, before me this 30th day of November, 2018 known to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.




Notary Public/Justice of the Peace

My Commission Expires:

Warranty Deed
Lynn A. Durand and Jane A. Sullivan Durand
to
Gag Maple LLC
Page 2 of 2



Abutters List Report

Hopkinton, NH

March 23, 2021

Subject Property:

Parcel Number: 227-044-000
CAMA Number: 227-044-000
Property Address: 633 MAPLE ST(&635)

Mailing Address: 633 MAPLE LLC
180 STUMPFIELD RD
HOPKINTON, NH 03229

Abutters:

Parcel Number: 227-002-000
CAMA Number: 227-002-000
Property Address: 662 MAPLE ST

Mailing Address: CHASE N' PAWS LLC
PO BOX 124
WARNER, NH 03278

Parcel Number: 227-003-000
CAMA Number: 227-003-000
Property Address: 640 MAPLE ST

Mailing Address: 640 MAPLE STREET LLC
25 SAMUEL DRIVE
CONCORD, NH 03301

Parcel Number: 227-004-000
CAMA Number: 227-004-000
Property Address: 554 MAPLE ST

Mailing Address: HOWARD P FAIRFIELD LLC
C/O ALAMO GROUP INC PO BOX 549
SEQUIN, TX 78155

Parcel Number: 227-043-000
CAMA Number: 227-043-000
Property Address: 613 MAPLE ST

Mailing Address: FLENNIKEN KEITH
71 MARBLE HEAD ROAD
WINDHAM, NH 03087

Parcel Number: 227-045-000
CAMA Number: 227-045-000
Property Address: 25 DOLLY RD

Mailing Address: BARTON TRUST OF 2019 BARTON
(TRUSTEE) BENJAMIN K
PO BOX 154
NEW LONDON, NH 03257

Parcel Number: 228-018-000
CAMA Number: 228-018-000
Property Address: 663 MAPLE ST

Mailing Address: GARDENS TO IMAGINE LLC
PO BOX 610
HENNIKER, NH 03242



www.cai-tech.com

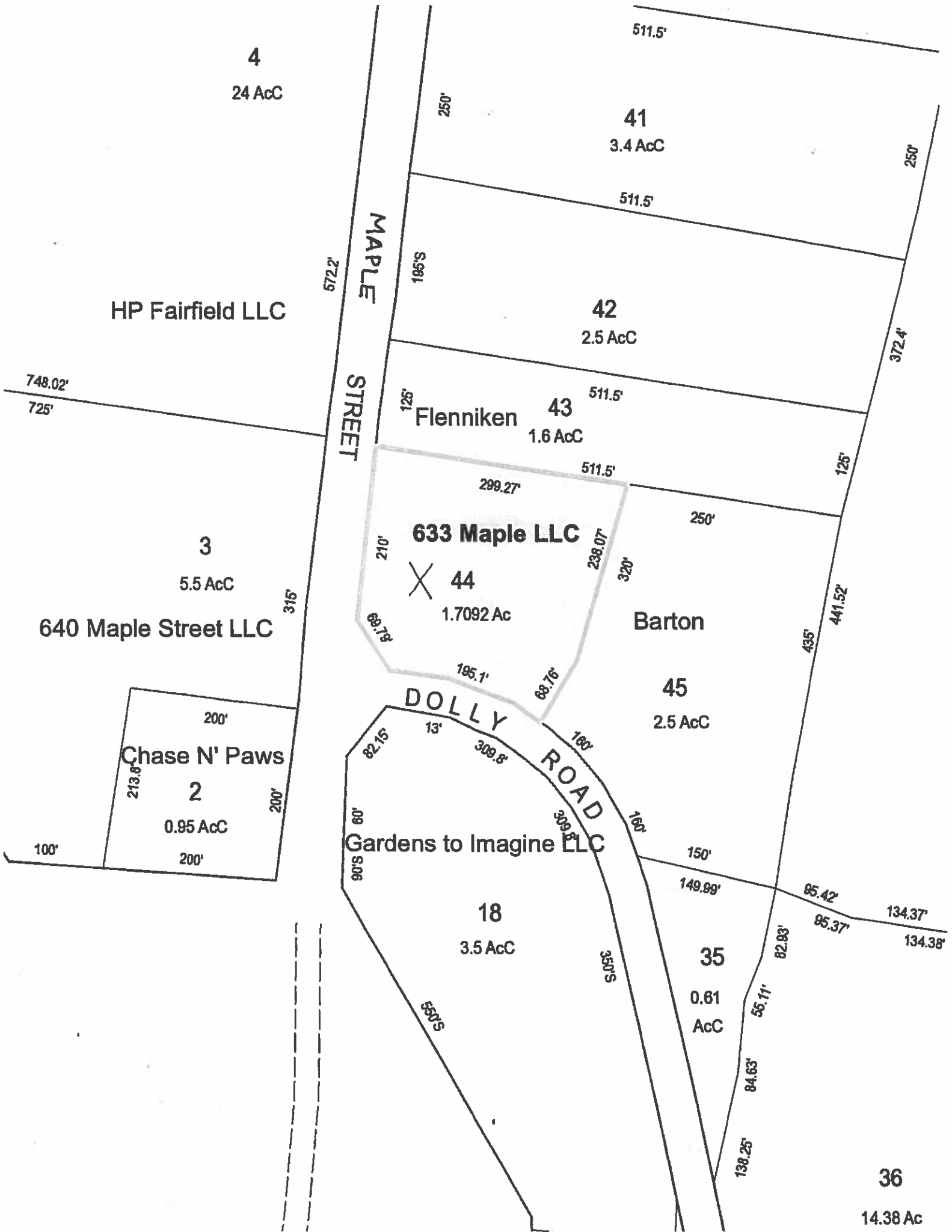
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3/23/2021

Page 1 of 1

**SECTION III
ESTABLISHMENT OF DISTRICTS AND USES**

3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1
E. Institutional Uses/Community Facilities – Principal Uses									
2. Essential Services, Section II	P	P	P	P	P	P	P	P	P
3. Hospitals, Clinics and Nursing Homes, Convalescent Homes and Rehabilitation Centers	X	X	S	S	P	X	S	P	X
4. Museums, Historical Association or Society	S	S	P	P	P	X	P	P	S
5. Non-Profit Senior Citizen Centers	S	S	S	P	P	X	P	P	X
6. Place of Worship including customary ancillary religious facilities	P	P	P	P	P	X	S	P	X
7. Private Cemetery	S	S	S	S	S	S	S	S	S
8. Private Schools, and Child Daycare Center, Section III	S	S	S	S	P	S	S	P	S
9. Public Utilities	P	P	P	P	P	P	P	P	P
F. Commercial Uses – Principal Uses									
1. Airports, Heliports, Runways, Control Towers, Administration Buildings, Hangers	X	X	X	X	X	S	X	X	X
2. Banks and Lending Institutions	X	X	X	X	P	P	X	P	S
3. Bar	X	X	X	X	S	S	X	S	S
4. Beauty Parlor, Barber Shop	X	X	X	X	P	P	S	P	S
5. Business Offices	X	X	X	X	P	P	S	P	P
6. Commercial Solar Energy System, Section III	C	C	C	C	C	C	C	C	C
7. Convenience Store (without gas pumps)	X	X	X	S	P	S	S	P	S
8. Crematory Facility	X	X	X	X	S	S	X	X	X
9. Drive-in Food Establishments.	X	X	X	X	P	P	X	X	X
10. Drive-thru Food Establishment	X	X	X	X	S	S	X	X	X
11. Drive-thru Retail Establishment	X	X	X	X	P	S	X	P	S
12. Entertainment, Place of, Section III	S	S	S	S	S	S	S	S	S
13. Filling Station, Service Station	X	X	X	X	P	P	X	S	S
14. Funeral Home	X	X	X	X	S	S	S	S	S
15. Kennel	X	X	X	X	S	S	X	X	S
16. Laundromat	X	X	X	X	P	S	X	P	S
17. Motion Picture Establishment, Indoor and/or Outdoor	X	X	X	X	S	S	X	P	X
18. Motor Vehicle Dealership, Repair Garage, Body Shop, Paint Shop	X	X	X	X	S	S	X	P	S
19. Personal Wireless Service Facilities (PWSF), Section III	C	C	C	C	C	C	C	C	C
20. Pet Grooming	X	X	X	X	P	S	X	P	S
21. Professional Offices	X	X	X	S	P	P	S	P	P
22. Recreation Facilities or Clubs, Indoor and/or Outdoor	S	S	S	S	S	S	S	S	S
23. Restaurants	X	X	X	X	P	P	X	P	S
24. Retail Establishments	X	X	X	X	P	S	X	P	S
25. Self-Service Storage Facility	X	X	X	X	P	P	X	X	X
26. Uses, Adult, Section III	X	X	X	X	X	X	X	S	X
27. Veterinary Hospital	S	S	S	X	S	S	X	X	S





HP FAIRFIELD

RESIDENTIAL

8-UNIT
RESIDENTIAL

Proposed Company
Food Truck Parking

BARTON
INSURANCE

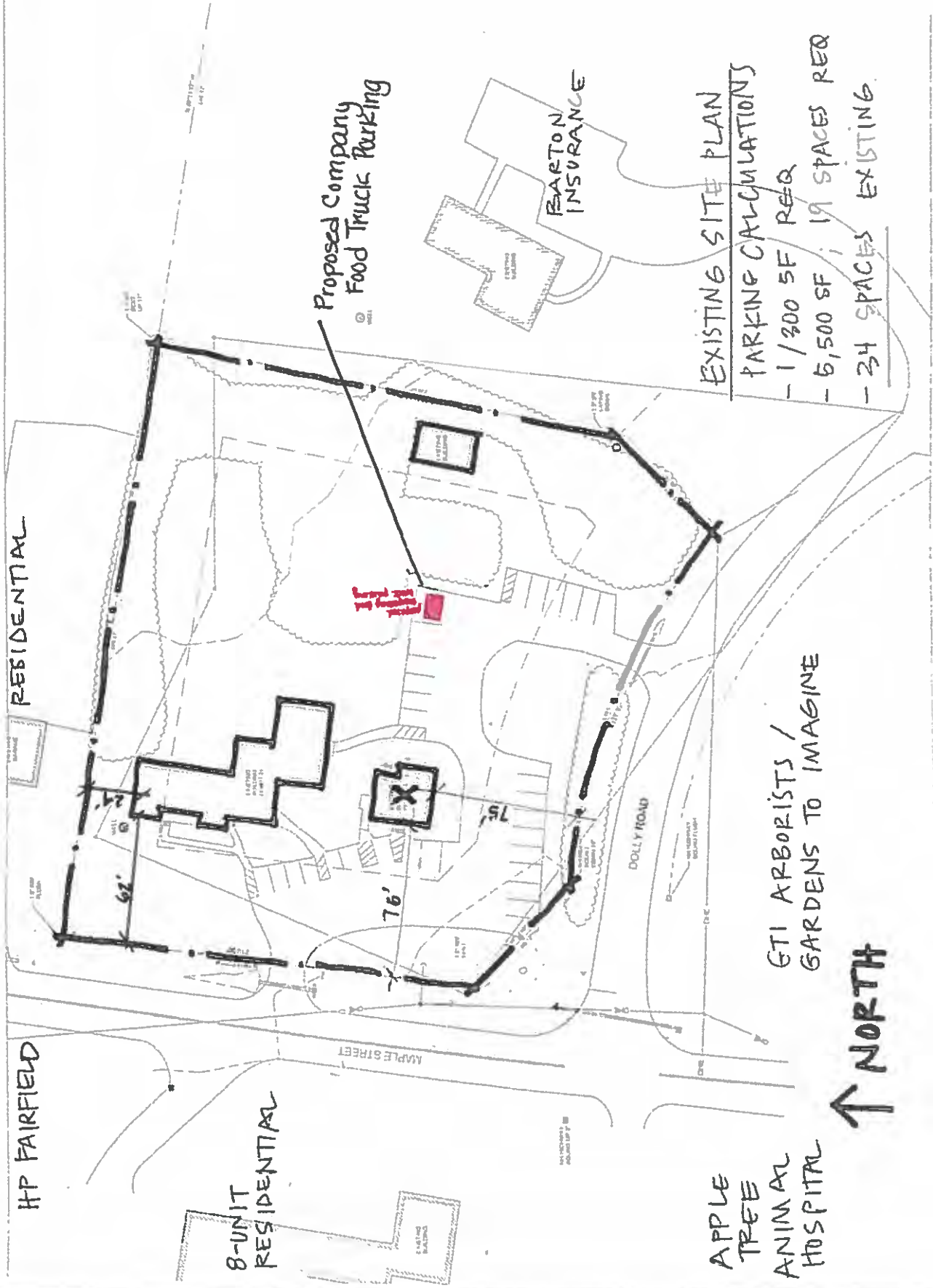
EXISTING SITE PLAN
PARKING CALCULATIONS

- 1/300 SF REQ
- 5,500 SF ; 19 SPACES REQ
- 34 SPACES EXISTING

GTI ARBORISTS /
GARDENS TO IMAGINE

APPLE
TREE
ANIMAL
HOSPITAL

↑ NORTH



Application #2021-14
Chris & Mary Weldon



Town of Hopkinton

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

Tel. 603-746-3170

Fax: 603-746-3049

To: Hopkinton Planning Board
From: Karen Robertson, Planning Director
Date: April 8, 2021
Re: **Summary Review #2021-14 Chris & Mary Weldon**
April 13, 2021, PB Meeting

DESCRIPTION: Subdivision creating a new 2.07 acre lot.

Applicant: Chris Weldon
Owners: Chris & Mary Weldon

Location: 1074 Pine Street
Tax Map/Lot/Zone: Tax Map 208 Lot 88, R-2 district

Use: Residential

**Dimensional &
Density Req.:**

R-2 District
1.836 Acres, 80,000 SF
250' Frontage
140' Depth
40' Front/Rear, 20' Side

**Lot
Dimensions:**

208/88 (Existing)	208/88.1 (New)
45.7+/- Acres	2.07 Acres, 1.88 Contiguous Upland
608.03' Frontage	250' Frontage

COMMENTS:

- 1) Recommend acceptance as complete, grant waivers, and approval.
- 2) Minor plan corrections to be made: Identification of abutting lot 208/87 and language under Wetland Certification will be revised to reflect that there are wetlands on the new lot.
- 3) Waivers requested is to survey perimeter of remaining 45.7 acre lot. Request is consistent with waivers granted to others with lots smaller and or similar in size. A complete perimeter survey is attached, recorded #14408 on 7/14/1998.
- 4) NH DES Subdivision Approval is NOT required as both lots exceed 5-acres.

#2021-14



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: 1074 Pine Street MAP/LOT: 208/88 / ZONE: R2

APPLICANT: Chris Weldon

Address: 1074 Pine Street City: Hopkinton State: NH Zip: 03229

Phone: Email:

OWNER(s)

Name: Same Chris & Mary Weldon

Address: 1074 Pine St. 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 (surveyor)

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

Phone: 603-660-6412 Email: dbhigginson@yahoo.com

Name: Timothy Ferwerda (wetlands)

Address: 43 Bartlett Hill Rd City: Deering State: NH Zip: 03244

Phone: 603-554-0792 Email: tjferwerda@gmail.com

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

☐ Public Water ☐ Public Sewer ☒ Well ☒ Septic

Lots/units proposed: 2 Existing Building Area: 45th AC Proposed Building Area: 81,922 sf

% Open Space: 3% (Note: Building Area refers to gross area)

Application Submission Requirements:

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

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

☒ Application checklist.

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

☒ 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: 3/29/21

Owner's Signature(s): [Signature] Date: 3/29/21

Application Filed: <u>3/30/21</u>	Fees: <u>\$105.-</u>	Office Use: <u>CK387</u>	Application #: <u>2021-14</u>
Notice(s) Posted/Mailed: _____	Complete/Consideration: _____		
Meeting(s)/Hearing(s): _____	_____		
Approved/Denied: _____	<input type="checkbox"/> Conditions MCRD Filing: _____		
MCRD Document #: _____	_____		



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

March 29, 2021

RE: Chris Weldon
Tax Map 208 Lot 88
1074 Pine Street
Hopkinton, NH 03229

Project Narrative

Chris and Mary Weldon currently reside at the above referenced property. The lot consists of approximately 47.7 acres and is developed with a single family residence that is serviced by an on site septic system and well. Construction approval for the existing septic system is #eCA2020091408. There is a boundary plan of record (plan # 14408 in the M.C.R.D.) depicting the entire lot.

Chris and Mary are proposing to subdivide a lot of 2.07 acres from the existing lot. The proposed lot meets all current zoning and planning board requirements and that is demonstrated on the attached plan. The remaining lot is dramatically larger than required and meets all planning and zoning requirements, given that the remaining lot is over 45 acres, is currently developed with a residential home, has a state approved effluent disposal system installed and a boundary plan of record we are requesting waivers that would require depicting these items on the plan.



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

March 29, 2021

RE:
Tax Map 208/88
1074 Pine Street
Hopkinton, NH

Waiver Request

The following waivers Listed in Section 2 of the Town of Hopkinton Subdivision Regulations are being requested for remaining lot 208/88 which is well in excess of the minimum requirements. Minimum requirements for lot 208/88-1 are depicted on the proposed subdivision plan and are not being asked to be waived for that lot. The remainder of the parcel and contains 45+/- acres

Section 2

- 2.3.2 (c) 2 requiring surveyed boundary lines
- 2.3.2 (c) 4 requiring site topography
- 2.3.2 (c) 5 requiring wetland delineation and natural features
- 2.3.2 (c) 7 requiring soils information

Attached Boundary
Plan #14408, recorded 7-14-98.

KRobertson

C/H
L-CHIP

8-11377

MCRD Book 3315 Page 1114

Doc#811993

Book:3315 Pages:1114 - 1117

e-Filed 05/18/2012 3:42:02 PM

KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS

LCHIP	\$	25.00
RECORDING	\$	22.00
SURCHARGE	\$	2.00

Recording requested by: LSI

When recorded return to :

Custom Recording Solutions

5 Peters Canyon Road Suite 200

Irvine, CA 92606 613805429

800-756-3524 Ext. 5011

Return to and mail tax statements to:

Christopher T. Weldon

1074 Pine Street

Hopkinton, NH 03229

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

Order #: 13805429

Tax Parcel ID #: 208-088

Exempt

Gift — Non-Contractual Transfer

QUIT CLAIM DEED

Made this 23rd day of April, 2012, by and between CHRISTOPHER T. WELDON, a married man, who acquired title as single, herein joined by his spouse MARY WELDON, of 1074 Pine Street, Hopkinton, NH 03229, as Grantors, and CHRISTOPHER T. WELDON, a married man, whose post office address is 1074 Pine Street, Hopkinton, NH 03229, as Grantees;

Witnesseth, that in consideration of \$1.00, the Grantors do hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Merrimack County, New Hampshire, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address is: 1074 Pine Street, Hopkinton, NH 03229

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

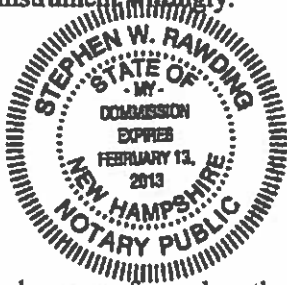
In witness whereof, Grantors have hereunto set their hands and seals the day and year first written above.

Christopher T. Weldon
CHRISTOPHER T. WELDON

Mary Weldon
MARY WELDON

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was hereby acknowledged before me this 23 day of APRIL, 2012, by CHRISTOPHER T. WELDON and MARY WELDON, who are personally known to me or who has produced N.H. DRIVERS LICENSE, as identification, and who has signed this instrument willingly.



Stephen W. Rawding
Notary Public
My commission expires: 2/13/2013

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance

Loan # : 252112385

Exhibit A

LEGAL DESCRIPTION

The following described property:

In the County of Merrimack, State of New Hampshire:

A certain tract or parcel of land situated on Clement Hill in Hopkinton, Merrimack County, containing approximately Sixty (60) acres, and bounded and described as follows:

On the South by Pine Street; on the West by Lands of Frederick Robertson (formerly of H.E. Badger), Everett Bennett (formerly of H.E. Badger), Edwin Kaminski (formerly of H.E. Benton), and of Frank O. Badger; on the North by lands formerly of Frank Hook and of Ambrose Chase; on the East by land formerly of Daniel Fiske, Later of Robert Gould, and lands of Richard L. Barton and Bert A. Geer (formerly of H.E. Badger).

Meaning and intending to describe and convey the First described tract in warranty deed of Clara B. Ford to H. E. Badger dated November 4, 1950, and recorded in Merrimack County Registry of Deeds, Book 689, Page 291; excepting and reserving, however, the following tracts conveyed out therefrom as follows:

To Frank O. Badger, Book 618, Page 379, to Everett Bennett, Book 876, Page 95, to Lester Minkler, Book 890, Page 247, to Frederick Robertson, Book 909, Page 223, to Bert Geer, Book 916, Page 542, to Richard L. Barton by unrecorded deed, to Richard W. Cressy, Book 917, Page 255.

Also excluding that portion of the premises conveyed to the Town of Contoocook by deed dated April 4, 1991, recorded in Book 1857, Page 2434, supposed to contain 32 acres as shown on the December 16, 1990 Plan by B. G. Miller Associates entitled "Pine Street Hopkinton New Hampshire Reconstruction Project" duly recorded.

Intending to convey the remaining part of the 45.77 acres of land shown on the "Peters & Gray Property Pine Street Contoocook, NH" Plan dated June 23, 1982, by W.G. Howard LLS, Inc., recorded as Plan No. 14408 on July 14, 1998.

Being the same parcel conveyed to Christopher T. Weldon from Roland Gray, Jr. by virtue of a Deed dated 2/11/1999, recorded 2/23/1999, in Deed Book 2142, Page 1377, County of Merrimack, State of New Hampshire.

Assessor's Parcel No: 208-088

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.
- ☒ Written request for any waivers from the Subdivision Regulations, if any.
- ☐ A copy of any variances or special exceptions which have been granted by the Zoning Board of Adjustment.
- ☒ Four (4) copies of the subdivision plat which contains all the information outlined in the Subdivision Regulations.
- ☒ Eleven (11) copies of the application, along with all supporting document(s), including reductions of the plan(s) reduced to no more than 11" x 17".

General Information

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

Design and Sketch Plan

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

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

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

Subdivision Plan

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



50 foot Abutters List Report

Hopkinton, NH

March 13, 2021

Subject Property:

Parcel Number: 208-088-000
CAMA Number: 208-088-000
Property Address: 1074 PINE ST

Mailing Address: WELDON CHRISTOPHER T WELDON
MARY
1074 PINE ST
CONTOOCOOK, NH 03229

Abutters:

Parcel Number: 208-080-000
CAMA Number: 208-080-000
Property Address: 1050 CLEMENT HILL RD

Mailing Address: LAFOREST AMY E LANDRY KEVIN E
1050 CLEMENT HILL RD
CONTOOCOOK, NH 03229

Parcel Number: 208-081-000
CAMA Number: 208-081-000
Property Address: 1014 CLEMENT HILL RD

Mailing Address: CZARNECKI JOSEPH A
1014 CLEMENT HILL ROAD
HOPKINTON, NH 03229

Parcel Number: 208-082-000
CAMA Number: 208-082-000
Property Address: 990 CLEMENT HILL RD

Mailing Address: ELLIS BRENDA J
990 CLEMENT HILL RD
CONTOOCOOK, NH 03229

Parcel Number: 208-085-000
CAMA Number: 208-085-000
Property Address: 1164 PINE ST

Mailing Address: REMICK JOHN E & NANCY
1164 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 208-086-000
CAMA Number: 208-086-000
Property Address: 1136 PINE ST

Mailing Address: HOLTON DAVID K
1136 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 208-087-000
CAMA Number: 208-087-000
Property Address: 1098 PINE ST

Mailing Address: ROBERTSON BEVERLY A
1098 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 208-089-000
CAMA Number: 208-089-000
Property Address: 976 PINE ST

Mailing Address: SPURR EDWARD W & ANN
976 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 208-090-000
CAMA Number: 208-090-000
Property Address: 944 PINE ST

Mailing Address: BAUER SCOTT A
944 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 208-091-000
CAMA Number: 208-091-000
Property Address: 916 PINE ST

Mailing Address: CRESSY RICHARD WILLIAM
916 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 208-092-000
CAMA Number: 208-092-000
Property Address: 884 PINE ST

Mailing Address: CYR DAVID M & KELLI A
884 PINE ST
CONTOOCOOK, NH 03229



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

3/13/2021

Page 1 of 2



50 foot Abutters List Report

Hopkinton, NH

March 13, 2021

Parcel Number: 208-093-000
CAMA Number: 208-093-000
Property Address: PINE ST

Mailing Address: LEADBEATER ERICK
613 GOULD HILL RD
CONTOOCOOK, NH 03229

Parcel Number: 208-099-000
CAMA Number: 208-099-000
Property Address: 756 CLEMENT HILL RD

Mailing Address: HOPKINTON RETREAT LLC C/O
MIRAMAR SERVICES INC
250 GRANDVIEW DRIVE SUITE 400
FORT MITCHELL, KY 41017

Parcel Number: 208-099-003
CAMA Number: 208-099-003
Property Address: 995 PINE ST

Mailing Address: BOYLE/GRAHAM FAMILY REVOCABLE
BOYLE(TRE) MATTHEW P & GRAHAM
995 PINE ST
HOPKINTON, NH 03229

Parcel Number: 208-100-000
CAMA Number: 208-100-000
Property Address: 1055 PINE ST

Mailing Address: STEELE RICHARD
1055 PINE ST
CONTOOCOOK, NH 03229

Parcel Number: 208-101-000
CAMA Number: 208-101-000
Property Address: 1111 PINE ST

Mailing Address: PALSON ERIC D & PATRICIA A
1111 PINE ST
CONTOOCOOK, NH 03229



www.cai-tech.com

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3/13/2021

Page 2 of 2



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

1074 Pine Hill Road
Hopkinton, NH

Test Pit #1 Observed 3/19/21

0"- 9" 10yr 3/3 Sandy Loam Granular Friable

9"-22" 2.5y 5/6 Sandy Loam Granular Friable

22"-48" 5y 6/4 Sandy Loam Massive Firm

Seasonal High Water Table at 22"

Roots to 22"

Water observed –

Ledge -

Perc rate: 12 minutes / inch @10"

PUBLIC

79

Clement Hill Rd

72

712

81

82

83

85

86

87

88

Nelson Pine St
1074 Pine St
Map 208 Lot 88

80

93

89

90

91

92

98

90.4

99.3

99

100

101

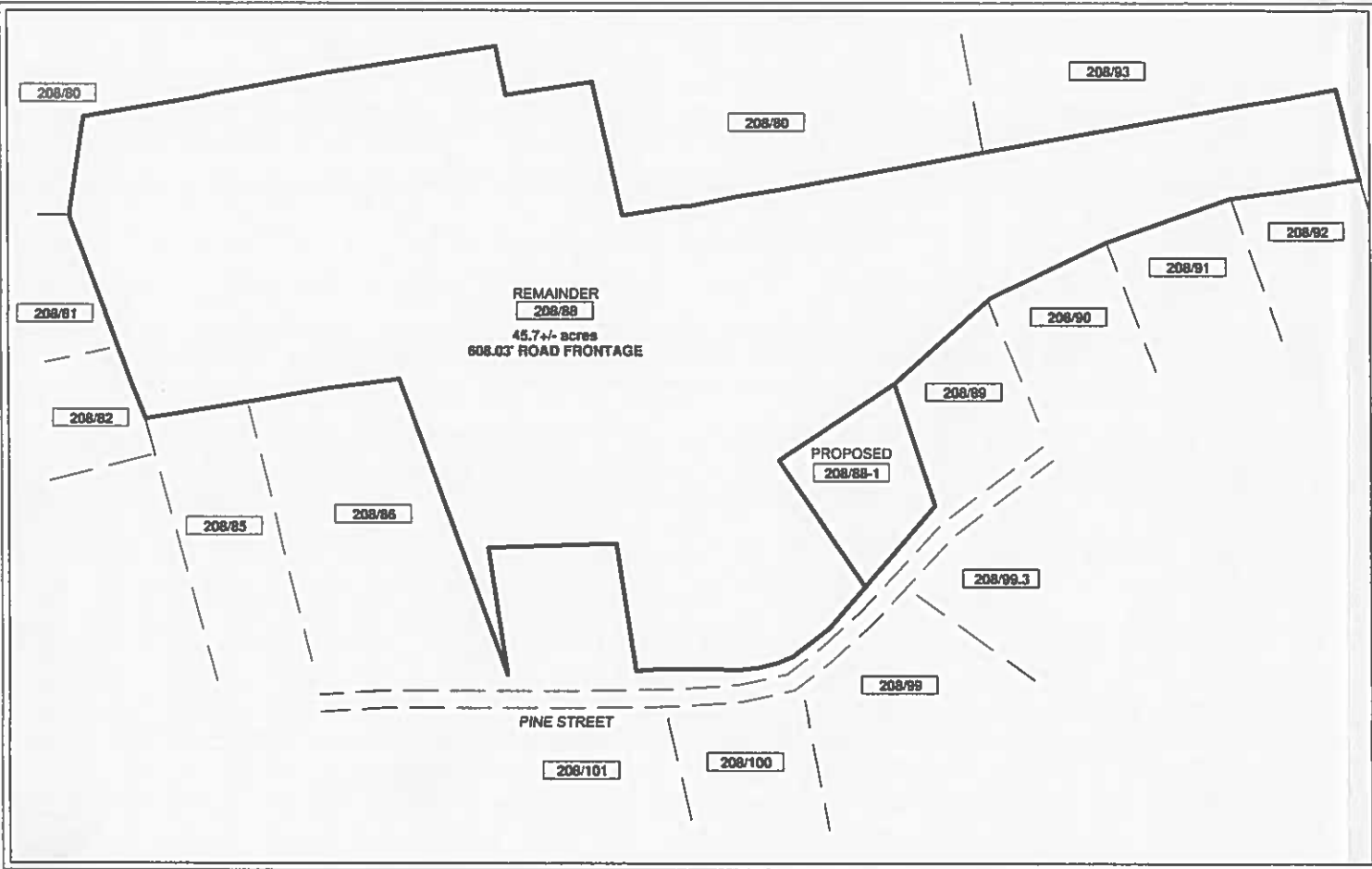
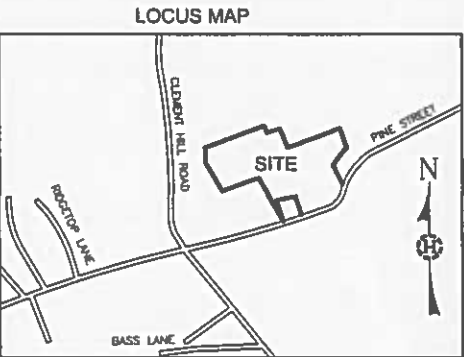
84

98.1

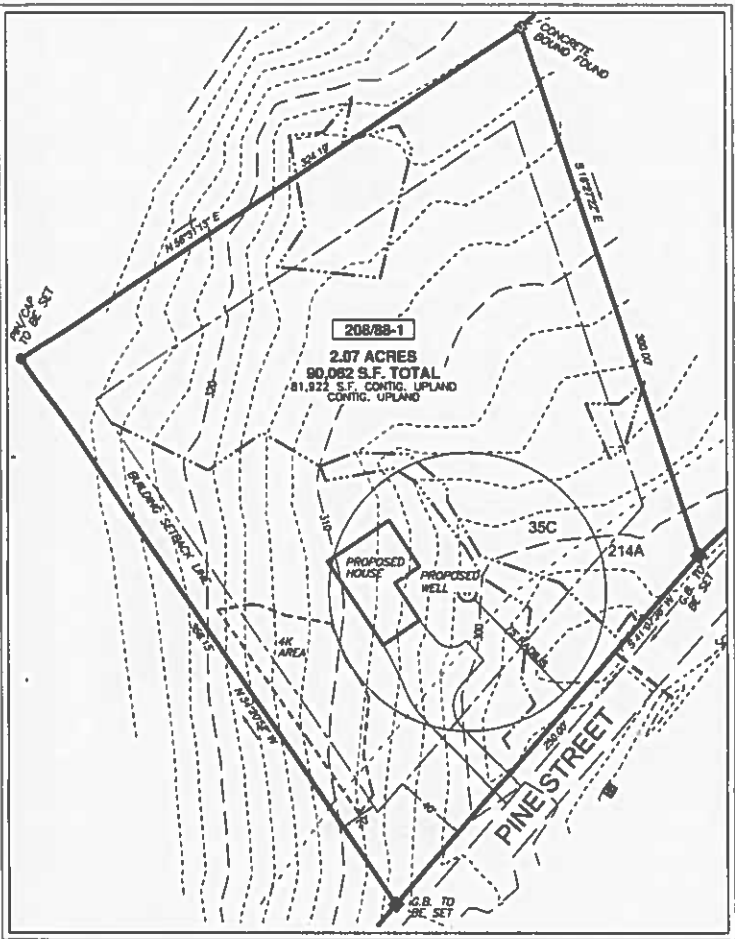
208-098
915 PIN

REFERENCE PLANS:
1. "BOUNDARY PLAN - LOT 755 - PINE STREET - CONTOCOOK, NH - PREPARED FOR: - R. PETERS & R. GRAY - C/O YANKEE CONST. CORP." SCALE: 1"=100' DATED JUNE 23, 1982 (M.C.R.D. PLAN #14408).

SOILS LEGEND:
35C - CHAMPLAIN LOAMY FINE SAND 8-15% SLOPE
214A - NAUMBURG LOAMY SAND 0-3% SLOPE



OVERALL PLAN



PROPOSED LOT

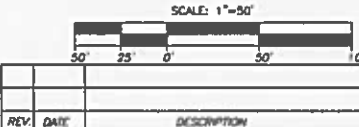
- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT SUBDIVISION OF TAX MAP 208 LOT 88. BOTH LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.
 2. THE OWNERS OF TAX MAP 208 LOT 88 ARE CHRISTOPHER T. & MARY WELDON 1074 PINE STREET HOPKINTON, NH 03229 (SEE M.C.R.D. BK. 3315 PG. 1114 DATED 4/23/12).
 3. BOUNDARY INFORMATION FOR PROPOSED LOT 208/88-1 IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MARCH 2021. HORIZONTAL ORIENTATION IS PER A MAGNETIC OBSERVATION TAKEN ON THE SAME DATE. BOUNDARY INFORMATION FOR THE REMAINING PORTION OF TAX MAP 208 LOT 88 IS PER THE REFERENCE PLAN NOTED HEREON.
 4. THE SITE LIES WITHIN THE R-2 ZONE. MINIMUM LOT SIZE IS 80,000 S.F. WITH 250' FRONTAGE AND 140' OF DEPTH. SETBACKS ARE 40' FRONT 20' SIDE AND 40' REAR.
 5. LOT 208/88 AND PROPOSED LOT 208/88-1 ARE TO BE USED FOR RESIDENTIAL PURPOSES.
 6. NHDES SUBDIVISION APPROVAL NUMBER IS PENDING. NHDES SUBSURFACE DISPOSAL SYSTEM APPROVAL NUMBER (EXISTING LOT 208/88) #CA2020091408.

WETLAND CERTIFICATION:
AN ON SITE WETLANDS INVESTIGATION IN ACCORDANCE WITH THE TECHNIQUES OUTLINES IN THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-57-1 AND THE NORTH EAST REGIONAL SUPPLEMENT WAS CONDUCTED BY TIMOTHY FERWERDA DURING THE MONTH OF FEBRUARY 2020 AND REVILED THAT THERE ARE NO WETLANDS ON THIS SITE.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



PROPOSED SUBDIVISION
PREPARED FOR:
CHRIS WELDON
1074 PINE STREET
TAX MAP 208 LOT 88
HOPKINTON, NEW HAMPSHIRE



HIGGINSON
LAND SERVICES
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-660-6412 | NOTE BOOK #18 | JOB #608

MARCH 20, 2021

- LEGEND:
- EXISTING PAVEMENT
 - EDGE OF WETLANDS
 - LOT LINE
 - STONE WALL
 - BUILDING SETBACK LINE
 - CULVERT
 - 2' CONTOUR INTERVAL
 - 10' CONTOUR INTERVAL
 - WELL
 - ELECTRIC UTILITY POLE
 - DRILL HOLE SET
 - PIPE FOUND
 - TEST PIT / PERCOLATION TEST
 - PIN FOUND/ SET
 - GRANITE BOUND TO BE SET

- 208/80
AMY LAFOREST &
KEVIN LANDRY
1050 CLEMENT HILL ROAD
CONTOCOOK, NH 03229
BK.3333 PG.308 11/9/12
- 208/81
JOSEPH CZARNECKI
1014 CLEMENT HILL ROAD
HOPKINTON, NH 03229
BK.3148 PG.1987 8/4/09
- 208/82
BRENDA ELLIS
990 CLEMENT HILL ROAD
CONTOCOOK, NH 03229
BK.2284 PG.1045 7/30/01
- 208/85
JOHN & NANCY REMICK
1184 PINE STREET
CONTOCOOK, NH 03229
BK.988 PG.180 5/18/88
- 208/86
DAVID HOLTON
1138 PINE STREET
CONTOCOOK, NH 03229
BK.3698 PG.832 9/14/20
- 208/87
BEVERLY ROBERTSON
1098 PINE STREET
CONTOCOOK, NH 03229
BK.2454 PG.1382 8/30/02
- 208/89
EDWARD & ANN SPURR
976 PINE STREET
CONTOCOOK, NH 03229
BK.1311 PG.154 12/14/77
- 208/90
SCOTT BAUER
944 PINE STREET
CONTOCOOK, NH 03229
BK.3589 PG.322 8/31/17
- 208/91
RICHARD CRESSY
918 PINE STREET
CONTOCOOK, NH 03229
BK.3863 PG.1755 1/23/20
- 208/92
DAVID & KELLY CYR
884 PINE STREET
CONTOCOOK, NH 03229
BK.1890 PG.477 6/18/93
- 208/93
ERICK LEADBEATER
613 GOULD HILL ROAD
CONTOCOOK, NH 03229
BK.1325 PG.739 6/18/78
- 208/99
HOPKINTON RETREAT LLC
250 GRANDMEL DRIVE
SUITE 400
FORT MITCHELL KY, 41017
BK.3513 PG.388 4/21/18
- 208/99-03
BOYLE/GRAHAM FAMILY 1ST
985 PINE STREET
HOPKINTON, NH 03229
BK.3353 PG.80 4/21/17
- 208/100
RICHARD STEELE
1053 PINE STREET
HOPKINTON, NH 03229
BK.3382 PG.1446 6/14/13
- 208/101
ERIC & PATRICIA PAISON
1111 PINE STREET
CONTOCOOK, NH 03229
BK.1914 PG.1721 4/30/93

OWNER'S SIGNATURES

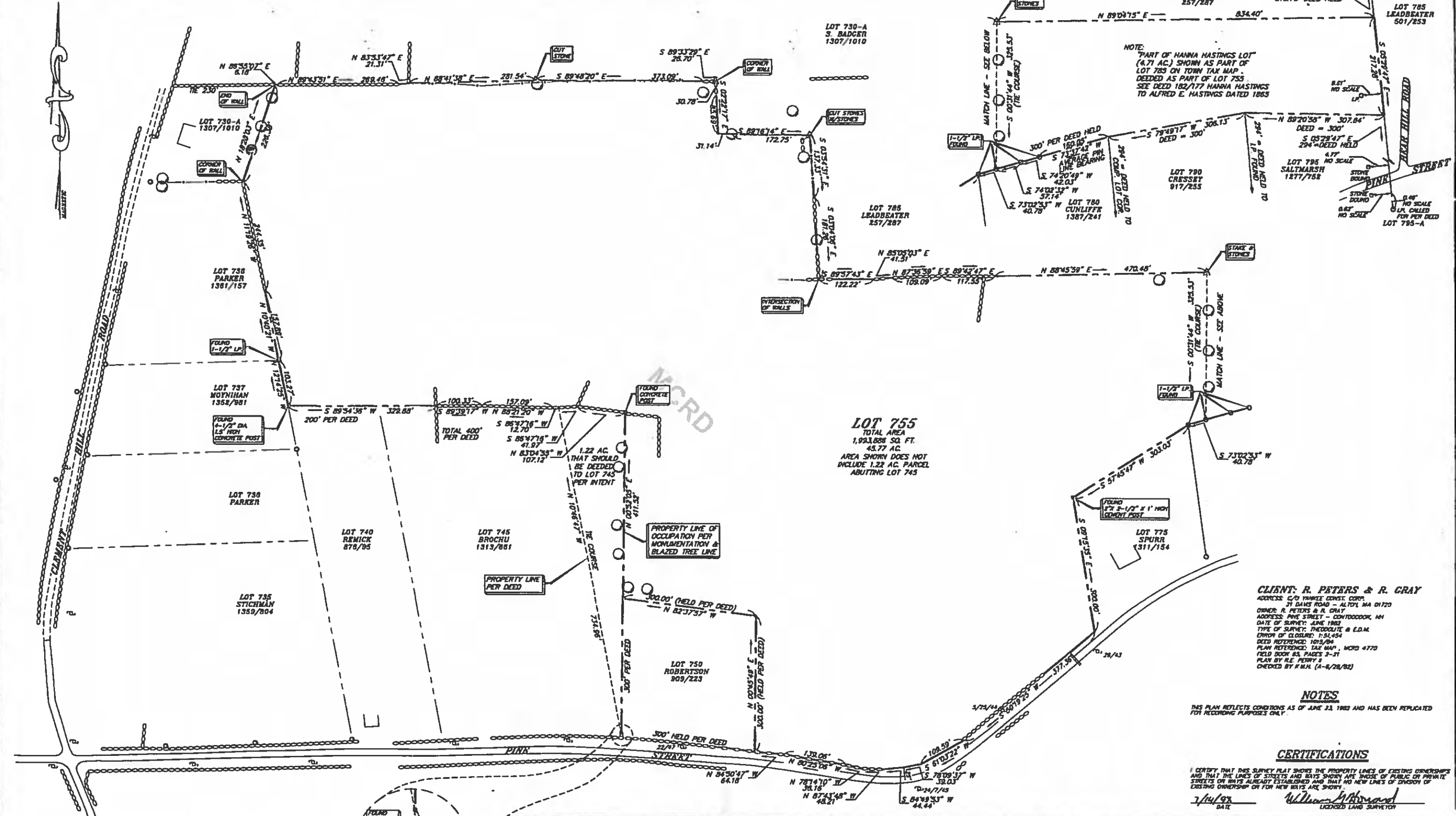
DATE _____ CHRISTOPHER T. WELDON _____

DATE _____ MARY WELDON _____

THIS MAP IS HEREBY APPROVED BY THE HOPKINTON PLANNING BOARD AT AN OFFICIAL MEETING HELD ON XXXXX, 2021 AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF HOPKINTON PLANNING BOARD _____

#14408 Recorded July 14, 8:45AM, 1998 Attest: Judith M. Hamilton, Deputy Register



CLIENT: R. PETERS & R. GRAY
ADDRESS: C/O YANKEE CONST. CORP.
31 DAVIS ROAD - ALTON, MA 01720
OWNER: R. PETERS & R. GRAY
ADDRESS: PINE STREET - CONTOCOOK, NH
DATE OF SURVEY: JUNE 1982
TYPE OF SURVEY: THEODOLITE & E.D.M.
ERROR OF CLOSURE: 1:51,434
DEED REFERENCE: 1813/84
PLAN REFERENCE: TAX MAP, WORD 4770
FIELD BOOK AS, PAGES 3-31
PLAN BY R.E. PERRY I
CHECKED BY W.M.H. (A-8/28/82)

NOTES

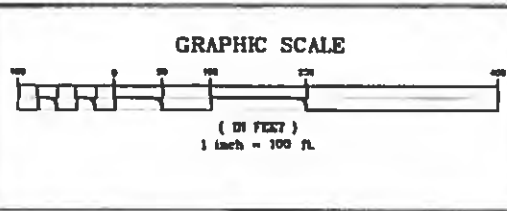
THIS PLAN REFLECTS CONDITIONS AS OF JUNE 23, 1982 AND HAS BEEN REPLICATED FOR RECORDING PURPOSES ONLY.

CERTIFICATIONS

I CERTIFY THAT THIS SURVEY PLAN SHOWS THE PROPERTY LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES OF DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

7/14/98
DATE
William M. Howard
LICENSED LAND SURVEYOR

W.G. Howard
Septic System Design • Land Surveying
Topographic Mapping • Land Planning
Subdivisions
1 Dracut Road, Dracut, New Hampshire 03334
Telephone (603) 228-7631 Fax (603) 228-9170 L.L.S. INC.



NO.	DATE	DESCRIPTION	BY

BOUNDARY PLAN
LOT 755
PINE STREET
CONTOCOOK, NEW HAMPSHIRE
PREPARED FOR
R. PETERS & R. GRAY
C/O YANKEE CONST. CORP.
JUNE 23, 1982 SCALE: 1" = 100'