



Town of Hopkinton

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

Tel: 603 746-3170

Fax: 603 746-2952

HOPKINTON PLANNING BOARD PUBLIC NOTICE - AGENDA JANUARY 9, 2018

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, January 9, 2018, at 6:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and take action on the following:

- I. **Call to Order** (Determine quorum, review attendance of Regular Members and seating of Alternate Members, if necessary).
- II. **Review of Minutes and Notice of Decision of December 12, 2017.**
- III. **Conceptual Consultations, if any.**
- IV. **Application(s).**

Subdivision (#2018-1), Application of Dave Barkie for a 2-lot subdivision of property owned by Lisa Thorne, located at 519 Maple Street, Tax Map 227, Lot 40, M-1 District.

- a. Determination Completeness
- b. Public Hearing
- c. Deliberation and Action on Application

- V. **Other Business.**
- VI. **Adjournment (Next regular meeting on Tuesday, February 13, 2018).**



Town of Hopkinton

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

HOPKINTON PLANNING BOARD MINUTES DECEMBER 12, 2017

Members present: Chairman Bruce Ellsworth, Celeste Hemingson, and Alternates Jim Fredyma and Clarke Kidder. Absent: Vice Chairman Michael Wilkey, Ex-Officio Jim O'Brien, Cettie Connolly, Rich Steele, Jane Bradstreet and Alternate Timothy Britain. Staff present: Planning Director Karen Robertson.

I. **Call to Order.** Chairman Ellsworth called the meeting to order at 6:30 PM in the Hopkinton Town Hall. Due to the absence of regular members, Mr. Fredyma and Mr. Kidder were designated as voting members.

II. **Review of the Minutes of November 14, 2017.**

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Minutes of November 14, 2017 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

III. **Conceptual Consultations.** There were no conceptual consultations.

IV. **Applications.**

Lot Line Adjustments/Subdivision (#2017-11), Application of Catherine Tuttle for lot line adjustments and a subdivision involving properties owned by Edith Houston and Richard Houston, Irene Johnson 2017 Revocable Trust, and Richard and Virginia Haines, located off Amesbury Road, Tax Map 101, Lots 63 & 69, Tax Map 225, Lot 2, VB-1, R-1 & R-4 Districts.

Jonathan Crowdes of T.F. Bernier, Inc. addressed the Board presenting a plan of the lot line adjustments and subdivision. The intent of the lot line adjustments is to allow sufficient frontage for a new lot to be created from Lot 69. The new lot is shown as Lot 69.1 and consists of 2.627 acres with 160.02 feet of frontage along Amesbury Road. The remaining lot will consist of 59 acres with 52.89 feet of frontage along Park Avenue.

Jim Fredyma, seconded by Clarke Kidder, moved to **ACCEPT** Application #2017-11 as complete and for consideration. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

Chairman Ellsworth opened and closed the public hearing portion of the meeting as there were no public comments.

Due to the size of the remaining parcel (59 acres) and the cost for the Applicant to have it surveyed, waivers from the following provisions of the Subdivision Regulations were requested:

- a) Section 3.3.1 (b) and (c), Design and Sketch Plan
- b) Section 3.3.2 (a), Subdivision Plan

Mrs. Hemingson inquired as to whether abutters were notified as the information was not included in the material received. In response, Mrs. Robertson advised that all abutters, including abutters in Amesbury Park and on the other side of the Contoocook River, were notified of the meeting.

Clarke Kidder, seconded by Celeste Hemingson, moved to **WAIVE** Sections 3.3.1 (b), (c) and 3.3.2 (a) of the Subdivision Regulations, and to **APPROVE** Application #2017-11 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

V. Other Business.

Mrs. Robertson informed members that, in the near future, the Planning Board, Zoning Board of Adjustment and Select Board meetings will be streamed live and available for viewing on the Town's website.

VI. Adjournment.

Chairman Ellsworth declared the meeting adjourned at 6:55 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, January 9, 2018, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



Town of Hopkinton

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

Tel: 603 746-3170

Fax: 603 746-2952

HOPKINTON PLANNING BOARD NOTICE OF DECISION DECEMBER 12, 2017

Notice is hereby given that the Hopkinton Planning Board met on Tuesday, December 12, 2017, at 6:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

I. Review of the Minutes of November 14, 2017.

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Minutes of November 14, 2017 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

II. Applications.

Lot Line Adjustments/Subdivision (#2017-11), Application of Catherine Tuttle for lot line adjustments and a subdivision involving properties owned by Edith Houston and Richard Houston, Irene Johnson 2017 Revocable Trust, and Richard and Virginia Haines, located off Amesbury Road, Tax Map 101, Lots 63 & 69, Tax Map 225, Lot 2, VB-1, R-1 & R-4 Districts.

Jim Fredyma, seconded by Clarke Kidder, moved to **ACCEPT** Application #2017-11 as complete and for consideration. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

Clarke Kidder, seconded by Celeste Hemingson, moved to **WAIVE** Sections 3.3.1 (b), (c) and 3.3.2 (a) of the Subdivision Regulations, and to **APPROVE** Application #2017-11 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

III. Adjournment.

Chairman Ellsworth declared the meeting adjourned at 6:55 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, January 9, 2018, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



Town of Hopkinton

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Tel: 603-746-3170

Fax: 603-746-3049

To: Hopkinton Planning Board
From: Karen Robertson, Planning Director
Date: December 20, 2017
Re: **Summary Review Application #2017-01 – January 9, 2018 PB Meeting**

DESCRIPTION: Applicant is proposing a 2-lot subdivision of property owned by Lisa Thorne. The property is located in the “new” M-1 district.

Applicant: Dave Barkie
Owner: Lisa Thorne

Location: 519 Maple Street
Tax Map/Lot/Zone: 227/40 M-1 (Industrial)

Use: Residential (Lot 40)
Commercial/Industrial (Lot 40.1)

Setbacks Req.: 50’ Front/Rear and 30’ Sides (Lot 40)
100’ Front/Rear and 50’ Sides (Lot 40.1)

Lot Dimensions: 2.53 Acres, 110,000 SF, 250’ Frontage, 300’ Depth (Required)
4.04 Acres, 176,083 SF, 256.81’ Frontage, 600’+ Depth (Lot 40)
3.70 Acres – 161,121 SF, 266.3’ Frontage, 600’+ Depth (Lot 40.1)

Upland/Wetland: 125,298 SF Upland/50,785 SF Wetland (Lot 40)
147,674 SF Upland/13,447 SF Wetland (Lot 40.1)

Adjacent Uses: Residential and Industrial

COMMENTS:

- 1) Lot 40 – Location of Well and utilities is not shown (section 3.3.1.g)
- 2) Lot 40 – Building setbacks shown are greater than what is required for the residential use.
- 3) Width of Maple Street is not shown (section 3.3.1.e)
- 4) NH DES Subdivision Approval is required.
- 5) Applicant is aware that any commercial/industrial use of Lot 40.1 will require Planning Board Site Plan Review.

RECOMMENDATIONS: Accept as complete/for consideration. Approval with the following conditions:

- 1) Final plans shall include the right-of-way width of Maple Street, the location of the existing well and utilities, and shall be signed and sealed by the appropriate professionals.
- 2) Submittal of NH DES State Subdivision Approval.



Town of Hopkinton
 Planning Department
 330 Main Street
 Hopkinton, NH 03229

Phone: (603) 746-4487
 Fax: (603) 746-2952
 E-mail: planzone@tds.net
 Web: www.hopkinton-nh.gov

**TOWN OF HOPKINTON, NH
APPLICATION TO PLANNING BOARD**

This application is for: Subdivision Lot Line Adjustment/Annexation/Merger Site Plan Review
 Conditional Use Permit (ZO Section III) Architectural Design Review (ZO Section IV-A)
 Special Use Permit (ZO Section VIII) Preliminary Review (SD Section II)

Name, mailing address and telephone number of Applicant: Dave Barkie, 1681 Valley Road,
Washington, N.H. 03280, (603) 495-3229

Name, mailing address and telephone number of property owner: Lisa Thorne, 519 Maple Street,
Contoocook, N.H. 03229, (603) 746-1086

Name, mailing address and telephone number of engineer, architect, soil scientist, wetland scientist and land surveyor: _____

Name and mailing addresses of holders of conservation preservation, or agricultural preservation restrictions or easements: N/A

Location of Site: 519 Maple Street Zone: M-1 Tax Map(s): 227 Lot(s): 40

Number of lots and/or units proposed: 2

Type of use of Unit(s) and/or Lot(s):

Residential Temporary Residential Recreational Agricultural Institutional
 Commercial Industrial Accessory

Type of Sewage (check one): Town Septic System Other

Type of Water Supply (check one): Town Dug Well Artesian

Please submit the following with the completed application:

- Narrative description of proposal.
- Copies of any Planning Board meeting minutes from Conceptual Consultation or Preliminary Review.
- Copy of property deed, easements and covenants and restrictions, if any, for subject property.
- Copy of the property tax map showing subject parcel and abutting properties.
- Copies of any ZBA Notices of Decision for project.

**TOWN OF HOPKINTON, NH
APPLICATION TO PLANNING BOARD**

- Site Plan Regulations/Subdivision Regulations/Zoning Ordinance — Read carefully to insure that all applicable requirements in the Site Review Regulations and/or Subdivision Regulations have been addressed. **If requesting waiver(s) from any of the provisions, please submit request in writing at the time of submittal of application/plans.** Plans must be complete at the time of submittal.
- Abutters List as defined by RSA 672:3—Include Tax Map, Lot Number, Name and Mailing Address of all abutters, including those across a street, brook or stream. Names should be those of current owners.
- One (1) set of addressed mailing labels of abutters, applicant, engineer, architect, soil scientist, wetland scientist, land surveyor, and of holders of conservation preservation, or agricultural preservation restrictions or easements.
- Four (4) paper prints of the final plan(s) at full scale.
- Eleven (11) copies of the application, along with all supporting document(s), including reductions of the final plan(s) reduced to no more than 11 x 17 inches.
- 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/Merger	\$100.00 Application Fee
Voluntary Merger	\$50.00 Application Fee
Site Plan Review	\$300.00 Application Fee, \$100.00 per Unit (Res./Non-Res.)
	\$150.00 Change of Use
Condition Use Permit	\$500.00 Application Fee (Wireless Telecommunications)
	\$150.00 Application Fee (Co-Location)
Owner/Applicant/Agent Notice.....	\$10.00 Fee per Address
Abutter Notice	\$10.00 Fee per Address
Newspaper Notice.....	Actual Cost

- Recording Fees: *Separate Checks Payable to Merrimack County Registry of Deeds*
- | | |
|---------------------|------------------------------|
| Recording Fee | \$26.00 per Page (22" x 34") |
| LCHIP Fee | \$25.00 per Document |
- Conditional Use Permit: If application is for Conditional Use Permit, please attach a detail explanation of compliance with Section 3.10 of the Hopkinton Zoning Ordinance along with explanation of compliance with the Site Plan Review Regulations of the Town of Hopkinton.

The undersigned Applicant is familiar with the Subdivision Regulations, Site Plan Review Regulations, and the Hopkinton Zoning Ordinance and agrees that the proposed actions will be performed in accordance with this application, the attached plans and specifications, the Ordinance, By-Laws and Regulations of the Town. The Applicant also certifies that any plot plan submitted is accurate.

Incomplete and/or vague answers constitute an incomplete application, as does omission of the application fees, and therefore, the application will not be scheduled for a Public Hearing.

Date: 12/18/17 Signature of Applicant: D. Blin
 Date: 12-18-17 Signature of Owner: Lisa A Thorne

For Planning Board Use:	
Completed Application Filed:	<u>12-18-17</u> Approved or Denied: _____
Amount of Fees Paid:	<u>\$ 440.-CK 2937</u> Plan Filed At MCRD: _____
Notice Advertised & Posted:	Plan Number: _____
Certified Notices Mailed:	_____
Accepted for Consideration:	_____

To: Town of Hopkinton, NH Planning Board

Subject: Project Narrative

We are proposing to take the existing lot of 7.9 acres (519 Maple st.) and sub divide into 2 lots. See attached plan. One of the lots will remain as is with the residential dwelling on it and the other we would like to use to construct a commercial building/s.

Respectfully submitted,

David Barkie

TOWN OF HOPKINTON, NH
 APPLICATION TO PLANNING BOARD

List of Abutters

Map	Lot(s)	Property Owner(s) Name	Mailing Address	Office Use Only	
227	4	Southworth-Milton, Inc.	100 Quarry Drive Milford, MA 01757		
227	6	Brenda J. Bailey	512 Maple Street Contoocook, N.H. 03229		
227	7	Dorothy & Gary Graziano, Sr. and Gary Graziano, Jr.	496 Maple Street Contoocook, N.H. 03229		
227	39	Helen L. Barnard Revocable Trust c/o Robert W. Barnard	3675 Amberly Circle, Unit C301 Naples, FL 34112		
227	41	Virginia & Woodbury Roberts	575 Maple Street Contoocook, N.H. 03229		

Professionals

Applicant	David Barkie	1681 Valley Road Washington, N.H. 03280		
Surveyor	Arthur Siciliano, Jr.	52A Hall Avenue Henniker, N.H. 03229		
Wetland Scientist	Thomas Carr Meridian Land Services, Inc.	P.O. Box 118 Milford, N.H. 03055		
Engineer	Anthony Costello A.C. Engineering & Consulting	43 Bear Hill Road Washington, N.H. 03280		



Thorne Property

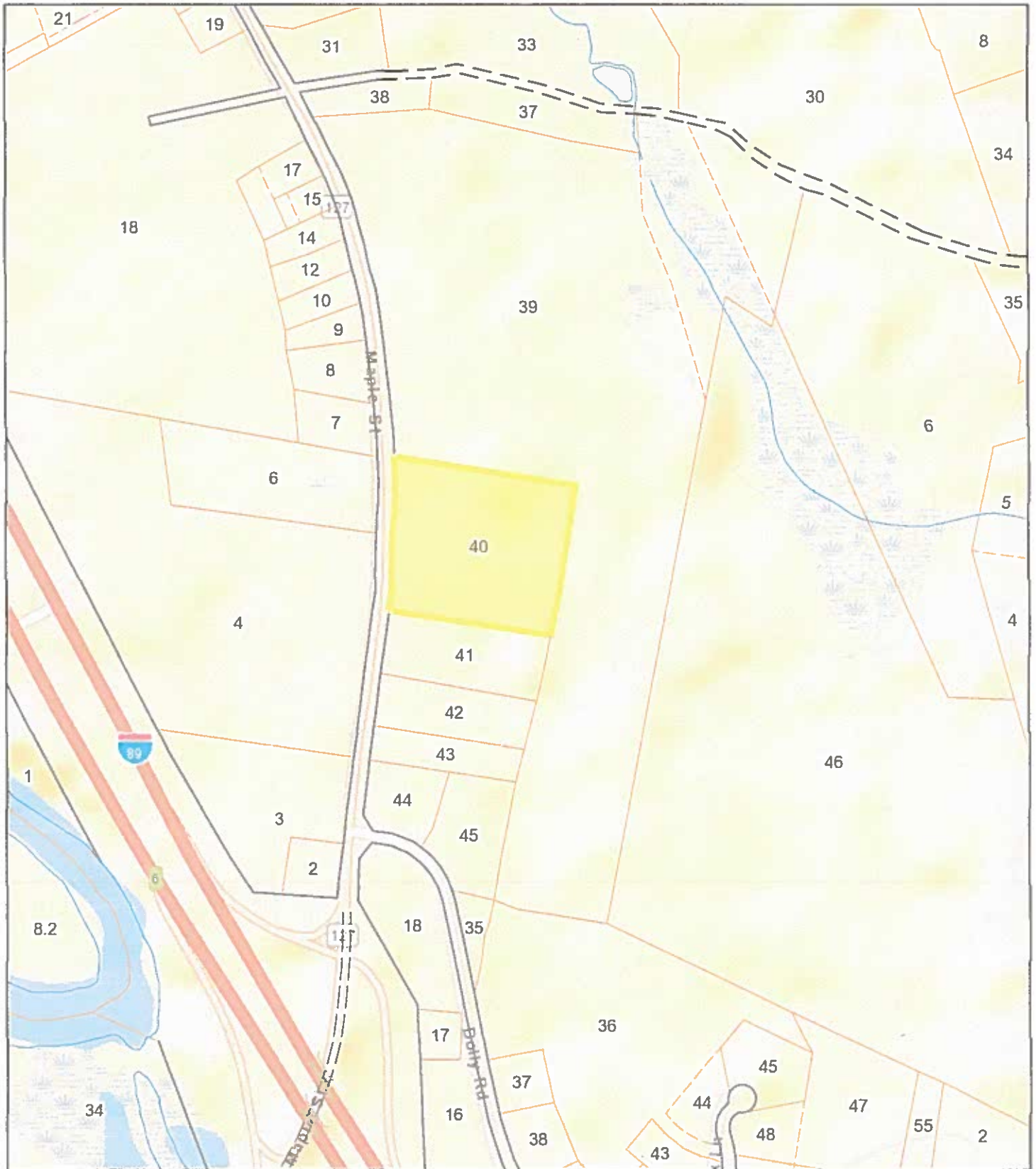
Hopkinton, NH



December 13, 2017

1 inch = 500 Feet

www.cai-tech.com



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.

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

Return to: Lisa A. Thorne

1449
2-
25-

519 Maple St.

Hopkinton, NH 03229

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That We, Thomas K. Thorne, married, of 189 Carter Hill Road, Concord, NH 03303 and Lisa A. Thorne, Married, of 519 Maple Street, Hopkinton, NH 03229, for consideration paid, grant to Lisa A. Thorne, Married, of 519 Maple Street, Hopkinton, NH 03229, with QUITCLAIM covenants,

A certain tract or parcel of land, with the improvements thereon, in the Town of HOPKINTON, County of MERRIMACK, and State of New Hampshire, bounded and described as follows:

Beginning at the east side of the highway known as Highway 127 at the northeast corner of these granted premises;

Thence in a general easterly direction along a stone wall about thirty-seven (37) rods to an iron pin at the end of the wall;

Thence in a general southerly direction along a wire fence about thirty-four (34) rods to an iron post;

Thence in a general westerly line along a fence about thirty-seven (37) rods to an iron pin at the end of a stone wall at the highway;

Thence in a general northerly direction along the stone wall on the easterly side of the highway about thirty-four (34) rods to the point begun at.

Meaning and Intending to describe and convey the same premises conveyed to Thomas K. Thorne and Lisa A. Thorne by deed dated October 8, 2010 and recorded at Book 3219, Page 195 of the Merrimack County Registry of Deed.

This conveyance is made pursuant to the Final Decree of Divorce in the matter of Lisa A. Thorne and Thomas K. Thorne, 6th Circuit Court, Concord Family Division, Case Number 629-2013-DM-00469, dated April 18, 2014, and is exempt from transfer tax pursuant to New Hampshire RSA 78-B:2, XIII.

I, Thomas K. Thorne, ^{spouse of Lisa A. Thorne} hereby release to said Grantee all rights of homestead and all other interests therein. 17

Signed May, 20, 2014

Thomas K. Thorne

Thomas K. Thorne

Signed May, 22, 2014

Lisa A. Thorne

Lisa A. Thorne

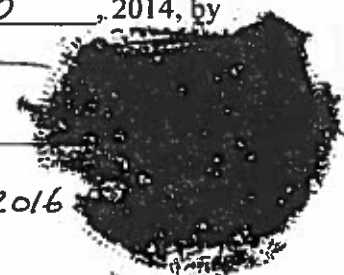
STATE OF NEW HAMPSHIRE
MERRIMACK, SS.

This instrument was acknowledged before me on May, 20, 2014, by Thomas K. Thorne.

[Signature]

Notary Public / Justice of the Peace

My Commission Expires: August 23, 2016



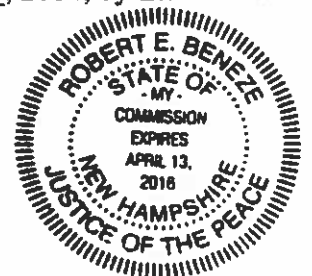
STATE OF NEW HAMPSHIRE
MERRIMACK, SS.

This instrument was acknowledged before me on May, 22nd, 2014, by Lisa A. Thorne.

[Signature]

Notary Public / Justice of the Peace

My Commission Expires:



4588 METACOMMET FINE SANDY LOAM - 3-8% SLOPES
459C METACOMMET FINE SANDY LOAM - 8-15% SLOPES, VERY STONY
 SOILS DERIVED FROM MICA WITH SOIL SURVEY

SOIL LEGEND

TAX MAP 227 / LOT 41
 Virginia E. Woodbury L. Roberts
 579 Maple Street
 Contoocook, N.H. 03229

TAX MAP 227 / LOT 40
 Helen L. Barnard Zimobile Trust
 c/o Robert W. Barnard
 5675 Aubrey Circle - Unit C201
 Naples, Florida 34112

TAX MAP 227 / LOT 6
 Presada J. Bailey
 512 Maple Street
 Contoocook, N.H. 03229

TAX MAP 227 / LOT 1
 Dorothy A. Cary S. Grestano, Sr.
 496 Maple Street
 Contoocook, N.H. 03229

TAX MAP 227 / LOT 4
 Southworth-Hobson Inc.
 100 Quarry Drive
 Milford, MA 01757

TAX MAP 227 / LOT 39
 Helen L. Barnard Zimobile Trust
 c/o Robert W. Barnard
 5675 Aubrey Circle - Unit C201
 Naples, Florida 34112

TAX MAP 227 / LOT 40
 537 204 ST. - 774 ACRES
 AREA OF WETLAND - 64,231 SF
 TOTAL BUILDABLE AREA - 272,873 SF

WETLAND NOTE
 RITTS & SCHAUER, WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC OF LONDON, NEW HAMPSHIRE, PERFORMED THE WETLAND MAPPING IN JUNE 8 OF 2015 ACCORDING TO THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL: SCIENTIFIC AND TECHNICAL REGION - VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BUILDING STRUCK
- STONE WALL
- EDGE OF PAVALANT
- EDGE OF GRAVEL
- OVERHEAD UTILITIES
- DRAINAGE TRENCH
- EDGE OF WETLAND
- GRANITE BOUND
- DEEP HOLE
- IRON PIPE
- WELL
- UTILITY POLE
- WETLAND



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 227 / LOT 40.
2. OWNER OF RECORD: LISA THORNE, 519 MAPLE STREET, CONTOOCCOOK, N.H. 03229.
3. DEED BOOK 3440 PAGE 1871.
4. SURVEYOR: DAVID BARKIE, 1681 VALLEY ROAD, WASHINGTON, N.H. 03280.
5. WETLANDS DELINEATED BY THOMAS CARL OF AMERICAN LAND SERVICES, INC., P.O. BOX 118, MILFORD, N.H. 03055.
6. PROPERTY IS LOCATED IN THE INDUSTRIAL (I-1) DISTRICT.
7. MINIMUM LOT SIZE: 110,000 SF.
8. MINIMUM FRONTAGE: 250'
9. FRONT STRACK: 40' FOR RES. USE
10. SIDE STRACK: 40' FOR RES. USE
11. REAR STRACK: 40'
12. MAX. BUILDING COVERAGE: 40%
13. FRONT AND REAR STRACKS SHALL BE 10' AND SIDE STRACKS SHALL BE 50' FROM A PROPERTY LINE ADJUTTING A RESIDENTIAL USE OR DISTRICT.
14. THIS TRACT IS NOT LOCATED WITHIN A FLOOD PLAIN PER NHREGAINT GIS.
15. EXISTING LEACH FIELD IS APPROVED FOR A 4 BEDROOM HOUSE (600 GPD), NHIDS CONSTRUCTION APPROVAL #CA1998010580.
16. NHIDS SUBDIVISION APPROVAL # _____

PLAN REFERENCES

1. REFERENCE PLAN IDENTIFIED BOUNDARY PLAN OF TAX MAP 227 - LOT 39 AND TAX MAP 228 - LOT 59 DATED DECEMBER 12, 2005. SCALE: 1" = 150'. PREPARED FOR HELEN L. BARNARD TRUST OF 1994, ROBERT BARNARD TRUST, PREPARED BY LAMARINE TECHNICAL LAND SERVICES AND RECORDED AT THE MCDON ON APRIL 4, 2006 AS PLAN #17817.

PERCOLATION RATE

DATE: 12-16-17	DITCH: 56"	RATE: 4.8MP
0"		
14"	VERY DARK GRAYISH BROWN (10T 9/2)	
25"	FINE SANDY LOAM, LOOSE, GRANULAR FEW FINE ROOTS	
50"	DARK VILLOUS BROWN (10R 4/6)	
60"	FINE SANDY LOAM, LOOSE, GRANULAR	
65"	LIGHT OLIVE BROWN (2.5T 6/9)	
70"	FINE SANDY LOAM, LOOSE, GRANULAR	

TEST PIT 1

DATE: 12-16-17
 EXHWT: 34
 OBSERVED WATER: NONE
 DEPTH OF ROOTS: 12"
 UNDER: NONE

WETLAND NOTE

RITTS & SCHAUER, WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC OF LONDON, NEW HAMPSHIRE, PERFORMED THE WETLAND MAPPING IN JUNE 8 OF 2015 ACCORDING TO THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL: SCIENTIFIC AND TECHNICAL REGION - VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY

 LICENSED LAND SURVEYOR

APPROVED TOWN OF HOPKINTON PLANNING BOARD

 CHAIRPERSON

 DATE

EXISTING CONDITIONS

Thorne Property
 Tax Map 227 / Lot 40
 519 Maple Street
 Contoocook, N.H.

OWNER: Lisa A. Thorne
 519 Maple Street
 Contoocook, N.H. 03229
 Book 3440 / Page 1871

PREPARED FOR: David Barkie
 1681 Valley Road
 Washington, N.H. 03280

A.C. Engineering & Consulting
 Civil Engineering & Land Planning

43 Bear Hill Road
 East Washington, N.H. 03280

Phone: (603) 325-5114
 acengineer@psinet.net

NO.	DATE	DESCRIPTION	BY

DATE: 12-18-17
 SCALE: 1" = 50' ft.
 SHEET 1 OF 3

RESERVED FOR RECURRY USE

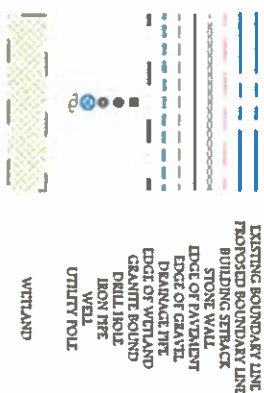
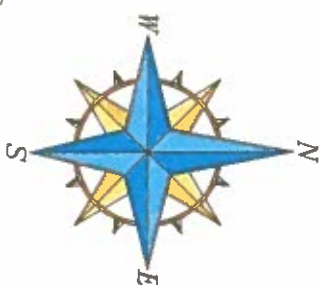
TAX MAP 227 / LOT 7
Dorely & Gary S. Gossard, Sr.
496 Maple Street
Contoocook, N.H. 03229

TAX MAP 227 / LOT 6
Prinda J. Bailey
512 Maple Street
Contoocook, N.H. 03229

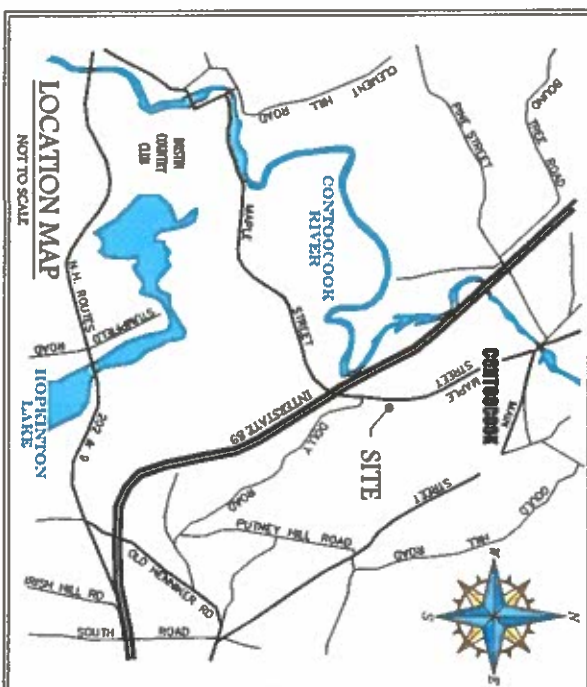
TAX MAP 227 / LOT 38
John L. Bernard Revocable Trust
c/o Robert W. Bernard
9679 Amberly Circle - Unit C201
Naples, Florida 34112

TAX MAP 227 / LOT 4
Southworth-Hillson Inc.
100 Quarry Drive
Milledale, MA 01175

TAX MAP 227 / LOT 41
Virginia A. Woodcock L. Roberts
573 Maple Street
Contoocook, N.H. 03229



LEGEND



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 227 / LOT 40 INTO ONE RESIDENTIAL LOT AND ONE COMMERCIAL/INDUSTRIAL LOT.
2. OWNER OF RECORD USA THORNE, 519 MAPLE STREET, CONTOOCCOOK, N.H. 03229. DEED: BOOK 3440 / PAGE 1871.
3. HENRIETTA, N.H. 03242.
4. WITHLANDS DEDICATED BY THOMAS CARE OF AMERICAN LAND SERVICES, INC., P.O. BOX 118, MILFORD, N.H. 03058.
5. PROPERTY IS LOCATED IN THE INDUSTRIAL (M-1) DISTRICT.
6. MINIMUM LOT SIZE: 110,000 S.F.
7. FRONT SETBACK: 30'
8. SIDE SETBACK: 40' (50' FOR RES. USED)
9. REAR SETBACK: 40'
10. MAX. BUILDING COVERAGE: 40%
11. * FRONT AND REAR SETBACKS SHALL BE 100' AND SIDE SETBACKS SHALL BE 90' FROM A PROPERTY LINE ABUTTING A RESIDENTIAL USE OR DISTRICT.
12. THIS TRACT IS NOT LOCATED WITHIN A FLOOD PLAIN PER NICHOLANT GIS.
13. EXISTING LEACH FIELD IS APPROVED FOR A 4 BEDROOM HOUSE (600 GPD). HUDIS CONSTRUCTION APPROVAL #CA1998010586.
14. HUDIS SUBDIVISION APPROVAL # _____

PLAN REFERENCES

1. REFERENCE PLAN ENTITLED "BOUNDARY PLAN OF TAX MAP 227 - LOT 39 AND TAX MAP 225 - LOT 35" DATED DECEMBER 12, 2008. SCALE: 1" = 100'. PREPARED FOR HELEN L. BARNARD REVOCABLE TRUST OF 1994, ROBERT BARNARD TRUSTEE, PREPARED BY LAWRENCE TECHNICAL LAND SERVICES AND RECORDED AT THE MCD ON APRIL 4, 2005 AS PLAN #17817.

WETLAND NOTE

PETER S. SCHAUER, WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC OF LONDON, NEW HAMPSHIRE, PERFORMED THE WETLAND MAPPING IN JUNE 8 OF 2015 ACCORDING TO THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL (NORTHEASTERN AND NORTHEAST REGION) VERSION 2.01, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

CERTIFICATIONS

I, HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY LICENSED LAND SURVEYOR LICENSED LAND SURVEYOR I, HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN AND BORDERING THE SUBJECT TRACTS.

APPROVED TOWN OF HOPKINTON PLANNING BOARD

CHAIRPERSON DATE

SUBDIVISION PLAN

Thorne Property
Tax Map 227 / Lot 40
519 Maple Street
Contoocook, N.H.

DRAWN: Lisa A. Thorne
519 Maple Street
Contoocook, N.H. 03229
Book 3440 / Page 1871
PREPARED FOR: David Barkie
1681 Valley Road
Washington, N.H. 03280

NO.	DATE	DESCRIPTION	BY

A.C.Engineering & Consulting
Civil Engineering & Land Planning
43 Bear Hill Road
East Washington, N.H. 03280
Phone: (603) 325-5114
acengineer@comcast.net



DATE: 12-18-17
DRAWN: DWK
SCALE: 1" = 50 FT.



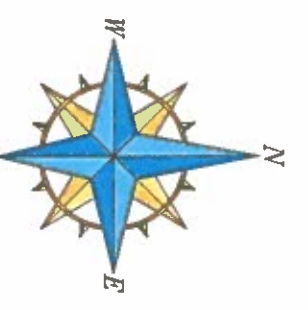
TAX MAP 227 / LOT 1
Dorothy & Gary S. Gorman, Sr.
496 Maple Street
Contoocook, N.H. 03229

TAX MAP 227 / LOT 6
Brenda J. Kelly
912 Maple Street
Contoocook, N.H. 03229

TAX MAP 227 / LOT 4
Southworth-Hillson Inc.
100 Quarry Drive
Millsfield, MA 01757

TAX MAP 227 / LOT 38
Helen L. Barnard Revocable Trust
c/o Robert W. Barnard
9675 Amherst Circle - Unit C201
Naples, Florida 34112

TAX MAP 227 / LOT 41
Virginia & Woodbury L. Adams
575 Maple Street
Contoocook, N.H. 03229



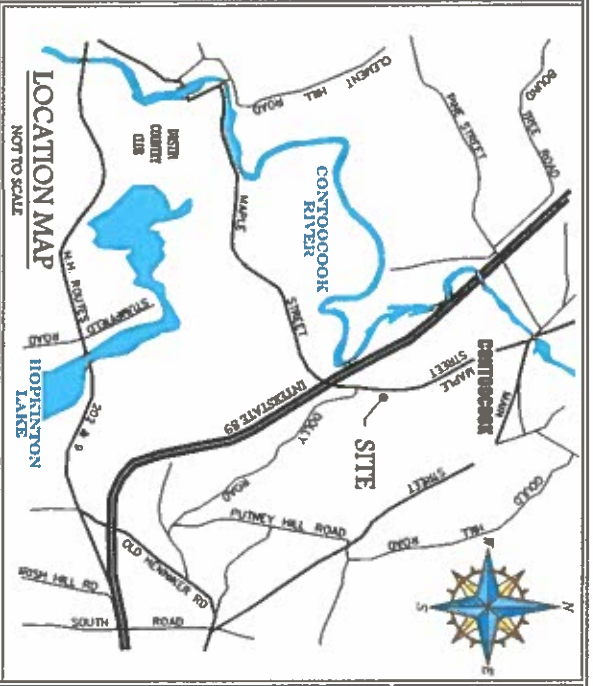
SOIL LEGEND

- 4588 ARTICOMBE FINE SANDY LOAM - 5-8% SLOPES
- 459C ARTICOMBE FINE SANDY LOAM - 8-15% SLOPES, VERY STONY
- SOILS DERIVED FROM NRCS WEB SOIL SURVEY



LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK
- STONE WALL
- EDGE OF PAVEMENT
- EDGE OF TRAIL
- EDGE OF FIELD
- OVERHEAD UTILITIES
- DRAINAGE TIE
- EDGE OF WETLAND
- GRANITE BOUNDARY
- DELL HOLE
- IRON TIE
- WELL
- UTILITY POLE
- WETLAND



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 227 / LOT 40 INTO ONE RESIDENTIAL AND ONE COMMERCIAL INDUSTRIAL LOT.
2. DUMPING OF DEBRIS AND OTHER WASTE MATERIALS IS PROHIBITED ON THIS PROPERTY.
3. SURVEY PERFORMED BY ARTHUR SQUILIANO, JR. LAND SURVEYOR, 924 HALL AVENUE, HENNINGER, N.H. 03242.
4. WETLANDS DEMONSTRATED BY THOMAS CALE OF MEDIUM LAND SERVICES, INC., P.O. BOX 118, MILFORD, N.H. 03055.
5. PROPERTY IS LOCATED IN THE INDUSTRIAL (M-1) DISTRICT.
6. MINIMUM LOT SIZE: 110,000 S.F.
7. MINIMUM FRONTAGE: 250'
8. MINIMUM SIDE SETBACK: 50'
9. MINIMUM REAR SETBACK: 50'
10. MAX. BUILDING COVERAGE: 40%
11. FRONT AND REAR SETBACKS SHALL BE 100' AND SIDE SETBACKS SHALL BE 50' FROM A PROPERTY LINE ABUTTING A RESIDENTIAL USE OR DISTRICT.
12. THIS TRACT IS NOT LOCATED WITHIN A FLOOD PLAIN PER THE NINE-MINUTE CIRC.
13. EXISTING LEACH FIELD IS APPROVED FOR A 4 BEDROOM HOUSE (6000 GPD). NHIDS CONSTRUCTION APPROVAL #CA19580105300.
14. NHIDS SUBDIVISION APPROVAL # _____

PLAN REFERENCES

1. REFERENCE PLAN ENTITLED "BOUNDARY PLAN OF TAX MAP 227 - LOT 39 AND TAX MAP 228 - LOT 39" DATED DECEMBER 12, 2005, SCALE 1" = 150', PREPARED FOR HELEN L. BARNARD REVOCABLE TRUST OF 1994, ROBERT BARNARD TRUSTEE, PREPARED BY LANARNE TECHNICAL LAND SERVICES AND RECORDED AT THE MCDONALD ON APRIL 4, 2006 AS PLAN #17817.

WETLAND NOTE

PETER S. SCHUBERT, WETLAND SCIENTIST #146, OF SCHUBERT ENVIRONMENTAL CONSULTANTS, LLC OF LONDON, NEW HAMPSHIRE, PERFORMED THE WETLAND MAPPING IN JUNE 8 OF 2013 ACCORDING TO THE GOALS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL STANDARDS FOR THE CONTOOCOOK WETLAND AND THE REGIONAL STANDARDS FOR THE CONTOOCOOK WETLAND (VERSION 2.0), JANUARY 2012, US ARMY CORPS OF ENGINEERS.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER ANY LICENSED LAND SURVEYOR

I HEREBY CERTIFY THE PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THAT A RECORDING OF THE SUBJECT PROPERTY IS ON FILE IN THE PUBLIC RECORDS.

TEST PIT 1

DATE: 12-16-17
DEPTH: 34"
OBSERVED WATER: NONE
DEPTH OF ROOTS: 12"
LEDC: NONE

0"	VEIL DARK GRAYISH BROWN (10% 3/2)
14"	FINE SANDY LOAM, LOOSE, GRANULAR FEW FINE ROOTS
25"	DARK YELLOWISH BROWN (10% 4/6)
	FINE SANDY LOAM, LOOSE, GRANULAR
	LIGHT OLIVE BROWN (2.8% 5/9)
	FINE SANDY LOAM, LOOSE, GRANULAR

PERCOLATION RATE

DATE: 12-16-17 DEPTH: 56" RATE: 4.4MPH

DES SUBDIVISION PLAN

Thome Property
Tax Map 227 / Lot 40
519 Maple Street
Contoocook, N.H.

DRAWN: Lisa A. Thome
519 Maple Street
Contoocook, N.H. 03229
Book 3440 / Page 1871

PREPARED FOR: David Barbe
1681 Valley Road
Washington, N.H. 03280

NO.	DATE	DESCRIPTION	BY

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43 Bear Hill Road
East Washington, N.H. 03280
Phone: (603) 325-5114
acengineer@psnet.net

APPROVED TOWN OF HOPKINTON PLANNING BOARD

CHAIRPERSON: _____ DATE: _____

DATE: 12-16-17
SCALE: 1" = 50' PL.
BY: 1742-Rose