



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 JUNE 13, 2017

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, June 13, 2017, 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. **Conceptual Consultations, if any.**
- III. **Review of Minutes of May 9, 2017.**
- IV. **Applications** (Public hearing will immediately follow if the applications are accepted as complete).

Lot Line Adjustment (#2017-04), Applicant: Catherine Tuttle, Location: Amesbury Road, Tax Map 101, Lots 64 and 69, R-1 district. Applicant proposes to adjust lot lines of properties owned by Cole Family Trust, and Edith L. and Richard C. Houston.

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

Site Plan Review (#2017-05), Application: 879 Maple Street, LLC, Location: 879 Maple Street, Tax Map 228, Lot 25, M-1 District. Site Plan Review for manufacturing in accordance with Zoning Ordinance Table of Uses 3.6.G.1. Property currently owned by Crathern Family Holdings, LLC.

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

- V. **Other Business.**
- VI. **Adjournment (Next regular meeting on Tuesday, July 11, 2017).**

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



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HOPKINTON PLANNING BOARD NOTICE OF DECISION MAY 13, 2017

Notice is hereby given that the Hopkinton Planning Board met on **Tuesday, May 13, 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 April 11, 2017.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of March 21, 2017, as presented. With six members voting, five voted in favor (Bradstreet, Hemingson, Wilkey, Fredyma and Ellsworth) and one voted in abstention (Kidder). Vote: 5-0-1

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Notice of Decision of March 21, 2017, as presented. With six members voting, five voted in favor (Bradstreet, Hemingson, Wilkey, Fredyma and Ellsworth) and one voted in abstention (Kidder). Vote: 5-0-1

II. Applications.

Lot Line Adjustment #2017-02, Anthony N. Quinn and Shirley D. Quinn Revocable Trusts, to annex 15,073 sq. ft. of Lot 63 to Lot 60, shown on Tax Map 239, located off Putney Hill Road and Old Putney Hill Road, R-3 district.

Clarke Kidder, seconded by Michael Wilkey, moved to **ACCEPT** Application #2017-02 as complete and for consideration. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

Michael Wilkey, seconded by Celeste Hemingson, moved to **APPROVE** Application #2017-02 as presented. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

Site Plan Review #2017-03, Michael Dutton, revisions to previously approved site plan for veterinary clinic, 1325 Hopkinton Road, Tax Map 258 Lot 73. Site plan was originally approved on November 15, 2016.

Celeste Hemingson, seconded by Clarke Kidder, moved to **ACCEPT** Application #2017-03 as complete and for consideration. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** Application #2017-03, phase I and II, as presented. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

III. Master Plan.

- a) Planning Board **DEFERRED** review of a draft of the Conservation, Preservation and Open Space Chapter.
- b) Planning Board **DEFERRED** review of a draft outline of elements to be included in Transportation Chapter.

IV. Adjournment.

Chairman Bruce Ellsworth declared the meeting **ADJOURNED** at 7:47 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, May 9, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director

In accordance with RSA 677:15, any person(s) aggrieved by any decision of the Planning Board concerning application(s) may present to the Superior Court a petition, duly verified, setting forth that such a decision is illegal or unreasonable in whole or part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within thirty (30) days after the Board's final decision regarding the application in question has been filed and becomes available for public inspection in the Planning Office.



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HOPKINTON PLANNING BOARD MINUTES MAY 9, 2017

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

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 and Notice of Decision of April 11, 2017.

Mrs. Hemingson, seconded by Mr. Wilkey, moved to **APPROVE** the Minutes of April 11, 2017, as presented. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

When asked to review the Notice of Decision of April 11, 2017, Mrs. Hemingson and Mrs. Bradstreet suggested that the Planning Board revisit their action in approving the revised site plan for the proposed veterinary clinic at 1325 Hopkinton Road; given the fact that there may be nonconforming provisions of the Zoning Ordinance that need to be satisfied. In response, Chairman Ellsworth informed members that the issue before the Board is the accuracy of the Planning Board's Notice of Decision of April 11, 2017. Whether the Planning Board wants to revisit their decision concerning a particular application is a separate matter.

Mr. Kidder, seconded by Mr. Wilkey, moved to **APPROVE** the Notice of Decision of April 11, 2017, as presented. With six members voting, four voted in favor (Wilkey, Fredyma, Kidder and Ellsworth) and two voted in opposition (Bradstreet and Hemingson). Vote: 4-2-0

III. Conceptual Consultations.

There were no conceptual consultations.

IV. Applications

There were no applications to be presented.

V. Other Business.

- a) Notice of Voluntary Merger (NH RSA 674:39-a), Jennifer Balkus to voluntarily merge two (2) pre-existing lots, known as Lots 15 and 16, shown on Tax Map 251, located off Hopkins Green Road, R-4 district.

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** the merger as submitted. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

- b) Site Plan Review #2017-03, Request for legal opinion concerning applicable provisions of Zoning Ordinance involving previously approved application of Michael Dutton for veterinary clinic and two-residential apartments, 1325 Hopkinton Road, Tax Map 258 Lot 73. Zoning Board of Adjustment approved change of mixed uses (Montessori School to Veterinary Clinic and Business/Professional Offices to Two-Residential Apartments) on November 2, 2016. Planning Board approved Site Plan/Architectural Design Review for same with original approval on November 15, 2016, and revisions approved on April 11, 2017.

In providing a brief explanation as to why the Site Plan Review application for the veterinary clinic was included on the Board's agenda, and why a request for a legal opinion was made to the Board's Attorney, Chairman Ellsworth advised that a member of the Board had contacted him expressing concern with the Planning Board's decision of April 11th. As a result, he requested a legal opinion from the Board's Attorney in an effort to determine whether the Board had erred when reviewing the application on April 11th. Furthermore, a second member of the Board had contacted him requesting that the matter be included on the agenda.

Recently, Chairman Ellsworth learned that there had been a misunderstanding of the review being requested. Instead of reviewing the actions of the Planning Board, the Attorney was reviewing the Zoning Board of Adjustment's actions of November 2, 2016. Once realized, the Board's Attorney was immediately informed that the legal opinion was no longer necessary. Chairman Ellsworth informed the Board members that it was never his intention to request an opinion of the actions of the Zoning Board of Adjustment, since the Planning Board has no authority or role in reviewing Zoning Board of Adjustment decisions. Again, it was his intentions to have the Attorney review the process by which the Planning Board approved the application.

Mrs. Bradstreet then noted that, following the April 11, 2017 meeting, she had contacted Chairman Ellsworth because it had been brought to her attention that the use and structure on the property were not in compliance with Section 5.3.7 of the Zoning Ordinance. Mrs. Bradstreet then read Section 5.3.7, which states as follows:

“5.3.7 Unsafe Structures: Any non-conforming structure determined to be unsafe may be restored to a safe condition. Such work on any non-conforming structure shall not place it in greater non-conformity. If the cost to restore any structure shall exceed 50 percent of its physical replacement value, it shall be reconstructed only as a conforming structure and used only for a conforming use.”

While Mrs. Bradstreet had reviewed the definitions of a Nonconforming Structure (2.1.S.12) and Nonconforming Use (2.1.U.4), she suggested that the definitions were unclear.

“2.1.S.12 Structure, Nonconforming: A structure lawfully existing at the effective date of this Ordinance or any subsequent amendments thereto, which does not conform to one or more provisions of this Ordinance.”

“2.1.U.4 Use, Nonconforming: Nonconforming means use of land, building or premise which is not a use permitted by the provisions of this Ordinance for the district in which such land, building or premise is situated.”

Following review of the nonconforming provisions of the Ordinance, Mrs. Bradstreet believed that the Zoning Board of Adjustment needed to further review the request for the proposed veterinary clinic. She suggested that because the structure will be razed and reconstructed, it will exceed the 50 percent factor that is referenced in Section 5.3.7; therefore, the structure must be constructed as a conforming structure and use, which Mrs. Bradstreet suggested would be a residence. In response, Mrs. Robertson explained the process by which matters are referred to the Zoning Board of Adjustment. She also noted that decisions made by the Zoning Board of Adjustment can only be revisited by way of the granting of a Motion for Rehearing or by decision of Superior Court. Since the rehearing and appeals period, following the Zoning Board of Adjustment’s decision of November 2, 2016, had passed with no filings by the abutters or non-abutter concerning the matter, the decision of the Zoning Board of Adjustment is final.

Mrs. Robertson noted that she was unclear as to what was being considered nonconforming, since the uses proposed and approved by the Zoning Board of Adjustment (veterinary clinic and residential apartments) are permitted uses. Furthermore, the location of the existing structure and the proposed new structure are conforming in setbacks as represented on the survey and site plan of the property. She suggested that the nonconforming provisions of the Zoning Ordinance are not applicable.

Mrs. Hemingson questioned whether Mrs. Robertson was indicating that the veterinary clinic, listed in the Table of Uses as requiring a Special Exception, is a permitted use. Mrs. Robertson replied yes, noting that in New Hampshire, a Special Exception is considered a permitted use, provided the Applicant satisfies the Special Exception criteria with the Zoning Board of Adjustment.^{(1), (2)}

Mr. Fredyma did not recall the Applicant, during the April 11th meeting, indicating that the razing and reconstruction of the structure was due to it being unsafe. In fact, he believed that the razing of the structure was a decision based on practicality, rather than safety. Mr. Kidder concurred.

Brief discussion ensued with Chairman Ellsworth asking members if they were satisfied with the explanation provided by Mrs. Robertson. All members present indicated, yes.

VI. Adjournment.

Chairman Bruce Ellsworth declared the meeting **ADJOURNED** at 7:35 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:55 PM on Tuesday, June 6, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director

In accordance with RSA 677:15, any person(s) aggrieved by any decision of the Planning Board concerning application(s) may present to the Superior Court a petition, duly verified, setting forth that such a decision is illegal or unreasonable in whole or part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within thirty (30) days after the Board's final decision regarding the application in question has been filed and becomes available for public inspection in the Planning Office.

¹ § 3.6 Use Regulations (excerpt from Hopkinton Zoning Ordinance, as amended through March 18, 2017), (b) Uses Permitted by Special Exception: Uses which require the granting of a special exception by the Zoning Board of Adjustment are denoted by the letter "S" in the Table of Uses in the District so indicated. The Zoning Board of Adjustment may grant special exceptions in accordance with the procedures and conditions as specified in Section XV, Board of Adjustment, of this Ordinance, subject to all other applicable sections of this Ordinance and other local, state and federal laws, rules and regulations.

² § 23.05 Status of Special Exception (excerpt from New Hampshire Practice, Vol. 15, Land Use Planning and Zoning, Third Edition, Atty. Peter J. Loughlin), There is little difference between the legal status of a permit obtained directly from a municipal building official because a particular use is permitted as a matter of right, and a permit obtained from a municipal building official after the Board of Adjustment has found that the use complies with the conditions for a special exception. In other words, a special exception provided for by ordinance is a permitted use when approved.



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

May 26, 2017

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

RE: Application Lot Line Adjustment
Lands of Cole Family Trust &
Edith L. Houston and Richard C. Houston
Assessors Map 101 Lots 64 & 69

Dear Chair Ellsworth and members of the Board:

Please find enclosed the application for a Lot Line Adjustment between Map 101 Lot 64 and Map 101 Lot 69. There will be an even land transfer from Lot 64 to Lot 69 and from Lot 69 to Lot 64. There will be no change in total area for each lot; therefore no State Subdivision is required.

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 3.3.1(f), Drainage features.

Reason for waiver requests: There is no new construction proposed at this time. Lot 69 is a very large parcel and would be very costly for the applicant to have it surveyed. We have performed a detailed survey within the area of the lot line adjustment and a full boundary survey has been performed for lot 64. We will show the remainder of Lot 69 using data from the recorded boundary plan and the town of Hopkinton Tax Map.

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.

Peter Weeks
Project Manager

enclosures

cc: file 413-02



**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: Catherine Tuttle - 325 Pleasant Street, Concord, NH 03301 603 225-7332

Name, mailing address and telephone number of property owner: Edith L. Houston and Richard C. Houston, PO Box 4258, Contoocook, NH 746-5240 and Philip B. Cole, Trustee of the Cole Family Trust, 39 Longview Road, Hancock, NH 03449 746-4056

Name, mailing address and telephone number of engineer, architect, soil scientist, wetland scientist and land surveyor: T.F. Bernier, Inc., PO Box 3464, Concord, NH 03302-3464
603 224-4148

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

Location of Site: Park Ave Amesbury Road Zone: R-1 Tax Map(s): 101 Lot(s): 64 & 69

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.

7 . .

**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: 5/25/17 Signature of Applicant: [Signature]
 Date: 5/25/17 Signature of Owner: [Signature]

For Planning Board Use:	
Completed Application Filed: <u>5-26-17</u>	Approved or Denied: <u>6-13-17</u>
Amount of Fees Paid: <u>\$</u>	Plan Filed At MCRD: _____
Notice Advertised & Posted: _____	Plan Number: _____
Certified Notices Mailed: <u>5-31-17</u>	
Accepted for Consideration: _____	

**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: 5/25/17 Signature of Applicant: Catherine N. Little
 Date: _____ Signature of Owner: Edith D. Houston Richard C. Houston
May 26, 2017 5/26/17

For Planning Board Use:	
Completed Application Filed:	<u>5-22-17</u> Approved or Denied: _____
Amount of Fees Paid:	<u>5-30-17 360</u> Plan Filed At MCRD: _____
Notice Advertised & Posted:	<u>5-31-17 CK917</u> Plan Number: _____
Certified Notices Mailed:	<u>5-21-17</u>
Accepted for Consideration:	_____

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

List of Abutters					
Map	Lot(s)	Property Owner(s) Name	Mailing Address	Office Use Only	
		(See attached list)			

1. List property owner(s) name and mailing addresses.
2. List all professionals whose seal appears on any plan including architects, engineers, soil scientists and
3. Surveyors.
4. Abutters as defined by RSA 672:3 include all property owners directly adjacent to the project or subdivision and those property owners directly across a street, brook or stream.
5. For condominium associations and property owner associations - The officers of the association are the abutters to be notified.
6. If in doubt about whether a property abuts a project or a subdivision, please contact the Planning Department.
7. Please list any holders of conservation, preservation, or agricultural preservation easements or restrictions on any parcels included in the proposed project or subdivision as abutters.

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

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

Submittal Material

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

General Information

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

Design and Sketch Plan

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

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

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

Subdivision Plan

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

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

Construction Plan

- N/A Profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively showing existing and proposed elevations along center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads within one hundred (100) feet of the intersection, shall be shown. Curve data of all horizontal curves, lengths of tangents, central angles and stationing of all streets shall be shown. Vertical curve data, percent grade and elevation shall be shown on the profiles.
- N/A Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks, drainage easements, rights-of-way, manholes, and catch basins; the locations of street trees, street lighting standards, and street signs; the location, size and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water or other underground utilities or structures.
- N/A Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, septic disposal facilities, sewers, drains, water mains, wells, easements, water bodies, streams, and other pertinent features, such as surface drainage areas, swamps, buildings, at the point of connection to proposed facilities and utilities within the subdivision. The water elevations of adjoining lakes or streams at the date of the survey, and the approximate high and low water elevations of such lakes or streams.

Waiver

- Topography at the same scale as the sketch plat with a contour interval of two (2) feet, in the area of new roadway construction, referred to sea-level datum. All datum provided shall be referenced to U.S. Coast and Geodetic Survey datum, where practical, and should be so noted on the plat.
- N/A Cross sections at a minimum of one hundred (100) foot intervals, all cross pipes and at other critical locations drawn at a scale of 1" = 10 feet.

Additional Information

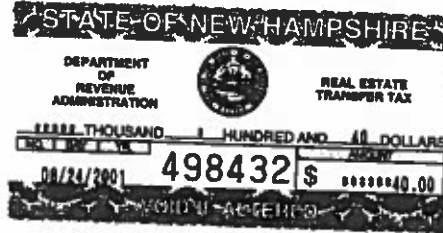
In order to evaluate the subdivision proposal, the applicant is expected to supply or the Planning Board may specifically require the following information, as appropriate:

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

Performance Guarantees

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

GTE
22.34
2.00



WARRANTY DEED

40.00

NOW ALL MEN BY THESE PRESENTS that we, Robert C. Houston and Edith L. Houston, married, and we, Donald B. Houston and Joanne M. Houston, married, all of Contoocook, Hopkinton, County of Merrimack, State of New Hampshire, for consideration paid, grant to the said Robert C. Houston, Edith L. Houston and also Richard C. Houston of Pine Lane in Contoocook, Hopkinton, New Hampshire, as joint tenants with rights of survivorship, with warranty covenants, the following:

Three adjoining tracts of land situated on the easterly side of the public highway known as Route 103, leading from Contoocook to Davisville, in said Hopkinton, bounded and described as follows:

A certain tract of land situated in said Hopkinton, bounded and described as follows:

Beginning at a stone bound on the east side line of road leading from Contoocook to Davisville at the southwest corner of this tract; thence north four (4) degrees east to a stone post at the south side of gateway three hundred ninety-five (395) feet; thence at an angle to the right of seventy-four (74) degrees twenty (20) minutes a distance of two hundred eighty-one and seven tenths (281.7) feet to an iron pipe in the ground; thence turning an angle to the left of sixty-eight (68) degrees twenty-six (26) minutes a distance of two hundred seventy-one and eight tenths (271.8) feet to an iron pipe in the ground; thence turning an angle to the right of seventy-four (74) degrees one (1) minute a distance of six hundred forty-seven and five tenths (647.5) feet to an iron pipe in the ground; thence turning an angle to the right of fifteen (15) degrees fifty-nine (59) minutes a distance of two hundred forty-five (245) feet to an iron pipe in the ground; thence turning an angle to the left of sixty-nine (69) degrees thirty-six (36) minutes a distance of five hundred thirty-seven and three tenths (537.3) feet (this distance on a curve as the fence now runs, angle is for end points only); thence turning an angle to the right of eighty-five (85) degrees a distance of three hundred forty-eight (348) feet more or less to the low water mark of the Contoocook River; thence southerly and westerly along the low water mark of said river a distance of two thousand one hundred sixteen (2,116) feet more or less to land now or formerly of Dustin; thence north three (3) degrees west a distance of ten (10) rods eighteen and one-half (18½) links to a stone bound; thence south seventy-two (72) degrees fifty (50) minutes west a distance of seven (7) rods ten (10) links to a stone bound on the east line of above-mentioned highway and the point of beginning, containing twenty-seven (27) acres more or less.

II. Also another certain tract of land situated in the village of Contoocook, in said Hopkinton, bounded and described as follows:

Beginning at a post and an iron pin driven in the ground at land formerly of Isabel Anderson, later owned by John Harwood Bacon and Laura. Bacon; thence westerly by land now or formerly of Milton J. Walker thirty-one (31) feet to a ditch and other land of said Walker; thence northeasterly by the ditch nine hundred seven (907) feet to a brook; thence northwesterly by brook

and Walker's land about three hundred fifty-nine (359) feet to a stone wall at land now or formerly of L.A. Nelson; thence north forty-four degrees (44) east one hundred seventy-six (176) feet; thence north sixty (60) degrees east five hundred ninety-four (594) feet to a stone bound; thence north twenty-five (25) degrees east three hundred seventy-nine and one-half (379½) feet to a stone bound; thence in same direction seventy-four (74) feet to center line of ditch; thence by said ditch northerly about four hundred thirty (430) feet to the south side of the Warner River; thence by the Warner River south bank, and the Contoocook River west bank to other land of John and Laura Bacon; thence westerly by fence three hundred forty-eight (348) feet to a corner; thence turning on an angle to the left of eighty-five (85) degrees and proceeding five hundred thirty-seven and three tenths (537.3) feet (this distance on a curve as the fence now runs, angle is for end points only); thence turning an angle to the right of sixty-nine (69) degrees thirty-six (36) minutes a distance of two hundred forty-five (245) feet; thence turning an angle to the left of fifteen (15) degrees fifty-nine (59) minutes a distance of six hundred forty-seven and five tenths (647.5) feet to the post and iron pin at point of beginning. All above lines after leaving the bank of the Contoocook River are by land of the said Bacons; containing about forty (40) acres be the same more or less.

Excepting and reserving therefrom the portion thereof heretofore conveyed to Kenneth E. and Florence L. Garland by Eveline N. Houston and her late husband, Tyrus C. Houston, by warranty deeds dated July 31, 1961, recorded in Merrimack County Registry of Deeds, Vol. 883, Fol. 463 and Vol. 883, Fol. 464, the descriptions contained therein being incorporated herein by reference.

III. A certain tract of land situated in Hopkinton, County of Merrimack and State of New Hampshire, in the Village of Contoocook easterly of the highway leading from Contoocook to Davisville, and bounded and described as follows, to wit:

Beginning at a stone bound at southeast corner at land now or formerly of the Free Baptist Society; thence north 20 30' west by said Society land six rods to a stone bound and land now or formerly of L.A. Nelson; thence easterly by the said Nelson land to a stone bound at the southeast corner of the said Nelson land; thence North 23° 0' east by the said Nelson land thirty-one rods to a stone bound; thence north 28° 30' east by the said Nelson land five rods to a stone bound; thence north 44° east by the said Nelson land to the brook; thence in a southeasterly direction by said brook to the intersection of said brook and a ditch; thence southwesterly by said ditch and land of said Tyrus C. Houston about fifty-five rods to a fence; thence easterly 3½ feet to a post and iron pin driven in the ground and land of the said Houston; thence southerly 24 feet to an iron pin at corner of land of the said Houston and land now or formerly of Helen C. Walker; thence westerly 119 feet 10 inches by other land of Helen C. Davis, formerly Walker, to a stone post at point of beginning.

Subject to the requirement that the grantees herein maintain a fence between said Tract III and adjoining land now or formerly of Helen C. Davis (formerly Helen C. Walker) to the extent that said obligation may remain in effect.

Excepting and reserving the premises being conveyed to Karen M. Houston by Tyrus C. Houston by deed of near or even date to be recorded, described as follows:

A certain tract or parcel of land with the buildings thereon situated in Contoocook, New Hampshire on the easterly side of Amesbury Road, referred to in Subdivision Plan of Ernest E. Veinotte for Tyrus C. Houston, Jr. entitled Lot 92-1 & 92-2, dated May 30, 1983, and recorded in Merrimack County Registry of Deeds, July 1, 1983 as Plan #7486, more particularly described as follows:

Beginning at an iron pin at the southwesterly corner of the within-described premises on the easterly side of said Amesbury Road; thence turning and running S 64° 09' 32" E 216 feet to an iron pin; thence continuing S 64° 09' 32" W E 20 feet to a point, said point being the southerly corner of the within-described premises; thence turning and running northeasterly 385 feet more or less along the centerline of a ditch to a point which is 373.20 feet along a tie line of N 31° 39' 12" E from the last mentioned bound; thence turning and running 310 feet more or less southwesterly along the centerline of a brook to a point which is 289.53 feet along a tie line of S 83° 17' 28" W from the last

mentioned bound, said point being at land now or formerly of Meissner; thence turning and running S 47° 08' 28" W 19 feet along said Meissner land to a point on the easterly side of Amesbury Road, said point being the southerly corner of said Meissner land; thence S 36° 50' 28" W 119.70 feet along said Amesbury Road to a stone post; thence S 25° 50' 28" V 80.30 feet along said Amesbury Road to an iron pin and the point of beginning, containing 76,100 square feet more or less.

Also excepting and reserving the premises being conveyed to James H. Steenbeke, Jr., Raymond S. Steenbeke and Donald P. Steenbeke d/b/a J & S Leasing by deed of near or even date to be recorded, described as follows:

A certain tract or parcel land situated in Contoocook, New Hampshire, on the easterly side of Park Street, referred to in Subdivision Plan of Ernest E. Veinotte for Tyrus C. Houston, Jr. entitled Lot 92-1 & 92-2, dated May 30, 1983, and to be recorded in Merrimack County Registry of Deeds, more particularly described as follows:

Beginning at a stone bound on the easterly side of said Park Street, said bound being the southwesterly corner of the within-described premises; thence N 4° 44' 04" E 114.40 feet to a point on the easterly side of said Park Street, said point being the southwesterly corner of land now or formerly of J & S Leasing; thence turning and running N 76° 40' 14" E 235 feet along the southerly side of land of said J & S Leasing to a point, said point being the southeasterly corner of said J & S Leasing property; thence turning and running N 15° 42' 50" E 225 feet along the easterly side of said J & S Leasing land to an iron pin, said pin representing the northeasterly corner of said J & S Leasing land and bounded to the northwest by land now or formerly of Roy; thence turning and running S 9° 55' 32" W 328.58 feet to a stone bound, said bound being the southeasterly corner of the within-described premises; thence turning and running S 75° 5-1 55" W 250 feet along a proposed right-of-way to a stone bound and the point of beginning, containing 29,617 square feet.

Meaning and intending to convey the same premises conveyed by Tyrus C. Houston, Jr. to Robert C. Houston, Edith L. Houston, Donald B. Houston and Joanne M. Houston by deed dated July 14, 1983, recorded in Merrimack County Registry of Deeds in Book 1448, Page 952.

Tract IV

A certain tract or parcel of land situated in Hopkinton, (Contoocook, Burnham's Intervale), County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the north side of the road at the end of Burnham's Intervale Road; thence southerly 20' more or less, to an iron pin; thence southeasterly 268' more or less, to an iron pin at a wire fence; thence southerly 265' more or less to an iron pin at the fence corner situated on the Contoocook River; thence southeasterly by said Contoocook River to a stone bound; thence N 22 ¼° E by land now or formerly of the estate of Mary A. Howley 100' more or less to a stone bound; thence N 40 ½° W 1629' more or less along a wire fence and land of said estate of Mary A. Howley to a stone bound; thence N 55 ½° W 730' more or less along land of said Howley estate to a stone bound; thence N 75 14 ° W 223' more or less to a point of beginning.

Containing 45 acres, more or less.

Meaning and intending to describe and convey the same premises conveyed by Marion Duclos to Robert C. Houston and Donald Houston, as tenants in common, by deed dated May 5, 1978 and recorded in Merrimack County Registry of Deeds, Book 1318, page 1035.

THIS IS NOT HOMESTEAD PROPERTY.

Executed this 20th day of August, 2001.

Robert C. Houston
Robert C. Houston

Edith L. Houston
Edith L. Houston

Donald B. Houston
Donald B. Houston

Joanne M. Houston
Joanne M. Houston

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On the 20th day of August, 2001, before me, personally appeared Robert C. Houston, Edith L. Houston, Donald B. Houston and Joanne M. Houston known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public/Justice of the Peace
My commission expires: _____

MERRIMACK COUNTY RECORDS

Kate L. Huey, Register

261419

96 FEB -5 PM 12:14

40.00

BK2012 PG1674

KNOW ALL MEN BY THESE PRESENTS, That We, Philip B. Cole and Rachel H. Cole of 108 Park Avenue, Village of Contoocook, Town of Hopkinton, County of Merrimack, State of New Hampshire for consideration paid, grant to

Philip B. Cole, trustee of the Cole Family Trust of 108 Park Avenue, Village of Contoocook, Town of Hopkinton, County of Merrimack, State of New Hampshire

with Quitclaim Covenants the following:

A certain tract or parcel of land with the buildings thereon located in Contoocook, Town Of Hopkinton, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at an iron pin on the easterly side of the highway from Contoocook to Davisville and at the northwesterly corner of land of the Free Will Baptist Society; thence running N 6° 12' W along the easterly line of said highway 150.00 feet to the southerly line of proposed street; thence running N 78° 35' E along the southerly line of said proposed street 333.5 feet to a point; thence running S 25° 11' W, 186.0 feet to a granite bound; thence running S 78° 35' W along land of said Society 236.2 feet to the point of beginning.

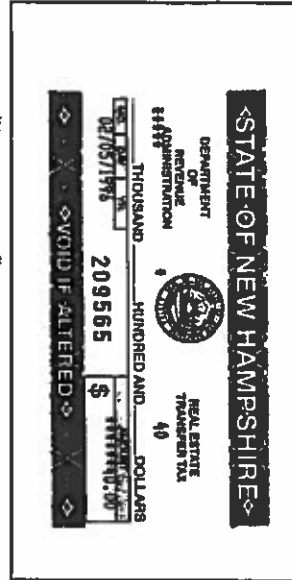
Meaning and intending to describe and convey the same land and premises conveyed to the said Philip B. Cole and Rachel H. Cole by deed of John H. Anderson and Edyth C. Anderson dated October 5, 1973 recorded in Merrimack County Registry of Deeds, Book 1190 Page 509.

Philip B. Cole and Rachel H. Cole

, husband and wife of said grantor, release to said grantee all rights of homestead and other interests therein.

Signed this 2nd day of February, 1996

Handwritten signatures of Philip B. Cole and Rachel H. Cole.



State of New Hampshire Merrimack County ss.

FEBRUARY 2

A. D. 1996

Personally appeared PHILIP B. COLE AND RACHEL H. COLE whose name

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

MERRIMACK COUNTY RECORDS Before me,

Handwritten signature of KATHI L. QUAY, Registrar

Notary Public MAURICE F. BEDARD, Commissioner of Deeds My Commission Expires July 19, 2000





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

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


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

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

Abutters List
Cole Family Trust
Philip B. Cole, Trustee &
Edith L. Houston & Richard C. Houston
Tax Map 101 Lots 64 & 69

<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>	
101	69 & 90	Edith L. Houston & Richard C. Houston and Edith L. Houston Revocable Trust PO Box 282 Contoocook, NH 03229	✓
101	64	Cole Family Trust Philip B. Cole, Trustee 39 Longview Road Hancock, NH 03449	✓
101	51	Contoocook Valley Rentals, LLC PO Box 4258 Concord, NH 03302	✓
101	52 & 85	Town of Hopkinton 330 Main Street Hopkinton, NH 03229	✓
101	55	James D. & Margaret Cook PO Box 425 Contoocook, NH 03229	✓
101	56	Mathew D. & Deirdre R. Quinn 3998 South Street New Haven, VT. 05472	✓
101	60	Northeast Builders, Inc. 104 Diamond Drive Henniker, NH 03242	✓
101	61	Stacey Peters-Boeckel & Geoffrey M. Boeckel 29 Amesbury Road Contoocook, NH 03229	✓
101	62	Kenneth H. & Sandra J. Smart 49 Amesbury Road Contoocook, NH 03229	

<u>Map</u>	<u>Lot</u>		
101	63	Richard E. & Virginia Haines 44 Amesbury Road Contoocook, NH 03229	✓
101	65	Luke Miller & Zoe E. Church 98 Park Avenue Contoocook, NH 03229	✓
101	66	RPF Management, LLC PO Box 691 Contoocook, NH 03229	✓
101	67	Park Ave. Plaza, Inc. PO Box 743 Contoocook, NH 03229	✓
101	70	Donald C. Peters 328 Stickney Hill Road Hopkinton, NH 03229	✓
101	71	MMK LLC PO Box 140 Contoocook, NH 03229	✓
225	7	Glenn L. & Ade Bohanan Trust Heather B. Robertson & James C. Bohanan 945 Penacook Road Contoocook, NH 03229	✓
225	29	Shatney Family Revocable Trust Mark K. & D Shatney, Trustees 250 Amesbury Road Contoocook, NH 03229	
225	30	Stephen R. Eckberg & Laura A. Marron 240 Amesbury Road Contoocook, NH 03229	
225	31	Richard Evans Revocable Trust Richard Evans Trustee 7 Fern Hill Great Barrington, MA 01230	✓
225	32	Ira & Nola Frost 210 Amesbury Road Contoocook, NH 03229	✓

<u>Map</u>	<u>Lot</u>		
225	33	Joseph G. Girard & Risa Evans 204 Amesbury Road Contoocook, NH 03229	
225	34	William G. & Diane Hastings 188 Amesbury Road Contoocook, NH 03229	✓
225	35	Edith B. Allison 180 Amesbury Road Contoocook, NH 03229	✓
225	38	Martha G. Bowers Trust Martha G. & Paul Bowers Trustees 158 Amesbury Road Contoocook, NH 03229	✓
225	42	Irene A. Johnson-Dieter 74 Amesbury Road Contoocook, NH 03229	✓

Professional Consultants

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

Name and Address of Sender
 Town of Hopkinton
 330 Main Street
 Hopkinton, NH 03229
 Re: 6/13/2017 PB

Check type of mail or service:
 Adult Signature Required
 Certified Mail
 COD
 Delivery Confirmation
 Express Mail
 Insured
 Adult Signature Restricted Delivery
 Recorded Delivery (International)
 Registered
 Return Receipt for Merchandise
 Signature Confirmation

Affix Stamp Here
 (If issued as a
 certificate of mailing
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value Registered	Insured Value	Due Sender if GOD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
* 1. 70161370000240201123	Timothy F. Bernier, LLS CWS P.O. Box 3464 Concord, NH 03302-3464	.46	3.35											
* 2. 70161370000240201130	Cole (Trust) Family 39 Longview Road Hancock, NH 03449	.46	3.35											
* 3. 70161370000240201147	Edith L. Houston & Richard C. Houston & Edith L. Houston Rev. Tr. P.O. Box 282 Contoocook, NH 03229	.46	3.35											
* 4. 70161370000240201154	James D. & Margaret Cook P.O. Box 425 Contoocook, NH 03229	.46	3.35											
* 5. 70160340000044941234	Miller, Luke & Church, Zoe E. 98 Park Ave Contoocook, NH 03229	.46	3.35											
* 6. 70160340000044941241	Northeast Builders Inc. 104 Diamond Dr Henniker, NH 03242	.46	3.35											
* 7. 70160340000044941258	Peters-Boeckel, Stacey & Boeckel, Geoffrey 29 Amesbury Road Contoocook, NH 03229	.46	3.35											
* 8. 70160340000044941265	Quinn, Mathew D. & Quinn, Deirdre R. 3998 South Street New Haven, VT 05472	.46	3.35											

Total Number of Pieces Listed by Sender: 8
 Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee)


PS Form 3877, June 2011 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen



See Privacy Act Statement on Reverse

Name and Address of Sender

Town of Hopkinton
330 Main Street
Hopkinton, NH 03229
Re: 6/13/2017 PB

Article Number

* 1. 70160340000044941272

* 2. 70160340000044941289

* 3. 70160340000044941296

* 4. 70160340000044941302

* 5. 70160340000044941319

* 6. 70160340000044941326

* 7. 70160340000044941333

8.

Check type of mail or service:

- Adult Signature Required
- Certified Mail
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Adult Signature Restricted Delivery
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Addressee (Name, Street, City, State, & ZIP Code™)

MMK LLC
P.O. Box 140
Contoocook, NH 03229

Park Ave Plaza Inc.
P.O. Box 743
Contoocook, NH 03229

Peters Donald C.
328 Stickney Hill Rd
Hopkinton, NH 03229

RPF Management LLC
P.O. Box 691
Contoocook, NH 03229

Johnson-Dieter Irene A.
74 Amesbury Road
Contoocook, NH 03229

Hopkinton, Town of
330 Main Street
Hopkinton, NH 03229

Allison Edith B.
180 Amesbury Rd
Contoocook, NH 03229

Affix Stamp Here
(If issued as a
certificate of mailing
or for additional
copies of this bill)
Postmark and
Date of Receipt

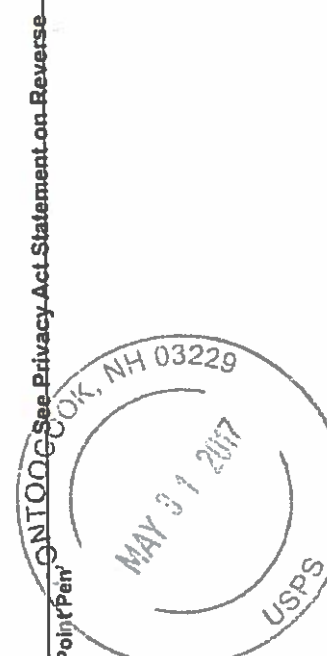
Fee	Handling Charge	Actual Value Registered	Insured Value	Due Sender if-GOD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
3.35											
.46	3.35										
.46	3.35										
.46	3.35										
.46	3.35										
.46	3.35										
.46	3.35										
.46	3.35										
.46	3.35										
.46	3.35										

Postmaster, Per (Name of receiving employee)

[Signature]

Total Number of Pieces Listed by Sender: 7
Total Number of Pieces Received at Post Office: 7

PS Form 3877, June 2011 (Page 1 of 2)



Complete by Typewriter, Ink, or Ball Point Pen

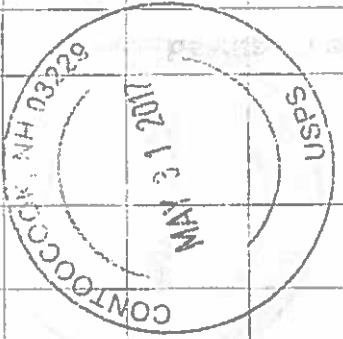
See Privacy Act Statement on Reverse

Name and Address of Sender
 Town of Hopkinton
 330 Main Street
 Hopkinton, NH 03229
 Re: 6/13/2017 PB

Check type of mail or service:
 Adult Signature Required
 Certified Mail
 COD
 Delivery Confirmation
 Express Mail
 Insured
 Adult Signature Restricted Delivery
 Recorded Delivery (International)
 Registered
 Return Receipt for Merchandise
 Signature Confirmation

Affix Stamp Here
 (If issued as a certificate of mailing or for additional copies of this bill)
 Postmark and Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value Registered	Insured Value	Due Sender If COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 70161370000240213188	Kenneth H & Sandra J Smart 49 Amesbury Rd Contoocook, NH 03229	.46	3.35											
2. 70161370000240213195	Stephen R Eckberg & Laura A Mairron 240 Amesbury Rd Contoocook, NH 03229	.46	3.35											
3. 70161370000240213201	Shatney Family Revocable Trust Mark K & D Shatney, Trustees 250 Amesbury Rd Contoocook, NH 03229	.46	3.35											
4. 70161370000240213218	879 Maple Street LLC 879 Maple Street Hopkinton, NH 03229	.46	3.35											
5. 70161370000240213225	Crathern Family Holdings LLC 110 Putney Hill Rd Contoocook, NH 03229	.46	3.35											
6. 70161370000240213232	Rita O Gerrard Trustee Rita O Gerrard Trust 25 Cressy Brook Rd Contoocook, NH 03229 McLane-Eastern Inc. 2828 McLane Drive Baldwinsville, NY 13027	.46	3.35											
7. 70161370000240213249	Moir A Hudak-Hall & Benjamin Hall 46 Cressy Brook Rd Contoocook, NH 03229	.46	3.35											
8. 70161370000240213256	Postmaster, Per (Name of receiving employee)	.46	3.35											



Total Number of Pieces Listed by Sender: 8
 Total Number of Pieces Received at Post Office: 8

PS Form 3877, June 2011 (Page 1 of 2) See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender

Town of Hopkinton
330 Main Street
Hopkinton, NH 03229
Re: 6/13/2017 PB

- Check type of mail or service:
- Adult Signature Required
 - Certified Mail
 - COD
 - Delivery Confirmation
 - Express Mail
 - Insured

- Adult Signature Restricted Delivery
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing or for additional copies of this bill) Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Actual Value Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
★ 1. 70161370000240213102	Glenn L. & Ade Bohanan Trust Heather B. & James C. Robertson 945 Penacook Rd Contoocook, NH 03229	.46	3.35										
★ 2. 70161370000240213119	Martha G. Bowers Trust Martha G. & Paul Bowers Trustees 158 Amesbury Rd Contoocook, NH 03229	.46	3.35										
★ 3. 70161370000240213126	Contoocook Valley Rentals P.O. Box 4258 Concord, NH 03302	.46	3.35										
★ 4. 70161370000240213133	Evans (Rev. Tr) Richard 7 Fern Hill Great Barrington, MA 01230	.46	3.35										
★ 5. 70161370000240213140	Frost Ira & Nola 210 Amesbury Rd Contoocook, NH 03229	.46	3.35										
★ 6. 70161370000240213157	Girard Joseph G & Evans Risa 204 Amesbury Rd Contoocook, NH 03229	.46	3.35										
★ 7. 70161370000240213164	Haines Richard E & Virginia 44 Amesbury Rd Contoocook, NH 03229	.46	3.35										
★ 8. 70161370000240213171	Wm. G & Diane Hastings 188 Amesbury Rd Contoocook, NH 03229	.46	3.35										



Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8

Postmaster, Not (Name of receiving employee)

[Handwritten Signature]

PS Form 3877, June 2011 (Page 1 of 2) Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



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

Cole Family Trust
Philip B. Cole, Trustee
39 Longview Road
Hancock, NH 03449

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

RE: Lot Line Adjustment Application
Map 101 Lots 64 & 69

To Whom It May Concern:

I, Philip B. Cole, hereby give permission for T.F. Bernier, Inc., P.O. Box 3464, Concord, New Hampshire, to represent me before the Town of Hopkinton Planning Board relative to the application for subdivision approval and any and all related matters.


Philip B. Cole



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

Richard C. Houston. & Edith L. Houston
PO Box 282
Contoocook, NH 03229

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

RE: Lot Line Adjustment Application
Map 101 Lots 64 & 69

To Whom It May Concern:

I, Edith L. Houston and Richard C. Houston, hereby give permission for T.F. Bernier, Inc., P.O. Box 3464, Concord, New Hampshire, to represent us before the Town of Hopkinton Planning Board relative to the application for subdivision approval and any and all related matters.


Richard C. Houston


Edith L. Houston



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

2017-05

RECEIVED

MAY 22 2017

HOPKINTON
 PLANNING DEPT.

**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: 879 Maple Street, LLC
879 Maple Street, Hopkinton, NH 03229, Attn: Earl Davis, 568-0709

Name, mailing address and telephone number of property owner: Crathern Family Holdings, LLC
110 Putney Hill Road, Hopkinton, NH 03229, Attn: Scott Crathern, 491-8356

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

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

Location of Site: 879 Maple Street Zone: M-1 Tax Map(s): 228 Lot(s): 25

Number of lots and/or units proposed: 1

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

Residential Temporary Residential Recreational Agricultural Institutional
 Commercial Industrial Accessory **APPROVED**

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

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

JUN 15 2017

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.

HOPKINTON
 PLANNING BOARD

**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: 5/19/17 Signature of Applicant: Earl Davis III, member
 Date: 5/19/17 Signature of Owner: Scott Crathern, member, Crathern Family Holdings, LLC

For Planning Board Use:	
Completed Application Filed:	<u>5-22-17</u> Approved or Denied: <u>APPROVED</u>
Amount of Fees Paid:	<u>\$ 220 CK 508</u> Plan Filed At MCRD: _____
Notice Advertised & Posted:	<u>5-21-17</u> Plan Number: _____
Certified Notices Mailed:	<u>5-31-17</u>
Accepted for Consideration:	_____

JUN 15 2017

879 Maple Street, LLC
879 Maple Street
Hopkinton, NH 03229
(603) 568-0709

May 22, 2017

Hand Delivered

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

Re: Planning Board Application - Change of Use
879 Maple Street, Hopkinton, NH

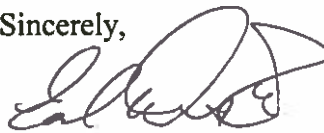
Dear Ms. Robinson:

Enclosed please find our application for a change of use site plan review for the property at 879 Maple Street. Since this is a change of use application for a commercial building that has been in operation for many decades, and nothing on the exterior has changed, we are requesting waivers for those matters marked "N/A" on the application checklist.

We look forward to presenting this application at the Planning Board meeting on Tuesday, June 13.

Please contact me if you have any questions.

Sincerely,



Earl Davis, III, Member

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";
- N/A* 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;
- N/A* 12. Location, size, and design of proposed signs and advertising or instructional devices;
- N/A* 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;
- N/A* 16. Zoning districts and boundaries for site and within 1000 feet of site;
- N/A* 17. 100 year flood elevation line, where applicable;
- 18. An elevation view or photograph of all buildings indicating their height, width and surface treatment;
- N/A* 19. Landscaping plan showing required details described within the Site Plan Review Regulations, and
- N/A* 20. Other required exhibits or data in order to adequately evaluate the proposal.

Narrative Description

The applicant, 879 Maple Street, LLC, intends to purchase the existing commercial building located at 879 Maple Street from Crathern Family Holdings, LLC. This building was built by the Crathern family in phases from the early 1970's to the mid 1990's, and is now approximately 40,000 square feet of office, warehouse and manufacturing space.

Crathern Engineering designed and manufactured machinery in the building from 1972 to 2002. Since that time, there has been a mixture of tenants in the building, many of them also having some manufacturing component. So there is a long history of manufacturing use at the property.

Currently, IRG Building Products, LLC (23,000 square feet, millwork/cabinet manufacturing, warehouse and office), Microdaq (6,000 square feet, office, warehouse and minor assembly) and KPMB (4,900 square feet of office and warehouse) occupy the building.

Because change of use permits have not been obtained by current tenants at the building, and in order to be up to date on permits for the building before its purchase, the applicant is applying for an updated change of use Site Plan with the Planning Board.

Karen Robertson

From: Fire Chief <firechief@hopkinton-nh.gov>
Sent: Wednesday, September 14, 2016 8:35 AM
To: edavis@tds.net
Cc: 'Karen Robertson'; jpsm@tds.net
Subject: IRG Building -~~987~~ 819 Maple Street

Good Morning Earl,

It was a pleasure meeting you and your Son yesterday and touring your facility. As we discussed I am more than willing to work with you in order to bring your business expansion to the various National Fire Protection Association (NFPA) requirements for your manufacturing process. I am currently researching a number of standards that you would be working with for the spray booth and dust collection system. We did discuss the renovation of your office area and my only suggestions was to assure proper exit lighting and smoke detectors for that area.

Your proposed project will be a multi-year effort with the goal of having a fire protection sprinkler system as well as fire alarm system. I look forward to working towards these goals. I will be speaking with John Pianka and will encourage him to take a tour of your facility so that he is also aware of your plans.

Please contact me with any questions and concerns.

Shawn Murray, EFO,CFO, Fire Chief
Hopkinton Fire Department
9 Pine Street Contoocook, NH 03229
Business Line: 603-746-3181

Doc# 20130000362
Book: 3361 Pages: 1060 - 1061
01/07/2013 10:12AM

MCRD Book 3361 Page 1060

Return to:

Orr & Reno, P.A.
P.O. Box 3550
Concord, NH 03302-3550
(moc)

1445
2-
25

NH DRA DP-4-L

C/H
L-CHIP



F-14851

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION



REAL ESTATE
TRANSFER TAX

3 THOUSAND 7 HUNDRED AND 20 DOLLARS
MO DAY YR 01/07/2013 886740 \$ 3,720
AMOUNT

VOID IF ALTERED

WARRANTY DEED
[Lot 25 - Contoocook]

3720.00

Scott M. Crathern, a single person, having an address of 163 Gould Hill Road, Hopkinton, New Hampshire 03229 ("Grantor"), for consideration paid, grants an undivided twenty and eighty-two one-hundredths percent (20.82%) interest (being all my right, title and interest) in the premises described below to Crathern Family Holdings, LLC, a New Hampshire limited liability company, with a mailing address of 110 Putney Hill Road, Hopkinton, New Hampshire 03229 ("Grantee"), with WARRANTY COVENANTS,

A certain tract of land at the south side of Route 127 in the Contoocook district in the Town of Hopkinton, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at a nail hub at the south side of the Route 127 right-of-way, said stake is South 68° 03' West a distance of 100.21 feet along the south side of said right-of-way from a state highway concrete bound, said bound is South 66° 23' West a distance of 112.98 feet along the south side of said right-of-way from the west side of the Bassett Mill Road Service Road; thence South 27° 33' East a distance of 438.25 feet to a nail hub stake; thence continuing South 27° 33' East a distance of 200.00 feet to an iron pin; thence turning and running South 62° 33' West a distance of 597.38 feet to an iron pin; thence turning and running North 21° 15' West a distance of 206.64 feet to a nail hub; thence turning and running North 68° 15' East a distance of 50.00 feet to a nail hub; thence turning and running North 21° 15' West a distance of 445.20 feet to a nail hub, said nail hub is at the south side of the Route 127 right-of-way; thence Northeasterly a distance of 302.02 feet along the south side of the Route 127 right-of-way to a state highway concrete bound, said state highway concrete bound is North 60° 08' East a distance of 301.07 feet from said last mentioned nail hub; thence North 68° 03' East a distance of 177.81 feet by the south side of the Route 127 right-of-way to the point of beginning. Containing 7.85 acres, more or less.



LT1-2-20130000362-1



LT2-3361-1060-2

Said described tract is shown in detail on the subdivision and annexation plat recorded in the Merrimack County Registry of Deeds as Plan #12276. Further reference is made to plat recorded in the Merrimack County Registry of Deeds as Plan #2698.

Meaning and intending to describe the same premises described in the deed of Leonard F. Davis to Charles F. H. Crathern dated December 2, 1971, and recorded in the Merrimack County Registry of Deeds at Book 1120, Page 104 (being identified on Hopkinton Tax Map 228 as Lot 25), and a portion of the premises described in the deed of Leonard F. Davis to Charles F.H. Crathern dated March 20, 1974, and recorded in the Merrimack County Registry of Deeds at Book 1206, Page 97 (being identified on Hopkinton Tax Map 228 as Lot 23). 2.65 acres from Hopkinton Tax Map 228 Lot 23 was annexed to Hopkinton Tax Map 228 Lot 25 pursuant to plan entitled "Subdivision, Annexation; No New Lots Created, Land of C.F.H. Crathern, Town of Hopkinton, County of Merrimack, State of New Hampshire", dated 10/18/91, prepared by Ernest E. Venotte, LLS, and recorded in the Merrimack County Registry of Deeds as Plan #12276. At the time of recording of Plan #12276, Charles F.H. Crathern was the owner of both parcels impacted by Plan #12276. Pursuant to New Hampshire Title Examination Standard 5-40, the recording of a lot line adjustment plan approved by the planning board where one owner owns both lots is effective without a deed.

Further reference is made to deeds from Charles F. H. Crathern to Brian and Mary Crathern and Scott Crathern recorded in the Merrimack County Registry of Deeds at Book 2956, Page 1256, Book 2956, Page 1259, Book 2956, Page 1262, Book 2956, Page 1265, and Book 3234, Page 1983. Further reference is also made to deeds of Charles F. H. Crathern to Crathern Family Holdings, LLC, and Brian and Mary Crathern to Crathern Family Holdings, LLC, of near or even date and to be recorded in the Merrimack County Registry of Deeds.

The within described property is not homestead property of the Grantor.

Effective as of the 31st day of December, 2012.

Scott M. Crathern

Scott M. Crathern

MERRIMACK COUNTY RECORDS

Kathi L. Gray CPO, Register

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

The foregoing instrument was acknowledged before me this 26 day of December, 2012, by Scott M. Crathern.



David E. Minton

Notary Public/Justice of the Peace
Print Name: David Minton
My Commission Expires: _____



932354_1

Return to:

Orr & Reno, P.A.
P.O. Box 3550
Concord, NH 03302-3550
(moc)

1845
25-



STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

1 THOUSAND 4 HUNDRED AND 66 DOLLARS
MO DAY YR 01/07/2013 886739 \$ 1,466

VOID IF ALTERED

1466 00

WARRANTY DEED
[Lot 25 - Contoocook]

Brian Crathern and Mary Crathern, husband and wife, both having an address of 176 Dewitt Drive, Alton, New Hampshire 03896 ("Grantor"), for consideration paid, each grants an undivided four and one-tenths percent (4.1%) interest (being all our right, title and interest) (for a combined eight and two-tenths percent (8.2%) interest) in the premises described below to Crathern Family Holdings, LLC, a New Hampshire limited liability company, with a mailing address of 110 Putney Hill Road, Hopkinton, New Hampshire 03229 ("Grantee"), with

WARRANTY COVENANTS,

A certain tract of land at the south side of Route 127 in the Contoocook district in the Town of Hopkinton, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at a nail hub at the south side of the Route 127 right-of-way, said stake is South 68° 03' West a distance of 100.21 feet along the south side of said right-of-way from a state highway concrete bound, said bound is South 66° 23' West a distance of 112.98 feet along the south side of said right-of-way from the west side of the Bassett Mill Road Service Road; thence South 27° 33' East a distance of 438.25 feet to a nail hub stake; thence continuing South 27° 33' East a distance of 200.00 feet to an iron pin; thence turning and running South 62° 33' West a distance of 597.38 feet to an iron pin; thence turning and running North 21° 15' West a distance of 206.64 feet to a nail hub; thence turning and running North 68° 15' East a distance of 50.00 feet to a nail hub; thence turning and running North 21° 15' West a distance of 445.20 feet to a nail hub, said nail hub is at the south side of the Route 127 right-of-way; thence Northeasterly a distance of 302.02 feet along the south side of the Route 127 right-of-way to a state highway concrete bound, said state highway concrete bound is North 60° 08' East a distance of 301.07 feet from said last mentioned nail hub; thence North 68° 03' East a distance of



LT1-2-20130000361-1



LT2-3361-1057-3

177.81 feet by the south side of the Route 127 right-of-way to the point of beginning.
Containing 7.85 acres, more or less.


Said described tract is shown in detail on the subdivision and annexation plat recorded in the Merrimack County Registry of Deeds as Plan #12276. Further reference is made to plat recorded in the Merrimack County Registry of Deeds as Plan #2698.

Meaning and intending to describe the same premises described in the deed of Leonard F. Davis to Charles F. H. Crathern dated December 2, 1971, and recorded in the Merrimack County Registry of Deeds at Book 1120, Page 104 (being identified on Hopkinton Tax Map 228 as Lot 25), and a portion of the premises described in the deed of Leonard F. Davis to Charles F.H. Crathern dated March 20, 1974, and recorded in the Merrimack County Registry of Deeds at Book 1206, Page 97 (being identified on Hopkinton Tax Map 228 as Lot 23). 2.65 acres from Hopkinton Tax Map 228 Lot 23 was annexed to Hopkinton Tax Map 228 Lot 25 pursuant to plan entitled "Subdivision, Annexation; No New Lots Created, Land of C.F.H. Crathern, Town of Hopkinton, County of Merrimack, State of New Hampshire", dated 10/18/91, prepared by Ernest E. Venotte, LLS, and recorded in the Merrimack County Registry of Deeds as Plan #12276. At the time of recording of Plan #12276, Charles F.H. Crathern was the owner of both parcels impacted by Plan #12276. Pursuant to New Hampshire Title Examination Standard 5-40, the recording of a lot line adjustment plan approved by the planning board where one owner owns both lots is effective without a deed.

Further reference is made to deeds from Charles F. H. Crathern to Brian and Mary Crathern and Scott Crathern recorded in the Merrimack County Registry of Deeds at Book 2956, Page 1256, Book 2956, Page 1259, Book 2956, Page 1262, Book 2956, Page 1265, and Book 3234, Page 1983. Further reference is also made to deeds of Scott M. Crathern to Crathern Family Holdings, LLC, and Charles F. H. Crathern to Crathern Family Holdings, LLC, of near or even date and to be recorded in the Merrimack County Registry of Deeds.

The within described property is not homestead property of the Grantor.

Effective as of the 31st day of December, 2012.



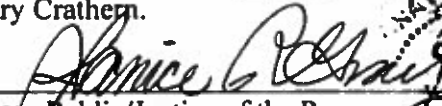
Brian Crathern

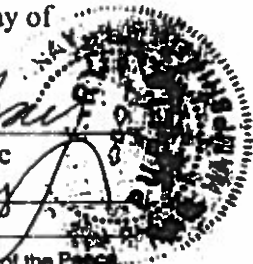


Mary Crathern

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

The foregoing instrument was acknowledged before me this 28th day of December, 2012, by Brian Crathern and Mary Crathern.


 Notary Public/Justice of the Peace
 Print Name: JANICE R. GRAY
 My Commission Expires: _____



JANICE R. GRAY, Justice of the Peace
 My Commission Expires February 2, 2016

932366_1

MCRD

MERRIMACK COUNTY RECORDS

Kath L. Gray CPO, Register

Doc#: 20130000363
Book: 3361 Pages: 1062 - 1063
01/07/2013 10:12AM

Return to:

Orr & Reno, P.A.
P.O. Box 3550
Concord, NH 03302-3550
(moc)

MCRD Book 3361 Page 1062



WARRANTY DEED
[Lot 25 - Contoocook]

1445
2-
25

Charles F. H. Crathern, a single person, having an address of 110 Putney Hill Road, Hopkinton, New Hampshire 03229 ("Grantor"), for consideration paid, grants an undivided seventy and ninety-eight one-hundredths percent (70.98%) interest (being all my right, title and interest) in the premises described below to **Crathern Family Holdings, LLC**, a New Hampshire limited liability company, with a mailing address of 110 Putney Hill Road, Hopkinton, New Hampshire 03229 ("Grantee"), with **WARRANTY COVENANTS**,

A certain tract of land at the south side of Route 127 in the Contoocook district in the Town of Hopkinton, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at a nail hub at the south side of the Route 127 right-of-way, said stake is South 68° 03' West a distance of 100.21 feet along the south side of said right-of-way from a state highway concrete bound, said bound is South 66° 23' West a distance of 112.98 feet along the south side of said right-of-way from the west side of the Bassett Mill Road Service Road; thence South 27° 33' East a distance of 438.25 feet to a nail hub stake; thence continuing South 27° 33' East a distance of 200.00 feet to an iron pin; thence turning and running South 62° 33' West a distance of 597.38 feet to an iron pin; thence turning and running North 21° 15' West a distance of 206.64 feet to a nail hub; thence turning and running North 68° 15' East a distance of 50.00 feet to a nail hub; thence turning and running North 21° 15' West a distance of 445.20 feet to a nail hub, said nail hub is at the south side of the Route 127 right-of-way; thence Northeasterly a distance of 302.02 feet along the south side of the Route 127 right-of-way to a state highway concrete bound, said state highway concrete bound is North 60° 08' East a distance of 301.07 feet from said last mentioned nail hub; thence North 68° 03' East a distance of 177.81 feet by the south side of the Route 127 right-of-way to the point of beginning. Containing 7.85 acres, more or less.



Said described tract is shown in detail on the subdivision and annexation plat recorded in the Merrimack County Registry of Deeds as Plan #12276. Further reference is made to plat recorded in the Merrimack County Registry of Deeds as Plan #2698.

Meaning and intending to describe the same premises described in the deed of Leonard F. Davis to Charles F. H. Crathern dated December 2, 1971, and recorded in the Merrimack County Registry of Deeds at Book 1120, Page 104 (being identified on Hopkinton Tax Map 228 as Lot 25), and a portion of the premises described in the deed of Leonard F. Davis to Charles F.H. Crathern dated March 20, 1974, and recorded in the Merrimack County Registry of Deeds at Book 1206, Page 97 (being identified on Hopkinton Tax Map 228 as Lot 23). 2.65 acres from Hopkinton Tax Map 228 Lot 23 was annexed to Hopkinton Tax Map 228 Lot 25 pursuant to plan entitled "Subdivision, Annexation; No New Lots Created, Land of C.F.H. Crathern, Town of Hopkinton, County of Merrimack, State of New Hampshire", dated 10/18/91, prepared by Ernest E. Venotte, LLS, and recorded in the Merrimack County Registry of Deeds as Plan #12276. At the time of recording of Plan #12276, Charles F.H. Crathern was the owner of both parcels impacted by Plan #12276. Pursuant to New Hampshire Title Examination Standard 5-40, the recording of a lot line adjustment plan approved by the planning board where one owner owns both lots is effective without a deed.

Further reference is made to deeds from Charles F. H. Crathern to Brian and Mary Crathern and Scott Crathern recorded in the Merrimack County Registry of Deeds at Book 2956, Page 1256, Book 2956, Page 1259, Book 2956, Page 1262, Book 2956, Page 1265, and Book 3234, Page 1983. Further reference is also made to deeds of Scott M. Crathern to Crathern Family Holdings, LLC, and Brian and Mary Crathern to Crathern Family Holdings, LLC, of near or even date and to be recorded in the Merrimack County Registry of Deeds.

This is a non-contractual transfer which is exempt from the New Hampshire Real Property Transfer Tax pursuant to RSA 78-B:2, IX.

The within described property is not homestead property of the Grantor.

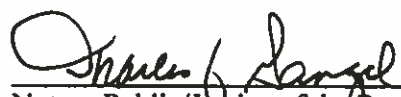
Effective as of the 31st day of December, 2012.



Charles F. H. Crathern

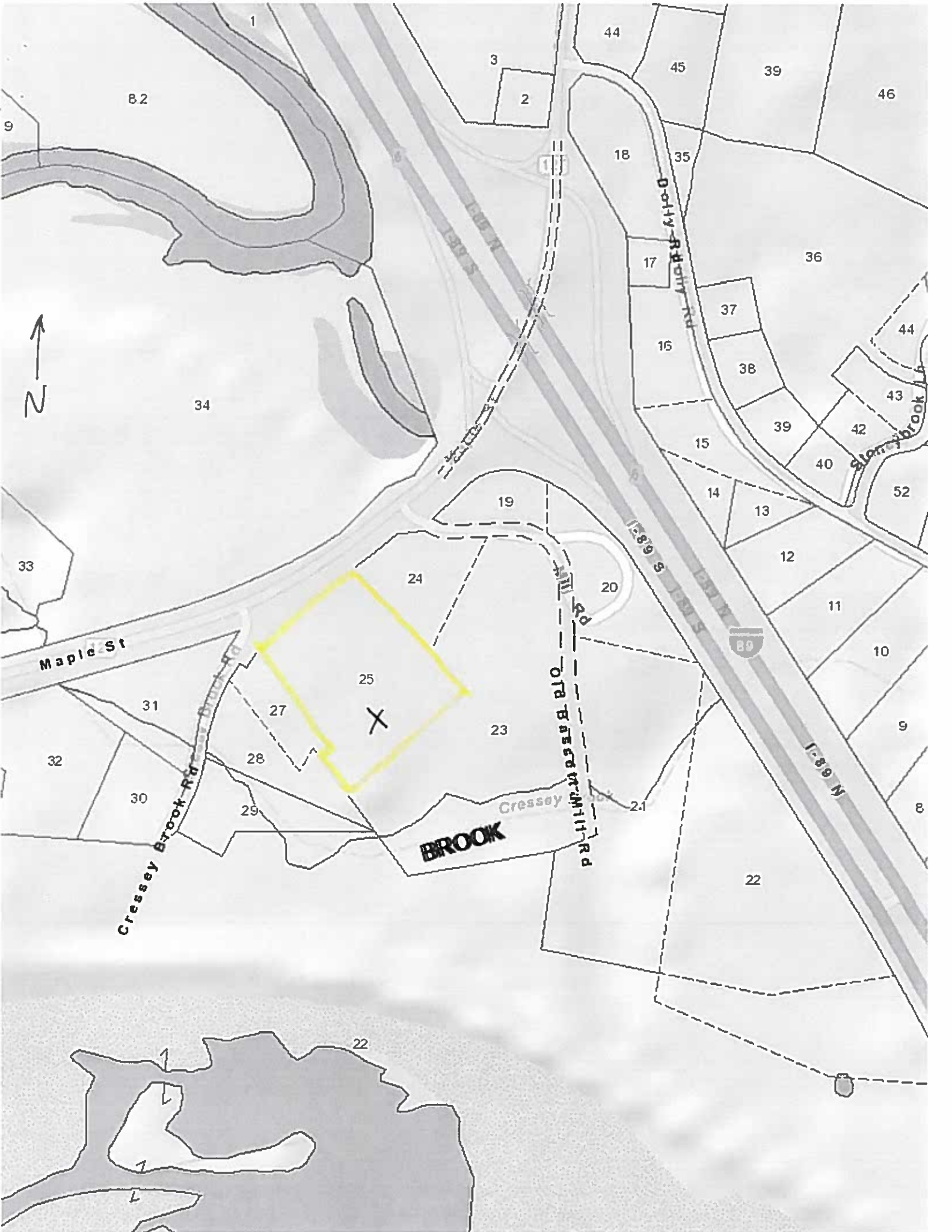
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 28th day of December, 2012, by Charles F. H. Crathern.



Notary Public/Justice of the Peace
Print Name: CHARLES F. GANGEL
My Commission Expires: MAY 9, 2017

932433_1



**Town of Hopkinton, NH
List of Abutters**

Map	Lot(s)	Property Owner(s) Name	Mailing Address	Office Use Only	
228	023	Crathern Family Holdings, LLC	110 Putney Hill Road Contoocook, NH 03229		
228	024	Crathern Family Holdings, LLC	110 Putney Hill Road Contoocook, NH 03229		
228	027	Rita O. Gerrard, Trustee Rita O. Gerrard Trust	22 Cressy Brook Road Contoocook, NH 03229		
228	028	Rita O. Gerrard, Trustee Rita O. Gerrard Trust	25 Cressy Brook Road Contoocook, NH 03229		
228	031	Moira A. Hudak-Hall Benjamin Hall	46 Cressy Brook Road Contoocook, NH 03229		
228	034	McLane-Eastern, Inc.	2828 McLane Drive Baldwinsville, NY 13027		

1. List names and mailing addresses of applicant(s), property owner(s), and abutters.
2. List names and mailing addresses of all professionals whose seal appears on any plan.
3. For condominium associations and property owner association, the officers of the association are the abutters to be notified.
4. List names and mailing addresses of any holder of conservation, preservation or agricultural preservation easements or restrictions on any parcels included in the proposed project or subdivision.

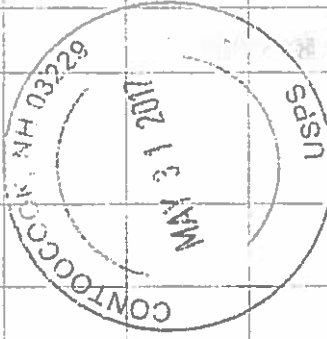
Name and Address of Sender

Town of Hopkinton
330 Main Street
Hopkinton, NH 03229
Re: 6/13/2017 PB

Check type of mail or service:

- Adult Signature Required
- Certified Mail
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Adult Signature Restricted Delivery
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Article Number	Address (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Actual Value Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 70161370000240213188	Kenneth H & Sandra J Smart 49 Amesbury Rd Contoocook, NH 03229	.46	3.35										
2. 70161370000240213195	Stephen R Eckberg & Laura A Marron 240 Amesbury Rd Contoocook, NH 03229	.46	3.35										
3. 70161370000240213201	Shatney Family Revocable Trust Mark K & D Shatney, Trustees 250 Amesbury Rd Contoocook, NH 03229	.46	3.35										
* 4. 70161370000240213218	879 Maple Street LLC 879 Maple Street Hopkinton, NH 03229	.46	3.35										
* 5. 70161370000240213225	Crathern Family Holdings LLC 110 Putney Hill Rd Contoocook, NH 03229	.46	3.35										
* 6. 70161370000240213232	Rita O Gerrard Trustee Rita O Gerrard Trust 25 Cressy Brook Rd Contoocook, NH 03229	.46	3.35										
* 7. 70161370000240213249	McLane-Eastern Inc. 2828 McLane Drive Baldwinsville, NY 13027	.46	3.35										
* 8. 70161370000240213256	Moira A Hudak-Hall & Benjamin Hall 46 Cressy Brook Rd Contoocook, NH 03229	.46	3.35										



Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee)

[Signature]

PS Form 3877, June 2011 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse


PROPERTY OWNER

LETTER OF AUTHORIZATION


The undersigned, being the owner of approximately 55 acres of land, buildings and improvements known as Tax Map 228, Lots 19, 20, 21, 22, 23, 24 and 25 on the Town of Hopkinton, New Hampshire tax maps, being all of the land, buildings and improvements owned by the undersigned, do hereby authorize 879 Maple Street, LLC, or their designated agent, to act as Applicant on our behalf as owners in facilitating any and all local, state and federal permit applications, including but not limited to applications to the Town of Hopkinton Zoning Board of Adjustment and Planning Board.

Witness my hand on this 15 day of May, 2017 in respect of the above Property Owner Letter of Authorization.

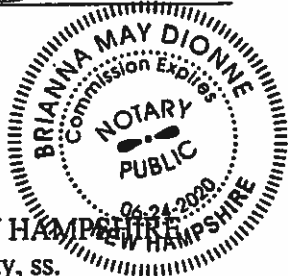
CRATHERN FAMILY HOLDINGS, LLC



Witness; Date

By: 


Scott Crathern
Its Manager
Duly Authorized



STATE OF NEW HAMPSHIRE
Merrimack County, ss.

May 15, 2017

Then personally appeared Scott Crathern, as Manager of Crathern Family Holdings, LLC, who is personally known to me, or has proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, before me,



Notary Public
Print: Brianna Dionne
My commission expires: 6/24/2020



The Crathern Building
879 Maple Street





Example of Dust Collection System .

Submitted PB: 6/13/17



APPROVED

JUN 15 2017

**HOPKINTON
PLANNING BOARD**

NO. DATE 1 DATE: 1/1/4/5 JOB NO. DWG. NO. 1	REVISIONS 	PLOT PLAN	CRATHERN BUILDING	879 MAPLE ST. HOPKINTON, NH 03229
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