



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 SEPTEMBER 12, 2017

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, September 12, 2017, at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and take action on the following:

- I. **Call to Order** (Determine quorum, review attendance of Regular Members and seating of Alternate Members, if necessary).
- II. **Review of Minutes and Notice of Decision of June 13, July 11, August 8, 2017.**
- III. **Other Business.**

Master Plan: Central NH Regional Planning Commission to provide an update on the following tasks:

- a. Mapping for revised Conservation, Preservation and Open Space chapter (including existing land use)
- b. Community Facilities chapter (including Public Utilities and Technology)
- c. Transportation chapter

IV. **Conceptual Consultations, if any.**

V. **Applications.**

Site Plan Review (#2017-07), Rhapsody Farm, LLC on behalf of 1301 Bound Tree Road, LLC for property located at 1301 Bound Tree Road, Tax Map 204, Lot 2, R-3 District.

Applicant proposes a commercial riding stable/equestrian facility in accordance with Zoning Ordinance Table of Uses 3.6.C.3.

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

**Postponed - Pending
ZBA Action**

Subdivision/Consolidation (#2017-08), Anthony N. Quinn Revocable Trust, Shirley D. Quinn Revocable Trust and Peter C. Haskell for properties located along Putney Hill Road, Tax Map 239, Lots 60, 61 and 63, R-3 District. Applicants propose to transfer portions of Lots 60 and 63 to Lot 61 and a portion of Lot 60 to Lot 63. As a result, Lot 60 will be eliminated. This will supersede a Lot Line Adjustment Plan that was approved by the Planning Board in April of 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

MINUTES

JUNE 13, 2017

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

I. **Call to Order.** Vice Chairman Wilkey called the meeting to order at 6:30 PM in the Hopkinton Town Hall. Due to the absence of regular members, Mr. Fredyma was designated as a voting member.

II. **Review of the Minutes of May 9, 2017.**

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** the Minutes of May 9, 2017, as presented. Motion carried unanimously in favor (Fredyma, Steele, Hemingson, Bradstreet, Connolly, and Wilkey). Vote: 6-0-0

III. **Conceptual Consultations.**

There were no conceptual consultations.

IV. **Applications**

Lot Line Adjustment (#2017-04) Application of Catherine Tuttle for lot line adjustments involving properties owned by the Cole Family Trust, and Edith L. and Richard C. Houston. Properties located off Amesbury Road, shown on Tax Map 101 as Lots 64 and 69, R-1 district.

Peter Weeks of T.F. Bernier, Inc. addressed the Planning Board on behalf of the Applicant. Mr. Weeks presented a plan showing lot line adjustments between the Cole and Houston properties, consisting of a total of 639 square feet. There will be no change in total area for each lot. At some point in the future, the Applicant will come back before the Planning Board to subdivide the Houston property by creating one (1) building lot to be located off of Amesbury Road. Mrs. Tuttle, daughter of Robert and Edith Houston, intends to eventually build her residence on the property.

Mr. Weeks noted that the "notes" on the plan need to be corrected to reflect that in the R-1 district, the minimum road frontage required is 160-feet. The correction will be made at the time of submittal of the final plan for recording.

As part of submittal of the application, waivers of the following subdivision submittal items were requested:

- 1) 3.3.1(c) – Topography
- 2) 3.3.1(d) – Surveyed Exterior Property Lines

Mr. Pellerin reviewed the parking layout, explaining that there are currently a total of 35 employees at the facility with 70 parking spaces. There are no anticipated changes to the parking area.

Mr. Wilkey inquired about the lighting of the facility and whether it meets the requirements of the Lighting Ordinance. In response, Mr. Davis noted that the existing exterior lighting appears to be adequate and is on timers. Mrs. Hemingson noted that all exterior lighting must be shielded.

Brief discussion ensued with the Board agreeing that the Building Inspector should review the lighting to determine if it meets the requirements of the Lighting Ordinance.

Rich Steele, seconded by Cettie Connolly, moved to **ACCEPT** Application #2017-05 as complete and for consideration. Motion carried unanimously in favor (Fredyma, Steele, Hemingson, Bradstreet, Connolly, and Wilkey). Vote: 6-0-0

Vice Chairman Wilkey opened and closed the public hearing portion of the meeting as there was no public comment.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** Application #2017-05 with the condition that all exterior lighting complies with Hopkinton's Lighting Ordinance. Motion carried unanimously in favor (Fredyma, Steele, Hemingson, Bradstreet, Connolly, and Wilkey). Vote: 6-0-0

V. Adjournment.

Vice Chairman Michael Wilkey declared the meeting **ADJOURNED** at 7:30 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, July 11, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



Town of Hopkinton

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HOPKINTON PLANNING BOARD NOTICE OF DECISION JUNE 13, 2017

Notice is hereby given that the Hopkinton Planning Board met on Tuesday, June 13, 2017, at 6:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

I. Review of Minutes of May 9, 2017.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of May 9, 2017, as presented. Motion carried unanimously in favor (Fredyma, Steele, Hemingson, Bradstreet, Connolly, and Wilkey). Vote: 6-0-0

II. Applications.

Lot Line Adjustment (#2017-04) Application of Catherine Tuttle for lot line adjustments involving properties owned by the Cole Family Trust, and Edith L. and Richard C. Houston. Properties located off Amesbury Road, shown on Tax Map 101 as Lots 64 and 69, R-1 district.

Celeste Hemingson, seconded by Rich Steele, moved to **ACCEPT** Application #2017-04 as complete and for consideration. Motion carried unanimously in favor (Fredyma, Steele, Hemingson, Bradstreet, Connolly, and Wilkey). Vote: 6-0-0

Jane Bradstreet, seconded by Celeste Hemingson, moved to **APPROVE** Application #2017-04 as presented with waivers. Motion carried unanimously in favor (Fredyma, Steele, Hemingson, Bradstreet, Connolly, and Wilkey). Vote: 6-0-0

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

Rich Steele, seconded by Cettie Connolly, moved to **ACCEPT** Application #2017-05 as complete and for consideration. Motion carried unanimously in favor (Fredyma, Steele, Hemingson, Bradstreet, Connolly, and Wilkey). Vote: 6-0-0

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** Application #2017-05 with the condition that all exterior lighting complies with Hopkinton's Lighting Ordinance. Motion carried unanimously in favor (Fredyma, Steele, Hemingson, Bradstreet, Connolly, and Wilkey). Vote: 6-0-0

Notice of Decision subject to approval.



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HOPKINTON PLANNING BOARD

MINUTES

JULY 11, 2017

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

II. **Review of the Minutes and Notice of Decision of June 13, 2017.**

Review of the Minutes and Notice of Decision was deferred to the August 8, 2017 meeting.

III. **Conceptual Consultations.**

Michael Martin presented a conceptual plan of annexations and lot line adjustments involving his property off Maple Street (Route 127) and Emerson Hill Road.

Currently, there are three (3) separate tracts of land that were each purchased separately in the 1950's. The proposal is to annex property to the tract that contains the existing residence and to annex and adjust the remaining lot lines so that the middle tract, that currently has no road frontage, will have road frontage off of Maple Street. It was noted that the two (2) of the three (3) tracts will be less non-conforming and one (1) tract will remain conforming.

Chairman Ellsworth referred members to Section 5.2.2 of the Zoning Ordinance, which references the "reduction/increase in non-conforming dimensions". Again, it was noted that Mr. Martin's proposal will not cause the lots to be in greater non-conformity.

Mr. Martin will move forward with his proposal by submitting an application to the Planning Board.

IV. **Applications**

Jonathan Duquette (#2017-06), Site Plan and Architectural Design Review to set-up one (1) mobile food cart with associated signage on property owned by the Contoocook Riverway Association, located at 896 Main Street, Tax Map 101, Lot 76, VB-1 district.

Mr. Duquette explained that his proposal is very similar to the 2015 approval of the operation of a mobile food cart by Sean Bohanan. The cart will consist of the sale of steamed hot dogs and will be located in the same location.

Subject to review and approval.

Master Plan tasks through end of 2017:

1. Transportation Chapter: CNHRPC staff will provide assistance to the Planning Board during the development of the Transportation Chapter that will include updating information on the Town's transportation system, including state highways, local roads, trails, road and bridge inventory, sufficiency ratings, and other transportation services, such as the regional volunteer driver program. The US202/NH9/NH127 intersection will be discussed, along with a summary of the state/regional/local transportation planning process. Mapping will be updated as necessary.

The Transportation Chapter will be funded through the CNHRPC's agreement with the NH Department of Transportation to undertake local transportation planning.

2. Community Facilities Chapter: CNHRPC staff will provide assistance to the Planning Board during the development of the Community Facilities Chapter, including the Public Utilities and Technology Chapters. Information related to equipment, staffing, and facility needs, including the compiling of supporting data as necessary, will be updated. Mapping will be updated as necessary.

A portion of the work on the Community Facilities Chapter will be funded through the CNHRPC's agreement with the NH Office of Energy and Planning's Targeted Block Grant to undertake local planning. All remaining costs will be funded through the Planning budget.

3. GIS Mapping: CNHRPC staff, with the assistance of the Planning Board, will update the following maps.
 - Farmland, Forestland, Open Space and Trails
 - Steep Slopes and Scenic Vistas
 - Surface Waters, Aquifers, Wetlands and Drinking Water
 - Water Resources and Sand and Gravel Excavation Sites
 - Existing Land Use (parcel-based)

The GIS Mapping will be funded through the Planning budget.

VI. Adjournment.

Chairman Bruce Ellsworth declared the meeting **ADJOURNED** at 7:05 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, August 8, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



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HOPKINTON PLANNING BOARD NOTICE OF DECISION JULY 11, 2017

Notice is hereby given that the Hopkinton Planning Board met on Tuesday, July 11, 2017, at 6:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

I. Review of Minutes and Notice of Decision of June 13, 2017.

Review of the Minutes and Notice of Decision was deferred to the August 8, 2017 meeting.

II. Applications.

Jonathan Duquette (#2017-06), Site Plan and Architectural Design Review to set-up one (1) mobile food cart with associated signage on property owned by the Contoocook Riverway Association, located at 896 Main Street, Tax Map 101, Lot 76, VB-1 district.

Michael Wilkey, seconded by Celeste Hemingson, moved to **ACCEPT** as complete and for consideration Application #2017-06. With five members voting, five voted in favor (Wilkey, Hemingson, Steele, Fredyma and Ellsworth). Vote: 5-0-0

Celeste Hemingson, seconded by Rich Steele, moved to **APPROVE** Application #2017-06 as presented with the following conditions.

1. The mobile food cart operation shall not take place in any drive aisles, parking spaces or within the public right-of-way; nor shall it impede on the circulation of motor vehicles.
2. Hours of operation are limited to: Weekdays from 8 AM – 8 PM.
3. Applicant shall obtain the necessary Transient Sales (Hawker & Peddler) license, which includes providing insurance coverage holding the Town harmless from any liability caused by the operation.
4. Applicant shall obtain the necessary Food Service License from NH Department of Health and Human Services.
5. No outdoor seating is allowed.
6. A-Frame advertising sign shall only be displayed during the hours of operation and placed within the vicinity of the food cart.
7. Use of propane or other heating method is subject to approval of the Fire Department. All waste and trash must be removed at the end of each day in order to maintain the health and safety of the public.

With five members voting, five voted in favor (Wilkey, Hemingson, Steele, Fredyma and Ellsworth). Vote: 5-0-0

Subject to review and approval.



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HOPKINTON PLANNING BOARD MINUTES AUGUST 8, 2017

The Hopkinton Planning Board members met on Tuesday, August 8, 2017, at 6:30 PM in the Hopkinton Town Hall. Members present: Chairman Bruce Ellsworth, Jane Bradstreet, and Alternate Jim Fredyma. Absent: Vice Chairman Michael Wilkey, Ex-Officio Jim O'Brien, Cettie Connolly, Celeste Hemingson, Rich Steele, and Alternates Clarke Kidder and Timothy Britain.

I. **Call to Order.** Due to the lack of a quorum, the meeting was not called to order.

II. **Review of the Minutes and Notice of Decision of June 13, 2017.**

Review of the Minutes and Notice of Decision was deferred to the September 12, 2017 meeting.

III. **Conceptual Consultations.**

Resident John Herrick and Surveyor Timothy Bernier presented a conceptual excavation plan of property owned by Mr. Herrick, located off Burnham Intervale Road, shown on Tax Map 220 as Lots 23.1 and 23.2. The area to be excavated involves an existing grade change of approximately 7-feet between the Excalibur and Herrick Millwork properties. It was estimated that approximately 50,000 – 60,000 yards of gravel (sand) will be removed from the site. An Alteration of Terrain permit from the State and an Excavation permit from the Planning Board, in accordance with NH RSA 155-E, will be required. In addition, a Special Exception from the Zoning Board of Adjustment will be required to excavate within the M-1 (Industrial) district.

Brief discussion ensued concerning the quality of material (sand) to be excavated, and Mr. Herrick's intentions to eventually reclaim the area as a field.

IV. **Applications.**

There were no applications scheduled for review.

V. **Other Business.**

There was no other business scheduled for discussion.

VI. **Adjournment.**

Members present departed at 6:47 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Wednesday, September 12, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director

Subject to review and approval.

2017-08



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

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

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

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

August 17, 2017

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

RECEIVED

AUG 21 2017

CK 6012-990.1

PLANNING DEPT.

RE: Application of Subdivision and Consolidation Plan
Lands of Anthony N. Quinn Revocable Trust &
Shirley D. Quinn Revocable Trust & Peter C. Haskell
Assessors Map 239 Lots 60, 61 & 63

Dear Chair Ellsworth and members of the Board:

Please find enclosed the application of Anthony N. Quinn Revocable Trust, Shirley D. Quinn Revocable Trust, (applicants) and Peter C. Haskell for a Subdivision and Consolidation Plan. The applicants propose to transfer Parcel "A", (15,073 sq. ft.) being part of Map 239 Lot 63 and Parcel "B", (18,605 sq. ft.) being part of Map 239 Lot 60 to Map 239 Lot 61 and to transfer Parcel "C", (61,586 sq. ft), being part of Map 239 Lot 60 to Map 239 Lot 63. The plan being submitted will supersede a Lot Line Adjustment Plan that was prepared by this office and approved by the Hopkinton Planning Board in April of 2017. Parcels "B", and "C" constitute current Map 239 Lot 60. As a result of this Subdivision and Consolidation, Lot 60 will be eliminated.

Lot 61 and Lot 63 both have existing family homes and meet present zoning requirements.

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 360-01



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

#2017-08

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: The Anthony N. Quinn Revocable Trust and Shirley D. Quinn Revocable Trust, 371 Putney Hill Road, Hopkinton, NH 03229 746-5030

Name, mailing address and telephone number of property owner: Same as applicant and Peter C. Haskell, 311 Putney Hill Road, Hopkinton, NH 03229

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: 311 Putney Hill Road Zone: R-3 Tax Map(s): 239 Lot(s): 60, 61 & 63

Number of lots and/or units proposed: 3

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

Residential Temporary Residential Recreational Agricultural Institutional
 Commercial Industrial Accessory

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

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

Please submit the following with the completed application:

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

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

- Site Plan Regulations/Subdivision Regulations/Zoning Ordinance — Read carefully to insure that all applicable requirements in the Site Review Regulations and/or Subdivision Regulations have been addressed. **If requesting waiver(s) from any of the provisions, please submit request in writing at the time of submittal of application/plans.** Plans must be complete at the time of submittal.
- Abutters List as defined by RSA 672:3—Include Tax Map, Lot Number, Name and Mailing Address of all abutters, including those across a street, brook or stream. Names should be those of current owners.
- One (1) set of addressed mailing labels of abutters, applicant, engineer, architect, soil scientist, wetland scientist, land surveyor, and of holders of conservation preservation, or agricultural preservation restrictions or easements.
- Four (4) paper prints of the final plan(s) at full scale.
- Eleven (11) copies of the application, along with all supporting document(s), including reductions of the final plan(s) reduced to no more than 11 x 17 inches.
- Appropriate filing fee: *(Non-refundable) Made payable to Town of Hopkinton*

Major Subdivision	\$500.00 Application Fee, \$100.00 per Lot/Unit
Minor Subdivision	\$250.00 Application Fee, \$100.00 per Lot/Unit
Lot Line Adjustment/Annexation/Merger	\$100.00 Application Fee
Voluntary Merger	\$50.00 Application Fee
Site Plan Review	\$300.00 Application Fee, \$100.00 per Unit (Res./Non-Res.)
	\$150.00 Change of Use
Condition Use Permit	\$500.00 Application Fee (Wireless Telecommunications)
	\$150.00 Application Fee (Co-Location)
Owner/Applicant/Agent Notice	\$10.00 Fee per Address
Abutter Notice	\$10.00 Fee per Address
Newspaper Notice.....	Actual Cost

- Recording Fees: *Separate Checks Payable to Merrimack County Registry of Deeds*

Recording Fee	\$26.00 per Page (22" x 34")
LCHIP Fee	\$25.00 per Document

- Conditional Use Permit: If application is for Conditional Use Permit, please attach a detail explanation of compliance with Section 3.10 of the Hopkinton Zoning Ordinance along with explanation of compliance with the Site Plan Review Regulations of the Town of Hopkinton.

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

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

Date: 8/17/17 Signature of Applicant: A. V. Quinn
 Date: 8/17/17 Signature of Owner: A. V. Quinn

For Planning Board Use:	
Completed Application Filed:	<u>8-21-17</u> Approved or Denied: _____
Amount of Fees Paid:	<u>\$90 CK6012</u> Plan Filed At MCRD: _____
Notice Advertised & Posted:	<u>8-30-17</u> Plan Number: _____
Certified Notices Mailed:	<u>8-25-17</u>
Accepted for Consideration:	_____



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Land Surveyors~Designers~Consultants

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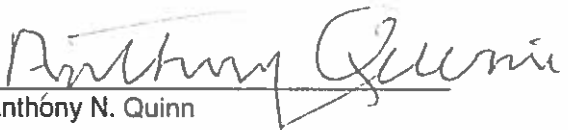
The Anthony N. Quinn Revocable Trust &
The Shirley D. Quinn Revocable Trust
371 Putney Hill Road
Hopkinton, NH 03229

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

RE: Subdivision and Consolidation Plan Application

To Whom It May Concern:

I, Anthony N. Quinn, 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.


Anthony N. Quinn



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

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

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

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

Peter C. Haskell
311 Putney Hill Road
Hopkinton, NH 03229

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

RE: Subdivision and Consolidation Plan Application
Map 239 Lots 60, 61 & 63

To Whom It May Concern:

I, Peter C. Haskell, 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.

Peter C. Haskell

MAP 239 LOT 60

406175

2001 JAN -2 AM 9:48

RK2237 PG1825

32

67500

WARRANTY DEED

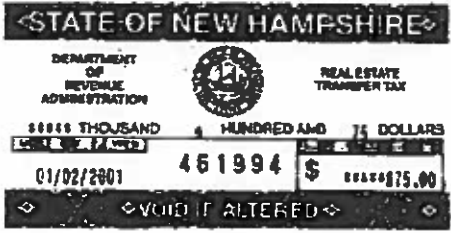
KNOW ALL PEOPLE BY THESE PRESENTS that Ellen P. Fenstermaker, Trustee of the Fenstermaker Family Trust and Ellen Putney Fenstermaker, individually, of 1715 Republic Road, Silver Springs, Maryland 20902, for consideration paid, grant to Shirley D. Quinn, Trustee of the Shirley D. Quinn Revocable Trust Dated October 29, 1998, of 371 Putney Hill Road, Hopkinton, New Hampshire 03229, with warranty covenants, the following described real estate:

All my right, title and interest in and to a certain tract or parcel of land situated in the Town of Hopkinton, County of Merrimack and State of New Hampshire, east of Putney Hill Road and adjacent to Aqueduct Road, on the south side thereof, said land being more particularly bounded and described as follows:

Beginning at a point, marked with a drill hole, in the stone wall on the south side of Aqueduct Road about two hundred ninety-seven (297) feet from its intersection with the stone wall on the east side of Putney Hill Road; thence running South 10° 0' West three hundred eighty-five (385) feet to a stake; thence turning 90° 0' and running South 80° 0' East two hundred thirty-nine (239) feet to a stake in a stone wall; thence turning and running along the center line of said wall North 27° 0' West eighty-two (82) feet; thence continuing along the center line of the existing wall, by successive distances forty (40) feet northerly, fifty-nine (59) feet easterly, eighty-two (82) feet northeasterly, one hundred forty-two (142) feet northerly, sixty-four (64) feet northwesterly, and, finally, one hundred sixty-nine (169) feet northwesterly to the point of beginning; all as shown on the drawing attached hereto and containing about eighty thousand (80,000) square feet of land.

Meaning and intending to describe and convey all and the same premises as conveyed in the Quitclaim Deed of Ellen P. Fenstermaker to The Fenstermaker Family Trust, dated June 7, 1999, and recorded in the Merrimack County Registry of Deeds, Book 2178, Page 1526. See also Quitclaim Deed of Mrs. Elizabeth Putney Winger to Mrs. Ellen Putney Fenstermaker, dated August 30, 1973, and recorded in the Merrimack County Registry of Deeds, Book 1190, Page 292.

This is not homestead property.



MAP 239 LOT 61

Doc# 20130019637
Book: 3408 Pages: 1506 - 1507
09/04/2013 2:42PM

MCRD Book 3408 Page 1506

After Recording Return To
Peter C. Haskell
7 Blevens Drive
Concord NH 03301
2013-962-CN

3

STATE OF NEW HAMPSHIRE



DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

2 THOUSAND 9 HUNDRED AND 70 DOLLARS
09/04/2013 891005 \$ 2,970

VOID IF ALTERED

[Space Above This Line For Recording Use]

14.46
2-
25

2,970.00 WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Roger L. Hanson, single, Successor Trustee of the Hanson Family Trust, with a mailing address of 10148 Settlement House Road, Dayton, OH 45458, for consideration paid grant to Peter C. Haskell, with a mailing address of 7 Blevens Drive, Concord NH 03301, with Warranty Covenants:

A certain tract or parcel of land described below, situate in the Town of Hopkinton, Merrimack County, New Hampshire on the easterly side of Putney Hill Road north of the cemetery, together with any and all buildings or other improvements located thereon, bounded and described as follows

Beginning at the intersection of the stone wall marking the north boundary of the cemetery with the stone wall along the east side of Putney Hill Road; thence running easterly along said cemetery wall and its straight line projection a total distance of two hundred thirty six (236) feet to a point marked by an iron pipe, driven flush with ground; thence turning and running northerly three hundred nine (309) feet to a point in the stone wall along the south side of Aqueduct Road (also known as Old Putney Hill Road), said point being marked by an oak stake; thence turning and running westerly along said wall two hundred forty five (245) feet to its intersection with the stone wall along the east side of Putney Hill Road; thence turning and running southerly along the Putney Hill Road three hundred eighty eight (388) feet to the point of beginning

Containing about eighty thousand (80,000) square feet of land, more or less

Meaning and intending to describe and convey the same premises conveyed to Gordon B. Hanson and Rosalind P. Hanson, as Trustees of the Hanson Family Trust by deed dated April 19, 1994 and recorded in Book 1954, Page 1505, of the Merrimack County Registry of Deeds.



Prepared by Horizon Settlement Services, Inc.
5 Garvins Falls Road
Concord, New Hampshire 03301
800-489-7654

RCH
initials
Page 1 of 2

①
1440
2-
25-

1 of 2
For recorder's use,
Tax Stamp: \$ 40.00
L-Chip fee: \$ 25.00
Recording Fee: \$ 16.42
Return to: Acct # 30
Devine, Millimet & Branch - Attn: SC/amw
111 Amherst Street
Manchester, NH 03101

MCRO Book 3898 Page 1950

MAP 239 Lot 63



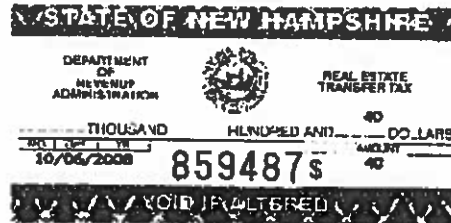
40.00 WARRANTY DEED

ANTHONY N. QUINN, of Hopkinton, Merrimack County, New Hampshire, for consideration paid, grants to ANTHONY N. QUINN, TRUSTEE OF THE ANTHONY N. QUINN REVOCABLE TRUST DATED OCTOBER 29, 1998, as amended, with a mailing address of 371 Putney Hill Road, Hopkinton, New Hampshire 03229, with WARRANTY COVENANTS:

My undivided one-half (1/2) interest in and to a certain tract or parcel of land, with the buildings and improvements thereon, situate in the Town of Hopkinton, Merrimack County, New Hampshire, described as follows:

Beginning at a point at the intersection of the stone wall marking the south boundary of a cemetery and stone wall along the easterly side of Putney Hill Road; thence running easterly along said cemetery wall 122 feet, more or less, to a corner of walls; thence northerly by a stone wall by said cemetery to a corner of walls at land now or formerly of Gordon B. Hanson and Rosalind P. Hanson; thence easterly by said land now or formerly of Hanson 114 feet to the southeast corner of said land of Hanson; thence northerly by said land now or formerly of Hanson 309 feet, more or less, to a point in the stone wall along the south side of Aqueduct Road (also known as Old Putney Hill Road), said point being marked by an oak stake; thence easterly by said stone wall and the southerly side of Aqueduct Road to a point marked by a drill hole in said wall at land now or formerly of Ellen Putney Fenstermaker; thence South 10° West, 385 feet by said land of Fenstermaker to a stake; thence turning and running South 80° East, 239 feet by said land of Fenstermaker to a stake in a stone wall; thence turning and running southeasterly, southwesterly and westerly by a stone wall and land formerly of James F. Fellows to the intersection of said stone wall with a stone wall on the easterly side of Putney Hill Road; thence northerly by the said stone wall and Putney Hill Road to the point of beginning.

SUBJECT TO the following:





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

**Anthony N. Quinn Revocable Trust &
& Shirley D. Quinn Revocable Trust & Peter C. Haskell
Tax Map 239 Lots 60, 61 & 63**

<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>
239	63	Anthony N. Quinn Revocable Trust Anthony N. Quinn, Trustee Shirley D. Quinn Revocable Trust Shirley D. Quinn, Trustee 371 Putney Hill Road Hopkinton, NH 03229
239	60	Shirley D. Quinn Revocable Trust Shirley D. Quinn, Trustee 371 Putney Hill Road Hopkinton, NH 03229
239	61	Peter C. Haskell 311 Putney Hill Road Hopkinton, NH 03229
239	7 & 8	The Elaine H. Swenson Revocable Trust Elaine H. Swenson, Trustee 336 Putney Hill Road Hopkinton, NH 03229
239	55	Fairfield Family Revocable Trust Edward H. & Martha S. Fairfield, Trustees 285 Putney Hill Road Hopkinton, NH 03229
239	56 & 62	Town of Hopkinton 330 Main Street Hopkinton, NH 03229
239	9	Carl G. Erickson Living Trust Carl G. Erickson Trustee C/O Whitegate Investments Counselors, Inc. 46 South Main Street Concord, NH 03301

INDICATE TYPE OF MAIL OR SERVICE

INDICATE TYPE OF MAIL OR SERVICE

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

ASR Fee ASRD Fee DC Fee SC Fee SH Fee RD Fee RR Fee

Actual Value Registered Value Due Sender if GOD

Handling Charge

Postage

Fee

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

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

Article Number

1. 70161370000240212792

2. 70161370000240212808

3. 70161370000240212815

4. 70161370000240212822

5. 70161370000240212839

6. 70161370000240212846

7. 70161370000240212860

8. 70161370000240212853

Town of Hopkinton
330 Main Street
Hopkinton, NH 03229
Re: 9/12/2017 PB

Anthony N. Quinn Rev. Trust
Shirley D. Quinn Rev. Trust
371 Putney Hill Rd
Hopkinton, NH 03229

Shirley D. Quinn Rev. Trust
371 Putney Hill Rd
Hopkinton, NH 03229

Peter C. Haskell
311 Putney Hill Rd
Hopkinton, NH 03229

TF Bernier Inc.
P.O. Box 3464
Concord, NH 03302-3464

John C. Ransmeier
Michael M. Ransmeier
P.O. Box 600
Concord, NH 03302-0600

Carl G. Erickson Living Trust
46 South Main Street
Concord, NH 03301

Town of Hopkinton
330 Main Street
Hopkinton, NH 03229

Fairfield Family Rev. Trust
285 Putney Hill Rd
Hopkinton, NH 03229

Postmaster, Per (Name of receiving employee)

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)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

USPS

AUG 25 2017

CONTOCCOOK, NH 03229

Adult Signature Required

Adult Signature Restricted Delivery

Signature Confirmation

Special Handling

Restricted Delivery

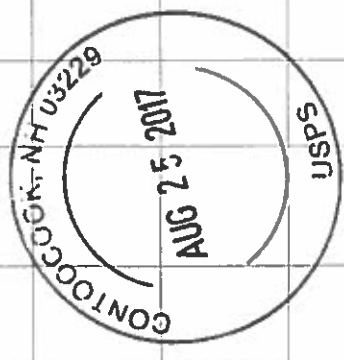
Return Receipt


Town of Hopkinton
 330 Main Street
 Hopkinton, NH 03229
 Re: 9/12/2017 PB

- 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. 70161370000240212877	The Elaine H. Swenson Rev. Trust 336 Putney Hill Rd Hopkinton, NH 03229	.46	3.35										
2.													
3.													
4.													
5.													
6.													
7.													
8.													



Total Number of Pieces Listed by Sender: 1
 Total Number of Pieces Received at Post Office: 1
 Postmaster, Per (Name of receiving employee): 

See Privacy Act Statement on Reverse

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
 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

#2017-09

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: Merle C.E. Dustin Rev. Trust
c/o Cassidy Law Office 14 South St. Concord, NH 03301 225-6627

Name, mailing address and telephone number of property owner: same

Name, mailing address and telephone number of engineer, architect, soil scientist, wetland scientist and land surveyor: Richard D. Bartlett; Assoc LLC 214 H. State St. Concord, NH 03301
225-6770

Name and mailing addresses of holders of conservation preservation, or agricultural preservation restrictions or easements: NA

Location of Site: 517 Dustin Rd. Zone: R-4 Tax Map(s): 224 Lot(s): 29

Number of lots and/or units proposed: 2

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

Residential Temporary Residential Recreational Agricultural Institutional
 Commercial Industrial Accessory

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

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

Please submit the following with the completed application:

Narrative description of proposal.

Copies of any Planning Board meeting minutes from Conceptual Consultation or Preliminary Review.

Copy of property deed, easements and covenants and restrictions, if any, for subject property.

Copy of the property tax map showing subject parcel and abutting properties.

Copies of any ZBA Notices of Decision for project.

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

- Site Plan Regulations/Subdivision Regulations/Zoning Ordinance — Read carefully to insure that all applicable requirements in the Site Review Regulations and/or Subdivision Regulations have been addressed. **If requesting waiver(s) from any of the provisions, please submit request in writing at the time of submittal of application/plans.** Plans must be complete at the time of submittal.
- Abutters List as defined by RSA 672:3—Include Tax Map, Lot Number, Name and Mailing Address of all abutters, including those across a street, brook or stream. Names should be those of current owners.
- One (1) set of addressed mailing labels of abutters, applicant, engineer, architect, soil scientist, wetland scientist, land surveyor, and of holders of conservation preservation, or agricultural preservation restrictions or easements.
- Four (4) paper prints of the final plan(s) at full scale.
- Eleven (11) copies of the application, along with all supporting document(s), including reductions of the final plan(s) reduced to no more than 11 x 17 inches.
- Appropriate filing fee: *(Non-refundable) Made payable to Town of Hopkinton*

Major Subdivision	\$500.00	Application Fee, \$100.00 per Lot/Unit
Minor Subdivision	\$250.00	Application Fee, \$100.00 per Lot/Unit
Lot Line Adjustment/Annexation/Merger	\$100.00	Application Fee
Voluntary Merger	\$50.00	Application Fee
Site Plan Review	\$300.00	Application Fee, \$100.00 per Unit (Res./Non-Res.)
		\$150.00 Change of Use
Condition Use Permit	\$500.00	Application Fee (Wireless Telecommunications)
		\$150.00 Application Fee (Co-Location)
Owner/Applicant/Agent Notice.....	\$10.00	Fee per Address
Abutter Notice	\$10.00	Fee per Address
Newspaper Notice.....		Actual Cost

- Recording Fees: *Separate Checks Payable to Merrimack County Registry of Deeds*

Recording Fee	\$26.00 per Page (22" x 34")
LCHIP Fee	\$25.00 per Document

NA 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: 8/22/17 Signature of Applicant: [Signature] *see attached letter*
 Date: _____ Signature of Owner: _____

	For Planning Board Use:	
Completed Application Filed:	<u>8-21-17</u>	Approved or Denied: _____
Amount of Fees Paid:	<u>\$420 CK121410</u>	Plan Filed At MCRD: _____
Notice Advertised & Posted:	<u>8-30-17</u>	Plan Number: _____
Certified Notices Mailed:	<u>8-25-17</u>	
Accepted for Consideration:	_____	

CASSIDY LAW OFFICE, PLLC

**FOURTEEN SOUTH STREET
CONCORD, NEW HAMPSHIRE
03301**

JAMES M. CASSIDY

**TELEPHONE
603-225-6627**

**FACSIMILE
603-227-9062**

August 14, 2017

Mark Sargent
Richard D. Bartlett and Associates

RE: Merle C. Dustin Trust

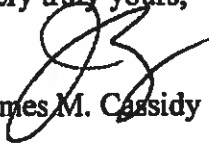
Dear Mark,

I am the Trustee of the Merle C. Dustin Trust. I will be away through August 28, 2017.

During my absence, you are authorized to sign on my behalf as Trustee, the application for subdivision approval with the Town of Hopkinton NH planning board with respect to the property located at 517 Dustin Road and the adjacent lot located on Dustin Road, both in Hopkinton, NH. You are further authorized to sign on behalf of the Trust, any and all documents related to the application with any board of the Town of Hopkinton.

Thank you for your assistance in the is matter.

Very truly yours,


James M. Cassidy

JMC:sdh

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS

214 NORTH STATE STREET

CONCORD, N.H. 03301

Tel. (603)225-6770

Fax (603)224-6261

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS
- SUBDIVISIONS
- DESIGN AND LAYOUT
- ON-SITE SANITARY SEWAGE SYSTEMS
- GPS CONTROL

Re: Application for Subdivision—Map 224, Lot 29

The intent of this application is to create one new lot, which will encompass the existing single family home on the property. The new parcel will have an area of 6.94 acres and 303.67 feet of frontage on Dustin Road. The remaining parcel will be 28 acres with 372 feet of frontage on Dustin Road.

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

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MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

• BOUNDARY SURVEYS

• SUBDIVISIONS

• DESIGN AND LAYOUT

• ON-SITE SANITARY SEWAGE SYSTEMS

• GPS CONTROL

August 22, 2017

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

Re: Application for Subdivision—Map 224, Lot 29

Dear Chairperson and Members of the Board;

On behalf of the Merle C.E. Dustin Revocable Trust we are requesting waivers to the following requirements of the subdivision regulation:

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

The requirements are for the location and dimension of all property lines, site features and topography, the subdivision plat depicts the location and dimensions on the lot proposed to be created as well as site features and topography. The remainder of the property is depicted based on a record survey and no dimensions are shown nor site features and topography measured.

Given the minor nature of this application and the intent to separate the existing home from the large remaining portion of the Trust property, 28 acres, a survey of the remaining portion would not enhance this application.

Thank you for your consideration.

Regards


Mark C. Sargent, LLS

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.
- NA Copies of any approvals or permits required from state and federal agencies.
- Written request for any waivers from the Subdivision Regulations, if any.
- NA 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 NA

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

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

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

Subdivision Plan

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

SUBDIVISION ABUTTERS LIST

DATE: 8/22/2017 JOB# 617.161

ASSESSORS INFORMATION			DEED REFERENCE		Name	Address
Map No	Block No.	Lot No.	Book	Page		
224	29				Applicant: Merle C.E Dustin Rev Trust Merle Dustin TTE	517 Dustin Rd Contoocook, NH 03229
222	97				Abutters: Meadows Of Hopkinton Inc.	136 Flintlock Rd Contoocook, NH 03229
224	6				Pratt Family Rev Trust Richard & Bonnie Pratt TTE'S	213 Deer Path Contoocook, NH 03229
224	7				Gertrude A Page Joseph Provencher	233 Deer Path Contoocook, NH 03229
224	15				Claire Arnold	170 Deer Path Contoocook, NH 03229
224	16				Michael Johnson	156 Deer Path Contoocook, NH 03229
224	17				Amy K Bogart	146 Deer Path Contoocook, NH 03229
224	28				Daniel E & Bernice Dustin	364 Dustin Rd Contoocook, NH 03229
224	29				David & Kathleen Dustin	469 Dustin Rd Contoocook, NH 03229
224	30				Daniel Ober	543 Dustin Rd Contoocook, NH 03229

DATE: 8/22/2017 JOB# 617.161

ASSESSORS INFORMATION			DEED REFERENCE		Name	Address
Map No	Block No.	Lot No.	Book	Page		
224	33				Keith & Tara Rutherford Peter & Julie Smith	634 Cross Country Rd Pembroke, NH 03275
224	34				George KO Dustin & Frances Kendall Temper	512 Dustin Rd Contoocook, NH 03229
224	35				Asa Davis Dustin, George KO Dustin & Frances Kendall Temper	512 Dustin Rd Contoocook, NH 03229
224	35	1			Asa Davis Dustin, George KO Dustin & Frances Kendall Temper	512 Dustin Rd Contoocook, NH 03229
224	35	2 & 3			Dustin & Jennifer Siegel	167 Summer St Apt #8 Somerville, NH 02143
225	7				Glenn L & Adelmaire F Bohanan Trust Heather B & James C Robertson TT's	945 Penacook Rd Contoocook, NH 03229
					Surveyor: Richard D. Bartlett & Associates, LLC	214 North State St Concord, NH 03301
					Soil Scientist: Stoney Ridge Environmental	229 Prospect Mountain Rd Alton, NH 03809

MAILING AND ADDRESS SERVICE UNIT
 Town of Hopkinton
 330 Main Street
 Hopkinton, NH 03229
 Re: 9/18/2017 PB

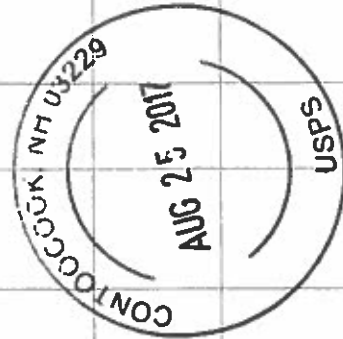
2017-09
 Dustin

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

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

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

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Actual Value Registered	Insured Value	Due Sender if GOD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 70161370000240212884	Merle C.E. Dustin Rev. Trust c/o Cassidy Law Office 14 South Street Concord, NH 03301	.46	3.35										
2. 70161370000240212891	Richard D. Bartlett & Assoc. 214 N. State Street Concord, NH 03301	.46	3.35										
3. 70161370000240212907	Stoney Ridge Environmental 229 Prospect Mountain Rd Alton, NH 03809	.46	3.35										
4. 70161370000240212914	David & Kathleen Dustin 469 Dustin Rd Contoocook, NH 03229	.46	3.35										
5. 70161370000240212921	Dustin & Jennifer Siegel 167 Summer St, Apt 8 Somerville, MA 02143	.46	3.35										
6. 70161370000240212938	Gertrude A. Page/Joseph Provencher 233 Deer Path Contoocook, NH 03229	.46	3.35										
7. 70161370000240212945	Glenn L. & Adelmair F. Bohanan Trust Heather B. & James C. Robertson TTE 945 Penacook Rd Contoocook, NH 03229	.46	3.35										
8. 70161370000240212952	Asa Davis Dustin/Geo KP & Temper Dustin 512 Dustin Rd Hopkinton, 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) See Privacy Act Statement on Reverse Complete by Typewriter, Ink, or Ball Point Pen

22.45
22.00
25.00

Merle C.E. Dustin
517 Dustin Rd.
Contoocook, NH 03229



4000

QUITCLAIM DEED

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
THOUSAND	HUNDRED AND	40	DOLLARS
MO. DAY YR.	883250	\$	AMOUNT 40
08/03/2012			
VOID IF ALTERED			

Merle C.E. Dustin, a single person, of Hopkinton, County of Merrimack and State of New Hampshire, Trustee of the Eben H. Dustin Family Trust, under trust instrument dated April 7, 2000, and as Trustee of the Merle C.E. Dustin Revocable Trust, under instrument dated April 7, 2000, as amended and restated, for consideration paid, grants to Merle C.E. Dustin, Trustee of the Merle C.E. Dustin Revocable Trust, under instrument dated April 7, 2000, as amended and restated, of 517 Dustin Road, Contoocook, New Hampshire 03229, with QUITCLAIM covenants, the following two tracts of land with the buildings thereon, both located in Hopkinton, County of Merrimack and State of New Hampshire, bounded and described as follows:

TRACT 1:

A certain tract of land with the buildings thereon, being Lot 1 of three lot subdivision as shown on plan entitled, "Compass and Tape Perambulation of Land of Elden H., Daniel E. and Eben H. Dustin, Lot 40, Map 10, located on Dustin Road, Hopkinton, NH" by M.C. Foote, Jr. L.L.S. 322, dated 2/6/89; this plan being recorded at the Merrimack County, NH Registry of Deeds: March 10, 1989, File No. 10928.

Lot 1 is bounded and described as follows: Northerly in several courses by land of Smith and Dustin Road approximately 1874 feet, Easterly by Lot 2 of said three lot subdivision approximately 1711 feet, Southerly by several courses by lands of Bohanan and Roby approximately 2373 feet, and Westerly by Warner River and land now or



formerly of Terry approximately 3252 feet; Lot 1 containing 42 acres according to said plan.

MCRD Book 3330 Page 264

Meaning and intending to describe and convey the same premises conveyed to Eben H. Dustin, Trustee of the Eben H. Dustin Revocable Trust u/t/a dated April 7, 2000 and to Merle C.E. Dustin, Trustee of the Merle C.E. Dustin Revocable Trust dated April 7, 2000 by Quitclaim Deed of Eben H. Dustin dated April 7, 2000 and recorded at the Merrimack County Registry of Deeds at Book 2200, Page 1921. See also deed of Merle C.E. Dustin, Successor Trustee of the Eben H. Dustin Revocable Trust to Merle C.E. Dustin, Trustee of the Eben H. Dustin Family Trust dated September 14, 2005 and recorded in Merrimack County Registry of Deeds at Book 2833, Page 471.

Tract 2:


A certain tract of intervale land in Hopkinton, County of Merrimack, State of New Hampshire, containing 8 1/2 acres, more or less, and being the last described tract in a deed from Owen F. Clark et al to Horace J. David dated August 23, 1905, and recorded in said Registry of Deeds, Volume 368, Page 343, and therein stated to be a tract of intervale land and timber land and containing 8 1/2 acres, more or less, situate on the westerly side of the Contoocook River and being Lot #16 of the intervale land on the Plan of H.M. Fuller's Farm made by J.C. Briggs, June 18, 1957.


Meaning and intending to describe and convey the same premises conveyed to Eben H. Dustin, Trustee of the Eben H. Dustin Revocable Trust by deed of Eben H. Dustin and Merle C.E. Dustin, dated April 7, 2000 and to Merle C.E. Dustin, Trustee of the Merle C.E. Dustin Revocable Trust dated April 7, 2000 and recorded in the Merrimack County Registry of Deeds at Book 2200, Page 1919. See also deed of Merle C.E. Dustin, Successor Trustee of the Eben H. Dustin Revocable Trust to Merle C.E. Dustin, Trustee of the Eben H. Dustin Family Trust dated September 14, 2005 and recorded in Merrimack County Registry of Deeds at Book 2833, Page 474.

Merle C.E. Dustin, as Trustee and individually, releases all rights of homestead in and to the above described premises.

This is a transfer to Grantor's revocable trust for estate planning purposes and therefore only minimum transfer tax is required.

EXECUTED this 2 day of August, 2012.


Merle C.E. Dustin, Trustee of the
Eben H. Dustin Family Trust u/d/o 4/7/2000


Merle C.E. Dustin, Trustee of the Merle
C.E. Dustin Revocable Trust u/d/o 4/7/2000

Merle C. E. Dustin
Merle C.E. Dustin, Individually

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this the 2nd day of August, 2012, before me, the undersigned officer, personally appeared Merle C.E. Dustin, Trustee of the Eben H. Dustin Family Trust, and as Trustee of the Merle C.E. Dustin Revocable Trust, and individually, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and seal.

Dorothy L. Kinsley
Notary Public - Justice of the Peace
My commission expires:

DOROTHY L. KINSLEY, Notary Public
My Commission Expires December 8, 2015

MCRD

CERTIFICATE OF TRUSTEE

Pursuant to RSA 564-A, the Uniform Trustees' Powers Act, Merle C.E. Dustin, of Hopkinton, New Hampshire, certifies as follows:

The undersigned Trustee as Trustee of the Eben H. Dustin Family Trust, created by Eden H. Dustin as grantor under Trust Agreement dated April 7, 2000, and as Trustee of the Merle C.E. Dustin Revocable Trust, created by Merle C.E. Dustin as grantor under Trust Agreement dated April 7, 2000, has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements therein held in said Trust and no purchaser or third party shall be bound to inquire whether she as Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

This Certificate is signed in accordance with RSA 564-A:7.

DADA 8/2/2012
Merle C.E. Dustin Trustee
Merle C.E. Dustin, Trustee of the Eben H. Dustin Family Trust u/d/o 4/7/00

Merle C.E. Dustin Trustee
Merle C.E. Dustin, Trustee of the Merle C.E. Dustin Revocable Trust u/d/o 4/7/00

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

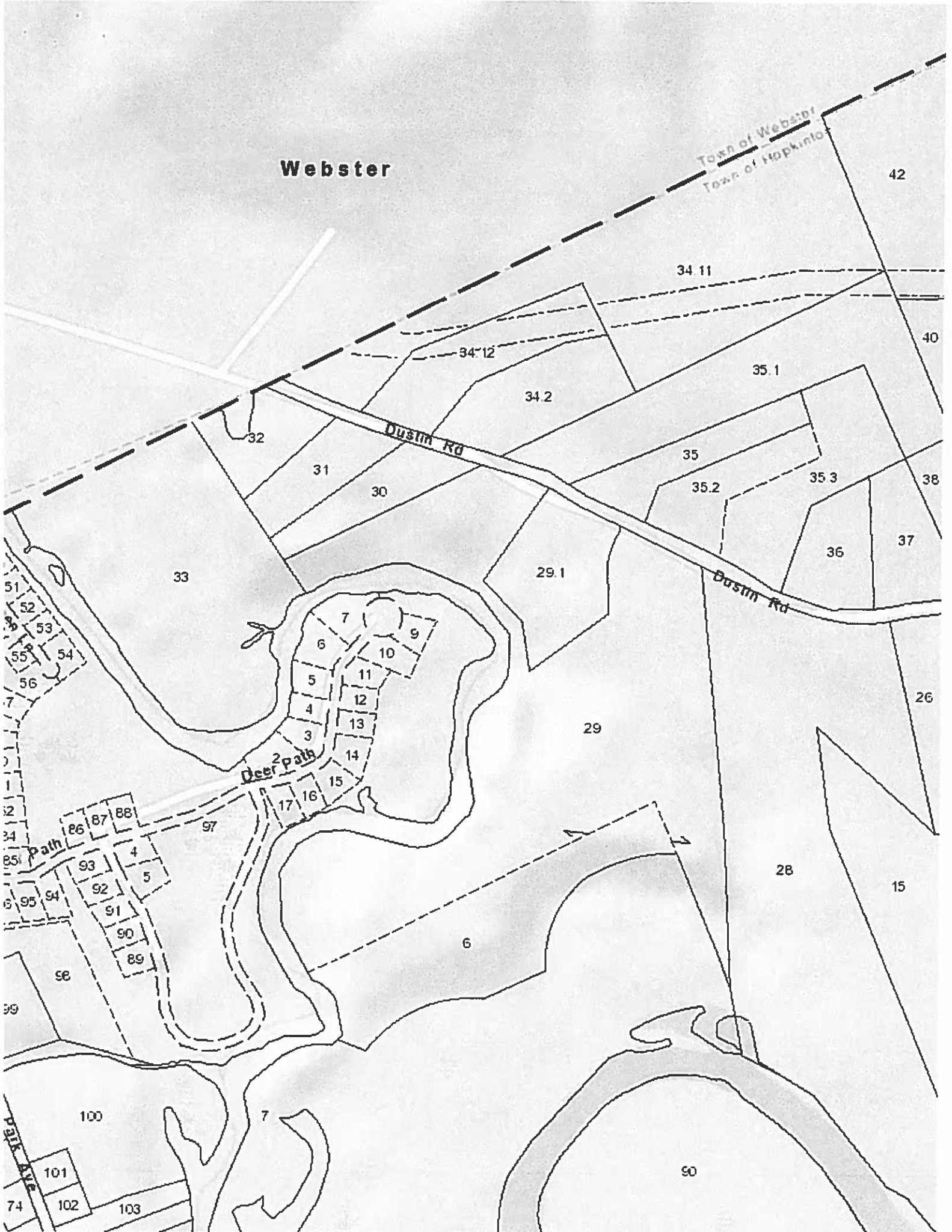
Personally appeared before me, on this 2 day of August, 2012, Merle C.E. Dustin, Trustee of the Eben H. Dustin Family Trust, u/d/o April 7, 2000 and as Trustee of the Merle C.E. Dustin Revocable Trust, u/d/o April 7, 2000, and subscribes and swears that the above statements contained in this Certificate are true and accurate.

Dorothy L. Kinsley
Notary Public/Justice of the Peace
My commission expires:
DOROTHY L. KINSLEY, Notary Public
My Commission Expires December 8, 2015

MERRIMACK COUNTY RECORDS
Kathie L. Gray, CPO, Register

Webster

Town of Webster
Town of Hopkinton



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