



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 DECEMBER 12, 2017

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, December 12, 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. **Review of Minutes and Notice of Decision of November 14, 2017.**
- III. **Conceptual Consultations, if any.**
- IV. **Application(s).**

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

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

- V. **Other Business.**
- VI. **Adjournment (Next regular meeting on Tuesday, January 9, 2018).**

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.



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES

NOVEMBER 14, 2017

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

I. **Call to Order.** Chairman Ellsworth called the meeting to order at 6:30 PM in the Hopkinton Town Hall.

II. **Review of the Minutes and Notice of Decision of October 10, 2017.**

Celeste Hemingson, seconded by Clarke Kidder, moved to **APPROVE** the Minutes of October 10, 2017, as presented. Motion carried unanimously in favor (Wilkey, Hemingson, Steele, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

Clarke Kidder, seconded by Michael Wilkey, moved to **APPROVE** the Notice of Decision of October 10, 2017, as presented. Motion carried unanimously in favor (Wilkey, Hemingson, Steele, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

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

IV. **Other Business.**

- Mrs. Robertson made the Board aware of an amendment to the Statute concerning notification of hearings. The amendment requires a planning board or zoning board of adjustment to give notice by "verified mail," rather than "certified mail". As a result, Mrs. Robertson expects that Hopkinton will utilize the "Certificate of Mailing" service that is offered by the US Postal Service. This change will reduce the cost of mailings and will allow the recipient to have the mailing delivered to their mailbox, rather than having to sign and pick-up the mailing at their post office.
- Mrs. Robertson will present a hand-out at the next meeting that is intended as a "quick reference" when reviewing the uses in the Table of Uses and related provisions of the Zoning Ordinance. A similar "quick reference" will be provided for when reviewing the Table of Dimensional Requirements.

V. **Adjournment.**

Chairman Ellsworth declared the meeting adjourned at 7:10 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, December 12, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



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

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

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

December 6, 2017

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

RE: Application Lot Line Adjustment & Subdivision
Lands of Richard E. & Virginia Haines
Irene A. Johnson-Dieter and
Edith L. Houston and Richard C, Houston
Assessors Map 101 Lots 63 & 69
Assessors Map 225 Lot 42
(Revision to Letter dated November 20, 2017)

Dear Chair Ellsworth and members of the Board:

Please find enclosed the application for a Lot Line Adjustment and Subdivision Plan for Map 101 Lot 63 and 69 and Map 225 Lot 42. In order for existing Lot 69 to have the required frontage of 160.00 feet, we are proposing the following land transfers: land transfer from Lot 63 to Lot 69 of 2,002 square feet (Parcel A), land transfer from Lot 42 to Lot 63 of 1,025 square feet (Parcel B) and land transfer from Lot 63 to Lot 42 of 1,025 square feet (Parcel C). Parcels B and C constitute an even land transfer of 1,025 square feet for Lots 42 and 63. Once the Lot Line Adjustment is complete, we are proposing to subdivide Lot 69 into 2 lots, Lot 69-1 and Lot 69.

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: Lot 69 is a very large parcel and would be very costly for the applicant to have it surveyed. We have performed a detailed boundary and topographic survey within the area of the Lot Line Adjustment and proposed subdivision. We will show the remainder of Lot 63 and Lot 69 from the recorded plan and the town of Hopkinton Tax Maps. This being a Minor Subdivision and no roads are involved for newly created Lot 69-1; there will be no drainage issues.

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



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November 20, 2017

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

RE: Application Lot Line Adjustment & Subdivision
Lands of Richard E. & Virginia Haines
Irene A. Johnson-Dieter and
Edith L. Houston and Richard C, Houston
Assessors Map 101 Lots 63 & 69
Assessors Map 225 Lot 42

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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. PO Box 4258, Contoocook, NH 746-5240 and Irene Johnson 2017 Revocable Trust, 74 Amesbury Road, Contoocook, NH 746-1052 and Richard E. & Virginia Haines, 44 Amesbury Road, Contoocook, NH 746-5577.

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: Amesbury and Parker Road Zone: R-1 Tax Map(s): 101 225 Lot(s): 63 & 69 42

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: 11/15/17

Signature of Applicant: *[Signature]*

Date: 11-15-17

Signature of Owner: *Richard D. Houston*
Edith J. Houston

For Planning Board Use:	
Completed Application Filed: _____	Approved or Denied: _____
Amount of Fees Paid: _____	Plan Filed At MCRD: _____
Notice Advertised & Posted: _____	Plan Number: _____
Certified Notices Mailed: _____	
Accepted for Consideration: _____	

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

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Date: 11/15/17
Date: 11/16/17

Signature of Applicant: [Signature]
Signature of Owner: [Signature]

For Planning Board Use:

Completed Application Filed:	_____	Approved or Denied:	_____
Amount of Fees Paid:	_____	Plan Filed At MCRD:	_____
Notice Advertised & Posted:	_____	Plan Number:	_____
Certified Notices Mailed:	_____		
Accepted for Consideration:	_____		

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Signature of Applicant: [Signature]
 Signature of Owner: [Signature]

For Planning Board Use:

Completed Application Filed: _____	Approved or Denied: _____
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Notice Advertised & Posted: _____	Plan Number: _____
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Accepted for Consideration: _____	

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.

Pending

- Copies of any approvals or permits required from state and federal agencies.
- 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.
- 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.
- 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.

Pending

- 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:

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

- Cash, irrevocable letter of credit or passbook (in the name of the Town) issued by a Banking Institution doing business in New Hampshire, in the amount approved by the Planning Board and deposited with the Board of Selectmen.

- The performance guarantee shall comply with all statutory requirements and be satisfactory to the Board of Selectmen as to form, sufficiency, and manner of execution. The amount of the performance guarantee shall be in the amount representing 100% of the cost of completion of the streets, the installation of utilities, and other proposed facilities. Upon partial completion of the subdivision improvements and inspected by the Town's Consultant Engineer, the Board of Selectmen may authorize in writing a prorated reduction in the performance guarantee relating to the remaining cost to complete.

- The entity responsible for the constructing of the roadway and utilities shall provide the Town with cash, irrevocable letter of credit, or passbook (in the name of the Town) issued by a Banking Institution doing business in New Hampshire to cover the cost of inspection services. As a minimum this security shall be \$3.00/foot of roadway to be constructed plus ten percent (10%). Ten percent of the total construction observation costs shall be retained by the Town of Hopkinton to cover administrative costs.



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


Irene Johnson 2017 Revocable Trust
Irene A. Johnson, Trustee
74 Amesbury Road
Contoocook, NH 03229

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

RE: Lot Line Adjustment & Subdivision Application
Map 101 Lots 63 & 69
Map 225 Lot 42

To Whom It May Concern:

I, Irene A. Johnson, Trustee of the Irene Johnson 2017 Revocable Trust, 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.


Irene A. Johnson



T.F. BERNIER, INC.
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Richard E. & Virginia Haines
44 Amesbury Road
Contoocook, NH 03229

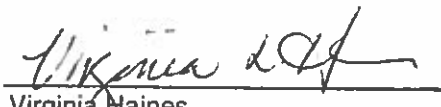
Town of Hopkinton
Planning Board
330 Main Street
Hopkinton, NH 03229

RE: Lot Line Adjustment & Subdivision Application
Map 101 Lots 63 & 69
Mao 225 Lot 42

To Whom It May Concern:

We, Richard E Haines & Virginia Haines, 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 E. Haines


Virginia Haines



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

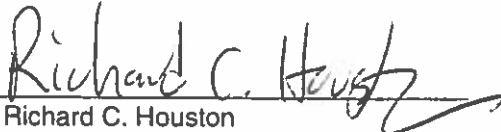
Richard C. Houston. & Edith L. Houston
PO Box 282
Contoocook, NH 03229

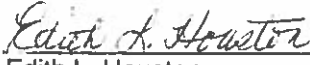
Town of Hopkinton
Planning Board
330 Main Street
Hopkinton, NH 03229

RE: Lot Line Adjustment & Subdivision Application
Map 101 Lots 63 & 69
Map 225 Lot 42

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

NOTES CONTINUED:

- LOTS TO BE SERVED BY INDIVIDUAL SEWER SYSTEMS AND BY TOWN WATER
- THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES APPROVED THE LOT SHOWN HEREON ON NOVEMBER 30, 2017. SEE APPROVAL NUMBER #SAD01711001

AREA OF TRANSFER FOR LOTS 42, 63 & 69

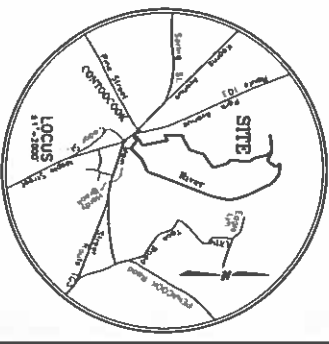
ORIGINAL AREA	LOT 42	LOT 63	LOT 69
PARCEL "A"	77,412.3 S.F.	228,034.2 S.F.	2,700,720.4 S.F.
PARCEL "B"	- 1,025 S.F.	+ 1,025 S.F.	+ 2,002 S.F.
PARCEL "C"	+ 1,025 S.F.	- 1,025 S.F.	- 2,002 S.F.
NEW AREA	77,412.3 S.F.	228,034.2 S.F.	2,700,720.4 S.F.

NCSA SOILS DATA

- (NEB SOIL SURVEY)
- 613A RICHIE FINE SANDY LOAM, 0 TO 3% SLOPES
- 104A FREQUENTLY FLOODING
- 101A FINE SANDY LOAM, 0 TO 3% SLOPES
- 290B CHAMPLAIN-WOODSTOCK COMPLEX, 3 TO 6% SLOPES

PLAN REFERENCES:

- LOT LINE ADJUSTMENT PLAN, LAND OF RICHARD C. HOUSTON & EDITH L. HOUSTON AND RICHARD C. HOUSTON & VIRGINIA HAINES, SCALE 1"=40', DATED MAY 2017 AND BEING RECORDED AT THE MERRIMACK COUNTY REGISTER OF DEEDS AS PLAN #20170010643.
- AMESBURY PARK, CONTOCOOK, NEW HAMPSHIRE, TRILL REAL ESTATE, INC. CONCEPT DRAFT, WASHINGTON, NH, SCALE 1"=80', DATED JULY 28, 2017 AND BEING RECORDED AT THE MERRIMACK COUNTY REGISTER OF DEEDS AS PLAN #20170010643.
- AMESBURY PARK, CONTOCOOK, NEW HAMPSHIRE, TRILL REAL ESTATE, INC. CONCEPT DRAFT, WASHINGTON, NH, SCALE 1"=80', DATED JULY 28, 2017 AND BEING RECORDED AT THE MERRIMACK COUNTY REGISTER OF DEEDS AS PLAN #20170010643.
- MAP 101 LOT 69-1, SCALE 1"=40', DATED MAY 2017 AND BEING RECORDED AT THE MERRIMACK COUNTY REGISTER OF DEEDS AS PLAN #20170010643.



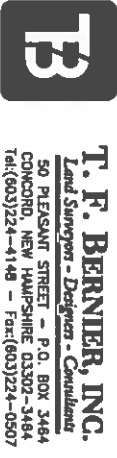
NOTES:

- THE PURPOSE OF THIS PLAN IS TO TRANSFER 0.023 ACRES, 1,025 SQUARE FEET (PARCEL "B") FROM LOT 42 AND TRANSFER 0.046 ACRES, 2,002 SQUARE FEET (PARCEL "C") FROM LOT 63 TO LOT 69 AND TO SUBDIVIDE LOT 69-1 FROM THE RESULTING LOT 69.
- THE SUBJECT PARCELS SHOWN HEREON ARE IN THE "R-1" - HIGH DENSITY RESIDENTIAL DISTRICT AND "R-4" - RESIDENTIAL-APPROPRIATE, DISTRICT AS DEFINED IN THE TOWN OF HOPKINTON ORDINANCE AND REGULATORY HANDBOOK AND ARE SUBJECT TO THE FOLLOWING DEPARTMENTAL REQUIREMENTS:
 - TOTAL AREA: 130,000 S.F.
 - MIN FRONTAGE: 150 FEET
 - MIN DEPTH: 120 FEET
 - BUILDING SETBACKS: 30'
 - MIN OPEN SPACE: 15'
 - MAX SEWER: 40'
 - MAX LOT COVERAGE: 30%
 - MIN LOT COVERAGE: 20%
 - MIN OPEN SPACE: 70%
- THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY 2017 USING A TOTAL STATION. THE TRANSFER WAS AN ERROR OF CLOSURE OF 1 PART IN 3,000.00. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW HAMPSHIRE SURVEYING ACT AND THE CODES OF ADMINISTRATIVE RULES LAM 500.
- THE BOUNDARIES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE NAD83/11 FROM PLAN REFERENCE NUMBER 1.
- A PORTION OF THE SUBJECT PARCELS LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HOPKINTON, COMMAUND PARCEL 130116 0002 Z WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- THE WETLAND BOUNDARIES SHOWN HEREON HAVE BEEN DETERMINED BY THE FIELD OFFICE OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDDES) IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES REQUIREMENTS (316-NH-1011-03).
- REFERENCE PLAN #1 SHOWS BOUNDARY AS DEPICTED ON PLAN REFERENCES #1 & #4. DISCREPANCIES IN PHYSICAL EVIDENCE AND DEED CALLS WERE FOUND AND HAVE BEEN CORRECTED IN THIS PLAN.

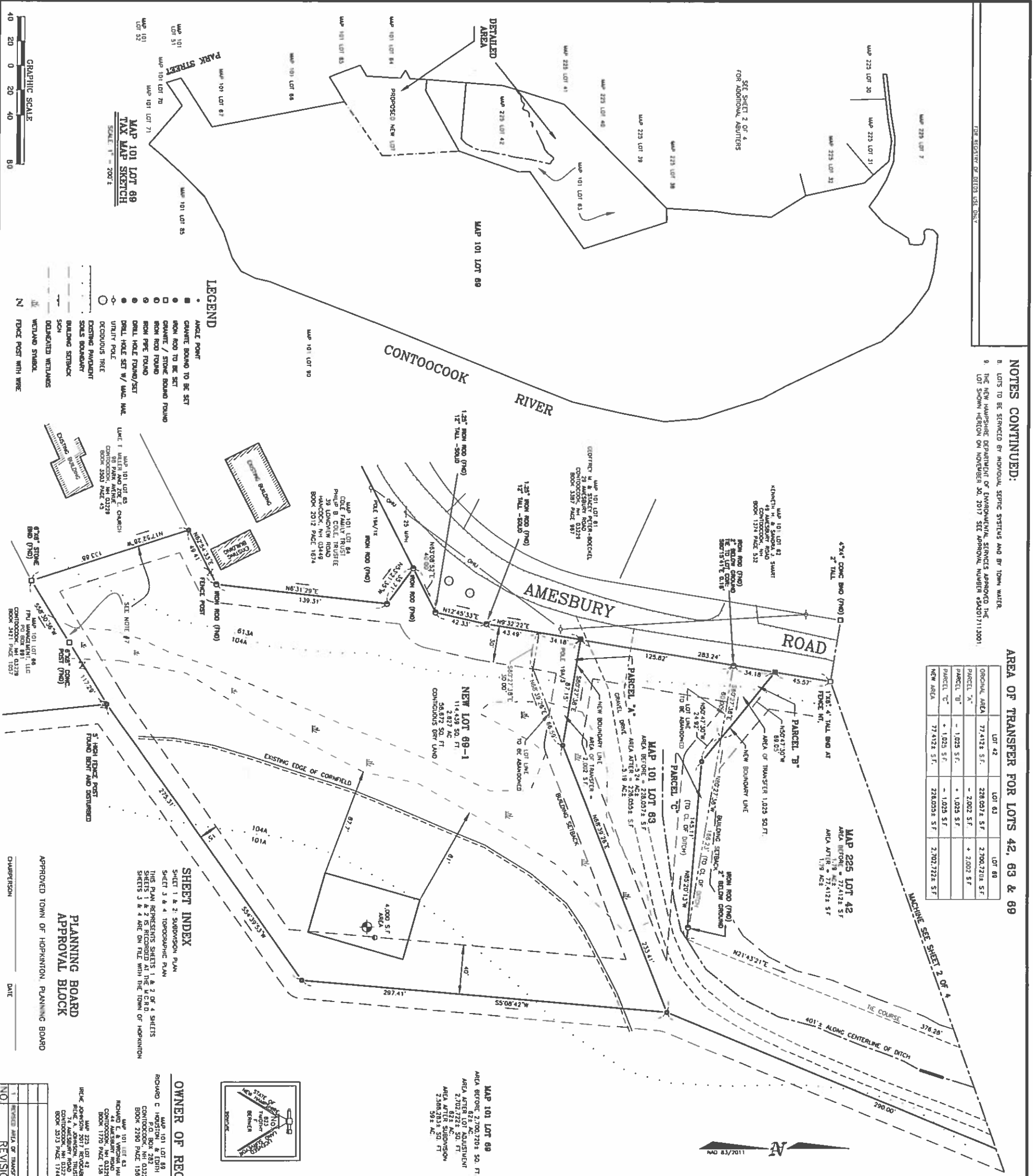
LOT LINE ADJUSTMENT AND SUBDIVISION PLAN

LAND OF
RICHARD C. HOUSTON & EDITH L. HOUSTON
 AND
IRENE JOHNSON 2017 REV. TR. AND RICHARD E. & VIRGINIA HAINES
 ASSESSOR'S MAP 101 LOTS 63 & 69
 PARK AVE. & AMESBURY ROAD
 CONTOCOOK VILLAGE
 HOPKINTON, NEW HAMPSHIRE

SCALE: 1"=40' DATE: NOVEMBER 2017
 SHEET 1 OF 4



T.F. BERNIER, INC.
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 50 PLEASANT STREET - P.O. BOX 3484
 CONCORD, NEW HAMPSHIRE 03301-3484
 Tel: (603) 224-4148 - Fax: (603) 224-0507



LEGEND

- ▲ ANGLE POINT
- GRANITE BOUND TO BE SET
- IRON ROD TO BE SET
- GRANITE / STAKE BOUND PAIUNG
- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND/SET
- DRILL HOLE SET BY W.M. M.M.
- UTILITY POLE
- DECIDUOUS TREE
- EXISTING PAVEMENT
- SOILS BOUNDARY
- BUILDING SETBACK
- SOIL
- DEDICATED WETLANDS
- WEEDED SYMBOL
- FENCE POST WITH WIRE

MAP 101 LOT 69 TAX MAP SKETCH

SCALE: 1"=200'



SHEET INDEX

SHEET 1 & 2: SUBDIVISION PLAN
 SHEET 3 & 4: TOPOGRAPHIC PLAN

THIS PLAN REPRESENTS SHEETS 1 & 2 OF 4 SHEETS
 SHEETS 3 & 4 ARE ON FILE WITH THE TOWN OF HOPKINTON

OWNER OF RECORD

MAP 101 LOT 69, L. HOUSTON
 RICHARD C. HOUSTON & EDITH L. HOUSTON
 CONTOCOOK, NH 03229
 BOOK 2290 PAGE 1594

MAP 101 LOT 63
 RICHARD C. & VIRGINIA HAINES
 CONTOCOOK, NH 03229
 BOOK 1770 PAGE 138

OWNER OF RECORD

MAP 225 LOT 42
 RICHARD JOHNSON 2017 REVOCABLE TRUST
 RICHARD JOHNSON
 CONTOCOOK, NH 03229
 BOOK 2573 PAGE 1744

APPROVED TOWN OF HOPKINTON, PLANNING BOARD
 APPROVAL BLOCK

CHAMPINSON DATE

NO	REVISION	DATE
1	ISSUED	11/30/17

DESIGNED BY: [Signature] DATE: 11/30/17
 DRAWN BY: [Signature] DATE: 11/30/17
 CHECKED BY: [Signature] DATE: 11/30/17
 APPROVED BY: [Signature] DATE: 11/30/17

FOR RECORD OF RECORD USE ONLY

ABUTTERS

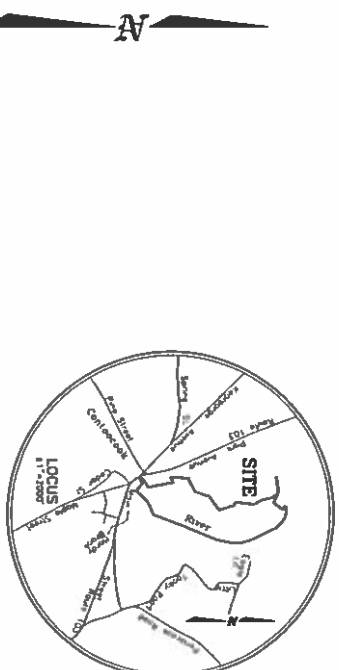
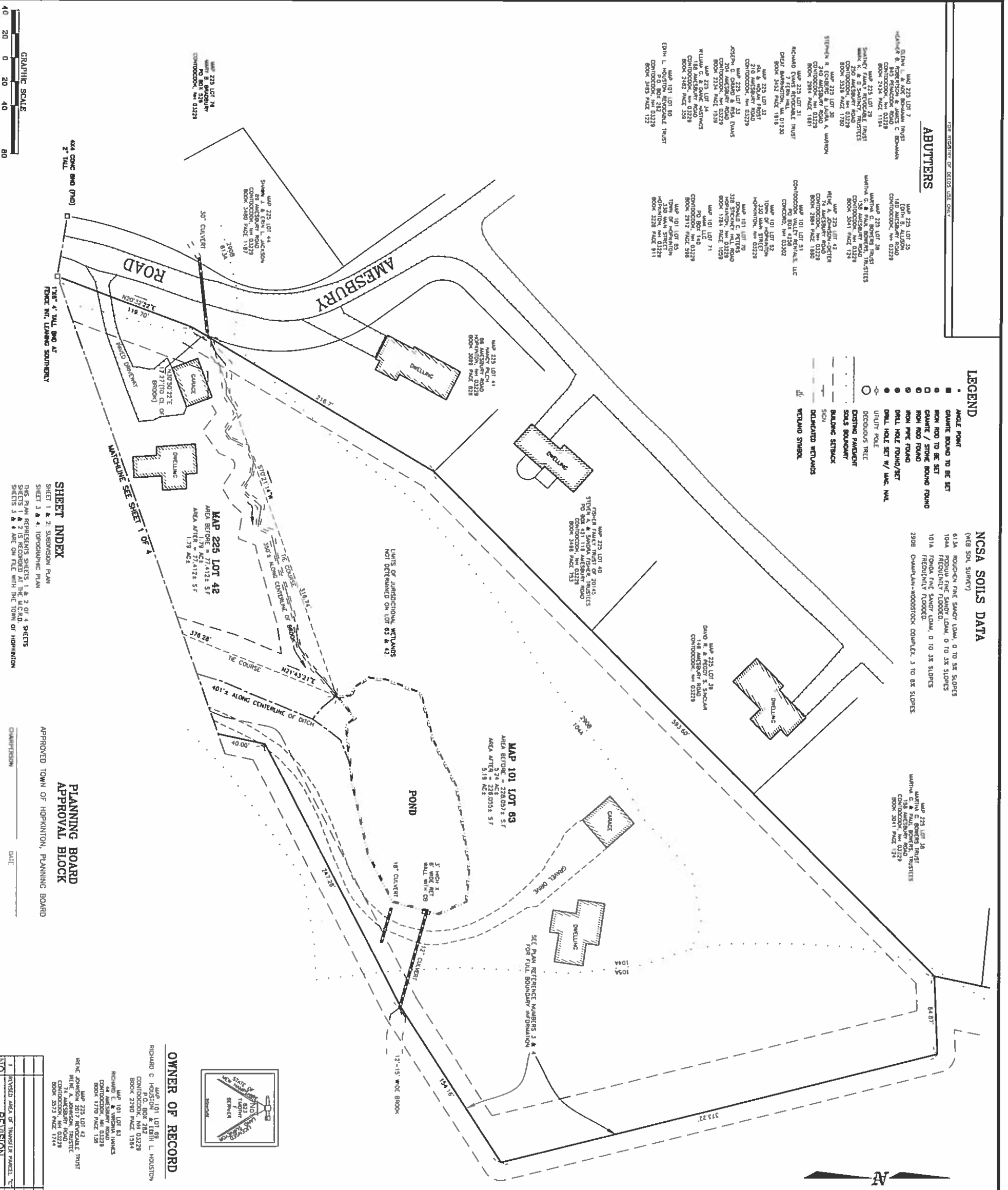
- MAP 225 LOT 3
EDITH L. HOUSTON
CONTOOCOOK, NH 03228
BOOK 2424 PAGE 1184
- MAP 225 LOT 2
RICHARD E. & VIRGINIA HAINES
CONTOOCOOK, NH 03228
BOOK 2424 PAGE 1184
- MAP 225 LOT 28
WORTHAM C. BOWERS TRUST
CONTOOCOOK, NH 03228
BOOK 2501 PAGE 1729
- MAP 225 LOT 29
WORTHAM C. BOWERS TRUST
CONTOOCOOK, NH 03228
BOOK 2501 PAGE 1729
- MAP 225 LOT 30
WORTHAM C. BOWERS TRUST
CONTOOCOOK, NH 03228
BOOK 2501 PAGE 1729
- MAP 225 LOT 31
WORTHAM C. BOWERS TRUST
CONTOOCOOK, NH 03228
BOOK 2501 PAGE 1729
- MAP 225 LOT 32
WORTHAM C. BOWERS TRUST
CONTOOCOOK, NH 03228
BOOK 2501 PAGE 1729
- MAP 225 LOT 33
WORTHAM C. BOWERS TRUST
CONTOOCOOK, NH 03228
BOOK 2501 PAGE 1729
- MAP 225 LOT 34
WORTHAM C. BOWERS TRUST
CONTOOCOOK, NH 03228
BOOK 2501 PAGE 1729
- MAP 225 LOT 35
WORTHAM C. BOWERS TRUST
CONTOOCOOK, NH 03228
BOOK 2501 PAGE 1729
- MAP 225 LOT 36
WORTHAM C. BOWERS TRUST
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BOOK 2501 PAGE 1729
- MAP 225 LOT 37
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BOOK 2501 PAGE 1729
- MAP 225 LOT 38
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- MAP 225 LOT 39
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BOOK 2501 PAGE 1729
- MAP 225 LOT 40
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- MAP 225 LOT 41
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- MAP 225 LOT 42
WORTHAM C. BOWERS TRUST
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BOOK 2501 PAGE 1729
- MAP 225 LOT 43
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- MAP 225 LOT 44
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- MAP 225 LOT 45
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- MAP 225 LOT 46
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- MAP 225 LOT 47
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- MAP 225 LOT 48
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- MAP 225 LOT 49
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- MAP 225 LOT 50
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- MAP 225 LOT 51
WORTHAM C. BOWERS TRUST
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- MAP 225 LOT 52
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- MAP 225 LOT 53
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- MAP 225 LOT 54
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- MAP 225 LOT 55
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- MAP 225 LOT 56
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- MAP 225 LOT 57
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- MAP 225 LOT 58
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- MAP 225 LOT 59
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- MAP 225 LOT 60
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- MAP 225 LOT 61
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- MAP 225 LOT 62
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BOOK 2501 PAGE 1729
- MAP 225 LOT 63
WORTHAM C. BOWERS TRUST
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BOOK 2501 PAGE 1729
- MAP 225 LOT 64
WORTHAM C. BOWERS TRUST
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BOOK 2501 PAGE 1729
- MAP 225 LOT 65
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- MAP 225 LOT 66
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- MAP 225 LOT 67
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- MAP 225 LOT 68
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- MAP 225 LOT 70
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LEGEND

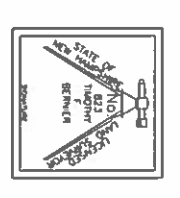
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- DRILL HOLE FOUND/SET
- DRILL HOLE SET W/ W.C. NAIL
- UTILITY POLE
- DECIDUOUS TREE
- EXISTING PAVEMENT
- SOIL BOUNDARY
- BUILDING STRUCK
- SOIL
- DEMARCATED WETLANDS
- WETLAND STRIP

NCSA SOILS DATA

- (468 SOIL SURVEY)
- 613A MEDIUM FINE SANDY LOAM, 0 TO 5% SLOPES
- 194A FINE SANDY LOAM, 0 TO 3% SLOPES
- 101A FINE SANDY LOAM, 0 TO 3% SLOPES
- 280B CHAMPLAIN-WOODSTOCK COMPLEX, 3 TO 8% SLOPES



MAP 101 LOT 66
 AREA BEFORE: 2,700.703 SQ. FT.
 6.2% AC.
 AREA AFTER LOT ADJUSTMENT:
 2,702.222 SQ. FT.
 AREA AFTER SUBDIVISION:
 2,568.203 SQ. FT.
 59% AC.



OWNER OF RECORD

MAP 101 LOT 66
 RICHARD C. HOUSTON & EDITH L. HOUSTON
 CONTOOCOOK, NH 03228
 BOOK 2280 PAGE 1564

MAP 101 LOT 42
 RICHARD E. & VIRGINIA HAINES
 CONTOOCOOK, NH 03228
 BOOK 1720 PAGE 158

**LOT LINE ADJUSTMENT AND
 SUBDIVISION PLAN**
 LAND OF
**RICHARD C. HOUSTON &
 EDITH L. HOUSTON
 AND
 IRENE JOHNSON 2017 REV. TR.
 AND
 RICHARD E. & VIRGINIA HAINES**
 ASSESSOR'S MAP 101 LOTS 63 & 69
 ASSESSOR'S MAP 225 LOT 42
 PARK AVE. & AMESBURY ROAD
 CONTOOCOOK VILLAGE
 HOPKINTON, NEW HAMPSHIRE

SCALE: 1"=40' DATE: NOVEMBER 2017
 SHEET 2 OF 4

T.F. BERNIER, INC.
Land Surveyors - Designers - Consultants
 50 PLEASANT STREET - P.O. BOX 3464
 CONCORD, NEW HAMPSHIRE 03302-3464
 Tel:(603)224-4148 - Fax:(603)224-0507

SHEET INDEX
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 SHEET 3 & 4: TOPOGRAPHIC PLAN
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 SHEETS 3 & 4 ARE ON FILE WITH THE TOWN OF HOPKINTON

**PLANNING BOARD
 APPROVAL BLOCK**
 APPROVED TOWN OF HOPKINTON, PLANNING BOARD
 CHAMBERSON _____ DATE: _____

NO.	REVISION	DATE
1	REVISED AREA OF TRANSFER PARCEL TO	11/20/17

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____
 DATE: 07-19-2017

NOTES CONTINUED:

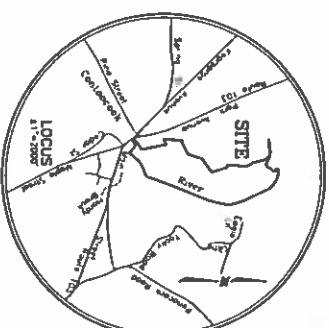
- 8. LOTS TO BE SERVICED BY SEWER, SEPTIC SYSTEMS AND BY TOWN WATER.
- 9. THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES APPROVED THE LOT SHOWN HEREON ON NOVEMBER 30, 2017 SEE APPROVAL NUMBER #2420111300

TEST PIT DATA

OCTOBER 10, 2017
 P/11 100% 1/2" MED SANDY LOAM
 0-12" 100% 1/2" MED SANDY LOAM
 12"-28" 100% 6/8" MED SANDY LOAM
 28"-60" 10% 3/4" MED SAND
 LOOSELY LOOSELY
 FOUND AT 300'
 NO ROOTS
 NO WATER
 NO LIME AT 60"
 PERC RATE 450"/HR

NCSA SOILS DATA

- (WEB SOIL SURVEY)
- 612A RICHFIELD FINE SANDY LOAM, 0 TO 3% SLOPES
- 104A FRODOURITE FLOODED
- 101A FRODOURITE FLOODED
- 101A FRODOURITE FLOODED
- 2808 COW-PH-PAH-WOODSTOCK COMPLEX, 3 TO 8% SLOPES.



PLAN REFERENCES:

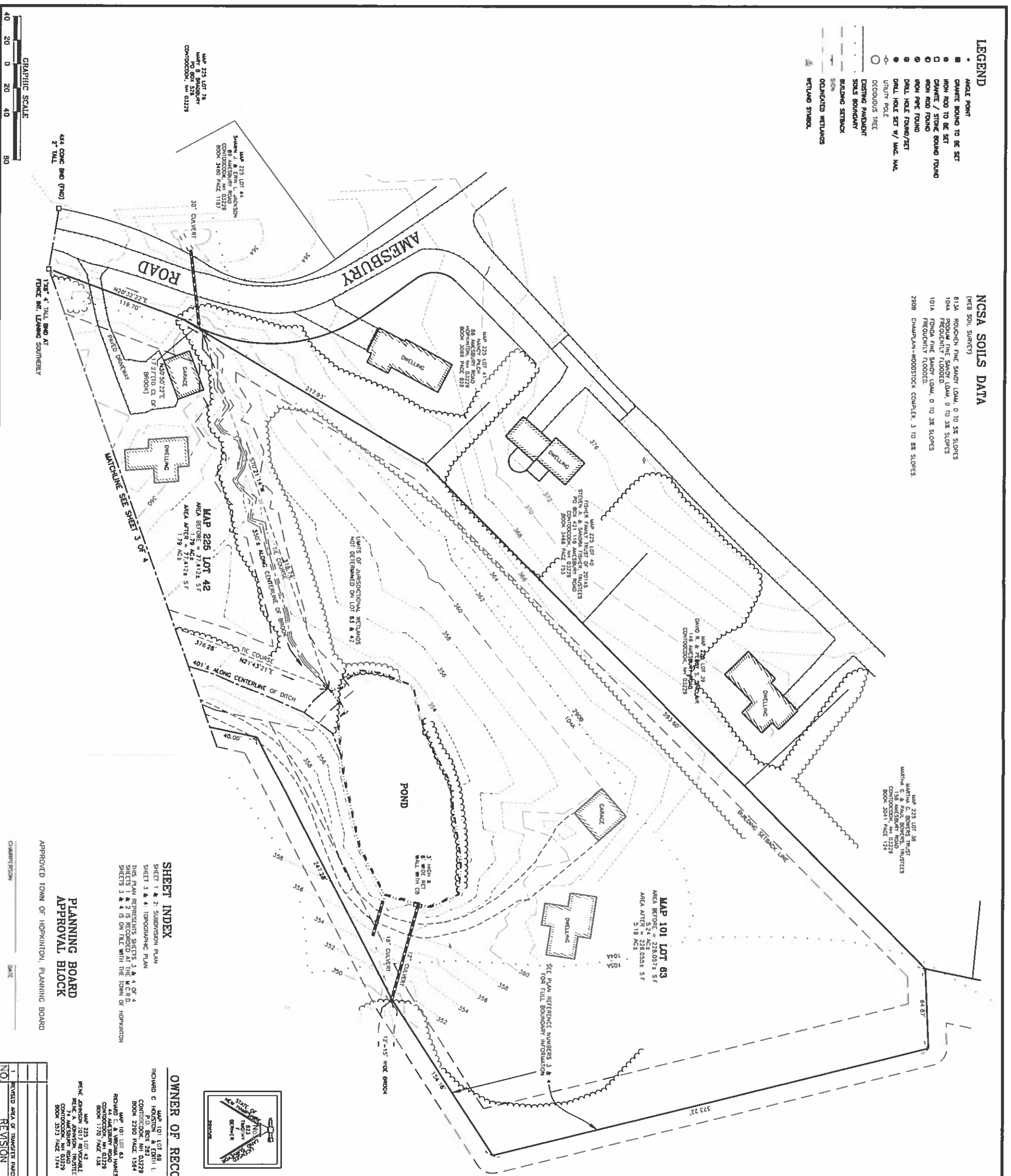
1. LOT LINE ADJUSTMENT PLAN, LAND OF RICHARD C. HOUSTON & EDITH L. HOUSTON AND CONTOCOOK RIVER, MAP 101, LOTS 64 & 65, 66 & 67, 68 & 69, 70 & 71, 72 & 73, 74 & 75, 76 & 77, 78 & 79, 80 & 81, 82 & 83, 84 & 85, 86 & 87, 88 & 89, 90 & 91, 92 & 93, 94 & 95, 96 & 97, 98 & 99, 100 & 101, 102 & 103, 104 & 105, 106 & 107, 108 & 109, 110 & 111, 112 & 113, 114 & 115, 116 & 117, 118 & 119, 120 & 121, 122 & 123, 124 & 125, 126 & 127, 128 & 129, 130 & 131, 132 & 133, 134 & 135, 136 & 137, 138 & 139, 140 & 141, 142 & 143, 144 & 145, 146 & 147, 148 & 149, 150 & 151, 152 & 153, 154 & 155, 156 & 157, 158 & 159, 160 & 161, 162 & 163, 164 & 165, 166 & 167, 168 & 169, 170 & 171, 172 & 173, 174 & 175, 176 & 177, 178 & 179, 180 & 181, 182 & 183, 184 & 185, 186 & 187, 188 & 189, 190 & 191, 192 & 193, 194 & 195, 196 & 197, 198 & 199, 200 & 201, 202 & 203, 204 & 205, 206 & 207, 208 & 209, 210 & 211, 212 & 213, 214 & 215, 216 & 217, 218 & 219, 220 & 221, 222 & 223, 224 & 225, 226 & 227, 228 & 229, 230 & 231, 232 & 233, 234 & 235, 236 & 237, 238 & 239, 240 & 241, 242 & 243, 244 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LEGEND

- ANGLE POINT
- GRANITE FOUND TO BE SET
- IRON ROD TO BE SET
- CHAINITE / STONE BOUND FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND/SET
- DRILL HOLE SET w/ W.C. WALL
- UTILITY POLE
- DECADUOUS TREE
- DISTINGUISH PAVEMENT
- SOILS BOUNDARY
- BUILDING SETBACK
- 50' M
- OUNDAINED WETLANDS
- WETLAND SYMBOL

NCSA SOILS DATA

- (WEB SOIL SURVEY)
- 613A ROUGH FINE SANDY LOAM, 0 TO 3% SLOPES
 - 104A PRODUCE FINE SANDY LOAM, 0 TO 3% SLOPES FREQUENTLY FLOODED
 - 101A FINE SANDY LOAM, 0 TO 3% SLOPES FREQUENTLY FLOODED
 - 290B CHAMPPLAIN-WOODSTOCK COMPLEX, 3 TO 8% SLOPES

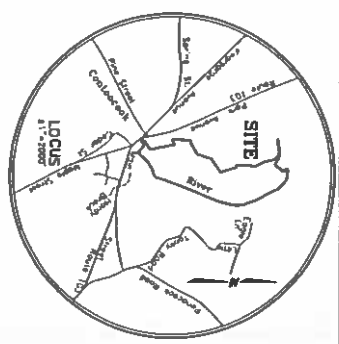
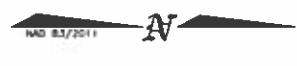
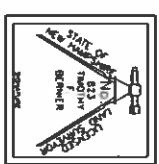


APPROVED TOWN OF HOPKINTON, PLANNING BOARD
PLANNING BOARD
APPROVAL BLOCK

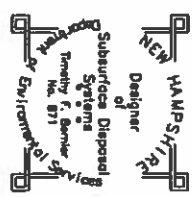
SHEET INDEX
 SHEET 1 & 2: SUBDIVISION PLAN
 SHEET 3 & 4: TOPOGRAPHIC PLAN
 THIS PLAN REPRESENTS SHEETS 3, 4, 4 OF 4
 SHEETS 1, 2, 3, 4, 4 OF 4
 SHEETS 3 & 4 IS ON FILE WITH THE TOWN OF HOPKINTON

OWNER OF RECORD
 MAP 101 LOT 69
 INGHARD C. HANCOCK, TRUST
 P.O. BOX 282
 CONTOCOCK, NH 03229
 BOOK 2290 PAGE 1944

MAP 101 LOT 63
 RICHARD E. & VIRGINIA HAINES
 CONTOCOCK, NH 03229
 BOOK 1770 PAGE 138



MAP 101 LOT 69
 AREA BEFORE: 2,700,720 SQ. FT.
 AREA AFTER LOT ADJUSTMENT: 2,707,722 SQ. FT.
 AREA AFTER SUBDIVISION: 2,580,793 SQ. FT.
 592 AC



TOPOGRAPHIC PLAN

LAND OF
**RICHARD C. HOUSTON &
 EDITH L. HOUSTON
 AND
 IRENE JOHNSON 2017 REV. TR.
 AND**

RICHARD E. & VIRGINIA HAINES
 ASSESSOR'S MAP 101 LOTS 63 & 69
 ASSESSOR'S MAP 225 LOT 42
 PARK AVE. & AMESBURY ROAD
 CONTOCOCK VILLAGE
 HOPKINTON, NEW HAMPSHIRE
 SCALE: 1"=40'
 DATE: NOVEMBER 2017
 SHEET 4 OF 4



T.F. BERNIER, INC.
 Land Surveyors - Designers - Consultants
 50 PLEASANT STREET - P.O. BOX 3464
 CONCORD, NEW HAMPSHIRE 03302-3464
 Tel: (603) 224-4148 Fax: (603) 224-0507



NO.	REVISION	DATE
1	REVISED AREA BY TOWN OF HOPKINTON	11/13/17

DESIGNED BY	CHECKED BY	DATE
DM	FB	11/13/17
DM	PC	11/13/17
DM	JB	11/13/17
DM	AS	11/13/17