



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 APRIL 11, 2017

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, April 11, 2017, at 6:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and take action on the following:

- I. **Call to Order** (Determine quorum, review attendance of Regular Members and seating of Alternate Members, if necessary).
- II. **Conceptual Consultations, if any.**
- III. **Review of Minutes and Decision of March 21, 2017.**
- IV. **Applications** (Public hearing will immediately follow if the applications are accepted as complete).

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

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

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

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

V. **Master Plan**

- a) Review of revisions to maps associated with Conservation, Preservation and Open Space Chapter.
- b) Review of draft outline of elements to be included in Transportation Chapter.

VI. **Adjournment (Next regular meeting on Tuesday, May 9, 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

MARCH 21, 2017

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

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

II. **Review of the Minutes and Notice of Decision of January 10 and February 14, 2017.**

Mrs. Connolly, seconded by Mrs. Hemingson, moved to **APPROVE** the Minutes of January 10, 2017, as presented. Motion carried unanimously in favor (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** the Minutes of February 14, 2017, as presented. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

III. **Conceptual Consultations.**

There were no conceptual consultations.

IV. **Applications**

Lot Line Adjustment #2017-01, Andrew & Lori Jennison and H. Dean Associates, LLC, to annex 37,428 sq. ft. of Lot 1.9 (H. Dean Assoc.) to Lot 1.8 (Jennison), located off Wildwood, shown on Tax Map 223 as Lots 1.8 & 1.9, R-4 district.

Dan Mullen of Richard Bartlett & Associates advised that after the lot line adjustment Lot 1.8 will contain 3.89 acres and Lot 1.9 will contain 3.20 acres. The minimum contiguous area of both parcels will exceed requirements. Lot 1.8 currently has an existing single-family home and Lot 1.9 remains vacant.

Andrew Jennison, an owner of Lot 1.9, noted his intention in the lot line adjustment is to prevent a structure from being built in close proximity of his home.

Mr. O'Brien, seconded by Mrs. Hemingson, moved to **ACCEPT** Application #2017-01 as complete and for consideration. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Chairman Ellsworth declared the public hearing portion of the meeting closed as there was no one present to provide public testimony.

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** Application #2017-01 as presented. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Subject to review and approval.

V. Master Plan

- a. Michael Tardiff, Executive Director of the Central NH Regional Planning Commission (CNHRPC) provided a brief overview of the draft Population and Economics Chapter.

Planning Board accepted the draft as presented and agreed to schedule a public hearing for Tuesday, April 11, 2017, to adopt the chapter as an amendment to the 2002 Hopkinton Master Plan.

- b. Planning Board deferred review of a draft of the Conservation, Preservation and Open Space Chapter; however, did agree to initiate assistance from Central NH Regional Planning Commission in revising the associated maps.
- c. Mr. Tardiff provided a brief overview of the CNHRPC's role in updating the Transportation Chapter. After receiving comments from the Board as to the elements that they would be interested in including in the Chapter, Mr. Tardiff agreed to provide the Board with an outline for review at a future Board meeting.

VI. Other business, if any.

- a. The intersection of Route 202/9, Hopkinton/Henniker Town Line.

CNHRPC is facilitating a joint meeting with Hopkinton/Henniker and a NH DOT Engineer concerning necessary improvements to the intersection of Route 202/9 at the Hopkinton/Henniker Town Line. The meeting is tentatively scheduled for Monday, April 10, 2017, in the Town of Henniker. The time and location in Henniker have yet to be determined.

- b. Appointment of Planning Board Chair and Vice Chair.

Mrs. Hemingson, seconded by Mrs. Connolly, moved to **RE-APPOINT** Bruce Ellsworth as Chairman of the Planning Board. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Mrs. Bradstreet, seconded by Mrs. Hemingson, moved to **RE-APPOINT** Michael Wilkey as Vice Chairman of the Planning Board. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

VII. Adjournment.

Chairman Ellsworth declared the meeting **ADJOURNED** at 7:35 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, April 11, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



Town of Hopkinton

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Tel: 603 746-3170

Fax: 603 746-2952

HOPKINTON PLANNING BOARD NOTICE OF DECISION MARCH 21, 2017

Notice is hereby given that the Hopkinton Planning Board met on **Tuesday, March 21, 2017, at 6:30 PM** in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

I. Review of the Minutes of January 10 and February 14, 2017.

Cettie Connolly, seconded by Celeste Hemingson, moved to **APPROVE** the Minutes of January 10, 2017, as presented. Motion carried unanimously in favor (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of February 14, 2017, as presented. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

II. Applications

Lot Line Adjustment #2017-01, Andrew & Lori Jennison and H. Dean Associates, LLC, to annex 37,428 sq. ft. of Lot 1.9 (H. Dean Assoc.) to Lot 1.8 (Jennison), located off Wildwood, shown on Tax Map 223 as Lots 1.8 & 1.9, R-4 district.

Jim O'Brien, seconded by Celeste Hemingson, moved to **ACCEPT** Application #2017-01 as complete and for consideration. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** Application #2017-01 as presented. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

III. Master Plan

- a) Planning Board accepted the draft Population and Economics Chapter as presented and agreed to schedule a public hearing for Tuesday, April 11, 2017, to adopt the chapter as an amendment to the 2002 Hopkinton Master Plan.
- b) Planning Board deferred review of a draft of the Conservation, Preservation and Open Space Chapter; however, agreed to initiate assistance from Central NH Regional Planning Commission in revising the associated maps.
- c) Michael Tardiff of the Central NH Regional Planning Commission agreed to provide the Planning Board with a draft outline of the contents of a Transportation Chapter for review at a future Board meeting.

IV. Other business, if any.

- a) Appointment of Planning Board Chair and Vice Chair.

Subject to review and approval.

Celeste Hemingson, seconded by Cettie Connolly, moved to **RE-APPOINT** Bruce Ellsworth as Chairman of the Planning Board. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Jane Bradstreet, seconded by Celeste Hemingson, moved to **RE-APPOINT** Michael Wilkey as Vice Chairman of the Planning Board. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

V. Adjournment.

Chairman Bruce Ellsworth declared the meeting **ADJOURNED** at 7:35 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, April 11, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director

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



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

March 17, 2017

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

RE: Application Lot Line Adjustment
Lands of Anthony N. Quinn Revocable Trust &
Shirley D. Quinn Revocable Trust
Assessors Map 239 Lots 60 & 63

Dear Chair Ellsworth and members of the Board:

Please find enclosed the application of Anthony N. Quinn Revocable Trust and Shirley D. Quinn Revocable Trust for a Lot Line Adjustment. The applicants propose to annex 15,073 square feet, "Parcel A", from Map 239 Lot 63 to Map 239 Lot 60. Lot 60 is a lot of record that presently contains 80,191 square feet. With the transfer of 15,073 square feet from Lot 63, Lot 60 will contain 95,264 square feet. Lot 63 after the transfer will contain 183,668 square feet. Per the Town of Hopkinton Zoning Ordinance, the required lot area is 120,000 square feet for R-3 Zone. By implementing this Lot Line Adjustment, Lot 60 becomes less non-conforming as a lot of record.

Lot 63 has an existing family home and Lot 60 is currently vacant.

We are in the process of obtaining State Subdivision Approval.

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

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

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

Number of lots and/or units proposed: 2

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

Residential Temporary Residential Recreational Agricultural Institutional
 Commercial Industrial Accessory

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

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

Please submit the following with the completed application:

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

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

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

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

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

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

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

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

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

Date: 3/17/17 Signature of Applicant: Shirley D. Quinn
 Date: 3/17/17 Signature of Owner: Shirley D. Quinn

For Planning Board Use:	
Completed Application Filed:	<u>3-20-17</u> Approved or Denied: _____
Amount of Fees Paid:	<u>\$180.00</u> Plan Filed At MCRD: _____
Notice Advertised & Posted:	<u>3-31-17</u> Plan Number: _____
Certified Notices Mailed:	_____
Accepted for Consideration:	_____



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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: Lot Line Adjustment Application
Map 239 Lots 60 & 63

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

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Concord, NH 03302-3464

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Abutters List
Anthony N. Quinn Revocable Trust &
& Shirley D. Quinn Revocable Trust
Tax Map 239 Lots 60 & 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	7 & 8	The Elaine H. 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	61	Peter C. Haskell 311 Putney Hill Road Hopkinton, NH 03229
239	64	John C. Ransmeier Michael M. Ransmeier One Capital Street - P.O. Box 600 Concord, NH 03302-0600

Professional Consultants

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

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

General Information

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

Design and Sketch Plan

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

TOWN OF HOPKINTON, NH
SUBDIVISION CHECKLIST

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

Subdivision Plan

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

MAP 239 LOT 60

406175

2001 JAN -2 AM 9:48

BK2237 PG1825

32

675.00

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.

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** THOUSAND	6 HUNDRED AND 75 DOLLARS
01/02/2001	461994 \$ *****675.00
VOID IF ALTERED	

BK2237 PG1826

Executed this 22 day of December, 2000.

Ellen P. Fenstermaker, Trustee
Ellen P. Fenstermaker, Trustee
of The Fenstermaker Family Trust

Ellen P. Fenstermaker
Ellen P. Fenstermaker, Individually

STATE OF MARYLAND
COUNTY OF Prince Georges

On this 22 day of December, 2000, personally appeared Ellen P. Fenstermaker, Trustee of The Fenstermaker Family Trust and individually and acknowledged that she executed the foregoing instrument for the purposes therein contained.

Debra G. Cazzan
Print Name: Debra G. Cazzan
Notary Public
My Commission Expires: April 1, 2003
Notary Seal:



MERRIMACK COUNTY RECORDS

Kathie L. Gray, Register

②
1442
2-
25-

2 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



MCRD Book 3090 Page 1952

MAP 239 LOT 63



40.00 WARRANTY DEED

SHIRLEY D. QUINN, of Hopkinton, Merrimack County, New Hampshire, for consideration paid, grants to SHIRLEY D. QUINN, TRUSTEE OF THE SHIRLEY D. 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 E. 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:

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
		40	
THOUSAND		HUNDRED AND	
DOLLARS			
MO.	DAY	YR.	AMOUNT
10	06	2008	859488 \$ 40
VOID IF ALTERED			

1. Mortgage granted by Anthony N. Quinn and Shirley D. Quinn to Merrimack County Savings Bank dated August 7, 1998 and recorded at Book 2112, Page 1177 of the Merrimack County Registry of Deeds.

2. Merrimack Evergreen Line Mortgage granted by Anthony N. Quinn and Shirley D. Quinn dated December 26, 2001 and recorded with the Merrimack County Registry of Deeds at Book 2328, Page 342.

Meaning and intending to describe the same property conveyed by Elizabeth Putney Winger, also known as Grace Elizabeth Putney Winger, to Anthony N. Quinn and Shirley D. Quinn by deed dated April 19, 1974 and recorded at Book 1208, Page 237, said Registry of Deeds.

HOMESTEAD RIGHTS RETAINED: Pursuant to RSA 480:9, I hereby retain my homestead rights in the within described property, and the homestead rights of my husband, Anthony N. Quinn are also retained.

Executed this 23rd day of September, 2008.

S. M. Kane
Witness

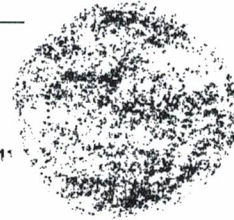
Shirley D. Quinn
Shirley D. Quinn

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of September, 2008, by Shirley D. Quinn.

Steven Cohen
Justice of the Peace / Notary Public
My Commission Expires:
Seal or Stamp:

STEVEN COHEN, Notary Public
My Commission Expires August 9, 2011



J:\AWDOX\DOCS\CLIENTS\09531\45775\M1247411.DOC

MERRIMACK COUNTY RECORDS
Kathi L. Gray, CPO, Register



**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: Michael Dutton, 91 N. Stark Hwy., Weare, NH 03281
(603) 529-4999

Name, mailing address and telephone number of property owner: Same as owner

Name, mailing address and telephone number of engineer, architect, soil scientist, wetland scientist and land surveyor: Higginson Land Services, 76 Patterson Hill Rd., Henniker, NH 03242
SMP Architecture, 30 S. Main St., Concord, NH 03301

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

Location of Site: 1325 Hopkinton Road Zone: R-4 Tax Map(s): 258 Lot(s): 73

Number of lots and/or units proposed: N/A

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: 3/30/2017 Signature of Applicant: _____

Date: 3/30/2017 Signature of Owner: _____

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: _____	

Hopkinton Animal Hospital

Description of the Updated Design

The current proposal, dated 3-31-2017, shows an all-new 1-story building located just inside the northerly and westerly set-backs. This arrangement more closely follows the pattern of older houses along Hopkinton road and allows for the parking to be to the side of the building. Our intent is to use clapboard siding, traditional trim details, and window locations and proportions to resemble local housing.

This parking is constrained by the edge of the wetland to the east, and drains away from the building. The exiting lot along the road would be removed though the curb cut would remain in the same place. The building footprint shown is 2000 s.f., and the parking capacity is 13 including one H.C. space at the front of the building. There is no longer any residential use associated with the project.

The arrangement with the building to the west and the parking to the east also works to insulate the neighbor to the west from the vehicular traffic and activities of loading and unloading animals associated with the hospital.

Should further expansion happen in the future, this plan anticipates building expansion to the south with six added parking spaces, again on the east side. The illustration shows an additional 2170 s.f. Again, the pattern of a front building with a transverse gable roof with subordinate structures trailing off behind mimics the traditional structures in the neighborhood.

Roof plans of each phase are also included.

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

Return to:
MCNICHOLAS LAW OFFICES, PA
95 NORTH STATE STREET
CONCORD NH 03301

TAX STAMP: \$2,250.00

WARRANTY DEED

1325 HOPKINTON ROAD HOLDINGS, LLC, of a New Hampshire limited liability company with a mailing address of 185 Pine Street, Contoocook, County of Merrimack and State of New Hampshire 03229, for consideration paid, grants to **MICHAEL A. DUTTON**, of 91 North Stark Highway, Weare, County of Hillsborough and State of New Hampshire 03281 with WARRANTY COVENANTS the following:

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Hopkinton, County of Merrimack and State of New Hampshire, on the southerly side of the highway from Hopkinton to Concord known as U.S. Route 202, bounded and described as follows, to wit:

Beginning at a point on the southerly side of said highway at land now or formerly of Thelma G. McIntosh as conveyed to her by Warranty Deed of Contoocook Artesian Well Co., Inc. dated 25 May 1971, recorded at Merrimack County Registry of Deeds at Book 1099, Page 170; thence

Southeasterly by said McIntosh land approximately 140 feet to an iron pipe set in the ground; thence

Southerly by said McIntosh land approximately 470 feet to a stone wall at land now or formerly of Ira N. Gove; thence

Easterly by said wall and land of Gove 74 feet to an intersection of stone wall at land now or formerly of Richard I. and Joan P. Gourley; thence

Northerly following the course of a stone wall by said Gourley land approximately 290 feet; thence

Easterly approximately 87 feet by said Gourley land crossing a rivulet or stream to an iron pipe set in the ground at land now or formerly of Alan and Margaret Stewart, formerly of said Gourley; thence

Northerly 304 feet, more or less, by said Stewart land to a stone bound on the southerly side of said highway; thence

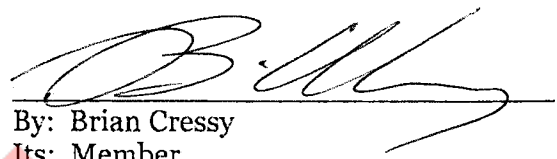
Westerly by the southerly side of said highway approximately 203 feet to the point of beginning. Containing 1 3/4 acres, more or less.

Meaning and intending to convey the same premises as conveyed to the Grantor by Warranty Deed dated February 4, 2016 and recorded in the Merrimack County Registry of Deeds at Book 3505, Page 1851.

Signed this 14th day of December, 2016.

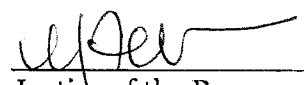
1325 Hopkinton Road Holdings, LLC

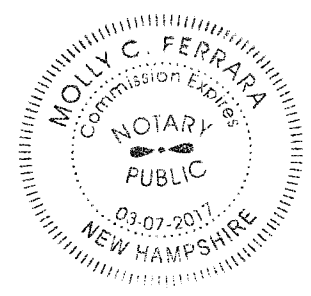
MCRD


By: Brian Cressy
Its: Member

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 14th day of December, 2016 by Brian Cressy, Member on behalf of 1325 Hopkinton Road Holdings, LLC, duly authorized.


Justice of the Peace
My Commission Expires on: _____
Printed Name:





100 foot Abutters List Report

Hopkinton, NH

March 30, 2017

Subject Property:

Parcel Number: 258-073-000
CAMA Number: 258-073-000
Property Address: 1325 HOPKINTON RD

Mailing Address: MICHAEL A. DUTTON
91 NORTH STARK HWY
WEARE, NH 03281

Abutters:

Parcel Number: 251-038-000
CAMA Number: 251-038-000
Property Address: 1344 HOPKINTON RD

Mailing Address: TRAN DANNY TRAN NGHIA
19 FRANKLIN ST APT 1
LOWELL, MA 01854

Parcel Number: 251-044-000
CAMA Number: 251-044-000
Property Address: 38 TAYLOR RD

Mailing Address: BREHIO GLEN E & TERI L
38 TAYLOR RD
HOPKINTON, NH 03229

Parcel Number: 251-045-000
CAMA Number: 251-045-000
Property Address: 1341 HOPKINTON RD

Mailing Address: DYMENT CHRISTOPHER R &
TOMLINSON KATHERINE L
1341 HOPKINTON RD
HOPKINTON, NH 03229

Parcel Number: 258-001-000
CAMA Number: 258-001-000
Property Address: 1300 HOPKINTON RD

Mailing Address: GOURLEY (LIVING TR) RICHARD I
GOURLEY (TRSTEE) RICHARD I
1300 HOPKINTON RD
HOPKINTON, NH 03229

Parcel Number: 258-071-000
CAMA Number: 258-071-000
Property Address: HOPKINTON RD

Mailing Address: GOURLEY (LIVING TR) RICHARD I
GOURLEY (TRSTEE) RICHARD I
1300 HOPKINTON RD
HOPKINTON, NH 03229

Parcel Number: 258-072-000
CAMA Number: 258-072-000
Property Address: 1309 HOPKINTON RD

Mailing Address: MORRILL ROBIN L
1309 HOPKINTON RD
HOPKINTON, NH 03229

Parcel Number: 258-074-000
CAMA Number: 258-074-000
Property Address: JEWETT RD

Mailing Address: PATENAUDE(FAMILY TR) WAYNE & S
PATENAUDE SABRINA, NICOLE & RI
214 FOSTER HILL RD
HENNIKER, NH 03242



www.cai-tech.com

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

Sign

Location and
design approved
by PB 11/15/2016



This is the current sign at Weare Animal Hospital. It is expected that the 'look' of Hopkinton Animal Hospital Sign will be the same.

The property currently has an electrified sign post that we hope to utilize. The horizontal beam on the existing sign post is 112" inches above grade with the horizontal beam 64 inches in length.



Existing sign post.

The following images are of the Weare Animal Hospital. It is anticipated that a similar scheme will be for the proposed use.

Images viewed by
PB 11/15/2016



Waiting Room/Reception



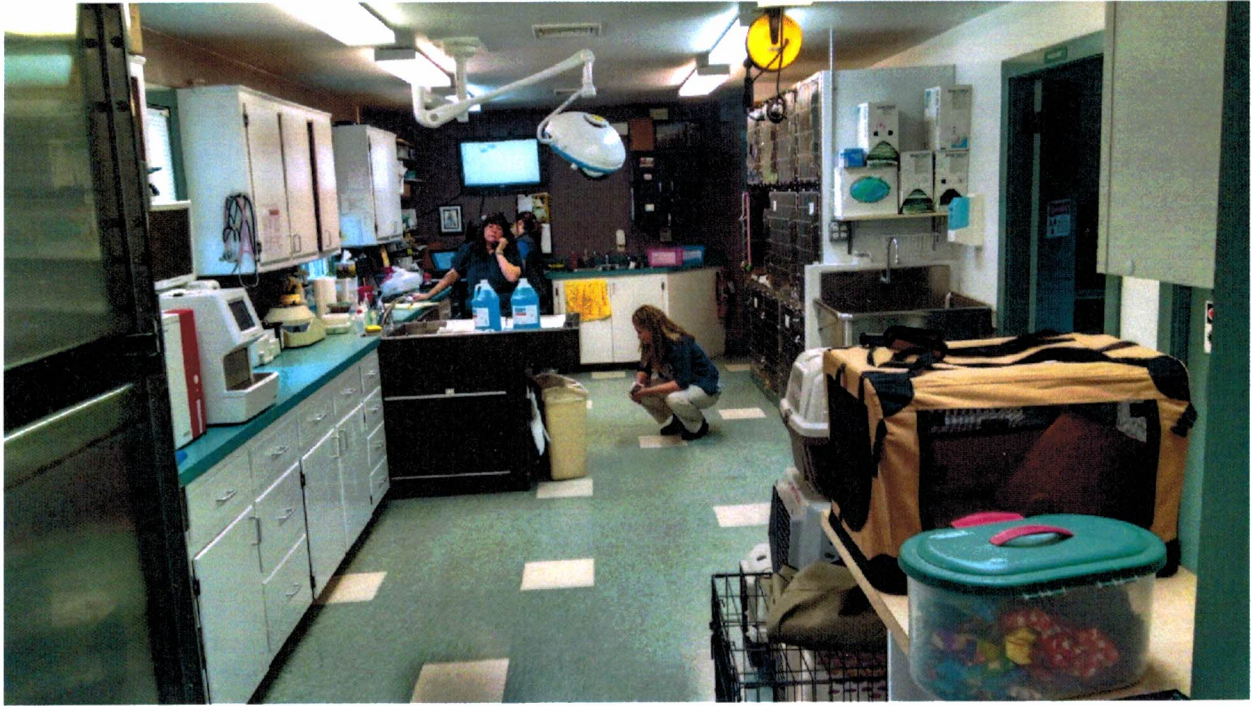
Exam Room



Radiology



Surgery



Treatment Area

Sincerely,

Mike Dutton, DVM

Traffic

NH Department of Transportation 2013 traffic study shows a daily average of 4900 vehicles traverse Route 202 east of the I-89 on ramp. Based on my history at Weare Animal Hospital, approximately 30 client visits occur in Weare during a typical workday. So, it is anticipated that the doctor's office will have a potential increase of 0.6% in traffic.

We run on an appointment schedule so the traffic load will be scattered through the day, with a peak in the morning (drop off for surgery) and late afternoon (pick-ups). This is much like the child care that was present before with 24 children.

Lighting

All lighting will be for safety purposes and will be limited, directed downward with cut-offs to not reflect onto adjacent property. There will be no odors, smoke, gas, dust, pollutants, heat, vibration or outside storage of equipment, etc. at this facility. All animal waste will be disposed of in a facility dumpster provided by companies such as Waste Management.

Noise

Internal noise will be mitigated by use of acoustical construction techniques and noise deadening materials. An overview of these techniques can be found at the US Department of Transportation site at http://www.fhwa.dot.gov/environment/noise/noise_compatible_planning/federal_approach/audible_landscape/al04.cfm

As with my Weare Animal Hospital, the barking is very limited. It is like a dog barking at someone's residence when someone arrives at their property. Based on my 25-year experience as the veterinarian on the main street in Weare, which is adjacent to residences, this small amount of noise, at very limited time periods, has not caused any local complaints or concerns. I anticipate no more than 6 dogs being hospitalized in the building during the day.

If needed, evergreen plantings and a privacy fence at the property line can be employed.

Noise will be limited to normal business hours and boarding will not be done at this location.

Anticipated hours are:

M 7:30 a.m. – 6 p.m.

T 7:30 a.m. – 6 p.m.

W 7:30 a.m. – 7:30 p.m.

Th 7:30 a.m. – 6 p.m.

F 7:30 a.m. – 6 p.m.

Sat 8:00 a.m. - noon

Sun - Closed

Storage of medicines. Controlled drugs will be locked per State and Federal regulations.

Information reviewed by PB 11/15/2016



The State of New Hampshire
Department of Environmental Services



Thomas S. Burack, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 12/9/2016

APPROVAL NUMBER: eCA2016120910

I. PROPERTY INFORMATION

Address: 1325 HOPKINTON ROAD
HOPKINTON NH 03229
Subdivision Approval No.: MEETS RSA 485:A-2, XIII
Subdivision Name:
County: MERRIMACK
Tax Map/Lot No.: 258/73
Registry Book/Page No.: 3505/1851
Probate Docket No.:

II. OWNER INFORMATION

Name: 1325 HOPKINTON ROAD HOLDINGS LLC
Address: 185 PINE STREET
CONTOOCCOOK NH 03229

III. APPLICANT INFORMATION

Name: DANIEL B HIGGINSON
Address: 76 PATTERSON HILL RD
HENNIKER NH 03242

IV. DESIGNER INFORMATION

Name: DANIEL B HIGGINSON
Address: 76 PATTERSON HILL RD
HENNIKER NH 03242
Permit No.: 01717

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: STONE AND PIPE

B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 700 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1003.02.
2. Approve for a studio apartment @ 250 GPD; one bedroom apartment @ 300 GPD; day use only veterinary clinic @ 150 GPD. Total flow is 700 GPD.
3. If construction on this lot involves dredge or fill in a jurisdictional wetland or stream, DES Wetlands Bureau approval is required prior to construction per RSA 482-A.
4. Tank and pipe connections must be sealed and watertight.
5. No waivers have been approved.

Craig W. Day
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

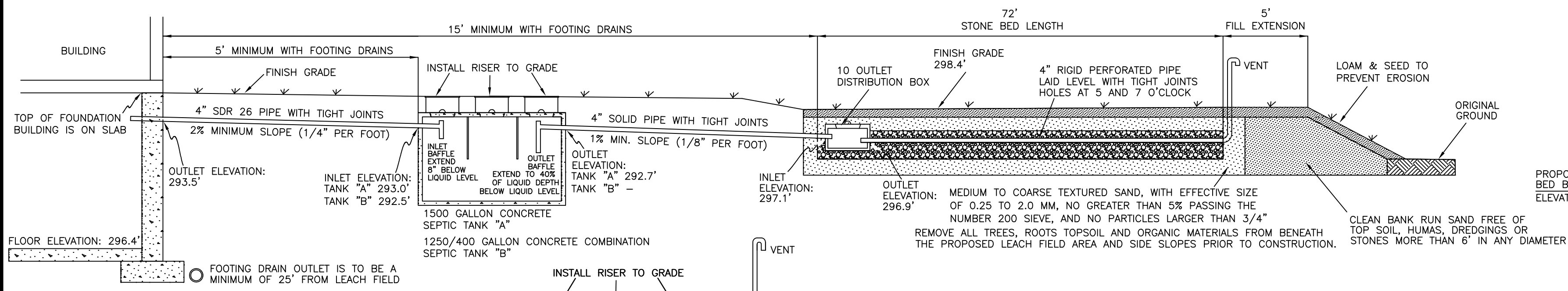
Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

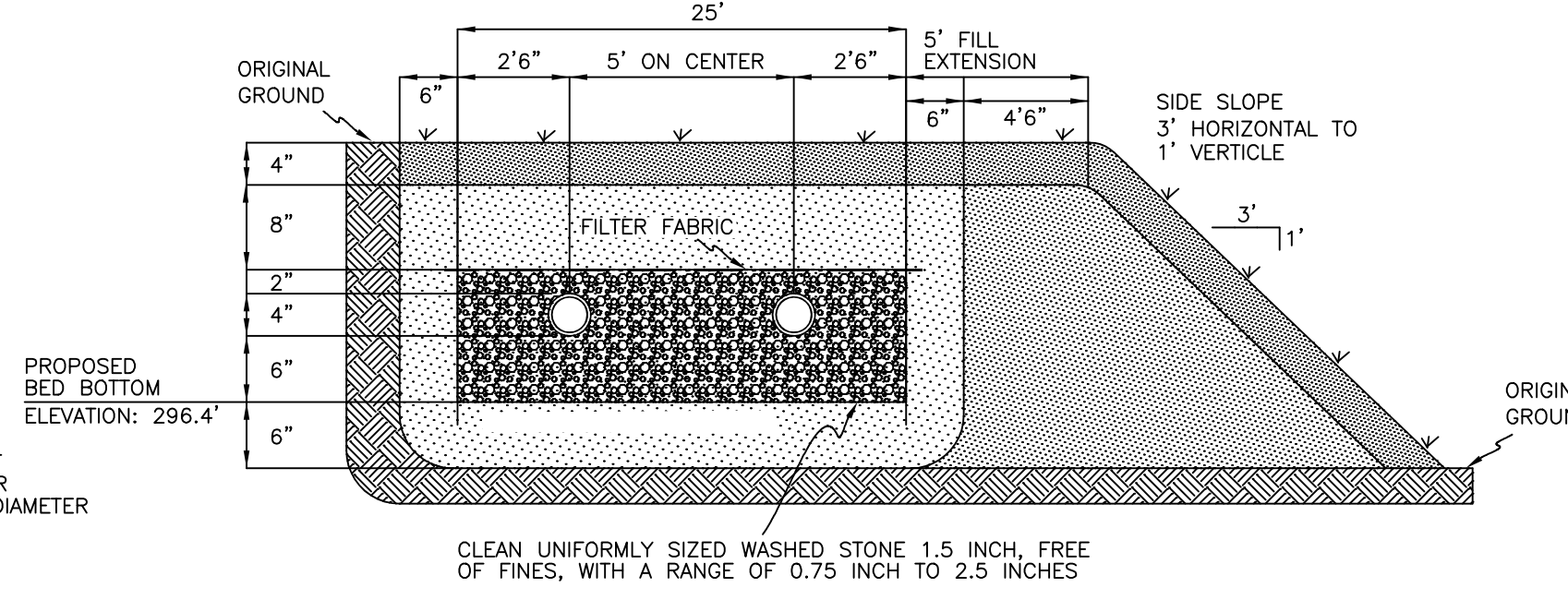
- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 12/9/2020, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 201605555
APPROVAL NUMBER: eCA2016120910
RECEIVED DATE: December 8, 2016
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 2

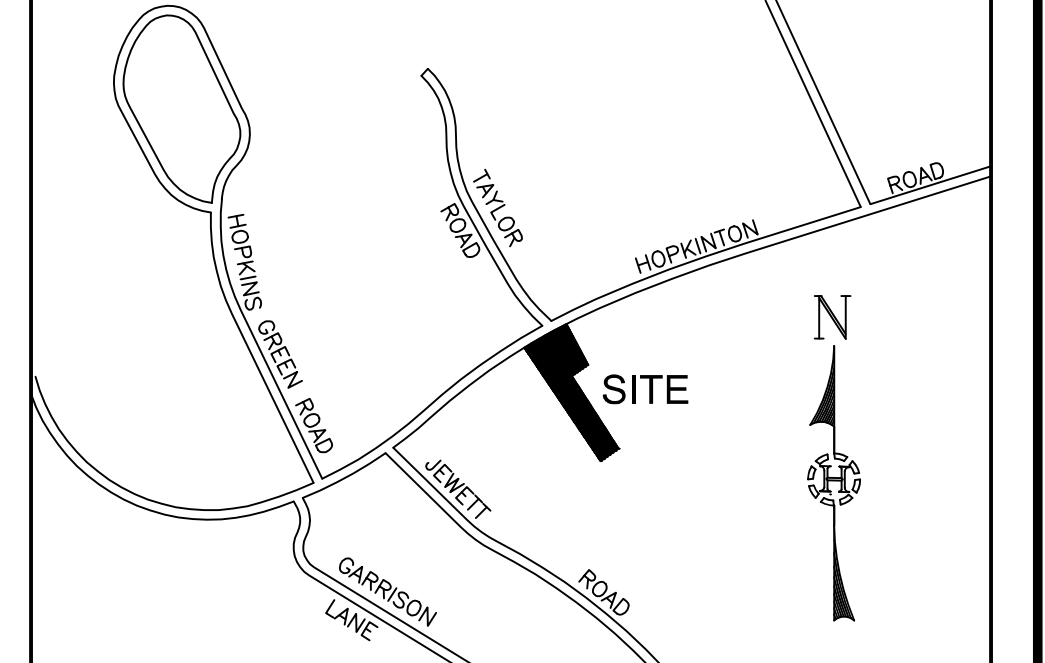
SEPTIC SYSTEM PROFILE
NOT TO SCALE



LEACH FIELD CROSS SECTION
NOT TO SCALE



LOCUS MAP
NOT TO SCALE



MAINTENANCE NOTES:

- THIS SEPTIC SYSTEM IS NOT DESIGNED TO BE DRIVEN OVER.
- PUMP SEPTIC TANK WHEN THICKNESS OF SLUDGE AND SURFACE SCUM EQUAL 1/3 OF THE TANK DEPTH, OR AT A MINIMUM OF EVERY THREE YEARS, VERIFY BAFFLE INTEGRITY AT THAT TIME.
- REFER TO NH D.E.S. CODE OF ADMINISTRATIVE RULES CHAPTER Env-Wq 1000 OR CONTACT DESIGNER FOR SEPTIC SYSTEM RELATED INQUIRES

TEST PIT INFORMATION:

DATE OF TEST PIT: 11/21/16

DEPTH	COLOR	TEXTURE	STRUCTURE CONSISTENCE	NOTES
17"	10YR 3/3	LOAM	GRANULAR FRIABLE	
31"	10YR 4/6	SANDY LOAM	GRANULAR FRIABLE	
54"	2.5Y 5/6	SANDY LOAM	GRANULAR FRIABLE	

SEASONAL HIGH WATER TABLE: 30"
ROOTS EXTEND TO: 30"
WATER INFILTRATION OBSERVED AT: -
LEDGE OBSERVED AT: -
HARD PAN OBSERVED AT: -

PERCOLATION TEST INFORMATION:

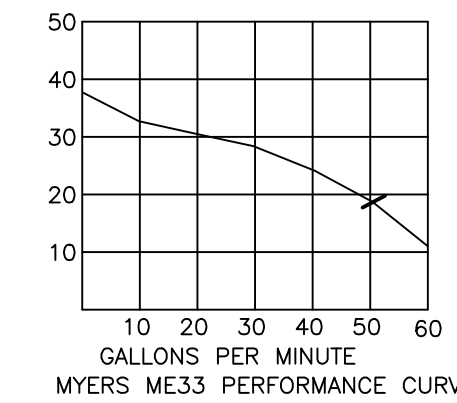
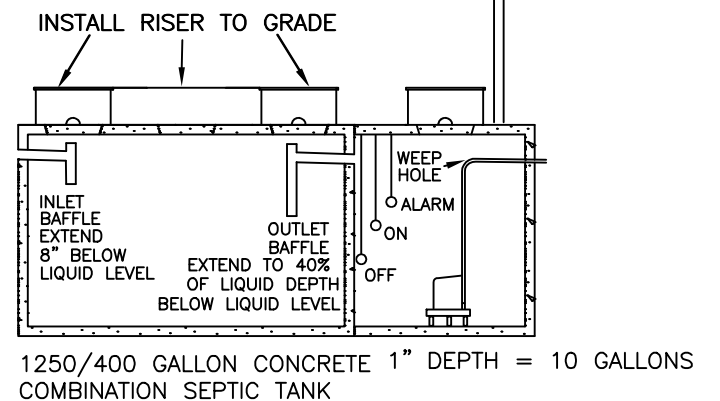
DATE OF TEST: 11/21/16
DEPTH TEST WAS CONDUCTED: 20"
PERCOLATION RATE: 12 MINUTES PER INCH

LEGEND:

- EXISTING PAVEMENT
- EXISTING GRAVEL
- EDGE OF WATER
- EDGE OF WETLANDS
- LOT LINE
- STONE WALL
- BUILDING SETBACK LINE
- PERFORATED PIPE
- SOLID PIPE
- FOUNDATION DRAIN LINE
- PRESSURIZED WATER LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- PROPOSED CONTOUR
- TEMPORARY BENCH MARK
- SEPTIC TANK
- WELL
- TEST PIT / PERCOLATION TEST LOCATION
- ELECTRIC UTILITY POLE

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION

[Signature]
Date: 12/9/2016
#eCA2016120910



PUMP MODEL: MEYERS ME 33
ALARM ON 22"
PUMP ON 20"
PUMP OFF 8"
DOSE VOLUME 80 GALLONS
STATIC HEAD 6.1'
FRICTION LOSS 9.4'/100'
TDH AT 50 GPM 19'

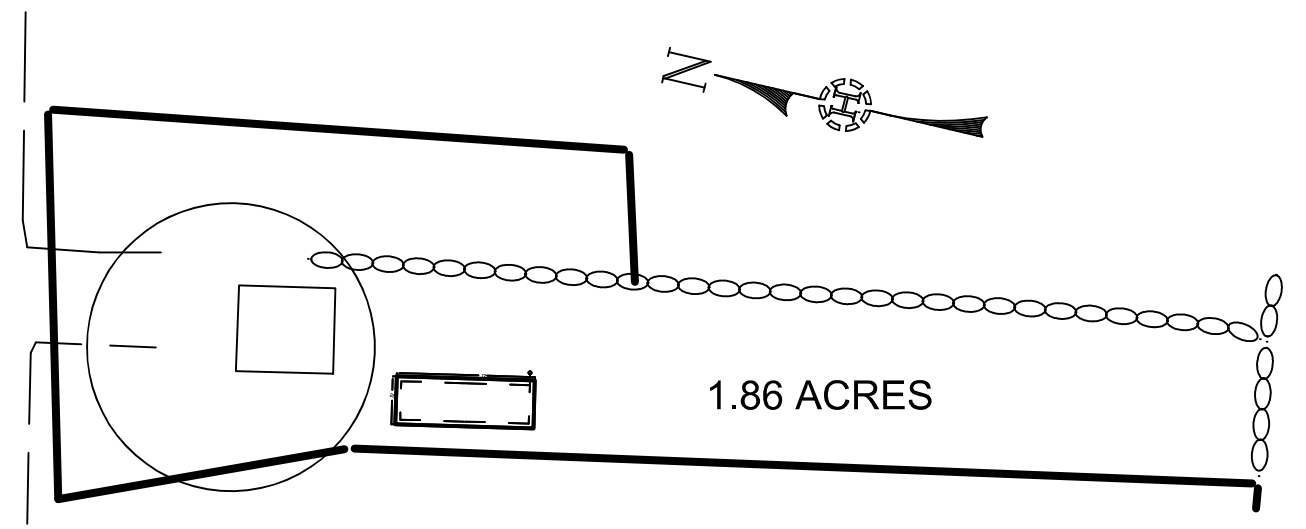
LOT LOADING:

STUDIO APARTMENT= 250 GPD
ONE BEDROOM APARTMENT= 300 GPD
VETERINARY CLINIC: PROPOSED 150 GALLONS PER DAY
(FLOW DETERMINED FROM DAILY FLOW AS METERED AT CURRENT FACILITY IN WEARE)
TOTAL: 700GPD

LOT 258/73 CONTAINS 1.25 ACRES (1.86 ACRES LESS WETLAND AND WELL RADIUS) OF GROUP 3 SOILS "B" SLOPE CAPABLE OF SUPPORTING 1250 GPD/ACRE
1.25 ACRES x 1250 GPA = 1562 GALLONS PER DAY PROPOSED IS 700 GPD.

50% OR MORE OF THE PROPOSED LEACHFIELD IS BEYOND ELEVATION 294.8' AND WILL MAINTAIN 4' OR GREATER TO THE SHWT.

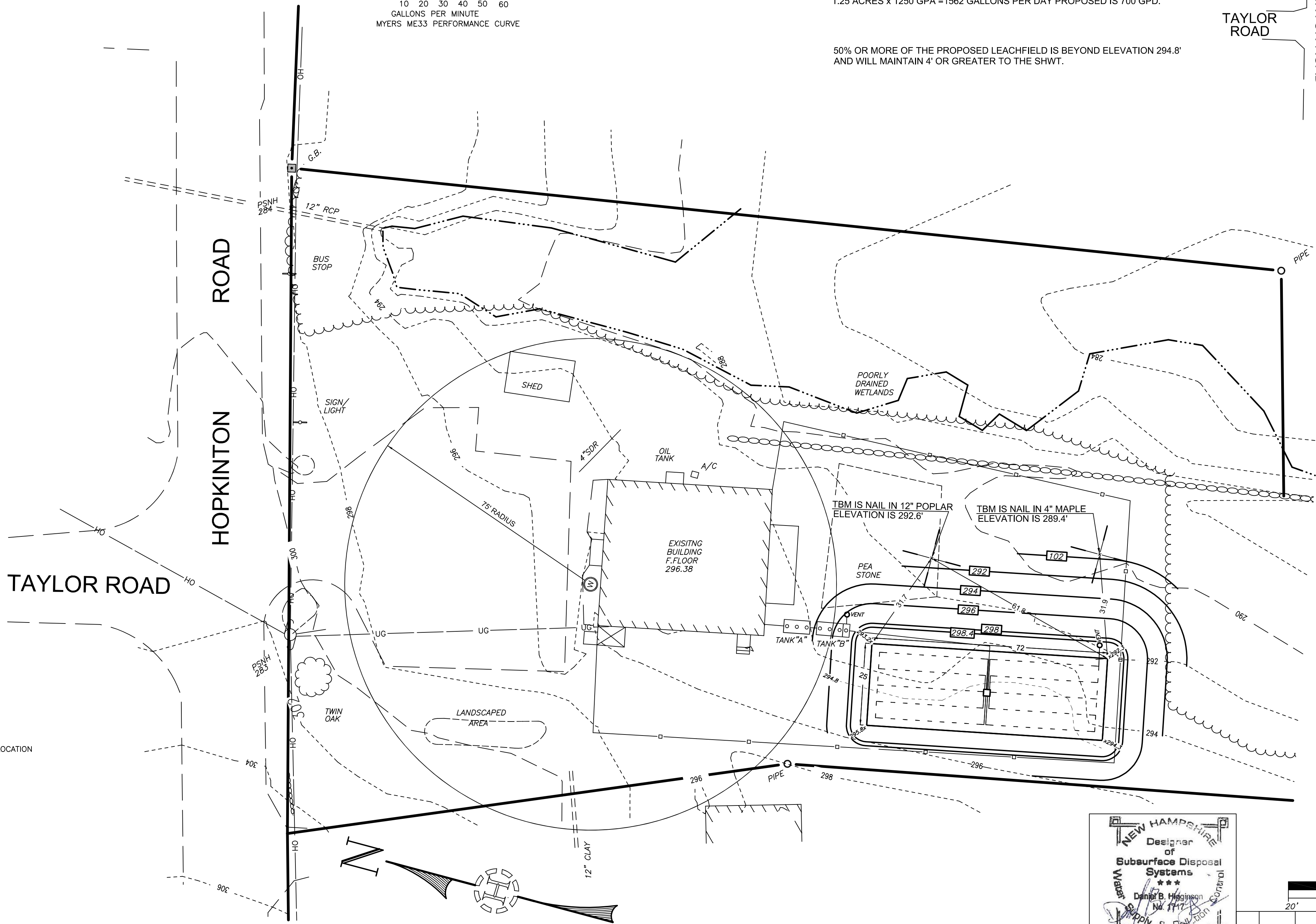
LOT OVERVIEW
NOT TO SCALE



DESIGN CRITERIA: ONE BEDROOM & STUDIO APARTMENTS AT 12 MIN. INCH REQUIRES 1100 S.F.
VETERINARY CLINIC AT 12 MIN. INCH REQUIRES 300 S.F. TOTAL REQUIRED 1400 S.F.
PROPOSED IS A 25' X 72' LEACH FIELD TOTALING 1800 S.F.
DESIGN INTENT: DUE TO SHWT AT 30" BED BOTTOM SHALL BE CONSTRUCTED AT 296.4'.
BED BOTTOM ELEVATION IS APPROXIMATELY 0.6' ABOVE HIGHEST ORIGINAL GROUND WITHIN THE PROPOSED LEACH FIELD AREA.
SOIL TYPE: 478B GILMANTON FINE SANDY LOAM
SUBDIVISION APPROVAL# Env Wq 1004.5 (a) (2)
PRIOR CONSTRUCTION APPROVAL#

NOTES:

- THERE ARE NO VERY POORLY DRAINED WETLANDS WITHIN 75', OR POORLY DRAINED WETLANDS WITHIN 50' OF THE PROPOSED SEPTIC SYSTEM. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE TECHNIQUES OUTLINES IN THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1.
- CONCRETE PRODUCTS SPECIFIED ON THIS PLAN ARE AVAILABLE AT MICHIE CORPORATION 173 BUXTON INDUSTRIAL DRIVE HENNIKER, NH 428-3281. AGGREGATES SPECIFIED ON THIS PLAN AVAILABLE AT FOSTER MATERIALS INC. 1778 OLD CONCORD ROAD HENNIKER, NH 746-4305.
- SEPTIC TANK INLET AND OUTLET ARE TO BE SEALED WITH NON SHRINK MORTAR OR EQUAL.
- VERTICAL DATUM (ELEVATIONS) ARE ASSUMED.
- THIS SEPTIC SYSTEM DESIGN DOES NOT ACCOMMODATE FOR: DISCHARGE FROM A WATER PURIFICATION SYSTEM, USE OF AN IN SINK GARBAGE DISPOSAL OR SEWAGE EJECTOR PUMP.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE UNKNOWN, PRIOR TO EXCAVATION A SITE INVESTIGATION BY DIG SAFE SHALL BE CONDUCTED. THE PHONE NUMBERS FOR DIG SAFE IS 811.
- THIS PLAN WAS PREPARED FOR THE INSTALLATION OF THE PROPOSED SEPTIC SYSTEM DEPICTED HEREON. THIS PLAN IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN SEPTIC SYSTEM INSTALLATION. LOT LINES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN PLAN INFORMATION AND EXISTING SITE CONDITIONS, OR IF CHANGES OR SUBSTITUTIONS BECOME DESIRED.
- INSTALLER SHALL COMPLY WITH ALL RULES SPECIFIED IN Env-Wq 1000 DURING INSTALLATION OF THE PROPOSED SEPTIC SYSTEM.
- THERE ARE NO KNOWN BURIAL GROUNDS WITHIN 100' OF THE PROPOSED LEACH FIELD.



PROPOSED SEPTIC SYSTEM DESIGN
PREPARED FOR:
MICHAEL DUTTON
LAND OF
1325 HOPKINTON ROAD, LLC
1325 HOPKINTON ROAD, HOPKINTON, NH
TAX MAP 258 LOT 73
HOPKINTON, NEW HAMPSHIRE

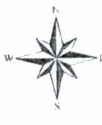
NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems

Dana B. Higginson
NH 1177
Supply & Power
11/16/16

SCALE: 1"=20'

REV.	DATE	DESCRIPTION	BY

NOVEMBER 17, 2016
HIGGINSON
LAND SERVICES
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-660-6412 NOTE BOOK #2 JOB #116



1325 Hopkinton Road TM258/L73

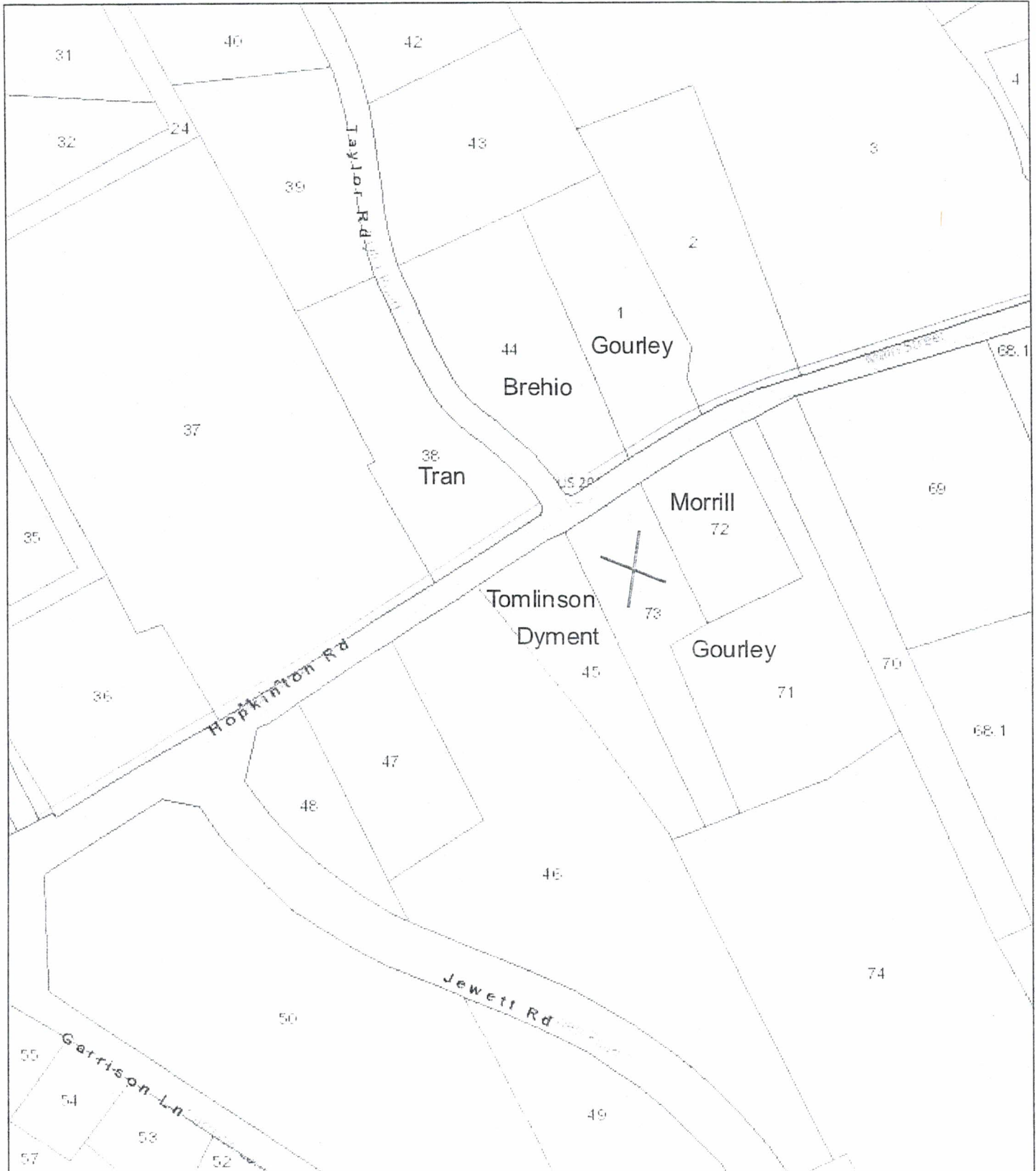
Hopkinton, NH

1 inch = 268 Feet



October 20, 2016

www.cai-tech.com



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HOPKINTON ANIMAL HOSPITAL

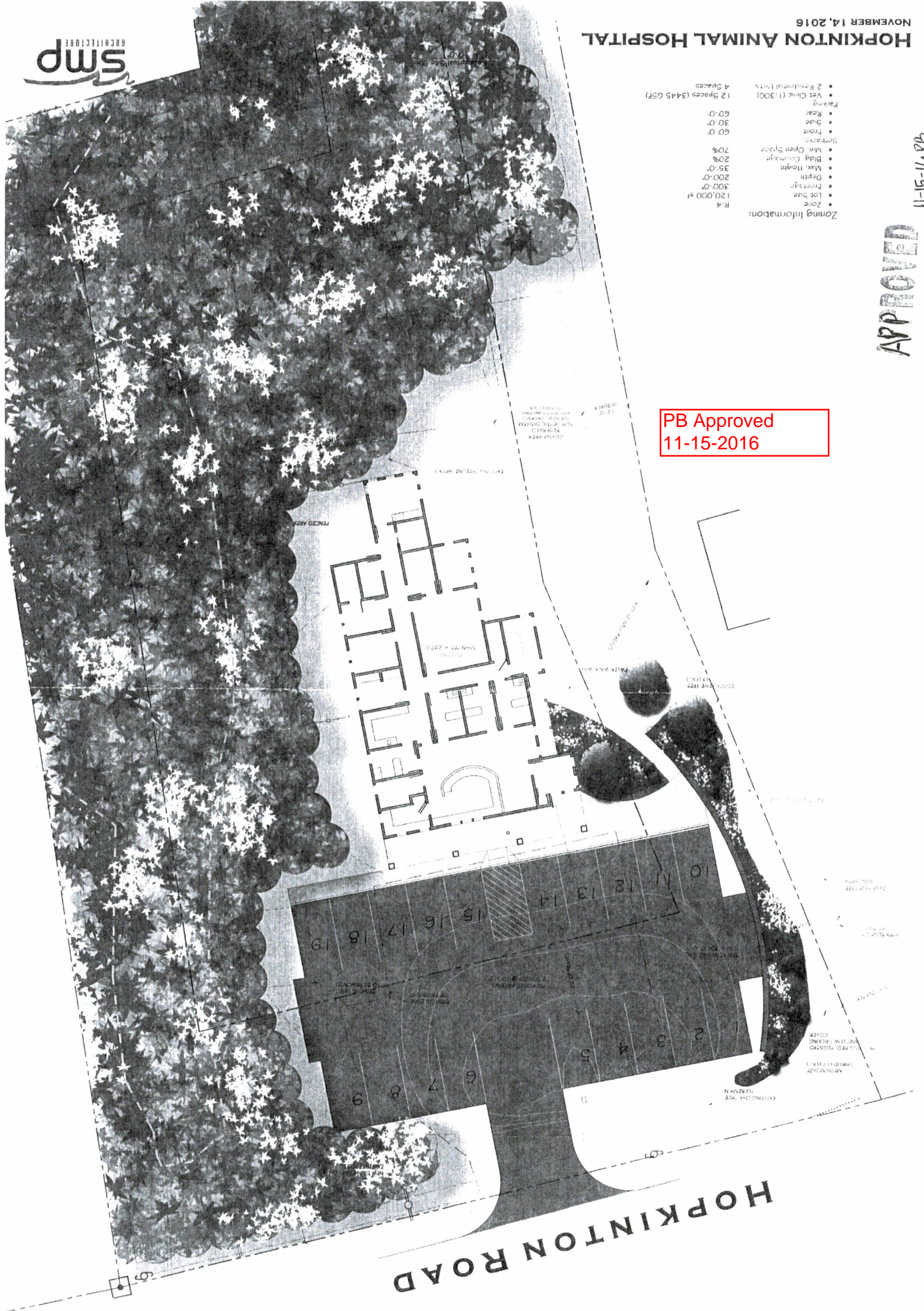
NOVEMBER 14, 2016

- Zoning Information:
- Zone: R-4
 - Lot Size: 120,000 sq ft
 - Frontage: 300'-0"
 - Depth: 200'-0"
 - Max. Height: 35'-0"
 - Bldg. Coverage: 20%
 - Min. Open Space: 70%
- Separators:
- Front: 60'-0"
 - Side: 30'-0"
 - Rear: 60'-0"
- Parking:
- Vet Clinic (1:300): 12 Spaces (3445 GSF)
 - 2 Residential Units: 4 Spaces

11-15-16 PB

APPROVED

**PB Approved
11-15-2016**

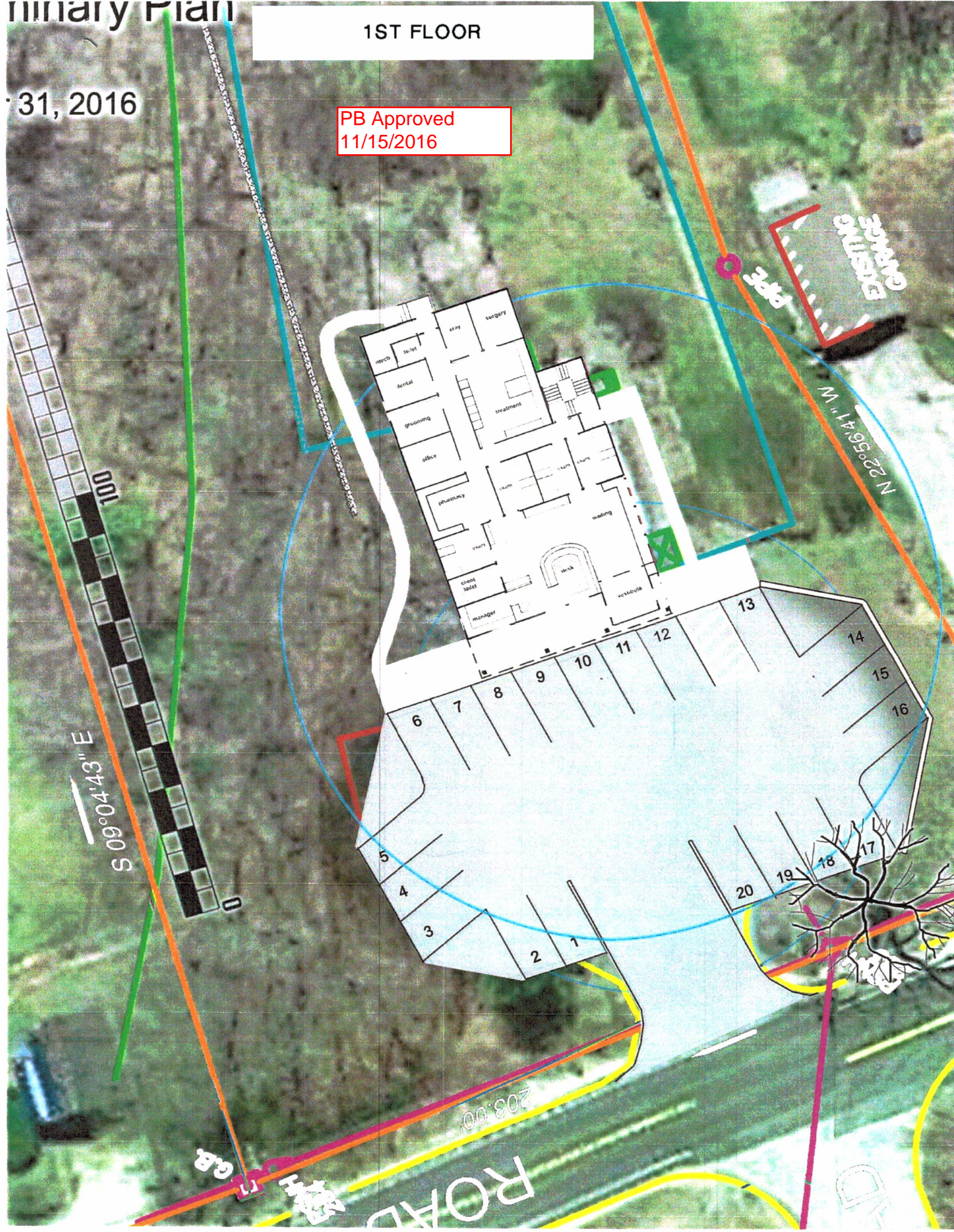


Primary Plan

1ST FLOOR

31, 2016

PB Approved
11/15/2016

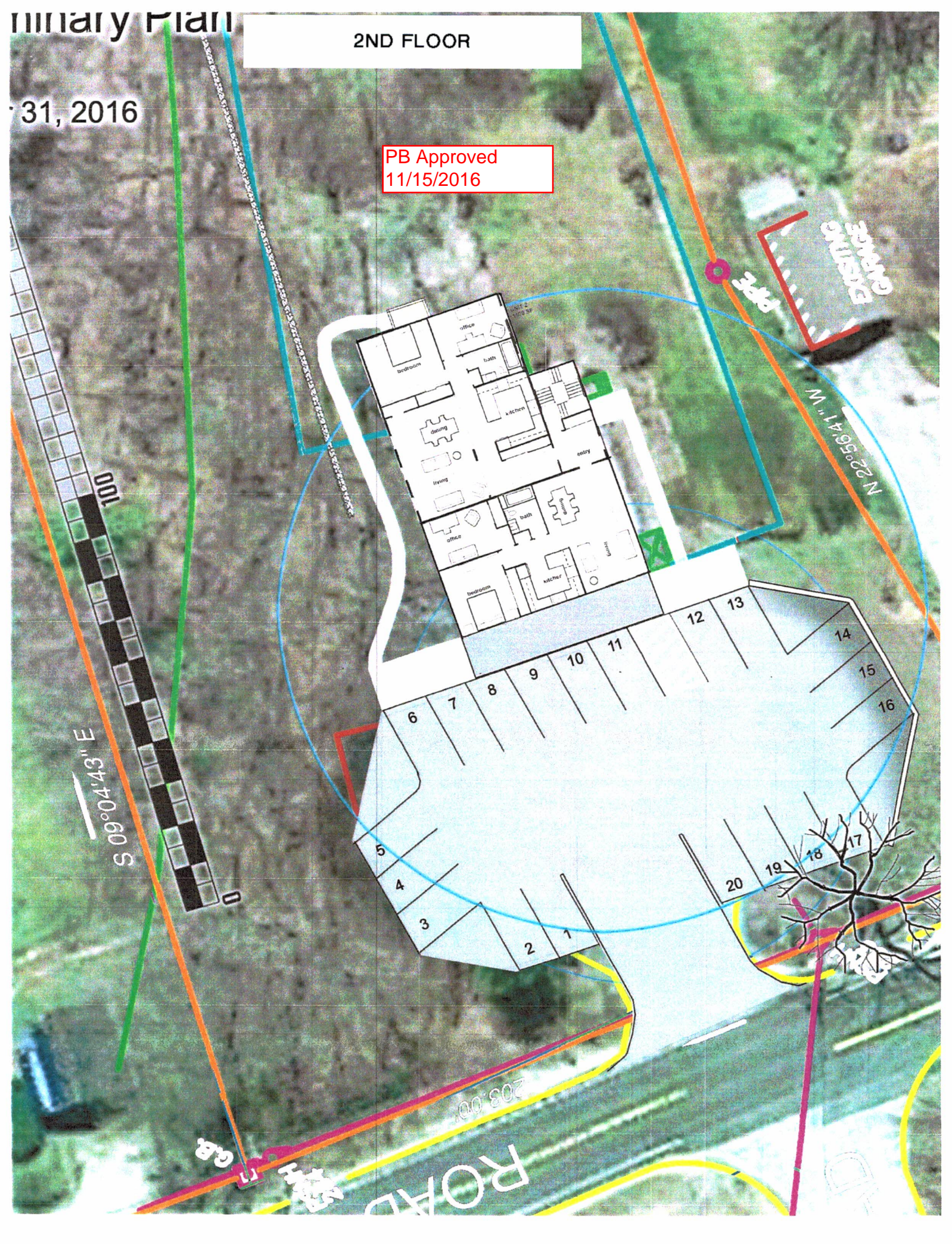


Primary Plan

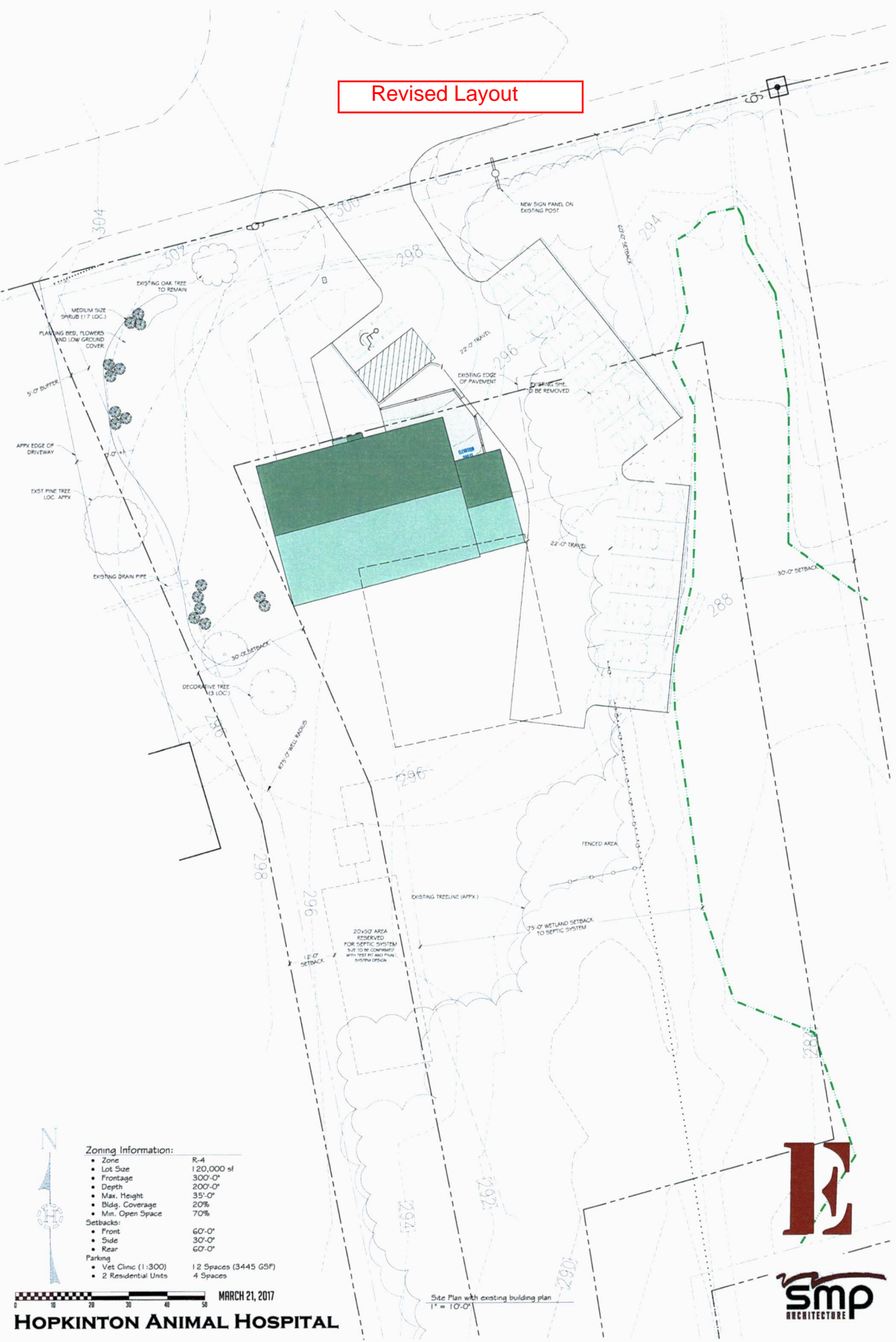
2ND FLOOR

31, 2016

PB Approved
11/15/2016



Revised Layout



Zoning Information:

• Zone	R-4
• Lot Size	120,000 sf
• Frontage	300'-0"
• Depth	200'-0"
• Max. Height	35'-0"
• Bldg. Coverage	20%
• Min. Open Space	70%
Setbacks:	
• Front	60'-0"
• Side	30'-0"
• Rear	60'-0"
Parking:	
• Vet Clinic (1:300)	12 Spaces (3445 GSF)
• 2 Residential Units	4 Spaces



REVISED LAYOUT



Zoning Information:

- Zone R-4
 - Lot Size 120,000 sf
 - Frontage 300'-0"
 - Depth 200'-0"
 - Max. Height 35'-0"
 - Bldg. Coverage 20%
 - Min. Open Space 70%
- Setbacks:
- Front 60'-0"
 - Side 30'-0"
 - Rear 60'-0"
- Parking (1:300)
- Vet Clinic: Phase 1 7 Spaces (2,000 GSF)
 - Vet Clinic: Phase 2 8 Spaces (2,170 GSF)
- Additional to Phase 1



Future Expansion



Zoning Information:

- Zone R-4
 - Lot Size 120,000 sf
 - Frontage 300'-0"
 - Depth 200'-0"
 - Max. Height 35'-0"
 - Bldg. Coverage 20%
 - Min. Open Space 70%
- Setbacks:
- Front 60'-0"
 - Side 30'-0"
 - Rear 60'-0"
- Parking (1:300)
- Vet Clinic: Phase 1 7 Spaces (2,000 GSF)
 - Vet Clinic: Phase 2 8 Spaces (2,170 GSF)
- Additional to Phase 1



HOPKINTON ANIMAL HOSPITAL
MARCH 31, 2017

Site Plan with existing building plan
1" = 10'-0"

FUTURE

