



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 MARCH 21, 2017

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, March 21, 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 the Minutes of January 10 and February 14, 2017.**
- IV. **Applications** (Public hearing will immediately follow if the application is accepted as complete).

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.

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

V. **Master Plan**

- a. Planning Board to finalize review of a draft of the Population and Economics Chapter, and schedule a public hearing to adopt the chapter as an amendment to the 2002 Hopkinton Master Plan.
- b. Planning Board to review a draft of the Conservation, Preservation and Open Space Chapter, and initiate assistance from Central NH Regional Planning Commission in revising associated maps.
- c. Planning Board to initiate assistance from Central NH Regional Planning Commission in updating the Transportation Chapter.

VI. **Other business, if any.**

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

VII. **Adjournment (Next regular meeting on Tuesday, April 11, 2017).**

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



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HOPKINTON PLANNING BOARD

MINUTES

JANUARY 10, 2017

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

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 December 13, 2016.**

Mr. Wilkey, seconded by Mrs. Hemingson, moved to **APPROVE** the Minutes of December 13, 2016 as presented. Motion carried unanimously in favor (Wilkey, O'Brien, Bradstreet, Hemingson, Connolly, Steele and Ellsworth).

Mr. Wilkey, seconded by Mr. Steele, moved to **APPROVE** the Notice of Decision of December 13, 2016 as presented. Motion carried unanimously (Wilkey, O'Brien, Bradstreet, Hemingson, Connolly, Steele and Ellsworth).

III. **Conceptual Consultations.**

There were no conceptual consultations.

IV. **Public Hearing** – Planning Board held a Public Hearing on the following proposed amendment to the Hopkinton Zoning Ordinance.

Amend the Zoning Map of the Town of Hopkinton, New Hampshire by rezoning from R-3 (Low Density Residential) to M-1 (Industrial) two (2) parcels of land comprising of approximately 67.9 acres, and rezoning from R-4 (Residential/Agricultural) to M-1 (Industrial) two (3) parcels of land comprising of approximately 18.6 acres. All parcels are located near the Henniker/Hopkinton Town Line, along Maple Street (Route 127) or Route 202/9, shown on Tax Map 210 as Lot 3 and Tax Map 211 as Lot 7, 8, 9 and 9.01.

Explanation: The amendment will expand the uses allowed on these parcels to include industrial and limited commercial. Allowing commercial or industrial use of these parcels will contribute to Hopkinton's commercial/industrial tax base.

A full-text of the proposed amendment was available at Town Hall, Town Clerk's Office and Town's Website.

There were no comments from the public or members of the Board.

Motion made by Mrs. Hemingson, seconded by Mr. Steele, to **RECOMMEND** the amendment as written for the 2017 Annual Town Meeting. Motion carried unanimously in favor (Wilkey, O'Brien, Bradstreet, Hemingson, Connolly, Steele and Ellsworth).

Subject to review and approval.

V. Master Plan Population and Economics Chapter – Planning Board meet with Michael Tardiff of the Central NH Regional Planning Commission to discuss the work to date in updating the Population and Economics Chapter.

VI. 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, February 14, 2017 at the Hopkinton Town Hall.

Karen Robertson
Planning Director



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HOPKINTON PLANNING BOARD MINUTES FEBRUARY 14, 2017

The Hopkinton Planning Board members met on Tuesday, February 14, 2017, at 6:30 PM in the Hopkinton Town Hall. Members present: Vice Chairman Michael Wilkey, Celeste Hemingson, and Alternate James Fredyma. Absent: Chairman Bruce Ellsworth, Ex-Officio Jim O'Brien, Jane Bradstreet, Cettie Connolly, Rich Steele and Alternates Clarke Kidder and Timothy Britain.

Due to the lack of a quorum, review of the Minutes of January 10, 2017, was deferred to the March 21, 2017 meeting.

There were no members of the audience present.

Members present departed at 6:38 PM. The next scheduled meeting of the Planning Board is at 6:30 PM on Tuesday, March 21, 2017 at the Hopkinton Town Hall.

Karen Robertson
Planning Director

RICHARD D. BARTLETT & ASSOCIATES, LLC

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

Tel. (603)225-6770

Fax (603)224-6261

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

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

Application for Lot Line Adjustment—Map 223, Lots 1.8 & 1.9

Applicants and Owners:

Map 223, Lot 1.8
Andrew & Lori Jennison
78 Wildwood
Contoocook, NH 03244
603-225-0958

Map 223, Lot 1.9
H. Dean Associates, LLC
300 River Road
Manchester, NH 03104

RECEIVED

FEB 21 2017

HOPKINTON
PLANNING DEPT.

Project Narrative

The applicants propose to annex 37,428 sq. ft. of Map 223, Lot 1.9 (H Dean parcel) to Map 223, Lot 1.8 (Jennison parcel). This will leave a remaining area for Lot 1.9 of 139,402 square feet, or 3.20 acres and a new area for Lot 1.8 of 169,428 sq. ft. or 3.89 acres. Both parcels exceed the minimum contiguous buildable area requirement.

Lot 1.8 has an existing single family home and Lot 1.9 is currently vacant.



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

RECEIVED

FEB 21 2017

TOWN OF HOPKINTON, NH
APPLICATION TO PLANNING BOARD

HOPKINTON
 PLANNING DEPT.

- 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: Andrew B. & Lori L. Jennison (KR)
see attached and H. Dean Associates LLC.

Name, mailing address and telephone number of property owner: see attached

Name, mailing address and telephone number of engineer, architect, soil scientist, wetland scientist and land surveyor: * Richard D. Bartlett & Assoc. LLC
214 H. State St. Concord, NH 03301 603.225.6770

* Gove Environmental Services Inc., 8 Continental Dr. Bldg. 2 unit H Exeter NH 03833

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

Location of Site: Wildwood Zone: R-4 Tax Map(s): 223 Lot(s): 1.8 & 1.9

Number of lots and/or units proposed: 2 Lot Line Adjustment (KR)

- 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.
- NA 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.
- NA Copies of any ZBA Notices of Decision for project.

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

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

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

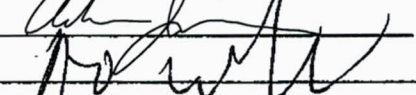

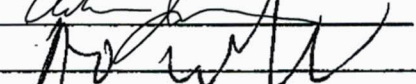
- Recording Fees: *Separate Checks Payable to Merrimack County Registry of Deeds*

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

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

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

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

Date: 2/20/17 → Signature of Applicant:  
 Date: 2/20/17 → Signature of Owner: 

For Planning Board Use:	
Completed Application Filed: <u>2-21-17</u>	Approved or Denied: _____
Amount of Fees Paid: <u>\$160.00 CK1082</u>	Plan Filed At MCRD: _____
Notice Advertised & Posted: _____	Plan Number: _____
Certified Notices Mailed: _____	
Accepted for Consideration: _____	

**ASSESSORS
INFORMATION**

SUBDIVISION ABUTTERS LIST

SHEET 1 OF 2

DATE: 2/8/2017

JOB# 117.104

**DEED
REFERENCE**

Map No	Block No.	Lot No.	Book	Page	Name	Address
223		1.08			Applicant: Jennison Andrew B & Lori L	78 Wildwood Contoocook, NH 03244
205		1 & 2			Abutters: H Dean Associates, LLC	300 River Rd Unit 601 Manchester, NH 03104
222		1			H Dean Associates, LLC	300 River Rd Unit 601 Manchester, NH 03104
223		1.02			H Dean Associates, LLC	300 River Rd Unit 601 Manchester, NH 03104
223		1.03			Persechino Maria C & Sharpe Mathew E	855 Kearsarge Ave Contoocook, NH 03244
223		1.04			Paquette Gary & Wendy	14 Wildwood Hopkinton, NH 03229
223		1.07 1.09 1.10			H Dean Associates, LLC	300 River Rd Unit 601 Manchester, NH 03104
					Surveyor: Richard D. Bartlett & Associates	214 North State St Concord, NH 03301
					Wetland Scientist: Gove Environmental Services, Inc	8 Continental Dr. Bldg 2, Unit H Exeter, NH 03833

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

PENDING

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.
- Location, elevation, and layout of existing and proposed catch basins and other surface drainage features.
- Location and size of all utilities serving the site.
- Soils location and types.
- Any other features that would fully explain the concept of the proposal, existing conditions, and future development.

Subdivision Plan

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



TEST PIT #23

Client: Joe Persechino Project No.: M4216 Date: November 19, 2004

Location: Warner, New Hampshire By: JMT

Published Soil Mapping Source: US Department of Agriculture Soil Conservation Service Soil Survey Manual of Merrimack County

HORIZON	DEPTH	COLOR (moist)			TEXTURE	STRUCTURE	CONSISTENCE		BOUNDARY	% STONE C / S / B	ROOTS
		matrix	Fe Depl	FE Conc			dry	moist			
O	5"								---		many
A	11"	10YR 2/2	dark brown		sandy loam	fine granular	very loose	fine, friable	clear	20%-10%-2%	many
B	1' 7"	7.5YR 5/8	brown		loamy sand	weak granular	loose	friable	clear	20%-10%-2%	few
C	6' 0"	2.5Y 7/2	light gray		stony, loamy sand	weak granular	platy	friable to firm	clear	20%-10%-2%	none

pine needles, decomposed leaves

ESHWT: not observed Soil Drainage Class (SSSNE): GRC Gloucester series

Restrictive Layer at: --- Hydric Soil?: none by DES test #: 23

Parent Material: Glacial Till Other: no water

C/H
L-CHIP

B-07614

Return to:
 Andrew B. Jennison and Lori L. Jennison
 68 Woodwells Garrison Road
 Contoocook NH 03229

Doc#796596

Book:3277 Pages:736 - 737

e-Filed 10/14/2011 9:39:11 AM

KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS

LCHIP	\$	25.00
RECORDING	\$	14.00
SURCHARGE	\$	2.00
TRANSFER TAX	\$	780.00

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

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION

900001358

REAL ESTATE
TRANSFER TAX

E-FILE

VOID IF ALTERED

\$780.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **H. Dean Associates, LLC**, a Florida Limited Liability Company, of 300 River Road, Unit 601, Manchester NH 03104, for consideration paid grant(s) to **Andrew B. Jennison and Lori L. Jennison**, of 68 Woodwells Garrison Road, Contoocook NH 03229, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**:

A certain tract or parcel of land situated in the Town of Hopkinton, Merrimack County, State of New Hampshire, being shown as Lot 16 on a plan of land entitled, "Subdivision Plan, Tax Map 223, Lot 1 877 Kearsage Avenue, Hopkinton, Merrimack County, N.H.," prepared for A & P Investments, LLC dated December 22, 2004 with revisions to June 24, 2005, prepared by Provan & Lorber, Inc. and recorded in the Merrimack County Registry of Deeds as Plan No. 17457, to which reference is made for a more particular description.

Subject to Current Use recorded in the Merrimack County Registry of Deeds at Book 1251, Page 280; Book 1278, Page 539; and Book 1299, Page 774.

Subject to any and all matters, including setbacks if any, as shown on Plan No. 17443, Plan No. 17540 and Plan No. 17457 recorded in the Merrimack County Registry of Deeds.

Subject to a utility easement to Public Service Company of New Hampshire dated November 16, 1948 and recorded in the Merrimack County Registry of Deeds at Book 651, Page 151.

Subject to an easement to Public Service Company of New Hampshire and TDS Contoocook dated September 15, 2005 and recorded in the Merrimack County Registry of Deeds at Book 2823, Page 1134 and Book 2823, Page 1137.

Subject to the right of way to the Town of Hopkinton dated January 9, 2006 and recorded in the Merrimack County Registry of Deeds at Book 2865, Page 1036.

Subject to the terms and conditions as set forth in an instrument entitled, "Declaration of Covenants and Restrictions for Wildwood (formerly approved as Hopkinton Woods) Hopkinton,

New Hampshire," dated September 7, 2005 and recorded in said Registry at Book 2819, Page 333.

Subject to easements for slopes and drainage to the Town of Hopkinton dated September 7, 2005 and recorded in said Registry at Book 2792, Page 419, including that there be no further alteration of wetlands for lot development, driveways, culverts or septic setback.

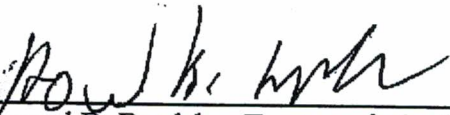
Subject to Certificate of Registration dated August 29, 2005 and recorded in said Registry at Book 2816, Page 1340.

Meaning and intending to describe and convey a portion of the premises conveyed to H. Dean Associates, LLC by virtue of a deed dated 09/07/2010 and recorded in the Merrimack County Registry of Deeds at Book 3215 and Page 413.

The premises conveyed hereby is not homestead property.


Executed this 13th day of October 2011.

H. Dean Associates, LLC


Howard B. Brodsky, Trustee of The Howard B. Brodsky Revocable Trust of 1988
Its: Manager

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this 13th day of October 2011 Howard B. Brodsky, in his stated capacity, duly authorized on behalf of H. Dean Associates, LLC, and acknowledged that he executed the same for the purposes contained therein.


Notary Public/Justice of the Peace
Commission expiration: 12/12/11
JASON M. CRAVEN

184
2000
2500
10-LO-01374
C/Kee

NH DRA DP-4-L
**C/H
L-CHIP**
A-07381

DEPARTMENT OF REVENUE ADMINISTRATION
6 THOUSAND 3 HUNDRED AND 00 DOLLARS
REAL ESTATE TRANSFER TAX

MO.	DAY	YR.	AMOUNT
09	22	2010	899894 \$ 6,300

VOID IF ALTERED

[Space Above This Line For Recording Data]

6300.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **A & P Investments, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 14 Knox Road, Bow, NH 03304 for consideration paid grants to **H Dean Associates, LLC**, a Florida Limited Liability Company, with a mailing address of 300 River Road, Unit 601, Manchester, NH 03104, with Warranty Covenants:

Certain tracts or parcels of land, with any buildings or improvements thereon, situated in the Town of Hopkinton, Merrimack County, State of New Hampshire, being shown as Lots 1, 3, 11, 12, 4, 14, 16, 5, 6, 7, 8, and 9 on a plan entitled "Subdivision Plan, Tax Map 223, Lot 1 877 Kearsarge Avenue, Hopkinton, Merrimack County, N.H.", prepared for A&P Investments, LLC, dated December 22, 2004 with revisions to June 24, 2005, prepared by Provan & Lorber, Inc. and recorded in the Merrimack County Registry of Deeds as Plan No. 17457, to which reference is made for a more particular description.

Subject to Current Use recorded in the Merrimack County Registry of Deeds at Book 1251, Page 280; Book 1278, Page 539; and Book 1299, Page 774.

Subject to any and all matters, including setbacks if any, as shown on Plan No. 17443, Plan No. 17540 and Plan No. 17457 recorded with the Merrimack County Registry of Deeds.

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Subject to easement to Public Service Company of New Hampshire and TDS Contoocook dated September 15, 2005 and recorded in the Merrimack County Registry of Deeds at Book 2823, Page 1134 and Book 2823, Page 1137.

Subject to the right-of-way to the Town of Hopkinton dated January 9, 2006 and recorded in the Merrimack County Registry of Deeds at Book 2865, Page 1036.

LT1-2-770943-1

LT2-3215-413-3

Hopkinton, New Hampshire," dated September 7, 2005 and recorded in said Registry at Book 2819, Page 333.

Subject to easements for slopes and drainage to the Town of Hopkinton dated September 7, 2005 and recorded in said Registry at Book 2819, Page 322.

Subject to conditions in New Hampshire Department of Environmental Services Permit dated June 23, 2005 and recorded in said Registry at Book 2792, Page 419, including that there be no further alteration of wetlands for lot development, driveways, culverts or septic setback.

Subject to Certificate of Registration dated August 29, 2005 and recorded in said Registry at Book 2816, Page 1340.

Meaning and intending to describe and convey a portion of the premises as conveyed to **A & P Investments, LLC** by deed dated December 10, 2004 and recorded in Volume 2732, Page 419, of the Merrimack County Registry of Deeds.

Executed this 7th day of Sept., 2010.

A & P Investments, LLC

By: Michael Audley Manager

State of New Hampshire
County of Merrimack

Then personally appeared the above named Michael Audley
before me this 7th day of September, 2010, duly authorized on behalf of
A & P Investments, LLC, and acknowledged that he executed the same for the
purposes contained therein in his/her aforesaid capacity.



[Signature]
Notary Public/Justice of the Peace
Commission Expiration:

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register



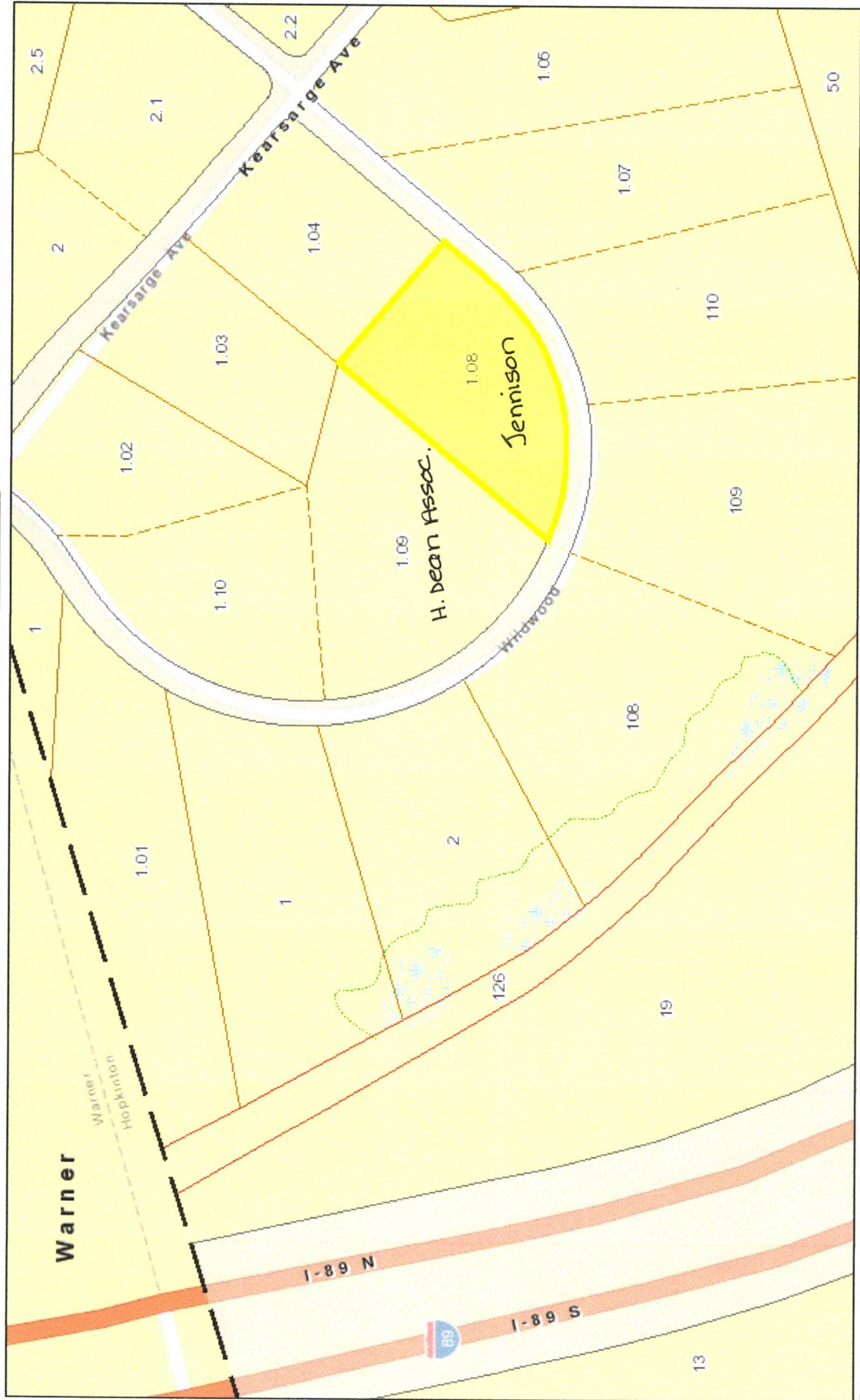
Hopkinton, NH

February 20, 2017

1 inch = 268 Feet



www.cai-tech.com



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

