

112-114 PELHAM ROAD (POULIOT)

LOT LINE ADJUSTMENT

SUBDIVISION APPLICATION SB# 06-21

STAFF REPORT

July 14, 2021

SITE: 112-114 Pelham Road; Map 193 Lot 021-000 and Map 193 Lot 022-000

ZONING: General (G)

PURPOSE OF PLANS: Relocate the lot line between Map 193 Lot 21 & 22.

PLANS UNDER REVIEW: Lot Line Adjustment Plan, Tax Map 193 Lots 21 & 22; prepared by S&H Land Services, LLC, 141 Londonderry Turnpike, Hooksett, NH 03106; prepared for Donna J. & Stephen R. Pouliot; consisting 2 sheets, with notes 1-11 on Sheet 1; dated June 15, 2021.

APPLICATION TRACKING:

- June 18, 2021 – Subdivision Application received.
- July 14, 2021 – Meeting scheduled.

COMMENTS & RECOMMENDATIONS:

Lot 21 currently has a house and detached garage with a driveway off Pelham Road. Lot 22 has an existing small shed but is otherwise undeveloped. Aside from a lawn area around the house on Lot 21, which extends to the street frontage on Pelham Road on one side and the center of Lot 22 on the other, both lots are densely wooded. There are also 3 areas of delineated wetland on the periphery of both lots.

The applicant is proposing a lot line adjustment to allow Lot 22 to make use of the existing driveway entrance of Lot 21 while a new driveway is proposed slightly down the road for Lot 21.

STAFF COMMENTS

1. **Use (§ 334-21, Article IX):** Single-family detached dwellings and two-family dwellings are permitted in the G district.
2. **Dimensional Requirements (§ 334-27):** The submitted lot line adjustment plan meets all dimensional requirements.
3. **Driveways:** Both driveways shall comply with Chapter 193 – Driveway Regulations, which has been confirmed by the Town Engineer.
4. **Underground Utility Requirements (§ 276-13):** All electric, telephone, television, and other communication lines for the new house on Lot 22 shall be provided by underground

wiring according to sub-section A or via underground service connections according to sub-section B.

- 5. **Lot-22 4K Area:** The 4K area for Lot 22 overlaps the 75’ protective radius of the proposed well. The plan should be revised to show this area outside of the well radius.

DRAFT MOTIONS:

ACCEPT the subdivision application:

I move to accept the lot line adjustment (subdivision plan) at 112-114 Pelham Road; Map 193 Lot 021-000 and Map 193 Lot 022-000.

Motion by: _____ Second: _____ Carried/Failed: _____

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the lot line adjustment (subdivision plan) at 112-114 Pelham Road; Map 193 Lot 021-000 and Map 193 Lot 022-000, to date certain, _____, 2021.

Motion by: _____ Second: _____ Carried/Failed: _____

APPROVE the subdivision plan application:

I move to approve the subdivision application: Lot Line Adjustment Plan, Tax Map 193 Lots 21 & 22; prepared by S&H Land Services, LLC, 141 Londonderry Turnpike, Hooksett, NH 03106; prepared for Donna J. & Stephen R. Pouliot; consisting 2 sheets, with notes 1-11 on Sheet 1; dated June 15, 2021; subject to, and revised per, the following stipulations:

- 1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
- 2. A cost allocation procedure (CAP) amount of \$5,880 per single-family residential unit, or \$5,133 per residential unit within a duplex (or two-family structure) shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
- 3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
- 4. Approval of this plan shall be subject to administrative review by the Town Planner and Town Engineer.
- 5. The 4K septic area shall be moved outside of the well protection radius.
- 6. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

Motion by: _____ Second: _____ Carried/Failed: _____.

LOT LINE RELOCATION APPLICATION

Date of Application: June 15, 2021 Tax Map #: 193 Lot #: 21 & 22

Name of Project: Pouliot Lot Line Adjustment

Zoning District: G General SB#: 06-21
(For Town Use Only)

Z.B.A. Action: n/a

PROPERTY OWNER:

Name: Stephen R. & Donna J. Pouliot

Address: 126 Bush Hill Road

Address: Hudson, NH 03051

Telephone #: (603) 883-9769

Fax #: _____

Email: donna@saveonwall.com

DEVELOPER:

(same as owner)

PROJECT ENGINEER:

Name: Jon Rokeh, PE, Rokeh Consulting, LLC

Address: 89 King Road

Address: Chichester, NH 03258

Telephone #: (603) 387-8688

Email: jon@rokehconsulting.com

SURVEYOR:

Robert Degan, LLS, S&H Land Services, LLC

141 Londonderry Turnpike

Hooksett, NH 03106

(603) 628-8500

robd@shlandservices.com

PURPOSE OF PLAN:

To relocate the lot line between Map 193 Lots 21 & 22.

(For Town Use Only)		
Routing Date: <u>6/18/21</u>	Deadline Date: <u>6/30/21</u>	Meeting Date: <u>7/14/21</u>
<u> </u> I have no comments <u> </u> I have comments (attach to form)		
<u> </u> (Initials)	Title: _____	Date: _____
<u>Department:</u>		
Zoning: <u> </u>	Engineering: <u> </u>	Assessor: <u> </u> Police: <u> </u> Fire: <u> </u> DPW: <u> </u> Consultant: <u> </u>

LOT LINE RELOCATION DATA SHEET

PLAN NAME: Pouliot Lot Line Adjustment

PLAN TYPE: LOT LINE RELOCATION PLAN

LEGAL DESCRIPTION: Map 193 Lot 21

 Map 193 Lot 22

DATE: May 19, 2021

=====
Location: 112 & 114 Pelham Road

Total Area: S.F. 112,487 sq ft Acres: 2.582 Acres

Area in Wetlands: 1,725 sq ft

Zoning: G

Lots Not Meeting
Required Dimensions: none

Required Area: 43,560 sq ft (1 acre)

Required Frontage: 150'

Water and Waste System
Proposed: On-site well & septic systems

Number of Lots With
Existing Buildings: 1 - Lot 21

Existing Buildings
To Be Removed: Existing garage on Lot 21 to be removed or relocated

Flood Zone Reference: Zone X per FIRM map 33011C 0519D

Proposed Linear Feet
Of New Roadway: n/a

LOT LINE RELOCATION APPLICATION AUTHORIZATION

I hereby apply for *Lot Line Relocation Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Lot Line Relocation Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: Donna J. Pauliot Date: 6/16/2021
Print Name of Owner: Donna J. Pauliot

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: _____ Date: _____
Print Name of Developer: _____

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

SCHEDULE OF FEES

A. REVIEW FEES

1. \$170.00 per lot \$ 340

LEGAL FEES:

The applicant shall be charged attorney costs billed to the Town for Town's attorney review of any application plan set documents.

B. POSTAGE

11 Direct Abutters @ \$4.10 each (or Current Certified Mail Rate) \$ 45.65

4 Indirect Abutters (property owners w/in 200 feet) \$ 2.20
@ \$0.55 each (or Current First Class Rate)

C. TAX MAP UPDATE FEE

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ 85.00

8 lots or more (min. \$325.00) \$

TOTAL \$ 472.85

(For Town Use Only)

AMOUNT DUE: \$ 472.85 DATE RECEIVED: 6/18/21

RECEIPT NO.: 645,748 RECEIVED BY: BROOKE



141 Londonderry Turnpike, Hooksett, NH 03106
Phone: (603)628-8500, Fax: (603)-546-7791

June 16, 2021

**Re: Map 193 Lots 21 & 22
112 & 114 Pelham Road
Hudson, NH**

Project Narrative

The applicants, Stephen R. & Donna J. Pouliot, own two adjacent parcels, located at 112 and 114 Pelham Road, near the intersection with Bush Hill Road, also known as Tax Map 193 Lots 21 & 22. The properties are zoned 'G'. Lot 21 has an existing house and garage. Lot 22 is vacant, except for some old sheds. Lot 21 is currently serviced by a well and a septic system, location unknown but believed to be close to the existing property line.

The applicant proposes to relocate the line between the two properties, leaving Lot 21 with 150 feet of frontage, the minimum allowed in the zone. The existing garage on Lot 21 is to be relocated to the back of the property and converted into a shed, and the driveway curb cut would be used to access lot 22 instead. A new driveway is proposed for Lot 21 further west on Pelham Road. The lots would still be in conformance with the Zoning Ordinance after the lot line adjustment. A new septic system design for the house on Lot 21 has been approved by the Town and the State, and a new house will be constructed on Lot 22, serviced by a new well and septic system.

Sincerely,

Robert Degan

Robert Degan, LLS, project manager
S&H Land Services, LLC

June 16, 2021

ABUTTERS LIST
Stephen R. & Donna J. Pouliot
MAP 193 LOTS 21 & 22
112 & 114 PELHAM ROAD
HUDSON, NH

DIRECT ABUTTERS:

Map 193 Lots 21 & 22	Stephen R. & Donna J. Pouliot 126 Bush Hill Road Hudson, NH 03051
Map 193 Lot 2	Forrence Family Revocable Trust Kenneth & Diana Forrence, Trustees 61 Bush Hill Road Hudson, NH 03051
Map 193 Lot 3	Dawn M. Renaud 111 Pelham Road Hudson, NH 03051
Map 193 Lot 17	Richard & Joan Tate 104 Pelham Road Hudson, NH 03051
Map 193 Lot 20	Norman C. Boyer 65 Plateau Ridge Road Loudon, NH 03307
Map 193 Lot 23	Town of Hudson 12 School Street Hudson, NH 03051
Map 193 Lot 40	Yue Doucette 56 Bush Hill Road Hudson, NH 03051
Map 193 Lot 41	Harry C. Peters, Jr. & Drusilla M. Peters 2 Speare Road Hudson, NH 03051
Surveyor	Robert Degan, LLS S & H Land Services, LLC 141 Londonderry Turnpike Hooksett, NH 03106

Engineer Jon Rokeh, PE
Rokeh Consulting, LLC
89 King Road
Chichester, NH 03258

Wetland Scientist Thomas Sokoloski, CWS
TES Environmental, LLC
1494 NH Route 3A
Bow, NH 03304

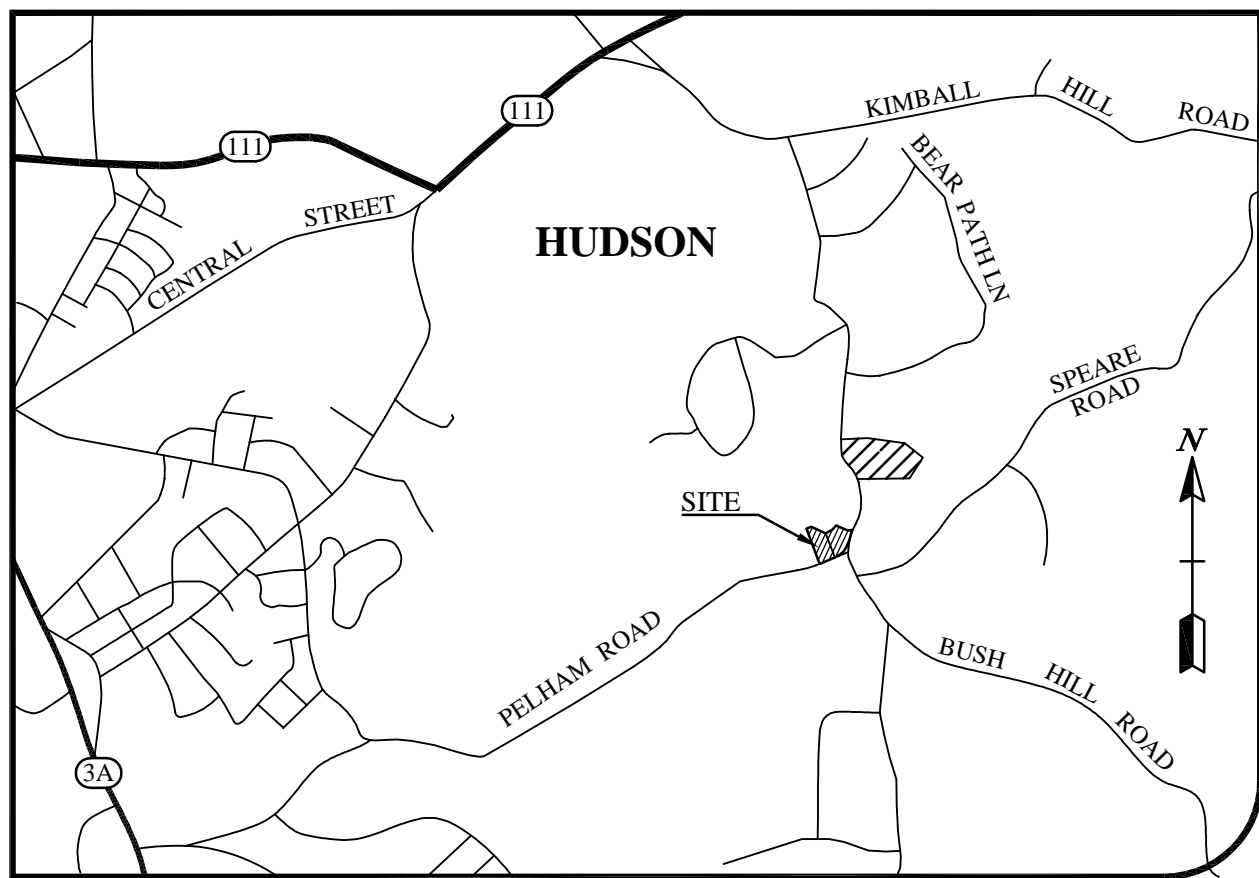
INDIRECT ABUTTERS:

Map 193 Lot 4 Steven D. & Kimberly Horsburgh
109 Pelham Road
Hudson, NH 03051

Map 193 Lot 18 William and Joyce Jobin Revocable Trust
William T. Jobin, Trustee
106 Pelham Road
Hudson, NH 03051

Map 193 Lot 19 Donald & Jennifer J. Jerome
108 Pelham Road
Hudson, NH 03051

Map 193 Lot 39 Wilson Family Revocable Trust of 2011
Keith R. & Theresa Wilson, Trustees
52 Bush Hill Road
Hudson, NH 03051



LOCUS MAP

SCALE: 1" = 2,000'

REFERENCE PLANS

- "MORRILL LAND, CORNER OF PELHAM & BUSH HILL ROADS, HUDSON, N.H." DATED OCTOBER 1964 AND PREPARED BY M. DAVID WALSH, SURVEYOR. H.C.R.D. PLAN #2885.
- "SUBDIVISION PLAN OF LAND IN HUDSON, N.H. OWNED BY DONALD FARLEY, PELHAM ROAD, HUDSON, N.H." DATED JULY 11, 1972 AND PREPARED BY AUGUSTINE P. PIANTIDOSI, R.L.S. H.C.R.D. PLAN #6187.
- "FARRIS SUBDIVISION, OWNER GEORGE S. FARRIS, PELHAM RD., HUDSON, N.H." DATED MARCH 17, 1976 AND PREPARED BY PIANTIDOSI ASSOCIATES INC. H.C.R.D. PLAN #13095.
- "LOT LINE RELOCATION PLAN - MAP 18/LOT 26-18 MAP 21/LOT 9, BUSBY/WILSON PROPERTIES, 56 BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE" LAST REVISED JULY 18, 1995 AND PREPARED BY MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN #27913.
- "CONSOLIDATION & SUBDIVISION PLAN, SHEET 5 OF 5, LOT 25/MAP 20, LOT 1-1/MAP 21, THURSTON'S LANDING (WEST), BUSH HILL ROAD, HUDSON, NH, PREPARED FOR THURSTON'S LANDING REALTY CO., 60 STATE STREET, SUITE 3330, BOSTON, MA 02109" LAST REVISED DECEMBER 21, 1988 AND PREPARED BY MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN #30686.

TAX MAP 193 LOT 20
 NORMAN C. BOYER
 65 PLATEAU RIDGE ROAD
 LOUDON, NH 03307
 BK: 8014 PG: 255

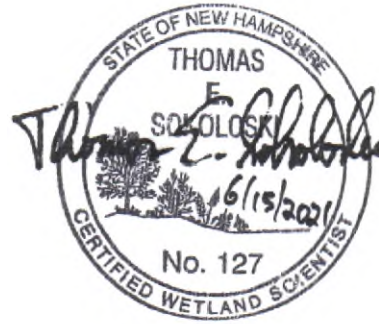
TAX MAP 193 LOT 3
 DAWN M. RENAUD
 111 PELHAM ROAD
 HUDSON, NH 03051
 BK: 8980 PG: 2679

TAX MAP 193 LOT 2
 KENNETH H. & DIANA M. FORRENCE
 61 BUSH HILL ROAD
 HUDSON, NH 03051
 BK: 8744 PG: 650

TAX MAP 193 LOT 17
 RICHARD & JOAN TATE
 104 PELHAM ROAD
 HUDSON, NH 03051
 BK: 2372 PG: 321

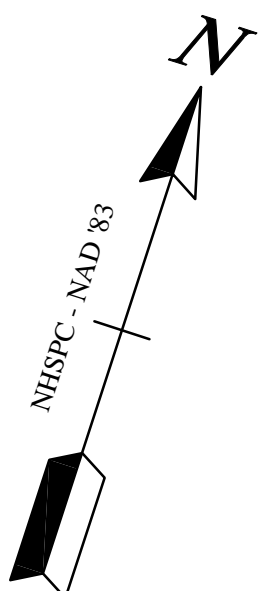
WETLAND CERTIFICATION

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION ON APRIL 7, 2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



SYMBOL LEGEND

- STONE BOUND TO BE SET
- REBAR W/ CAP TO BE SET
- BOUND FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- GUY WIRE
- WELL
- MAILBOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WETLAND
- STONE WALL
- REMNANT STONE WALL
- WIRE FENCE
- GUARDRAIL
- TREELINE
- OVERHEAD WIRE
- CULVERT



NOTES

- OWNERS OF RECORD:
 TAX MAP 193 LOTS 21 & 22
 STEPHEN R. & DONNA J. POULIOT
 126 BUSH HILL ROAD
 HUDSON, NH 03051
 BK: 9400 PG: 0795
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE ADJUSTMENT BETWEEN THE SUBJECT PARCELS.
- THE SUBJECT AND ABUTTING PARCELS ARE ZONED "G". DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM LOT SIZE = 1 ACRE (43,560 SQ FT)
 MINIMUM FRONTAGE = 150 FEET
 MINIMUM BUILDING SETBACKS:
 FRONT = 50'
 SIDE = 15'
 REAR = 15'
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN APRIL & MAY 2021.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0519D. EFFECTIVE DATE SEPTEMBER 25, 2009.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- THERE ARE NO EXISTING BUILDINGS WITHIN 50' OF THE PROPERTY LINES AND NO ROADWAYS, DRIVEWAYS, TRAVELED WAYS OR PARKING AREAS WITHIN 200' OF THE PROPERTY, EXCEPT AS SHOWN HEREON.
- LOTS ARE TO BE SERVICED BY ON-SITE WELLS AND SEPTIC SYSTEMS. LOT 21 ISDS APPROVAL #eCA2021061107, DATED JUNE 11, 2021.
- NHDES STATE SUBDIVISION APPROVAL IS PENDING.
- PARCEL 'A' IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE ANNEXED TO AND BECOME A PART OF MAP 193 LOT 22. SEE LOT TABULATION FOR FURTHER DETAIL.
- THE EXISTING GARAGE ON LOT 21 IS TO BE RELOCATED TO THE REAR OF THE PROPERTY AND USED AS A SHED.

BUILDING AREA TABULATIONS

LOT NUMBER	LOT AREA	TOTAL FRONTAGE	WETLAND AREA	SLOPES >25%	CONTIGUOUS BUILDABLE AREA
EXIST. 193-21	61,477 S.F.	186.24'	1,341 S.F.	5,081 S.F.	55,055 S.F.
EXIST. 193-22	51,010 S.F.	338.44'	345 S.F.	8,322 S.F.	42,343 S.F.
PRO. 193-21	56,650 S.F.	150.00'	1,341 S.F.	5,081 S.F.	50,228 S.F.
PRO. 193-22	55,837 S.F.	374.68'	345 S.F.	8,322 S.F.	47,170 S.F.

OWNERS' SIGNATURES

STEPHEN R. POULIOT _____ DATE _____
 DONNA J. POULIOT _____ DATE _____

LOT LINE ADJUSTMENT PLAN

TAX MAP 193 LOTS 21 & 22

PREPARED FOR:

DONNA J. & STEPHEN R. POULIOT

LOCATED AT:

**112 & 114 PELHAM ROAD
 HUDSON, NEW HAMPSHIRE**

PAGE: 1 OF 2

APPROVED BY THE HUDSON, NH PLANNING BOARD

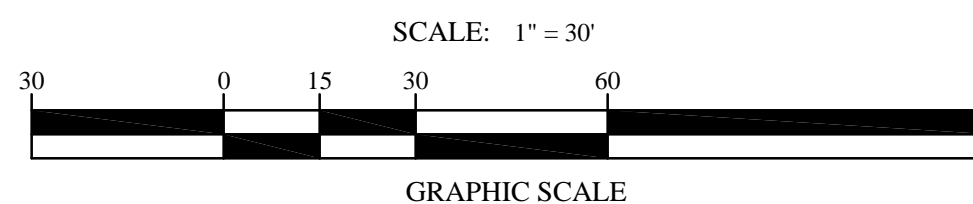
DATE OF MEETING: _____
 PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE: _____
 PLANNING BOARD SECRETARY _____ SIGNATURE DATE: _____

SUBDIVISIONS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR _____ DATE _____



NO.	DATE	DESCRIPTION	BY



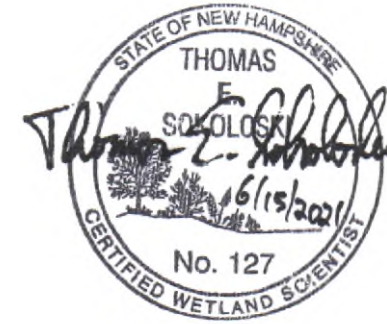
NOTE

ITEMS SHOWN IN BLUE ARE PROPOSED.
ITEMS SHOWN IN RED ARE TO BE REMOVED.

TAX MAP 193 LOT 17
RICHARD & JOAN TATE
104 PELHAM ROAD
HUDSON, NH 03051
BK: 2372 PG: 321

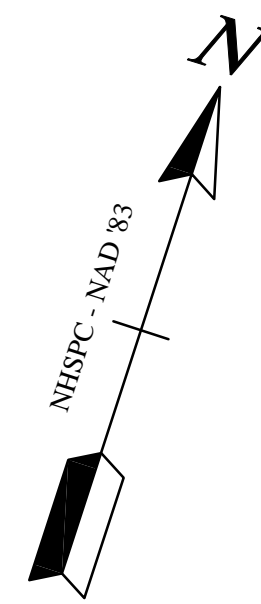
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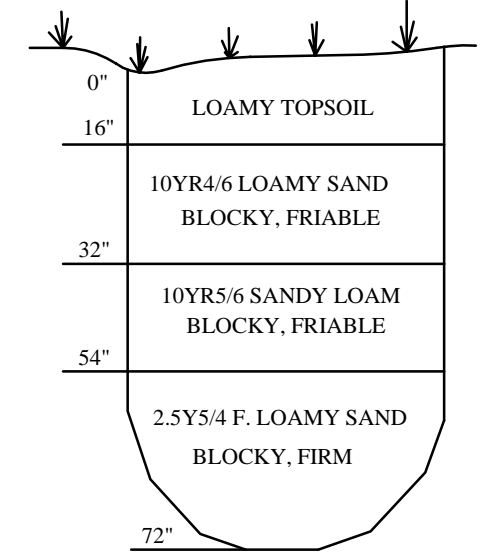
SYMBOL LEGEND

- STONE BOUND TO BE SET
- REBAR W/ CAP TO BE SET
- BOUND FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- ⊗ GUY WIRE
- ⊙ WELL
- ⊠ MAILBOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WETLAND
- STONE WALL
- REMNANT STONE WALL
- WIRE FENCE
- GUARDRAIL
- TREE LINE
- OVERHEAD WIRE
- CULVERT
- ▨ SLOPES > 25%



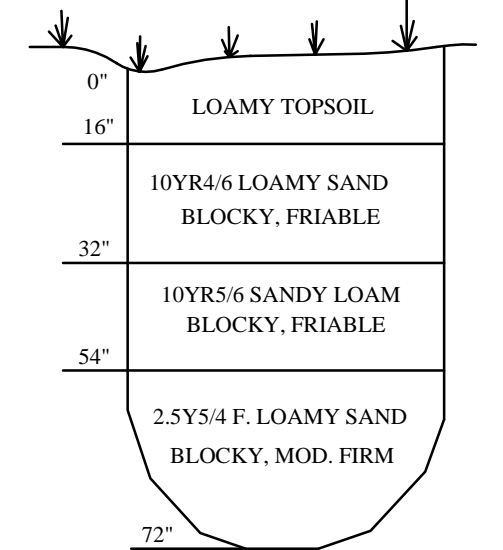
TEST PIT DATA - TP#101

TEST PIT BY: PDS
DATED: 5/18/2021
DEPTH TO LEDGE: N/O
ESTIMATED SEASONAL HIGH WATER TABLE: 54"
DEPTH TO OBSERVED WATER TABLE: N/O
DEPTH TO ROOT LINE: 40"
PERCOLATION RATE: 10 MIN./IN.



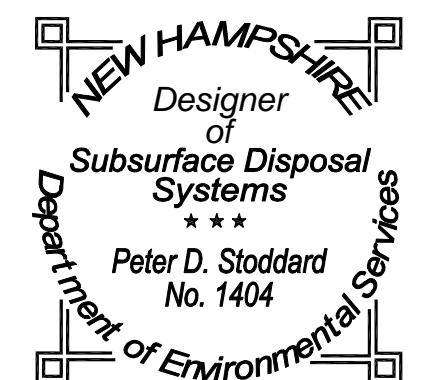
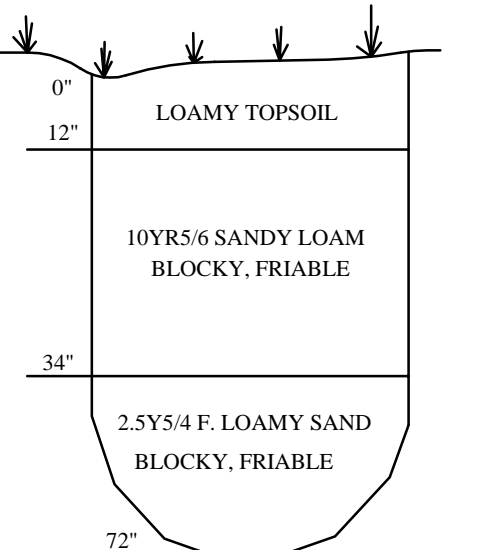
TEST PIT DATA - TP#102

TEST PIT BY: PDS
DATED: 5/18/2021
DEPTH TO LEDGE: N/O
ESTIMATED SEASONAL HIGH WATER TABLE: N/O
DEPTH TO OBSERVED WATER TABLE: N/O
DEPTH TO ROOT LINE: 34"
PERCOLATION RATE: 8 MIN./IN.



TEST PIT DATA - TP#103

TEST PIT BY: PDS
DATED: 5/18/2021
DEPTH TO LEDGE: N/O
ESTIMATED SEASONAL HIGH WATER TABLE: N/O
DEPTH TO OBSERVED WATER TABLE: N/O
DEPTH TO ROOT LINE: 34"



OWNERS' SIGNATURES

STEPHEN R. POULIOT _____ DATE _____
DONNA J. POULIOT _____ DATE _____

**LOT LINE ADJUSTMENT PLAN
TAX MAP 193 LOTS 21 & 22**

PREPARED FOR:
DONNA J. & STEPHEN R. POULIOT

LOCATED AT:
**112 & 114 PELHAM ROAD
HUDSON, NEW HAMPSHIRE**

APPROVED BY THE HUDSON, NH PLANNING BOARD

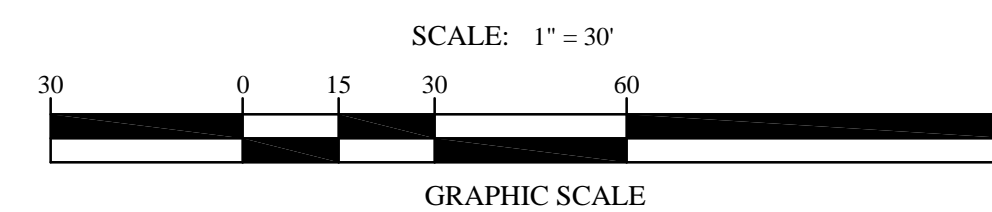
DATE OF MEETING: _____
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE: _____
PLANNING BOARD SECRETARY _____ SIGNATURE DATE: _____

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LICENSED LAND SURVEYOR _____ DATE _____



NO.	DATE	DESCRIPTION	BY

