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EPSOM PLANNING BOARD

SEP 09 2022

TOWN OF EPSOM
PLANNING BOARD

SELECTMEN'S OFFICE
EPSOM, NH

PO Box 10
EPSOM, NH 03234

APPLICATION FOR SUB-DIVISION

Date: 8 September 2022

Application No. _____

APPLICANT'S INFORMATION

Applicant's Name: The Jeffrey G. Keeler and Catherine J. Lee-Keeler Rev. Trust of 2021

Mailing Address: 30 Nash Lane

City, State, Zip Code: 30 Nash Lane, Epsom, New Hampshire 03234

Phone Number: 603 848 0474

Authorized Signature: _____ Date: _____

DEVELOPER'S INFORMATION

Developer's Name: Same as above

Mailing Address: _____

City, State, Zip Code: _____

Phone Number: _____

Authorized Signature: _____ Date: _____

DESIGNEE

Mr./Ms. Joseph M. Wichert of Joseph M. Wichert, LLS, Inc. is hereby designated as the person to whom all communications to the sub-divider may be addressed and the person on whom legal process may be served in connection with any proceedings arising out of the agreement herein. He/She may represent the sub-division for me at Public Hearing.

Authorized Signature: _____ Date: _____

PRELIMINARY LAYOUT

Application received by: _____ Date: _____

Maps and supporting data received by: _____ Date: _____

All Fees received by: _____ Date: _____

FINAL PLAT

Application Number: _____ Date: _____

Maps and supporting data received by: _____ Date: _____

All State approvals received by: _____ Date: _____

Deadline for Board Action: _____ Date: _____

Final approval by Board: _____ Date: _____

90 day statutory deadline for Planning Board action begins on the latest of the above dates, all submission items and agency approvals having been received.

PRIMARY PLAT CHECK LIST

Submission and Drawing Requirements

Section 1

3 (22x34) Copies of preliminary layout containing;
and 10 copies of 11x17

	YES	NO
a) Name of sub-division	<u>X</u>	_____
b) Name of owner of record	<u>X</u>	_____
c) Name of sub-divider	<u>X</u>	_____
d) Boundaries of sub-division	<u>X</u>	_____
e) North point	<u>X</u>	_____
f) Scale: 1" = 100' or less	<u>X</u>	_____
g) Total area to nearest tenth of acre	<u>X</u>	_____
h) Existing features to be shown:		
a. Existing street system	<u>X</u>	_____
b. Existing town services	<u>X</u>	_____
c. Names of abutters	<u>X</u>	_____
i) Proposed lot lines	<u>X</u>	_____
j) Area of each lot in square feet	<u>X</u>	_____
k) Lot numbers	<u>X</u>	_____
l) Streets and street names	<u>X</u>	_____
m) Curbs, water courses, location of street signs	<u>X</u>	_____
n) Location of monuments	<u>X</u>	_____
o) Land to be dedicated to Town to be used for Other than residential purposes	<u>N/A</u>	_____
p) Plantings	<u>N/A</u>	_____
q) Proposed topography	<u>N/A</u>	_____
r) Contiguous buildable area	<u>X</u>	_____
s) Vicinity maps (no scale)	<u>X</u>	_____
t) Other features	_____	_____

Section 2

#3 (22x34) Copies of existing topographic map containing;
and 10 copies of 11x17

a) Scale: 1" = 100' or less	<u>X</u>	_____
b) 5 foot counters	<u>X</u>	_____

PRIMARY PLAT CHECK LIST -CONTINUED

Section 3

#3 (22x34) Copies of existing conditions containing;
and 10 copies of 11x17

YES NO

- | | | |
|--|-----------------|-----------------|
| a) Scale: 1" = 100' or less | <u>X</u> | <u> </u> |
| b) Existing lot lines | <u>X</u> | <u> </u> |
| c) Soil types and boundaries | <u>X</u> | <u> </u> |
| d) Rock foundations | <u>N/A</u> | <u> </u> |
| e) Wooded areas | <u>X</u> | <u> </u> |
| f) Streams or natural drainage courses | <u>X</u> | <u> </u> |
| g) 100-year flood-plain | <u>X</u> | <u> </u> |
| h) other natural or scenic features | <u> </u> | <u> </u> |

Section 4

#3 (22x34) Copies of street profiles containing;
and 10 copies of 11x17

YES NO

- | | | |
|---|-----------------------|-------------------------|
| a) proposed centerline profile of all proposed streets | <u>N/A Road Front</u> | <u>Subdivision Only</u> |
| b) existing grade of land with a horizontal scale
of 1" = 100' | <u> </u> | <u> </u> |
| c) existing grade of land with a vertical scale
of 1" = 100' | <u> </u> | <u> </u> |

Section 5

#3 (22x34) Copies of utility plan containing;
and 10 copies of 11x17

YES NO

- | | | |
|--|-----------------------|-------------------------|
| a) Scale: 1" = 100' or less | <u>N/A Road Front</u> | <u>Subdivision Only</u> |
| b) Proposed location of water and sewer lines,
Storm drains, manholes, catch basins and
Special structures | <u> </u> | <u> </u> |
| c) NH Water Supply and Pollution Control
Commission approval for on-lot water and
Sewer services | <u> </u> | <u> </u> |

Section 6 Copies of Deed restrictions

N/A

DESIGN REQUIREMENTS

Section 1	Street Layout	YES	NO
		<u>N/A Road Front</u>	<u>Subdivision Only</u>
	a) Minimum of 50' Right-of-way	_____	_____
	b) Minimum paved width of 22'	_____	_____
	c) Cul-de-sacs	_____	_____
	d) Maximum length of 1,000'	_____	_____
	e) ROW radius at turn-around minimum of 50'	_____	_____
	f) Paved radius at turn-around minimum of 22'	_____	_____
	g) Street layout permits extension or connection for Future development	_____	_____
	h) Street grades are a minimum of 0.5% but less Then 10%	_____	_____
	i) Intersections are at right angles	_____	_____
	j) Intersections have curved radius of 30'	_____	_____
Section 2	Block Layout	YES	NO
		<u>N/A Road Front</u>	<u>Subdivision Only</u>
	a) Maximum length of 1,000'	_____	_____
	b) Minimum length of 400'	_____	_____
Section 3	Lot Design	YES	NO
	a) Minimum of 200' frontage on existing or Or proposed street	<u>X</u>	_____
	b) Side lot and street lines at right angles	<u>X - Within 10°</u>	_____
	c) No lots other than corner lots have frontage	_____	_____
Section 4	Landscaping Planting	YES	NO
	c) Installation and preservation of natural and Scenic features	<u>N/A</u>	_____

FINAL PLAN CHECK LIST

Section 1	Final Plat	YES	NO
	a) Mylar <u>After approval</u>	_____	<u>X</u> _____
	b) Paper Copies <u>4</u>	<u>X</u> _____	_____
	c) Scales: 1" = _____ 100' or less	<u>X</u> _____	_____
	d) Proposed lot lines	<u>X</u> _____	_____
	e) Area of each lot (square feet)	<u>X</u> _____	_____
	f) Street and curb lines	<u>X</u> _____	_____
	g) Accurate dimensions	<u>X</u> _____	_____
	h) Street names and location of street signs	<u>X</u> _____	_____
	i) Monuments	<u>X</u> _____	_____
	j) Radii, arcs and central angles of all curves	<u>X</u> _____	_____
	k) Topographic contours at five (5) foot intervals Max.	<u>X</u> _____	_____
	l) Location of land to be used for other than Residential purposes	<u>N/A</u> _____	_____
	m) Location & topographic contours & grade of all Natural or manmade features (wetlands, marshes, ponds etc.)	<u>X</u> _____	_____
	n) sign location, size and general description	<u>N/A</u> _____	_____
	o) town engineer comments	_____	_____

TOWN DEPARTMENT APPROVALS (AS REQUIRED)

Road agent	_____	_____
Fire Department	_____	_____
Police Department	_____	_____
Board of Selectmen	_____	_____
Zoning Compliance Officer	_____	_____
Conservation Commission	_____	_____
Epsom Village Water District Commission	_____	_____
School District	_____	_____

Joseph M. Wichert
LLS, INC.



LAND SURVEYOR & SEPTIC SYSTEM DESIGNER



TEST PIT LOG FOR KEELER
30 NASH LANE, EPSOM, NH.

TEST PIT #1

0 - 6" Loam; 10YR 3/4
6 - 18" Fine Sandy Loam; Massive; Friable; 10YR 5/6
18 - 27" Fine Silty Sand; Weak Platy; Firm in place; 10YR 5/4
27 - 66" Silty Fine Sand; Platy; Firm; Restrictive; 10yr 5/3

LEDGE: NONE OBS., WATER: NONE OBS. ROOTS (FINE) TO 30"+
E.S.H.W.T. = 27"
Perc Test = 10 minutes/inch @ 26"

TEST PIT #2

0 - 9" Loam; 10YR 3/4
9 - 18" Fine Sandy Loam; Massive; Friable; 10YR 5/6
18 - 27" Fine Silty Sand; Weak Platy; Firm in place; 10YR 5/4
27 - 60" Silty Fine Sand; Platy; Firm; Restrictive; 10yr 5/3

LEDGE: NONE OBS., WATER: NONE OBS. ROOTS (FINE) TO 24"+
E.S.H.W.T. = 24"
Perc Test = 12 minutes/inch @ 24"

TEST PIT #3

0 - 9" Loam; 10YR 3/4
9 - 27" Fine Sandy Loam; Massive; Friable; 10YR 5/6
27 - 66" Fine Silty Sand; Weak Platy; Firm in place; 10YR 5/4

LEDGE: NONE OBS., WATER: NONE OBS. ROOTS (FINE) TO 24"+
E.S.H.W.T. = 27"
Perc Test = 10 minutes/inch @ 24"

TEST PIT #4

0 - 8" Loam; 10YR 3/4
8 - 20" Fine Sandy Loam; Massive; Friable; 10YR 5/6

LEDGE: OBS. @ 20", WATER: NONE OBS. ROOTS (FINE) TO 20"+
E.S.H.W.T. = 20" +

TEST PIT #5

0 - 8" Loam; 10YR 3/4
8 - 36" Fine Sandy Loam; Massive; Friable; 10YR 5/6

LEDGE: OBS. @ 36", WATER: NONE OBS. ROOTS (FINE) TO 30"+
E.S.H.W.T. = 30"
Perc Test = 8 minutes/inch @ 24"

BOUNDARY
SURVEYS

SUBDIVISIONS

ALTA/NSPS TITLE
SURVEYS

TOPOGRAPHIC
SURVEYS

CONDOMINIUM
CONVERSIONS

GPS
SURVEYS

SEPTIC
DESIGNS

802 Amherst Street
Manchester, NH 03104

603.647.4282

FAX: 603.623.1910

EMAIL: inquire1@jmwlls.com

WEB: www.jmwlls.com

Joseph M. Wichert

LLS, INC.



LAND SURVEYOR & SEPTIC SYSTEM DESIGNER



BOUNDARY SURVEYS

TEST PIT #6

0 - 8" Loam; 10YR 3/3

8 - 21" Fine Sandy Loam; Massive; Friable; 10YR 5/6

21 - 39" Fine Silty Sand; Weak Platy; Firm in place; 10YR 5/4

LEDGE/ROCK: OBS. @ 39", WATER: NONE OBS. ROOTS TO 21"+
E.S.H.W.T. = 21"

Perc Test = 16 minutes/inch @ 24"

SUBDIVISIONS

TEST PIT #7

0 - 6" Loam; 10YR 3/4

6 - 24" Fine Sandy Loam; Massive; Friable; 10YR 5/6

24 - 54" Fine Sandy Loam; Weak Platy; Firm in place; 10YR 5/4

With streaks of clay; Firm; Restrictive Gley 6/10Y

LEDGE: NONE OBS., WATER: NONE OBS. ROOTS TO 30"+
E.S.H.W.T. = 24"

Perc Test = 14 minutes/inch @ 24"

ALTA/NSPS TITLE SURVEYS

TOPOGRAPHIC SURVEYS

TEST PIT #8

0 - 6" Loam; 10YR 3/4

6 - 21" Fine Sandy Loam; Massive; Friable; 10YR 5/6

21 - 54" Silty Fine Sand; Platy; Firm; Restrictive; 10YR 5/3

With streaks of clay; Firm; Restrictive Gley 6/10Y

LEDGE: NONE OBS., WATER: SEEPS @ 36". ROOTS TO 24"+
E.S.H.W.T. = 21"

Perc Test = 16 minutes/inch @ 24"

CONDOMINIUM CONVERSIONS

GPS SURVEYS

TEST PIT #9

0 - 6" Loam; 10YR 3/4

6 - 26" Fine Sandy Loam; Massive; Friable; 10YR 4/6

26 - 45" Loamy Fine Sand; Weak Blocky; Firm in place; 10YR 4/4

LEDGE/ROCK: OBS. @ 45", WATER: NONE OBS. ROOTS TO 27"+
E.S.H.W.T. = 26"

Perc Test = 10 minutes/inch @ 24"

SEPTIC DESIGNS

TEST PIT #10

0 - 6" Loam; 10YR 3/4

6 - 32" Fine Sandy Loam; Massive; Friable; 10YR 4/6

LEDGE/ROCK: OBS. @ 32", WATER: NONE OBS. ROOTS TO 27"+
E.S.H.W.T. = 32"

Perc Test = 8 minutes/inch @ 24"

Test pits dug on 13 May 2022. See FB 583 P. 19.

802 Amherst Street
Manchester, NH 03104

603.647.4282

FAX: 603.623.1910

EMAIL: inquire1@jmwlls.com

WEB: www.jmwlls.com



200 feet Abutters List Report

Epsom, NH
September 09, 2022

abutters = \$195.00
15

Subject Property:

Parcel Number: 000R02-000047-000000
CAMA Number: 000R02-000047-000000
Property Address: 30 NASH LANE

Mailing Address: JEFFREY & CATHERINE KEELER REV
30 NASH LANE
EPSOM, NH 03234

Abutters:

Parcel Number: 000R02-000001-000CEM
CAMA Number: 000R02-000001-000CEM
Property Address: NEW RYE ROAD

Mailing Address: NEW RYE CEMETERY ASSOCIATION
39 WING RD
EPSOM, NH 03234

Parcel Number: 000R02-000008-000006
CAMA Number: 000R02-000008-000006
Property Address: 15 SWAMP ROAD

Mailing Address: ESTES, KRISTY ESTES JR., ROBERT A
15 SWAMP ROAD
EPSOM, NH 03234

Parcel Number: 000R02-000011-000000
CAMA Number: 000R02-000011-000000
Property Address: 23 SWAMP ROAD

Mailing Address: CALNAN, JUSTIN W CALNAN,
CHRISTINE L
23 SWAMP ROAD
EPSOM, NH 03234

Parcel Number: 000R02-000012-000000
CAMA Number: 000R02-000012-000000
Property Address: SWAMP ROAD

Mailing Address: ~~JEFFREY & CATHERINE KEELER REV
30 NASH LANE
EPSOM, NH 03234~~

Parcel Number: 000R02-000013-000000
CAMA Number: 000R02-000013-000000
Property Address: SWAMP ROAD

Mailing Address: WELLS ESTATE, EUGENE Y C/O DALE
WELLS & J. KEELER
P O BOX 214
MARBURY, MD 20658

Parcel Number: 000R02-000016-000000
CAMA Number: 000R02-000016-000000
Property Address: SWAMP ROAD

Mailing Address: MATTESON, GARY R MATTESON,
SABRINA
540 OLD MOUNTAIN ROAD
EPSOM, NH 03234

Parcel Number: 000R02-000017-000000
CAMA Number: 000R02-000017-000000
Property Address: MUNROE ROAD

Mailing Address: HARKNESS JR TTE TR2015 RICHARD
HARKNESS JR TTEE RICHARD
92 MUNROE ROAD
EPSOM, NH 03234

Parcel Number: 000R02-000018-000000
CAMA Number: 000R02-000018-000000
Property Address: 92 MUNROE ROAD

Mailing Address: HARKNESS JR TTE TR2015 RICHARD
HARKNESS JR TTEE RICHARD
92 MUNROE ROAD
EPSOM, NH 03234

Parcel Number: 000R02-000020-000000
CAMA Number: 000R02-000020-000000
Property Address: SWAMP ROAD

Mailing Address: ~~MATTESON, GARY R MATTESON,
SABRINA
540 OLD MOUNTAIN ROAD
EPSOM, NH 03234~~

Parcel Number: 000R02-000027-000000
CAMA Number: 000R02-000027-000000
Property Address: 116 SWAMP ROAD

Mailing Address: BRUNETTE, DAVE F.
116 SWAMP ROAD
EPSOM, NH 03234



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This information is believed to be correct but is subject to change and is not warranted.



200 feet Abutters List Report

Epsom, NH
September 09, 2022

Parcel Number: 000R02-000038-000000 CAMA Number: 000R02-000038-000000 Property Address: 229 NEW RYE ROAD	Mailing Address: BOIVIN, RAYMOND M BOIVIN, SUSAN E 229 NEW RYE ROAD EPSOM, NH 03234
Parcel Number: 000R02-000040-000000 CAMA Number: 000R02-000040-000000 Property Address: 241 NEW RYE ROAD	Mailing Address: BURNS, PATRICK NEAL - BURNS FA BURNS, WENDY E. - BURNS FAMILY 241 NEW RYE ROAD EPSOM, NH 03234
Parcel Number: 000R02-000045-000000 CAMA Number: 000R02-000045-000000 Property Address: NEW RYE ROAD	Mailing Address: GRIFFIN, JAMES J, TRUSTEE GRIFFIN, DEBORAH A, TRUSTEE 266 NEW RYE ROAD EPSOM, NH 03234
Parcel Number: 000R02-000046-000000 CAMA Number: 000R02-000046-000000 Property Address: 266 NEW RYE ROAD	Mailing Address: GRIFFIN, JAMES J, TRUSTEE GRIFFIN, DEBORAH A, TRUSTEE 266 NEW RYE ROAD EPSOM, NH 03234
Parcel Number: 000R02-000048-000000 CAMA Number: 000R02-000048-000000 Property Address: 289 NEW RYE ROAD	Mailing Address: NEW RYE UNION CONGREGATIONAL CHURCH, INC 289 NEW RYE ROAD P.O. BOX 217 EPSOM, NH 03234
Parcel Number: 000R02-000051-000000 CAMA Number: 000R02-000051-000000 Property Address: NEW RYE ROAD	Mailing Address: BLOOMFIELD, R. ERIC STADNICKI, KRISTA 8 BAYBUTT ROAD EPSOM, NH 03234
Parcel Number: 000R02-000052-000000 CAMA Number: 000R02-000052-000000 Property Address: 8 BAYBUTT ROAD	Mailing Address: BLOOMFIELD, R. ERIC STADNICKI, KRISTA 8 BAYBUTT ROAD EPSOM, NH 03234
Parcel Number: 000R02-000053-000000 CAMA Number: 000R02-000053-000000 Property Address: 65 BAYBUTT ROAD	Mailing Address: HARKNESS, JR., HARVEY, TRUSTEE HARKNESS, BARBARA, TRUSTEE HARKNESS'S REV TRUSTS 65 BAYBUTT ROAD EPSOM, NH 03234

Joe Wichert

Powell Asset Mapping, LLC



www.cai-tech.com

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9/9/2022

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