



RECEIVED

APR 13 2023

SELECTMEN'S OFFICE
EPSOM, NH

EPSOM PLANNING BOARD

TOWN OF EPSOM
PLANNING BOARD
P.O. Box 10
EPSOM, NH 03234-0010

APPLICATION FOR NON-RESIDENTIAL SITE PLAN REVIEW
PERMISSION / RELEASE FORM

I / we the property owner(s) hereby give permission for any member of the Planning Board, Town Engineer, Member of 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 reasonable times for the purpose of such examinations, surveys, tests, inspections as may be appropriate; to enable release of any claim or right we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on my / our property in connection with this application.

Date: 2023 April 13

Owner's Signature: Patricia L. Rhodes
[Signature]

ALL OWNERS MUST SIGN

TOWN OF EPSOM
APPLICATION FOR NON-RESIDENTIAL SITE PLAN REVIEW
RELEASE & AUTHORIZATION FORMS

All forms must be typed or hand printed in black ink.

Location Address: 61 Lena Lane

Map & Lot Number: Map 000R01, Lot 000030

Present Use of Property: Residence

Proposed Use of Property: Residence + Home Business

Owner's Name(s): Steven Rhodes & Patricia Rhodes

Owner's Address: 61 Lena Lane, Epsom, NH 03234

Telephone Number: (603) 815-2787, (603) 717-5767

I hereby apply for a site plan review and acknowledge that this application and all of the related materials attached, to the best of my knowledge, conform in each and every respect with all laws, ordinances and regulations; that I or my designated authorized agent have completed the applicable check list attached hereto (recognizing that the check list is merely a summary of the highlights of some of the applicable regulations and is not intended to be all inclusive); that this application and all related materials and information have been prepared in accordance with recognized professional standards; and that all necessary information, permits and check lists are attached. Failure to comply with all laws, ordinances, regulations and application procedures can lead to summary disapproval of the application.

Date: 2023 April 13 Owner's Signature: Patricia L. Rhodes
S. Rhodes

ALL OWNERS MUST SIGN

Authorized Agent Designation

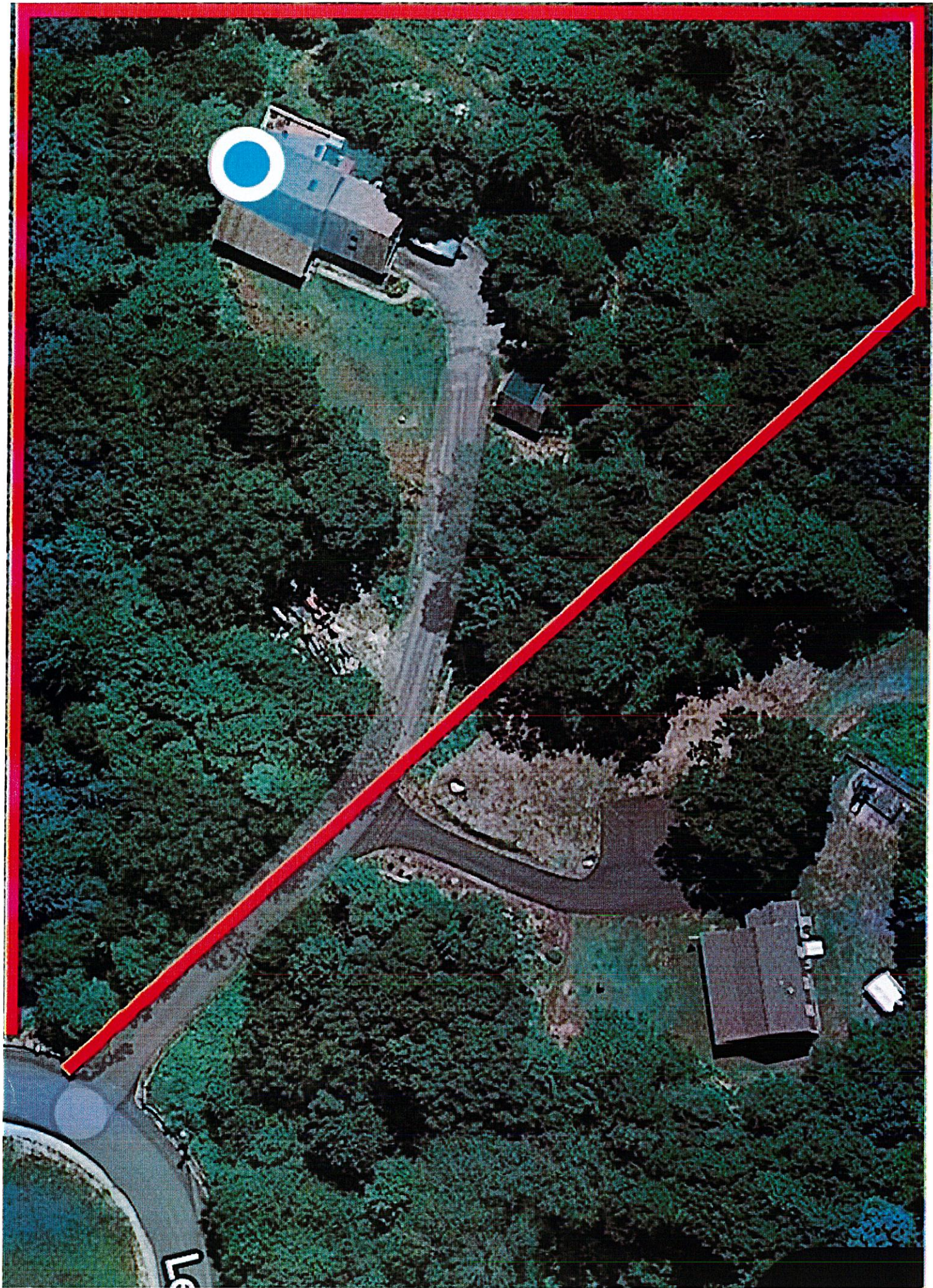
Map & Lot Number: _____

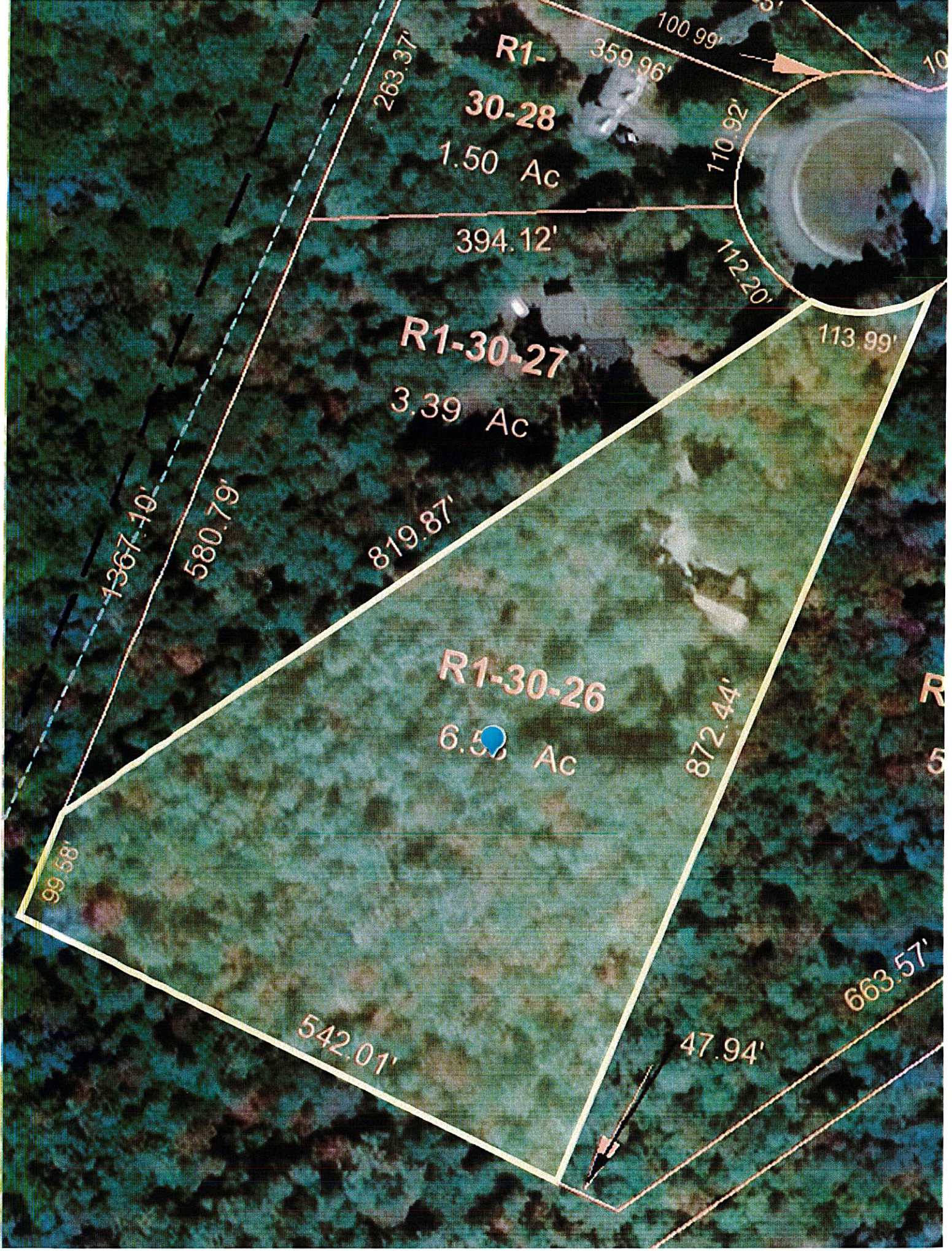
I / we (owner or owners) _____

hereby designate _____ To serve as my authorized agent with the Epsom Planning Board to whom all communications to the applicant may be addressed and the person / company to whom all legal process may be served in connection with any proceedings arising out of this application.

Date: _____ Owner's Signature: _____

ALL OWNERS MUST SIGN





R1-

30-28

1.50 Ac

394.12'

R1-30-27

3.39 Ac

R1-30-26

6.50 Ac



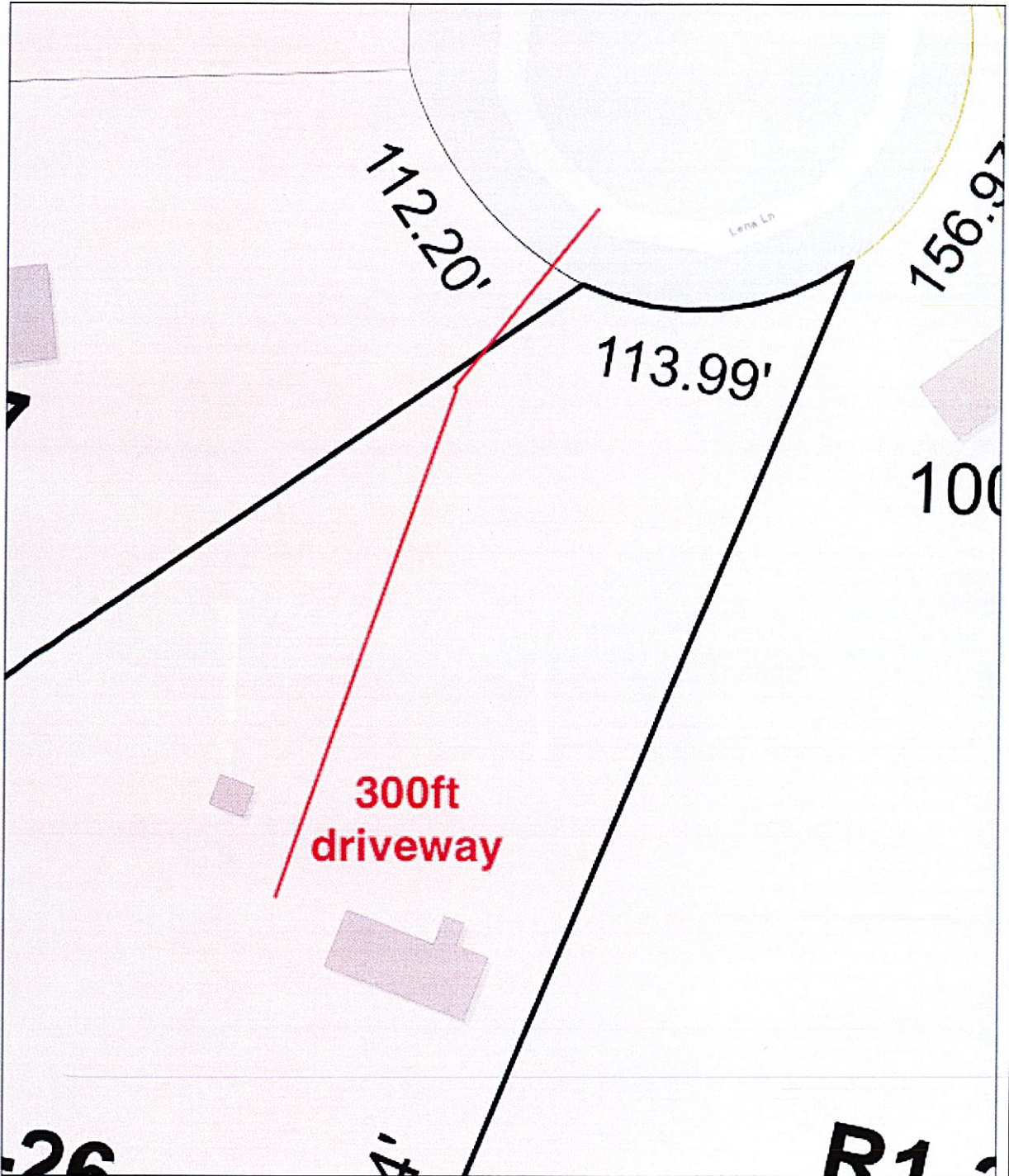
Town of Epsom, NH



April 12, 2023

1 Inch = 40 Feet

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- Public Road
- Property Line
- Right of Ways

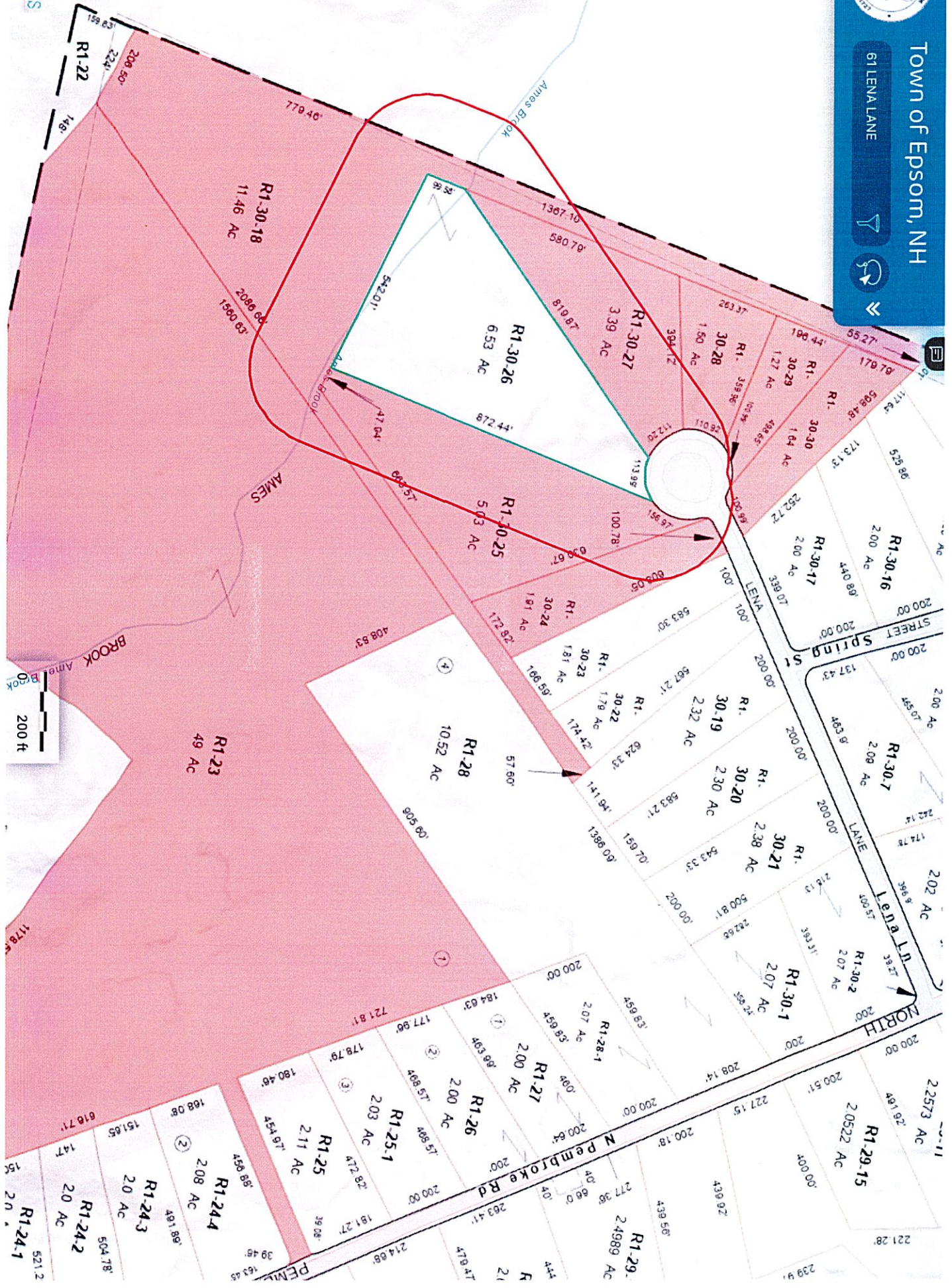


Town of Epsom, NH

61 LENA LANE



AI ArcGIS





200 feet Abutters List Report

Epsom, NH
March 09, 2023

8 abutters = \$104.00 - abutters
+ 350.00 - ap

\$454.00

Subject Property:

Parcel Number: 000R01-000030-000026
CAMA Number: 000R01-000030-000026
Property Address: 61 LENA LANE

Mailing Address: RHODES, STEVEN RHODES, PATRICIA
61 LENA LANE
EPSOM, NH 03234

Abutters:

Parcel Number: 000R01-000023-000000
CAMA Number: 000R01-000023-000000
Property Address: 55 NORTH PEMBROKE ROAD

Mailing Address: O'CONNELL, DEREK J O'CONNELL,
CHRISTINA
55 N PEMBROKE RD
EPSOM, NH 03234

Parcel Number: 000R01-000030-000018
CAMA Number: 000R01-000030-000018
Property Address: NORTH PEMBROKE ROAD

Mailing Address: WHITEHOUSE ACRES, PHASE III CID -
C/O GOULET
51 LENA LANE
EPSOM, NH 03234

Parcel Number: 000R01-000030-000024
CAMA Number: 000R01-000030-000024
Property Address: 51 LENA LANE

Mailing Address: GOULET, DAVID W., CO-TRUSTEE
GOULET, KAREN D., CO-TRUSTEE
51 LENA LANE
EPSOM, NH 03234

Parcel Number: 000R01-000030-000025
CAMA Number: 000R01-000030-000025
Property Address: 57 LENA LANE

Mailing Address: HUTSON, CURTIS HUTSON, CAITLEN
57 LENA LANE
EPSOM, NH 03234

Parcel Number: 000R01-000030-000027
CAMA Number: 000R01-000030-000027
Property Address: 63 LENA LANE

Mailing Address: MAGOON, JAMES
63 LENA LANE
EPSOM, NH 03234

Parcel Number: 000R01-000030-000028
CAMA Number: 000R01-000030-000028
Property Address: 64 LENA LANE

Mailing Address: YOUNG, JOSHUA P YOUNG, PENNY
64 LENA LANE
EPSOM, NH 03234

Parcel Number: 000R01-000030-000029
CAMA Number: 000R01-000030-000029
Property Address: 60 LENA LANE

Mailing Address: MALAFRONTI, THOMAS J
60 LENA LANE
EPSOM, NH 03234

Parcel Number: 000R01-000030-000030
CAMA Number: 000R01-000030-000030
Property Address: 58 LENA LANE

Mailing Address: SKAFIDAS, THOMAS WILLIAM
SKAFIDAS, SARAH PARKER
93 BROADWAY
PEMBROKE, NH 03275



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Planning Board Site Plan Checklist

<u>Checklist Items</u>	<u>Applicant</u>	<u>Planning Board</u>	<u>N/A</u>
1. 3 copies of site plan map (22x34) and 10 copies of 11x17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Vicinity Sketch (100 year flood elevation line if necessary)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Location of site, name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Name & address of person / company preparing plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. North / south indicator on map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Lot area & boundary description	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Map & Lot number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Easements or rights-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Square footage & location of all existing buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Square footage & location of all proposed buildings / additions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Construction drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Proposed street & / or driveways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Traffic & pedestrian flow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Proposed curb cuts & their radii	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. set back lines (front, back & sides)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Drainage plans & snow removal & storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Location of public & private utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Existing or proposed septic, leach field & well locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Proposed landscaping plan & screening when applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Proposed outdoor lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Dumpster location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Location of loading docks or bays	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Location & topographic contours & grade of all natural or Man-made features (wetlands, marshes, ponds, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Sign location, size & general description	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Map shall include Planning Board approval block	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Registered stamp & signature of surveyor / engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. A copy of all applicable town, state & federal permits: i.e.: wetlands, septic, driveway, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>