

RECEIVED

APR 29 2024

EPSOM SELECT BOARD



**683C First New Hampshire Turnpike
Northwood, NH 03261
Phone 942-9220 Cell 833-5913**

TRANSMITTAL:

Date: April 16, 2024

To: Town of Epsom
Planning Board
1598 Dover Road
Epsom, NH 03234

Re: Lot Line Adjustment for: Thomas & Lisa Thorne, 31 Griffin Road (Tax Map R-9 Lot 53-6) and Daniel R LaJoie, 12 Echo Valley Farm Road (Tax Map R-9 Lot 53-1)

The following items are enclosed:

- 4 copies of plans (22 x 34 plan set)
- 10 copies of plan (11 x 17 plan sets)
- 1 copy of all Application materials and fees

Sincerely,
Scott R. Frankiewicz



N.H. LAND
Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

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1598 Dover Road
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Re: Lot Line Adjustment for: Thomas & Lisa Thorne, 31 Griffin Road (Tax Map R-9 Lot 53-6) and Daniel R LaJoie, 12 Echo Valley Farm Road (Tax Map R-9 Lot 53-1)

Date: April 16, 2024

Planning Board Chair & Members,

We have submitted an application for a Lot Line Adjustment application for Tax Map R9 Lot 53-6 owned by Thomas & Lisa Thorne located at 31 Griffin Road and Tax Map R9 Lot 53-1 owned by Daniel Lajoie located at 12 Echo Valley Farm Road. Parcel 53-6 is currently 20.94 acres and Parcel 53-1 is 3.81 acres. The applicants are proposing to transfer 0.458 acres from Parcel 53-1 to Parcel 53-6. The result is Parcel 53-1 will be 3.354 acres and Parcel 53-6 will be 21.393 acres. The frontage of both lots will remain as they are today. NHDES Subsurface approval is required for the parcel 53-1 as it is under 5 acres and Parcel 53-6 is not required to obtain NHDES Subsurface approval due to it being over 5 acres.

If you have any questions or comments on the above referenced project, please don't hesitate to contact me at scott@nhlandconsultants.com or 603-833-5913.

**Best Regards,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC**

Epsom Planning Board
1598 Dover Road
Epsom, NH 03234
603-736-9002
www.epsomnh.org



App fee \$200
Notices \$130
Legal notice \$200
\$482 (ME)
Total \$530, Made out to:
Town of Epsom

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EPSOM SELECT BOARD

EPSOM PLANNING BOARD FEES

\$175.00 Subdivision Application Fee

\$350.00 Site Plan Application Fee

\$200.00 Lot Line Adjustment Application Fee

\$200.00 for each newly created building lot

\$ 13.00 Abutter Notification (each) Abutters also include the property owner and Authorized Agent (if applicable). If represented by an attorney or additional party, it is also recommended they be included in the Abutter Notification. ~~10 notices~~ 14 notices

\$100.00 *Mylar Recording for the first page and \$100 for each additional page

\$75.00 *Lot Merger Recording

~~\$200.00 Legal Notice Fee~~

ALL CHECKS TO BE MADE PAYABLE TO THE "Town of Epsom"

***Recording of Mylars and / or Deeds may be affected by an LCHIP Surcharge and therefore require an additional check of \$25.00 written out to the Merrimack County Registry of Deeds**

Approved by the Epsom Board of Selectmen May 2, 2011: Keith A. Cota, Robert Blodgett, Donald Harty

Each Abutter Notification Updated to \$13.00 Approved by the Epsom Board of Selectmen April 14, 2014: Elizabeth Bosiak, J Chris Bowes

Updated fees approved by the Epsom Board of Selectmen June 27, 2022: Virginia J Drew, Cheryl Gilpatrick, Meadow Wysocki.



EPSOM PLANNING BOARD

TOWN OF EPSOM
PLANNING BOARD
PO Box 10
EPSOM, NH 03234

APPLICATION FOR LOT LINE ADJUSTMENT

RECEIVED

APR 29 2024

Date: 4/19/24

EPSOM SELECT BOARD

Lot #1 R9 / 53-6
Tax Map & Lot
Owner: Thomas & Lisa Thorne

Lot #2 R9 / 53-1
Tax Map & Lot
Owner: Daniel Lajoie

APPLICANT'S INFORMATION

Applicant's Name(s): Thomas & Lisa Thorne

Applicant's Name(s): Daniel Lajoie

Mailing Address: 31 Griffin Road

Mailing Address: 12 Echo Valley Farm Rd

City, State, Zip Code: Epsom, NH 03234

City, State, Zip Code: Epsom, NH 03234

Phone Number: _____

Phone Number: _____

Authorized Signature: *Lisa Thorne*
Date: 4/19/24

Authorized Signature: *Daniel Lajoie*
Date: 4/19/24

Thomas Thorne

SURVEYOR'S INFORMATION

Name: New Hampshire Land Consultants, PLLC (John Newman)

Mailing Address: 683C First NH Turnpike

City, State, Zip Code: Northwood, NH 03261

Phone Number: 603-833-5913

Authorized Signature: _____ Date: _____

DESIGNEE

Mr./Ms. Scott R Frankiewicz of New Hampshire Land Consultants, PLLC is hereby designated as the person to whom all communications to the lot line adjustment 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 lot line adjustment for me at Public Hearing.

Authorized Signature: _____ Date: _____

PROPOSED LOT LINE ADJUSTMENT INFORMATION

Lot Line Location: Back lot line of parcel R9-53-1 and side lot line of parcel R9-53-6

Tax Map# R9 Lot #'s 53-1

Tax Map# R9 Lot #'s 53-6

Engineer/Surveyor: John Newman & Scott Frankiewicz, New Hampshire Land Consultants, PLLC

Names and addresses of abutting property owners. (Please attach supplementary sheet if necessary).

See attached abutters list

PRELIMINARY LAYOUT

Application received by: Megan Rheume

Date: 4-29-24

Maps and supporting data received by: Megan Rheume

Date: 4-29-24

All Fees received by: Megan Rheume

Date: 4-29-24

FINAL PLAT

Map & Lots: _____

Date: _____

Maps and supporting data 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

# _____ Copies of preliminary layout containing;	YES	NO
a) Name of owner of record #1	<u> X </u>	<u> </u>
b) Name of owner of record #2	<u> X </u>	<u> </u>
c) Name of surveyor	<u> X </u>	<u> </u>
d) Boundaries of lots	<u> X </u>	<u> </u>
e) North point	<u> X </u>	<u> </u>
f) Scale: 1" = 100' or less	<u> X </u>	<u> </u>
g) Total area to nearest tenth of acre	<u> X </u>	<u> </u>
h) Existing features to be shown:		
a. Existing street system	<u> X </u>	<u> </u>
b. Existing town services	<u> X </u>	<u> </u>
c. Names of abutters	<u> X </u>	<u> </u>
i) Proposed lot line adjustments	<u> X </u>	<u> </u>
j) Area of each lot in square feet	<u> X </u>	<u> </u>
k) Lot numbers	<u> X </u>	<u> </u>
l) Streets and street names	<u> X </u>	<u> </u>
m) Curbs, water courses, location of street signs	<u> X </u>	<u> </u>
n) Location of monuments	<u> X </u>	<u> </u>
o) Land to be dedicated to Town to be used for other than residential purposes	<u> </u>	<u> NA </u>
p) Plantings	<u> </u>	<u> NA </u>
q) Proposed topography	<u> </u>	<u> NA </u>
r) Vicinity maps (no scale)	<u> X </u>	<u> </u>
s) Other features	<u> X </u>	<u> </u>

Section 2

# _____ Copies of existing topographic map containing;		
a) Scale: 1" = 100' or less	<u> X </u>	<u> </u>
b) 5 foot counters	<u> X </u>	<u> </u>

PRIMARY PLAT CHECK LIST -CONTINUED

Section 3

# _____	Copies of existing conditions containing;	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> X </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> X </u>	<u> </u>

Section 4

# _____	Copies of street profiles containing;	YES	NO
a)	Proposed centerline profile of all proposed streets	<u> </u>	<u> NA </u>
b)	Existing grade of land with a horizontal scale of 1" = 100'	<u> </u>	<u> NA </u>
c)	Existing grade of land with a vertical scale of 1" = 100'	<u> </u>	<u> NA </u>

Section 5

# _____	Copies of utility plan containing;	YES	NO
a)	Scale: 1" = 100' or less	<u> </u>	<u> NA </u>
b)	Proposed location of water and sewer lines, storm drains, manholes, catch basins and special structures	<u> X </u>	<u> </u>
c)	NH Water Supply and Pollution Control Commission approval for on-lot water and sewer services	<u> X </u>	<u> </u> PENDING

Section 6	Copies of Deed restrictions	<u> </u>	<u> NA </u>
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DESIGN REQUIREMENTS

Section 1	Street Layout NA - NO STREETS PROPOSED	YES	NO
	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 than 10%	_____	_____
	i) Intersections are at right angles	_____	_____
	j) Intersections have curved radius of 30'	_____	_____
Section 2	Block Layout NA - NO NEW LOT	YES	NO
	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	X _____	_____
	b) Side lot and street lines at right angles	X _____	_____
	c) No lots other than corner lots have frontage	X _____	_____
Section 4	Landscaping Planting	YES	NO
	c) Installation and preservation of natural and scenic features	_____	NA _____

FINAL PLAN CHECK LIST

Section 1	Final Plat	TO BE SUBMITTED UPON APPROVAL MEETING BELOW STANDARDS	
		YES	NO
	a) Mylar _____	_____	_____
	b) Paper Copies _____	_____	_____
	c) Scales: 1" = 100' or less	_____	_____
	d) Proposed lot lines	_____	_____
	e) Area of each lot (square feet)	_____	_____
	f) Street and curb lines	_____	_____
	g) Accurate dimensions	_____	_____
	h) Street names and location of street signs	_____	_____
	i) Monuments	_____	_____
	j) Radii, arcs and central angles of all curves	_____	_____
	k) Topographic contours at five (5) foot intervals Max.	_____	_____
	l) Location of land to be used for other than residential purposes	_____	_____
	m) Location & topographic contours & grade of all natural or manmade features (wetlands, marshes, ponds etc.)	_____	_____
	n) Sign location, size and general description	_____	_____
	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	_____	_____



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Re: Lot Line Adjustment for: Thomas & Lisa Thorne, 31 Griffin Road (Tax Map R-9 Lot 53-6) and Daniel R LaJoie, 12 Echo Valley Farm Road (Tax Map R-9 Lot 53-1)

Date: April 16, 2024

Thomas & Lisa Thorne would like to request a waiver from:

Subdivision Regulations-Section 4.4.2(b) and Section 6.1.3(b): Site Information: Sub-Section (A) – The location, bearings to the nearest minute and dimensions of All boundary lines proposed to be expressed in feet and hundredths of a foot, stations, radii, and curve data.

The applicant is requesting that a portion of the site boundary, topography and wetlands be waived from being shown. A boundary, topographic and wetland survey was performed to prove out the buildable areas of both parcels and the remaining land as shown on the plans enclosed.

If you have any questions or comments on the above referenced project, please don't hesitate to contact me at scott@nhlandconsultants.com or 603-833-5913.

Best Regards,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC



200 feet Abutters List Report

Epsom, NH
April 29, 2024

14 Abutters

Subject Property:

Parcel Number: 000R09-000053-000006
CAMA Number: 000R09-000053-000006
Property Address: 31 GRIFFIN ROAD

Mailing Address: THORNE FAMILY REV. TRUST THORNE,
LISA M. & THOMAS G. TR
31 GRIFFIN ROAD
EPSOM, NH 03234

Abutters:

Parcel Number: 000R09-000049-000000
CAMA Number: 000R09-000049-000000
Property Address: 3 GRIFFIN ROAD

Mailing Address: STEWART, DAVID
3 GRIFFIN ROAD
EPSOM, NH 03234

Parcel Number: 000R09-000050-000000
CAMA Number: 000R09-000050-000000
Property Address: CENTER HILL ROAD

Mailing Address: STEWART, DAVID
3 GRIFFIN ROAD
EPSOM, NH 03234

Parcel Number: 000R09-000053-000001
CAMA Number: 000R09-000053-000001
Property Address: 12 ECHO VALLEY FARM RD

Mailing Address: LAJOIE, DANIEL RICHARD
12 ECHO VALLEY FARM ROAD
EPSOM, NH 03234

Parcel Number: 000R09-000053-000002
CAMA Number: 000R09-000053-000002
Property Address: 36 ECHO VALLEY FARM RD

Mailing Address: NEILY, STEPHEN J NEILY, GINA A
36 ECHO VALLEY FARM RD
EPSOM, NH 03234

Parcel Number: 000R09-000053-000003
CAMA Number: 000R09-000053-000003
Property Address: 62 ECHO VALLEY FARM RD

Mailing Address: BOULTER, ZACHARY T BOULTER, RUTH
H
62 ECHO VALLEY FARM ROAD
EPSOM, NH 03234

Parcel Number: 000R09-000053-000004
CAMA Number: 000R09-000053-000004
Property Address: 30 HILLTOP DRIVE

Mailing Address: NICKODEMUS, THOMAS LEE
30 HILLTOP DRIVE
EPSOM, NH 03234

Parcel Number: 000R09-000053-000007
CAMA Number: 000R09-000053-000007
Property Address: 65 GRIFFIN ROAD

Mailing Address: PAGANO, GARY
65 GRIFFIN ROAD
EPSOM, NH 03234

Parcel Number: 000R09-000053-000008
CAMA Number: 000R09-000053-000008
Property Address: 64 HILLTOP DRIVE

Mailing Address: QUINN, CAITLYN ELIZABETH QUINN,
KEVIN PATRICK
64 HILLTOP DRIVE
EPSOM, NH 03234



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4/29/2024

Page 1 of 1



200 feet Abutters List Report

Epsom, NH
April 29, 2024

Subject Property:

Parcel Number: 000R09-000053-000001
CAMA Number: 000R09-000053-000001
Property Address: 12 ECHO VALLEY FARM RD

Mailing Address: LAJOIE, DANIEL RICHARD
12 ECHO VALLEY FARM ROAD
EPSOM, NH 03234

Abutters:

Parcel Number: 000R09-000049-000000
CAMA Number: 000R09-000049-000000
Property Address: 3 GRIFFIN ROAD

Mailing Address: STEWART, DAVID
3 GRIFFIN ROAD
EPSOM, NH 03234

Parcel Number: 000R09-000053-000002
CAMA Number: 000R09-000053-000002
Property Address: 36 ECHO VALLEY FARM RD

Mailing Address: NEILY, STEPHEN J NEILY, GINA A
36 ECHO VALLEY FARM RD
EPSOM, NH 03234

Parcel Number: 000R09-000053-000006
CAMA Number: 000R09-000053-000006
Property Address: 31 GRIFFIN ROAD

Mailing Address: THORNE FAMILY REV TRUST THORNE,
LISA M & THOMAS G. JR
31 GRIFFIN ROAD
EPSOM, NH 03234

Parcel Number: 000R09-000054-000001
CAMA Number: 000R09-000054-000001
Property Address: 49 ECHO VALLEY FARM RD

Mailing Address: KEHOE, RYAN KEHOE, RACHEL
49 ECHO VALLEY FARM ROAD
EPSOM, NH 03234

Parcel Number: 000R09-000054-000003
CAMA Number: 000R09-000054-000003
Property Address: 27 ECHO VALLEY FARM RD

Mailing Address: KEYES, MARGOT M., TRUSTEE
MARGOT M KEYES 2021 TRUST
27 ECHO VALLEY FARM RD
EPSOM, NH 03234

Parcel Number: 000R09-000054-000004
CAMA Number: 000R09-000054-000004
Property Address: 25 ECHO VALLEY FARM RD

Mailing Address: BAIR, ROBERT B
25 ECHO VALLEY FARM RD
EPSOM, NH 03234

Parcel Number: 000R09-000054-000005
CAMA Number: 000R09-000054-000005
Property Address: 5 ECHO VALLEY FARM RD

Mailing Address: POWERS, CASHLYN
5 ECHO VALLEY FARM ROAD
EPSOM, NH 03234

NH Land Consultants

Hurley Environmental &
Land Planning



www.cai-tech.com

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