

RECEIVED

MAR 26 2024



EPSOM PLANNING BOARD

EPSOM SELECT BOARD

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

APPLICATION FOR SUB-DIVISION

Date: \_\_\_\_\_

Application No. \_\_\_\_\_

**APPLICANT'S INFORMATION**

Applicant's Name: Nancy Yeaton

Mailing Address: 318 Old Turnpike Road

City, State, Zip Code: Epsom, NH 03234

Phone Number: 603-736-0026

Authorized Signature: Nancy P. Yeaton Date: 3/25/2024

**DEVELOPER'S INFORMATION**

Developer's Name: Same as owner

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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 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: [Signature] Date: 3-28-24



---

**PRELIMINARY LAYOUT**

Application received by: Megan Rheume Date: 3-26-24  
Maps and supporting data received by: Megan Rheume Date: 3-26-24  
All Fees received by: Megan Rheume Date: 3-26-24

---

**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>      | <u>      </u> |
| b) Name of owner of record  | <u>X</u>      | <u>      </u> |
| c) Name of sub-divider  | <u>X</u>      | <u>      </u> |
| d) Boundaries of sub-division   | <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>      </u> | <u>X</u>      |
| c. Names of abutters  | <u>X</u>      | <u>      </u> |
| i) Proposed lot lines   | <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<br>Other than residential purposes | <u>      </u> | <u>X</u>      |
| p) Plantings  | <u>      </u> | <u>X</u>      |
| q) Proposed topography  | <u>      </u> | <u>X</u>      |
| r) Contiguous buildable area  | <u>X</u>      | <u>      </u> |
| s) Vicinity maps (no scale)   | <u>X</u>      | <u>      </u> |
| t) Other features   | <u>X</u>      | <u>      </u> |

Section 2

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

|                             |          |               |
|-----------------------------|----------|---------------|
| 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

|  |              |               |
|--|--------------|---------------|
| <b>#3 (22x34)</b> Copies of existing conditions containing;<br><b>and 10 copies of 11x17</b> | 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

|  |               |              |
|--|---------------|--------------|
| <b>#3 (22x34)</b> Copies of street profiles containing;<br><b>and 10 copies of 11x17</b> | YES           | NO           |
| a) proposed centerline profile of all proposed streets                                   | <u>      </u> | <u>  X  </u> |
| b) existing grade of land with a horizontal scale<br>of 1" = 100'                        | <u>      </u> | <u>  X  </u> |
| c) existing grade of land with a vertical scale<br>of 1" = 100'                          | <u>      </u> | <u>  X  </u> |

Section 5

|  |               |               |
|--|---------------|---------------|
| <b>#3 (22x34)</b> Copies of utility plan containing;<br><b>and 10 copies of 11x17</b>                            | YES           | NO            |
| a) Scale: 1" = 100' or less  | <u>      </u> | <u>  X  </u>  |
| b) Proposed location of water and sewer lines,<br>Storm drains, manholes, catch basins and<br>Special structures | <u>      </u> | <u>  X  </u>  |
| c) NH Water Supply and Pollution Control<br>Commission approval for on-lot water and<br>Sewer services           | <u>  X  </u>  | <u>      </u> |

|           |                             |               |              |
|-----------|-----------------------------|---------------|--------------|
| Section 6 | Copies of Deed restrictions | <u>      </u> | <u>  X  </u> |
|-----------|-----------------------------|---------------|--------------|

---

## DESIGN REQUIREMENTS

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



---

**FINAL PLAN CHECK LIST**

| Section 1 | Final Plat  | YES             | NO            |
|-----------|---|-----------------|---------------|
|           | a) Mylar _____  | to be submitted | upon approval |
|           | b) Paper Copies _____   | <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>X</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>X</u>      |
|           | o) town engineer comments   | <u>pending</u>  | _____         |

---

**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                         | _____ | _____ |

---

*form revised 08/24/2015*



# 200 feet Abutters List Report

Epsom, NH  
March 26, 2024

25 abutters

## Subject Property:

Parcel Number: 000R10-000001-000000  
CAMA Number: 000R10-000001-000000  
Property Address: NORTH ROAD

Mailing Address: YEATON, CALVIN B. (D) YEATON,  
NANCY P.  
318 OLD TURNPIKE ROAD  
EPSOM, NH 03234

## Abutters:

Parcel Number: 000R10-000001-000001  
CAMA Number: 000R10-000001-000001  
Property Address: 245 OLD TURNPIKE ROAD

Mailing Address: ✓ YEATON, GARY P  
P. O. BOX 157  
EPSOM, NH 03234

Parcel Number: 000R10-000001-000002  
CAMA Number: 000R10-000001-000002  
Property Address: 167 NORTH ROAD

Mailing Address: ✓ WIGGETT, DIANA WIGGETT, MICHAEL  
167 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000001-000003  
CAMA Number: 000R10-000001-000003  
Property Address: 151 NORTH ROAD

Mailing Address: ✓ GOTTWALD, EDWARD JOHN THERRIEN,  
BRITNEY M  
151 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000001-000004  
CAMA Number: 000R10-000001-000004  
Property Address: NORTH ROAD

Mailing Address: ✓ YEATON, CHARLES (DECEASED)  
YEATON, PHILIP  
105 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000001-000005  
CAMA Number: 000R10-000001-000005  
Property Address: 149 NORTH ROAD

Mailing Address: ✓ TROVATO, CORINNE LINDA SMITH,  
ADAM JOHN  
PO BOX 194 149 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000001-000006  
CAMA Number: 000R10-000001-000006  
Property Address: 139 NORTH ROAD

Mailing Address: ✓ PENDLEBURY, CHARLES L. JR.  
PENDLEBURY, AMANDA M.  
139 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000001-0001-1  
CAMA Number: 000R10-000001-0001-1  
Property Address: OLD TURNPIKE ROAD

~~Mailing Address: YEATON, GARY P  
P. O. BOX 157  
EPSOM, NH 03234~~

Parcel Number: 000R10-000002-000000  
CAMA Number: 000R10-000002-000000  
Property Address: NORTH ROAD

~~Mailing Address: YEATON, CHARLES (DECEASED)  
YEATON, PHILIP  
105 NORTH ROAD  
EPSOM, NH 03234~~

Parcel Number: 000R10-000003-000000  
CAMA Number: 000R10-000003-000000  
Property Address: 173 NORTH ROAD

Mailing Address: ✓ CAPOBIANCO, CARL T  
173 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000004-000000  
CAMA Number: 000R10-000004-000000  
Property Address: 190 NORTH ROAD

Mailing Address: ✓ PERRY, GARY W PERRY, GEORGIANN  
190 NORTH ROAD  
EPSOM, NH 03234



www.cai-tech.com

Data shown on this report 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 report.





# 200 feet Abutters List Report

Epsom, NH  
March 26, 2024

Parcel Number: 000R10-000004-000001  
CAMA Number: 000R10-000004-000001  
Property Address: NORTH ROAD

Mailing Address: PERRY, ADAM  
190 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000008-000000  
CAMA Number: 000R10-000008-000000  
Property Address: RANGE ROAD

Mailing Address: ✓ MCBRIDE, WILLIAM MCBRIDE,  
DEBORAH  
526 NEW ORCHARD ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000008-000001  
CAMA Number: 000R10-000008-000001  
Property Address: 187 NORTH ROAD

Mailing Address: ✓ DEMAGGIO, DEANNE HARPER,  
MICHAEL J (DECEASED)  
187 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000008-000002  
CAMA Number: 000R10-000008-000002  
Property Address: 195 NORTH ROAD

Mailing Address: ✓ LABRIE, GLADYS  
195 NORTH ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000008-000007  
CAMA Number: 000R10-000008-000007  
Property Address: 47 SAMUEL DRIVE

Mailing Address: ✓ BERGERON, CAROLYNN M  
BERGERON, RAYMOND H  
47 SAMUEL DRIVE  
EPSOM, NH 03234

Parcel Number: 000R10-000008-000008  
CAMA Number: 000R10-000008-000008  
Property Address: 51 SAMUEL DRIVE

Mailing Address: ✓ GOMES, PETER GOMES, LORETTA  
51 SAMUEL DRIVE  
EPSOM, NH 03234

Parcel Number: 000R10-000008-00000A  
CAMA Number: 000R10-000008-00000A  
Property Address: SAMUEL DRIVE

Mailing Address: EPSOM, TOWN OF  
1598 DOVER ROAD  
EPSOM, NH 03234

Parcel Number: 000R10-000008-000000  
CAMA Number: 000R10-000008-00014A  
Property Address: 82 RANGE ROAD

Mailing Address: BRADLEY, DAVID A BRADLEY, PAMELA  
J  
P.O. BOX 185  
EPSOM, NH 03234

Parcel Number: 000R11-000005-000003  
CAMA Number: 000R11-000005-000003  
Property Address: 50 RANGE ROAD

Mailing Address: HOUDE, DANIEL T.  
50 RANGE ROAD  
EPSOM, NH 03234

Parcel Number: 000U02-000004-000000  
CAMA Number: 000U02-000004-000000  
Property Address: 54 WHITE BIRCH LANE

Mailing Address: ✓ FIORENTINO, DAVID A  
54 WHITE BIRCH LANE  
EPSOM, NH 03234

Parcel Number: 000U02-000006-000000  
CAMA Number: 000U02-000006-000000  
Property Address: NORTH ROAD

Mailing Address: ~~YEATON, CHARLES (DECEASED)  
YEATON, PHILIP  
105 NORTH ROAD  
EPSOM, NH 03234~~

Parcel Number: 000U02-000007-000001  
CAMA Number: 000U02-000007-000001  
Property Address: 318 OLD TURNPIKE ROAD

Mailing Address: ~~YEATON, CALVIN (D) YEATON, NANCY  
318 OLD TURNPIKE ROAD  
EPSOM, NH 03234~~



www.cai-tech.com

3/26/2024

Data shown on this report 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 report.

Page 2 of 3



# 200 feet Abutters List Report

Epsom, NH  
March 26, 2024

Parcel Number: 000U02-000007-000002  
CAMA Number: 000U02-000007-000002  
Property Address: 310 OLD TURNPIKE ROAD

Mailing Address: ✓ DUGAS, MICHAEL J DUGAS, REBECCA  
C  
310 OLD TURNPIKE ROAD  
EPSOM, NH 03234

Parcel Number: 000U02-000007-00000A  
CAMA Number: 000U02-000007-00000A  
Property Address: 105 NORTH ROAD

Mailing Address: ~~YEATON, CHARLES (DECEASED)  
YEATON, PHILIP  
105 NORTH ROAD  
EPSOM, NH 03234~~

Parcel Number: 000U02-000007-00000A  
CAMA Number: 000U02-000007-00000B  
Property Address: 97 NORTH ROAD

Mailing Address: MERRILL, CINDY F.  
PO BOX 158  
EPSOM, NH 03234

Parcel Number: 000U02-000008-000000  
CAMA Number: 000U02-000008-000000  
Property Address: 258 OLD TURNPIKE ROAD

Mailing Address: ✓ GEIGER FAMILY TRUST GEIGER,  
PAMELA & DAVID M TRUST  
258 OLD TURNPIKE ROAD  
EPSOM, NH 03234

Parcel Number: 000U02-000008-000001  
CAMA Number: 000U02-000008-000001  
Property Address: 238 OLD TURNPIKE ROAD

Mailing Address: ✓ DUCASSE FAMILY TRUST DUCASSE,  
WILLIAM J., TRUSTEE  
238 OLD TURNPIKE ROAD  
EPSOM, NH 03234

Parcel Number: 000U02-000008-000002  
CAMA Number: 000U02-000008-000002  
Property Address: 234 OLD TURNPIKE ROAD

Mailing Address: LANGE, NICHOLAS W  
234 OLD TURNPIKE ROAD  
EPSOM, NH 03234

Parcel Number: 000U03-000017-00000C  
CAMA Number: 000U03-000017-00000C  
Property Address: 78 WHITE BIRCH LANE

Mailing Address: ✓ THREE HORSEMEN, LLC  
44 RANGE ROAD  
WINDHAM, NH 03087

NH Land Consultants, PLLC  
scott R. Frankiewicz, LLC  
683C 1st NH Turnpike  
Northwood, NH 03261

BSC Group  
Luke Hurley  
150 Dow Street  
Manchester, NH 03101



www.cai-tech.com

Data shown on this report 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 report.



Epsom Planning Board  
PO Box 10  
Epsom, NH 03234-0010  
603-736-9002  
Fax 603-736-8539  
Web site: www.epsomnh.org



### 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.

\$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.

27 abutters  
\$175 app fee  
\$200 new lot (2 lots) \$400  
#13 x 20 abutters = \$260 \$351.00  
\$100 recording fee  
\$200 public notice  
Total = \$935.00  
\$26.00 - paid  
CK# 2929