



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

RECEIVED
MAR 26 2024
EPSOM SELECT BOARD

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

TRANSMITTAL:

Date: March 26, 2024

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

Re: Minor Subdivision for: Scott MacNevin Family Trust, North Road (Tax Map R14 Lot 2)

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

RECEIVED

MAR 26 2024

EPSOM SELECT BOARD

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

Town of Northwood
Planning Board
1598 Dover Road
Epsom, NH 03234

Re: Minor Subdivision for: Scott MacNevin Family Trust, North Road (Tax Map R14 Lot 2)

Date: March 26, 2014

Planning Board Chair & Members,

We have submitted an application for a Minor Subdivision Plan located on Tax Map R14 Lot 2 owned by Scott MacNevin Family Trust located on North Road. The existing parcel is a vacant parcel of 68+/- acres with 647.68' of frontage on North Road. The applicant is proposing to subdivide the parcel in to two parcels, the new parcel will be 12.00 acres with 200.00' of frontage on North Road. The remaining land will be 56+/- acres with 447.68' of frontage on North Road. NHDES Subsurface approval is not required due to both lots 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



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

RECEIVED
MAR 26 2024
EPSOM SELECT BOARD

683C First New Hampshire Turnpike
Northwood, NH 03261
Phone 603-942-9220

Town of Northwood
Land Use Department
818 First New Hampshire Turnpike
Northwood, NH 03261

Re: Minor Subdivision for: Scott MacNevin Family Trust, North Road (Tax Map R14 Lot 2)

Date: March 26, 2024

Scott MacNevin Family Trust 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 allowed to be shown from available online data (GRANIT, NH Statewide GIS) instead of physical topographic and wetland survey. A boundary, topographic and wetland survey was performed to prove out the buildable area of the proposed parcel 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

RECEIVED

MAR 26 2024



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

EPSOM SELECT BOARD



APPLICATION FOR SUB-DIVISION

Date: 3-25-2024

Application No. _____

APPLICANT'S INFORMATION

Applicant's Name: Scott R MacNevin Family Trust, Scott R. MacNevin, Trustee

Mailing Address: 34 CATE ST.

City, State, Zip Code: EPPING, NH 03042

Phone Number: 603 944-2330

Authorized Signature: [Handwritten Signature] Date: 3/25/24

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 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.

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

Section 2

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

- | | | |
|-----------------------------|-------------------------------------|--------------------------|
| a) Scale: 1" = 100' or less | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) 5 foot counters | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Existing lot lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Soil types and boundaries | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Rock foundations | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Wooded areas | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Streams or natural drainage courses | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) 100-year flood-plain | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) other natural or scenic features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Section 4

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

YES NO

- | | | |
|--|-------------------------------------|-----------------------------|
| a) proposed centerline profile of all proposed streets | <input checked="" type="checkbox"/> | <input type="checkbox"/> NA |
| b) existing grade of land with a horizontal scale of 1" = 100' | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) existing grade of land with a vertical scale of 1" = 100' | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Section 5

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

YES NO

- | | | |
|--|-------------------------------------|-----------------------------|
| a) Scale: 1" = 100' or less | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Proposed location of water and sewer lines, Storm drains, manholes, catch basins and Special structures | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) NH Water Supply and Pollution Control Commission approval for on-lot water and Sewer services | <input checked="" type="checkbox"/> | <input type="checkbox"/> NA |

Section 6 Copies of Deed restrictions

DESIGN REQUIREMENTS

Section 1	Street Layout <i>No street proposed</i>	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	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	_____	_____
	b) Side lot and street lines at right angles	_____	_____
	c) No lots other than corner lots have frontage	_____	_____
Section 4	Landscaping Planting <i>NA</i>	YES	NO
	c) Installation and preservation of natural and Scenic features	_____	_____

FINAL PLAN CHECK LIST

Section 1

Final Plat

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

TOWN DEPARTMENT APPROVALS (AS REQUIRED)

Road agent	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input type="checkbox"/>	<input type="checkbox"/>
Police Department	<input type="checkbox"/>	<input type="checkbox"/>
Board of Selectmen	<input type="checkbox"/>	<input type="checkbox"/>
Zoning Compliance Officer	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>
Epsom Village Water District Commission	<input type="checkbox"/>	<input type="checkbox"/>
School District	<input type="checkbox"/>	<input type="checkbox"/>

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



RECEIVED
MAR 26 2024
EPSOM SELECT BOARD

EPSOM PLANNING BOARD FEES

\$175.00 Subdivision Application Fee	\$175 Subdivision fee
\$350.00 Site Plan Application Fee	\$200 1 Lot
\$200.00 Lot Line Adjustment Application Fee	\$13 x 12 abuters = \$156
	\$100 Recording fee
	\$200 Legal notice fee
	Total fee = \$831

\$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.



200 feet Abutters List Report

Epsom, NH
March 28, 2024

12 abutters x \$13.00 = \$156.00

Subject Property:

Parcel Number: 000R14-000002-000000
CAMA Number: 000R14-000002-000000
Property Address: NORTH ROAD

Mailing Address: MAC NEVIN, SCOTT R, FAM TRUST
2 PALMER DR
KENSINGTON, NH 03833

Abutters:

Parcel Number: 000R14-000001-000000
CAMA Number: 000R14-000001-000000
Property Address: 321 NORTH ROAD

Mailing Address: TIGHE, JOSEPH MAMMINO, ZAKERY
321 NORTH ROAD
EPSOM, NH 03234

Parcel Number: 000R14-000003-000000
CAMA Number: 000R14-000003-000000
Property Address: 343 NORTH ROAD

Mailing Address: SANSEVERINO, PATRICK JOHN III
BOYER, BRITTANY LYNNE
343 NORTH ROAD
EPSOM, NH 03234

Parcel Number: 000R14-000003-000001
CAMA Number: 000R14-000003-000001
Property Address: 357 NORTH ROAD

Mailing Address: MAJOR, JASON R. L. MAJOR, AMANDA
357 NORTH ROAD
EPSOM, NH 03234

Parcel Number: 000R14-000012-000000
CAMA Number: 000R14-000012-000000
Property Address: 139 BARTON ROAD

Mailing Address: BARTON, DAVID A. IRREVOC. TRUS
BARTON-WELLS, KIM & BARTON, KE
139 BARTON ROAD
EPSOM, NH 03234

Parcel Number: 000R15-000001-000000
CAMA Number: 000R15-000001-000000
Property Address: NORTH ROAD

Mailing Address: WALKER TRUSTEE, ANITA L
176 HAYDEN ROAD
HOLLIS, NH 03049

Parcel Number: 000R15-000003-000000
CAMA Number: 000R15-000003-000000
Property Address: 340 NORTH ROAD

Mailing Address: HUBBARD, AMANDA HUBBARD, JOHN
221 NORTH ROAD
EPSOM, NH 03234

Parcel Number: 000R15-000003-000001
CAMA Number: 000R15-000003-000001
Property Address: 330 NORTH ROAD

Mailing Address: HALEN-SMITH, PAMELA TRUSTEE
SMITH, DOUGLAS E. TRUSTEE
330 NORTH ROAD
EPSOM, NH 03234

Parcel Number: 000R15-000003-000002
CAMA Number: 000R15-000003-000002
Property Address: 324 NORTH ROAD

Mailing Address: CHENEY, JENNIFER
324 NORTH ROAD
EPSOM, NH 03234

Parcel Number: 000R15-000003-000003
CAMA Number: 000R15-000003-000003
Property Address: 320 NORTH ROAD

Mailing Address: SMITH, DONALD
321 NORTH ROAD
EPSOM, NH 03234

Parcel Number: 000R15-000004-000001
CAMA Number: 000R15-000004-000001
Property Address: 12 WIMBLEDON ROAD

Mailing Address: DUFFY, WILLIAM V DUFFY, VINA M
PO BOX 1022
EPSOM, NH 03234

NH Land Consultants



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.