



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

Planning Board Members

Loren J. Martin
Chair

Josh Crawford
Vice Chair

Barbara Randall
Member

Edward J. Cherian, Jr.
Member

Gary Tillman
Member

Roberta Witham
Member

Lorrie J. Carey
Member Ex-Officio

Planning Board Alternates

Bill R Bevans
Alternate Ex-Officio

Planning & Community Development Staff

Kellee Jo Easler
Director

Kara Gallagher
*Coordinator &
Recording Secretary*

Ruth Ashby
Assistant

PUBLIC NOTICE

Notice is hereby given in accordance with **NH RSA 676:4, I, D1** and the **Town of Boscawen Land Development Regulations** that the **Planning Board** will meet on **Tuesday, May 7, 2024**, after **6:30 PM** at the Boscawen Municipal Facility, 116 North Main St, Boscawen. During a **regular meeting** of the Board, they will hear an application for a **2-Lot Minor Subdivision**, submitted and owned by **North Water Street, LLC. of 166 King Street, Boscawen, NH 03303**, with a location of **48 North Water Street, Boscawen, NH 03303, Map 94 Lot 37**, located in an **A/R zone**. Upon a finding by the Board that the application meets the submission requirements of the Zoning Ordinance and the Land Development Regulations, the Board will vote to accept the application as complete and a Public Hearing on the merits of the proposal may follow.

Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Per order of the Planning Board,

Kellee Jo Easler, Director
Planning & Community
Development



Certification of Zoning Compliance

Name: North Water Street, LLC.

Date: 4/18/2024

Address: 166 King Street

Phone: On File

City, State, Zip: Boscaawen NH 03303

Location of Land: 48 North Water Street

Map: 94

Lot: 37

Sublot:

Zone: A/R

Description of Use – (attach additional information, drawings, or plans if helpful)

The applicant is applying for a minor subdivision, currently designed for a 2-lot subdivision, first lot has a house in the construction phase and a new home to be created after the subdivision. The subdivision is proposed as a Minor Subdivision under the Zoning Ordinance Article V-Table of Uses Residential allowed by right.

Research Documents

Zoning Ordinance (March 12, 2024), Land Development Regulations (Rev 12.06.22), Property File for subject property, Land Use Files for subject property.

Review of the Record

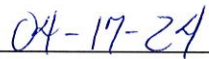
Zoning Ordinance allows single family or duplexes allowed by right in the A/R zone.

Code Enforcement Officer Determination(s)

If the Applicant wishes to proceed, they should file an application for a Minor Subdivision with the Planning Board.



Select Board acting as Code Enforcement Officer



Date

Should any party be aggrieved by a decision of the Code Enforcement Officer, the aggrieved party may file an appeal with the Zoning Board of Adjustment if it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to NH RSA 674:33 – Powers of the Zoning Board of Adjustment. This appeal must be filed within 30 days of the date of the decision that is complained of.

Kara Gallagher

From: dspaulding@cmonitor.com
Sent: Monday, April 22, 2024 11:47 AM
To: Kara Gallagher
Subject: Classified Ad Confirmation
Attachments: cmlogo.jpg; dspaulding_4434526_1713800817768.png; 4434526.pdf

Hi Kara, attached is the notice that will run this Wednesday! Have a great week! Deb

COI



TOWN OF BOSCAWEN
116 NORTH MAIN ST BOARD OF SEL
BOSCAWEN, NH 03303-112

Cust#:98684
Ad#:4434526
Phone#:603-753-9188
Date:04/22/2024

Salesperson: Deb Spaulding Classification: Legals Ad Size: 2.0 x 3.50

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Concord Monitor	04/24/2024	04/24/2024	1	200.50	200.50

Payment Information:

Date: Order# Type
04/22/2024 4434526 BILLED ACCOUNT

Total Amount: 200.50

Tax: 0.00

Amount Due: 200.50

- Thank you for your business!

Ad Copy

PUBLIC NOTICE

TOWN OF BOSCAWEN

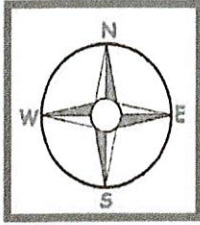
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Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Per order of the Planning Board,

Kellee Jo Easler, Director
Planning & Community
Development

April 24, 2024



Jeffrey L. Green, LLS

Land Surveying Services

Boundary Surveys, Topographic, Site and Subdivision Plans
416 Bumfagon Road, Loudon, New Hampshire 03307
Phone 603-961-0121 ~ Email: jlg-enterprises@comcast.net

Authorization Letter

March 27, 2024

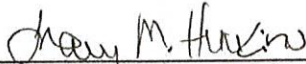
Town of Boscawen
Planning Department
116 N. Main Street
Boscawen, NH 03303

RE: N. Water Street, LLC
48 N. Water Street
Tax Map 94, Lot 37

Planning Dept.,

I authorize Jeffrey L. Green Land Surveying Services to represent me with the Boscawen Planning Board regarding my Subdivision at 48 N. Water Street (Tax Map 94, Lot 37).

Sincerely,



N. Water Street, LLC



TOWN OF BOSCAWEN, NEW HAMPSHIRE
Minor Subdivision

116 North Main Street, Boscawen, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

RECEIVED
APR 11 2024
KL

Application is hereby made to classify the attached sketch plan of a proposed Minor Subdivision. We have read the Town of Boscawen's "Land Development Regulations" and provide the information required by the regulations below.

1. Applicant's Name(s): North Water St., LLC
Address: 166 King Street, Boscawen, NH 03303
Phone: 603-396-1748

2. Name and Address of Owner(s) if different than Applicant:
Name: Same as applicant
Address:
Phone:

3. Interest of Applicant if not Owner:

4. Location of proposed subdivision 48 North Water St.
Map 94 Lot 37 Sublot 1

5. Number of proposed lots 2 (including existing)

6. Area of entire tract 120 +/- Acres

Be sure sketch plat shows the entire tract that you propose to subdivide.

7. Total Area of portion to be subdivided 5.0 Acres
Add acreage of each lot to be subdivided 5.0 Acres

8. Are all proposed lots on an existing Town Road? [X] Yes [] No

9. Are you proposing a new road to be accepted by the Town? [] Yes [X] No

10. Do you require an extension of water or sewer lines? [] Yes [X] No

11. Zone tract is in: [X] AR [] R-1 [] R-2 [] C [] I [] MRD [] Village Check all that apply.

12. This application also includes a request for consideration of a Conditional Use Permit under the authority and provisions of the Village District requirements as specified in Article XVIII: [] Yes [X] No

13. Development Plans:
a. Sell lots only. [] Yes [] No
b. Construct houses for sale. [] Yes [] No
c. Other Create lot for Family member



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14. Name, Address and Phone Number of person preparing sketch plat:
 Name Jeffrey L Green Land Surveying Services
 Address 416 Bumfagon Rd Phone 603-455-1607
Loudan, NH 03307
15. Names and addresses of abutting owners (Attach a separate sheet with this information).
Attached.

***If applicant is not owner, a notarized letter of authorization from owner must be on file.**

General Information:The applicant shall refer to the Boscawen Land Development Regulations and shall complete this checklist as part of this subdivision application. Staff will assist with fee requirements. A NH Licensed Land Surveyor shall prepare each subdivision plat and shall certify the Error of Closure. Said plat shall bear the seal and signature of the NH Licensed Land Surveyor and shall be prepared suitable for recording in the Merrimack County Registry of Deeds.

Plan Format: The plat be prepared on twenty-two by thirty-four inch (22" x 34") standard sheets measured from cutting edges at a scale of not less than one inch equals one hundred feet (1"=100'), or at greater detail as directed by the Board to indicate clearly the existing and proposed features of the site. The plat drawings shall have a minimum 1/2" margin on all sides. If one sheet is not of sufficient size to contain the entire area for the site and environs, the plat shall be divided into sections to be shown on separate sheets of equal size with reference on each sheet to the adjoining sheets. A cover sheet shall be included which shows the overall subdivision and the boundary of each sheet.

Other Items: In addition to the items below, the Board may require additional reports or studies deemed necessary to make an informed decision, including but not limited to: traffic, school, fiscal, environmental impact analyses, wildlife, historic, impact fee analysis, sprinkler system review and other studies. The Board reserves the right to request such information after an application has been accepted as complete.

Contacts to set up meetings, submit plans and receive letters:

- Planning & Community Development Director Kellee Jo Easler – keasler@boscawennh.gov
- Planning & Community Development Coordinator Kara Gallagher – kgallagher@boscawennh.gov
- Code Enforcement Officer Town of Boscawen Select Board
- Public Works Director Dean Hollins – dhollins@boscawennh.gov
- Fire Chief Tim Kenney – tkenney@boscawennh.gov
- Police Chief Jason Killary – jkillary@boscawennh.gov



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The Planning & Community Development Staff will review and verify that the applicant submitted all the items listed below.

Subdivision Plan Contents to be submitted:

1. Meet with Planning & Community Development Director prior to submitting application; **(Section 2.1)**
2. Receive a Determination Letter from Code Enforcement Officer; **(Section 2.5.8.A)**
3. Receive a letter from Boscawen Public Works Department, Boscawen Fire Department and Boscawen Police Department; **(Section 2.5.8.B, C, D.)**

Submittal Requirements for All Applications: (Section 4.1)

- ✓ 1. A completed application **(Section 4.1.1)**
- ✓ 2. Name of project or identifying title; tax map & lot(s) numbers **(Section 4.1.2)**
- ✓ 3. Names and business addresses of all professionals involved in the preparation of the plan and application including their professional registrations and seals where required; **(Section 4.1.3)**
- ✓ 4. Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions on the subject properties and abutting properties; **(Section 4.1.4)**
- ✓ 5. An application fee, fees for independent review, as set forth in Section 11: Fees, which are due and payable upon submission; **(Section 4.1.5)**
- ✓ 6. An abutters list including all names and addresses from Assessors Database, and the names and addresses of any professionals involved in the preparation of the plan; **(Section 4.1.6)**
- ✓ 7. Current zoning classifications and boundaries on and adjacent to the tract; **(Section 4.1.8)**
8. Building, wetland or Shoreland setbacks; **(Section 4.1.9)**
- ✓ 9. Base flood elevations and flood hazard areas, based on available Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Maps for Merrimack County, NH; **(Section 4.1.10)**
- ✓ 10. The required number of paper copies of plans and documents as well as electronic submittals; **(Section 4.1.11)**
- ✓ 11. All drawings shall be legibly prepared and drawn to scale. Each drawing shall have a north arrow, a scale, preparation date and all revision dates; **(Section 4.1.12)**
- ✓ 12. A vicinity sketch showing the location of the site in relation to the surrounding public street system (suggested scale: one (1) inch equals five hundred (500) feet). Said vicinity sketch shall be included on the plan or the cover set when more than one sheet is required for an application; **(Section 4.1.13)**
13. Colored photographs of all buildings and the site showing their relationship to abutting properties and adjacent streets and public ways; **(Section 4.1.14)**



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Minor Subdivision

116 North Main Street, Boscaawen, NH 03303 | 603 753-9188x2309 | keasler@boscaawennh.gov

- ✓ 14. Copies of permit applications to state and federal agencies, where applicable. Code Review to be completed by design professional to be submitted, i.e. NH licensed architect, fire engineer, etc. if applicable or to be determined by the Fire Chief; **(Section 4.1.15)**
15. Any requests for waivers as set forth in Section 10.8: Waivers **(Section 4.1.16)**;
16. **The following tabulations shall be shown on the plan: (Section 4.1.17)**
 - ✓ a. Lot area in square feet and acres; **(Section 4.1.17.A)**
 - b. Ground floor area of all buildings; **(Section 4.1.17.B)**
 - c. Total floor area, floor area for each building, and floor area for each use by floor; **(Section 4.1.17.C)**
 - ✓ d. Existing and required parking spaces. **(Section 4.1.17.D)**
17. The location of all easements on the property, their purpose, and Book and Page Number(s) in the Merrimack County Registry of Deeds where they are recorded; **(Section 4.1.18)**
- ✓ 18. The location of any common area, or limited common area, or land units within a condominium; **(Section 4.1.19)**

Submission Requirements for All Subdivision Plats: (Section 6.4)

- ✓ 1. The plat be prepared on 22" x 34" standard sheets measured from cutting edges at a scale of not less than 1"=100' or at greater detail as directed by the Board. **(Section 6.4.1)**
- ✓ 2. A title block containing the following in the lower right-hand corner: project name, site address, tax map and lot number, date of plan and date of any revisions, sheet number, name of applicant(s) and name of owner(s) (if different from applicant), name, address, e- mail address and telephone number of design firms preparing the plan sheet. **(Section 6.4.3.A)**
- ✓ 3. Date of survey, error of closure, name and legal description of Subdivision, locus maps superimposed on the Town Tax map (at appropriate scale) **(Section 6.4.3.B)**
- ✓ 4. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, park areas, or land to be reserved or dedicated to public use. **(Section 6.4.3.C)**
- ✓ 5. Existing Zoning Requirements shall be noted on the plan. **(Section 6.4.3.D)**
- ✓ 6. The shape, size, height, dimensions, location, and use of existing and proposed structures located on the site **(Section 6.4.3.E)**
- ✓ 7. Wetland boundaries shall be delineated by a NH Certified Wetland Scientist who shall sign and seal the plan upon which the wetland boundaries are mapped. **(Section 6.4.3.H)**
- ✓ 8. Plans shall reflect all land within one thousand feet (1000') of any portion of the Subdivision in which the owner/Subdivider has an interest. **(Section 6.4.4)**



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Required Plan Information for Minor Subdivision (Section 6.5)

1. Topographical plan **(Section 6.5.2)**
2. Existing natural and man-made features **(Section 6.5.3)**
3. Soils and steep slopes in excess of 15% and 25%. **(Section 6.5.4)**
- N/A 4. Location, name and widths of any existing and proposed roads on the property **(Section 6.5.6)**
- ↓ 5. Identification of existing and proposed access to the site with dimensions shown, sight distance at the access point(s), curb cuts and proposed changes (if any) to existing streets. **(Section 6.5.7)**
- ↓ 6. The size and location of all public service connections—gas, power, telephone, fire alarm, overhead or underground. **(Section 6.5.8)**
- ↓ 7. The location of all existing and proposed storm water management facilities including catch basins, drainage pipes, swales, ditches, culverts, retention/detention facilities, or other drainage facilities existing or to be provided onsite. **(Section 6.5.9)**
- ✓ 8. Location of existing and proposed well(s), with 75-foot well radius, and septic systems on the site **(Section 6.5.10)**
9. The size and location of all existing and proposed water mains, sewers, culverts, proposed connections, or alternative means of providing water supply and disposal of sewage and surface drainage. **(Section 6.5.11)**
- N/A 10. Description and location of any solar, wind or other types of on-site power generation, fuel, propane storage tanks, or other mechanical or service equipment. **(Section 6.5.13)**
- ✓ 11. Existing and proposed fences, walls, and vegetative buffers. **(Section 6.5.14)**
- N/A 12. The location of fire lanes, fire access, emergency access as may be required by the Boscaawen Fire Department, including descriptions of any existing or proposed sprinkler or other fire suppression systems, or smoke alarm or other warning systems. **(Section 6.5.16)**
- ↓ 13. A letter stating agreement by the public utilities to serve the site. **(Section 6.5.17)**

Legal Documents for all Subdivisions: (Section 6.8)

- N/A 1. Condominium Documents and Bylaws (*if applicable*); **(Section 6.8.1)**
- ✓ 2. Easements and rights-of-way necessary to serve off-site properties for access, parking, utilities, and drainage purposes; **(Section 6.8.2)**
- ↓ 3. Off-site easements and rights-of-way necessary to serve the proposed development; **(Section 6.8.3)**
- ↓ 4. Deed restrictions as voluntarily agreed to by applicant. **(Section 6.8.4)**



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Waiver Requests

Please state the section number listed next to each requirement for each waiver.
If section number is not stated clearly, the application will not be accepted.

- 1. _____
- 2. _____ *Sec Attached* _____
- 3. _____
- 4. _____

It is respectfully requested that the Board grant a waiver from this requirement for these reasons:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

I/We have submitted for review:

- a. Completed application (1 copy)
- b. 4 prints 22" x 34" of site drawing to scale
- c. 12 reduced 17" x 22" copies of the plan
- d. I/we have paid all Application Fees
- e. Electronic Files

By signing this application, the owner authorizes the Town of Boscawen or its agent(s) to enter upon the property, as they deem reasonable and necessary during the application process.

All subdivisions will result in the assessment of impact fees at time of approval and require assessment worksheet completion.



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Upon finding that an application meets the submission requirements, the Planning Board will vote to accept the application as complete and a public hearing on the merits of the proposal will follow immediately. Should a decision not be reached at the public hearing, the application may remain on the Planning Board agenda until such time as it is either approved or denied.

<u>Tracy M. Hutchins</u> (Signature of Applicant)	<u>Tracy M. Hutchins</u> (Printed Name)	<u>4/11/24</u> (Date)
<u>Jacob Hutchins</u> (Signature of Applicant)	<u>Jacob Hutchins</u> (Printed Name)	<u>4/16/24</u> (Date)
_____ (Signature of Owner)	_____ (Printed Name)	_____ (Date)
_____ (Signature of Owner)	_____ (Printed Name)	_____ (Date)
_____ (Signature of Applicant)	_____ (Printed Name)	_____ (Date)
<u>Kevin D. Easton</u> Application Received By	<u>Yes CWH#PC #500</u> Is Escrow Account Needed?	<u>4/16/24</u> (Date)

The Planning Board reserves the right to adjourn the public hearing at 10:00 pm. All remaining applications that have not been reviewed will be scheduled for review at the Planning Board's next scheduled public hearing.

FOR TOWN USE ONLY

Distribution List *(Distribution to All Unless Boxes are Checked)*

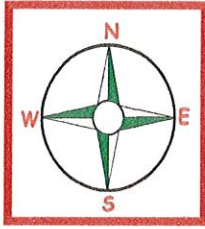
- | | | |
|---|---|---|
| <input type="checkbox"/> Agricultural Commission | <input type="checkbox"/> Life Safety Officer | <input type="checkbox"/> Zoning Board of Adjustment |
| <input checked="" type="checkbox"/> Building Inspector | <input checked="" type="checkbox"/> Police Chief | <input checked="" type="checkbox"/> Central NH Regional Planning Commission |
| <input checked="" type="checkbox"/> Conservation Commission | <input checked="" type="checkbox"/> Public Works Director | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Emergency Management | <input type="checkbox"/> School District | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Fire Chief | <input type="checkbox"/> Water Precinct | <input type="checkbox"/> Other _____ |

BY DIRECTION OF PLANNING BOARD

- Planning Board Engineer

I have reviewed the application, checklist, and submittals attached and find that the minor subdivision application is administratively complete according to the requirements of the current Boscaawen Land Development Regulations. I hereby submit the application for Planning Board compliance review.

Kevin D. Easton _____ April 16, 2024 _____
 Planning & Community Development Director Date



Jeffrey L. Green, LLS

Land Surveying Services

Boundary Surveys, Topographic, Site and Subdivision Plans
416 Bumfagon Road, Loudon, New Hampshire 03307
Phone 603-961-0121 ~ Email: jlg-enterprises@comcast.net

Waiver Request

April 16, 2024

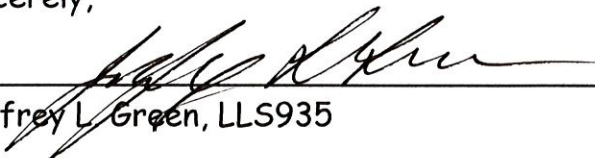
Town of Boscawen
Planning Department
116 N. Main Street
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RE: N. Water Street, LLC
48 N. Water Street
Tax Map 94, Lot 37

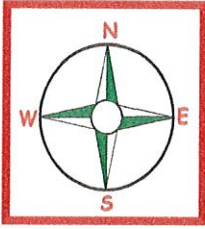
Planning Board,

I am requesting a waiver of section 4.1.15 copies of permit applications to state and federal agencies. I found this item to be Not applicable as we do not have any need for any application going to these agencies.

Sincerely,



Jeffrey L. Green, LLS935



Jeffrey L. Green, LLS

Land Surveying Services

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Phone 603-961-0121 ~ Email: jlg-enterprises@comcast.net

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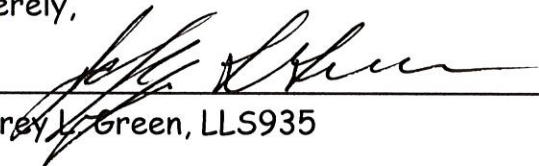
Town of Boscawen
Planning Department
116 N. Main Street
Boscawen, NH 03303

RE: N. Water Street, LLC
48 N. Water Street
Tax Map 94, Lot 37

Planning Board,

I am requesting a waiver of section 4.1.17 existing and required parking spaces. I found this item to be not applicable as we do not see a requirement for parking spaces on a subdivision plan for a residential lot.

Sincerely,



Jeffrey L. Green, LLS935



Jeffrey L. Green, LLS

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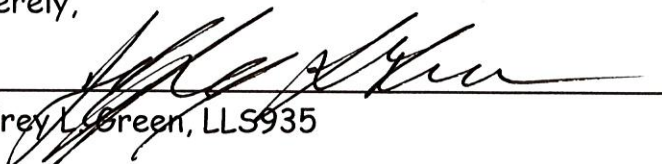
Town of Boscawen
Planning Department
116 N. Main Street
Boscawen, NH 03303

RE: N. Water Street, LLC
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Tax Map 94, Lot 37

Planning Board,

I am requesting a waiver of section 4.1.17 common and limited common areas.. I found this item to be not applicable as we do not propose any common areas for the residential lots being subdivided.

Sincerely,



Jeffrey L. Green, LLS935



Jeffrey L. Green, LLS

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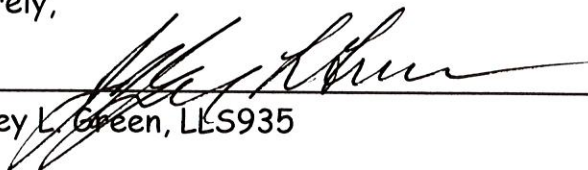
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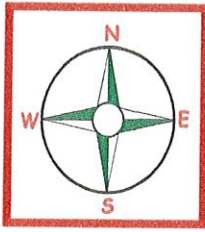
Planning Board,

I am requesting a waiver of section 6.4.3.easements, right of ways park areas, or land to be dedicated to public use. I found this item to be not applicable as we do not propose any streets easements park areas to be dedicated to public as this is a 2 lot residential subdivision.

Sincerely,



Jeffrey L. Green, LLS935



Jeffrey L. Green, LLS

Land Surveying Services

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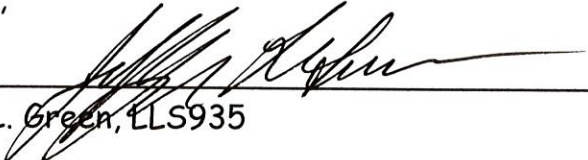
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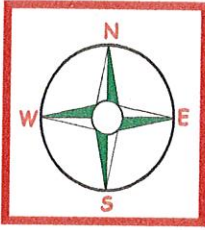
Planning Board,

I am requesting a waiver of section 6.5.6 location, name, width of any existing or proposed roads on the property. I found this item to be not applicable as we do not have any roads or propose any roads on the property. This 2 lot subdivision will have driveways off N. Water Street.

Sincerely,



Jeffrey L. Green, LLS935



Jeffrey L. Green, LLS

Land Surveying Services

Boundary Surveys, Topographic, Site and Subdivision Plans
416 Bumfagon Road, Loudon, New Hampshire 03307
Phone 603-961-0121 ~ Email: jlg-enterprises@comcast.net

Waiver Request

April 16, 2024

Town of Boscawen
Planning Department
116 N. Main Street
Boscawen, NH 03303

RE: N. Water Street, LLC
48 N. Water Street
Tax Map 94, Lot 37

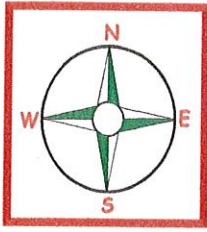
Planning Board,

I am requesting a waiver of section 6.5.13 description and location of solar wind and onsite power generation fuel, propane tanks and other service equipment. I found this item to be not applicable as we do not have or propose any of the solar wind or generators on the property. There is a propane tank shown on the plan to use for heat in the existing building on Lot 37.

Sincerely,



Jeffrey L. Green, LLS935



Jeffrey L. Green, LLS

Land Surveying Services

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Waiver Request

April 16, 2024

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116 N. Main Street
Boscawen, NH 03303

RE: N. Water Street, LLC
48 N. Water Street
Tax Map 94, Lot 37

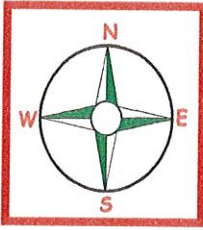
Planning Board,

I am requesting a waiver of section 6.5.16 location of fire lanes, fire access, emergency access as required by the Boscawen Fire Dept. I found this item to be not applicable as we got a letter from the Fire Chief that he had no concerns.

Sincerely,



Jeffrey L. Green, LLS935



Jeffrey L. Green, LLS

Land Surveying Services

Boundary Surveys, Topographic, Site and Subdivision Plans
416 Bumfagon Road, Loudon, New Hampshire 03307
Phone 603-961-0121 ~ Email: jlg-enterprises@comcast.net

Waiver Request

April 16, 2024

Town of Boscawen
Planning Department
116 N. Main Street
Boscawen, NH 03303

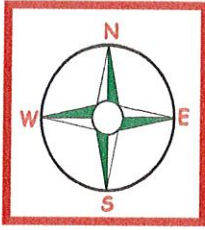
RE: N. Water Street, LLC
48 N. Water Street
Tax Map 94, Lot 37

Planning Board,

I am requesting a waiver of section 6.8.1 condo docs and bylaws. I found this item to be not applicable as we are not proposing a condominium but a single residential property not needing any documents.

Sincerely,


Jeffrey L. Green, LLS935



Jeffrey L. Green, LLS

Land Surveying Services

Boundary Surveys, Topographic, Site and Subdivision Plans
416 Bumfagon Road, Loudon, New Hampshire 03307
Phone 603-961-0121 ~ Email: jlg-enterprises@comcast.net

Waiver Request

April 16, 2024

Town of Boscawen
Planning Department
116 N. Main Street
Boscawen, NH 03303

RE: N. Water Street, LLC
48 N. Water Street
Tax Map 94, Lot 37

Planning Board,

I am requesting a waiver from surveying the entire property. I have shown the areas around the existing structures, the existing gravel areas, enough land to show more than the five acres shown as a proposed lot 37-1. I feel it would be a lot of unnecessary work to have the wetlands delineated, topography located and the entire site surveyed. I have shown the boundary of the proposed Lot 37-1 and all the perimeter along the proposed lot as well as around any area that has previous disturbance from the buildings and driveways

Sincerely,



Jeffrey L. Green, LLS935



TOWN OF BOSCAWEN
PROJECT RECEIPT

Project Owner: NORTH WATER STREET LLC

Project Type: PLANNING BOARD

Location: 48 NORTH WATER

PID: 000094 000037 000000

Rcpt #	Rcpt	Item	Description	Number	Amount	Paid	Due
2024.2611	04/12/24	04/12/24	ADMIN FEE	2024000123	\$ 985.00	\$ 985.00	\$ 0.00
			PAID: 04/12/24 Received By: kellee Paid By: NORTH WATER STREET LLC -- CHECK 1047 PHONE/NOTE: Fees for 2LotSubDiv				
2024.2612	04/12/24	04/12/24	ESCROW	2024000124	\$ 500.00	\$ 500.00	\$ 0.00
			PAID: 04/12/24 Received By: kellee Paid By: NORTH WATER STREET LLC -- CHECK 1048 PHONE/NOTE: 2LotSubDiv				
					\$ 1,485.00	\$ 1,485.00	\$ 0.00

Approved
no Sub Div
Escrow
for LA + 2LOTS
(Signature)

Signature: *(Signature)*

Date: 4/12/24



Town of Boscawen

94/37

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

Planning Board Application Fees

Type of Fee	Fee	Total
Subdivision Application (3402.04)	\$250.00 x Total # of lots <u>2</u>	= <u>500.00</u>
Recording Plat Fees: (Recording and Surcharge) (3402.05)	\$50.00	<u>50 -</u>
Gravel Permit Application (3402.04)	\$250.00	_____
Recording Plat Fees: (Recording And Surcharge) (3402.05)	\$50.00	_____
Lot Line Adjustment (3402.04)	\$100.00	_____
Lot Merger (3402.04)	\$100.00	_____
Recording Plat Fees: (Recording And Surcharge) (3402.05)	\$50.00	_____
Site Plan Application (3402.04)	\$125.00	_____
Code Enforcement Review (3401.02)	\$60.00	<u>75 -</u>
Administration Fee (3401.03)	\$15.00	_____
Conditional Use Application (3402.04)	\$125.00	_____
Printing Fees (See attached sheet) (3402.01)		<u>37.50</u>
Public Notice in the Newspaper (3402.03)	\$180.00	<u>180.00</u>
Certified Mailers (3402.02)	\$7.50 x # of abutters <u>19.?</u>	= <u>\$142.50</u>

Escrow, per Boards request (separate check) See Attached Sheets

LCHIP Fee: Payable to Merrimack County Registry of Deeds \$25.00 25 (Due with final plat)

Fee Amount Due:

\$985-

*Make **both checks** payable to Town of Boscawen*

**Please note: Escrow is used to pay for professional reviews of applications (RSA 676:4 I (g))
Any remaining funds will be returned to the applicant upon completion of the review process.

Revised 5/2/23

The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital, or family status. Boscawen is an equal opportunity employer.

94/37



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

Fees for Reprographic Services

Size/Type	#	Printing	Scanning	Ordinance	Application Printing Fees/Pkg	Total
8.5x11		\$0.15	\$0.50			
8.5x14		\$0.15	\$0.50			
11x17		\$1.00	\$0.50			
17x22		\$2.00	\$1.00			
22x34		\$4.00	\$1.00			
36x48		\$8.00	\$1.00			
Zoning						
Subdivision					37.50	37.50
Site Plan Review					25.00	
Conditional Use					25.00	
Special Ex & Variance					37.50	
Total Printing Fees:						37.50

Payable by Cash or Check only

The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

February 27, 2023

RECEIVED

MAR 02 2023

TOWN OF BOSCAWEN

JACOB HUCCINS
166 KING ST
BOSCAWEN NH 03303

Re: Forestry Statutory Permit-by-Notification (RSA 482-A)
NHDES File Number: 2023-00414
Project Location: Boscawen, Tax Map #94, Lot #37

Dear Applicant:

On February 21, 2023, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Forestry Statutory Permit-by-Notification (Forestry SPN). On February 24, 2023, the NHDES determined that the Forestry SPN was administratively complete and that the project as described met the requirements for a Forestry SPN. Pursuant to RSA 482-A:3, XIV and Rules Env-Wt 100-900, work may commence in accordance with the conditions listed on the Forestry SPN form and listed below:

1. All work shall be done to protect water quality in accordance with Env-Wt 307.03, to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface water and wetlands using the techniques in the "Best Management Practices for Erosion Control on Timber Harvesting Operations in New Hampshire" published and revised in 2016 by the NH Department of Resources & Economic Development (Forestry BMPs).
2. The project shall be carried out in accordance with the Forestry BMPs (Env-Wt 308.08(c)).
3. The project shall meet the minimum impact criteria outlined in Env-Wt 520.05.
4. The work shall be done in compliance with all applicable conditions in Env-Wt 307 (refer to Protection of Fishery and Breeding Areas (Env-Wt 307.04); Protection Against Invasive Species (Env-Wt 307.05); Protection of Rare, Threatened, or Endangered Species and Critical Habitat (Env-Wt 307.06)).
5. The project shall meet the approval and design criteria established in Rule Env-Wt 520.
6. Any work done in shoreland covered by RSA 483-B, the shoreland water quality protection act, shall comply with all applicable conditions established therein (Env-Wt 308.08(b)).
7. Prior to commencing the work covered by the SPN, the person responsible for the project shall post at the site the Confirmation of Complete Forestry SPN form (printed on Tyvek paper) (Env-Wt 308.07(a)).
8. Within 10 days following completion of the work covered by the SPN, the person responsible for the project shall submit to the department confirmation of completion of the project, either by paper copy or electronically (Env-Wt 308.07(b)).

This Forestry SPN is valid through February 24, 2025.

If you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

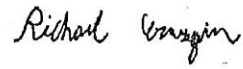
www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

Sincerely,



Richard G. Erasquin
Notification Specialist, Wetlands Bureau
Land Resources Management, Water Division

cc: Nick Rowe – Rowe Timber Harvesting LLC (with Tyvek)
Municipal Clerk/Conservation Commission
NH Department of Natural & Cultural Resources

Kara Gallagher
 Town of Boscawen
 116 North Main St 4th floor
 Boscawen NH 03303

PS Form 3877

Type of Mailing: CERTIFIED MAIL
 04/22/2024

Firm Mailing Book ID: 264808

Line	USPS Article Number	Name, Street, City, State, Zip	Postage	Service Fee	RR Fee	Rest.Del.Fee	Reference Contents
1	9314 8699 0430 0120 2315 00	Kathleen Anne Colby 10 Mill Stream Arundel ME 04046	\$0.64	\$4.40	\$2.32	\$0.00	
2	9314 8699 0430 0120 2321 01	Gary Scott Martin Kimberly Martin 53 New Rye Road Allenstown NH 03275	\$0.64	\$4.40	\$2.32	\$0.00	
3	9314 8699 0430 0120 2321 25	Crem Dev Ltd 214 North State Street Concord NH 03301	\$0.64	\$4.40	\$2.32	\$0.00	
4	9314 8699 0430 0120 2321 94	Daniel J. Ball Susan E. Ball 63 North Water Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
5	9314 8699 0430 0120 2322 55	Steven Goodnow, Manager 71 North Water Street LLC 219 Water Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
6	9314 8699 0430 0120 2322 86	John R. Foote Janna M. Foote 47 North Water Street Boscawen NH 03303-4430	\$0.64	\$4.40	\$2.32	\$0.00	
7	9314 8699 0430 0120 2323 54	James & Barbara Huckins PO Box 3011 Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
8	9314 8699 0430 0120 2323 85	David W. & Belinda B. Huckins David & Belinda Huckins Rev Trust PO Box 8620 Penacook NH 03303-8620	\$0.64	\$4.40	\$2.32	\$0.00	
9	9314 8699 0430 0120 2325 07	Kimberly A. Boisvert 35 North Water Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
10	9314 8699 0430 0120 2325 76	North Water Street LLC 166 King Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
11	9314 8699 0430 0120 2325 83	TES Enviornmental 1494 Route 3A, Unit 1 Bow NH 03304	\$0.64	\$4.40	\$2.32	\$0.00	
12	9314 8699 0430 0120 2326 20	Mary E. Taylor 45 North Water Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
13	9314 8699 0430 0120 2326 44	Nathan & Valerie Mock 1359 Pleasant Street Webster NH 03303-1402	\$0.64	\$4.40	\$2.32	\$0.00	
14	9314 8699 0430 0120 2326 82	Building & Loan Development LLC 23 Brush Hill Road Kinnelon NJ 07405	\$0.64	\$4.40	\$2.32	\$0.00	

Kara Gallagher
 Town of Boscawen
 116 North Main St 4th floor
 Boscawen NH 03303

PS Form 3877

Type of Mailing: CERTIFIED MAIL
 04/22/2024

Firm Mailing Book ID: 264808

Line	USPS Article Number	Name, Street, City, State, Zip	Postage	Service Fee	RR Fee	Rest.Del.Fee	Reference Contents
15	9314 8699 0430 0120 2327 05	Jacob J. Huckins 39 North Water Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
16	9314 8699 0430 0120 2327 29	Joseph D. Poulin Samantha J. Poulin 76 North Water Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
17	9314 8699 0430 0120 2327 50	Mark & Linda Lorden 66 North Water Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
18	9314 8699 0430 0120 2327 67	Meadowsend Timberlands PO Box 966 New London NH 03257	\$0.64	\$4.40	\$2.32	\$0.00	
19	9314 8699 0430 0120 2328 04	Jeffrey L. Green Land Surveying Services 416 Bumfagon Road Loudon NH 03307	\$0.64	\$4.40	\$2.32	\$0.00	
Totals:			\$12.16	\$83.60	\$44.08	\$0.00	
Grand Total:						\$139.84	

List Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster: Name of receiving employee	Dated:
---	---	---	---------------

19

BOSCAWEN -- Selected Owners Listed by Parcel ID 04/18/2024

Map Lot Sub	Owner	Owner -- Secondary	Address	Address -- Secondary	Town/City	State	Zip Code +4
000047 000024 000000	COLBY, KATHLEEN ANNE		10 MILL STREAM		ARUNDEL	ME	04046
000049 000057 000000	MARTIN, GARY SCOTT	MARTIN, KIMBERLY	53 NEW RYE ROAD		ALLENSTOWN	NH	03275
000049 000063 00000A	GREM DEV LTD		214 NORTH STATE STREET		CONCORD	NH	03301
000094 000008 000000	BALL, DANIEL J	BALL, SUSAN E	63 NORTH WATER ST		BOSCAWEN	NH	03303
000094 000009 000000	GOODNOW, STEVEN MANAGER	71 NORTH WATER STREET	219 WATER STREET		BOSCAWEN	NH	03303
000094 000011 00000A	FOOTE, JOHN R	& JANNA M	47 NORTH WATER STREET		BOSCAWEN	NH	03303 4430
000094 000011 00000B	HUCKINS, JAMES	& BARBARA	PO BOX 3011		BOSCAWEN	NH	03303
000094 000011 00000C	HUCKINS TRUSTEES, DAVID & BELI	DAVID W & BELINDA B	PO BOX 8620		PENACOOK	NH	03303 8620
000094 000012 000000	TAYLOR, MARY E		45 NORTH WATER STREET		BOSCAWEN	NH	03303
000094 000012 000001	MOCK, NATHAN	MOCK, VALERIE	1359 PLEASANT STREET		WEBSTER	NH	03303 1402
000094 000013 000000	HUCKINS, JACOB J		39 NORTH WATER STREET		BOSCAWEN	NH	03303
000094 000014 000000	BOISVERT, KIMBERLY A		35 NORTH WATER STREET		BOSCAWEN	NH	03303
000094 000023 000000	BUILDING & LOAN DEVELOPMENT		23 BRUSH HILL ROAD		KINNELON	NJ	07405
000094 000034 000000	POULIN, JOSEPH D	POULIN, SAMANTHA J	76 NORTH WATER STREET		BOSCAWEN	NH	03303
000094 000036 00000A	LORDEN, MARK	& LINDA	66 NORTH WATER STREET		BOSCAWEN	NH	03303
000094 000037 000000	NORTH WATER STREET LLC		166 KING STREET		BOSCAWEN	NH	03303
000094 000038 000000	MEADOWSEND TIMBERLANDS		PO BOX 966		NEW LONDON	NH	03257

Surveyor:

Jeffrey L. Green
 Land Surveying Services
 416 Bumfagan Road
 Loudon, NH 03307

Wetlands Mapping:

TES Environmental
 1494 Route 3A, Unit 1
 Bow, NH 03304

Abutters

Abutters List

Tax Map 94, Lot 37 (Subject)
North Water Street, LLC
166 King St.
Boscawen, NH 03303

Tax Map 94, Lot 8
Daniel J. Ball
Susan E. Ball
63 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 9
71 North Water St. LLC.
Steven Goodnow
219 Water St.
Boscawen, NH 03303

Tax Map 94, Lot 11A
John R. Foote
Janna M. Foote
47 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 11B
James Huckins
Barbara Huckins
PO Box 3011
Boscawen, NH 03303

Tax Map 94, Lot 11C
David W. & Belinda B. Huckins
Revocable Trust
David W. Huckins, Trustee
Belinda B. Huckins, Trustee
PO Box 8620
Penacook, NH 03303

Tax Map 94, Lot 12
Mary E. Taylor
45 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 12-1
Nathan Mock
Valerie Mock
1359 Pleasant St.
Webster, NH 03303

Tax Map 94, Lot 13
Jacob J. Huckins
39 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 14
Kimberly A. Boisvert
35 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 23
Building and Loan Development
23 Brush Hill Road
Kinnelon, NJ 07405

Tax Map 94, Lot 34
Joseph D. Poulin
Samantha J. Poulin
76 North Water Street
Boscawen, NH 03303

Abutters List

Tax Map 94, Lot 36

Mark Lorden
Linda Lorden
66 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 38

Meadowsend Timberlands
PO Box 966
New London, NH 03257

Tax Map 47, Lot 24

Kathleen Anne Colby
10 Mill St.
Arundel, ME 04046

Tax Map 49, Lot 57

Gary Scott Martin
Kimberly Martin
53 New Rye Road
Allenstown, NH 03275

Tax Map 49, Lot 63-A

Crem Dev. LTD.
214 North State St.
Concord, NH 03301

Wetlands Mapping

TES Environmental
1494 Route 3A Unit 1
Bow, NH 03304

Surveyor

Jeffrey L. Green
Land Surveying Services
416 Bumfagon Road
Loudon, NH 03307

Abutters Map



0413-4

OWNER INFORMATION		SALES HISTORY		PICTURE
NORTH WATER STREET LLC				
166 KING STREET				
BOSCOWEN, NH 03303				

LISTING HISTORY		NOTES	
04/10/23	KCVL V-SALE		
01/08/19	SBVL		
01/02/19	INSP MARKED FOR INSPECTION		
06/30/15	KCVL		
03/19/15	INSP MARKED FOR INSPECTION		
08/26/08	MSHN		
05/21/04	BNUL		
09/05/96	AM		

EXCELLENT WOODED LOT, FF IS VARIED BUT MOSTLY LEVEL WITH ROAD; CLEARING; TRACT II "FISK PASTURE" ;4/18 CU UPDATED;4/23 VAC/WOODED AT TIME OF SALE, CK FOR LUCT

EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
MUNICIPAL SOFTWARE BY AVITAR							
BOSCOWEN ASSESSING OFFICE							
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2022	\$ 0		\$ 0	\$ 0	\$ 0	\$ 7,102	
						Parcel Total: \$ 7,102	
2023	\$ 0		\$ 0	\$ 0	\$ 0	\$ 9,178	
						Parcel Total: \$ 9,178	
2024	\$ 0		\$ 0	\$ 0	\$ 0	\$ 9,178	
						Parcel Total: \$ 9,178	

LAND VALUATION														
Zone:	AR	Minimum Acreage:	2.75	Minimum Frontage:	200	Site: UNDEVELOPED				PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD PINE	2.750 ac	166,000	E	100	63	100	90	95 -- MILD	100	89,400	100	Y	407	
UNMNGD PINE	32.250 ac	x 3,500	X	65				90 -- ROLLING	100	66,000	100	Y	4,773	
UNMNGD PINE	1,950,000 ft	x 100	E	100				90 -- ROLLING	50	87,800	0	N	0	CTD
UNMNGD HARDWD	35.000 ac	x 3,500	X	65				90 -- ROLLING	100	71,700	33	Y	2,125	
WETLANDS	15.000 ac	x 3,500	X	65				95 -- MILD	10	3,200	100	Y	288	
UNMNGD OTHER	35.000 ac	x 3,500	X	65				90 -- ROLLING	100	71,700	83	Y	1,585	
	120.000 ac									389,800			9,178	

LAST REVALUATION: 2023

Return to:

Daniel S. Rich
Preti Flaherty, PLLP
57 North Main Street
P.O. Box 1318
Concord, NH 03301

\$4875.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **JAMES M. COLBY**, as **TRUSTEE OF THE JAMES M. COLBY TRUST** u/a/d July 20, 2011, as amended and restated, with a mailing address of 342 High Street, Boscawen, New Hampshire 03303 ("**Grantor**"), for consideration paid, grants to **NORTH WATER STREET LLC**, a New Hampshire limited liability company, with a mailing address of 166 King Street, Boscawen, New Hampshire 03303, with **WARRANTY COVENANTS**, all right, title, and interest in the following described real estate:

A certain tract or parcel of land situated in the Town of Boscawen, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at the southwest corner of land now or formerly of Ben W. Rowell on the east side of Water Street, so-called; thence east by the south line of said Rowell's land and land now or formerly of George C. Hale to land now or formerly of Lucy Colby; thence south by said Colby's land and land now or formerly of Albert J. Morrill to land now or formerly owned by Emily E. Abbott; thence westerly by said Abbott's land to North Water Street; thence north by the east line of said North Water Street to the point first mentioned. Containing one hundred and twenty (120) acres be the same more or less.

Said property being Tract Two – "Fisk Pasture", described in a Quitclaim Deed dated June 11, 2012 by Robert G. Colby to Robert G. Colby, Trustee of the Robert G. Colby 2012 Trust, u/a/d June 11, 2012, and recorded in the Merrimack County Registry of Deeds at Book 3324, Page 1944.

Said parcel is also shown as Map 94, Lot 37 on the Town of Boscawen tax records.

Subject to all applicable easements and other matters of record running with the land.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

Meaning and Intending to describe and convey all and the same premises as conveyed to Grantor by deed of James M. Colby, dated June 5, 2014, and recorded in the Merrimack County Registry of Deeds at Book 3480, Page 2864, as corrected by a Corrective Deed of James M. Colby recorded in the Merrimack County Registry of Deeds prior hereto.

With respect to the powers of the undersigned trustee, see Trustee Certificate recorded herewith.

Signature Page to Follow

Executed under seal this 31st day of January, 2023.

James M. Colby
James M. Colby, as Trustee of the James M. Colby Trust u/a/d July 20, 2011, as amended and restated

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, ss.

January 31, 2023

Personally appeared, James M. Colby, in his capacity as Trustee of the James M. Colby Trust u/a/d July 20, 2011, as amended and restated, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he execute the same for the purposes therein contained.



(SEAL)

Before me,

[Signature]
Notary Public / Justice of the Peace
Printed Name: Daniel Rich
My Commission Expires: 8/18/2026

Business Information

Business Details

Business Name:	NORTH WATER STREET LLC	Business ID:	920854
Business Type:	Domestic Limited Liability Company	Business Status:	Not In Good Standing
Management Style:	Manager Managed		
Business Creation Date:	01/12/2023	Name in State of Formation:	Not Available
Date of Formation in Jurisdiction:	N/A		
Principal Office Address:	166 King Street, Boscawen, NH, 03303, USA	Mailing Address:	166 King Street, Boscawen, NH, 03303, USA
Citizenship / State of Formation:	Domestic/New Hampshire		
		Last Annual Report Year:	N/A
		Next Report Year:	2024
Duration:	Perpetual		
Business Email:	tracy@huckleberryheating.com	Phone #:	NONE
Notification Email:	tracy@huckleberryheating.com	Fiscal Year End Date:	NONE

Principal Purpose

S.No	NAICS Code	NAICS Subcode
1	OTHER / Real estate holding and all other business activities permitted by applicable law.	

Page 1 of 1, records 1 to 1 of 1

Principals Information

Name/Title	Business Address
Tracy Huckins / Manager	166 King Street, Boscawen, NH, 03303, USA
Jacob Huckins / Manager	166 King Street, Boscawen, NH, 03303, USA

Page 1 of 1, records 1 to 2 of 2

Registered Agent Information

Name: Fennessy, Nathan R, Esq

Registered Office 57 N Main Street, Concord, NH, 03301, USA
Address:

Registered Mailing 57 N Main Street, Concord, NH, 03301, USA
Address:

Trade Name Information

No Trade Name(s) associated to this business.

Trade Name Owned By

No Records to View.

Trademark Information

Trademark Number	Trademark Name	Business Address	Mailing Address
------------------	----------------	------------------	-----------------

No records to view.

[Filing History](#) [Address History](#) [View All Other Addresses](#) [Name History](#) [Shares](#)
[Businesses Linked to Registered Agent](#) [Return to Search](#) [Back](#)

NH Department of State, 107 North Main St. Room 204, Concord, NH 03301 -- [Contact Us](#)
[\(/online/Home/ContactUS\)](#)

© 2022 State of New Hampshire.

From: Tracy Huckins
Sent: Tuesday, April 2, 2024 9:46 AM
To: Jeff
Subject: FW: 48 N Water St

Here is the Police Chief Response.

Thank you,
Tracy Huckins
Huckleberry Propane & Oil, LLC
603-796-2007

From: Jason Killary <jkillary@boscowennh.gov>
Sent: Tuesday, April 2, 2024 9:08 AM
To: Tracy Huckins <tracy@huckleberryheating.com>
Subject: RE: 48 N Water St

Looks good to me. No issues here.

From: Tracy Huckins <tracy@huckleberryheating.com>
Sent: Friday, March 29, 2024 5:13 PM
To: Jason Killary <jkillary@boscowennh.gov>
Subject: FW: 48 N Water St

Hi Chief,

Please see the attached letter and let me know if you have any questions.

Thank you,
Tracy Huckins
Huckleberry Propane & Oil, LLC
603-796-2007

From: Tracy Huckins
Sent: Tuesday, April 2, 2024 9:54 AM
To: Jeff
Subject: FW: 48 N Water St

Here is Fire Chief response.

Thank you,
Tracy Huckins
Huckleberry Propane & Oil, LLC
603-796-2007

From: Kara Gallagher <kgallagher@boscowennh.gov>
Sent: Monday, April 1, 2024 9:13 AM
To: Timothy Kenney <tkenney@boscowennh.gov>; Tracy Huckins <tracy@huckleberryheating.com>
Subject: RE: 48 N Water St

Received, thanks Tim!

Kara Gallagher
Planning & Community
Development Coordinator
603-753-9188 x 2322



Office Hours: Mon-Thurs 8:30am-4:30pm
Closed Daily 12-1pm

From: Timothy Kenney <tkenney@boscowennh.gov>
Sent: Saturday, March 30, 2024 8:14 AM
To: Tracy Huckins <tracy@huckleberryheating.com>; Kara Gallagher <kgallagher@boscowennh.gov>
Subject: Re: 48 N Water St

Map 94 lot 37, 48 N Water St.

The Fire Department has no concerns with the single lot Subdivision as

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)


From: Tracy Huckins
Sent: Tuesday, April 2, 2024 11:03 AM
To: Jeff
Subject: FW: 48 N. Water St.


Here is the final one from the Public Works Dept.

Thank you,
Tracy Huckins
Huckleberry Propane & Oil, LLC
603-796-2007

From: Dean Hollins <dhollins@boscowennh.gov>
Sent: Monday, April 1, 2024 8:25 AM
To: Tracy Huckins <tracy@huckleberryheating.com>
Subject: Re: 48 N. Water St.

Hi Tracy,

I have reviewed the letter and the map. I do not have any questions or concerns regarding the subdivision. 


Thank You,
Dean

From: Tracy Huckins <tracy@huckleberryheating.com>
Sent: Friday, March 29, 2024 5:09 PM
To: Dean Hollins <dhollins@boscowennh.gov>
Subject: 48 N. Water St.

Hi Dean,

See the attached letter and let me, or Jake, know if you have any questions.

Thank you,
Tracy Huckins
Huckleberry Propane & Oil, LLC
603-796-2007



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

Planning Board Departmental Review Form

Board Department Staff reviewing application

Reviewed by: *C. Bodien, Bldg. Insp.*

Date of Review: *4/23/24*

Map: 94 Lot: 37 Sublot: Zone: AR

Physical/Street Address: 48 North Water Street

Public Hearing Date: May 7th, 2024

The Planning Board requests input on the following, by **Thursday, May 3rd, 2024**:
Application for a **2-Lot Minor Subdivision**, submitted and owned by **North Water Street, LLC**, of 166 King Street, Boscawen, NH 03303, with a location of 48 North Water Street, Boscawen, NH 03303, Map 94 Lot 37, located in an A/R zone.

If, in your opinion, any additional studies are required **please provide us with a quote for that study.**

Response: *Review of subdivision plan — nothing remarkable.*

Thank you for your assistance with this. If you have any questions, please contact keasler@boscawennh.gov.

Central New Hampshire Regional Planning Commission

28 Commercial Street ❖ Concord, NH 03301

Telephone: (603) 226-6020 ❖ Fax: (603) 226-6023 ❖ www.cnhrpc.org



SUBDIVISION APPLICATION, FIRST REVIEW

DATE: APRIL 18, 2024
TO: BOSCAWEN PLANNING BOARD
FROM: MATT MONAHAN, CNHRPC
RE: 48 NORTH WATER STREET SUBDIVISION
CC: JEFFREY L. GREEN, LLS (via email)

The applicant, North Water Street LLC, submitted an application for Map 94, Lot 37, and totaling 120 +/- acres on land owned by the same for the purpose of subdividing off an approximate five acre lot. The site is located at 48 North Water Street, within the AR Zone.

The Central New Hampshire Regional Planning Commission (CNHRPC) received a set of plans for the proposed Subdivision on April 17, 2024. The plan sets reviewed were entitled TAX MAP 94, LOT 37 SUBDIVISION PLAN FOR NORTH WATER STREET, LLC, NORTH WTER STREET, BOSCAWEN NEW HAMPSHIRE, MERRIMACK COUNTY and dated March 11, 2024, and consisted of three sheets as prepared by Jeffrey L. Green, LLS. This memorandum is intended to provide the Planning Board with an overview of the application and its major issues. It is recommended to the Planning Board that any waivers or deviations from the submittal requirements be requested by the applicant in writing.

SUBMITTAL DETAILS

The Town of Boscawen has reviewed the following plans and documents:

1. A plan set entitled TAX MAP 94, LOT 37 SUBDIVISION PLAN FOR NORTH WATER STREET, LLC, NORTH WTER STREET, BOSCAWEN NEW HAMPSHIRE, MERRIMACK COUNTY and dated March 11, 2024, and consisted of three sheets as prepared by Jeffrey L. Green, LLS.
2. A letter of authorization.
3. A Town of Boscawen Subdivision Application.
4. Nine waiver request letters.
5. A Town of Boscawen Project Receipt.
6. Town of Boscawen application fee worksheet.
7. Town of Boscawen Escrow Fee worksheet.
8. An NHDES Permit by Notification.
9. An abutter list.
10. An abutter map.
11. A tax card.
12. A warranty deed.
13. A business information sheet.
14. An email from the Town of Boscawen Police Chief.
15. An email from the Town of Boscawen Fire Chief.
16. An email from the Town of Boscawen Public Works Department.

SUBDIVISION CHECKLIST & REGULATION REQUIREMENTS

The following are advisory comments based upon the Town of Boscawen Subdivision Regulations and Checklist Requirements used during the consideration of materials received pertaining to this proposal.

Overall Summary:

The applicant is seeking approval for a two-lot subdivision. Major areas of focus for the project will include:

- Major Issues:
 1. The Determination letter needs to be addressed and the waivers would need to be acted upon for the application to be deemed complete.
 2. The plans shows a shared driveway. An easement document should be recorded with the plans as a condition of approval.
 3. CNHRPC did not receive a Determination Letter from the Code Enforcement officer. This needs to be addressed for completeness.
 4. Waivers need to be approved for completeness.

- Potential Conditions of Approval:
 1. Record an easement document for the shared driveway when the plan mylars are recorded.
 2. Professional stamps and signatures as well as owner signatures need to be on the final plan.
 3. A driveway permit will be needed from the Boscawen Public Works Department prior to the issuance of a building permit.
 4. All waivers granted and conditions of approval need to be on the final plan.
 5. Any other conditions sought by the Board.

- Sample Motion Language to Approve Conditionally or Deny the Application:

Motions to approve must include a “findings of fact” whereby the motion includes a statement that the proposal complies with the Zoning Ordinance and Subdivision Regulations. If denied, a specific reason or reasons must be specified in the motion. Sample Motions are as follows:

 - Sample Language to Conditionally Approve:

I make a motion to conditionally approve the application with all of the conditions as previously listed, as the proposal complies with the Zoning Ordinance and the Subdivision Regulations given the plans presented and waivers granted.

 - Sample Language to Deny:

I make a motion to deny the application without prejudice due to the fact that the plans, as provided, do not comply with_____.

Boscawen Subdivision Checklist Requirements:

1. Subdivision Plan Contents to Be Submitted Checklist Item 2 - CNHRPC did not receive a Determination Letter from the Code Enforcement officer. This needs to be addressed for completeness.
2. Submittal Requirements for All Applications Checklist Item 13 – CNHRPC did not receive color photographs of the site.
3. Submission Requirements for All Subdivision Plats Checklist Item 7 – The plans did not contain a wetland stamp and signature. This is needed as a condition of approval.

4. Legal Documents for All Subdivisions Checklist Item 3 – CNHRPC did not receive an easement document for the shared driveway that will access the lot. The easement document should be recorded with the plans as a condition of approval.

Boscawen Land Use Development Regulation Requirements:

5. No issues, subject to a review of the Board.

Waivers Requested from Land Use Development Regulation Items:

The applicant has requested a waiver from the following:

- Section 4.1.5.15 for copies of permit applications to state and federal agencies.
- Section 4.1.17 for existing and required parking spaces.
- Section 4.1.17 for common and limited common areas.
- Section 6.4.3 for easements, rights of ways parking areas, or land dedicated for public use.
- Section 6.5.6 for location, name, width of any existing or proposed roads on the property.
- Section 6.5.13 for description and location of solar wind and onsite power generation fuel, propane tanks and other service equipment.
- Section 6.5.16 for locations of fire lanes, fire access, emergency access as required by the Fire Department.
- Section 6.8.1 for condo documents and bylaws.
- For surveying the entire property.

Boscawen Zoning Ordinance Requirements:

6. No issues, subject to a review of the Board.

DEVELOPMENT OF REGIONAL IMPACT

7. In accordance with RSA 36:56, the Board shall determine if the proposal is a development of regional impact:

“A local land use board, as defined in RSA 672:7, upon receipt of an application for development, shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact.” That said, the proposal does not appear to have a regional impact.

OTHER COMMENTS

The following are advisory comments based upon commonly held planning principles and the review of the plans received.

8. The Applicant should demonstrate to the Board that all fees to the Town have been paid.
9. A driveway permit will be needed from the Boscawen Public Works Department prior to the issuance of a building permit.
10. Any conditions of approval and waivers granted should be listed on the final plan to be signed.

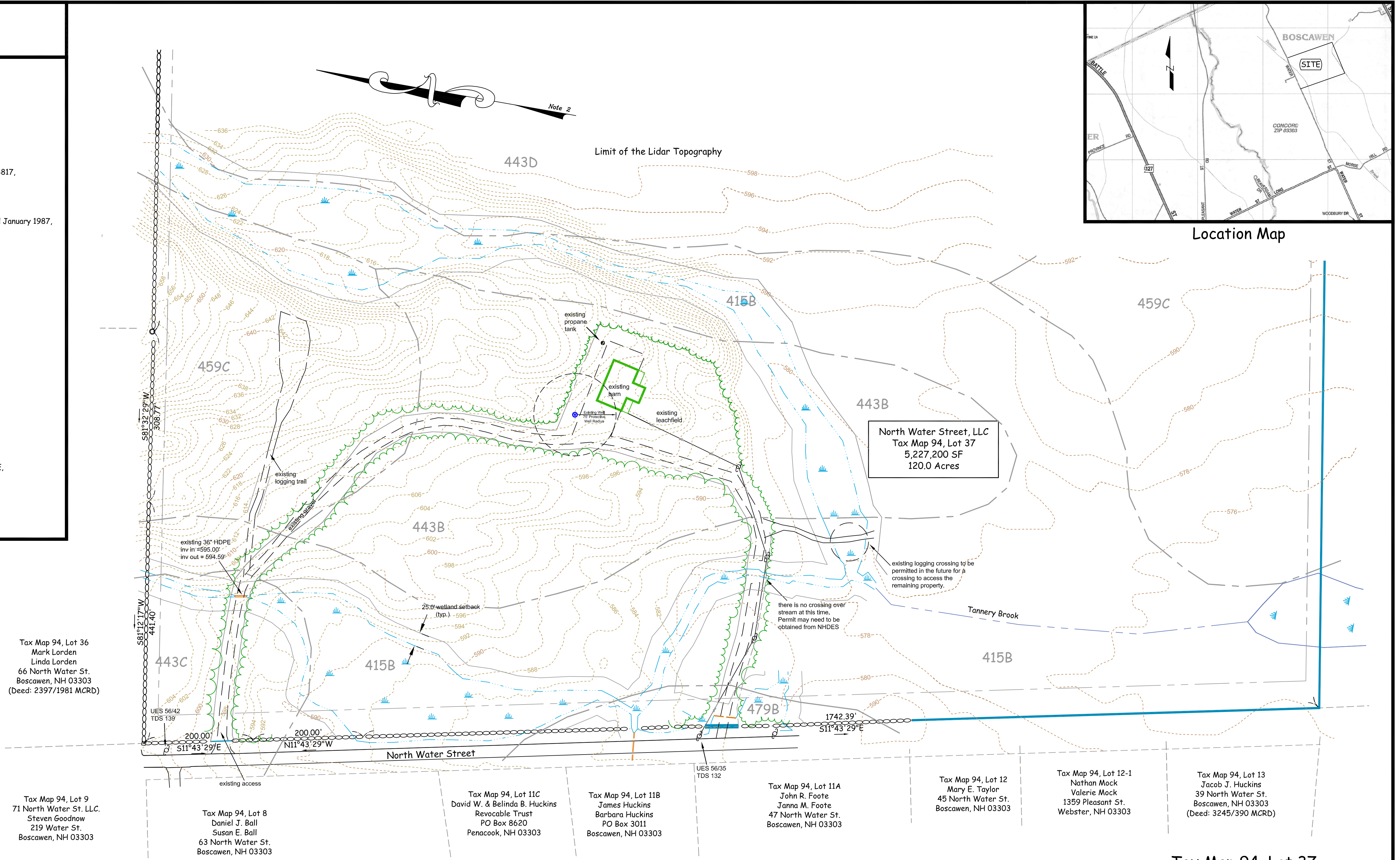
Given the nature of the proposal and the items submitted, the application could be considered substantially complete once the Determination Letter is addressed and if waivers are granted.

Any item indicated in this memo as missing from the plan could be a condition of approval if the Board felt such item(s) are relevant and are not waived. If the Board chooses to invoke jurisdiction and accept this application as complete, the timelines set forth in RSA 676:4C shall apply. If the application is accepted as complete, the Planning Board can enter into a public hearing if such a hearing was properly noticed in accordance with 676:4D.

This Space Reserved for the Merrimack County Registry of Deeds (MCRD) Use Only

General Notes:

- Field Procedures: Trimble S6 Robotic Total Station Instrument
Error of closure better than 1 in 10,000
Standard Property Survey - Rural
- Plan Orientation: Plan Reference a
- Deed Reference:
 - James M. Colby Trust to North Water Street, LLC, Recorded at MCRD Book 3817, Page 2569, Dated 1/31/2023.
- Plan Reference:
 - Subdivision Plan Prepared for Mark R. Lorden Located in Boscawen, NH, Dated January 1987, Recorded at MCRD Plan 9514.
- Total Lot Area = 120.0± Acres
- Zoning District - AR
 - Minimum Lot Area - 2.75 acres
 - Minimum Lot Frontage - 200'
 - Minimum Setback - Front - 50'
 - Side - 25'
 - Rear - 50'
 - Wetland - 25'
- Soils Data - Merrimack and Belknap Counties Soils Map
 - 415B - Moosilauke fine sandy loam, 3 to 8 percent slopes, very stony.
 - 443B - Chichester sandy loam, 3 to 8 percent slopes, very stony.
 - 443C - Chichester sandy loam, 8 to 15 percent slopes, very stony.
 - 443D - Chichester sandy loam, 15 to 25 percent slopes, very stony.
 - 459C - Metacomet fine sandy loam, 8 to 15 percent slopes, very stony.
 - 479B - Gilmanton fine sandy loam, 3 to 8 percent slopes, very stony.
 - 480C - Millsite-Woodstock-Hennikercomplex, 8 to 15 percent, very stony.
 - 480D - Millsite-Woodstock-Hennikercomplex, 15 to 25 percent, very stony.
- This lot is not in a flood hazard zone according to FIRM Map panel 33013C0306E, Dated 4/19/2010.



Tax Map 94, Lot 36
Mark Lorden
Linda Lorden
66 North Water St.
Boscawen, NH 03303
(Deed: 2397/1981 MCRD)

Tax Map 94, Lot 9
71 North Water St. LLC
Steven Goodnow
219 Water St.
Boscawen, NH 03303

Tax Map 94, Lot 8
Daniel J. Ball
Susan E. Ball
63 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 11C
David W. & Belinda B. Huckins
Revocable Trust
PO Box 8620
Penacook, NH 03303

Tax Map 94, Lot 11B
James Huckins
Barbara Huckins
PO Box 3011
Boscawen, NH 03303

Tax Map 94, Lot 11A
John R. Foote
Janna M. Foote
47 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 12
Mary E. Taylor
45 North Water St.
Boscawen, NH 03303

Tax Map 94, Lot 12-1
Nathan Mock
Valerie Mock
1359 Pleasant St.
Webster, NH 03303

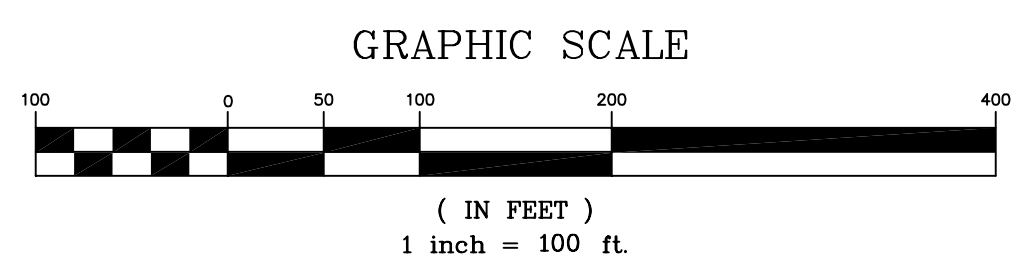
Tax Map 94, Lot 13
Jacob J. Huckins
39 North Water St.
Boscawen, NH 03303
(Deed: 3245/390 MCRD)

Legend

- Stone Wall
- Boundary Line
- Contour Line (2')
- Contour Line (10')
- Edge of Wet
- Soils Division Line
- Setback Line
- Tree Line
- Culvert
- Monument to be Set
- Bound Fnd (3/24/2024)
- Drill Hole Fnd (3/24/2024)
- Iron Pipe or Rebar Fnd (2/24/2024)
- Utility Pole
- Existing Well
- Tree, Stump
- Wetlands

Jeffrey L. Green
Land Surveying Services
Boundary, Subdivision, Topography
Wetland Location, Plot Plans, Site Plans
416 Bumfagon Road
Loudon, NH 03307-1504
Phone: 603-455-1607
jlg-enterprises@comcast.net

Certification:
"I certify that this plan was prepared by me or those under my direct supervision."
Date: April 16, 2024



Tax Map 94, Lot 37
Existing Conditions Plan
for
North Water Street,
LLC

Owner of Record
North Water Street, LLC
166 King Street
Boscawen, NH 03303
(Deed: 3817/2569 MCRD)

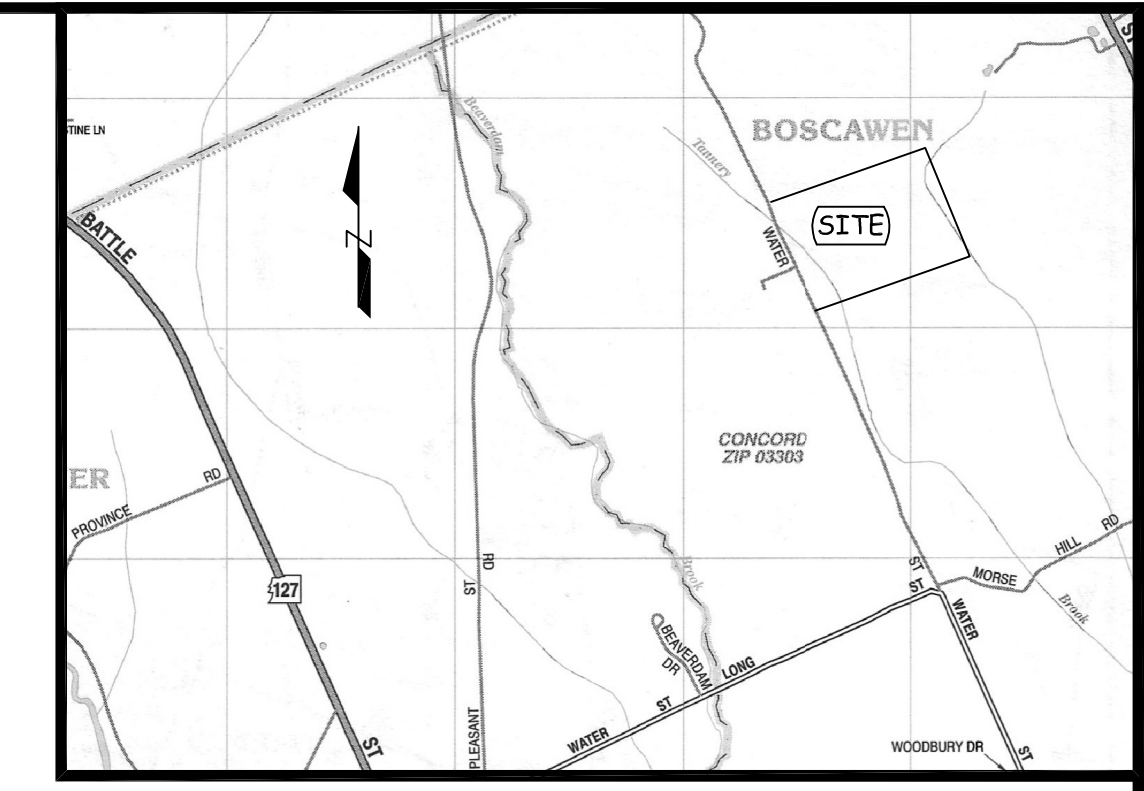
North Water Street
Boscawen, New Hampshire
Merrimack County

Scale 1" = 100' April 11, 2024

This Space Reserved for the Merrimack County Registry of Deeds (MCRD) Use Only

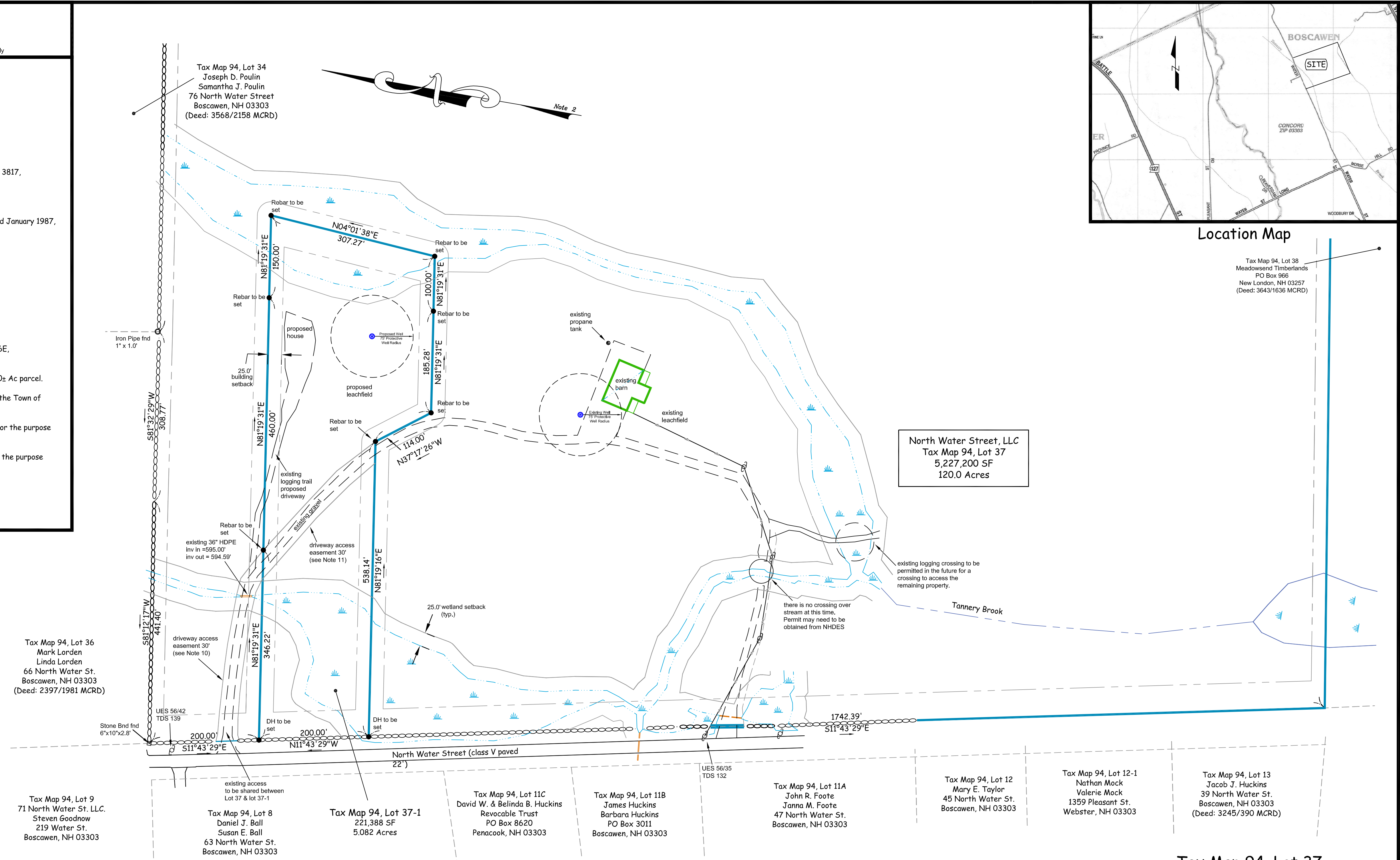
General Notes:

- Field Procedures: Trimble S6 Robotic Total Station Instrument
Error of closure better than 1 in 10,000
Standard Property Survey - Rural
- Plan Orientation: Plan Reference a
- Deed Reference:
 - James M. Colby Trust to North Water Street, LLC, Recorded at MCRD Book 3817, Page 2569, dated 1/31/2023
- Plan Reference:
 - Subdivision Plan Prepared for Mark R. Lorden located in Boscawen, NH, Dated January 1987, Recorded at MCRD Plan 9514.
- Total Lot Area = 120.0± Acres
- Zoning District - AR -
 - Minimum Lot Area - 2.75 acres
 - Minimum Lot Frontage - 200'
 - Minimum Setback - Front - 50'
 - Side - 25'
 - Rear - 50'
 - Wetlands - 25'
- This lot is not in a flood hazard zone according to FIRM map panel 33013C0306E, Dated 4/19/2010.
- Intention of this plan is to create one 5 acre residential lot off the original 120± Ac parcel.
- Only Sheet 2 of 3 to be Recorded at the MCRD. Sheets 1 & 3 will be on file at the Town of Boscawen Planning Office.
- An access and maintenance easement to be granted to Tax Map 94, Lot 37-1 for the purpose of sharing an access across Tax Map 94, Lot 37.
- An access and maintenance easement to be granted to Tax Map 94, Lot 37 for the purpose of sharing an access across Tax Map 94, Lot 37-1.



Location Map

Tax Map 94, Lot 38
Meadowlands Timberlands
PO Box 966
New London, NH 03257
(Deed: 3643/1636 MCRD)



North Water Street, LLC
Tax Map 94, Lot 37
5,227,200 SF
120.0 Acres

Legend

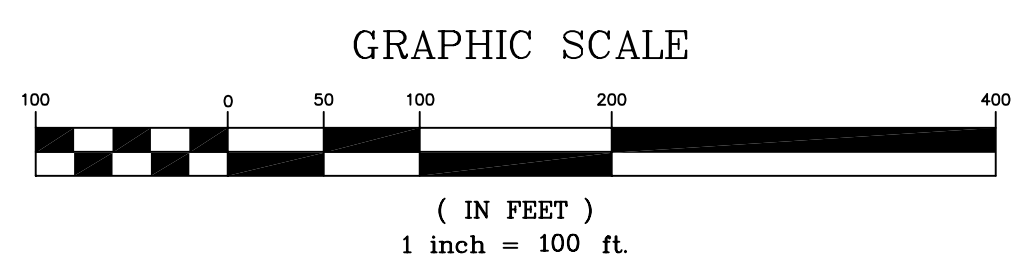
- Stone Wall
- Boundary Line
- Contour Line (2')
- Contour Line (10')
- Edge of Wet
- Utility Pole
- Soils Division Line
- Setback Line
- Tree Line
- Culvert
- Monument to be Set
- Bound Fnd (3/4/2024)
- Drill Hole Fnd (3/4/2024)
- Iron Pipe or Rebar Fnd (3/4/2024)
- Existing Well
- Tree, Stump
- Wetlands

Jeffrey L. Green
Land Surveying Services
Boundary, Subdivision, Topography
Wetland Location, Plot Plans, Site Plans
416 Bumfogan Road
Loudon, NH 03307-1504
Phone: 603-455-1607
jlg-enterprises@comcast.net
Jeffrey L. Green, LLS #935

Certification:
"I certify that this plan was prepared by me or those under my direct supervision."

Date: April 16, 2024

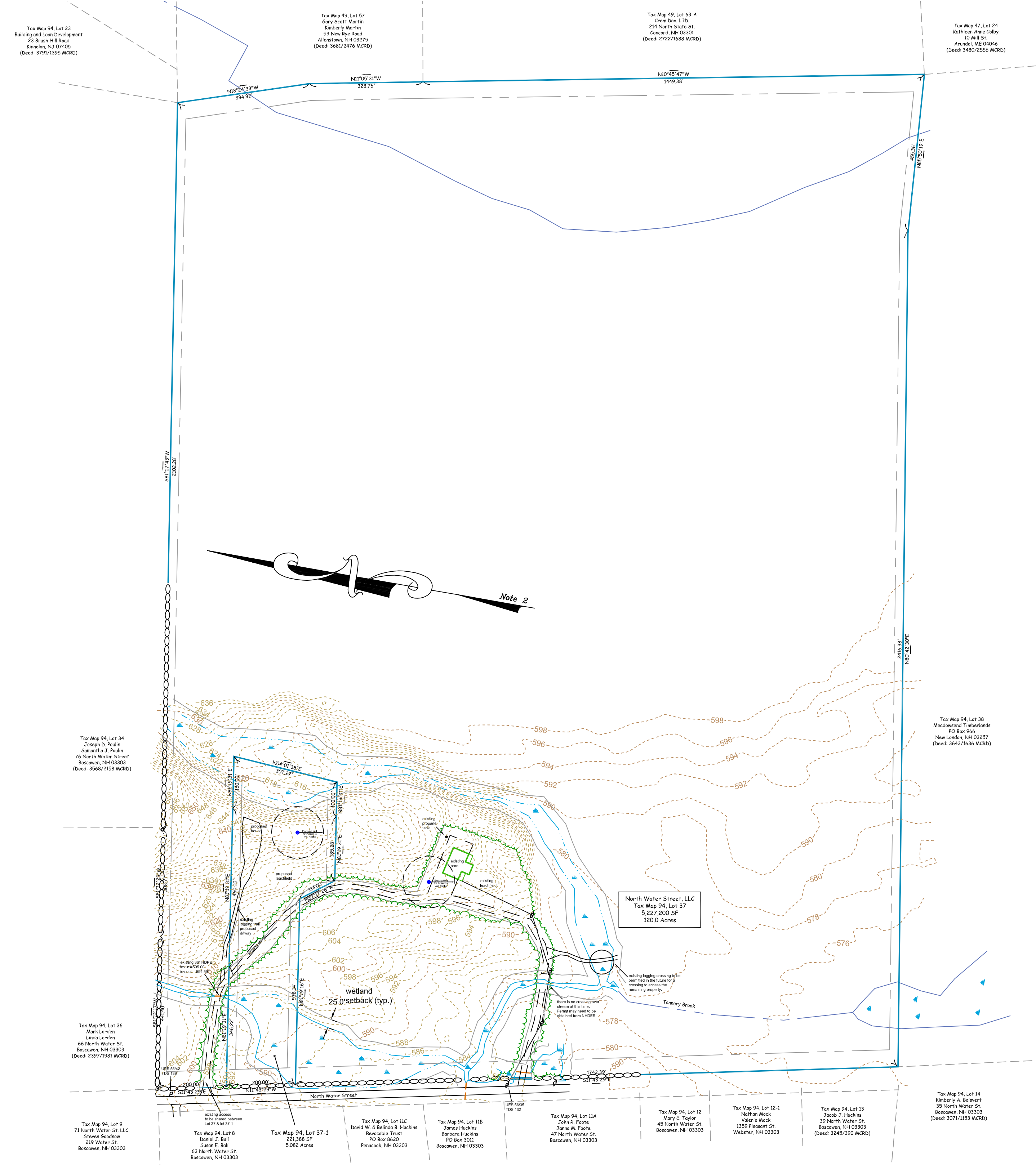
NO.	DATE	DESCRIPTION	BY
1	4/16/2024	setback lines, wetlands w/setbacks, misc corrections, notes 10 & 11 added, driveway easement notes, monuments	jlg



Tax Map 94, Lot 37
Subdivision Plan
for
North Water Street,
LLC

Owner of Record
North Water Street, LLC
166 King Street
Boscawen, NH 03303
(Deed: 3817/2569 MCRD)

North Water Street
Boscawen, New Hampshire
Merrimack County
Scale 1" = 100' March 11, 2024
Sheet 2 of 3



Certification:
 "I certify that this plan was prepared by me or those under my direct supervision."

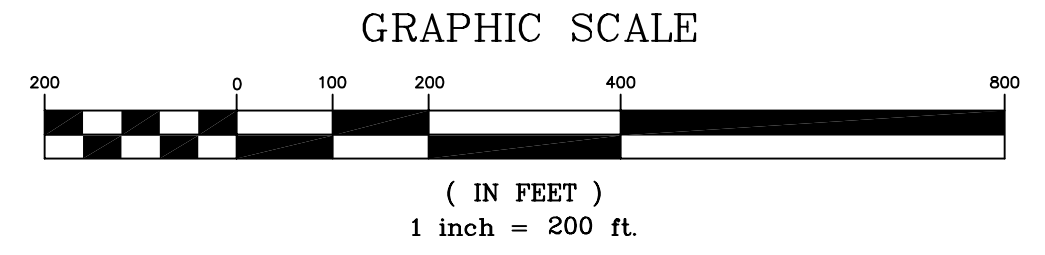
Date: April 16, 2024

- Legend**
- Stone Wall
 - Boundary Line
 - Contour Line ()
 - Contour Line ()
 - Edge of Wet
 - Soils Division Line
 - Setback Line
 - Tree Line
 - Culvert
 - Barbed Wire Fence
 - Stockade Fence
 - Chain Linked Fence
 - Monument to be Set
 - Bound Fnd ()
 - Drill Hole Fnd ()
 - Iron Pipe or Rebar Fnd ()
 - Utility Pole
 - Existing Well
 - Tree, Stump
 - Sign
 - Wetlands

Jeffrey L. Green
 Land Surveying Services
 Boundary, Subdivision, Topography
 Wetland Location, Plot Plans, Site Plans

416 Burnfogan Road
 Loudon, NH 03307-1504
 Phone: 603-455-1607
 jlg-enterprises@comcast.net

Jeffrey L. Green, LLS #935



Tax Map 94, Lot 37
 Overview Plan
 for
 North Water Street, LLC
 North Water Street
 Boscawen, New Hampshire
 Merrimack County

Scale 1" = 200' April 11, 2024
 Sheet 3 of 3

Owner of Record
 North Water Street, LLC
 166 King Street
 Boscawen, NH 03303
 (Deed: 3817/2569 MCRB)