

Date Rec'd 1/26/17  
Fee Paid \$230.00  
Check # 2104

**TOWN OF NORTHFIELD**  
**APPLICATION FOR MINOR SUBDIVISION APPROVAL**

<b>Name of Owner:</b>	<u>Jason M. Durgin</u>
<b>Address:</b>	<u>461 Cross Mill Road Ext.</u>
	<u>Northfield, NH 03276</u> <b>Tel:</b> <u>603-630-6574</u>
<b>E-Mail Address:</b>	<u>durginelectric@hotmail.com</u>
<b>Authorized Agent:</b>	<u>David B. Krause, LLS</u>
<b>Address:</b>	<u>18 Summer Street</u>
	<u>Northfield, NH 03276</u> <b>Tel:</b> <u>603-286-4404</u>
<b>E-Mail Address:</b>	<u>dkrausells@myfairpoint.net</u>

<b>Name of Project:</b>	<u>Jason M. Durgin Boundary Line Adjustment</u>
<b>Location:</b>	<u>132 Hodgdon Road</u>
<b>Tax Map/Lot:</b>	<u>Map R5, Lot 28-011</u>
<b>Current Zoning:</b>	<u>Conservation</u>
<b>Total acreage:</b>	<u>11.33 Acres</u>
<b># Lots proposed:</b>	<u>No additional lots</u>
<b>Water Supply:</b>	<u>Well on site</u>
<b>Sewage Disposal:</b>	<u>Septic on site</u>

## Certified Notification List

<b><u>Owner/ Applicant</u></b>	Jason M. Durgin 461 Cross Mill Road Ext. Northfield, NH 03276	Map R5, Lot 28-011 Map R5, Lot 15B-1A
<b><u>Agent</u></b>	David B. Krause, LLS 18 Summer Street Northfield, NH 03276	
<b><u>Abutters</u></b>	DeJager Family Trust John & Charla L. DeJager, TR. 56 Tranquility Lane Alton, NH 03809	Map R5, Lot 28-10
	Daniel Durgin PO Box 49 Tilton, NH 03276	Map R6, Lot 15B-1
	Walter L. & Carol Wilson 80 Ledge Road Northfield, NH 03276	Map R6, Lot 15B
	Beverly & Dennis Day 451 Cross Mill Road Ext. Northfield, NH 03276	Map R6, Lot 4
	Mark E. Erquhart 439 Cross Mill Road Ext. Northfield, NH 03276	Map R6, Lot 3A
	Joyce Marie Schmidt Edward R. Schmidt 429 Cross Mill Road Ext. Northfield, NH 03276	Map R6, Lot 3-1
	Dwayne A. Burley Theresa A. Cote 421 Cross Mill Road Ext. Northfield, NH 03276	Map R6, Lot 3-2
	Adolfo F. Baeumlisberger Family Trust Adolfo F. Baeumlisberger, Trustee Lorraine Baeumlisberger 411 Cross Mill Road Ext. Northfield, NH 03276	Map R5, Lot 30

Melanie A. MacDonald  
126 Hodgdon Road  
Northfield, NH 03276

Map R5, Lot 29

Robert & Dianna Cotter  
135 Hodgdon Road  
Northfield, NH 03276

Map R5, Lot 8-2

William R. & Florence M. Dawson  
127 Hodgdon Road  
Northfield, NH 03276

Map R5, Lot 8-1

**AT THE TIME OF APPLICATION, APPLICANT MUST SUBMIT:**

1. All information as required in Section 5 of the Northfield Subdivision Regulations
2. A completed application for subdivision approval.
3. Three (3) full size, paper copies of plans (minimum of 18"x24", maximum of 22"x 34") at a scale of not more than 1" equals 100' and ten (10) sets of reduced plans not larger than 11"x17".
4. 3 sets of mailing labels to include all abutters, surveyors, engineers, authorized agents and the person(s) submitting the request for Design Review.
5. Request for any and all waivers stating the grounds for each request for waiver and all of the facts relied upon by the applicant.
6. Written authorization by owner for an "authorized agent" if applicable.
7. Filing fees plus cost of mailings payable to the "Town of Northfield".

Applications must be submitted 15 days prior to the regularly scheduled Planning Board meeting.

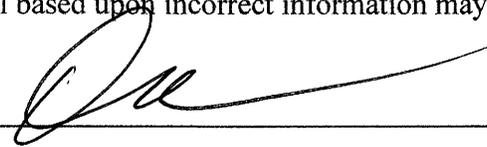
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**ALL PLANS MUST COMPLY WITH THE CURRENT TOWN OF  
NORTHFIELD SUBDIVISION REGULATIONS.**

**(copies available at the Town hall and at northfieldnh.org)**

**It is the applicant's responsibility to submit a plan and application that is complete and conforms to all current subdivision regulations. An incomplete or non conforming plan will result in unnecessary delays and added costs for the applicant.**  
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To the best of my knowledge, the information above and accompanying this request is true and correct. I understand that any approval based upon incorrect information may be reviewed and withdrawn.

Date: 1-18-17

Signed: 

Total # included in #4 above X \$10.00	<u>13 x \$10=\$130</u>
Filing Fee:	<u>\$100.00 + \$150/lot</u>
Total due:	<u>\$230</u>

**Application for  
Subdivision Checklist**

Applicant/Project Name: Jason M. Durgin

Date of Application: January 20, 2017

Is this development having regional impact? <u>yes</u> <u>XX</u> <u>no</u>
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Submitted			Waived	
Yes	No	NA	Yes	No
<u>X</u>	___	___	___	___
1. Proposed subdivision name, name and address of owner of record, name and address of designer, planner or surveyor.				
<u>X</u>	___	___	___	___
2. Date of plan, north arrow and bar scale; Vicinity map at scale of town's base map.				
<u>X</u>	___	___	___	___
3. Names and addresses of owners of abutting properties, abutting properties identified by sheet and parcel number, abutting subdivision names, streets, easements, building lines, alleys, park and public open spaces and facts regarding abutting properties.				
<u>X</u>	___	___	___	___
4. Location of outside property lines and their approximate dimensions; proposed lots, approximate acreage, lot frontage on public right-of-way; existing easements; buildings; water courses, ponds or standing water, rock ledges and other essential site features.				
___	___	<u>X</u>	___	___
5. Copies of all information required by any state agency. Comments: _____ _____ _____				
___	___	<u>X</u>	___	___
6. Location, name and widths of existing and proposed roadways with their grades and profiles, their rights-of-way and proposed methods of handling storm drainage.				
<u>X</u>	___	___	___	___
7. Contour map of the site with an interval of not greater than five feet.				

Submitted			Waived	
Yes	No	NA	Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		8.		
		Soil maps and information in accordance with Site Specific Soil Mapping Standards for NH and VT (June 1997). Maps prepared by field examinations shall be prepared and stamped by a Certified Soil Scientist. When a parcel contains more than one Soil type, the soil boundary lines shall be shown on the plan.		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		9.		
		Boundaries of permanent easements over or under private property.		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		10.		
		Locations of all parcels of land proposed for public use and the conditions of such dedication.		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		11.		
		Where the preliminary layout submitted covers only a part of the subdivider's entire holding, a Master Plan showing the potential future extension of the subdivision must be submitted.		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		12.		
		Temporary stakes shall be driven in the ground along the center lines of the roads to facilitate inspection.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		13.		
		Three paper copies of preliminary layout supplied with a scale of not more than 100 feet to the inch. The sheet size shall be a minimum of 22"x34", and a one inch margin shall be provided.		

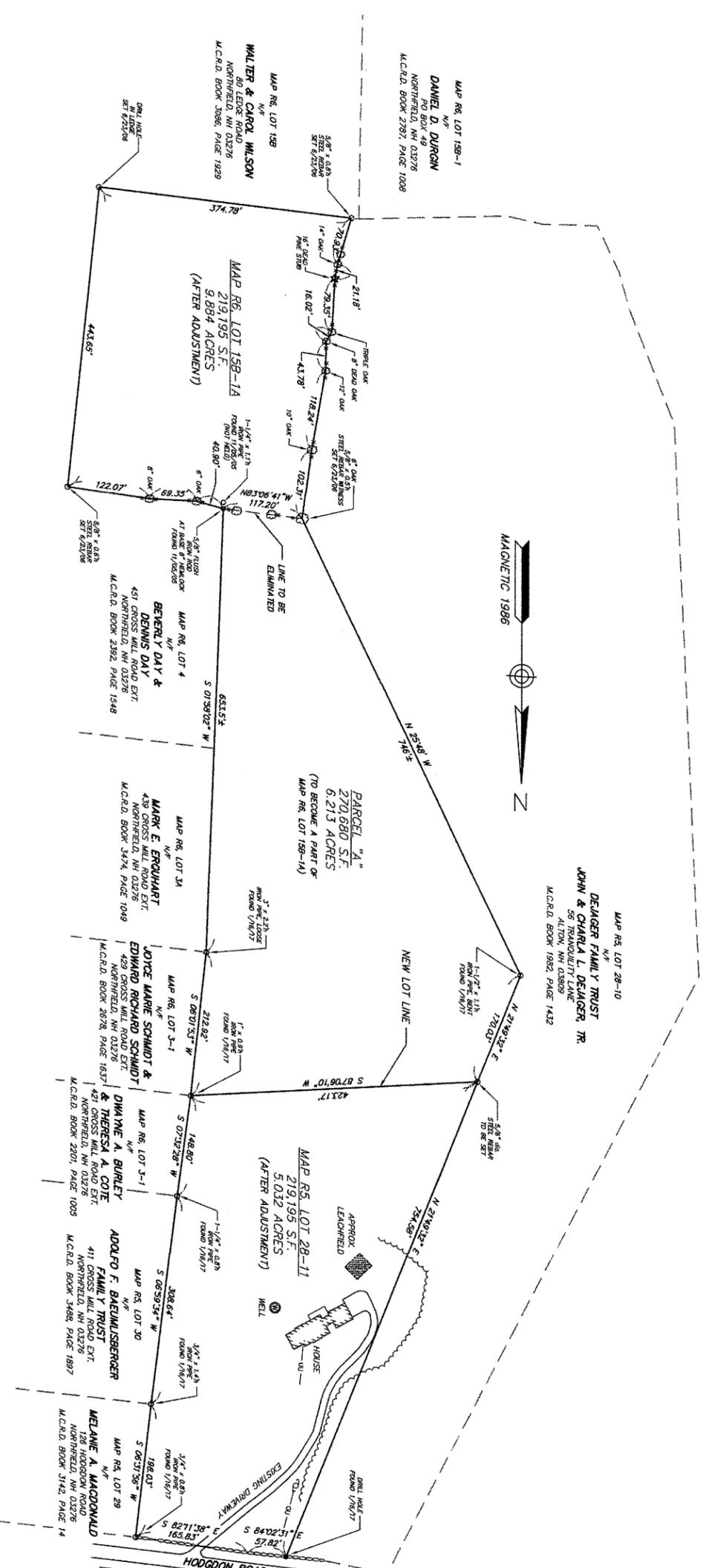
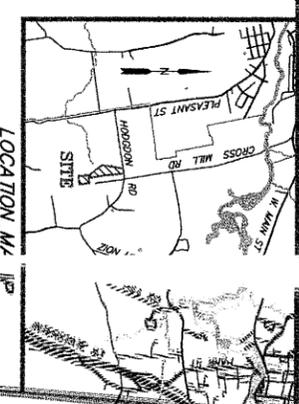
FOR REGISTRAR USE ONLY

**NOTES**

- 1) FIELD PROCEEDURE: LEGAL TOCH110 TOCHL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE CONDUCTED JANUARY 16, 2017, COMPASS RULE ADJUSTMENT, HELSA STANDARD PROPERTY SURVEY CATEGORY 1, COMADITION 1.
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- 3) TITLE REFERENCE:
  - A) DEED OF THE SECRETARY OF VETERANS AFFAIRS TO JASON M. DURGIN, DATED DECEMBER 20, 2008 (MAP R5, LOT 28-11), PAGE 1084 MERRIMACK COUNTY RESISTY OF DEEDS (MOR) (MAP R5, LOT 28-11).
  - B) DEED OF DANIEL D. DURGIN TO JASON M. DURGIN, DATED NOVEMBER 4, 2008 AND RECORDED IN BOOK 3095, PAGE 141 MORO (MAP R5, LOT 15B-1A).
- 4) PLAN REFERENCES:
  - A) "7-6, LOT 15B-1, BOUNDARY SURVEY FOR DANIEL D. DURGIN, LEDGE ROAD MERRIMACK CO. OF NORTHFIELD, NH" DATED JUNE 9, 2006, PREPARED BY DAVID B. KRAUSE.
  - B) "TAX MAP R-5, LOT 28, SUBDIVISION PLAN OF LAND OWNED BY JOHN DAJGER, HODGSON ROAD NORTHFIELD, NH" DATED AUGUST 17, 1987 PREPARED BY PAUL W. DARRSHIRE AND RECORDED AS PLAN 28913 MORO.
  - C) "7-6, LOT 194, BOUNDARY SURVEY FOR WALTER L. WILSON, LEDGE ROAD MERRIMACK CO. NORTHFIELD, NH" DATED AUGUST 9, 2004 PREPARED BY DAVID B. KRAUSE, LLS.
- 5) ZONING CONSERVATION ZONE MINIMUM FRONTAGE: 250'
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE ANNEXATION OF PARCEL "A" FROM MAP R5, LOT 28-11 TO PARCEL "A" FROM MAP R6, LOT 15B-1A ALSO OWNED BY JASON M. DURGIN CREATING NO ADDITIONAL BUILDING LOTS.

**AREA TABLE**

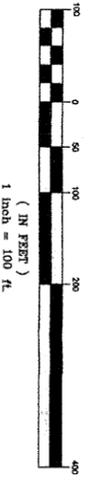
MAP R6, LOT 15B-1A PLUS PARCEL "A"	3,671 ACRES 6,213 ACRES
REVISED LOT 15B-1A	9,884 ACRES
MAP R5, LOT 28-11	11,245 ACRES
LESS PARCEL "A"	6,213 ACRES
REVISED LOT 28-11	5,032 ACRES



**LEGEND**

- UTILITY POLE
- DRILL HOLE
- IRON PIPE OR REBAR
- PROPERTY LINE
- STONE WALL
- OVERHEAD UTILITY LINE

**GRAPHIC SCALE**



APPROVED BY THE NORTHFIELD  
PLANNING BOARD ON \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**BOUNDARY LINE ADJUSTMENT**

FOR  
**JASON M. DURGIN**

132 HODGSON ROAD  
NORTHFIELD, N.H.  
MERRIMACK CO.  
SCALE: 1" = 100'  
JANUARY 20, 2017

OWNER OF RECORD  
MAP R5, LOT 28-11  
MAP R6, LOT 15B-1A  
JASON M. DURGIN  
461 CROSS WILL ROAD EXTENSION  
NORTHFIELD, NH 03276