

TOWN OF NORTHFIELD
APPLICATION FOR MINOR SUBDIVISION APPROVAL

Date Rec'd _____
Fee Paid _____
Check # _____

Name of Owner:	Town of Northfield
Address:	54 Granite St 21 Summer St Northfield, NH Tel: _____
E-Mail Address:	_____
Authorized Agent:	_____
Address:	_____
	Tel: _____
E-Mail Address:	_____

Name of Project: Lot line adjustment to
Location: 53 Granite St, Northfield, NH
Tax Map/Lot: U-7/101 and U-7/101-1
Current Zoning: _____
Total acreage: _____
Lots proposed: 1
Water Supply: Town
Sewage Disposal: Town

Applicant is Patricia & George Howe

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.**

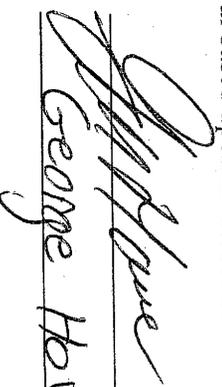
(copies available at the Town hall and at northfieldnh.org)

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 I understand that any approval based upon incorrect information may be reviewed and withdrawn.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: 3/17/2016

Signed:


George Howe

Total # included in #4 above X \$10.00	<u>\$ 70.00</u>
Filing Fee:	<u>\$100.00</u>
Total due:	<u>\$ 170.00</u>

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ABUTTER LIST

An abutter is anyone with property that shares a boundary line or is on the other side of a street from a boundary line. Include all engineers, surveyors, authorized agent and the applicant. If applicable, all holders of conservation, preservation or agricultural preservation restrictions must be included in the abutter list.

Applicant	Tax Map/Lot:	Name of Owner	Address of Owner
	U-7 / 101-01	Patricia House	
		53 Granite St	
		Northfield, NH	03276
	U-7 / 101	Town of Northfield	
		21 Summer St	
		Northfield, NH	03276
	U-4 / 72	Town of Tilton	
	U-5 / 001A	257 Main St	
	(Tilton)	Tilton, NH	03276
	U-13 / 2	Deborah A. Pillsbury	
		51 Granite St	
		Northfield, NH	03276
	U-7 / 98	First W-G Acquisition Group	
		29 Granite St Northfield, NH	03276
	U-5 / 107	Tilton School 1	
	(Tilton)	30 School St, Tilton, NH	03276
Land Surveyor →		David B. Krause, LLS	
		18 Summer St, Northfield, NH	

David B. Krause, LLS

Licensed Land Surveyor & Septic Designer
18 Summer Street Northfield, NH 03276
Phone 603-848-0049 Email dkrausells@myfairpoint.net

March 17, 2016

Chairperson
Northfield Planning Board
21 Summer Street
Northfield, NH 03276

Re: Howe-Town of Northfield Boundary Line Adjustment

Dear Sir,

I am requesting waivers from the Northfield Subdivision Regulations of the following sections:

Section 5.9, items 5,6,7, & 12 as they pertain to surface elevations, wetland location, soils information and building envelope. Both lots 101 and 101-01 are served or have access to municipal water and sewer.

Thank you,



David B. Krause, LLS

FOR REGISTRY USE ONLY

NOTES

- 1) FIELD PROCEDURE: NIKON NPL-382 TOTAL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE CATEGORY 1, CONDITION 1.
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- 3) TITLE REFERENCES:
 - A) DEED OF RONALD MARTIN TO THE TOWN OF NORTHFIELD DATED JUNE 9, 2009 AND RECORDED IN BOOK 3135, PAGE 674 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD) (MAP U-7, LOT 101).
 - B) DEED OF DENNIS D. & DEBRA A. WURPHREZ TO PATRICIA E. HOWE DATED APRIL 20, 2004 AND RECORDED IN BOOK 2854, PAGE 1428 MCRD (MAP U-7, LOT 101-01).
- 4) PLAN REFERENCES:
 - A) "TAX MAP U-7, LOT 101-001, BOUNDARY SURVEY FOR ESTATE OF ANTHONY TURCHIN, GRANITE STREET, NORTHFIELD, NH MERRIMACK CO.," DATED JANUARY 9, 1999 PREPARED BY FRANK VERRES AND RECORDED AS PLAN #153537 MCRD.
 - B) "RIGHT OF WAY AND TRACK MAP, THE CONCORD & MONTREAL RAILROAD, OPERATED BY THE BOSTON AND MAINE RAILROAD," DATED JUNE 30, 1914 AND AS REVISED SHEET U21/54 ON FILE AT THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, CONCORD, NH.
- 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE ANNEXATION OF PARCEL "A," FROM MAP U-7, LOT 101 OWNED BY THE TOWN OF NORTHFIELD TO MAP U-7, LOT 101-01 OWNED BY PATRICIA E. HOWE CREATING NO ADDITIONAL BUILDING LOTS.

MAP U-5, LOT 107
TOWN OF TILTON
N/E
S 71° 15' 00" W
110.00' ±

NH ROUTE 1

EAST MAIN STREET

MAP U-4, LOT 72
TOWN OF TILTON
N/E
S 71° 15' 00" W
110.00' ±

WINNIPESAUKEE RIVER

APPROX. TOWN/COUNTY LINE
TILTON/BELKNAP
NORTHFIELD/MERRIMACK

PARCEL "A"
2,646 S.F.
0.06 ACRES
(TO BE ANNEXED TO
AND BECOME A PART OF
MAP U-7, LOT 101-01)

MAP U-7, LOT 101
N/E
S 71° 15' 00" W
110.00' ±
TOWN OF NORTHFIELD
NORTHFIELD, NH 03276
M.C.R.D. BOOK 3135, PAGE 6743
0.88 ACRES ±

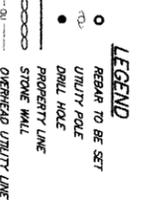
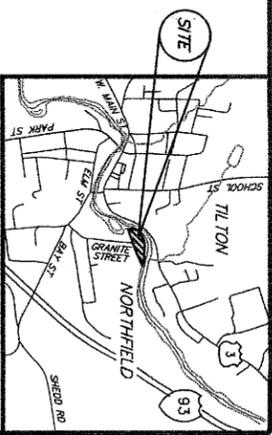
MAP U-7, LOT 98
N/E
S 71° 15' 00" W
110.00' ±
FIRST W-G ACQUISITION CORP.
NORTHFIELD, NH 03276
M.C.R.D. BOOK 1538, PAGE 1333

GRANITE ST

MAP U-13, LOT 2
N/E
S 71° 15' 00" W
110.00' ±
DEBORAH A. PILLSBURY
51 GRANITE ST
NORTHFIELD, NH 03276
M.C.R.D. BOOK 3073, PAGE 195

MAP U-7, LOT 101-001
N/E
S 71° 15' 00" W
110.00' ±
PATRICIA E. HOWE
51 GRANITE ST
NORTHFIELD, NH 03276
M.C.R.D. BOOK 2854, PAGE 1491

MAP U-7, LOT 101-01
N/E
S 71° 15' 00" W
110.00' ±
N.H. BUREAU OF RAILROADS
CONCORD, NH 03302-0483
B.C.R.D. BOOK 798, PAGE 69



AREA TABLE	
MAP U-7, LOT 101-01 PLUS PARCEL "A"	26,654 S.F. 2,646 S.F.
REVISED LOT 101-01	29,300 S.F. ± 0.67 ACRES
MAP U-7, LOT 101 LESS PARCEL "A"	41,100 S.F. ± 2,646 S.F.
REVISED LOT 101	38,500 S.F. ± 0.88 ACRES



APPROVED BY THE NORTHFIELD
PLANNING BOARD ON _____

CHAIRMAN _____

SECRETARY _____

MAP U-7, LOTS 101 & 101-01
BOUNDARY LINE ADJUSTMENT
BETWEEN
TOWN OF NORTHFIELD
AND
PATRICIA E. HOWE
GRANITE STREET
MERRIMACK CO. NORTHFIELD, N.H.
SCALE: 1" = 30'
MARCH 17, 2016

MAP U-7, LOT 101
Town of Northfield
21 Summer Street
Northfield, NH 03276

MAP U-7, LOT 101-01
Patricia E. Howe
51 Granite St
Northfield, NH 03276

DRAWN BY RECORD

DAVID B. KRAUSE, L.L.S.
18 SUMMER STREET
NORTHFIELD, N.H. 03276
603-286-4404