

**TOWN OF NORTHFIELD  
APPLICATION FOR SITE PLAN REVIEW**

Application for:  Design Review  Final Application  
Level of Site Plan Review Required:  Minor  Major

Name of Owner: D & M Barton Limited Partnership  
Address: 206 Fair Street, Laconia, NH 03246  
Telephone #: 603-455-2288 E-mail address: dbarton@metrocast.net  
Authorized Agent: Stephan T. Nix, Esq.  
Address: 25 Country Club Rd., Unit 502, Gilford, NH 03249  
Telephone #: 603-524-4963 E-mail address: snix@metrocast.net  
Name of Development: Cross Mill Village, Phase  
Location: Cross Mill Road  
Tax Map and Lot Number(s): R04-0002-001

Description of Development: Phase 2 consisting of Units 16 through 70. Finish construction of Millstone Drive to the end, Quarry Path, Village Way and Rockbound Lane. R-1, Single Family Residential.

Current Zoning of Site: \_\_\_\_\_

Special Exception Granted?  Yes  Not Applicable

Variance Granted?  Yes  Not Applicable

Site in Acres: 53.057 Acres Site in Sq. Ft.: 2,333,625 s.f.

Total Developable Acres: 30 acres more or less

Type Sewage Disposal:  Municipal  Private  Other \_\_\_\_\_

Type of Water Supply:  Municipal  Private  Other \_\_\_\_\_

**ASIDE FROM THE ABOVE, THE FOLLOWING ARE REQUIRED:**

1. "Notice of Planning and Zoning Approvals Required" signed by the Northfield Building Inspector.
2. A petition for any and all waivers. The petition shall state fully the grounds for each request for waiver and all of the facts relied upon by the petitioner.
3. All other requirements as per Section 5 of the Town of Northfield Site Plan Review Regulations.

**To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.**

Date: 6/23/23

Signed: /s/ Dwight Barton, (electronic signature per RSA 294-E)

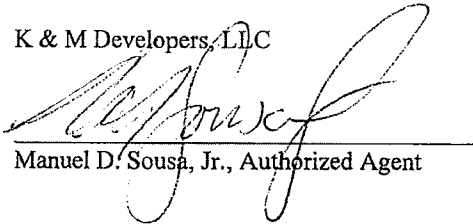
Dwight Barton, Partner  


**TOWN OF NORTHFIELD  
APPLICATION FOR MAJOR  
SITE PLAN REVIEW**

Name of Applicant: K & M Developers, LLC  
Address: 46 Lowell Road, Hudson, New Hampshire 03051  
Telephone #: 603-880-7799  
Authorized Agent: Andrew A. Prolman, Esq.,  
Address: Prunier & Prolman, PLLC  
20 Trafalgar Square, Suite 100, Nashua, NH 03063  
Telephone #: 603-883-8900 Email address: aprolman@prunierlaw.com

Date: 6/20/03

K & M Developers, LLC



Manuel D. Sousa, Jr., Authorized Agent





TOWN OF NORTHFIELD  
PLANNING BOARD  
MONDAY, July 10, 2023 at 7:00pm  
Town Hall 21 Summer St Northfield, NH

## ABUTTER NOTIFICATION

You are hereby notified that the following application is coming before the Planning Board. All applications and plans are available for review at [www.northfieldnh.org](http://www.northfieldnh.org), attached to the agenda for this meeting.

**D & M Barton Limited Partnership** –Major Site Plan Review for Phase 2 **Cross Mill Village**. Located at Cross Mill Road. (Map R 4, Lot 2-1) on 53.057 acres in the R-1 Zone.

The Town of Northfield complies with the Americans with Disabilities Act regulations. Please contact the Selectmen's Office at 286-7039 if you need special assistance in order to attend this meeting.



# 50 foot Abutters List Report

Northfield, NH  
June 23, 2023

## Subject Property:

Parcel Number: R04-0002-001  
CAMA Number: R04-0002-001  
Property Address: CROSS MILL ROAD

Mailing Address: D & M BARTON LIMITED PARTNERSH ✓  
206 FAIR STREET  
LACONIA, NH 03246

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## Abutters:

Parcel Number: R04-0001-000  
CAMA Number: R04-0001-000  
Property Address: PLANT UTILITY

Mailing Address: PUBLIC SERVICE CO OF NH ✓  
PO BOX 330  
MANCHESTER, NH 03105

Parcel Number: R04-0001-00A  
CAMA Number: R04-0001-00A  
Property Address: OFF CROSS MILL ROAD

Mailing Address: YOUNG, PATRICIA ✓  
4808 STATE ROUTE 8  
CHESTERTOWN, NY 12817

Parcel Number: R04-0002-000  
CAMA Number: R04-0002-000  
Property Address: 131 CROSS MILL ROAD

Mailing Address: SANTOS, KIMBERLY M. GRIFFIN, CLINT ✓  
RICHARD  
131 CROSS MILL ROAD  
NORTHFIELD, NH 03276

Parcel Number: R04-0003-000  
CAMA Number: R04-0003-000  
Property Address: 119 CROSS MILL ROAD

Mailing Address: MOREAU, RONNY J ✓  
119 CROSS MILL ROAD  
NORTHFIELD, NH 03276

Parcel Number: R04-0007-000  
CAMA Number: R04-0007-000  
Property Address: 161 CROSS MILL ROAD

Mailing Address: LEO, RALPH J LEE, MARIE E ✓  
161 CROSS MILL ROAD  
NORTHFIELD, NH 03276

Parcel Number: R04-0008-000  
CAMA Number: R04-0008-000  
Property Address: 169 CROSS MILL ROAD

Mailing Address: PEVINE, SPENCER L. SZCZEPKOWSKI ✓  
JEAN  
169 CROSS MILL ROAD  
NORTHFIELD, NH 03276

Parcel Number: R04-0009-000  
CAMA Number: R04-0009-000  
Property Address: 177 CROSS MILL ROAD

Mailing Address: MARSHALL, SCOTT G. MARSHALL, ✓  
NADINE M  
177 CROSS MILL ROAD  
NORTHFIELD, NH 03276

Parcel Number: R04-0010-000  
CAMA Number: R04-0010-000  
Property Address: 183 CROSS MILL ROAD

Mailing Address: TRIPPLE, KENNETH G. TRIPPLE, ✓  
ANDREA H.  
183 CROSS MILL ROAD  
NORTHFIELD, NH 03276

Parcel Number: R04-0011-000  
CAMA Number: R04-0011-000  
Property Address: 193 CROSS MILL ROAD

Mailing Address: ARCHAMBAULT, STEVEN J ✓  
ARCHAMBAULT, JEAN E  
193 CROSS MILL ROAD  
NORTHFIELD, NH 03276

Parcel Number: R04-0012-000  
CAMA Number: R04-0012-000  
Property Address: 199 CROSS MILL ROAD

Mailing Address: BRUNEAU MATTHEW GUERRIERO ✓  
JOCELYN  
199 CROSS MILL RD  
NORTHFIELD, NH 03276



www.cai-tech.com

6/15/2020

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# Northfield

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9171 9690 0935 0286 2124 91

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9171 9690 0935 0286 2126 13

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# 50 foot Abutters List Report

Northfield, NH  
June 15, 2020

Parcel Number: R04-0013-000  
CAMA Number: R04-0013-000  
Property Address: 207 CROSS MILL ROAD

Mailing Address: KRAUSE, DIANE ✓  
207 CROSS MILL RD  
NORTHFIELD, NH 03276

Parcel Number: R04-0014-000  
CAMA Number: R04-0014-000  
Property Address: 134 CROSS MILL ROAD

Mailing Address: RIVERVIEW FARM ON THE WINNIPES ✓  
21 OLD SAW MILL ROAD  
BEDFORD, NH 03110

Parcel Number: R04-0015-000  
CAMA Number: R04-0015-000  
Property Address: 150 CROSS MILL ROAD

Mailing Address: CAMPO, LUIS CAMPO, ANN ✓  
150 CROSS MILL ROAD  
NORTHFIELD, NH 03276

Parcel Number: R05-0001-000  
CAMA Number: R05-0001-000  
Property Address: CROSS MILL ROAD

Mailing Address: SHAH, BIR B ✓  
22 FOX RUN ROAD  
RAYMOND, NH 03077

#### Engineer:

Craig T. Bailey, PE  
217 Cotton Hill Road  
Gilford, NH 03249

#### Attorney:

Stephan T. Nix, Esq.  
25 Country Club Road,  
Unit 502  
Gilford, NH 03249

#### Developer:

K & M Developers, LLC  
46 Lowell Road  
Hudson, NH 03051

#### Developer's Attorney:

Andrew Prolman, Esq.  
Prunier & Prolman, PLLC  
20 Trafalgar Square  
Nashua, NH 03063

State of NH - DOT  
Bureau of Rail & Transit  
PO Box 483  
Concord 03302



www.cai-tech.com

6/15/2020

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FRANKLIN ABUTTERS LIST  
 FOR  
 NORTHFIELD TAX LOT R04-02-01  
 CROSS MILL VILLAGE CONDOMINIUMS  
 June 23, 2022

Northfield Tax Lot R04-02-01  
 Owner of Record:  
 D&M Barton Limited Partnership  
 206 Fair Street  
 Laconia, NH 03249

Franklin Tax Lot New Map	Owner/Address
136-402 ✓ P9	Matthew D. Leighton 19 Old Suncook Road Building #1, Apt. 300 Concord, NH 03301
136-403 ✓ P9	Caleb Gregory Hutchins 258 Pleasant Street Franklin, NH 03235
149-404 ✓ P9, O10, P 10	Sabra Health Care Northeast, LLC 18500 Von Karman Ave, Suite 5 Irvine, CA 92612
149-071 ✓ O9	Kristen E. Finnie 1 Cricket Hill Way Franklin, NH 03235
149-001 ✓ O9	Thomas & Linda Proulx 145 Terrace Road Franklin, NH 03235
148-33 ✓ O9	Victor & Carol Stanfield 136 Terrace Road Franklin, NH 03235
148-050 ✓ N9	City of Franklin 316 Central Ave. Franklin, NH 03235
135-146 O9	City of Franklin 316 Central Street Franklin NH 03235



## AGENT AUTHORIZATION

KNOW ALL MEN BY THESE PRESENTS, that the **D & M Barton Limited Partnership** of 206 Fair Street, Laconia, NH 03246, appoints Stephan T. Nix, Esq. of 25 Country Club Road, Unit 502, Gilford, NH and Craig Bailey, PE of Cotton Hill Road, Gilford, NH to act as my agents before the Town of Northfield Planning Board, Zoning Board of Adjustment and any other municipal board or agency, to sign all application documents and act as agent for all applications to the Town of Northfield regarding land located on Cross Mill Road, Northfield, NH. This agent authorization includes, but is not limited to, the specific power to sign any and all municipal applications and to appear as agent before the Boards.

EXECUTED, this 23rd day of June 2023 0.

**D & M Barton Limited Partnership**

/s/ Dwight Barton, (electronic signature per RSA 294-E)

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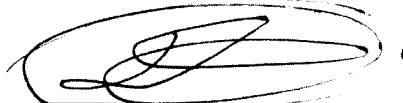
Dwight Barton, Partner

AUTHORIZATION

TO: Town of Northfield Planning Board  
FROM: D & M Barton Limited Partnership  
DATE: April 22, 2023  
RE: Cross Mill Village Project

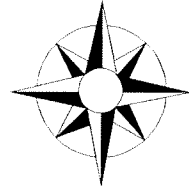
As owner of the Cross Mill Village condominium project (Tax Map R4, Lots 4, 5, 6, and 2-1) I hereby authorize Manny Sousa and K & M Developers, LLC, and their engineers and counsel, to work with the Northfield Planning Board to address approval status and development of the Cross Mill Village condominium project.

D & M Barton Limited Partnership

A handwritten signature in black ink, appearing to be "Dwight Barton", is written over a horizontal line. The signature is enclosed in a hand-drawn oval.

Dwight Barton, General Partner

**STEPHAN T. NIX  
ATTORNEY AT LAW  
25 COUNTRY CLUB ROAD, SUITE 502  
GILFORD, NH 03249  
603-524-4963, (fax 524-1978),  
snix@metrocast.net**



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June 22, 2023

Town of Northfield Planning Board  
21 Summer Street  
Northfield, NH 03276

Re: Cross Mill Village Condominiums  
Site Plan Review for Phase 2 proposal narrative Amended  
Our file number 5925

Dear Sirs:

D & M Barton Limited Partnership, owner, and K & M Developers, LLC (“K&M”), as applicant and potential buyer under a signed Purchase and Sale Agreement, are requesting that the Planning Board amend its prior Revocation of Approval, and approve Phase 2 of the Cross Mill Village Condominium development.

Phase 1, consisting of previously approved duplex Units 1 through 16 and the reconditioning and final construction of Millstone drive from Sta 700+00 to Sta 705+50 (from Cross Mill Road to the intersection with Stonehenge Circle) and entirety of Stonehenge Circle, was approved on May 2, 2022. See attached Notice of Decision. Phase 1 contains approximately 5 acres of land. Phase 1 includes units 1 through 16. There are currently 3 duplex buildings (units 7 through 12) that are occupied under certificate of occupancies with two additional structures under construction (units 1 – 4).

This application for Site Plan approval for Phase 2, that consists of units 17 – 70 and the entirety of the remaining units, amenities and infrastructure. The attached previously approved plan is shaded red with the limits of Phase 1 shown in red and Phase II shown in green. Phase 2 consists of the remaining 54 units. The entire project contains approximately 53 acres and was previously approved for 70 duplex units.

The project is designed to be condominium form of ownership with private roads, water system, drainage systems and sewer. The development is age restricted to 55 years of age and over. At this time garbage pick-up will be curb side by a private company. Plowing will be privately managed through the condominium association.

The infrastructure has been constructed, including the roads, drainage systems, sewer and water systems. The final course of pavement was not put on the road due to the last economic downturn. The Planning Board had an independent engineers’ report completed in September of 2017 (the “HEB Report”). The most critical element of the HEB Report focused on the cracks in the base course of pavement and recommended a full depth reclamation of the binder course of pavement, recompaction as necessary, repavement of the binder course and reset the catch basins

grates as necessary. K&M intends to hire Continental Paving, Inc. to complete this work for both Phase 1 and Phase 2.

The following is attached for your review:

- Site Plan Review Application
- Abutters List
- Site Plan Review check list (amended 6/22/2023)
- Plan sets.
- Bailey Engineering as-built plan dated November 2007, depicting the existing as-built road sections;
- The paving quote from Continental Paving, Inc. dated June 20,2023; and
- An annotated copy of Plan R-1 of the originally approved plan set depicting the limits of Phase 1 in red and Phase 2 in green.
- The construction inspection timing check list will be provided under separate cover.

The applicant is requesting that the Planning Board set the construction security amount under §9.1 of the Site Plan Review Regulations at **\$248,550** as recommended in the HEB Report. The HEB Report recommends a full depth reclamation of the existing binder course of pavement. An actual cost estimate was obtained from Continental Paving, Inc. for the work.

Finally, we respectfully suggest that in addition to any conditions of approval from the Board, we add: (1) The Project Owner shall be responsible to provide water service at prevailing Town of Northfield Water Department rates to 131 Cross Mill Road for as long the Cross Mill Village water system is in operation; and (2) The Project Owner shall meet with the Board at the annual May meeting to provide status updates through the completion of the project.

Thank you for your consideration in this matter.

Sincerely,



Stephan Nix

Enclosures

Cc: Client  
K&M Developers, LLC  
Craig Bailey, PE

**TOWN OF NORTHFIELD  
MAJOR SITE PLAN REVIEW CHECKLIST**

Applicant Name: D & M Barton Limited Partnership - Cross Mill Village Phase  
 Date of Application: June 23, 2023

**Submittal Requirements:** Please check N/A if an item is truly Not Applicable. Otherwise, a waiver request will be required, in writing, for any items not submitted as part of the application. The waiver request must be made at the time the application is made at the Town Offices. This checklist provides guidance regarding minimum requirements for **Major** Site Plan Review. Other information and documentation may be required within the Town of Northfield Site Plan Review Regulations and at the discretion of the Planning Board.

**General**

- | YES                                 | NO                       | N/A                                 |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 1. On a completed Site Plan Application form completed and endorsed by the property owner(s) and his/her agent.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 2. Include an attached statement authorizing the agent, if any, to act on behalf of the property owner.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 3. Include a fee in accordance with the fee schedule in Section 12 of the Regulations.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 4. Include six (6) black or blue-line copies of a site plan as described in Section 6 of the Regulations and six (6) copies of each other required plan.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 5. Include ten (10) sets of reduced pans not larger than eleven by seventeen (11 x 17) inches.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 6. Include the names and addresses of all abutters.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7. Include all required State and Federal permits or evidence that the permit has been applied for. <span style="float: right;">See prior approvals in Planning Board file.</span>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 8. Include a statement describing the development including the use or uses to conducted on the lot, or change of an existing use, or augmentation of an existing use   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Include an impact statement in narrative form addressing the proposed projects purpose, scope of operation, and impact on the immediate area and the town (see Section 5.3 of the Regulations). <span style="float: right;">See prior approvals in Planning Board file.</span> |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Include written notification of a building permit denial outlining the reasons for such a denial. This notification is available on a form completed by the Selectmen, or their Authorized Agent (Building Inspector).  |

YES NO N/A

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Include a written request for required waivers.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 12. If the development is to be in stages or phases, include a description of the projects in terms of such stages or phases. |

**Site Plan Requirements**

See previously approved plans in Planning Board files.

- |                                     |                          |                          |  |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. A completed Site Plan prepared by a licensed land surveyor or certified engineer registered in the State of New Hampshire.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. A completed Site Plan must be drawn to scale of not less than one (1) inch equals fifty (50) feet.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Plan size (margin to margin) shall be a minimum size of 8 ½ x 11 inches, and a maximum size of 22 x 34 inches. Appropriate lines shall be used for plans exceeding the maximum limit.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Include a Title Block which includes:<br>a) Title of plan;<br>b) Owner's name and address, and that of any agent;<br>c) Date the plan was prepared and dates of subsequent revisions;<br>d) Scale of the plan;<br>e) Name, address, and seal (if applicable) of the preparer of the plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. A North Arrow.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. A Bar Scale.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. An approval block containing the statement "Approved by the Northfield Planning Board," and two lines for the signatures of the Planning Board Chairman and the Secretary, and a blank date line.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. A 2 x 1 ½ inch (approximate) space adjacent to the approval block containing the following statement:<br>PURSUANT TO THE SITE PLAN REVIEW REGULATIONS OF THE<br>NORTHFIELD PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED<br>HEREON EXPIRES ONE YEAR FROM THE DATE OF APPROVAL.           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Boundary lines of the entire parcel showing bearings, distances and monument locations, and be stamped by a licensed land surveyor.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Distances of all existing buildings and structures from boundary lines and all existing/proposed buildings or structures.  |

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Distances of all proposed buildings and structures from boundary lines and all existing/proposed buildings or structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Names of all abutting property owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Location and layout of existing and proposed buildings, structures, and signs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Existing and proposed contours at two (2) foot intervals for the area of work and five (5) foot intervals for the remaining area. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Area of entire parcel in acres and square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Zoning and Special District boundaries.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. Deed reference and tax map number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. Location, width, curbing, and paving of access ways, egress ways, and streets within the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. Location and layout of all the on-site parking and loading facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. Location and size of all municipal and non-municipal utilities appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground. The Plan is also to include profiles of water, sewer, and drainage. If not serviced by municipal utilities, the Plan shall show the location of wells and septic system designs.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Type and location of solid waste disposal facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. Location, elevation and layout of catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. Location of all physical/natural features including water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stonewalls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. Dimensions and area of all property to be dedicated for public use or common ownership.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Location of Flood Hazard boundaries.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. Date and permit numbers of all required state and federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27. Location of all buildings, wells, and leach fields within one hundred and fifty (15) feet of the parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28. Dimensions, area and minimum setback requirements of all existing and proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29. Proposed landscaping plan including size and type of plant material.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30. Pedestrian walks providing circulation through the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31. Location and size of proposed signs, walls and fences.

- | YES                                 | NO                       | N/A                                 |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Location and type of lighting for outdoor activities.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 33. Location, width, description, and purpose of easements or rights-of-way.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 34. If the proposal contains off-site improvements, then the areas of off-site improvements shall be a part of the site plan and all pertinent requirements of the Regulations shall apply. |

### Location Plan Requirements

- |                                     |                          |                                     |  |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 1. Include a location plan at a minimum scale of one (1) inch equals one thousand (1,000) feet, showing the following:                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 2. Property lines of the parcel being developed in relation to the surrounding area within a radius of two thousand (2,000) feet with tax map numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 3. Names and locations of existing town streets including the nearest intersection of said streets.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 4. Names and locations of streets within the proposed development.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 5. Names and locations of watercourses and water bodies on and adjacent to the site.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Nearby community facilities such as any schools, churches, parks, etc.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7. Condominium subdivisions shall be written at the same scale as the Northfield Tax Map.  |

**To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.**

Date: 6/23/2023

Signed: /s/ Dwight Barton, (electronic signature per RSA 294-E)  
Dwight Barton, Partner



# Continental Paving, Inc.

One Continental Drive  
Londonderry, NH 03053  
USA

Phone: (603) 437-5387  
Fax: (603) 437-5393

<b>To:</b>	Sousa Realty & Development Co.	<b>Contact:</b>	
<b>Address:</b>	46 Lowell Rd Hudson, NH 03051 USA	<b>Phone:</b>	(603) 880-7799
<b>Project Name:</b>	Sousa - Northfield	<b>Bid Number:</b>	
<b>Project Location:</b>		<b>Bid Date:</b>	6/20/2023

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>First Phase</b>					
01	Reclaim Stabilized Base, Processed In Place	2,715.00	SY	\$3.00	\$8,145.00
02	HMA, Binder Course, Machine Method	320.00	TON	\$95.00	\$30,400.00
03	HMA, Wearing Course, Machine Method	240.00	TON	\$110.00	\$26,400.00
04	Tack Coat	1.00	UNIT	\$500.00	\$500.00
05	Sweeper	1.00	UNIT	\$600.00	\$600.00
<b>Total Price for above First Phase Items:</b>					<b>\$66,045.00</b>
<b>Second Phase</b>					
01	Reclaim Stabilized Base, Processed In Place	8,390.00	SY	\$2.50	\$20,975.00
02	HMA, Binder Course, Machine Method	980.00	TON	\$90.00	\$88,200.00
03	HMA, Wearing Course, Machine Method	735.00	TON	\$98.00	\$72,030.00
04	Tack Coat	1.00	UNIT	\$700.00	\$700.00
05	Sweeper	1.00	UNIT	\$600.00	\$600.00
<b>Total Price for above Second Phase Items:</b>					<b>\$182,505.00</b>
<b>Total Base Bid Price:</b>					<b>\$248,550.00</b>
<b>As Needed</b>					
06	Adjusting MH, CB, Or DI	0.00	EACH	\$500.00	\$0.00
<b>Total Price for above As Needed Items:</b>					<b>\$0.00</b>

**Notes:**

- This Proposal will be made Part of any Agreement Between the Two Parties.
- Excludes any Temporary or Permanent Striping and or Marking.
- Prices quoted are based on the current cost index of liquid asphalt materials. Prices are subject to increases at any time as they are not guaranteed by the suppliers. The price index used for preparation of this quote is \$665.00 per liquid ton and will be the basis of escalation for this project.
- This Proposal is NOT Based on any Prevailing Wages Rates - none have been included with quote request.
- Second Phase Unit Pricing Will Prevail for Reclaim and Paving if Both Phases are to be Completed in a Single Mobilization

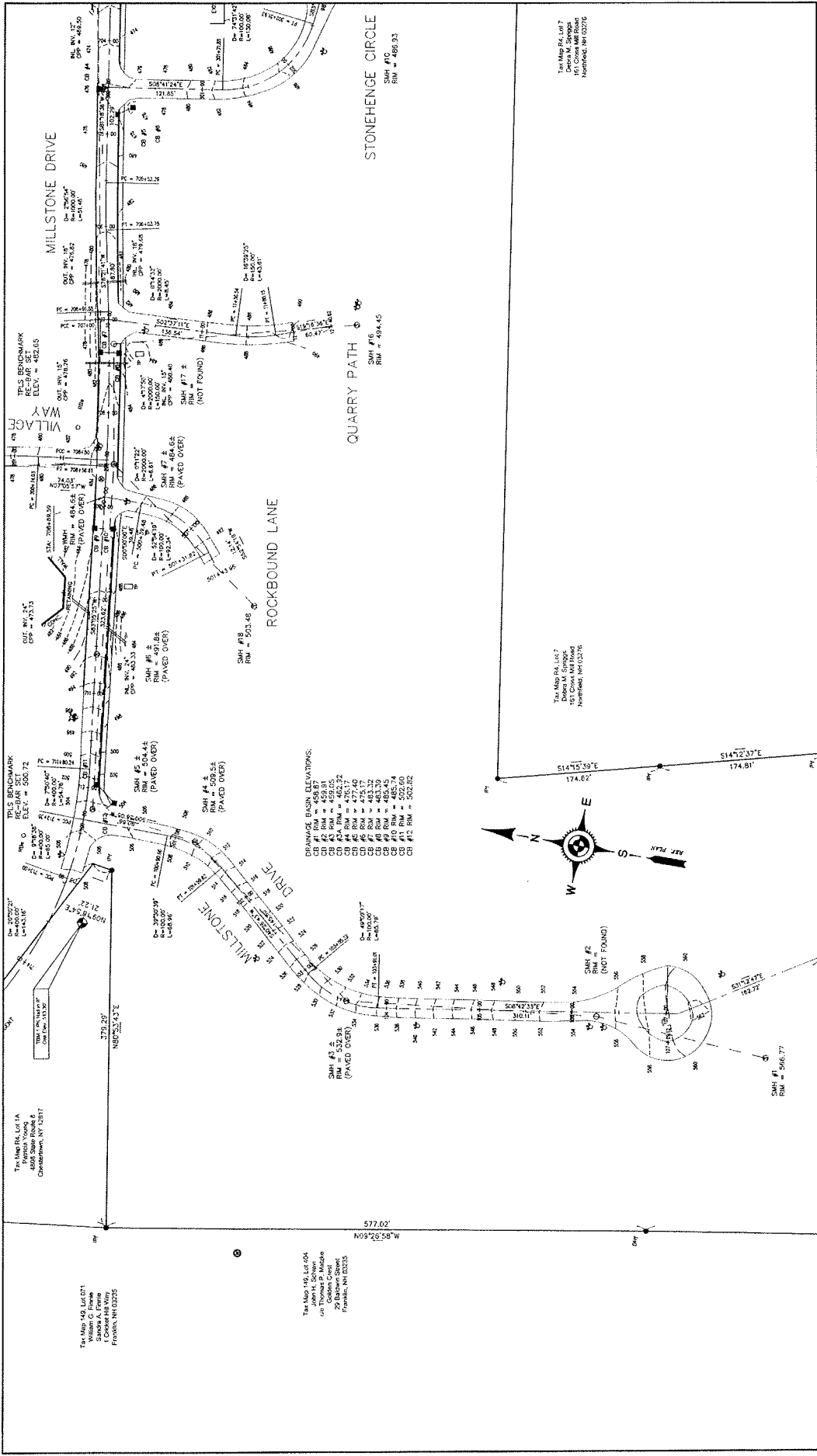
**Payment Terms:**

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Continental Paving, Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> _____</p>
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**MAP R4 LOT 2**

**CROSS MILL VILLAGE, LLC**  
**NORTHFIELD, NH**  
 48 Acres +/-  
 DWIGHT BARTON  
 206 FAIR STREET  
 LACONIA, NH 03246

**BRYAN L. BAILEY ASSOCIATES, INC.**  
**TURNING POINT**  
**LAND SURVEYORS & LAND PLANNERS**  
 217 Colton Hill Road  
 Gilford, NH 03249  
 Ph 528-3734

**1. VERIFY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.**

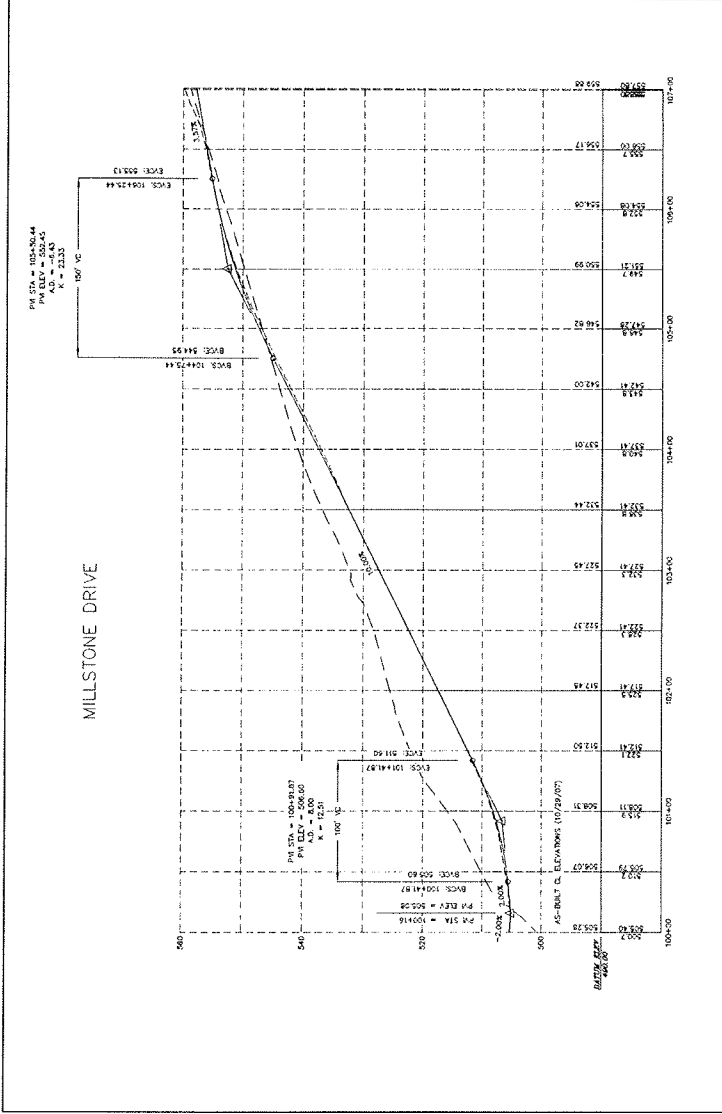
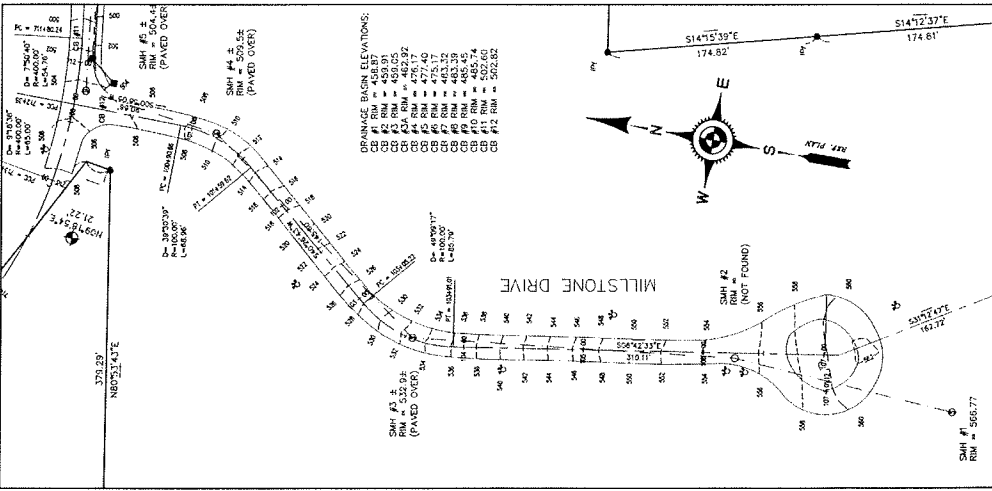
**I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A GEODETIC CONTROL SURVEY AND STANDARD THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND LOCATIONS SHOWN ON THIS PLAN IN 1999. THE LAST DAY OF SURVEY AND AS-BUILT LOCATIONS SHOWN ON THIS PLAN IS 29 OCTOBER 2007. THIS IS NOT A BOUNDARY SURVEY. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.**

*Bryan L. Bailey*  
 BRYAN L. BAILEY, L.L.S., 4676  
 11/29/2007

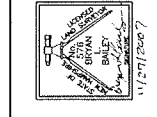
DATE	REVISION	INITIALS
DATE 27 NOVEMBER 2007	JOB NO. 2339	
DRAWN BY: EUB		

SCALE: 1"=50'





DATE	REVISION	INITIALS
DATE: 27 NOVEMBER 2007	CD No. 2339	
DRAWN BY: EJB		



I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

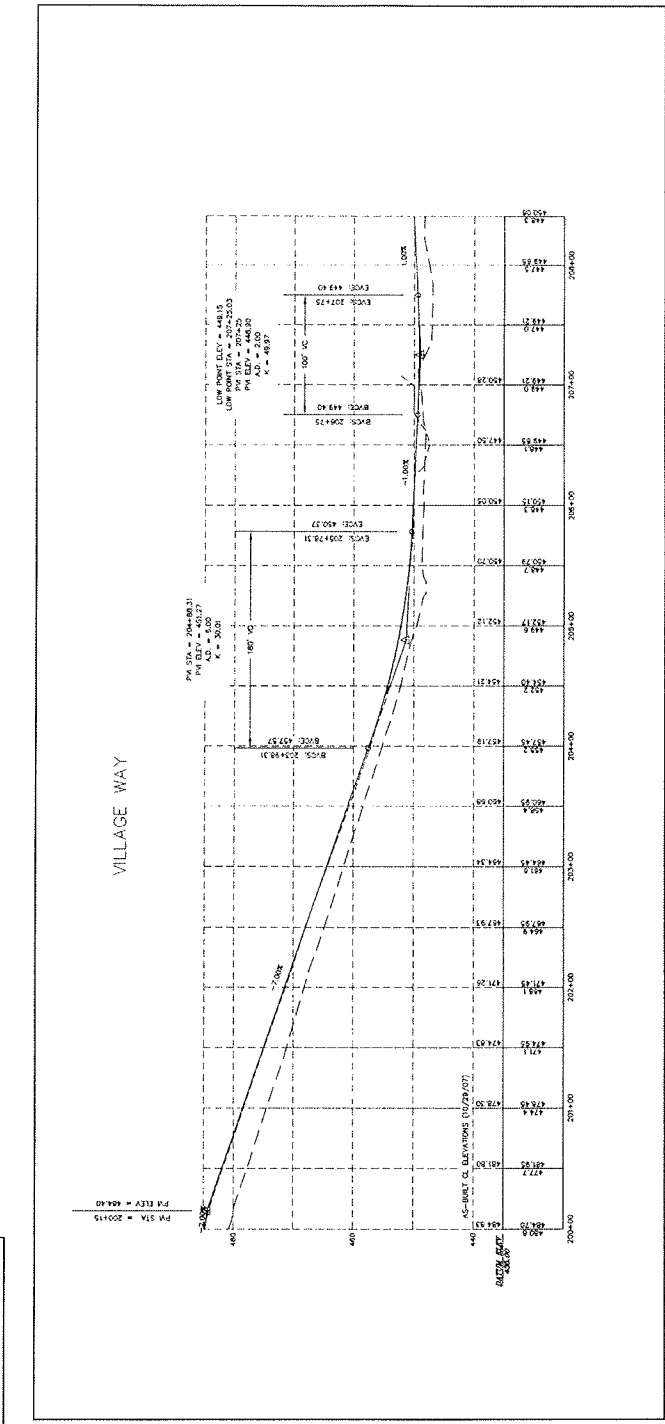
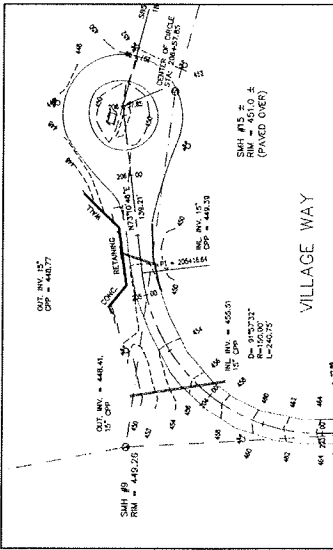
I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A GEODETIC GPS CONTROL SURVEY AND STANDARD THEODOLITE EDM SURVEY PERFORMED ON THE GROUND AND THAT THE DISTANCES AND ANGLES MEASURED IN THIS SURVEY ARE CORRECT TO THE CLOSEST MILLIMETER AND THAT THE CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. THE LAST DAY OF SURVEY AND AS-BUILT LOCATIONS SHOWN ON THIS PLAN IS 29 OCTOBER 2007. THIS IS NOT A BOUNDARY SURVEY. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

DATE: 11/27/2007

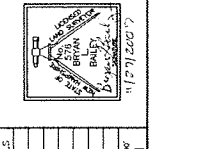
BRYAN L. BAILEY, LLC #576

**BRYAN L. BAILEY ASSOCIATES, INC.**  
**TURNING POINT**  
**LAND SURVEYORS & LAND PLANNERS**  
 217 Colton Hill Road  
 Gilford, NH 03249  
 Ph. 528-3734

**MAP R4 LOT 2**  
**CROSS MILL VILLAGE, LLC**  
**NORTHFIELD, NH**  
 AS DRAWN FOR: DWIGHT BOSTON  
 ONE FAR STREET  
 LACONIA, NH 03246



DATE	REVISION	INITIALS
DATE 27 NOVEMBER 2007	JOB No. 2339	
DRAWN BY: BJB		

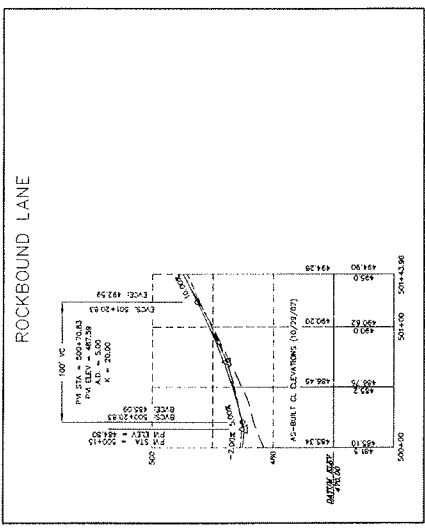
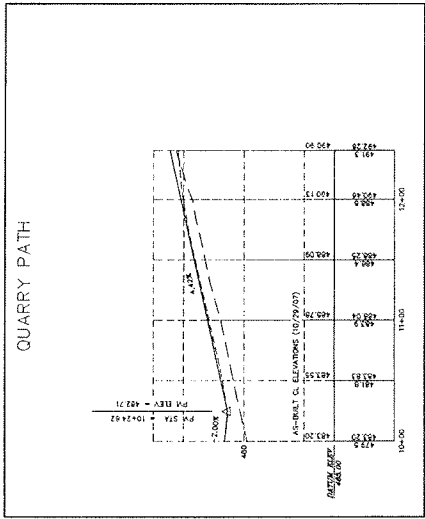
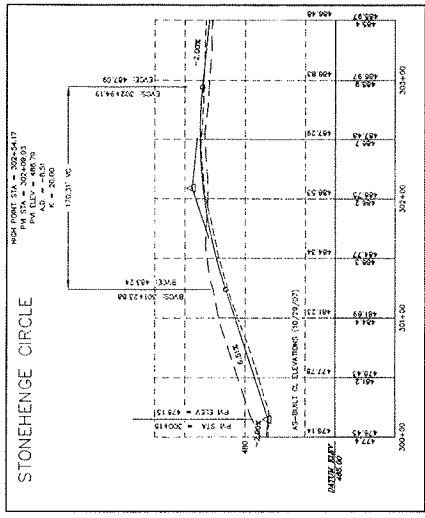
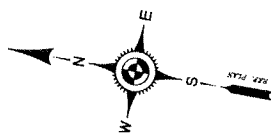
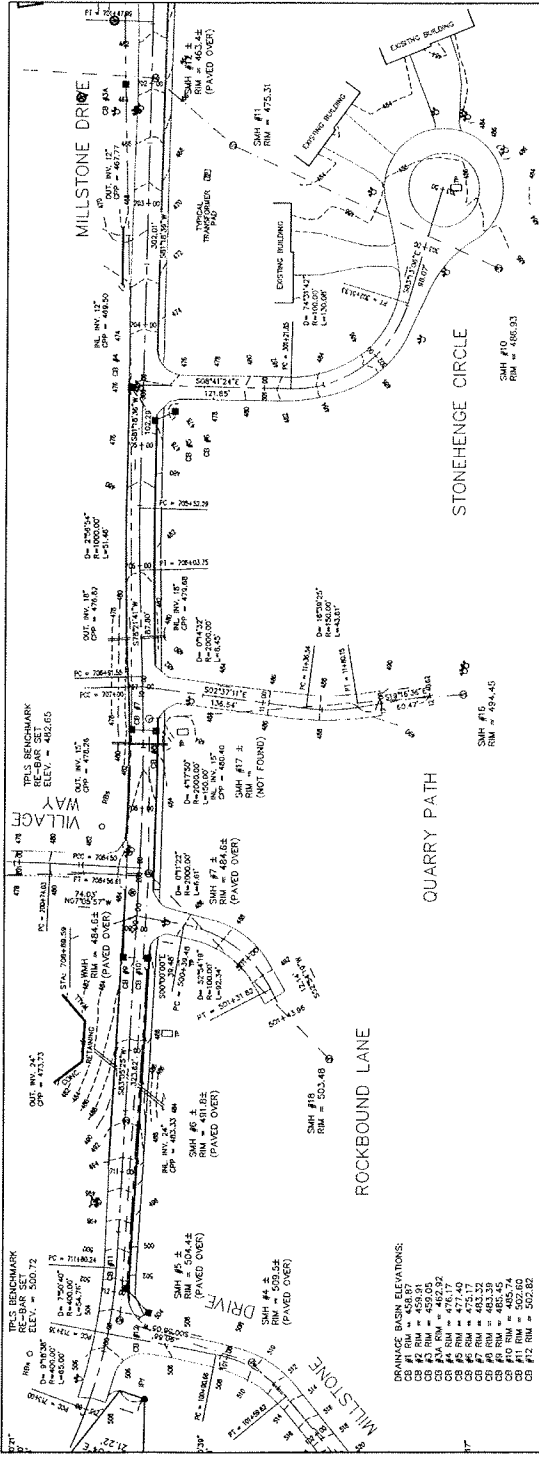


I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.  
 I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A GEODESIC CONTROL SURVEY AND STANDARD THEODOLOTE / EDM SURVEY PERFORMED ON THE GROUND AND THAT THE DISTANCES AND BEARINGS SHOWN ON THIS PLAN ARE THE LAST DAY OF SURVEY AND ARE NOT SUBJECT TO CHANGE. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BRYAN L. BAILEY ASSOCIATES, INC. THIS IS NOT A BOUNDARY SURVEY. THIS CONTRIBUTION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.  
 11/27/2007  
 DATE: *Bryan L. Bailey*  
 BRYAN L. BAILEY L.L.S. #675

**BRYAN L. BAILEY ASSOCIATES, INC.**  
**TURNING POINT**  
**LAND SURVEYORS & LAND PLANNERS**  
 217 Cotton Hill Road  
 Gilford, NH 03249  
 Ph 508-373-4

**MAP R4 LOT 2**  
**CROSS MILL VILLAGE, LLC**  
**NORTHFIELD, NH**  
 AS DRAWN FOR: DWIGHT BARTON  
 LYCONIA, NH 03246

SHEET 5 OF 8



DATE	REVISION	INITIALS
DATE 27 NOVEMBER 2007	JOB No. 2339	
DRAWN BY: BEB		

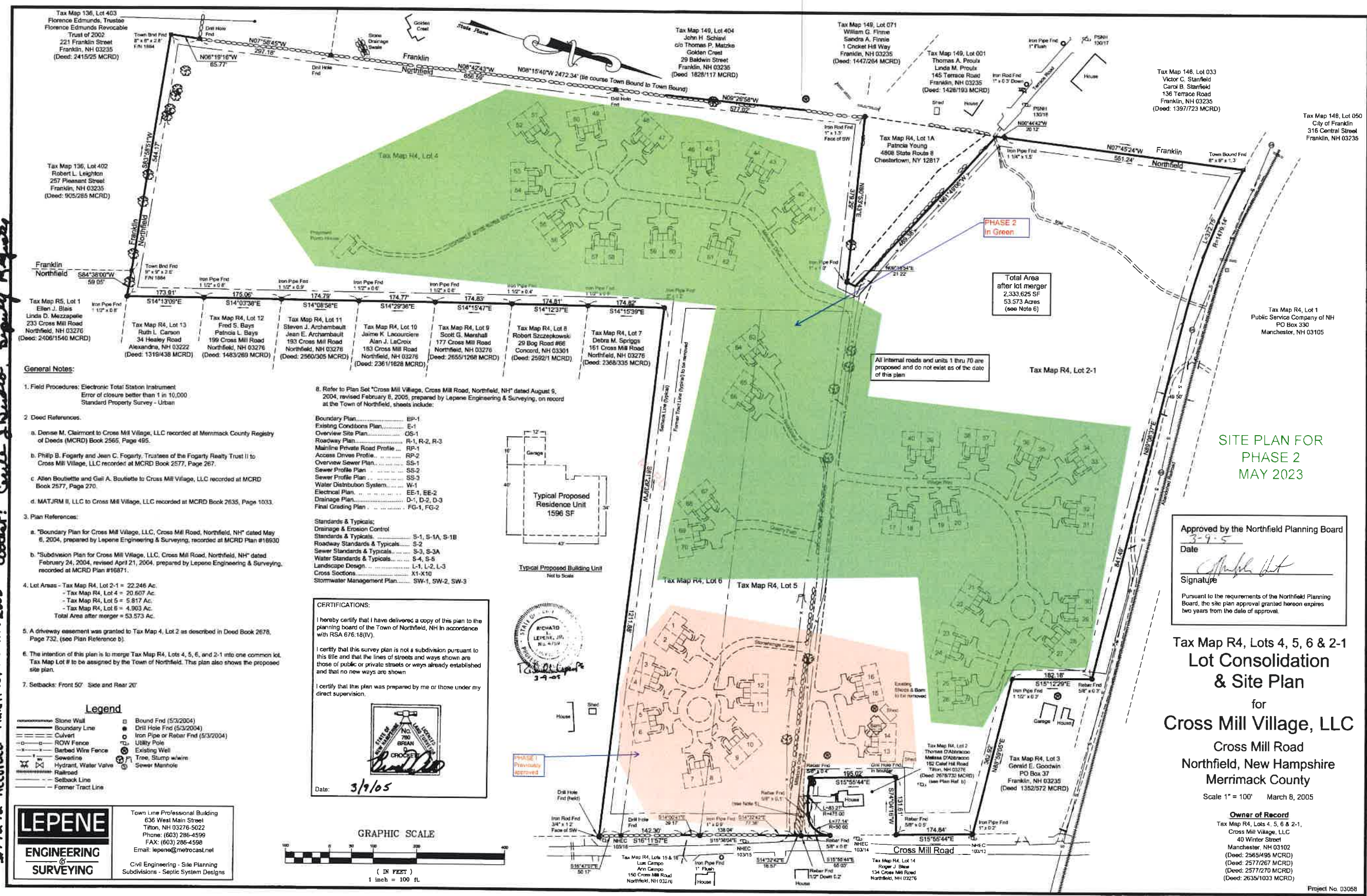
I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.  
 I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A GEODESIC GPS CONTROL SURVEY AND STANDARD THEODOLITE EDM SURVEY PERFORMED ON THE GROUND AND CLOSURE IS NOT GREATER THAN 1 PART IN 15,000, THE LAST DAY OF SURVEY AND AS-BUILT CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.  
 11/27/2007  
 DATE: \_\_\_\_\_  
 BRYAN L. BAILEY S.T.S. #576

**BRYAN L. BAILEY ASSOCIATES, INC.**  
 TURNING POINT  
 LAND SURVEYORS & LAND PLANNERS  
 217 Cotton Hill Road  
 Gloucester, NH 03029  
 Ph 603-373-3734

**MAP R4 LOT 2**  
**CROSS MILL VILLAGE, LLC**  
 NORTHFIELD, NH  
 AS DRAWN FOR: DWIGHT BARSTON  
 206 FAIR STREET  
 LACONIA, NH 03246



#17292 Recorded March 10, 9:30 AM 2005 **Contract: Curtis J. Boudo, Deputy Registrar**



- General Notes:**
- Field Procedures: Electronic Total Station Instrument  
Error of closure better than 1 in 10,000  
Standard Property Survey - Urban
  - Deed References:
    - a. Denise M. Clairmont to Cross Mill Village, LLC recorded at Merrimack County Registry of Deeds (MCRD) Book 2565, Page 495.
    - b. Philip B. Fogarty and Jean C. Fogarty, Trustees of the Fogarty Realty Trust II to Cross Mill Village, LLC recorded at MCRD Book 2577, Page 267.
    - c. Allen Bouletie and Gail A. Bouletie to Cross Mill Village, LLC recorded at MCRD Book 2577, Page 270.
    - d. MATJRM II, LLC to Cross Mill Village, LLC recorded at MCRD Book 2635, Page 1033.
  - Plan References:
    - a. "Boundary Plan for Cross Mill Village, LLC, Cross Mill Road, Northfield, NH" dated May 6, 2004, prepared by Lepene Engineering & Surveying, recorded at MCRD Plan #16930
    - b. "Subdivision Plan for Cross Mill Village, LLC, Cross Mill Road, Northfield, NH" dated February 24, 2004, revised April 21, 2004, prepared by Lepene Engineering & Surveying, recorded at MCRD Plan #16871.
  - Lot Areas - Tax Map R4, Lot 2-1 = 22,246 Ac.  
 - Tax Map R4, Lot 4 = 20,607 Ac.  
 - Tax Map R4, Lot 5 = 5,817 Ac.  
 - Tax Map R4, Lot 6 = 4,903 Ac.  
 Total Area after merger = 53,573 Ac.
  - A driveway easement was granted to Tax Map 4, Lot 2 as described in Deed Book 2678, Page 732. (see Plan Reference b).
  - The intention of this plan is to merge Tax Map R4, Lots 4, 5, 6, and 2-1 into one common lot. Tax Map Lot # to be assigned by the Town of Northfield. This plan also shows the proposed site plan.
  - Setbacks: Front 50' Side and Rear 20'

8. Refer to Plan Set "Cross Mill Village, Cross Mill Road, Northfield, NH" dated August 9, 2004, revised February 6, 2005, prepared by Lepene Engineering & Surveying, on record at the Town of Northfield, sheets include:
- Boundary Plan.....BP-1
  - Existing Conditions Plan.....E-1
  - Overview Site Plan.....OS-1
  - Roadway Plan.....R-1, R-2, R-3
  - Mainline Private Road Profile.....RP-1
  - Access Drives Profile.....RP-2
  - Overview Sewer Plan.....SS-1
  - Sewer Profile Plan.....SS-2
  - Sewer Profile Plan.....SS-3
  - Water Distribution System.....W-1
  - Electrical Plan.....EE-1, EE-2
  - Drainage Plan.....D-1, D-2, D-3
  - Final Grading Plan.....FG-1, FG-2
- Standards & Typical:**
- Drainage & Erosion Control Standards & Typical.....S-1, S-1A, S-1B
  - Roadway Standards & Typical.....S-2
  - Sewer Standards & Typical.....S-3, S-3A
  - Water Standards & Typical.....S-4, S-5
  - Landscape Design.....L-1, L-2, L-3
  - Cross Sections.....X1-X10
  - Stormwater Management Plan.....SW-1, SW-2, SW-3

**CERTIFICATIONS:**

I hereby certify that I have delivered a copy of this plan to the planning board of the Town of Northfield, NH in accordance with RSA 676.18(IV).

I certify that this survey plan is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown

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

Date: 3/9/05

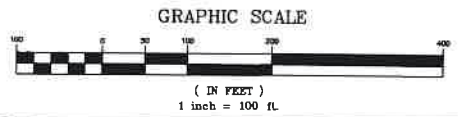
**Legend**

- Stone Wall
- Boundary Line
- Culvert
- ROW Fence
- Barbed Wire Fence
- Sewerline
- Hydrant, Water Valve
- Railroad
- Setback Line
- Former Tract Line
- Bound Fnd (5/3/2004)
- Drill Hole Fnd (5/3/2004)
- Iron Pipe or Rebar Fnd (5/3/2004)
- Utility Pole
- Existing Well
- Tree, Stump w/line
- Sewer Manhole

**LEPENE ENGINEERING & SURVEYING**

Town Line Professional Building  
636 West Main Street  
Tilton, NH 03276-5022  
Phone: (603) 286-4598  
FAX: (603) 286-4598  
Email: lepenes@metrocasnet.net

Civil Engineering - Site Planning  
Subdivisions - Septic System Designs



Total Area after lot merger  
2,333,625 SF  
53,573 Acres  
(see Note 6)

All internal roads and units 1 thru 70 are proposed and do not exist as of the date of this plan

SITE PLAN FOR  
PHASE 2  
MAY 2023

Approved by the Northfield Planning Board  
3-9-05  
Date  
Signature  
Pursuant to the requirements of the Northfield Planning Board, the site plan approval granted hereon expires two years from the date of approval.

Tax Map R4, Lots 4, 5, 6 & 2-1  
Lot Consolidation  
& Site Plan  
for  
Cross Mill Village, LLC  
Cross Mill Road  
Northfield, New Hampshire  
Merrimack County  
Scale 1" = 100' March 8, 2005

**Owner of Record**  
Tax Map R4, Lots 4, 5, 6 & 2-1,  
Cross Mill Village, LLC  
40 Winter Street  
Manchester, NH 03102  
(Deed: 2965/495 MCRD)  
(Deed: 2577/270 MCRD)  
(Deed: 2635/1033 MCRD)