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1940 - 2022

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April 12, 2023

Hand Delivery

Wayne Crowley, Chair
Town of Northfield Planning Board
21 Summer Street
Northfield, NH 03276

Re: Cross Mill Village

Dear Mr. Crowley and Members of the Planning Board:

My office represents Manny Sousa and K & M Developers, LLC. We are working with Dwight Barton and Attorney Steve Nix with respect to K & M's purchase and build-out of the Cross Mill Village Condominiums. The purpose of this letter is to respectfully request our being scheduled on the May 1, 2023 Planning Board Agenda to address three issues for the Cross Mill Village project.

1. Establish Bond Amounts.

Enclosed are our cost estimates from Continental Paving, Inc. for Phases Two and Three of the project.

2. Project Amenities.

K & M intends to add certain amenities to the project such as pickle ball courts, possible corn hole games, outdoor gathering area with a fire pit, and a storage shed. We would appreciate the Board's thoughts and input on such amenities.

3. Clearing Title.

Following the original approval of the Cross Mill Village Lot Consolidation and Site Plan (the "Plan"), the Board revoked the Plan, and recorded the Declaration of Revocation at the Merrimack Registry of Deeds at Book 3082, Page 1087. This recorded Revocation is a "cloud on title" that essentially prevents Mr. Barton from conveying good title to the property.

I understand that the performance security referenced in the Declaration of Revocation has since been posted to the satisfaction of the Town. If this is true, then we respectfully request that this Board authorize a recordable revocation of the Revocation to remove the cloud on title, so that project can proceed. I've included a draft Revocation for your review.

Thank you.

Sincerely,



Andrew A. Prolman

AAP/mds

cc: K & M Developers, LLC
Stephan Nix, Esq.

Encl: Authorization from D & M Barton Limited Partnership
Continental Paving, Inc. Estimates
Revocation of Planning Board Approval, dated July 7, 2008
Revocation of Declaration of Revocation

AUTHORIZATION

TO: Town of Northfield Planning Board
FROM: D & M Barton Limited Partnership
DATE: April 11, 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



Dwight Barton, General Partner



TOWN OF NORTHFIELD

21 Summer Street, Northfield, New Hampshire 03276
Tel. 603-286-7039 Fax 603-286-3328
www.northfieldnh.org



NOTICE OF DECISION

Map/Lot: R04-2-1

D & M Barton Limited Partnership

You are hereby notified that your Site Plan application request to modify the Notice of Decision dated 9/14/2020 in regards to the Major Site Plan application dated 6/7/2020 for Phase 1 (*Millstone Drive from Station 7+00 to Station 705+00 from Cross Mill Road to the intersection with Stonehenge Circle and the entirety of Stonehenge Circle*), known as the Cross Mill Village Project located off of Cross Mill Rd in the R1 zone has been **APPROVED**, by the Planning Board on May 2, 2022 with the following conditions...

- The following **PRECEDENT** conditions must be met prior to any additional construction:
 - Two escrow accounts must be setup with the town,
 - (1) For grind, reclaim, install binder course, install top course for Phase 1, value = \$50,000.00
 - (2) For inspection of paving and other associated construction activity referenced below, value = \$5,000
- The following **SUBSEQUENT** conditions must be continually complied with:
 - Comply with all DES requirements, State, Federal and town regulations
 - Original approved site plan allowing 55+ age restrictions only must be followed
 - All roadways/streets, trash collections are to remain private
 - Applicant must comply with Bailey Engineering recommendations as appropriate.

This entire application will be reviewed by Planning Board at the May meetings on an annual basis to determine compliance and or modifications required, at which time the applicant/owner must present updates on the progress of the project.

Violations of any condition above shall result in placement of a Stop Work Order or a Cease-and-Desist Order as appropriate, on the property by the Code Enforcement Officer, unless the violation of such condition is cured within fourteen (14) days or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

Thank you,

Wayne Crowley

Wayne Crowley, Chair
Planning Board

May 2, 2022

9171 9690 0935 0285 2162 85

REVOCATION
OF
DECLARATION OF REVOCATION OF PLANNING BOARD
APPROVAL PURSUANT TO RSA 676:4-a

Cross Mill Village Condominium
Northfield, New Hampshire

Notice is hereby given that the Town of Northfield, New Hampshire Planning Board voted on _____, 2023 to retract and fully revoke the Declaration of Revocation of Planning Board Approval Pursuant to RSA 676: 4-a, dated July 7, 2008 and recorded at the Merrimack County Registry of Deeds at Book 3082, Page 1087.

Northfield Planning Board

Dated: _____, 2023

By: _____
Wayne Crowley, Chair

Continental Paving, Inc.

One Continental Drive
 Londonderry, NH 03053
 USA

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

To: Sousa Realty & Developement Co.	Contact:
Address: 46 Lowell Rd Hudson, NH 03051 USA	Phone: (603) 880-7799
Project Name: Sousa - Northfield	Fax:
Project Location:	Bid Number:
	Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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First Phase

01	Reclaim Stablized 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
Total Price for above First Phase Items:					\$66,045.00

Second Phase

01	Reclaim Stablized 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
Total Price for above Second Phase Items:					\$182,505.00

Total Base Bid Price: \$248,550.00

As Needed

06	Adjusting MH, CB, Or DI	0.00	EACH	\$500.00	\$0.00
Total Price for above As Needed Items:					\$0.00

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