

Date Rec'd \_\_\_\_\_  
Fee Paid \_\_\_\_\_  
Check # \_\_\_\_\_

TOWN OF NORTHFIELD  
APPLICATION FOR MINOR SUBDIVISION APPROVAL

Name of Owner:	<u>MEADOWS END TIMBERLANDS LP</u>		
Address:	<u>P O BOX 966</u>		
	<u>NEW LONDON NH</u>	Tel: _____	
	<u>03257</u>		
E-Mail Address:	_____		
Authorized Agent:	<u>DENNIS D. MCKENNEY d/b/a LLS</u>		
	<u>NEFCO, 691</u>		
Address:	<u>569 N BENNINGTON RD</u>		
	<u>BENNINGTON NH</u>	Tel: <u>603-533-0283</u>	
	<u>03442-4505</u>		
E-Mail Address:	<u>dmcKENNEY@neforestryconsultants.com</u>		

Name of Project:	<u>GRAVITY MT LOT LINE ADJUSTMENT</u>
Location:	<u>75 SKI HILL DRIVE</u>
Tax Map/Lot:	<u>R17-21-2 &amp; R12-10</u>
Current Zoning:	<u>CONSERVATION</u>
Total acreage:	<u>160.11 +/- / 405 +/-</u>
# Lots proposed:	<u>N/A - LOT LINE ADJUSTMENT</u>
Water Supply:	<u>N/A</u>
Sewage Disposal:	<u>N/A</u>

SHEET A

**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.

.....  
**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.**  
.....

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 I understand that any approval based upon incorrect information may be reviewed and withdrawn.

MEADOWS END / TIMBERLANDS, LP

Date: 4/4/29

Signed: \_\_\_\_\_

JEREMY S TURNER  
TULOH AUTHORIZED - MTL

Total # included in #4 above X \$10.00	_____
Filing Fee:	_____ \$100.00 + \$150/lot _____
Total due:	_____

Date Rec'd \_\_\_\_\_  
Fee Paid \_\_\_\_\_  
Check # \_\_\_\_\_

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

Name of Owner:	c/o HIGHLAND MT BIKE PARK GRAVITY MT INC		
Address:	75 SKI HILL DRIVE NORTHFIELD NH 03276 Tel: 508-254-3039		
E-Mail Address:	mark@highlandmountain.com		
Authorized Agent:	DENNIS D. MCKENNEY d/b/a LLS NEFCO 691		
Address:	569 N. BENNINGTON RD BENNINGTON NH Tel: 603-533-0283 03442-4505		
E-Mail Address:	dmckenney@nefforestyconsultants.com		

Name of Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Tax Map/Lot: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_  
Total acreage: \_\_\_\_\_  
# Lots proposed: \_\_\_\_\_  
Water Supply: \_\_\_\_\_  
Sewage Disposal: \_\_\_\_\_

SEE SHEET A

SHEET B

## MINOR SUBDIVISION APPLICATION - (REQUIRED)

**PURPOSE:** Whenever a subdivision, re-subdivision, boundary line adjustment, campground, manufactured home park, or condominium conversion is proposed, the owner or subdivider must first gain Planning Board approval.

**HOW TO APPLY:** A formal Subdivision Application form with associated information is submitted to the town not less than 15 days prior to Board meeting.

### **SUBMISSION REQUIREMENTS:**

- Subdivision Application Form
- Notification List
- Filing Fees
- Preliminary Subdivision Plans
- Additional information as appropriate (see Northfield Subdivision Regulations Section 5.5)





**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.

.....  
**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.**  
.....

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: 4/9/2024

Signed:

*GRAVITY MOUNTAINS, INC*

MARK HAYES - PRES

Total # included in #4 above X \$10.00	_____
Filing Fee:	_____ \$100.00 + \$150/lot _____
Total due:	_____

**Application for  
Subdivision Checklist**

Applicant/Project Name: GRAVITY MOUNTAIN LOT LINE ADJUSTMENT

Date of Application: 3-12-2024

Is this development having regional impact? \_\_\_\_\_ yes X no

Submitted			Waived	
Yes	No	NA	Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Proposed subdivision name, name and address of owner of record, name and address of designer, planner or surveyor.				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Date of plan, north arrow and bar scale; Vicinity map at scale of town's base map. <u>REQUEST WAIVER RE: SCALE IN PART</u>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Location of outside property lines <del>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.</del> <u>REQUEST WAIVER IN PART</u>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Copies of all information required by any state agency. Comments: <u>N/A</u>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Contour map of the site with an interval of not greater than five feet.				

Submitted

Waived

Yes No NA

Yes No

- 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.
- 9. Boundaries of permanent easements over or under private property.
- 10. Locations of all parcels of land proposed for public use and the conditions of such dedication.
- 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.
- 12. Temporary stakes shall be driven in the ground along the center lines of the roads to facilitate inspection.
- 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.



**AFTER APPLICATION HAS BEEN APPROVED**

Submit 2 mylars and 3 plans as per Section 5.9 of the Subdivision Regulations.

Recording Fees: \$50/sheet plus \$25.00 per plan

# NEW ENGLAND FORESTRY CONSULTANTS, INC.

Dennis D. McKenney & Hunter D. Payeur  
Consulting Foresters and Land Surveyor/SIT  
569 North Bennington Road  
Bennington, New Hampshire 03442-4505

---

Telephone (603) 588-2638 land line: 603-533-0283 cell, DDM; 603-970-1598, HDP  
E-mail: dmckenney@neforestryconsultants.com hpayeur@neforestryconsultants.com  
Internet: [www.neforestryconsultants.com](http://www.neforestryconsultants.com)

Prepared by: Dennis D. McKenney, ACF—Consulting Forester/Land Surveyor


Prepared for: Northfield Planning Board

RE: Lot Line Adjustment Plan—Highland Mountain Bike Park ( Gravity Mountain, Inc.  
and Meadowsend Timberlands, LP

April 18, 2024

Please consider the following waiver requests for this Lot Line Adjustment Application.

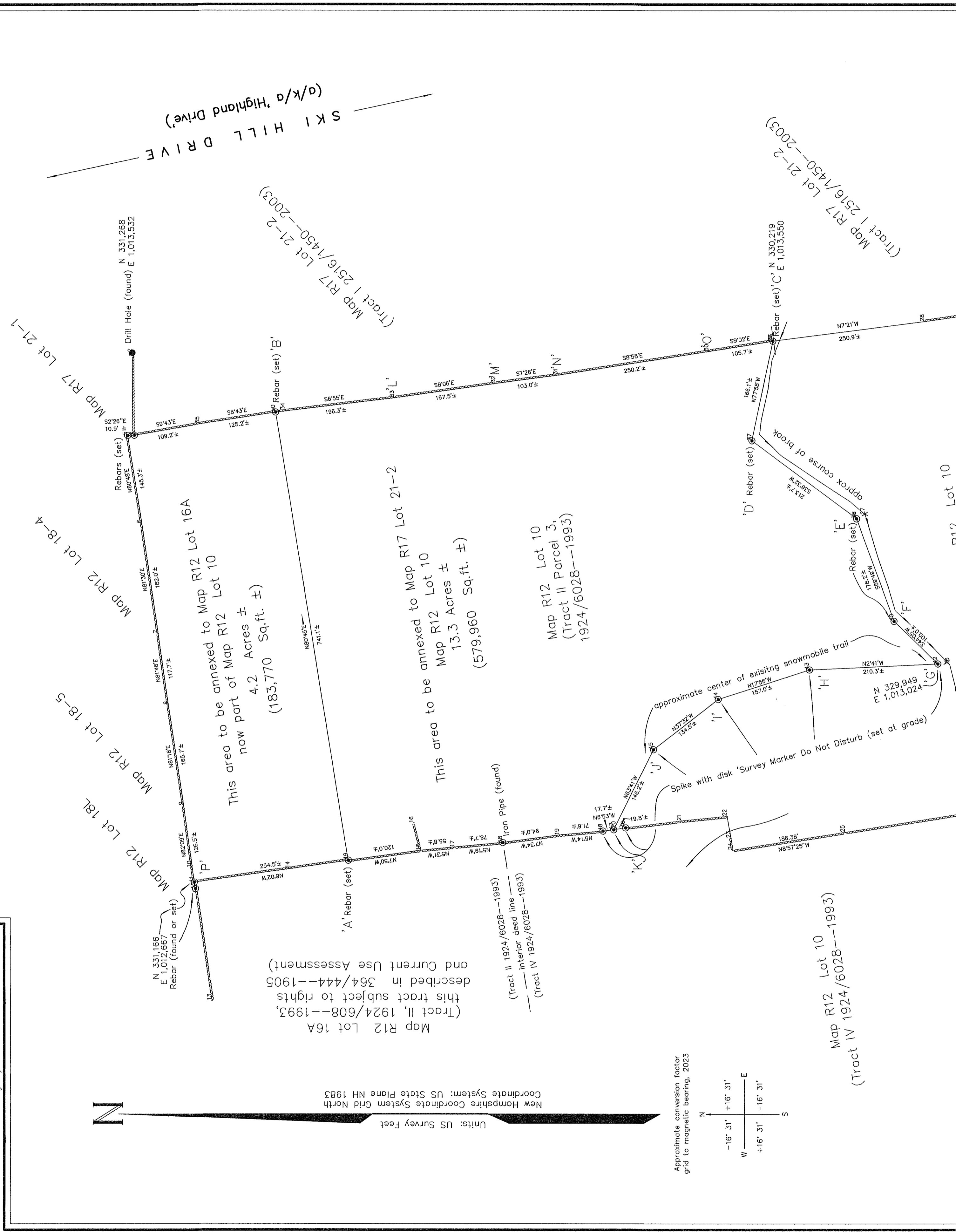
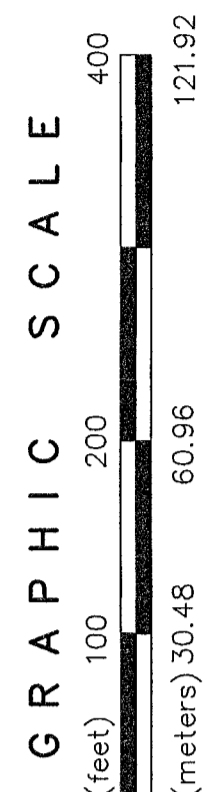
Checklist Item Number	Rationale
2	Please accept a locus scale at 1 " = about 400' as it allows me to show the entirety of the two properties involved.
4	I have shown the effects on acreage upon approval of the lot line adjustment; However, my locus plan does not show the metes and bounds of the entirety of each property. These details are shown on the recorded reference plans.

Requested by:  on April 18<sup>23</sup>, 2024  
Dennis D. McKenney, ACF  
Consulting Forester/ Licensed Land Surveyor 691  
On behalf of the Owners

reserved for Registry of Deeds use

### LEGEND

- ⊙ Rebar (recovered or set)
- ⊕ Utility Pole
- X—X—X—X Barbed Wire Fence
- Drill Hole (recovered)
- ▲ traverse control point, xxxx: 3/8" x 10" spike set flush
- ⊙ Rebar (recovered or set) or Spike and Marker (set, at grade)
- X wooden bridge
- ⊕ Wetland
- ▣ Building (existing)
- ◆ Granite Post or Bound
- ▲ 3/8" x 10" spike set flush



**Before and After Lot Line Adjustments**

Owner	Map and Lot	Before, Acres, +/-	After, Acres, +/-	Net Change Acres, +/-
Meadowsend Timberlands	R12-0010-000	388	370.5	-17.5
Meadowsend Timberlands	R12-016A-000	17	212	42
Gravity Mountain, Inc.	R17-0021-002	160.11	173.41	13.3
		565.11	565.11	0

**OWNER OF RECORD and PREPARED FOR**  
 Gravity Mountain, Inc (Highland Mountain Bike Park)  
 75 Ski Hill Drive (private right of way)  
 Northfield, New Hampshire 03276

**TAX MAP REFERENCE**    **ZONING DISTRICT**  
 Map R17 Lot 21-2    Conservation

**TITLE REFERENCE**  
 Volume 2516 Page 1450--2003

**PLAN REFERENCE**  
 See note 8

**OWNER OF RECORD and PREPARED FOR**  
 Meadowsend Timberlands Limited Partnership  
 P.O. Box 966  
 New London, New Hampshire 03257

**TAX MAP REFERENCE**    **ZONING DISTRICT**  
 Map R12 Lot 10    Conservation

**TITLE REFERENCE**  
 Volume 1924 Page 0608--1993

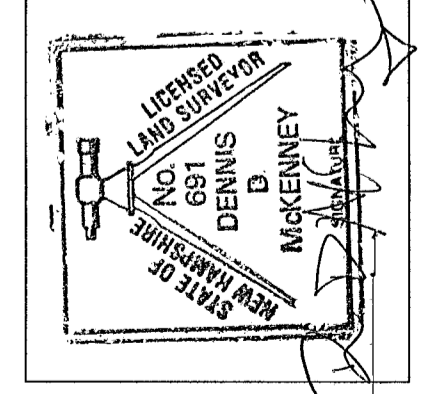
**PLAN REFERENCE**  
 5,677

**Sheet 1 of 3**  
**Lot Line Adjustment Plan**  
**Adjoining Properties of**  
**Gravity Mountain, Inc. and**  
**Meadowsend Timberlands Limited Partnership**  
**75 Ski Hill Road and off Bean Hill Road**  
**Northfield, New Hampshire**  
**Scale: 1" = 100' (1" = 30.48 meters)**  
**March 18, 2024**

### NOTES

1. This plan is based on a Leica FLX GPS receiver survey and fieldwork conducted in Fall 2023 by Dennis D. McKenney, LLS, Jesse Gillis and Hunter Poyeur, SIT or NEFCo, Bennington, NH.
2. All deed and plan references are Merrimack County Registry of Deeds (MCRD), 163 North Main Street Suite 103, Concord, NH 03301.
3. Size and description of found monuments recorded in field notes.
4. Monuments shown as Rebar (set) are 3/4" x 40" rebar driven solid with 8" +/- exposed and topped with a plastic cap stamped "DDM LLS 691". Monuments were set on or before 3/5/2024.
5. Abutters shown herein are as of 3/18/2024, as per Merrimack County Registry of Deeds (MCRD) or as per Town of Northfield Assessing records.
6. Lines connecting points A-B and C-E-F-G-H-I-J-K are being created. The lines connecting points B-L-M-N-O-C and A-P are being eliminated.
7. Properties of Meadowsend Timberlands, LP shown herein are subject to Current Use Assessment.
8. Map R17 Lot 21-2 is shown on the recorded plans: 9,104, 9,215, 9,352, and 10,189.

**New England Forestry Consultants, Inc.**  
 Prepared by :  
 Dennis D. McKenney, LLS NH #691  
 New England Forestry Consultants, Inc  
 585 North Main Street  
 Bennington, NH 03442-4505  
 803-533-0283 mobile  
 E-mail: dmckenney@neforestryconsultants.com

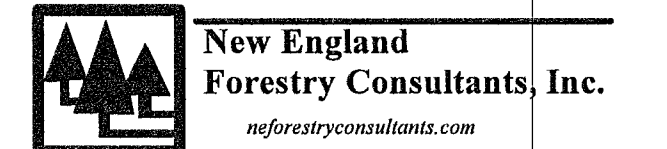


I certify that this map and survey were prepared by me, or those under my direct supervision as of the date below.  
 Date: 4-25-24  
 Surveyor, LLS #691

Revision Date	Topic

Approved for Recording  
 Northfield Planning Board

Chair: \_\_\_\_\_  
 Secretary: \_\_\_\_\_  
 Date: \_\_\_\_\_



Prepared by :  
 Dennis D. McKenney, LLS NH #691  
 New England Forestry Consultants, Inc  
 569 North Bennington Road  
 Bennington, NH 03442-4505  
 603-533-0283 mobile  
 E-mail: dmckenney@neforestryconsultants.com

**Before and After Lot Line Adjustments**

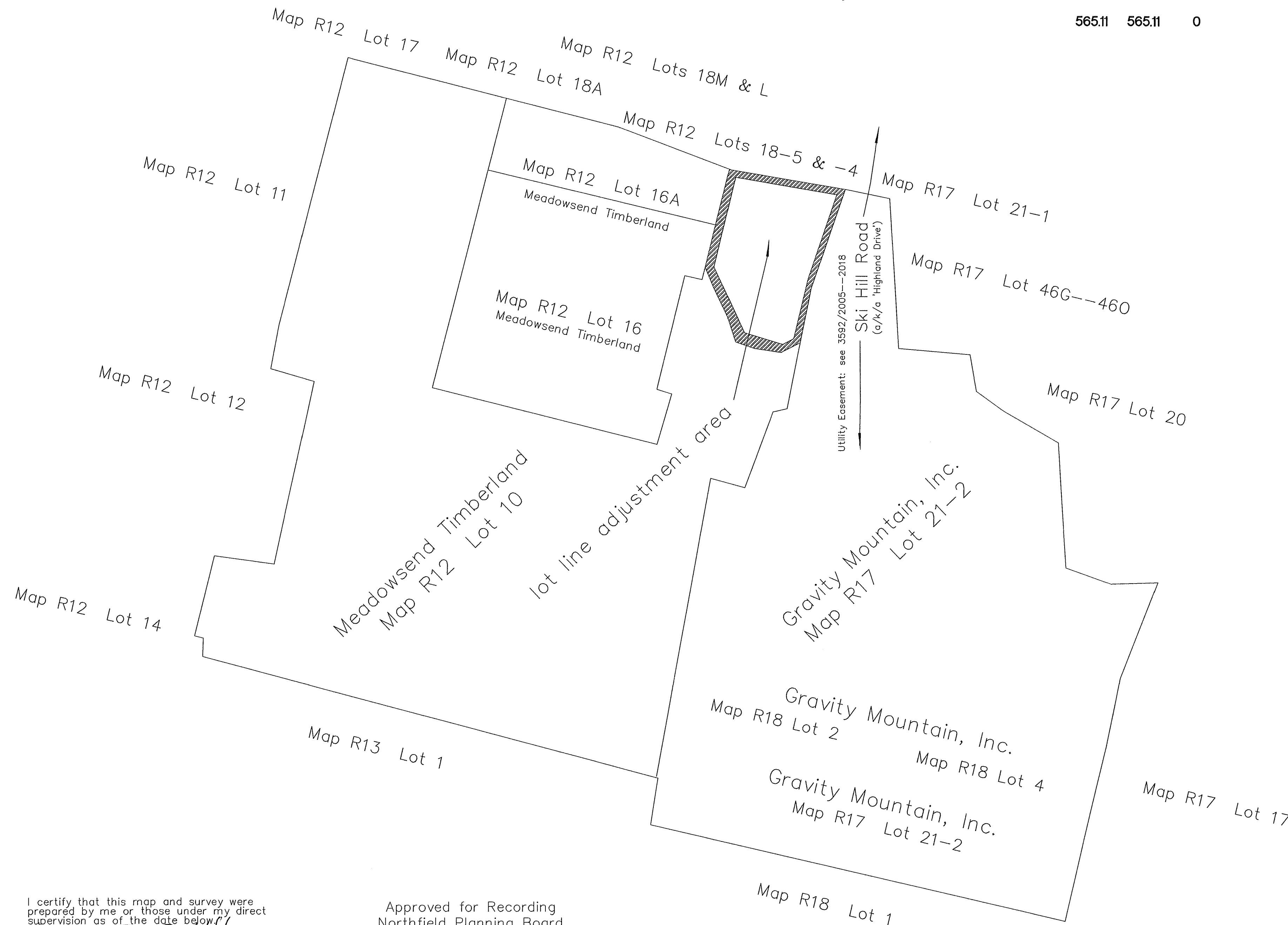
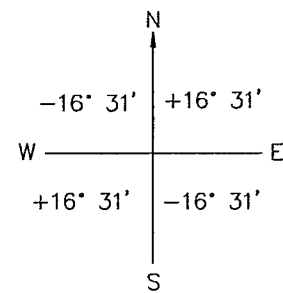
Owner	Map and Lot	Before, After,		Net
		Acres, +/-	Acres, +/-	
Meadowsend Timberlands	R12-0010-000	388	370.5	-17.5
Meadowsend Timberlands	R12-016A-000	17	21.2	4.2
Gravity Mountain, Inc.	R17-0021-002	160.11	173.41	13.3
		565.11	565.11	0

reserved for Registry of Deeds use

N

Units: US Survey Feet  
 New Hampshire Coordinate System: Grid North  
 Coordinate System: US State Plane NH 1983

Approximate conversion factor  
 grid to magnetic bearing, 2023



**OWNER OF RECORD and PREPARED FOR**  
 Gravity Mountain, Inc (Highland Mountain Bike Park)  
 75 Ski Hill Drive (private right of way)  
 Northfield, New Hampshire 03276

**TAX MAP REFERENCE**      **ZONING DISTRICT**  
 Map R17 Lot 21-2      Conservation

**TITLE REFERENCE**  
 Volume 2516 Page 1450--2003

**PLAN REFERENCE**  
 See Note 8

**OWNER OF RECORD and PREPARED FOR**  
 Meadowsend Timberlands Limited Partnership  
 P O Box 966  
 New London, New Hampshire 03257

**TAX MAP REFERENCE**      **ZONING DISTRICT**  
 Map R12 Lot 10      Conservation

**TITLE REFERENCE**  
 Volume 1924 Page 0608--1993

**PLAN REFERENCE**  
 5,677

Sheet 2 of 3  
**LOCUS PLAN**  
 Lot Line Adjustment Plan  
 Adjoining Properties of  
 Gravity Mountain, Inc. and  
 Meadowsend Timberlands Limited Partnership  
 75 Ski Hill Road and off Bean Hill Road  
 Northfield, New Hampshire  
 Scale: 1" = 400' (1" = 121.92 meters) +/-  
 March 18, 2024

I certify that this map and survey were prepared by me or those under my direct supervision as of the date below

4/20/24 Date Surveyor, LLS #691

Revision Date	Topic

Approved for Recording  
 Northfield Planning Board

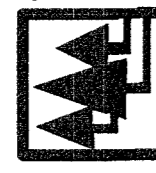
Chair: \_\_\_\_\_

Secretary: \_\_\_\_\_

Date: \_\_\_\_\_



reserved for Registry of Deeds use



**New England  
Forestry Consultants, Inc.**  
nefc@newenglandforestry.com

Prepared by :  
Dennis D. McKenney, LLS NH #691  
New England Forestry Consultants, Inc  
569 North Bennington Road  
Bennington, NH 03442-4505  
603-533-0283 mobile  
E-mail: dmckenney@neforestryconsultants.com

**OWNER OF RECORD and PREPARED FOR**  
Gravity Mountain, Inc (Highland Mountain Bike Park)  
75 Ski Hill Drive (private right of way)  
Northfield, New Hampshire 03276

**TAX MAP REFERENCE** ZONING DISTRICT  
Map R17 Lot 21-2 Conservation

**TITLE REFERENCE**  
Volume 2516 Page 1450--2003

**PLAN REFERENCE**  
??

**OWNER OF RECORD and PREPARED FOR**  
Meadowsend Timberlands Limited Partnership  
P O Box 966  
New London, New Hampshire 03257

**TAX MAP REFERENCE** ZONING DISTRICT  
Map R12 Lot 10 Conservation

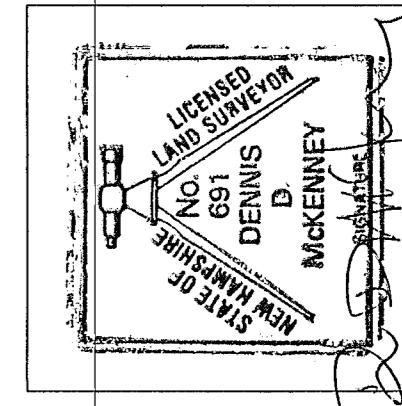
**TITLE REFERENCE**  
Volume 1924 Page 0608--1993

**PLAN REFERENCE**  
5,677

Northfield Tax Map & Lot	Owner of Record	Merrimack County Registry of Deeds Book	Page-yyyy	Reference Plan	Note
R12 8	Stomson Trading, LLC 124 Dow Road Hollis, NH 03049	3535	1064--2016		
R12 10	Meadowsend Timberlands P.O. Box 966 New London, NH 03257	1924	608--1993	5,677	LOCUS
R12 11	Meadowsend Timberlands P.O. Box 966 New London, NH 03257	1924	608--1993	5,677	included in lot 10 and 15
R12 12	Louden, Dennis A 4 Scribner Road Northfield, NH 03276	1484	693--1984		
R12 14	NO INFORMATION				
R12 16	Meadowsend Timberlands P.O. Box 966 New London, NH 03257	1924	608--1993	5,677	
R12 16A	Meadowsend Timberlands P.O. Box 966 New London, NH 03257	1924	608--1993	5,677	
R12 17	O'Brien, Sean & Renee 341 Bean Hill Road Northfield, NH 03276	2572	1593--2003	13,864	
R12 18-A	Sweet, Robert M & Melissa Fabrice Sweet 377 Bean Hill Road Northfield, NH 03276	3508	1029--2016	2,858	
R12 18-L	Smith, Todd & Tina 14 White Tail Drive Northfield, NH 03276	3347	1259--2012	2858 Lot 23	
R12 18-M	Reese, Hal 20 White Tail Drive Northfield, NH 03276	1966	169--1994	2858 Lot 24, 623	
R12 18-4	Hanne, Melissa J ; Williams Zackery T 40 Clearwood Lane Northfield, NH 03276	3559	806--2017	2,858 Lot 12 10,435 Lot 4	
R12 18-5	ONeill, Kevin D; Houhe, Janice 39 Clearwood Lane Northfield, NH 03276	2283	1825--2001	2,858 Lot 13 10,435 Lot 5	
R13 1	Duhaime, Shawn & Kathleen M, Trustees 275 Youngs Hill Road London, NH 03307	3706	310--2020		
R17 17	Singh, Gurubhushah; Kaur, Ramandeep 1 King Road Etna, NH 03750-3504	3490	1380--2015		
R17 20	Highland Resort, Condominiums C/O S. Marshak Hanover 301 Bean Hill Road #14 Northfield, NH 03276	3082	68	9,479; 9,481	
R17 21-1	Plaised, Christopher 27 Ski Hill Drive Northfield, NH 03276	3486	149--2015	6,747, Lot 1	
R17 21-2	Gravity Mountain Inc 75 Ski Hill Drive Northfield, NH 03276	2516	1450--2003		LOCUS
R17 46-G	Burton, Kathleen P & Warren E 28 Ski Hill Drive Northfield, NH 03276	3686	1217--2020		
R17 46-H	Gurand, Jesse D 34 Ski Hill Drive Northfield, NH 03276	3476	2774--2015		
R17 46-I	Chase, Charles & Karen Family Trust 40 Ski Hill Drive Northfield, NH 03276	3815	2346--2022		
R17 46-J	Kahler, Derek M 46 Ski Hill Drive Northfield, NH 03276	3601	2888--2018		
R17 46-K	McDowell, Mathew P & Kimberly E 50 Ski Hill Drive Northfield, NH 03276	3693	182--2020		
R17 46-M	Stock, Roger W & Christina R 38 Ski Hill Drive Northfield, NH 03276	1905	507--1992		
R17 46-N	Weagle, Dave 5046 McKinzezy Lane Northfield, NH 03276	3226	237--2010		
R17 46-O	Brady, Jason J & Jenna L 70 Ski Hill Drive Northfield, NH 03276	3656	2484--2019		
R18 1	Dole Family Revocable Trust P.O. Box 16 Canaan, NH 03224	3551	2451--2017		
R18 2	Gravity Mountain Inc 75 Ski Hill Drive Northfield, NH 03276	3494	2848--2015		
R18 4	Gravity Mountain Inc 75 Ski Hill Drive Northfield, NH 03276	3539	2570--2016	9,104	

Dennis D. McKenney, d/b/a NEFCo, 569 North Bennington Road, Bennington, NH 03442-4505  
603-533-0283; www.neforestryconsultants.com  
dmckenney@neforestryconsultants.com

**Sheet 3 of 3**  
**Index of Abutters**  
**Lot Line Adjustment Plan**  
**Adjoining Properties of**  
**Gravity Mountain, Inc. and**  
**Meadowsend Timberlands Limited Partnership**  
**75 Ski Hill Road and off Bean Hill Road**  
**Northfield, New Hampshire**  
**March 18, 2024**



I certify that this map and survey were prepared by me or those under my direct supervision as of the date below.  
Date 4-20-24 Surveyor LLS #691

Revision	Date	Topic