

Date Rec'd 1/20/23
Fee Paid 250.00
Check # 6650

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

Name of Owner:	<u>Kenneth P. Partridge, Trustee</u>
Address:	<u>53 Sargent Street</u>
	<u>Northfield, NH 03276</u> Tel: <u></u>
E-Mail Address:	<u></u>
Authorized Agent:	<u>David B. Krause, LLS</u>
Address:	<u>18 Summer Street</u>
	<u>Northfield, NH 03276</u> Tel: <u>603-286-4404</u>
E-Mail Address:	<u>dkrausells@myfairpoint.net</u>

Name of Project:	<u>Subdivision Plan for Kenneth P. Partridge Family Trust</u>
Location:	<u>North side of Scribner Road</u>
Tax Map/Lot:	<u>Map R05, Lot 35-1</u>
Current Zoning:	<u>R1 Zone</u>
Total acreage:	<u>56.8 Acres</u>
# Lots proposed:	<u>2 (1 additional lot)</u>
Water Supply:	<u>On site well</u>
Sewage Disposal:	<u>On site septic</u>

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.
.....

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 I understand that any approval based upon incorrect information may be reviewed and withdrawn.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: 1-18-23 Signed: 

Total # included in #4 above X \$10.00	<u>10 x \$10= \$100</u>
Filing Fee:	<u>X \$100.00 + \$150/lot \$150</u>
Total due:	<u>\$100 + \$150 = \$250</u>

Application for Subdivision Checklist

Applicant/Project Name: Kenneth P. Partridge Family Trust Subdivision

Date of Application: January 18, 2023

Is this development having regional impact? _____ yes _____ <u>X</u> _____ no

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 checked="" type="checkbox"/>	<input 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.		

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

January 18, 2023

Chairperson
Northfield Planning Board
21 Summer Street
Northfield, NH 03276

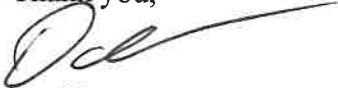
Re: **Waiver #1** Kenneth P. Partridge Family Trust Subdivision

Dear Chairperson,

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

Section 5.9 item 3, as it relates to a survey of the entire property. The entire parcel was surveyed in 1979, a copy enclosed. In addition to the lot requested for subdivision, the entire road frontage has been surveyed.

Thank you,

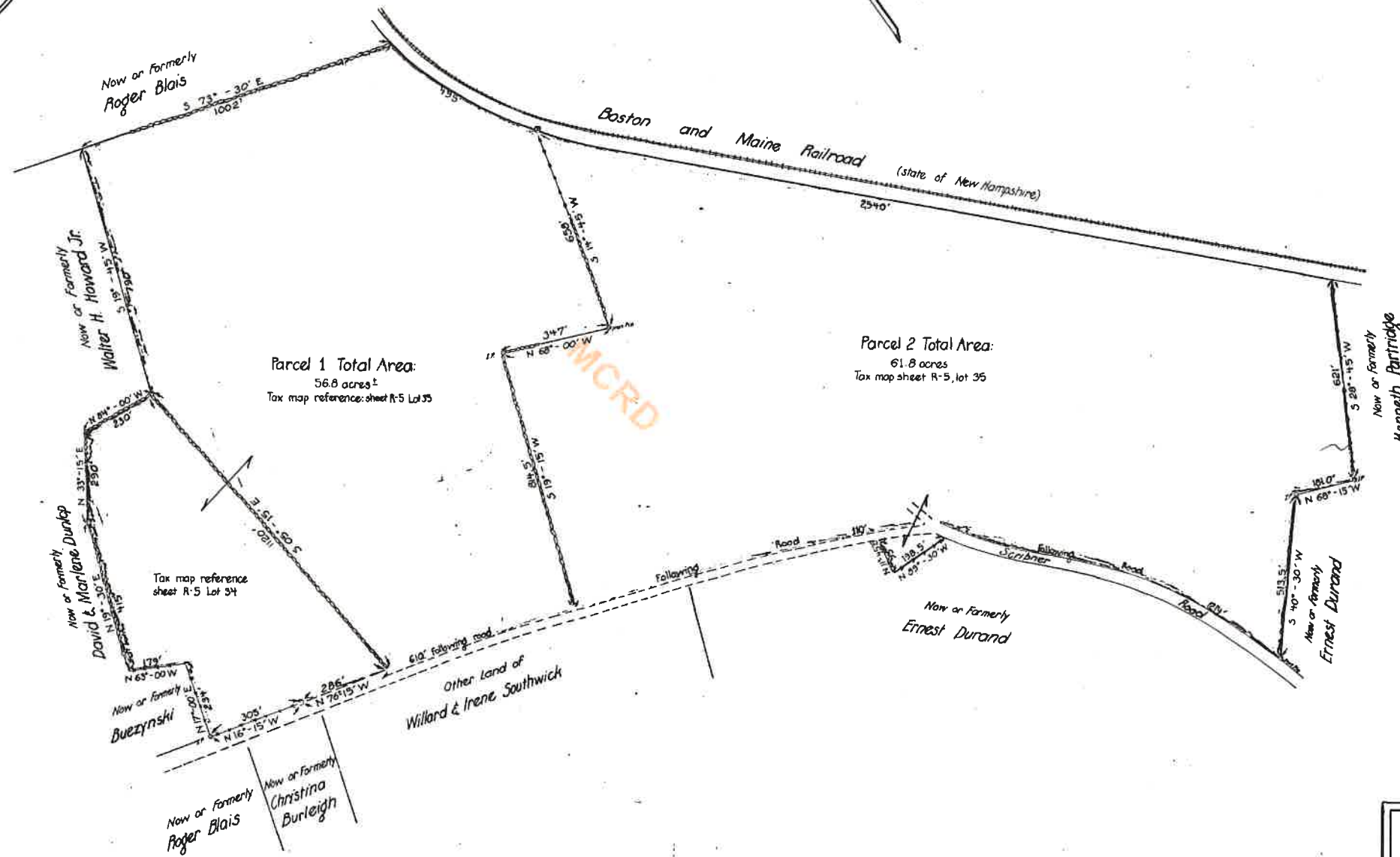
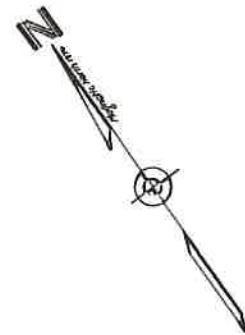


David B. Krause, LLS



Location Map

Proposed Subdivision
for
Willard & Irene Southwick
Northfield, Merrimack County, New Hampshire
Scale: 1 inch = 200 feet
July 1979



Parcel 1 Total Area:
56.8 acres ±
Tax map reference: sheet R-5 Lot 35

Parcel 2 Total Area:
61.8 acres
Tax map sheet R-5, lot 35

Field Procedure
Compass and steel tape

Note: This survey taken from base plan by
Daniel P. Preaca R.L.S. 187 dated May 1974
No field work verified by North Associates.



Surveyor Certification

I hereby certify this plat to be accurate and correct based upon the information provided as noted above.

Ronald J. Natoli
Ronald J. Natoli R.L.S.

APPROVED
NORTHFIELD PLANNING BOARD

Richard Bonham
7/30/79
SECRETARY



Ron Natoli Associates
Northfield, N.H. 03276
(603) 286-4696



A. Interdum = 1/2 of 1/2

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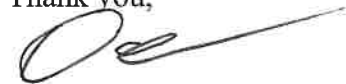
Re: **Waiver #2** Kenneth P. Partridge Family Trust Subdivision

Dear Chairperson,

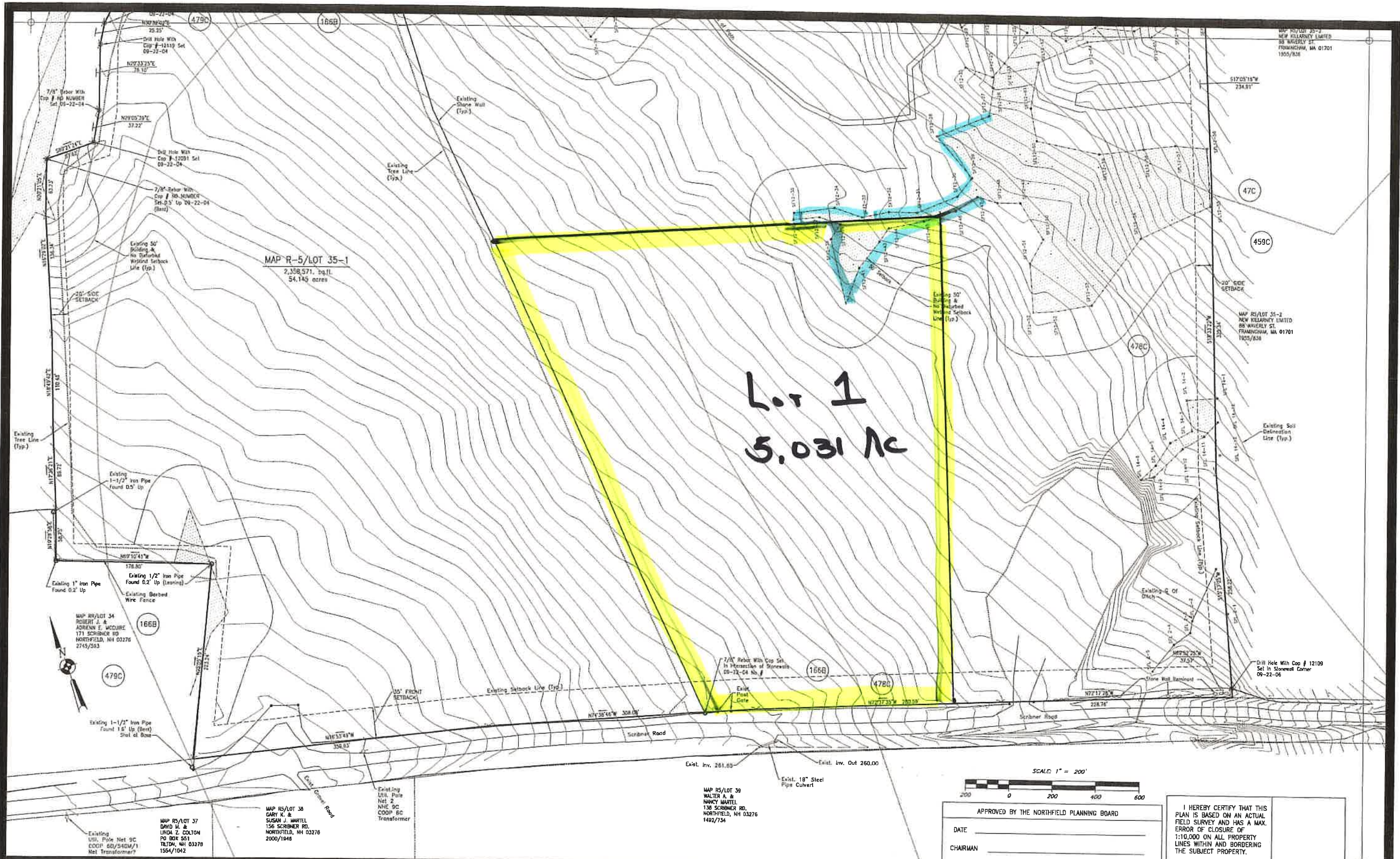
I am requesting a waiver from the Northfield Subdivision Regulations of the following section:

Section 6.2 as it pertains to SSSNE soil mapping. While there is a small area of wetland soils on the lot they were mapped as part of a site plan proposal submitted to the Northfield Planning Board in 2006 (Winnisquam Health Care Facility). A highlighted copy of the plan is attached. The wetlands are concentrated near the northeast corner of the proposed lot. The minimum lot size required by NHDES for Gilmanon soils of C slope types (Group 3) is 53,000 S.F. The minimum lot size per the Northfield Zoning Ordinance is 2 Acres. The proposed lot size is 5 acres.

Thank you,



David B. Krause, LLS



Lot 1
5.031 Ac

MAP R-5/LOT 35-1
2,358,571. sq.ft.
54.145 acres



APPROVED BY THE NORTHFIELD PLANNING BOARD
DATE _____
CHAIRMAN _____

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:110,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

HOLDEN ENGINEERING & SURVEYING, inc.

EXISTING CONDITIONS SHEET
WINNISQUAM HEALTH CARE FACILITY
NORTHFIELD, NH

Date:	Revisions Description	Dr. By	Chk. By	Book	Page	Date:
						08-25-06
						Scale: 1"=50'
						Dr. By: DV Ck. By: DJ
						Job No. 0420174
						Sheet no 2 of

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21 Summer Street
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Re: **Waiver #3** Kenneth P. Partridge Family Trust Subdivision

Dear Chairperson,

I am requesting waivers from the Northfield Subdivision Regulations as it pertains to providing a Master Plan showing potential future subdivision of the property. No future subdivision of the property is contemplated at this time.

Thank you,



David B. Krause, LLS

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Licensed Land Surveyor & Septic Designer
18 Summer Street Northfield, NH 03276
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January 18, 2023

Chairperson
Northfield Planning Board
21 Summer Street
Northfield, NH 03276

Re: **Waiver #4** Kenneth P. Partridge Family Trust Subdivision

Dear Chairperson,

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

Section 4.2, Design Review and treatment as a Major Subdivision. The parcel is being divided into fewer than 3 lots with frontage on existing streets. While there is potential for further subdivision, none is contemplated at this time. I would request this subdivision be approved in one meeting.

Thank you,



David B. Krause, LLS

FOR REGISTRY USE ONLY

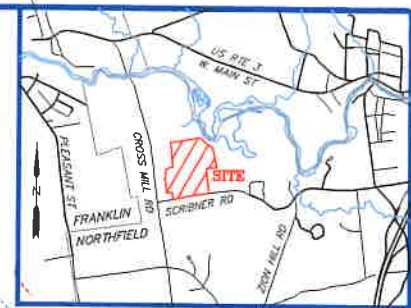
NOTES

- 1) FIELD PROCEDURE: FIELD PROCEDURE: BAD ELF FLEX EXTREME GNSS RECEIVER USING REAL TIME CORRECTIONS VIA POINT ONE NAV POLARIS PERFORMED JANUARY 2023. NHLSA STANDARD PROPERTY SURVEY CATEGORY 1, CONDITION 1. BEARINGS SHOWN ARE REFERENCED TO NEW HAMPSHIRE STATE PLANE GRID COORDINATES.
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- 3) TITLE REFERENCES:
 - A) DEED OF KENNETH P. PARTRIDGE TO KENNETH P. PARTRIDGE, TRUSTEE OF THE KENNETH P. PARTRIDGE FAMILY TRUST, DATED APRIL 24, 2017 AND RECORDED IN BOOK 3571, PAGE 1734 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
- 4) PLAN REFERENCES:
 - A) "PROPOSED SUBDIVISION FOR WILLARD & IRENE SOUTHWICK, NORTHFIELD, MERRIMACK COUNTY, N.H.", DATED JULY, 1979, PREPARED BY RONALD NATOLI AND RECORDED AS PLAN 5895 MCRD.
 - B) "PLAN VIEW MAP, LAND OF WILLARD SOUTHWICK, TOWN OF NORTHFIELD, NH, COUNTY OF MERRIMACK", DATED MAY 1974, PREPARED BY D.P. PREECE AND RECORDED AS PLAN 3966 MCRD.
 - C) "AS BUILT PLAN OF LAND PREPARED FOR NORTHFIELD COMMONS APARTMENTS LIMITED PARTNERSHIP, THE BOATMEN'S NATIONAL BANK OF ST. LOUIS, MISSOURI OF TAX MAP R-5, LOT 35-2 & TAX MAP R-5, LOT 51-A, SCRIBNER ROAD, NORTHFIELD, NH", DATED DECEMBER 1984, PREPARED BY W.G. HOWARD AND RECORDED AS PLAN 12965 MCRD.
- 5) ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT SIZE: 2.0 ACRES MINIMUM FRONTAGE: 150'
SETBACKS: FRONT 35; SIDE 20; REAR 20'
- 6) TOPOGRAPHY SHOWN WAS DERIVED BY LIDAR METHODOLOGY AND OBTAINED FROM NH GRANIT AND FIELD VERIFIED. THE CONTOUR INTERVAL IS FIVE FEET.
- 7) SOILS INFORMATION OBTAINED FROM THE NRCS WEB SOIL SURVEY.
478C.....GLIMANTON FINE SANDY LOAM, 8-15% SLOPES
479C.....GLIMANTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
459C.....METACOMET FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
166B.....CANTERBURY FINE SANDY LOAM, 3-8% SLOPES
47C.....MERRIMACK FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
35B.....CHAMPLAIN LOAMY FINE SAND, 3-8% SLOPES
- 8) THE PORTION OF SCRIBNER ROAD WHICH FRONTS ON LOT 1 IS A CLASS VI ROAD.
- 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF MAP R5, LOT 35-1 INTO 2 LOTS.

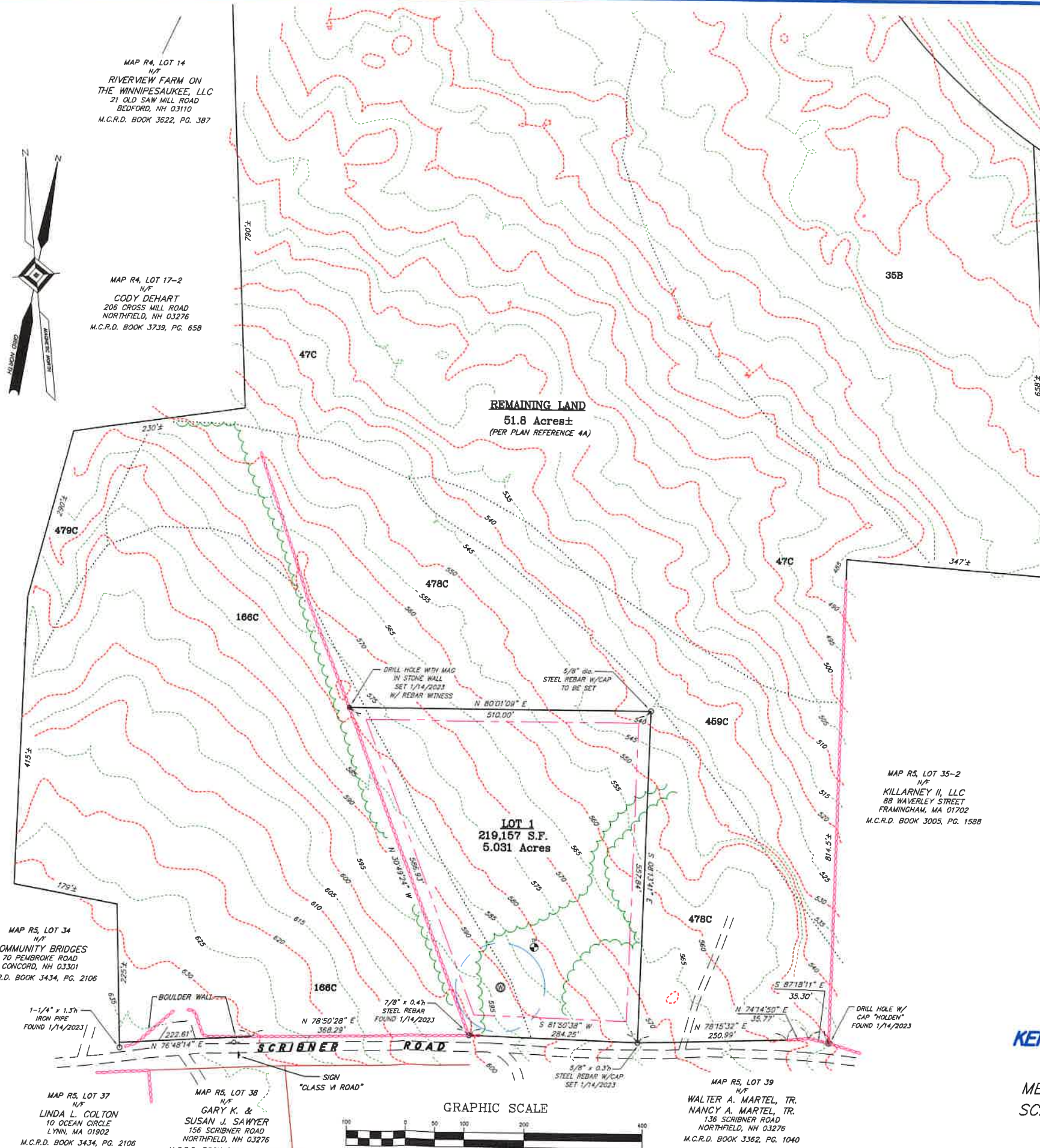


MAP R4, LOT 14
N/F
RIVERVIEW FARM ON
THE WINNIPESAUKEE, LLC
21 OLD SAW MILL ROAD
BEDFORD, NH 03110
M.C.R.D. BOOK 3622, PG. 387

MAP R4, LOT 17-2
N/F
CODY DEHART
206 CROSS MILL ROAD
NORTHFIELD, NH 03276
M.C.R.D. BOOK 3739, PG. 658



LOCATION MAP



MAP R5, LOT 34
N/F
COMMUNITY BRIDGES
70 PEMBROKE ROAD
CONCORD, NH 03301
M.C.R.D. BOOK 3434, PG. 2106

MAP R5, LOT 37
N/F
LINDA L. COLTON
10 OCEAN CIRCLE
LYNN, MA 01902
M.C.R.D. BOOK 3434, PG. 2106

MAP R5, LOT 38
N/F
GARY K. &
SUSAN J. SAWYER
156 SCRIBNER ROAD
NORTHFIELD, NH 03276
M.C.R.D. BOOK 2000, PG. 1946

MAP R5, LOT 39
N/F
WALTER A. MARTEL, TR.
NANCY A. MARTEL, TR.
136 SCRIBNER ROAD
NORTHFIELD, NH 03276
M.C.R.D. BOOK 3362, PG. 1040

MAP R5, LOT 35-2
N/F
KILLARNEY II, LLC
88 WAVERLEY STREET
FRAMINGHAM, MA 01702
M.C.R.D. BOOK 3005, PG. 1588

APPROVED BY THE NORTHFIELD
PLANNING BOARD ON _____

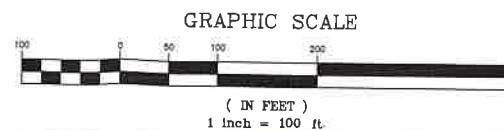
CHAIRMAN _____

SECRETARY _____



TAX MAP R5, LOT 35-1
SUBDIVISION PLAN
FOR
KENNETH PARTRIDGE FAMILY TRUST
SCRIBNER ROAD
MERRIMACK CO. NORTHFIELD, N.H.
SCALE: 1"=100' JANUARY 15, 2023

OWNERS OF RECORD
KENNETH PARTRIDGE FAMILY TRUST
KENNETH PARTRIDGE, TR.
53 SARGENT STREET
NORTHFIELD, NH 03276



- LEGEND**
- □ ● MONUMENTS AS NOTED
 - UTILITY POLE
 - PROPERTY LINE
 - STONE WALL
 - ⊙ TEST PIT AND PERC TEST LOCATION
 - ⊙ PROPOSED WELL
 - SOIL LINE & TYPE
 - SETBACK LINE
 - CULVERT
 - DRAINAGE FLOW

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