

**David B. Krause, LLS**  
18 Sumer Street  
Northfield, NH 03276  
Tel: (603) 286-4404  
Cell: (603) 848-0049  
dkrausells@myfairpoint.net

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LETTER OF TRANSMITTAL

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To: Northfield Planning Board

Date: May 21, 2021

Attention:

Re: Cross Subdivision & Boundary Line Adjustment

We Are Sending You:  Attached  Under Separate cover via \_\_\_\_\_ the following items:  
 Prints  Copy of Letter  Other: \_\_\_\_\_

| Copies | Description                      |
|--------|----------------------------------|
| 1      | PB Application                   |
| 1      | Abutters List                    |
| 3      | Sets of Mailing labels           |
| 1      | Test Pit Logs (2 pits)           |
| 1      | Check for application fees \$620 |
| 2      | Waiver request letters           |
| 3      | Subdivision Plan, Full size      |
| 10     | Subdivision Plan, reduces size   |
|        |                                  |
|        |                                  |

Remarks:

Please call or email if anything else is

Copy To:

Signed:



Date Rec'd 05-24-21  
Fee Paid \$620.00  
Check # 3676

**TOWN OF NORTHFIELD  
DESIGN REVIEW REQUEST FORM**

.....

|                          |   |
|--------------------------|---|
| <b>Name of Owner:</b>    | <u>Anthony A. &amp; Wanita M. Cross</u>                     |
| <b>Address:</b>          | <u>37 Winter Street</u>                                     |
|                          | <u>Tilton, NH 03276</u> <b>Tel:</b> <u>603-568-8473</u>     |
| <b>E-Mail Address:</b>   | <u>anthony.cross@wattswater.com</u>                         |
| <b>Authorized Agent:</b> | <u>David B. Krause, LLS</u>                                 |
| <b>Address:</b>          | <u>18 Summer Street</u>                                     |
|                          | <u>Northfield, NH 03276</u> <b>Tel:</b> <u>603-286-4404</u> |
| <b>E-Mail Address:</b>   | <u>dkrausells@myfairpoint.net</u>                           |

|                         |   |
|-------------------------|---|
| <b>Name of Project:</b> | <u>Anthony A. &amp; Wanita M. Cross Subdivision &amp; BLA</u> |
| <b>Location:</b>        | <u>South side of Bean Hill Road</u>                           |
| <b>Tax Map/Lot:</b>     | <u>Map R-11, Lot 7</u>  |
| <b>Current Zoning:</b>  | <u>R1 zone &amp; Conservation zone in back</u>                |
| <b>Total acreage:</b>   | <u>26.8 Acres +/-</u>   |
| <b># Lots proposed:</b> | <u>2 new lots &amp; 1 annexation</u>                          |
| <b>Water Supply:</b>    | <u>On-site well</u>   |
| <b>Sewage Disposal:</b> | <u>On-site septic</u>   |

AT THE TIME OF REQUEST, ITEMS TO BE SUBMITTED ARE:

1. A completed Design Review Request Form
2. Three (3) full size, paper copies of plans (minimum of 18"x24", maximum of 22"x34") at a scale of not more than 1" equals 100' and ten (10) sets of reduced plans not larger than 11"x17".
3. 3 sets of mailing labels to include all abutters, surveyors, engineers, authorized agents and the person(s) submitting the request for Design Review.
4. Filing fees plus cost of mailing payable to the "Town of Northfield".
5. A site location map placing the parcel in the larger context of the community
6. A site survey showing pertinent features of the site
7. An indication of any future subdivisions contemplated in or adjacent to the proposal
8. A topographical map of the area
9. Soils information such as permeability or boring data that has been gathered
10. A sketch showing the proposed layout of lots, streets, recreation areas, watercourses, natural features, easements, etc.
11. Written authorization by owner for an "authorized agent" if applicable.

Design Review Request 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 or at [northfieldnh.org](http://northfieldnh.org))**

To the best of my knowledge, the information above and accompanying this request is true and correct. I understand that any information and discussion relative to this request is informal and non-binding.

Date: 5/21/21 Signed: 

|  |               |
|--|---------------|
| Total # included in #3 above X \$10.00 | _____         |
| Filing Fee:                            | <u>100.00</u> |
| Total due:                             | _____         |

Date Rec'd 05-24-21  
Fee Paid 620.00  
Check # 3676

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

|                          |   |
|--------------------------|---|
| <b>Name of Owner:</b>    | <u>Anthony A. &amp; Wanita M. Cross</u>                     |
| <b>Address:</b>          | <u>37 Winter Street</u>                                     |
|                          | <u>Tilton, NH 03276</u> <b>Tel:</b> <u>603-568-8473</u>     |
| <b>Authorized Agent:</b> | <u>David B. Krause, LLS</u>                                 |
| <b>Address:</b>          | <u>18 Summer Street</u>                                     |
|                          | <u>Northfield, NH 03276</u> <b>Tel:</b> <u>603-286-4404</u> |

**Name of Project:** Anthony A. & Wanita M. Cross Subdivision & BLA

**Location:** South side of Bean Hill Road

**Tax Map/Lot:** R11, Lot 7

**Current Zoning:** R1 zone & Conservation zone in back

**Total acreage:** 26.8 Acres

**# Lots proposed:** 2 new lots & 1 annexation

**Water Supply:** On-site well

**Sewage Disposal:** On-site septic

**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: 5/21/21 Signed: 

|  |                                   |
|--|-----------------------------------|
| Total # included in #4 above X \$10.00 | <u>12 x \$10 = \$120</u>          |
| Filing Fee:                            | <u>\$200.00 + \$150/lot \$500</u> |
| Total due:                             | <u>\$620</u>                      |

**Application for  
Subdivision Checklist**

Applicant/Project Name: Anthony A. & Wanita M. Cross Subdivision

Date of Application: May 20, 2021

Is this development having regional impact?                                      yes                                      **X**                                      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.<br>Comments: <u>State DES subdivision approval pending</u><br>_____<br>_____  |     |     |        |     |
| <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.   |     |     |        |     |

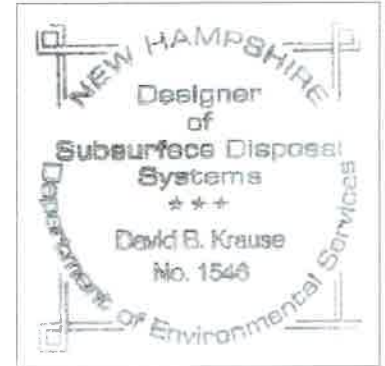
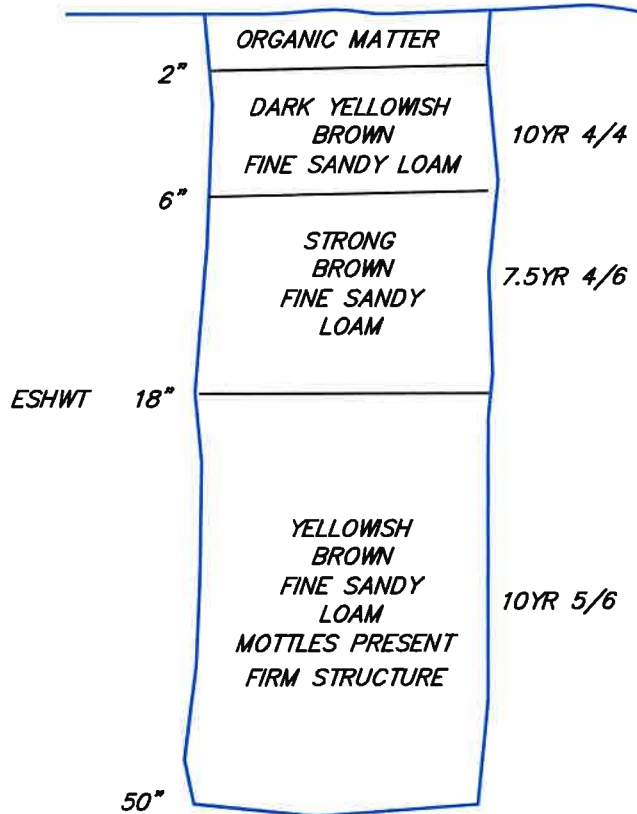
| Submitted                           |                                     |   | Waived                   |                          |
|-------------------------------------|-------------------------------------|---|--------------------------|--------------------------|
| Yes                                 | 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 checked="" type="checkbox"/> | <input 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.  |                          |                          |

# TEST PIT LOG

PROJECT: ANTHONY A. & WANITA M. CROSS

LOCATION: BEAN HILL ROAD  
NORTHFIELD, NH

SOILS TEST PIT #1



EXCAVATED BY: TODD SMART  
INSPECTED BY: DAVID KRAUSE  
DATE: APRIL 30, 2021

## PERCOLATION TEST

RATE: 10 MIN./IN. @ 20 INCHES

BY: DAVID KRAUSE

DATE: APRIL 30, 2021

## SOILS DATA

459C: METACOMET FINE SANDY LOAM,  
8 to 15% SLOPES, VERY STONY

REFERENCE: WEB SOIL SURVEY



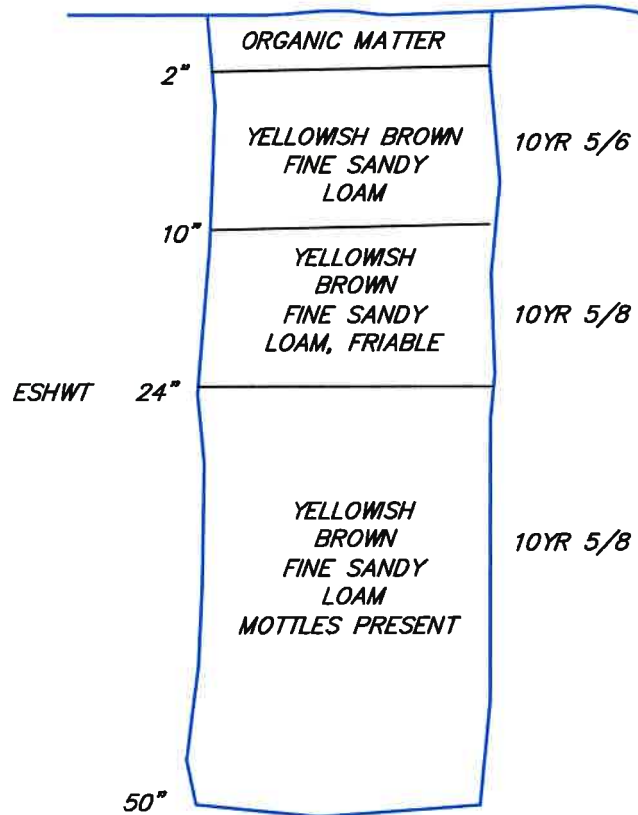
# TEST PIT LOG

PROJECT: ANTHONY A. & WANITA M. CROSS

LOCATION: BEAN HILL ROAD

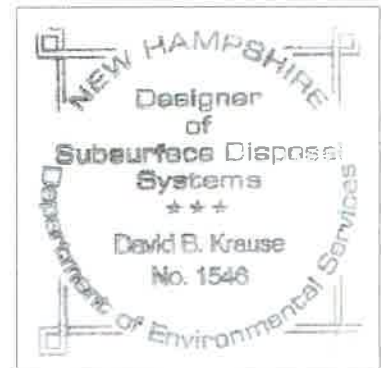
NORTHFIELD, NH

## SOILS TEST PIT #2



ESHWT

NO LEDGE ENCOUNTERED  
WATER SEEPS AT 28"



EXCAVATED BY: TODD SMART  
INSPECTED BY: DAVID KRAUSE  
DATE: APRIL 30, 2021

### PERCOLATION TEST

RATE: 10 MIN./IN. @ 20 INCHES  
BY: DAVID KRAUSE  
DATE: APRIL 30, 2021

### SOILS DATA

459B: METACOMET FINE SANDY LOAM,  
0 to 8% SLOPES, VERY STONY

REFERENCE: WEB SOIL SURVEY

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

May 21, 2021

Chairperson  
Northfield Planning Board  
21 Summer Street  
Northfield, NH 03276

Re: **Waiver #1** Anthony A. & Wanita M. Cross Subdivision

Dear Sir,

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

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

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

May 21, 2021

Chairperson  
Northfield Planning Board  
21 Summer Street  
Northfield, NH 03276

Re: **Waiver #2** Anthony A. & Wanita M. Cross Subdivision

Dear Sir,

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

Section 6.2 as it pertains to SSSNE soil mapping. The wetlands have been mapped & located. on the property and both contain greater than 2 acres (87,120 S.F.) of upland soils. The minimum lot size required for Metacomet soils of B and C slope types are 54,500 S.F. & 60,500 S.F. respectively. Both lots are in excess of these numbers after deducting delineated wetlands

Thank you,



David B. Krause, LLS

David B. Krause, LLS  
18 Summer Street  
Northfield, NH 03276

9171 9690 0935 0259 2919 11

David B. Krause, LLS  
18 Summer Street  
Northfield, NH 03276

Anthony A. & Wanita M. Cross  
37 Winter Street  
Tilton, NH 03276

9171 9690 0935 0259 2919 35

Kevin & Polly Fife Revocable Trust  
259 Bean Hill Road  
Northfield, NH 03276

9171 9690 0935 0259 2919 42

Robert E. Bennett  
6640 S. Duval Island Drive  
Floral City, FL 34436

9171 9690 0935 0259 2919 59

Sean & Renee O'Brien  
341 Bean Hill Road  
Northfield, NH 03276

9171 9690 0935 0259 2919 66

W Meadowsend Timberlands Lim.Part.  
PO Box 966  
New London, NH 03257

9171 9690 0935 0259 2919 73

Carol A. Cross  
270 Bean Hill Road  
Northfield, NH 03276

9171 9690 0935 0259 2919 80

June Fife  
288 Bean Hill Road  
Northfield, NH 03276

9171 9690 0935 0259 2919 97

Mary E. Renn Revocable Trust  
296 Bean Hill Road  
Northfield, NH 03276

70180360000200784417

Nicole S. & Scott D. Polish  
308 Bean Hill Road  
Northfield, NH 03276

70180360000200784424

Joshua D. Cantara  
320 Bean Hill Road  
Northfield, NH 03276

70180360000200784431

Thomas Sokoloski  
TES Environmental Consultants  
1494 Route 3A, Unit 1  
Bow, NH 03304

Thomas Sokoloski  
TES Environmental Consultants  
1494 Route 3A, Unit 1  
Bow, NH 03304

9171 9690 0935 0259 2919 28

7018 0360 0002 0078 4431

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**OFFICIAL USE**

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|--|----|------|
| Certified Mail Fee   | \$ |      |
| Extra Services & Fees (check box, add fee as appropriate)    |    |      |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |      |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |      |
| <input type="checkbox"/> Adult Signature Required            | \$ |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |      |
| Postage  | \$ | 6.96 |
| Total Postage and Fees                                       | \$ |      |

PA - CROSS

Postmark Here

Sent to: Joshua Cantara  
Street and Apt. No., or PO Box No.: 320 Bean Hill Rd.  
City, State, ZIP+4®: Northfield NH 03276

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

## Certified Notification List

**Applicant**     Anthony A. & Wanita M. Cross                     Map R11, Lot 7 (also 7-1 & 7-2)  
37 Winter Street  
Tilton, NH 03276

**Surveyor**     David B. Krause, LLS  
18 Summer Street  
Northfield, NH 03276

**Wetland Scientist**     Thomas Sokoloski  
TES Environmental Consultants  
1494 Route 3A, Unit 1  
Bow, NH 03304

**Abutters**     Kevin & Polly Fife Revocable Trust                     Map R11, Lot 6  
259 Bean Hill Road  
Northfield, NH 03276

Robert E. Bennett     Map R11, Lot 17  
6640 S. Duval Island Drive  
Floral City, FL 34436

Sean & Renee O'Brien                                     Map R12, Lot 17  
341 Bean Hill Road  
Northfield, NH 03276

Meadowsend Timberlands Limited Part.             Map R12, Lot 11  
PO Box 966  
New London, NH 03257

### **Across Bean Hill**

Carol A. Cross     Map R11, Lot 10  
270 Bean Hill Road  
Northfield, NH 03276

June Fife     Map R11, Lot 11  
288 Bean Hill Road  
Northfield, NH 03276

Mary E. Renn Revocable Trust                     Map R11, Lot 12  
296 Bean Hill Road  
Northfield, NH 03276

Nicole S. & Scott D. Polish                             Map R11, Lot 13  
308 Bean Hill Road  
Northfield, NH 03276

Joshua D. Cantara  
320 Bean Hill Road  
Northfield, NH 03276

Map R11, Lot 8H

**TOWN OF NORTHFIELD  
PLANNING BOARD  
Monday, June 7, 2021 at 7:00 pm  
21 Summer Street, Northfield**

**ABUTTER NOTIFICATION**

**ATTENTION:** We will be hosting this meeting online via Zoom as listed below and also at Town Hall as space allows. If you do not have access to attend the meeting online, you can call into the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82312859902>

Meeting ID: 823 1285 9902

One tap mobile

+16465588656,,82312859902#

Dial +1 646 558 8656

Meeting ID: 823 1285 9902

Find your local number: <https://us02web.zoom.us/j/82312859902>

All applications and plans are available for review at [www.northfieldnh.org](http://www.northfieldnh.org).

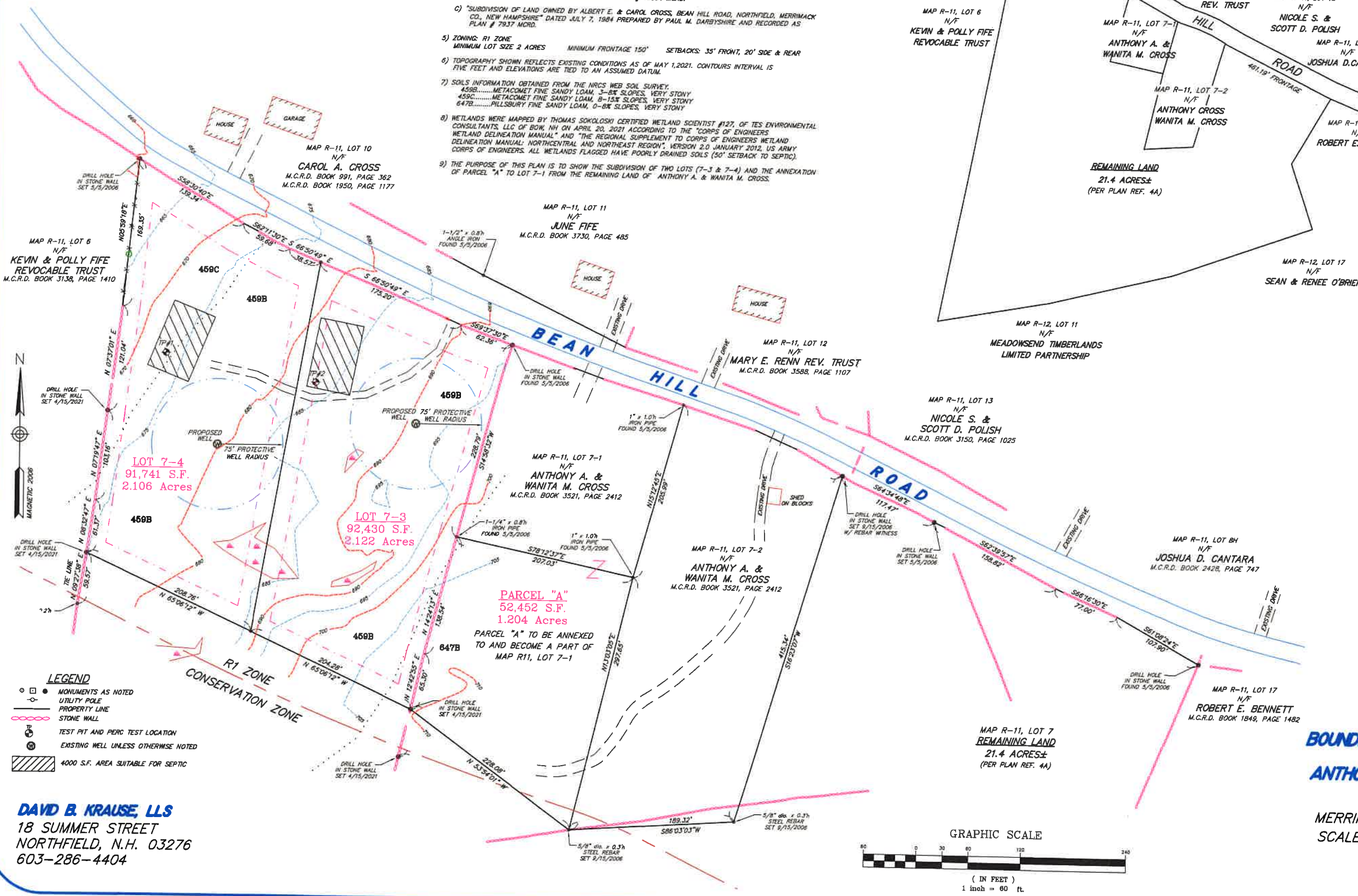
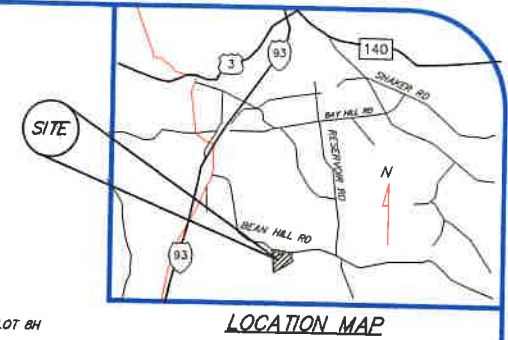
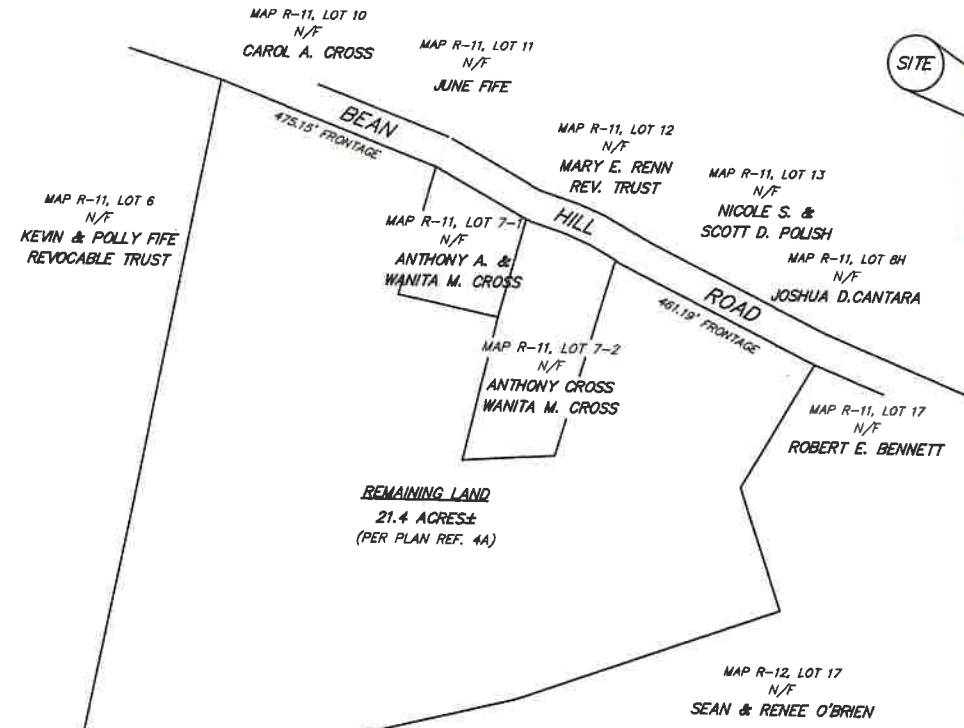
**Anthony & Wanita Cross** – for Major Subdivision on Bean Hill Road (Map R11 Lot 7) in the R1 & Conservation Zone.

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.

**NOTES**

- 1) FIELD PROCEDURE: NIKON NPL-352 TOTAL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE PERFORMED MAY 5, 2006 AND MAY 2021. COMPASS RULE ADJUSTMENT. NHLSA STANDARD PROPERTY SURVEY CATEGORY 1, CONDITION 1.
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- 3) TITLE REFERENCE:
  - A) DEED OF CAROL A. CROSS TO ANTHONY A. & WANITA M. CROSS DATED JUNE 22, 2016 AND RECORDED IN BOOK 3521, PAGE 2414 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
- 4) PLAN REFERENCES:
  - A) "SUBDIVISION OF COURTNEY SAGER, NORTHFIELD, NEW HAMPSHIRE", DATED OCTOBER 18, 1976, PREPARED BY RAYMOND G. CUSHMAN AND ON FILE AT THIS OFFICE.
  - B) "LAND OF SMART & SCHOFIELD, S/S BEAN HILL ROAD, NORTHFIELD, NH" DATED JULY 7, 1985, PREPARED BY HENRY H. ANDSEN AND RECORDED AS PLAN # 13864 MCRD.
  - C) "SUBDIVISION OF LAND OWNED BY ALBERT E. & CAROL CROSS, BEAN HILL ROAD, NORTHFIELD, MERRIMACK CO., NEW HAMPSHIRE" DATED JULY 7, 1984 PREPARED BY PAUL M. DARBYSHIRE AND RECORDED AS PLAN # 7937 MCRD.
- 5) ZONING: R1 ZONE  
MINIMUM LOT SIZE 2 ACRES    MINIMUM FRONTAGE 150'    SETBACKS: 35' FRONT, 20' SIDE & REAR
- 6) TOPOGRAPHY SHOWN REFLECTS EXISTING CONDITIONS AS OF MAY 1, 2021. CONTOURS INTERVAL IS FIVE FEET AND ELEVATIONS ARE TIED TO AN ASSUMED DATUM.
- 7) SOILS INFORMATION OBTAINED FROM THE NRCS WEB SOIL SURVEY:
  - 459B.....METACOMET FINE SANDY LOAM, 3-8% SLOPES, VERY STONY
  - 459C.....METACOMET FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
  - 647B.....PILLSBURY FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
- 8) WETLANDS WERE MAPPED BY THOMAS SOKOLOSKI CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, LLC OF BOW, NH ON APRIL 20, 2021 ACCORDING TO THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL" AND "THE REGIONAL SUPPLEMENT TO CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", VERSION 2.0 JANUARY 2012, US ARMY CORPS OF ENGINEERS. ALL WETLANDS FLAGGED HAVE POORLY DRAINED SOILS (50' SETBACK TO SEPTIC).
- 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TWO LOTS (7-3 & 7-4) AND THE ANNEXATION OF PARCEL "A" TO LOT 7-1 FROM THE REMAINING LAND OF ANTHONY A. & WANITA M. CROSS.

**PROPERTY OVERVIEW**



APPROVED BY THE NORTHFIELD PLANNING BOARD ON \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**R-11, LOT 7  
SUBDIVISION AND  
BOUNDARY LINE ADJUSTMENT PLAN  
FOR  
ANTHONY A. & WANITA M. CROSS**

BEAN HILL ROAD  
MERRIMACK CO. NORTHFIELD, N.H.  
SCALE: 1" = 60'    MAY 20, 2021

OWNER OF RECORD  
ANTHONY A. & WANITA M. CROSS  
37 WINTER STREET  
TILTON, NH 03276

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