

RECEIVED  
OCT 15 2021  
TOWN OF  
NORTHFIELD, NH

Date Rec'd 10-15-21  
Fee Paid \$510.00  
Check # 3685

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

<b>Name of Owner:</b>	<u>Carol Keyes &amp; Jean Keyes</u>
<b>Address:</b>	<u>90 Shaker Road</u>
	<u>Northfield, NH 03276</u> <b>Tel:</b> <u>                    </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:** Carol Keyes & Jean Keyes

**Location:** South side of Shaker Road & weset of Shedd Road

**Tax Map/Lot:** MAP/LOT      R14-04-5A

**Current Zoning:** Conservation Zone

**Total acreage:** 19 Ac. north of Shaker Rd & 11.5 Ac. south of Shaker Rd

**# Lots proposed:** 1 additional lot (property is split by Shaker Road)

**Water Supply:** on site well

**Sewage Disposal:** on site septic



## Certified Notification List

**Applicant** Carol Keyes Map R14, Lots 4-5A  
Jean Keyes  
90 Shaker Road  
Northfield, NH 03276

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

**Abutters** Christopher Hunt Map R14, Lot 3  
492 Shedd Road  
Northfield, NH 03276

Spaulding Youth Center Fndtn Map R14, Lot 2  
130 Shedd Road  
Northfield, NH 03276

Joseph A. Gilbert Map R14, Lot 4A  
486 Shedd Road  
Northfield, NH 03276

Christopher Hunt Map R14, Lot 4E  
Eileen McQuaid  
492 Shedd Road  
Northfield, NH 03276

William R. Popsie, Jr. Map R14, Lot 4B  
111 Shaker Road  
Northfield, NH 03276

Eileen North Map R14, Lot 4C  
119 Shaker Road  
Northfield, NH 03276

John & Kelli Pliskaner Map R14, Lot 4D  
PO Box 257  
Lochmere, NH 03252

### **Across Shedd Road**

George E. Poulin Map R15, Lot 29  
195 Shedd Road  
Northfield, NH 03276

Caroline A. Hanley-Sheridan Map R15, Lot 29-1  
William A. Sheridan  
503 Shedd Road  
Northfield, NH 03276

## Across Shaker Road

Jean Keyes  
66 Shaker Road  
Northfield, NH 03276

Map R14, Lot 6B

Bruce & Melissa Howard  
130 Shaker Road  
Northfield, NH 03276

Map R14, Lot 5

Winnepesaukee Commercial Properties, LLC  
289 Morrill Street  
Gilford, NH 03249

Map R14, Lot 4-5B

Spaulding Youth Center  
72 Spaulding Road  
Northfield, NH 03276

Map R14, Lot 6

Monique T. Cormier Family Trust  
5 Leavitt Road  
Sanbornton, NH 03269

Map R14, Lot 5-2

**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: 10-14-21

Signed: 

Total # included in #4 above X \$10.00	<u>16</u>	<u>160</u>
Filing Fee:	<u>\$200.00 + \$150/lot</u>	<u>350</u>
Total due:		<u>\$510</u>

## Application for Subdivision Checklist

Applicant/Project Name: Carol Keyes & Jean Keyes

Date of Application: October 15, 2021

Is this development having regional impact? _____ yes <u>XXX</u> no
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.		

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

October 14, 2021

Chairperson  
Northfield Planning Board  
21 Summer Street  
Northfield, NH 03276

Re: **Waiver #1** Carol Keyes & Jean Keyes Subdivision

Dear Sir,

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 (that part of ownership located northerly of Shaker Road). This parcel is separated from the remaining land of the Keyes by Shaker Road. The entire ownership south of Shaker Road has been surveyed and meets all existing zoning requirements.

Thank you,



David B. Krause, LLS



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Re: **Waiver #2** Carol Keyes & Jean Keyes 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. While there are wetland soils on the lot they are concentrated along the brook and in the northwest corner of the lot along the boundary with Shaker Road. The minimum lot size required by NHDES for Henniker soils of C and D slope types are 53,000 S.F. & 62,000 S.F. respectively. The minimum lot size per the Northfield Zoning Ordinance is 5 Acres. There is easily between 6 and 7 acres of upland (non-wetland) soil located on the lot, probably more. The area available for potential building is greatly in excess of the minimum required by both state and local regulations.

Thank you,

  
David B. Krause, LLS

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Re: **Waiver #3** Carol Keyes & Jean Keyes Subdivision

Dear Sir,

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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Re: **Waiver #4** Carol Keyes & Jean Keyes Subdivision

Dear Sir,

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

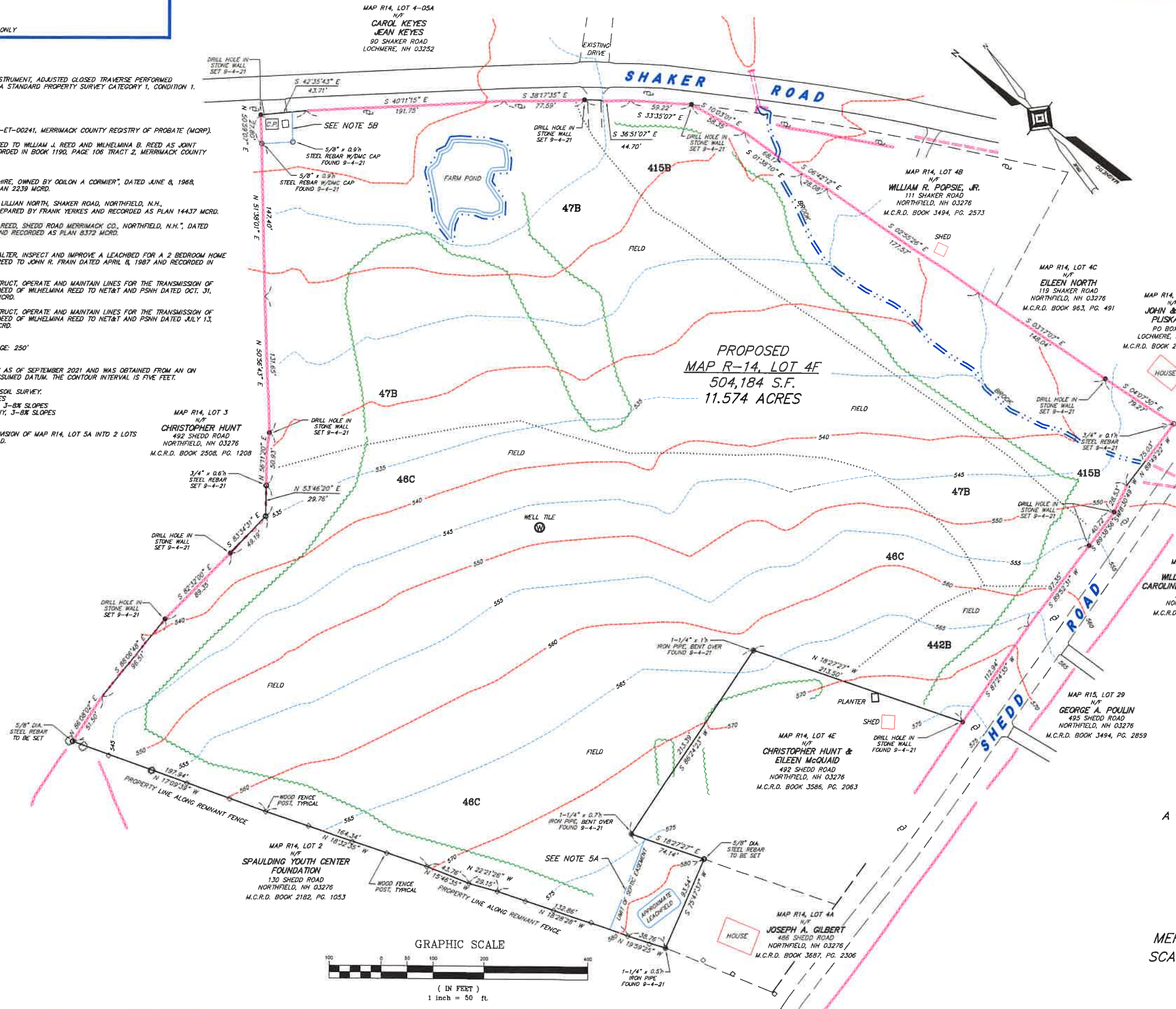
FOR REGISTRY USE ONLY

NOTES

- FIELD PROCEDURE: LEICA TOP1100 TOTAL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE PERFORMED SEPTEMBER 2021, COMPASS RULE ADJUSTMENT, N.H.S.A. STANDARD PROPERTY SURVEY CATEGORY 1, CONDITION 1. BEARINGS SHOWN ARE MAGNETIC 2020.
- ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- TITLE REFERENCES:
  - WILL OF WILHELMINA REED, SEE FILE # 317-2013-ET-00241, MERRIMACK COUNTY REGISTRY OF PROBATE (MCRP).
  - DEED OF WILLIAM J. REED AND WILHELMINA B. REED TO WILLIAM J. REED AND WILHELMINA B. REED AS JOINT TENANTS, DATED SEPTEMBER 28, 1973 AND RECORDED IN BOOK 1190, PAGE 106 TRACT 2, MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
- PLAN REFERENCES:
  - "DUGA FARM PROJECT, NORTHFIELD, NEW HAMPSHIRE, OWNED BY ODILON A. CORMIER", DATED JUNE 8, 1968, PREPARED BY T.J. SOTIR AND RECORDED AS PLAN 2239 MCRD.
  - "TAX MAP R14, LOT 4B, BOUNDARY SURVEY FOR LILLIAN NORTH, SHAKER ROAD, NORTHFIELD, N.H., MERRIMACK COUNTY", DATED APRIL 2, 1996, PREPARED BY FRANK YERKES AND RECORDED AS PLAN 14437 MCRD.
  - "SUBDIVISION OF LAND OWNED BY WILHELMINA J. REED, SHEDD ROAD MERRIMACK CO., NORTHFIELD, N.H.", DATED 3 MAY 1985, PREPARED BY PAUL DARRBYSHIRE AND RECORDED AS PLAN 6372 MCRD.
- EASEMENTS:
  - SUBJECT TO THE RIGHT TO ENTER, CONSTRUCT, ALTER, INSPECT AND IMPROVE A LEACHBED FOR A 2 BEDROOM HOME AS DETAILED IN EASEMENT DEED OF WILHELMINA REED TO JOHN R. FRAIN DATED APRIL 8, 1987 AND RECORDED IN BOOK 1646, PAGE 723 MCRD.
  - SUBJECT TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN LINES FOR THE TRANSMISSION OF INTELLIGENCE AND ELECTRICITY AS DETAILED IN DEED OF WILHELMINA REED TO NET&T AND PSNH DATED OCT. 31, 1987 AND RECORDED IN BOOK 1699, PAGE 211 MCRD.
  - SUBJECT TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN LINES FOR THE TRANSMISSION OF INTELLIGENCE AND ELECTRICITY AS DETAILED IN DEED OF WILHELMINA REED TO NET&T AND PSNH DATED JULY 13, 1999 AND RECORDED IN BOOK 2172, PAGE 19 MCRD.
- ZONING: CONSERVATION ZONE  
MINIMUM LOT SIZE: 5.0 ACRES    MINIMUM FRONTAGE: 250'  
SETBACKS: FRONT 100'; SIDE 50'; REAR 50'
- TOPOGRAPHY SHOWN, REFLECTS EXISTING CONDITIONS AS OF SEPTEMBER 2021 AND WAS OBTAINED FROM AN ON SITE FIELD SURVEY. CONTOURS ARE TIED TO AN ASSUMED DATUM. THE CONTOUR INTERVAL IS FIVE FEET.
- SOILS INFORMATION OBTAINED FROM THE NRCS WEB SOIL SURVEY.
  - 40C.....HENNIKER FINE SANDY LOAM, 8-15% SLOPES
  - 47B.....HENNIKER FINE SANDY LOAM, VERY STONY, 3-8% SLOPES
  - 415B.....MOOSLAUKE FINE SANDY LOAM, VERY STONY, 3-8% SLOPES
  - 42B.....CHICHESTER SANDY LOAM, 3-8% SLOPES
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF MAP R14, LOT 5A INTO 2 LOTS OF RECORD. THE PROPERTY IS SPLIT BY SHAKER ROAD.



LOCATION MAP



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

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

A PORTION OF TAX MAP R14, LOT 4-05A

**SUBDIVISION PLAN**

FOR

**CAROL KEYES**

**JEAN KEYES**

SHAKER & SHEDD ROADS

MERRIMACK CO. NORTHFIELD, N.H.

SCALE: 1"=50'    OCTOBER 1, 2021

OWNERS OF RECORD

N/F

CAROL KEYES

JEAN KEYES

90 SHAKER ROAD

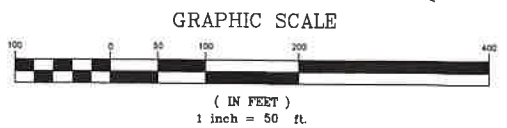
NORTHFIELD, NH 03276

**DAVID B. KRAUSE, LLS**

18 SUMMER STREET

NORTHFIELD, N.H. 03276

603-286-4404



WORKSHEET: CONFORMITY/UMC/KEYES SURVEY/DWG 10/08/2021