

BIANCO PROFESSIONAL ASSOCIATION

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18 CENTRE STREET

CONCORD, NEW HAMPSHIRE 03301-6315

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800-262-8112

July 1, 2015

Planning Board
Town of Allenstown
16 School Street
Allenstown, NH 03275

Re: Lot Line Adjustment Application

To Whom It May Concern:

Please be advised that this office represents Robert St. Germain and Elizabeth St. Germain regarding their proposed Lot Line Adjustment and related matters. Enclosed please find the following documents for review by the Planning Board:

- Five (5) copies of the completed subdivision application
- Two (2) full size copies of the Lot Line Adjustment Plan
- Five (5) standard copies of the Lot Line Adjustment Plan
- Abutters List
- A Letter of Authorization from Robert St. Germain
- A Letter of Authorization from Elizabeth St. Germain
- A Letter of Consent from the Allenstown School Board

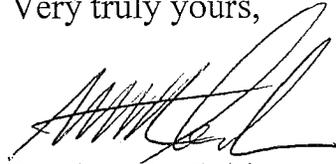
Also enclosed is a check in the amount of \$825.00, which represents the filing fee for the Application. It is our understanding that there will be additional fees associated with servicing notice upon the abutters and we will forward an additional check to your office once we are notified of the additional charges.

In addition, as required, all of the above-referenced documents have been sent electronically to the following e-mail address: admin@allenstownnh.gov.

Planning Board
Town of Allenstown
Re: Lot Line Adjustment Application
July 1, 2015
Page 2 of 2

Should you have any questions or require any additional documentation please do not hesitate to contact our office. Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Goldman', written over a horizontal line.

Stephen R. Goldman
sgoldman@biancopa.com

/mes
Enclosures

Cc: Robert St. Germain (*letter only*)
Elizabeth St. Germain (*letter only*)
Charles Cleary, Esquire (*letter only*)

ELIZABETH B. ST. GERMAIN
ROBERT E. ST. GERMAIN
50 MAIN ST. PH. 603-485-4096
SUNCOOK, NH 03275-2141

3176

54-7/114
47

7-1-15

Date

Pay to the
Order of

Town of Glencliff
Eight hundred twenty five

\$ 825.⁰⁰/₁₀₀

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For

Planning Board Fee

Elizabeth St Germain

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Subdivision Application Form
Town of Allenstown, New Hampshire
Revised 03/2013

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To be Completed by Applicant | | 10. Owner Signature | Name Robert St. Germain & Elizabeth St. Germain Address & Email 50 Main Street, Allenstown, NH 03275 stgoldens123@comcast.net Telephone 603.485.4096 Signature <i>Robert St. Germain</i> |
| 1. Date of Submission July 1, 2015 | | 11. Applicant Signature | Name Stephen R. Goldman, Esquire Address & Email Bianco Professional Association 18 Centre Street, Concord, NH 03301 Telephone & Email 603.225.7170/ sgoldman@biancopa.com Signature <i>Stephen R. Goldman</i> |
| 2. Type of Application <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Minor Subdivision <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other | | 12. Surveyor | Name Peter Holden, Holden Engineering & Surveying, Inc. Address 9 Constitution Drive, Bedford, NH 03110 Telephone 603.472.2078 |
| 3. # of lots before subdivision 2 | | 13. Required Materials (see Subdivision Regulations for details): *ALL APPLICATIONS ARE TO BE SUBMITTED ELECTRONICALLY TO: ADMIN@ALLENSTOWNNH.GOV I. Five copies of the completed application for Subdivision review II. Subdivision (5 large copies): a. Sheet size: Shall be of sufficient size and detail to clearly show what is proposed on the site. b. Scale: not less than 1"=100' c. Match lines when required (when more than one sheet is needed). d. Five (5) prints of each plan sheet (black line). e. Date, title, scale, north arrow, location map. f. All title blocks should be located in the lower right hand corner, and shall indicate: i. Type of plan ii. Owner of record iii. Title of plan iv. Name of the town(s) v. Tax map and lot number vi. Plan date and revision dates; g. Show all easements. III. List of current names and addresses of all abutters. IV. Fees as set by the Planning Board. V. The material composition shall be suitable for electronic scanning, recording, and archiving by the Registers of Deeds. VI. A letter of authorization from the owner, if the applicant is not owner | |
| 4. # of lots to be created Not Applicable | | | |
| 5. Total Area of Site before subdivision 112/224-8.2 acres 112/223-1.2 acres | | | |
| 6. Location of project Address: 50 Main Street Tax Map/Lot # 112/224 | | | |
| 7. Zoning District R1 | | | |
| 8. Has this property gone to the ZBA? <input type="checkbox"/> Yes Case # _____ <input checked="" type="checkbox"/> No | | | |
| 9. Description of the project: Lot line adjustment to address ambiguity in boundary line of adjacent lots. | | | |
| Planning department use Only | | 2. Fees: Escrow _____ Application _____ Postage _____ Newspaper _____ Signed Fee _____ Acknowledgement _____ | Receipt Stamp |
| | | 3. Date of abutters notice: | |
| | | 4. Date of newspaper notice: | |
| | | 5. Date of Pre-application Meeting: | |
| 1. Materials Submitted: <input type="checkbox"/> Plans <input type="checkbox"/> Completed Checklist <input type="checkbox"/> Application Fee <input type="checkbox"/> Postage Fee(s) <input type="checkbox"/> Letter of Authorization <input type="checkbox"/> Written Waiver Request(s) | | 6. Date of PB Acceptance | Subdivision Application # |
| | | <input type="checkbox"/> Application <input type="checkbox"/> Abutters list <input type="checkbox"/> Escrow(s) <input type="checkbox"/> Newspaper Fee(s) <input type="checkbox"/> Studies <input type="checkbox"/> Fee Acknowledgement | |



75' Abutters List Report

Allenstown, NH

May 04, 2015

Subject Property:

Parcel Number: 112-223
CAMA Number: 112-223
Property Address: 50 MAIN STREET

Mailing Address: ST GERMAIN ROBERT E ST GERMAIN
ELIZABETH B
50 MAIN STREET
ALLENSTOWN, NH 03275

Abutters:

Parcel Number: 112-068
CAMA Number: 112-068
Property Address: 49 MAIN STREET

Mailing Address: PLOURDE, BERNARD G. LAVERDURE-
PLOURDE, NANCY J.
PO BOX 276
READFIELD, ME 04355

Parcel Number: 112-222
CAMA Number: 112-222
Property Address: 46 MAIN STREET

Mailing Address: RODGER, JAMES A. RODGER, JANA M.
46 MAIN STREET
ALLENSTOWN, NH 03275

Parcel Number: 112-222
CAMA Number: 112-222-006
Property Address: 2 RODGER ROAD

Mailing Address: DOSTIE, DAVID DOSTIE, DIANE P.
2 RODGER ROAD
ALLENSTOWN, NH 03275

Parcel Number: 112-222
CAMA Number: 112-222-007
Property Address: 4 RODGER ROAD

Mailing Address: MEEKINS PAUL
6 RODGER ROAD
ALLENSTOWN, NH 03275

Parcel Number: 112-222
CAMA Number: 112-222-008
Property Address: 6 RODGER ROAD

Mailing Address: MEEKINS PAUL
6 RODGER ROAD
ALLENSTOWN, NH 03275

Parcel Number: 112-222
CAMA Number: 112-222-009
Property Address: 8 RODGER ROAD

Mailing Address: GAGNON SR., HARRY R.
8 RODGER ROAD
ALLENSTOWN, NH 03275

Parcel Number: 112-222
CAMA Number: 112-222-010
Property Address: 10 RODGER ROAD

Mailing Address: BEAUCHESNE, KELLEY S. RILEY
10 RODGER ROAD
ALLENSTOWN, NH 03275

Parcel Number: 112-224
CAMA Number: 112-224
Property Address: FERRY STREET

Mailing Address: ALLENSTOWN SCHOOL DISTRICT RR
LAND
30 MAIN STREET
ALLENSTOWN, NH 03275

Parcel Number: 112-276
CAMA Number: 112-276
Property Address: 1 FERRY STREET

Mailing Address: ALLENSTOWN, TOWN OF FIRE STATION
16 SCHOOL STREET
ALLENSTOWN, NH 03275

Parcel Number: 112-286
CAMA Number: 112-286
Property Address: 12 SCHOOL STREET

Mailing Address: ROMAN CATHOLIC BISHOPS OF C/O
ST. JOHN CHURCH
10 SCHOOL STREET
ALLENSTOWN, NH 03275



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

5/4/2015

Page 1 of 1

Robert St. Germain
50 Main Street
Allenstown, New Hampshire 03275
603.485.4096

May - 4, 2015

Town Administrators
Planning Board
Town of Allenstown
16 School Street
Allenstown, NH 03275

Re: Lot Line Adjustment Application

To Whom It May Concern:

Please be advised that I hereby authorize Stephen R. Goldman, Esquire and any agents of his choosing to act on my behalf in regards to the submission of a Lot Line Adjustment Application regarding my property located at 50 Main Street in Allenstown.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Robert St. Germain

Robert St. Germain

Elizabeth St. Germain
50 Main Street
Allenstown, New Hampshire 03275

May 4, 2015

Town Administrators
Planning Board
Town of Allenstown
16 School Street
Allenstown, NH 03275

Re: Lot Line Adjustment Application

To Whom It May Concern:

Please be advised that I hereby authorize Stephen R. Goldman, Esquire and any agents of his choosing to act on my behalf in regards to the submission of a Lot Line Adjustment Application regarding my property located at 50 Main Street in Allenstown.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Elizabeth St. Germain

Elizabeth St. Germain

Allenstown Planning Board
School Street
Allenstown, NH 03275

RE: Lot Line Adjustment Plan
Map 112, Lots 223 and 224

To the Planning Board:

The Allenstown School Board consents to the filing of the above-referenced Plan, the Application for Lot Line Adjustment and the Planning Board's action thereon, for purposes of adjusting the Lot Line between School District property and that of the St. Germaines.

Sincerely,

Allenstown School Board

Dr. Gail E. Paludi
Superintendent