

Revised
May, 2014

PLANNING BOARD FEES

ESCROW COST ESTIMATES (A specific project may be more or less depending upon its complexity)									
	Lot Line Adjustment or Design Review	Minor Site Plan or Subdivision	Major Site Plan or Subdivision	Excavation Applications					
	Approximate Hours	x \$65 per hour	Approximate Hours	x \$65 per hour	Approximate Hours	x \$65 per hour	Approximate Hours	x \$65 per hour	
Process Outline	2.0	\$130.00	2.0	\$130.00	2.0	\$130.00	2.0	\$130.00	
Pre-Application Meeting	1.5	\$97.50	1.5	\$97.50	4.0	\$260.00	4.0	\$260.00	
Review & Memo	3.19	\$207.35	3.19	\$207.35	6.88	\$447.50	6.88	\$447.50	
PB Meeting	1.0	\$65.00	1.0	\$65.00	2.5	\$162.50	2.5	\$162.50	
Total Escrow (Estimate)	7.69	\$500.00	7.69	\$500.00	16.38	\$1,000.00	16.38	\$1,000.00	

TOWN FEES

	Lot Merger	Conditional Use Permit	Lot Line Adjustment	Minor Site Plan	Minor Subdivision	Major Site Plan	Major Subdivision	Design Review	Excavation
Application Fee ("lot" means # of lots created)	\$250 per lot	\$25.00	\$250 per lot; \$500 minimum	\$50 per 1,000 SF of building; \$250 minimum	\$250 per lot; \$500 minimum	\$50 per 1,000 SF of building; \$250 minimum	\$250 per lot; \$500 minimum	\$25.00	\$50
Abutter Fee (x each abutter; shall be <u>CURRENT</u> USPS certified mail cost)	<u>CURRENT</u> USPS certified mail cost	<u>CURRENT</u> USPS certified mail cost	<u>CURRENT</u> USPS certified mail cost	<u>CURRENT</u> USPS certified mail cost	<u>CURRENT</u> USPS certified mail cost	<u>CURRENT</u> USPS certified mail cost			
Newspaper Notice Fee	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
Total Application Cost: Varies depending upon specifics of the application.									

Notes:

- 1) Attorney and Engineering escrow fees will be set on an as-needed basis and will be based on an estimate. Like other escrows, these are subject to change and are estimates only.
- 2) Excavation Permits shall also require a \$5,000 inspection escrow.

TOTAL 1000.00
1000.00
64.80
250.00
2314.80
CHECK

7.2

(Mow) AS (1)

Subdivision Application Form

Town of Allenstown, New Hampshire
Revised 03/2013

To be Completed by Applicant												
1. Date of Submission <div style="font-size: 24px; text-align: center; margin-top: 10px;">2/17/15</div>	10. Owner Signature 	Name MICHAEL GALLO Address & Email 70 KELLY STREET MANCHESTER, NH 03102 Telephone 603-785-4616 Signature										
2. Type of Application <input checked="" type="checkbox"/> Major Subdivision <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other	11. Applicant Signature 	Name MICHAEL GALLO Address & Email SAME AS ABOVE Telephone & Email MIKE@GALLOREALTYGROUP.COM Signature										
3. # of lots before subdivision 1 4. # of lots to be created 4 5. Total Area of Site before subdivision <div style="font-size: 24px; text-align: center; margin-top: 5px;">24.43 ACRES</div>	12. Surveyor 	Name ARTHUR F. SICILIANO Address 47 PINE HILL RD. Telephone WEA'RE 491-0711										
6. Location of project Address: 484 DEERFIELD ROAD Tax Map/Lot # 402/152	13. Required Materials (see Subdivision Regulations for details): <div style="color: red; font-weight: bold; text-align: center;"> *ALL APPLICATIONS ARE TO BE SUBMITTED ELECTRONICALLY TO: ADMIN@ALLENSTOWNNH.GOV </div> <ol style="list-style-type: none"> I. Five copies of the completed application for Subdivision review II. Subdivision (5 large copies): <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 											
7. Zoning District OPEN SPACE/FARMING 8. Has this property gone to the ZBA? <input type="checkbox"/> Yes Case # _____ <input checked="" type="checkbox"/> No 9. Description of the project:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> 2. Fees: Escrow _____ Application _____ Postage _____ Newspaper _____ Signed Fee _____ Acknowledgement _____ </td> <td style="width: 40%; padding: 5px; vertical-align: top;"> Receipt Stamp </td> </tr> <tr> <td style="padding: 5px;"> 3. Date of abutters notice: </td> <td></td> </tr> <tr> <td style="padding: 5px;"> 4. Date of newspaper notice: </td> <td></td> </tr> <tr> <td style="padding: 5px;"> 5. Date of Pre-application Meeting: </td> <td></td> </tr> <tr> <td style="padding: 5px;"> 6. Date of PB Acceptance </td> <td style="padding: 5px;"> Subdivision Application # </td> </tr> </table>		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:		6. Date of PB Acceptance	Subdivision Application #
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:												
6. Date of PB Acceptance	Subdivision Application #											
Planning department use Only												
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)	<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											

M.D. AS 2



Town of Allenstown
Planning Board
16 School Street
Allenstown, NH 03275
603-485-4276 ext. 5
DPendergast@allenstown.org

As the applicant for 4 NH HOMES LLC located at 484 DEERFIELD RD and Allenstown map 402 and lot 152 I have read and understand the Allenstown Planning Board Fees (attached). Additionally, I authorize the Town of Allenstown to establish an escrow account for professional review services associated with my Application (Central NH Regional Planning Commission, Town Attorney, and Town Engineer). I understand that with an escrow I may be required to pay additional fees for services incurred, as needed, or, the Town of Allenstown may reimburse fees, as needed, if they are not expended in their entirety once the project approval process concludes. I acknowledge that any outstanding fees not paid that are incurred by the Town of Allenstown associated with the approval of the Application can and will be required to be paid as a condition of approval before plans are signed. Additionally, I understand that the submittal of appropriate fees (including escrow fees), complete and signed application forms, a current abutters list and this Fee Acknowledgement less than 28 days in advance of the next regularly scheduled Planning Board meeting will result in the entire application package automatically being deemed incomplete.

MICHAEL GALLO
Applicant (Printed)

[Signature] 2/17/15
Applicant (Signature) Date

MW AFS

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**TOWN OF ALLENSTOWN
PLANNING BOARD
Subdivision Application Checklist**

This document is adopted as part of the Allenstown Subdivision Regulations and in the event there is any conflict between this checklist and items listed in the Subdivision Regulations the more inclusive requirement shall apply. Completing this Checklist does not eliminate the need for the applicant and/or their agent to review the Subdivision Regulations prior to submittal.

Project Name/#: _____ Tax Map & Lot No. 402/152
 Address Project: 484 DEERFIELD ROAD Lot Size(s) BEFORE Subdivision: 24.43 AC.
 Zoning District: OPEN SPACE/ FARMING # of lots BEFORE Subdivision: 1
 # of lots AFTER Subdivision: 4
 Property Owner: 4 NH HOMES LLC Designer: ARTHUR F. SICILIANO
 Description of Proposed Project: TO SUBDIVIDE TAX LOT 402/152 INTO 4 LOTS WITH ON SITE WELLS AND SEPTIC SYSTEMS

SUBMISSION REQUIREMENTS (Section IV)

GENERAL STANDARDS (SECTION IV.A)

<u>Submittal Items</u>	Yes	No	N/A	Waiver	Comments
1. Completed application - 5 copies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Fees paid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Letter of authorization	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

M.W. A.S.

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Updated February 2012

	Yes	No	N/A	Waiver	Comments
5. Waiver request	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

At least one of the following must be checked as a "yes" for the application to be considered a MINOR subdivision

6. Creates 3 lots or less with no potential for further subdivision, requires no new roads, utilities or other municipal improvements (3.0)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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7. Lot Line adjustment which does not create an additional building lot – i.e. there is not an increase in the number of lots following approval (3.0)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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All Plans are Required to Show

8. Five black or blue line paper prints (5.02)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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9. Final plat and paper prints not smaller than 20"x30" (5.02)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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10. Proposed subdivision name; name and address of owner of record; applicant and engineer or surveyor; date; north arrow and written graphic scale (5.01.a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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11. Names of owners, abutting properties identified by Town of Allentown tax map page and lot number, area in acres and square feet of each abutting property, names of abutting subdivisions, streets, grantees of easements, purpose of easements, setbacks, alleys, parks and public open spaces (5.01.b).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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Updated February 2012

	Yes	No	N/A	Waiver	Comments
12. Location of property lines and their approximate dimensions, existing easements (existing & proposed), buildings (existing & proposed), water courses, ponds or standing water, rock ledges and other essential features and soil types and characteristics (5.01.c, 5.02c & 5.02e)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
13. Location & size of existing and proposed water, sewerage and drainage facilities; location of any percolation test pits and results, typical designs for any systems, as appropriate (5.01d & 5.02c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
14. Location, name and widths of existing and proposed streets and highways with grades, profiles and elevations. Shall include cross sections at 50' intervals; if abutting a state highway, a copy of the driveway NHDOT driveway permit or application; elevations of sufficient points on the property (5.01e, 5.02c & 5.02l)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15. Proposed lots with dimensions, setback lines, proposed easements, square footage and acreage of proposed lots (5.01f, 5.02c & 5.02d)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
16. Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedication, and a copy of such private deed restrictions are intended to cover part or all of the tract (5.01.g & 5.02c).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

- (M.W.) AFS (6)

Updated February 2012

	Yes	No	N/A	Waiver	Comments
17. Location and size of any bridges or culverts (5.01.h)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
18. Date and signature block for the Chairman, Allenstown Planning Board (5.01.i)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
19. Where the preliminary layout submitted covers only a part of the applicant's entire holding, a sketch of the prospective future street system of the un-submitted part shall be furnished and the street system of the submitted part will be considered in the light of adjustments and connections with the street system of the part not submitted. (5.01.j)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
20. Name and seal of engineer and of land surveyor licensed by the State of New Hampshire (5.02.b).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
21. Lot lines shall be based upon a maximum error of closure of 1 in 10,000 certified by a surveyor licensed in NH; distances to nearest 100 th foot and bearings to nearest 10 seconds; primary horizontal & vertical control points; topography at 2-foot intervals; tie to NH State Plane coordinate system (1983 datum) (5.02c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WAIVE CIRCLED ITEM
22. Station, Radii, Curve data and paving widths for proposed streets; lot and parcel dimensions, areas in square feet and acres, consecutive numbering of lots (5.02.d).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Updated February 2012

	Yes	No	N/A	Waiver	Comments
23. Easements of at least 20 feet for stormwater and/or sanitary sewer pipes (existing, proposed or in the future); easements full width of channel of drainage ditches; written acknowledgement of the applicant's responsibility for maintenance of structures and an assumption of liability until such easement has been legally accepted by the Town (5.02e & 5.02.d).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
24. Approved names of proposed streets; surface modification (5.02.f).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
25. Existing and proposed plans for telephone, electricity and gas utilities (5.02.h)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
26. Drainage study signed and stamped by a professional engineer. Minimum design is 20-year storm event (5.02j & 5.02.j.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
27. Soil delineation, depth to seasonal water table, depth to bedrock, permeability and identification of poorly drained soils (5.02k)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
28. Statement regarding Adequate water and/or sewer capacity from each department (5.02m & 5.06e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
29. Initials of applicant on all materials submitted to the board; conditions placed on the plan to be filed at MCRD (5.02n)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	N/A	Waiver	Comments
30. Existing & proposed Boundary monuments; granite monuments for new streets at each change of direction; bounds at each corner of new lot or a change in direction (5.02g2 & 3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
31. Plan note, signed by surveyor, stating that monuments or bounds shown on plan have or will be set under his/her supervision prior to conveyance of any approved lots (5.02g.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
32. Town Police/Fire approvals for traffic control/fire access, etc. (5.06f)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PENDING THEIR REVIEW</u>
33. The following statement must be on the plan: The Subdivision Regulations of the Town of Allentown are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said Subdivision Regulations, excepting only any variances or modifications and subject to any conditions made in writing by the Board and attached hereto." (5.02)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Major Subdivision Criteria</u>					
34. Environmental assessment (6.01.f)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
35. Traffic Impact Study (6.01.b)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
36. Fiscal Impact Study (6.01.a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
37. Community Facilities Impact Study (6.01.c)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
	Yes	No	N/A	Waiver	Comments

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Updated February 2012

38. Site Impact Study (6.01.d) _____

39. Drainage Report (5.02j6.01.f) _____

40. Location, dimensions and area of all property proposed to be set aside for park or playground use, open space or other public or private reservations, with designation of the purpose thereof and any conditions (6.02.o) _____

41. Any other data, evidence, or test results required by the Board, including but not limited to that resulting from full or partial environmental and/or economic impact statements (6.1.f) _____
PENDING PB REVIEW

Other Permits Required – As Needed

42. Copy of NHDES Dredge and Fill permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (RSA 485-A:17) _____

43. Copy of NHDES State Subdivision permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (5.06a & ENV-Wq 1000; Sub Regs 6.B.15) _____

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Updated February 2012

	Yes	No	N/A	Waiver	Comments
44. Copy of NHDES Septic Design permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (5.07 & ENV-Wq 1000)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
45. Copy of NHDES Terrain Alteration permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (RSA 485-A:17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
46. Copy of NHDOT driveway permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (5.06b & NHRSA 236:13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
47. Copy of Town of Allentown driveway permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (5.06.d).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PENDING</u>
<u>Performance Bond – As Needed</u>					
48. Filed in accordance with Sections 4.04.b & 7.03.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>General Design Standards</u>					
Subdivision design standards <u>include</u> – <u>but are not limited to</u> – the following items (it is the subdivider's responsibility to familiarize him/herself with the Allentown Subdivision Regulations and ensure compliance):					
Storm Drainage					
49. Culverts over 10' diameter are marked as bridges on plans (5.01.h)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Updated February 2012

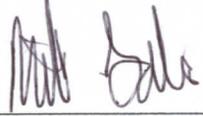
MB

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16

	Yes	No	N/A	Waiver	Comments
Landscaping, Lighting, & Signage					
51. Landscaping, lighting, and signage shown on plan (5.01.k)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Water Systems					
52. Connections or private systems to be shown on plan – 75' wellhead protection radius per RSA 485-A:30-b	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

The undersigned acknowledge that they have reviewed and understand the Allenstown Subdivision Regulations in their entirety prior to making application:

MICHAEL GALLO  2/17/15
 Applicant Date

ARTHUR F. SICILIANO  2/16/15
 Applicant's Representative Date

Failure to sign this application form is likely to result in the application being deemed incomplete by the Planning Board.

MASS

(12)

Tax Lot 402/148
Raymond L. & Cynthia E. Heon
122 Middle Road
Deerfield, NH 03075

Tax Lot 402/149
Lynn Frenchette
37 Mount Delight Road
Allenstown, NH 03275

Tax Lot 402/151
Arthur Corson
468 Deerfield Road
Allenstown, NH 03275

Tax Lot 402/135
Tax Lot 402/136
Stephen W. Faulkner
54 Mount Delight Road
Allenstown, NH 03275

Tax Lot 402/137
2JCB5 Realty 11, LLC
P.O. Box 453
Concord, NH 03302

Tax Lot 402/138
Mark E. Peterson Trust
Mark E. Peterson Trustee
60 Mount Delight Road
Allenstown, NH 03275

Tax Lot 402/28
State of New Hampshire
Concord, NH 03301

Tax Lot 402/152 (Allenstown)
Tax Lot 413/62 (Deerfield)
4NH HOMES, LLC
70 Kelly Street
Manchester, NH 03102

Surveyor
Arthur F. Siciliano Jr.
47 Pine Hill Road
Weare, N.H. 03281

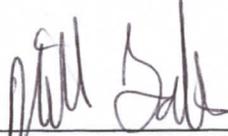
Wetland Scientist
Thomas Carr
Meridian Land Services
P.O. Box 118
Milford, N.H. 03055

MS AS

13

2/16/15

I, the undersigned, authorize Arthur F. Siciliano Jr. to be my agent for the
4 lot subdivision at 484 Deerfield Road.



Michael Gallo for 4NH HOMES, LLC

MB

AS

14

Waiver Request for Proposed Subdivision of Tax Lot 402/152
at 484 Deerfield Road.

- 1) Requesting a waiver for an item on check list, number 21
To waive tie to NH State Plan coordinate system.

In 5.02(c) this item is at the discretion of the Board, as soon
as appropriate reference control points have been set by the
Town and notice of the same has been published.

To our knowledge these reference control points have not been set.

- 2) Requesting waivers for Major Subdivision Criteria, #34, #35, #36,
#37, #38 and #39

This is a 4 lot subdivision, one more lot than a minor subdivision.
We feel these studies are not needed, two lots are on Deerfield
Road and two lots are on Mount Delight Road.

TEST PIT DATA SHEET

AFS

15

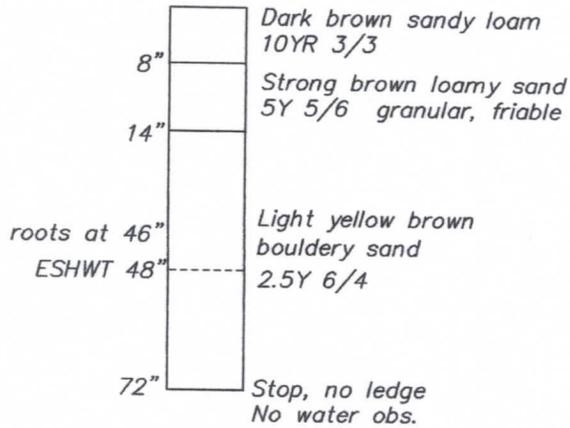
Client: 4NH HOMES, LLC

Town: Allenstown

Street: Deerfield Road & Mount Delight Road

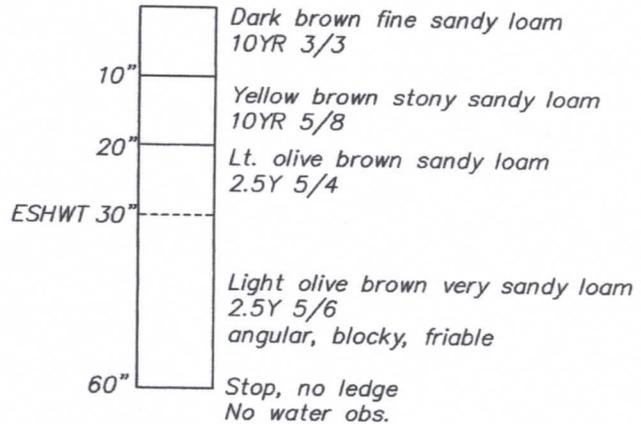
TEST PIT #1

2/11/15



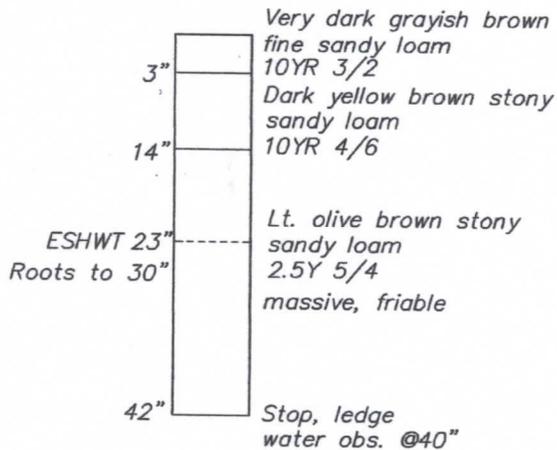
TEST PIT #2

2/11/15



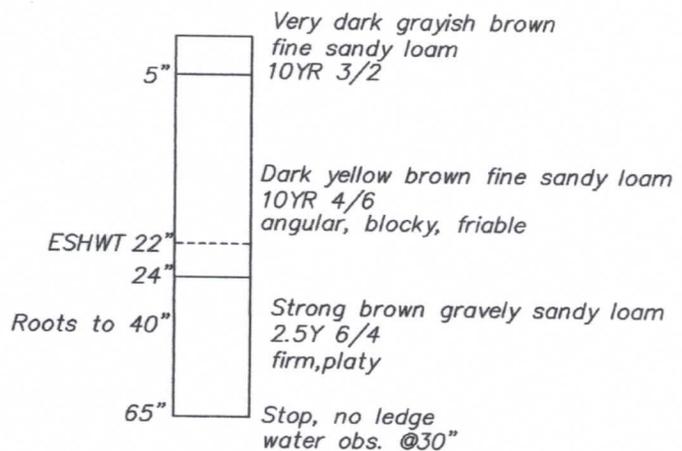
TEST PIT #3

2/11/15



TEST PIT #4

2/11/15



Prepared by:
ARTHUR F. SICILIANO JR. 47 PINE HILL ROAD, WEARE, N.H. 03281
Land Surveyor #626 -- Sewage Disposal System Designer #599

MW AS

16

TEST PIT DATA SHEET

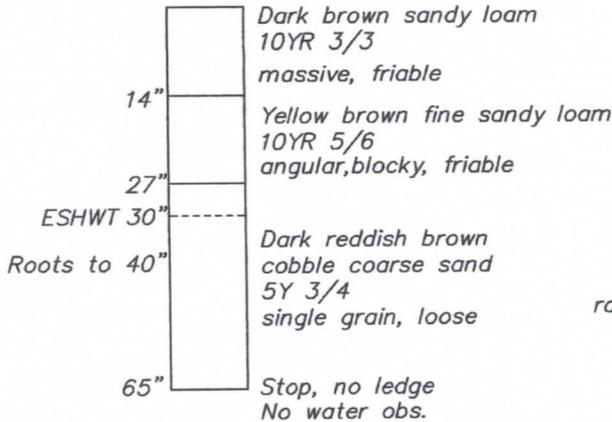
Client: 4NH HOMES,LLC

Town: Allenstown

Street: Deerfield Road & Mount Delight Road

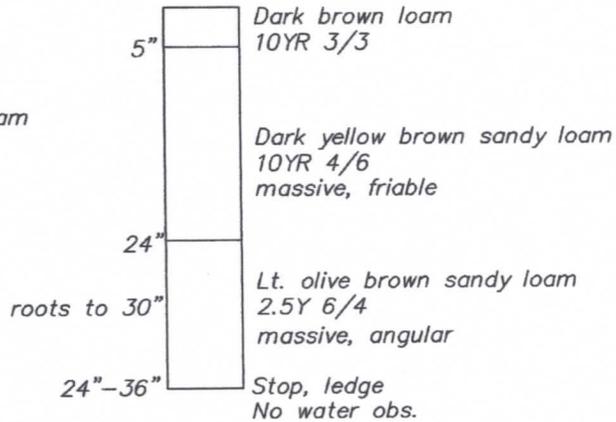
TEST PIT #5

2/11/15



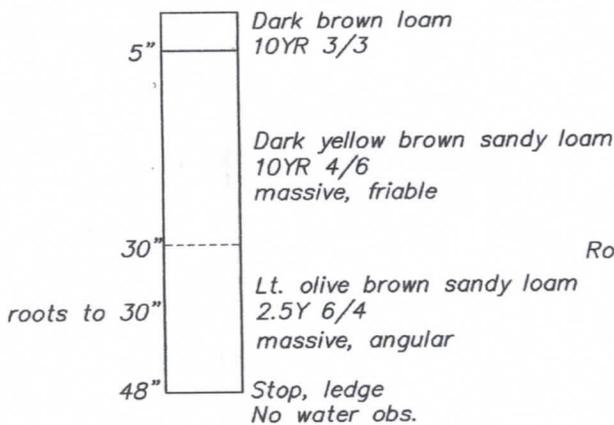
TEST PIT #6 & 7

2/11/15



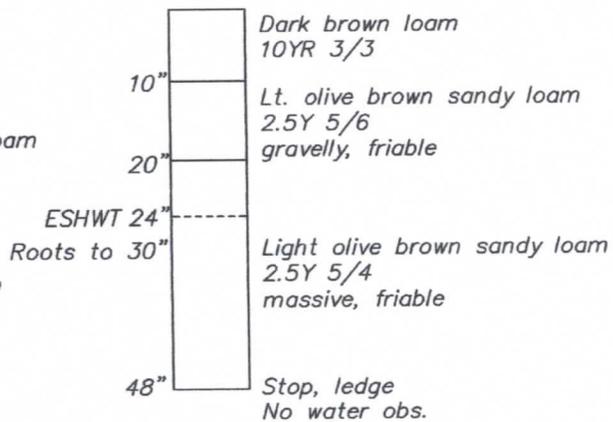
TEST PIT #8

2/11/15



TEST PIT #9

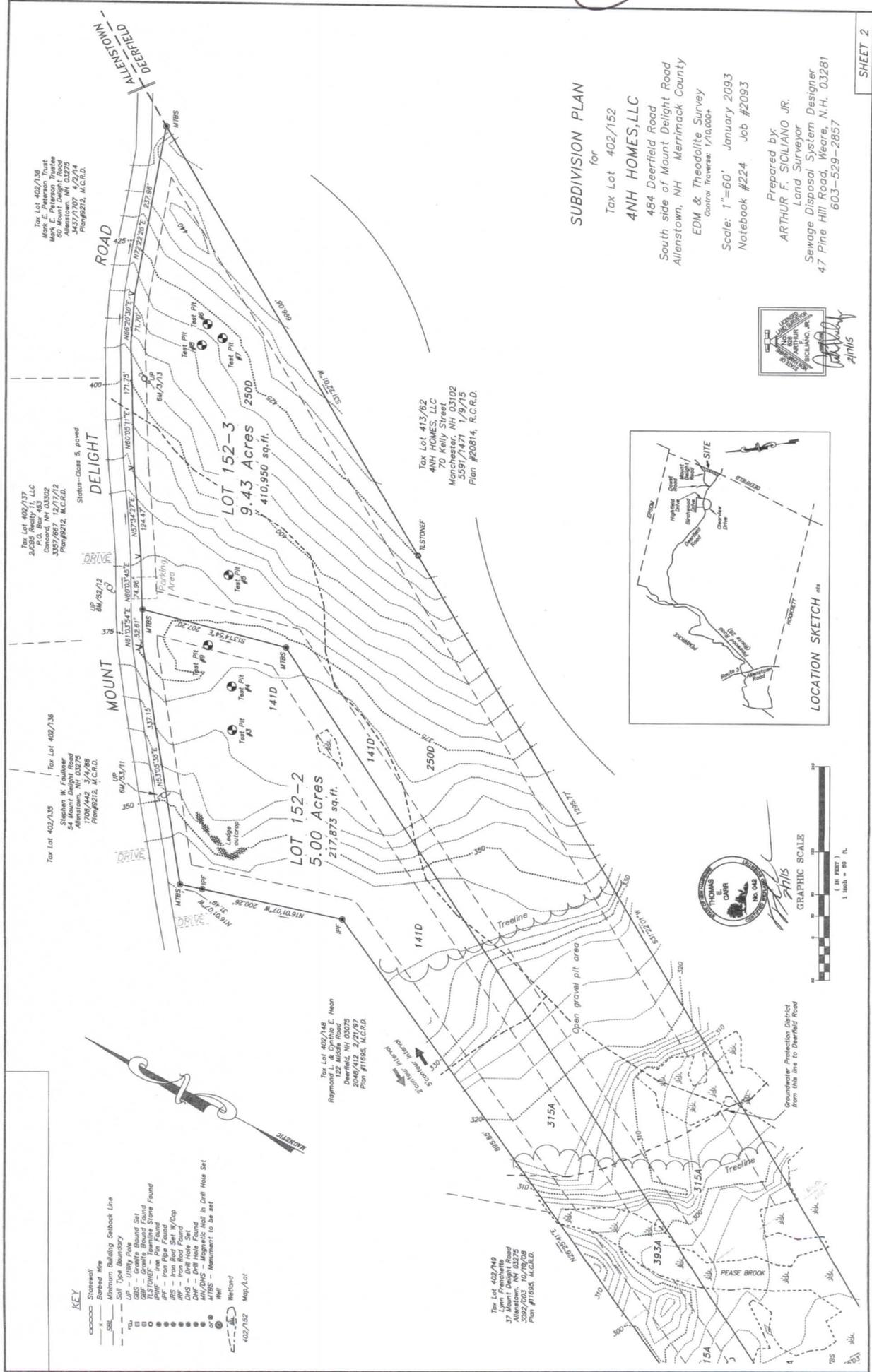
2/11/15



Prepared by:

ARTHUR F. SICILIANO JR. 47 PINE HILL ROAD, WEARE, N.H. 03281
Land Surveyor #626 -- Sewage Disposal System Designer #599

MIG

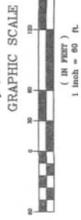
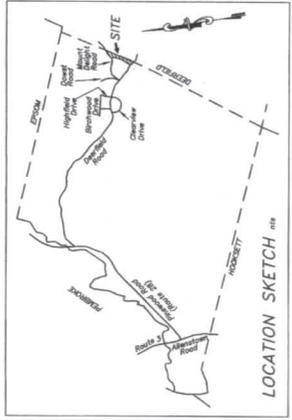


SUBDIVISION PLAN
for
Tax Lot 402/152
4NH HOMES, LLC
454 Deerfield Road
South side of Mount Delight Road
Allenstown, NH Merrimack County
EDM & Theodolite Survey
Control Towners: 1/10,000+

Scale: 1"=60' January 2013
Notebook #224 Job #2093



Prepared by:
ARTHUR F. SICILIANO JR.
Land Surveyor
Sewage Disposal System Designer
47 Pine Hill Road, Weare, N.H. 03281
603-529-2857



Tax Lot 402/137
2,025 Realty II, LLC
P.O. Box 403
Allenstown, NH 03275
Plan #2012, M.C.R.D.

Tax Lot 402/138
Stephen W. Faulkner
50
Allenstown, NH 03275
Plan #2012, M.C.R.D.

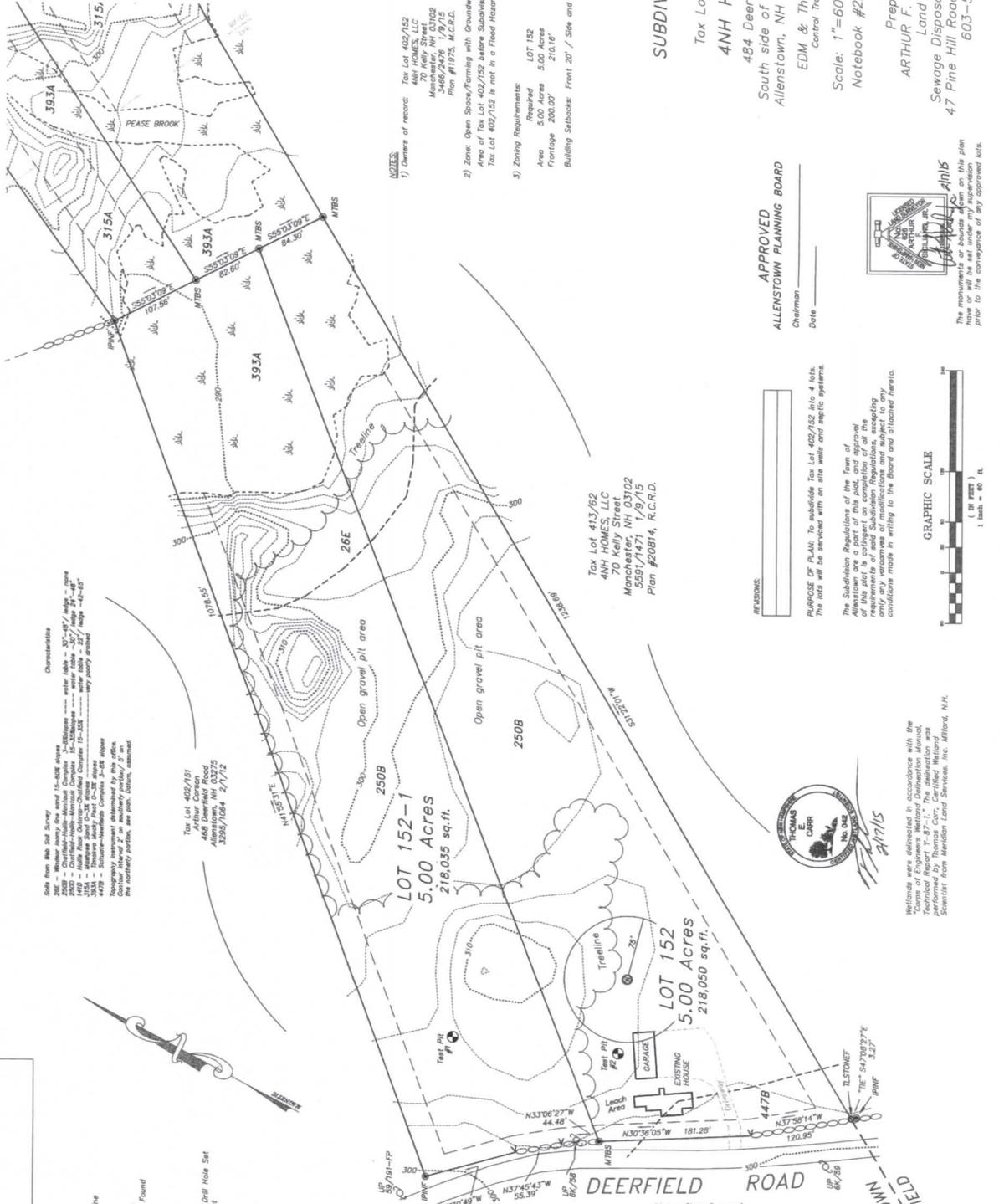
Tax Lot 402/135
Stephen W. Faulkner
50
Allenstown, NH 03275
Plan #2012, M.C.R.D.

Tax Lot 413/62
4NH HOMES, LLC
70 Kelly Street
Manchester, NH 03102
5591/1471 1/9/15
Plan #20814, R.C.R.D.

Tax Lot 402/149
31 Lynn Frenchie
Allenstown, NH 03275
5092/033 10/10/08
Plan #1866, M.C.R.D.

Tax Lot 402/148
Raymond E. Heon
132 Main
Deerfield, NH 03075
2046/412 2/27/87
Plan #1866, M.C.R.D.

LOCATION SKETCH
ON SHEET 2.



Scale from Map Survey
 2000' = 1" (Horizontal)
 2000' = 1" (Vertical)
 1" = 100' (Graphic Scale)
 1" = 100' (Graphic Scale)
 1" = 100' (Graphic Scale)

KEY
 --- Soil Type Boundary
 --- Minimum Building Setback Line
 --- Utility Pole
 --- Granite Bound Found
 --- Limestone Bound Found
 --- Iron Pipe Found
 --- Iron Rod Set w/ Cap
 --- DHS - Drill Hole Set
 --- DHS - Drill Hole Found
 --- DHS - Monument to be set
 --- Well
 --- Wetland
 --- 402/152 Map/Asst

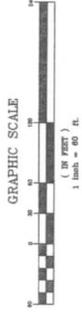
Lot 402/151
 Arthur Corson
 480 Main Street
 Allenstown, NH 03275
 3935/1064 2/1/12

Lot 413/62
 ANH HOMES, LLC
 70 Kelly Street
 Manchester, NH 03102
 5591/1471 1/9/15
 Plan #20814, R.C.R.D.

Lot 402/28
 Shepley Associates
 Concord, NH 03301



Wetlands were delineated in accordance with the Corps of Engineers Wetland Delineation Manual, Technical Report 83-1. The delineation was performed by Thomas Carr, P.E., a State of New Hampshire Scientist from Meridian Land Services, Inc., Milford, N.H.



APPROVED
 ALLENSTOWN PLANNING BOARD
 Chairman _____
 Date _____



The monuments or stakes shown on this plan have or will be set under my supervision prior to the conveyance of any approved lots.

NOTES
 1) Dimensions of record: Tax Lot 402/152, ANH HOMES, LLC, 70 Kelly Street, Manchester, NH 03102, 5591/1471, 1/9/15, Plan #1975, M.C.R.D.
 2) Zone: Open Space/Zoning with Groundwater Protection District. Area of Tax Lot 402/152 before Subdivision - 24.43 Acres. Tax Lot 402/152 is not in a Flood Hazard Zone.
 3) Zoning Requirements:
 Required: LOT 152-1 5.00 Acres 5.00 Acres 5.00 Acres 5.00 Acres
 Area: 5.00 Acres 5.00 Acres 5.00 Acres 5.00 Acres
 Frontage: 200.00' 210.16' 302.23' 386.78'
 Building Setbacks: Front 20' / Side and Rear 30'

SUBDIVISION PLAN
for

Tax Lot 402/152
 ANH HOMES, LLC

484 Deerfield Road and
 South side of Mount Delight Road
 Allenstown, NH Merrimack County
 EDM & Theodolite Survey
 Central Traverse: 1/10/2004

Scale: 1"=60' February 2015
 Notebook #224 Job #2093

Prepared by:
 ARTHUR F. SICILIANO JR.
 Land Surveyor
 Sewage Disposal System Designer
 47 Pine Hill Road, Weare, N.H. 03281
 603-529-2857