

LETTER OF TRANSMITTAL

DATE: 09/3/19

PROJECT NO: 19-0827-1

REFERENCE: Pine Acres Subdivision

TO: Town of Allenstown
Planning Board – 16 School Street
Allenstown, NH

ATTENTION: Dawna Baxter – Planning Dept.

**WE ARE SENDING YOU
THE FOLLOWING ITEMS:**

- PLANS
- SPECIFICATIONS
- COPY OF LETTER
- APPLICATION
- CHANGE ORDER
- REPORT
- QUALIFICATIONS
- OTHER

THESE ARE TRANSMITTED AS FOLLOWS:

- FOR APPROVAL
- FOR YOUR USE
- AS REQUESTED
- FOR REVIEW & COMMENT
- RETURNED FOR CORRECTIONS
- APPROVED AS NOTED
- APPROVED AS SUBMITTED

NOTE: 4 copies of Plans, Copy of Subdivision Permit, Copy of Waiver Requests,
Copy of review letter, Copy of Zoning Board NOD

COPY TO:

SIGNED:

Matthew J. Peterson, Senior Project Manager

Civil Engineering

Land Surveying

Landscape Architecture

September 3, 2019

Town of Allenstown
Planning Board
16 School Street
Allenstown, New Hampshire 03275

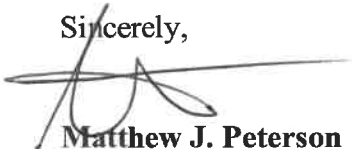
**Re: Waiver Request Letter – Pine Acres Subdivision
Tax Map 102; Lot 8
Allenstown, New Hampshire 03275
HDG Project # 2018-1115-1**

Dear Chairman and Board Members:

Keach-Nordstrom Associates, Inc. is submitting an application for planning board approval of the above referenced project and as such we are requesting the follow waiver. **Waiver from Town of Allenstown Planning Board Subdivision Application Checklist – Items # 13 & 14.** Waiver for Item 13 is for the requirement to add the areas in aces and square feet of each abutting property. The applicant is asking for this waiver due to the fact that it would take thousands of dollars to accurately show the acre of all abutting properties for this 4 lot subdivision just is not proportional to the work required to obtain that information for what the work would yield in knowledge. The second part of this waiver is regarding #14 which ask that all land be surveyed during the approval process. This subdivision consists of over 32 acres of which we have condensed the 4 lots into approximately 18 acres and as such have shown all required topo, wetland, soils and other required information for this area and as such we are requesting a waiver of the remaining land. As outlined in this request the project is for the approval of 4 new residential lots on the existing Pine Acres Road.

KNA will be present to further discuss the Waiver at the scheduled hearing. If you have any questions or comments, please contact me at (603) 496-3684.

Sincerely,



**Matthew J. Peterson
Senior Project Manager
Keach-Nordstrom Associates, Inc.
10 Commerce Park North Suite B
Bedford, NH 03110**

September 3, 2019

Town of Allenstown
Planning Board
16 School Street
Allenstown, New Hampshire 03275

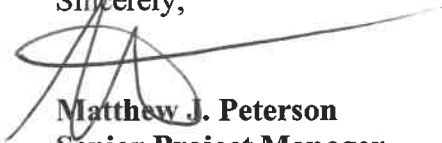
**Re: Waiver Request Letter – Pine Acres Subdivision
Tax Map 102; Lot 8
Allenstown, New Hampshire 03275
HDG Project # 2018-1115-1**

Dear Chairman and Board Members:

Keach-Nordstrom Associates, Inc. is submitting an application for planning board approval of the above referenced project and as such we are requesting the follow waiver. **Waiver from Article VI – General Subdivision Requirements to be Observed by the Applicant; Section 6.02(g)5 “Lot shape and configuration requirements”**: of the Town of Allenstown Subdivision. This regulation requires that “All lots shall be laid out in a reasonably symmetrical manner.” As such we have one lot that because of its overall size, 26 acres in size, appears to look like a pork chop lot, however it has 191’ of frontage on Pine Acres road and over 1200 feet along Route 28. The width of the lot is at least 175’ wide everywhere and as such we do not believe it is a pork chop lot, see enclosed plan. The applicant believes that the subdivision is laid out in an appropriate manner and with this waiver meets all Town requirements.

KNA will be present to further discuss the Waiver at the scheduled hearing. If you have any questions or comments, please contact me at (603) 496-3684.

Sincerely,



**Matthew J. Peterson
Senior Project Manager
Keach-Nordstrom Associates, Inc.
10 Commerce Park North Suite B
Bedford, NH 03110**



Town of Allenstown
Planning Board
1 Ferry Street
Allenstown, NH 03275
603-485-9202
planning@allenstownnh.gov

PLANNING BOARD FEE ACKNOWLEDGEMENT FORM

Project Name: Pine Acres Subdivision
 Contact Person Name: MIKE GALLO
 Mailing Address: 34 Rundle # Hill Road #4 Bedford, NH 03110
 Phone: 1-603-785-4616
 Email Address: MIKE@GALLOREALTY.COM

As the applicant for Pine Acres Subdivision located at Pine Acres Road and Allenstown map 102 and lot 8 I have read and understand the Allenstown Planning Board and/or Allenstown Zoning Board Fees, as applicable (attached). Additionally, I authorize the Town of Allenstown to establish an escrow account for professional review services/costs associated with my Application(s). 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 consideration of the Application can and will be required to be paid as a condition of approval. Additionally, I understand that the submittal of appropriate fees, complete and signed application forms, and this Fee Acknowledgement less than 28 days in advance of the next regularly scheduled Planning Board meeting or less than 7 days in advance of the next Zoning Board of Adjustment Meeting will result in the entire application package automatically being deemed incomplete. One check shall be provided for escrow fees and one for application fees. Both checks shall specify the application and what the check is for in the memo line. Lastly, I recognize that the following fees will be paid, as applicable:

- I. Escrow fees (Planning and/or Zoning Board) **Total:** _____
 - a. Central NH Regional Planning Commission Planner: 750.00
 - b. Engineering: _____
 - c. Legal: 100.00
 - d. Newspaper Notice: 250.00
 - e. Abutter Notice: 204.00
- II. Planning Board Application Fees **Total:** _____
 - a. Site Plan: _____
 - b. Subdivision: 1000.00
 - c. Conditional Use Permit: _____
 - d. Special Use Permit: _____

Mike Gallo, CNH Homes Applicant (Printed) [Signature] Applicant (Signature) 8/22/19 Date

Central New Hampshire Regional Planning Commission

28 Commercial Street ♦ Concord, NH 03301

Telephone: (603) 226-6020 ♦ Fax: (603) 226-6023 ♦ www.cnhrpc.org



SUBDIVISION PLAN, FIRST REVIEW

DATE: AUGUST 28, 2019
TO: ALLENSTOWN PLANNING BOARD
FROM: MATT MONAHAN, CNHRPC
SUBJECT: 4NH HOMES #04-2019
CC: HILLSIDE DESIGN GROUP, LLC (via email)

The applicant, 4NH Homes, submitted an application for Map 102 Lot 8 and totaling 32.7 +/- acres on land owned by the same for the purpose of creating a four lot subdivision; one lot siting a duplex and the other three single family homes. The site is located at Pine Acres Road, within the Residential Zone.

CNHRPC received a set of plans for the proposed Subdivision on August 23, 2019. The plan sets reviewed were entitled SUBDIVISION PLAN PREPARED FOR: 4NH HOMES, LLC. TAX MAP 102 LOT 8 NH ROUTE 28 AND PINE ACRES ROAD ALLENSTOWN, NEW HAMPSHIRE and dated August 2, 2019 and consisted of 2 sheets as prepared by Higginson Land Services. Pursuant to the request of the Town of Allenstown Planning Board, CNHRPC has reviewed the plans for compliance with the Allenstown Subdivision Regulations and applicable requirements. This memorandum is intended to apprise the Planning Board of submittal items required by the Allenstown Subdivision Regulations that are missing from the plan as well as zoning and general planning issues that should be considered with this proposed Subdivision. It is recommended to the Planning Board that any waivers or deviations from the submittal requirements be requested by the applicant in writing.

SUBMITTAL DETAILS

CNHRPC has reviewed the following plans and documents:

- A plan set entitled SUBDIVISION PLAN PREPARED FOR: 4NH HOMES, LLC. TAX MAP 102 LOT 8 NH ROUTE 28 AND PINE ACRES ROAD ALLENSTOWN, NEW HAMPSHIRE and dated August 2, 2019 and consisted of 2 sheets as prepared by Higginson Land Services.
- A cover letter from Hillside Design Group, LLC. dated August 8, 2019.
- A Town of Allenstown Subdivision Application.
- A Town of Allenstown Subdivision Checklist.
- A waiver request.
- A Town of Allenstown ZBA Notice of Decision.
- A Test Pit Log.

TOWN OF ALLENSTOWN SUBDIVISION CHECKLIST & SUBDIVISION REGULATION REQUIREMENTS

The following are advisory comments based upon the Town of Allenstown Subdivision Regulations and Subdivision Checklist Requirements used during the consideration of materials received by CNHRPC pertaining to this proposal.

Overall Summary: This overall summary highlights the major issues to be considered by the board with this application. Please refer to the whole memorandum for the full description of all the issues and concerns associated with the application, as well as additional details that pertain to the major issues listed below.

The applicant is seeking approval to create a four lot subdivision; one lot siting a duplex and the other three siting single family homes. Major areas of focus for the project will include:

- Major Issues:
 - o Waiver needs to be acted upon.
 - o Full survey of “The Cove” needs to be addressed.
 - o Various administrative items are needed for completeness.
 - o The Board needs to discuss whether or not Lot 8 meets the lot shape requirements.
 - o Several items needed for completeness (see below).

- Technical Review Committee Comments:
 - o Police, Town Clerk, Water, Sewer and Town Administration had no comment.
 - o Fire requested that all driveways have a width of 13’.
 - o Highway Department indicated that at the time driveway permits were sought the determination for whether or not culverts were needed would be made.

- Potential Conditions of Approval:
 - o As land within the Town of Pembroke is shown on the plat, the plans will need to be signed by the Pembroke Planning Board.
 - o Plan note 8 needs to be revised to state that the bounds will be set under the supervision of the surveyor.
 - o Special Exception and Variances granted, as well as the conditions in the notice of decisions for both should be listed on the plan as a condition of approval.
 - o Note 1 should indicate what lots will contain single family homes and what lot will contain the duplex.
 - o Note 4 incorrectly places the lot in the Agricultural Overlay District. This should be revised.
 - o Driveway locations, subject to final approval by the Road Agent, should be shown on the plan.
 - o The space for MCRD registry use needs to be shown.
 - o An NHDES state subdivision approval will be needed as a condition of approval.
 - o A Town of Allenstown driveway permit will be needed as a condition of approval. Any driveway culverts depicted outside of the right-of-way will need to be maintained by the land owner(s).
 - o Any conditions of approval and waivers granted should be listed on the final plan to be signed.
 - o Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format (see item 24).
 - o Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.

- All waivers granted and conditions of approval need to be on the final plan.
 - Driveway(s) and any associated drainage shall be inspected by the Allenstown Highway Department prior to the issuance of Certificate of Occupancy. If needed, the Highway Department may ask for outside engineering review, paid for by the applicant.
 - Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format.
 - Any other conditions sought by the Board.
- Potential Course of Action:
- Applicant's presentation.
 - Planner presents concerns in this memorandum.
 - Board makes determination of regional impact.
 - Board acts on waivers.
 - Board acts on completeness.
 - Board opens public hearing.
 - Board closes public hearing, deliberates and votes.

Allenstown Subdivision Checklist Requirements:

1. Checklist Item 3 – Fees, including escrows, were not provided. This will be needed for completeness.
2. Checklist Item 4 – A letter of authorization was not provided. This will be needed for completeness.
3. Checklist Item 6 – A fee acknowledgement was not provided. This will be needed for completeness.
4. Checklist Item 7 – A W-9 was not provided. This will be needed in order to deposit the escrow check.
5. Checklist Item 13 (5.01.b) – The acreage of abutting properties and the setback dimensions were not provided. This could be a condition of approval if desired by the Board.
6. Checklist Item 14 (5.01.c, 5.02.c, 5.02.e) – A full survey of “The Cove” was not completed. This needs to be addressed for completeness.
7. Checklist Item 17 and 24 (5.01.f, 5.02.c, 5.02.d) – The square footage of proposed Lot 8 is not provided. This could be a condition of approval.
8. Checklist Item 23 (5.02.c) – Horizontal and vertical control points, as well as a tie to the NH State Plane coordinate system was not provided. This could be a condition of approval if desired by the Board.
9. Checklist Item 33 (5.02.g.1) – Plan note 8 needs to be revised to state that the bounds will be set under the supervision of the surveyor.
10. Checklist Item 58 (6.02.g) – Lots 8-1, 8-2, and 8-3 all meet lot shape requirements. The Board should determine if Lot 8 does or does not meet this requirement. If it does not, a waiver request could be submitted by the applicant.

Allenstown Subdivision Regulation Requirements:

11. No issues identified at this time, subject to the review of the Planning Board.

Waivers Requested from Subdivision Regulation Items:

The applicant has requested a waiver from Section 5.02.h to allow for the new lots to be serviced by overhead electrical lines instead of underground. This waiver request seems reasonable given that is what the other lots on Pine Acres Road have for electrical line access.

Allenstown Zoning Ordinance Requirements:

12. A Variance was granted on June 28, 2019 to allow a driveway no less than 200' from Route 28 for Lot 8.
13. A Special Exception was granted to permit a duplex (lot 8), though it may not be less than 800' from Pine Acres Road.

DEVELOPMENT OF REGIONAL IMPACT

14. In accordance with RSA 36:56, the Board shall determine if the proposal is a development of regional impact:

“A local land use board, as defined in RSA 672:7, upon receipt of an application for development, shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact.” That said, the proposal does not appear to have a regional impact.

OTHER COMMENTS

The following are advisory comments based upon commonly held planning principles and the review of the plans received. These comments represent the opinion and professional discretion of the reviewer in considering the materials received in relation to this proposal.

15. Special Exception and Variances granted, as well as the conditions in the notice of decisions for both should be listed on the plan as a condition of approval.
16. Note 1 should indicate what lots will contain single family homes and what lot will contain the duplex.
17. Note 4 incorrectly places the lot in the Agricultural Overlay District. This should be revised as a condition of approval.
18. Driveway locations, subject to final approval by the Road Agent, should be shown on the plan. This should be a condition of approval.
19. The space for MCRD registry use is not shown on the plan and should be required as a condition of approval.
20. As land within the Town of Pembroke is shown on the plat, the plans will need to be signed by the Pembroke Planning Board. This should be a condition of approval.

21. An NHDES state subdivision approval will be needed as a condition of approval.
22. A Town of Allenstown driveway permit will be needed as a condition of approval. Any driveway culverts depicted outside of the right-of-way will need to be maintained by the land owner(s).
23. Any conditions of approval and waivers granted should be listed on the final plan to be signed.
24. Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format. Such a format shall be georeferenced drawings and may be CAD, Shape Files or GDB format. They shall, in addition to those items presented to the Planning Board for approval, a calculation of the change in impervious coverage as well as depict any infrastructure (including sewer, water, and drainage).

Given the nature of the proposal and the items submitted, the application could be considered substantially complete once the following items have been addressed: granting of waiver(s); fees, letter of authorization, W-9, and fee acknowledgement provided; survey of "The Cove;" Lot 8 lot shape issue resolved.

Any item indicated in this memo as missing from the plan could be a condition of approval if the Board felt such item(s) are relevant and are not waived. If the Board chooses to invoke jurisdiction and accept this application as complete, the timelines set forth in RSA 676:4C shall apply. If the application is accepted as complete, the Planning Board can enter into a public hearing if such a hearing was properly noticed in accordance with 676:4D.

NOTE TO THE APPLICANT: ALL REVISED MATERIALS MUST BE RECEIVED AT THE FOLLOWING EMAIL ADDRESSES NO LESS THAN 2 WEEKS PRIOR TO THE PLANNING BOARD MEETING:

mmonahan@cnhrpc.org dbaxter@allenstownnh.gov planning@allenstownnh.gov



TOWN OF ALLENSTOWN
ZONING BOARD OF ADJUSTMENT
16 SCHOOL STREET
ALLENSTOWN, NH 03275
603-485-9202
PLANNING@ALLENSTOWNNH.GOV

NOTICE OF DECISION

Allenstown, New Hampshire
Case#2019-05

APPLICANT: 4NH Homes-Hillside Design, LLC
166 Pinewood Road
Allenstown NH 03275

Date: June 28, 2019

OWNER: 4NH Homes-Hillside Design, LLC
166 Pinewood Road
Allenstown NH 03275

PROPERTY ADDRESS: 166 Pinewood Road - Map#102 Lot#008

DATE OF DECISION: June 26, 2019

REGARDING: Variance: Driveway on "sideage" roads must be no closer than 500'
from the nearest intersection. **Ordinance:** Article XI Section 1113.5

VARIANCE CONDITION: *Driveway must be no less than 200' from road (Rt.28) edge*

REGARDING: Special Exception: Multi-family dwelling **Ordinance:** Article VII Section 702.e

SPECIAL EXCEPTION CONDITION: *Home must be built no less than 800' from Pine Acres Road*

X APPROVED

Zoning Board of Adjustment

Chairman: Keith Klaws

Note: per RSA 677:2 within 30 days after any order or decision of the ZBA, any party to the action or proceedings or any person directly affected thereby may apply for a rehearing. The 30-day time period shall be counted in calendar days.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR SUBDIVISION OF LAND

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

SUBDIVISION APPROVAL DATE: 8/27/2019

APPROVAL NUMBER: eSA2019082701

I. PROJECT LOCATION

Subdivision Name: PROPOSED SUBDIVISION PREPARED
FOR 4NH HOMES LLC
Address: PINE ACRES ROAD
ALLENSTOWN NH 03275
Tax Map: 102
Parent Lot No.: 8
No. of Lots: 3
Lot Nos.: 102/8-1 102/8-2 102/8-3

II. OWNER INFORMATION

Name: 4NH HOMES LLC
Address: 4NH HOMES LLC
34 RUNDLETT HILL ROAD #4
BEDFORD NH 03110

III. APPLICANT INFORMATION

Name: DANIEL B HIGGINSON
Address: 76 PATTERSON HILL RD
HENNIKER NH 03242

IV. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

A. OTHER CONDITIONS AND WAIVERS:

1. Approved for lots 102/8-1 102/8-2 102/8-3 @ 600 GPD/ lot.
2. Please be advised that dredge or fill in a jurisdictional wetland or stream requires DES Wetland Bureau approval per RSA 482-A.

IV. DESIGNER INFORMATION

Name: DANIEL B HIGGINSON
Address: 76 PATTERSON HILL RD
HENNIKER NH 03242
Permit No.: 01717

V. SURVEYOR INFORMATION

Name: DANIEL HIGGINSON
Address: HIGGINSON LAND SERVICES
76 PATTERSON HILL ROAD
HENNIKER NH 03242
Permit No.:

Travis Guest
Subsurface Systems Bureau

APPROVAL FOR SUBDIVISION OF LAND

V. GENERAL TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

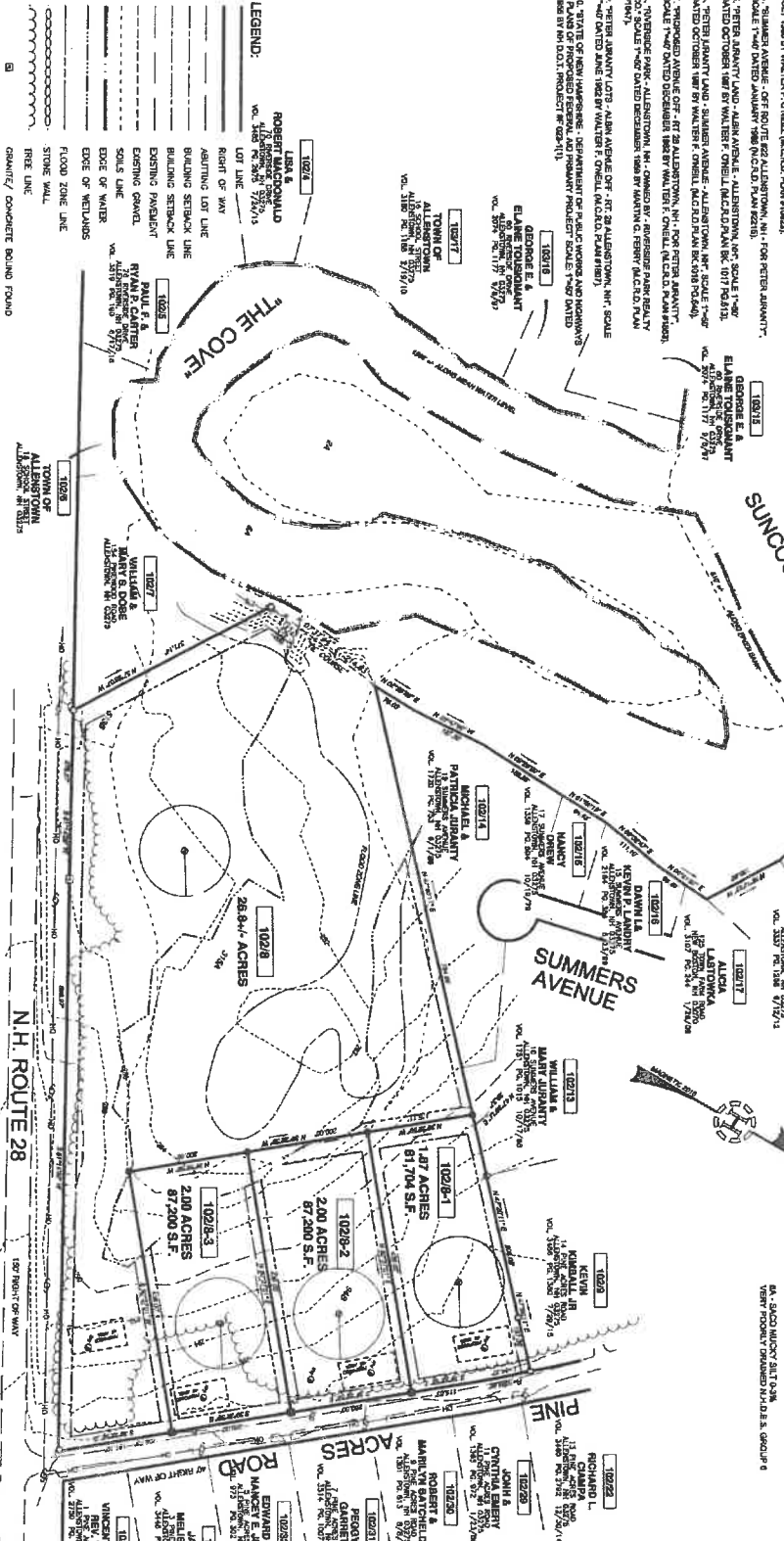
- A. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- B. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Subdivision of Land. Approval by the Department of Environmental Services of any subdivision of land is based on plans and specifications supplied by the Applicant.
- C. This Approval for Subdivision of Land does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 201904309-1

APPROVAL NUMBER: eSA2019082701

APPLICATION RECEIVED DATE: August 21, 2019

REFERENCE PLANS:
 1. HIGGINSON PLAN, MAP 201, LOT 1, ALLENSTOWN, NH, PREPARED FOR...
 2. HIGGINSON PLAN, MAP 201, LOT 2, ALLENSTOWN, NH, PREPARED FOR...
 3. HIGGINSON PLAN, MAP 201, LOT 3, ALLENSTOWN, NH, PREPARED FOR...
 4. HIGGINSON PLAN, MAP 201, LOT 4, ALLENSTOWN, NH, PREPARED FOR...
 5. HIGGINSON PLAN, MAP 201, LOT 5, ALLENSTOWN, NH, PREPARED FOR...
 6. HIGGINSON PLAN, MAP 201, LOT 6, ALLENSTOWN, NH, PREPARED FOR...
 7. HIGGINSON PLAN, MAP 201, LOT 7, ALLENSTOWN, NH, PREPARED FOR...
 8. HIGGINSON PLAN, MAP 201, LOT 8, ALLENSTOWN, NH, PREPARED FOR...
 9. HIGGINSON PLAN, MAP 201, LOT 9, ALLENSTOWN, NH, PREPARED FOR...
 10. HIGGINSON PLAN, MAP 201, LOT 10, ALLENSTOWN, NH, PREPARED FOR...



SOILS LEGEND:
 1. M. - MEDIUM SANDY LOAM 3-8%
 2. M. - MEDIUM SANDY LOAM 3-8%
 3. M. - MEDIUM SANDY LOAM 3-8%
 4. M. - MEDIUM SANDY LOAM 3-8%
 5. M. - MEDIUM SANDY LOAM 3-8%
 6. M. - MEDIUM SANDY LOAM 3-8%
 7. M. - MEDIUM SANDY LOAM 3-8%
 8. M. - MEDIUM SANDY LOAM 3-8%
 9. M. - MEDIUM SANDY LOAM 3-8%
 10. M. - MEDIUM SANDY LOAM 3-8%

WETLANDS CERTIFICATION:
 1. HERBERT R. & ANNE M. RISH AMBERS
 2. HERBERT R. & ANNE M. RISH AMBERS
 3. HERBERT R. & ANNE M. RISH AMBERS
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OWNERS SIGNATURE:
 HERBERT R. & ANNE M. RISH AMBERS
 HERBERT R. & ANNE M. RISH AMBERS
 HERBERT R. & ANNE M. RISH AMBERS
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NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT A FULL LOT SUBDIVISION OF TAX MAP 1021 LOT 1.
 2. THE OWNER OF RECORD OF THE TAX MAP 1021 LOT 1 AND HIGGINSON, LLC IS RICHARD L. HILL, RICHARD L. HILL & ASSOCIATES, INC., 100 MAIN STREET, ALLENSTOWN, NH 03817.
 3. THE TOTAL AREA OF TAX MAP 1021 LOT 1 IS 221.74 ACRES OR 1,548,000 S.F. DURING THE MONTH OF OCTOBER 2018. HERBERT R. & ANNE M. RISH AMBERS IS THE REFERENCE PLAN #1.
 4. THIS SITE LIES WITHIN THE 20 ZONE AS WELL AS THE AGRICULTURAL, CONSERVATION OPEN SPACE, AND SOILS CONSERVATION ZONES. THE ZONE DESIGNATION IS A PORTION OF THE CERTIFIED ZONING, BOUNDARY ZONING, AND ZONING MAPS FOR THE TOWN OF ALLENSTOWN, NH. THE ZONING MAPS ARE AVAILABLE FOR REVIEW AT THE TOWN CLERK'S OFFICE, 100 MAIN STREET, ALLENSTOWN, NH 03817.
 5. A BOUNDARY INSPECTION FOR THE COVER IS SET REFERENCED TO THE REFERENCE PLAN #1.
 6. THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONSIDERED TO BE A PART OF ALL VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
 7. A VARIANCE IS REPORTED HEREON AND IS TO BE SET PRIOR TO CONVICTION OF ANY APPROVED LOTS.
 8. IF THE TAX MAP 1021 LOT 1 IS TO BE REBUILT TO REBUILT A DIVERSITY WITHIN THE TOWN OF ALLENSTOWN, NH, THE TOWN BOARD SHALL BE ADVISED BY THE TOWN CLERK.



LEGEND:
 1. 10216 ROBERT L. & ELAINE TOWN OF ALLENSTOWN, NH
 2. 10217 GEORGE E. & ELAINE TOWN OF ALLENSTOWN, NH
 3. 10218 PATRICK J. & MICHAEL J. TOWN OF ALLENSTOWN, NH
 4. 10219 KEVIN P. & DANIELA TOWN OF ALLENSTOWN, NH
 5. 10220 WILLIAM B. & KEVIN TOWN OF ALLENSTOWN, NH
 6. 10221 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH
 7. 10222 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH
 8. 10223 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH
 9. 10224 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH
 10. 10225 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH
 11. 10226 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH
 12. 10227 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH
 13. 10228 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH
 14. 10229 RICHARD L. & ANNE M. TOWN OF ALLENSTOWN, NH

OWNERS SIGNATURE:
 HERBERT R. & ANNE M. RISH AMBERS
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APPROVED BY THE ALLENSTOWN PLANNING BOARD:
 HERBERT R. & ANNE M. RISH AMBERS
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APPROVED BY THE PEMBERKE PLANNING BOARD:
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 5. HERBERT R. & ANNE M. RISH AMBERS
 6. HERBERT R. & ANNE M. RISH AMBERS
 7. HERBERT R. & ANNE M. RISH AMBERS
 8. HERBERT R. & ANNE M. RISH AMBERS
 9. HERBERT R. & ANNE M. RISH AMBERS
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TOPOGRAPHIC PLAN PREPARED FOR:
 ANH HOMES, LLC.
 TAX MAP 102 LOT 8
 NH ROUTE 28 AND PINE ACRES ROAD
 ALLENSTOWN, NEW HAMPSHIRE

HIGGINSON LAND SERVICES
 LAND SURVEYING, ENGINEERING, AND PLANNING
 76 PUTTICKS HILL ROAD, DENVER, NH 03824
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