



Town of Gilmanton, New Hampshire
Planning Board
Academy Building
503 Province Road, PO Box 550
Gilmanton, New Hampshire 03237
planning@gilmantonnh.org
603.267-6700 ex 122 –Phone 603.267.6701 –Fax

RECEIVED
 AUG 18 2023

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 Mark Warren, Selectmen Rep
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 Roy Buttrick, Member
 Shane Bruneau, Member
 Brett Currier, Member
 Nicolas Peterson, Member
 Dustin Milliken, Alt Member

Subdivision Application

APPLICATION MUST BE ORIGINAL, MUST BE TYPED OR PRINTED LEGIBLY IN PEN.

- Minor Subdivision**
- Major Subdivision**
- Lot Line Adjustment**
- Open Space Subdivision**
- Condominium Creation or Conversion**

Application:	PB #	2023-503
Submission Date:		8/18/23
Hearing Date:		9/14/23
<u>Fees Paid</u>		
Application Fee:	\$	250
Abutter Fee:	\$	112
Public Notice Fee:	\$	
Mapping Fee:	\$	25
Total Fees Paid:	\$	
<small>For Municipal Use Only</small>		

I. Property, Owner and Applicant Information

Property Owner(s) of Record: Brett & Brenda Currier
 All Owner(s) of Record Must Be Listed and are REQUIRED to Sign the Application.

Mailing Address: 279 N.H. Route 140, Gilmanton, N.H., 03237
If Different than the subject property Street or PO Box City/Town State Zip Code

Home # _____ **Cell #** _____

E-mail _____

Property Address: 279 N.H. Route 140
 ___ **Private Road** or ___ **Class V** **Map / Lot #:** Map 413/Lot 112

Zoning District: Village **Total Acreage:** 14.18 Acres

Applicant(s): Brett Currier

Mailing Address: 279 N.H. Route 140, Gilmanton, N.H., 03237
If Different than the property Owner(s) Street or PO Box City/Town State Zip Code

Home # _____ **Cell #** _____ **E-mail** _____

Land Agent: _____

Mailing Address: _____, _____, _____, _____
Street or PO Box City/Town State Zip Code

Business # _____ **Cell #** _____ **E-mail** _____

II. Subject Property

Please describe in detail ALL existing uses on the subject property. Include primary use and all accessory uses:

Single Family, Residential

Please describe in detail the proposed subdivision including the number of lots proposed and the size of each: Proposed is to create a new 1.88 acre lot

Has the subject property previously been subdivided? Yes or No
If yes; Date(s) of : Approved 11/13/03 Number of lots created: 1

If denied, state the reason for the denial:

Has the subject property received previous site plan approval? Yes or No
If yes; Date(s) of : Type of approval:

Is the property subject to:

- Deeded Covenants or Restrictions Yes or No
Current Use Yes or No
Conservation Easement Yes or No
Private Easement(s) Existing Yes or No
Public Utility Easements Granted (Electric or Telephone) Yes or No
Right-of-Way Granted Yes or No
State Driveway Permit Yes or No
Local Driveway Permit Yes or No

III. Facility Data

Table with 3 columns: Facility Data, Existing, Proposed. Rows include State Approved Private Septic and Private Well/Water Supply.

Other Considerations

- Does the proposal meet all Zoning Ordinance Requirements of Article IV, Table 2?
If no, have you received or applied for a Variance from the ZBA?
If yes, when? Approved/Denied/Pending
If not, would you like to request a Joint Hearing with the Planning Board and ZBA?
Are there specific conditions set forth by the ZBA?
Please list:

- Do the proposals require the development of a road(s)?
If a new road is proposed, are sidewalks, streetlights, culverts and other improvements included on the plan?
Do the proposals require that a Right-of-Way be provided?

IV. Certification & Signature Page

1. **The Applicant and/or owner, and/or agent, certifies that this application is correctly completed with all required attachments and that any additional reasonable costs for engineering or professional services incurred by the Planning Board or the Town of Gilmananton in the final application process of this property shall be borne by the following party: (Please initial the line of the respective party)**

_____ Applicant Owner _____ Agent

**** Failure to indicate a responsible party for fees associated costs will result in the denial of the application without a public hearing in accordance with NH RSA 676:4 I(e)(2) - (As amended)**

2. The Owner/Agent hereby authorizes the Gilmananton Planning Board and its agents to access the subject land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its Agents, to insure conformance of the on-site improvements with the approved plan and all Town of Gilmananton Ordinances and Regulations.

3. The undersigned Owner/Agent hereby submits to the Gilmananton Planning Board a Completed Application Package and respectfully requests its approval of said plat. In considerations for approval and the privileges occurring thereto, the owner hereby agrees, as applicable:

- To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions, which become apparent during construction.
- To provide and install standard street signs as approved by the Town for all street intersections.
- To give the Town on demand, proper deeds for land or rights of ways reserved on the plat for streets, drainage or other purposes as agreed upon during the public hearing.
- To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- To make no changes whatsoever in the Final Plat as approved by the Board unless a revised plan or a plat or new application is submitted and approved by the Planning Board.
- To construct improvements or post the Planning Board's Performance Guarantee to insure completion of the improvements shown on the plat and related drawings.
- There are no known violations of the Town of Gilmananton Zoning Ordinance or Gilmananton Planning Board Regulations present on the property that have not been disclosed as part of this application.
- To insure proper boundary documentation at the project's completion in accordance with the Town of Gilmananton Subdivision Regulations.

Authorization to Act as Agent

Mr./Mrs./Ms. _____ (Please Print) is hereby designated as the person who is authorized to act as my agent in securing any and all permits necessary from the Gilmananton Planning Board for the development of my property, all communications to the owner may be addressed to the agent with copy provided to the property owner.

Certification:

Owner of Record signature: Brett Lurie Date: 8-18-23

Owner of Record signature: Brenda Lurie Date: 8-18-23



100 feet Abutters List Report

Gilmanon, NH
August 17, 2023

Subject Property:

Parcel Number: 413-112-000
CAMA Number: 413-112-000-000-000
Property Address: 279 NH RT 140

Mailing Address: CURRIER, BRETT & BRENDA
279 NH RTE 140
GILMANTON, NH 03237

Abutters:

Parcel Number: 126-006-000
CAMA Number: 126-006-000-000-000
Property Address: 97 CURRIER HILL RD

Mailing Address: MALEK, THOR A & SHIRLEY D
97 CURRIER HILL RD
GILMANTON, NH 03237

Parcel Number: 127-023-000
CAMA Number: 127-023-000-000-000
Property Address: NH RT 140

Mailing Address: WILLARD JR TR, DOROTHY WILLARD
FAMILY TR 5/22/03
PO BOX 532
GILMANTON, NH 03237

Parcel Number: 127-043-000
CAMA Number: 127-043-000-000-000
Property Address: 55 CURRIER HILL RD

Mailing Address: FREEMAN, RYAN & OLIVIA
55 CURRIER HILL RD
GILMANTON, NH 03237

Parcel Number: 413-091-000
CAMA Number: 413-091-000-000-000
Property Address: 18 ALLENS MILL RD

Mailing Address: GILBERT, ADAM L & ANNA B
18 ALLENS MILL RD
GILMANTON, NH 03237

Parcel Number: 413-092-000
CAMA Number: 413-092-000-000-000
Property Address: 264 NH RT 140

Mailing Address: DADDIO, DEBORAH
264 NH RT 140
GILMANTON, NH 03237

Parcel Number: 413-109-000
CAMA Number: 413-109-000-000-000
Property Address: 263 NH RT 140

Mailing Address: POISSON, KAITLYN K & EDMOND J
263 NH RT 140
GILMANTON, NH 03237

Parcel Number: 413-110-000
CAMA Number: 413-110-000-000-000
Property Address: 271 NH RT 140

Mailing Address: MORAN, MICHAEL & DANIELLE
PO BOX 364
GILMANTON, NH 03237

Parcel Number: 413-111-000
CAMA Number: 413-111-000-000-000
Property Address: MARY BUTLER LN

Mailing Address: MARY BUTLER CHAPTER OF DAR
PO BOX 1599
LACONIA, NH 03246

Parcel Number: 413-113-000
CAMA Number: 413-113-000-000-000
Property Address: 297 NH RT 140

Mailing Address: GILMANTON, TOWN OF
PO BOX 550
GILMANTON, NH 03237

Parcel Number: 413-114-000
CAMA Number: 413-114-000-000-000
Property Address: 123 CURRIER HILL RD

Mailing Address: MEAD, KIMBERLY & JERROD
123 CURRIER HILL RD
GILMANTON, NH 03237



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100 feet Abutters List Report

Gilmanon, NH

August 17, 2023

Parcel Number: 413-115-000
CAMA Number: 413-115-000-000-000
Property Address: 141 CURRIER HILL RD

Mailing Address: ROGER & ELIZABETH CLARK FAMILY
CLARK TR, ROGER & CLARK TR, EL
PO BOX 25
GILMANTON, NH 03237



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8/17/2023

Page 2 of 2