



**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

Bre Daigneault, Planning Admin
 Mark Fougere, Certif. Planner
 Michael Jean, Chair
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 Mark Warren, Selectmen Rep
 Michael Wilson, Alt. Select Rep
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RECEIVED
 DEC - 6 2023

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 # <u>2024-501</u>
Submission Date:	<u>12/6/23</u>
Hearing Date:	<u>1/11/24</u>
Fees Paid	
Application Fee:	\$ _____
Abutter Fee:	\$ _____
Public Notice Fee:	\$ _____
Mapping Fee:	\$ _____
Total Fees Paid:	\$ _____
<small>For Municipal Use Only</small>	

I. Property, Owner and Applicant Information

Property Owner(s) of Record: MICHAEL P. GALLANT
 All Owner(s) of Record Must Be Listed and are REQUIRED to Sign the Application.

Mailing Address: 259 CRYSTAL LAKE ROAD, GILMANTON, NH, 03837
If Different than the subject property Street or PO Box City/Town State Zip Code

Home # _____ **Cell #** [REDACTED]
E-mail [REDACTED]

Property Address: 259 CRYSTAL LAKE ROAD

Private Road or Class V **Map / Lot #:** 111/2

Zoning District: R **Total Acreage:** 5.15

Applicant(s): OWNER

Mailing Address: _____, _____, _____, _____
If Different than the property Owner(s) Street or PO Box City/Town State Zip Code

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

Land Agent: BAILEY ASSOCIAES

Mailing Address: 217 COTTON HILL ROAD, GILFORD, NH, 03249
Street or PO Box City/Town State Zip Code

Business # (603) 528-3734 **Cell #** _____ **E-mail** BLBAILEY@BAILEY-ASSOCIATES.COM

II. Subject Property

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

EXISTING SINGLE LOT OF RECORD WHICH PREVIOUSLY HAD TWO INDIVIDUAL RESIDENTIAL STRUCTURES #259 CRYSTAL LAKE ROAD & #265 CRYSTAL LAKE ROAD. THE HOME AT 265 CRYSTAL LAKE ROAD WAS DESTROYED BY A FIRE IN JANUARY 2022. THE OWNER/APPLICANT IS SEEKING SUBDIVISION APPROVAL TO RE-BUILD AT 265 MEETING CURRENT TOWN & ZONING REGULATIONS.

Please describe in detail the proposed subdivision including the number of lots proposed and the size of each: TWO LOTS ARE PROPOSED SO THAT EACH RESIDENCE WILL BE ON ITS OWN LOT.

Has the subject property previously been subdivided? Yes or No
If yes; Date(s) of : Number of lots created:

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

State Approved Private Septic Existing Yes or No Proposed Yes or No PENDING STATE APPROVAL
Private Well/Water Supply Existing Yes or No Proposed Yes or No

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
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 Gilmanton in the final application process of this property shall be borne by the following party: (Please initial the line of the respective party)

X 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 Gilmanton 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 Gilmanton Ordinances and Regulations.

3. The undersigned Owner/Agent hereby submits to the Gilmanton 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 Gilmanton Zoning Ordinance or Gilmanton 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 Gilmanton Subdivision Regulations.

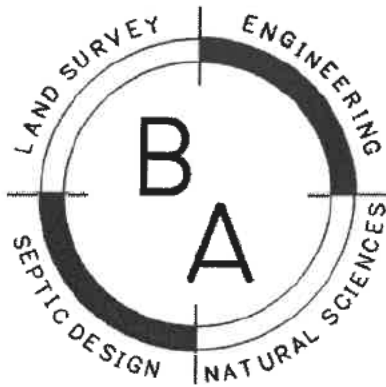
Authorization to Act as Agent

Mr./Mrs./Ms. MICHAEL P. GALLANT (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 Gilmanton 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:  Date: 11/3/23

Owner of Record signature: _____ Date: _____



BAILEY ASSOCIATES

LAND SURVEYING & LAND PLANNING
ENGINEERING & NATURAL RESOURCE SCIENCES
WWW.BAILEY-ASSOCIATES.COM
(603) 528-3734

SERVING NEW HAMPSHIRE SINCE 1978

November 2, 2023

Re: 259 & 265 Crystal Lake Road, Gilmanton I.W.

Michael P. Gallant
259 Crystal Lake Road
Gilmanton, I.W., NH 03837-4610

To Members of the Town of Gilmanton, Planning Board & Zoning Board of Adjustment,

This letter report is being provided to accompany a proposal for a minor subdivision of land, specifically land located at 259 & 265 Crystal Lake Road, Gilmanton I.W., NH and identified by the Town of Gilmanton's Assessor's Department as Tax Map 111, Lot 2 and further identified by deed recorded at the Belknap County Registry of Deeds Book 2334 Page 0333.

The parcel is 222,881 square feet (5.12 acres) and previously contained two separate residential homes, one with the physical address of 259 Crystal Lake Road and the second with the physical address of 265 Crystal Lake Road, this home was destroyed by an early morning fire on January 11, 2022 as reported in the Laconia Daily Sun. As current standards do not allow for a single lot to contain two separate residential structures, the owner Mr. Michael P. Gallant is seeking subdivision approval to create two (2) individual lots and to rebuild the structure which previously was identified with the physical address of 265 Crystal Lake Road.

The current proposal includes proposed lot 2 with an area of 90,991 square feet (2.09 acres) in total, which does meet the town minimum lot sizing requirement, as well as proposed lot 2-1 with an area of 131,890 square feet (3.03 acres) in total. The Town of Gilmanton's requirement of soil lot sizing, which excludes slopes greater than 25% and areas delineated as jurisdictional wetlands. Proposed lot 2 (259 Crystal Lake Road) has 73,049 square feet (total) of upland soil, and 52,767 square feet of contiguous area, meeting the 30,000 square foot contiguous building area required. Proposed lot 2-1 (265 Crystal Lake Road) has 59,269 square feet (total) of upland soil, and 42,036 square feet of contiguous area, meeting the 30,000 square foot contiguous building area required.

If there is anything I can further clarify, please do not hesitate to contact me via the phone at (603) 528-3734, or by email at blbailey@bailey-associates.com

Sincerely,

Jessica J Bailey

Bryan L. Bailey, LLS
Bailey Associates
(jib)
cc:
enc:



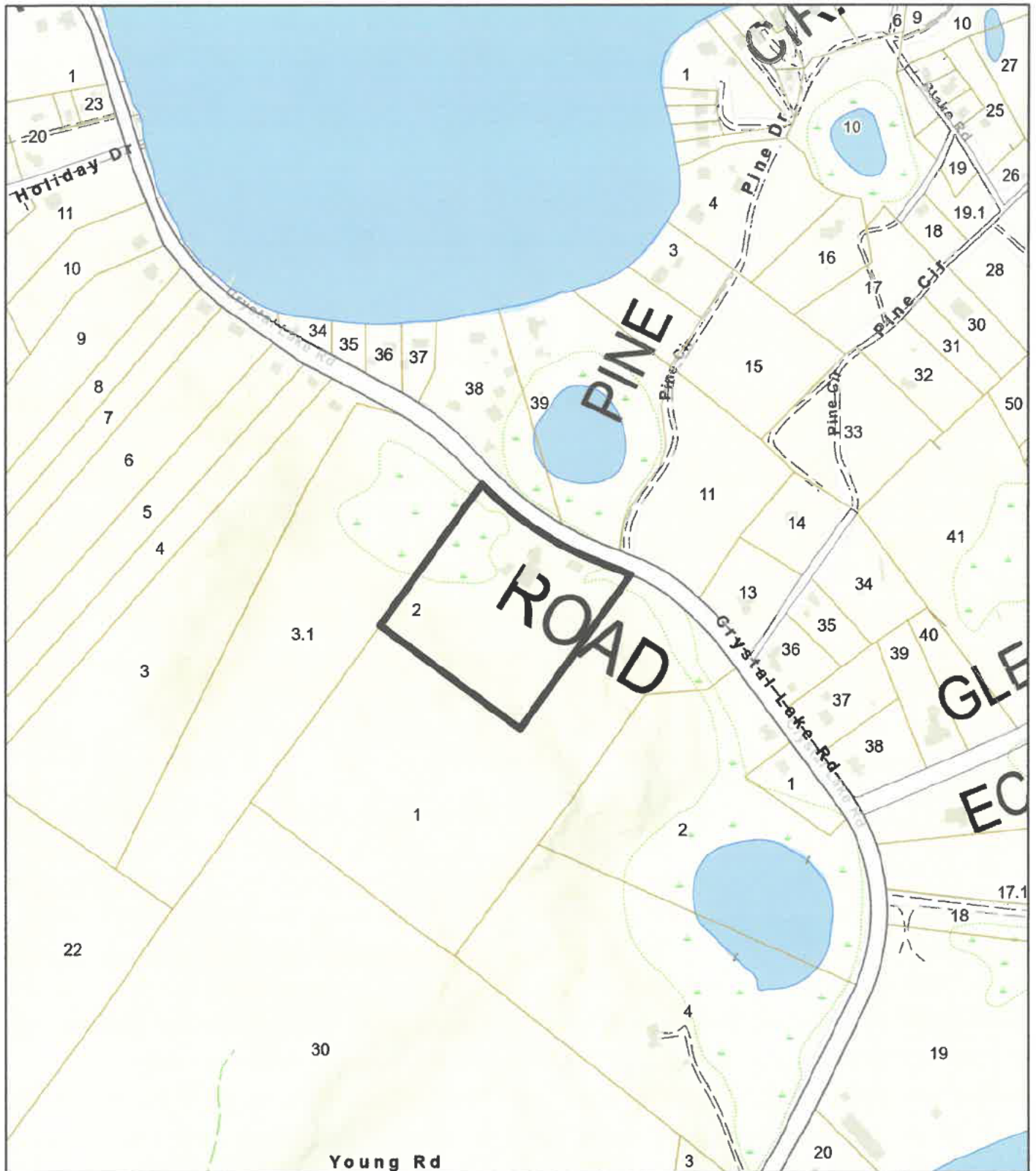
Town of Gilmanton, NH

1 inch = 375 Feet



www.cai-tech.com

September 13, 2023



Data shown on this map 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 map.



100 feet Abutters List Report

Gilmanston, NH
November 08, 2023

Subject Property:

Parcel Number: 111-002-000
CAMA Number: 111-002-000-000-000
Property Address: 259 CRYSTAL LAKE RD

Mailing Address: GALLANT, MICHAEL P
259 CRYSTAL LAKE RD
GILMANTON IW, NH 03837

Abutters:

Parcel Number: 110-011-000
CAMA Number: 110-011-000-000-000
Property Address: PINE CIR

Mailing Address: MOORE, RICHARD J
5 ELM ST
READING, MA 01867

Parcel Number: 111-001-000
CAMA Number: 111-001-000-000-000
Property Address: 243 CRYSTAL LAKE RD

Mailing Address: ROGERS, DAVID R & JEANNETTE
20 FURBER DR
LEE, NH 03861

Parcel Number: 111-003-001
CAMA Number: 111-003-001-000-000
Property Address: CRYSTAL LAKE RD

Mailing Address: UMANITA, CHARLES J & LORIE D
72 TROWBRIDGE CIRCLE
ROWLEY, MA 01969

Parcel Number: 111-038-000
CAMA Number: 111-038-000-000-000
Property Address: 276 CRYSTAL LAKE RD

Mailing Address: CRYSTAL ACRES LLC
278 CRYSTAL LAKE RD
GILMANTON IW, NH 03837

Parcel Number: 111-039-000
CAMA Number: 111-039-000-000-000
Property Address: 23 PINE CIR

Mailing Address: MOORE, RICHARD J
5 ELM ST
READING, MA 01867

AGENTS:

BAILEY ASSOCIATES, INC.
217 COTTON HILL ROAD
GILFORD, NH 03249

NORTHPOINT ENGINEERS,
ATTN: RANDALL SHUEY
119 STORRS ST., SUITE 201
CONCORD, NH 03301



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11/8/2023

Page 1 of 1



Plan Checklist for Subdivision Review
Town of Gilmanton
Planning Board

A completed application accompanied by a plan with:		Yes	No	Waiver	N/A
1)	Names and addresses of all abutters, taken from the town records not more than five (5) days before the day of filing.	X			
2)	Names and addresses of all persons whose name and seal appears on the plat. Confirm signatures.	X			
3)	Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions.				X
4)	Payment in full of all application filing and notification fees.	X			
<i>*If Application is approved, remaining mapping&recording fees due as condition of approval</i>					
5)	One (1) Mylar, seven (7) paper copies of the Plat, one (1) 11" x 17" copy prepared according to the standards of the NH Land Surveyors Association and the County Registry of Deeds as follows:	X			
	a) Plats shall be at any scale between 1"=20' and 1"=400';	X			
	b) The outside dimensions of the plat shall be 24" x 36", or as other wise specified by the County Registry of Deeds;	X			
	c) The material composition shall be suitable for electronic scanning and archiving by the Registry of Deeds;	X			
	d) All plats shall have a minimum 1/2" margin on all sides;	X			
	e) All title blocks should be located in the lower right hand corner, and shall indicate:	X			
	i) Type of survey;	X			
	ii) Owner of record;	X			
	iii) Title of the plan;	X			
	iv) Current Tax Map and Lot Number;	X			
	v) Plan date and revision dates;	X			
6)	Certificate of Authorization signed by owner(s), if the applicant is not the owner(s) of record.	X			
The plat shall show the following information:					
1)	Proposed subdivision name or identifying title; name and address of the applicant and of the owner, if other than the applicant.	X			
2)	North arrow, scale-written and graphic, date of the plan, name, license number and seal of NH Licensed Land Surveyor.	X			
3)	Signature block for Planning Board endorsement and date of approval; with the following statement present:	X			
	This plat meets all Zoning and Subdivision Regulations of the Town of Gilmanton in effect as of the date of filing unless written request for waivers have been previously granted or are submitted as part of this filing.	X			

	Yes	No	Waiver	N/A
4) Locus plan showing general location of the total tract within the town and the zoning district(s).	X			
5) Boundary Survey including bearings, horizontal distances and the location of permanent markers. Curved boundary lines shall show radius, delta and length.	X			
6) Names of all abutting subdivisions, streets, easements, building lines, parks and public places, and similar facts regarding abutting properties.	X			
7) Location of all property lines and their dimensions; lot areas in square feet and acres. Lots numbered according to the Town tax map numbering system.	X			
8) Location and amount of frontage on public right-of-way.	X			
9) Location of building setback lines.	X			
10) Location of all existing and proposed buildings and other structures.	X			
11) Location of all parcels of land proposed to be dedicated to public use.				X
12) Location & description of any existing or proposed easements.				X
13) Existing and proposed wells, culverts, drains, sewers; proposed connections or alternative means of providing water supply supply and disposal of sewage and surface drainage.	X			
14) Existing and proposed streets with names, classification, travel surface widths, right-of-way widths.	X			
15) Final road profiles, center line stationing and cross sections.				X
16) Location and width of existing and proposed driveways.	X			
17) Water courses, ponds, standing water, rock ledges, stone walls; open space to be preserved; and any other man-made or natural features.	X			
18) Existing and proposed topographic contours based upon the USGS topographical data, w/ spot elevations where necessary.	X			
19) Soil and wetland delineation.	X			
20) Location of percolation tests and test results; and outline of 4,000 sf septic area with any applicable setback lines.	X			
21) Location of existing and proposed well, with 75-foot well radius on its own lot.	X			
22) Base flood elevations and flood hazard areas, based on the FEMA maps. (Available in the Planning Office)				X
Other Information				
1) Plan for Stormwater Management and Erosion Control.				X
2) State subdivision approval for septic systems; septic design.			PENDING	
3) Alteration of Terrain Permit and Wetlands Permit from NH DES.				X
4) State/Town driveway permit, as applicable.			GRANDFATHERED	
5) Any deed restrictions; and all deeds covering land to be used for public purposes, easements & rights-of-way over property to remain in private ownership.				X

NH DES Env-Ws 1005.03

Minimum Lot Size

Proposed Lot Number:

Subdivision Name:	GALLANT
Street:	CRYSTAL LAKE ROAD
Town:	GILMANTON, NH

	Soil Name or ID	SOIL AREA	DES Soil Group & SLOPE	Suitable Soil Area	Minimum Lot Size	% of Suitable Lot Area	Available Lots	Available Loading (GPD)
1	68B	15,383	3B	6,395	48,000	10.06%	0.32	184
2	68C	14,725	3C	14,725	53,000	23.17%	0.28	384
3	68D	22,159	3D	22,159	62,000	34.86%	0.36	489
4	68E	12,207	3E	12,207	72,000	19.20%	0.17	234
5	500A	6,264	3B	2,617	48,000	4.12%	0.13	75
6	500C	6,996	3C	5,461	53,000	8.59%	0.13	142
7								
8	VPD	13,257	6B					
9								
10								
TOTAL				63,564				1,508

Available Lots: 1.39

Unsuitable soils:	27,427 s.f.	
+ Suitable soil:	63,564 s.f.	
Gross Lot Area:	90,991 s.f.	2.09 ac.

NH DES Env-Ws 1005.03

Minimum Lot Size

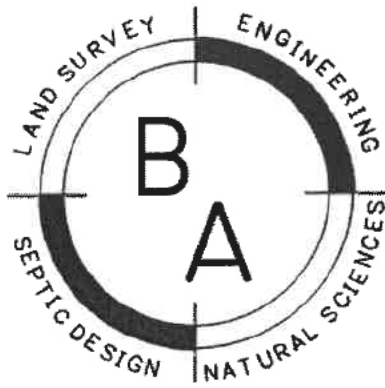
Proposed Lot Number:

Subdivision Name:	GALLANT
Street:	CRYSTAL LAKE ROAD
Town:	GILMANTON, NH

	Soil Name or ID	SOIL AREA	DES Soil Group & SLOPE	Suitable Soil Area	Minimum Lot Size	% of Suitable Lot Area	Available Lots	Available Loading (GPD)
1	68B	7,216	3B	7,216	48,000	9.75%	0.15	207
2	68C	20,695	3C	12,178	53,000	16.46%	0.39	318
3	68D	276	3D	276	62,000	0.37%	0.00	6
4	68E	30,737	3E	23,754	72,000	32.10%	0.43	454
5	500A-B	26,878	3B	24,716	48,000	33.40%	0.56	709
6	500C	5,866	3C	5,866	53,000	7.93%	0.11	153
7								
8	VPD	40,222	6B					
9								
10								
	TOTAL			74,006				1,848

Available Lots: 1.64

Unsuitable soils:	57,884 s.f.	
+ Suitable soil:	74,006 s.f.	
Gross Lot Area:	131,890 s.f.	3.03 ac.



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SERVING NEW HAMPSHIRE SINCE 1978

October 10, 2023

Re: Site-Specific Soil Map, Accompanying Report

Location:

Tax Map 111, Lot(s) 2
259 Crystal Lake Road
Gilmanton, NH 03837

To whom it may concern,

This letter report was prepared to present the findings of a Site-Specific Soil Mapping survey conducted by Jessica J. Bailey, Certified Wetland Scientist # 260 of Bailey Associates, Inc. under the direction and professional review by Randall J. Shuey, NH Certified Soil Scientist #74 of Northpoint Engineering. The following standards were utilized to conduct the soil survey:

1. Site-Specific Soil Mapping Standards for New Hampshire and Vermont, SSSNNE Special Publication No. 3, Version 7.0, July 2021.
2. Keys to Soil Taxonomy, 12th Edition, 2014, USDA-NRCS.
3. National Cooperative Soil Survey, Soil Survey Manual, USDA Agricultural Handbook No. 18, 4th Edition, Issued March 2017, USDA-NRCS.
4. Schoeneberger, P.J., D.A. Wysocki, E.C. Benham, and Soil Survey Staff. 2012. Field Book for Describing and Sampling Soils, Version 3.0. Natural Resource Conservation Service, National Soil Survey Center, Lincoln, NE.
5. New Hampshire State-Wide Numerical Soil Legend, Issue #10, 2011, Merrimack County Field Office, Concord, NH, USDA-NRCS.

This report and accompanying map are within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, produced by a certified soil scientist, and is not a product of the USDA Natural Resources Conservation Service.

The subject parcel, which consisted of two separate residential structures, is located at 259 & 265 Crystal Lake Road in Gilmanton Iron Works, New Hampshire. The residential structure of 265 was destroyed by fire on January 11, 2022. Clean up efforts left the north-northwestern portion of the parcel heavily disturbed, thus the limit of the on-site specific soil map has been determined to exclude area north of the limit of on-site soil evaluation and used the soils identified by the USDA-NRCS Soil Survey, while the remaining portion of the parcel, while does incorporate an area of the disturbance has been evaluated for the purpose of the site-specific soil evaluation.

The purpose is to provide a more detailed map that accurately reflects current soil conditions on site. This map is intended to allow a more accurate calculation for lot sizing and sewage loading capacity on the site. More specifically, the USDA-NRCS web soil survey (attached) shows the subject property mapped as a 480D, *Millsite-Woodstock-Henniker complex*, adjacent to the

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mapped wetland 894A, *Meadowsedge peat*. The on-site soil mapping accurately represents the on-site conditions in relation with the topography. The NRCS Web Soil Survey has soil map units ranging from 3 to 20 acres and while good for preliminary planning do not give sufficient detail for the purpose of State and Town requirements for soil lot sizing.

Soil survey work was done in the summer of 2023 and included the use of hand auger, shovels and deep test pits with a backhoe. Each test pit was dug to a depth of 6-feet. Test pits did not encounter ledge or free (soil) water. Soil characteristics identified demonstrated within the interpretive limits of a moderately well-drained soil. Soils on-site are derived from glacial till parent materials, and have a dominate loamy sand. The site sits along the southern side of Crystal Lake Road and slopes have a North to North-West facing aspect.

The NRCS soil survey mapped the identified area (Area of Interest) as a 480B-D, *Millsite-Woodstock-Henniker complex*. Descriptions of each individual soil series can be obtained by the Official Soil Description (OSD) published by NRCS. Comparing the OSD with the physical observations of the soil (evidence of pedogenesis), and morphology (the color, physical, chemical and mineralogical description of horizons) the process of how a soil “forms” and develops certain properties and characteristics over other soils within the same series or other soil orders entirely, known as soil *Genesis*, and ultimately how a soil is classified through the groups of measurable properties.

Why the soils observed on site do not meet the NRCS soil mapped unit of 480B-D - Millsite-Woodstock-Henniker complex

The *Millsite* soil series is described as a well-drained to somewhat excessively well drained soil, that is moderately deep to a restrictive layer within 28-inches (71cm) of the soil surface. The *Woodstock* soil series, described as a somewhat excessively drained soil, shallow to a restrictive layer 11-inches (28 cm). Further break down of the *Woodstock* soil series leads us to the Soil Taxonomy of the soil. The *Woodstock* soil series is within the *Inceptisol* soil order and further classified to the subgroup level as *Lithic Dystrudepts*.

Characteristics associated with the subgroup *Lithic*, generally are described as just about impossible to dig through with the use of hand tools such as a soil auger or tile spade extending beyond 50cm (or 20-inches) below the mineral soil surface. On-Site soil sample holes, dug by hand reached a depth of 110cm (43-inches), and could have been extended deeper but it was just physically difficult to pull the soil from the bottom of the pit, while it was still relatively easy to dig by hand. Thus, this measurable physical property of the soils takes the *Millsite* and *Woodstock* series “out” as being the mapped soil unit. Soil colors observed also did not fall within the range of characteristics of either *Millsite* or *Woodstock* soils.

The *Henniker* soil series is described as a well-drained soil, moderately deep to a densic contact, which is a non-cemented layer, unlike a lithic layer that is cemented, and that can be resistant enough to prohibit roots to extend vertically, and can be used as a diagnostic feature if observed within the particle control section of a series. For mineral soils with a root-limiting layer the control section is within 36cm of the mineral soil surface. Roots were observed 40cm below the mineral soil surface. In addition, soil colors observed also did not fall within the range of characteristics of *Henniker* soil. *Henniker* soil series is classified down to the subgroup level as *Oxyaquic Dystrudepts*, which similar to *Millsite & Woodstock* is also within the *Inceptisol* soil order and having oxyaquic conditions (perched water table) which is characterized by redoximorphic features within the upper 60cm of the mineral soil surface caused by being saturated with water for a duration of 20 consecutive days or 30 or more cumulative days.

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Redoximorphic features were described as faint at a depth of 99cm (39-inches) below the mineral soil surface.

Associated soils for comparison purposes of soils observed on site were selected based on parent material, drainage class, the particle size classes & substitutes for mineral soils, which is related to soil properties; texture, mineralogy & temperature. Family differentiae that would fit the range of characteristics observed on site sandy-skeletal, loamy-skeletal, sandy, loamy and coarse-loamy all within the textures observed on site. Those selected soils were then considered based on the presence (or absence of sub-soil diagnostic horizons and features such as the presence (or absence of a Cambic horizon) and such as the presence (or absence of aquic conditions).

SOIL MAP UNITS

The following soil series have been identified on site:

68 Sutton, cool, Moderately Well Drained

Taxonomic Class: Coarse-loamy, mixed, superactive, mesic Aquic Dystrudepts

The Sutton soil series, soil map unit 68 with a designated with 'cool phase', for soils mapped within the frigid soil temperature regime, best represents the soils observed on site within the range of characteristics. Sutton soils consist of soils very deep to bedrock (greater than 6-feet), that are moderately well drained soils dominated with loamy textures found on nearly level slopes to strongly sloping soils of different landscapes. Sutton soils range of characteristics meet the observed characteristics of the soils on site the best. For the range of horizons depths, soil colors (hue, value & chroma), and the absence of a root restrictive layer meets the physical characteristics of the soils on site, as well as the diagnostic characteristic of redoximorphic features within 91cm of the mineral soil surface.

Non-limiting inclusions of Chichester soil series (SMU 35), making up less than 10% of the total map unit, were observed within the hand dug soil pits along the foot slope and or toe of slope. These soils have an absence of redoximorphic features within 36 inches (91 cm).

500 – Udorthents, Loamy

Area of disturbance located along the footslope has been mapped as a disturbed soil map unit, 500-Udorthents. This map unit is characterized typically by soil textures of sandy loam, loam or silt loam, and would be classified as a moderately well drained soil with aquic conditions.

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SOIL TEST PIT REPORTS / SOIL LOGS

TEST PIT 1; INSPECTOR; JESSICA J. BAILEY, CWS #260
MAY 17, 2023

DEPTH	HORIZON	COLOR	TEXTURE	STRUCTURE / CONSISTENCY	COMMENTS
0-3"	Oe	10YR 4/1 Dark Gray	Hemic	-	Forest Floor
3-3.5"	A	10YR 3/2 very dark greyish brown	Loam	Granular / Very Friable	-
3.5-4"	E	10YR 4/3 brown	Sandy Loam	Weak Granular / Very Friable	-
4-6"	Bw1	10YR 3/2 very dark greyish brown	Sandy Loam	Weak Granular / Very Friable	-
6-26"	Bw2	10YR 5/6 yellowish brown	Fine Sandy Loam	Weak Granular / Friable	Small rock fragments – 3"
26-38"	BC	10YR 5/6 yellowish brown	Fine Sandy Loam	Moderate Granular / Friable	Few-Fine-Faint Redox. 2%
38-52"	C1	10YR 4/4 dark yellowish brown	Fine Sandy Loam	Moderate Granular / Friable	Common- Medium- Distinct
52-73"	C2	2.5Y 6/4 light yellowish brown	Fine Sand	Moderate Granular / Friable	-

BAILEY ASSOCIATES

TEST PIT 2; INSPECTOR; JESSICA J. BAILEY, CWS #260
MAY 17, 2023

DEPTH	HORIZON	COLOR	TEXTURE	STRUCTURE / CONSISTENCY	COMMENTS
0-3"	Oe	7.5YR 2.5/1 black	Hemic	-	Forest Floor
4-6"	A	10YR 4/2 dark greyish brown	Loam	Granular / Very Friable	-
6-27"	Bw1	5YR 3/3 dark reddish brown	Sand	Loose Single Grain	-
27-36"	Bw2	2.5Y 4/4 olive brown	Loamy Sand	Mod-Hard Single Grain / Friable-Firm	-
36-54	BC	2.5Y 4/2 dark grayish brown	Sand	Mod-Hard Massive / Friable-Firm	Small rock fragments – 3"
54-72"	C	2.5Y 5/2 grayish brown	Sand	Mod-Hard Single Grain / Friable-Firm	Few-Fine-Faint Redox. 2%

BAILEY ASSOCIATES

HAND DUG PIT #1; INSPECTOR; JESSICA J. BAILEY, CWS #260 & RANDALL J. SHUEY, CSS #74
AUGUST 9, 2023

DEPTH	HORIZON	COLOR	TEXTURE	STRUCTURE / CONSISTENCY	COMMENTS
0-4cm	Oi	10YR 2/2 very dark brown	Fibric	-	Forest Floor
4-6cm	A	10YR 2/1 black	Very Fine Sandy Loam	Granular / Very Friable	-
6-7cm	E	7.5YR 4/1 dark grey	Fine Sandy Loam	Weak Granular / Very Friable	Very thin zone of Illuviation. Visible particles of sand
7-12cm	Bw1	7.5YR 3/4 dark brown	Sandy Loam	Weak Granular / Very Friable	Not cemented, no redox, wavy boundary
12-19cm	Bw2	7.5YR 4/4 brown	Sandy Loam	Weak Granular / Very Friable	Small rock fragments up to 15mm
20-40cm	BC	7.5YR 4/6 strong brown	Sandy Loam	Weak Granular / Friable	No redox, med fine roots fragments up to 5mm – 4"
40-50cm	C1	10YR 5/6 yellowish brown	Sandy Loam	Medium Granular / Friable	7.5YR 5/6 Few-Medium- Distinct Fragments up to 20mm
50-110cm	C2	10YR 5/6 yellowish brown	Sandy Loam	Medium Granular / Friable	@ 60cm distinct / prominent

Observations: Surface boulders 2-5% small – medium 5-10' apart, < 2% medium – large 10' apart
Vegetation: Yellow Birch, Paper Birch, Eastern Hemlock, American Beech
reddish soils, developing spodosol

BAILEY ASSOCIATES

HAND DUG PIT #2; INSPECTOR; JESSICA J. BAILEY, CWS #260 & RANDALL J. SHUEY, CSS #74
 AUGUST 9, 2023

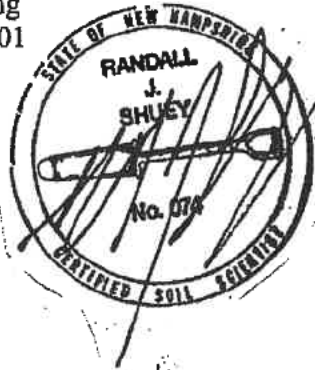
DEPTH	HORIZON	COLOR	TEXTURE	STRUCTURE / CONSISTENCY	COMMENTS
0-3cm	Oi	10YR 4/1 dark grey	Fibric	-	-
3-4cm	A	10YR 4/3 brown	Fine Sandy Loam	Weak Granular / Very Friable	Visible to naked eye reduction of the horizon, too thin to accurately color matrix of sample.
4-8cm	E	10YR 4/6 dark yellowish brown	Fine Sandy Loam	Weak Granular / Very Friable	-
8-20cm	Bw1	10YR 5/4 yellowish brown	Fine Sandy Loam	Weak Granular / Very Friable	-
20-30cm	Bw2	2.5YR 6/3 light yellowish brown	Very Fine Sandy Loam	Weak Granular / Very Friable	Organic streaking along root channels 7.5YR 4/4 Distinct & Prominent Many-Medium
30-40cm	Bw3	10YR 5/4 yellowish brown	Fine Sandy Loam	Weak Granular / Friable	Wimpy ball, no ribbon. Little resistance with auger, tile spade blade easily cuts into lower horizons. sandy pan – not cemented
40-60cm	BC	10YR 5/4 yellowish brown		Moderate Subangular Blocky / Friable	Sandy pan – not cemented

Observations: nearly level to strongly sloping. Footslope & lower back slope
 Vegetation: Eastern Hemlock

BAILEY ASSOCIATES

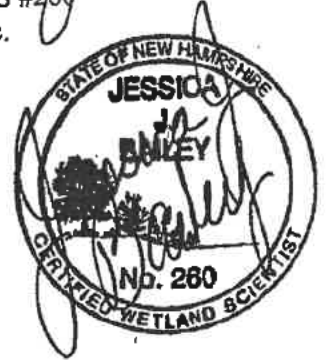
Respectfully Submitted,

Randall J. Shuey, CSS #74, CWS #85
NorthPoint Engineering
119 Storrs St., Suite 201
Concord, NH 03301
(jjb)



cc:
enc:

Jessica J. Bailey
Jessica J. Bailey, CWS #260
Bailey Associates, Inc.
217 Cotton Hill Road
Gilford, NH 03249



WHEN RECORDED MAIL TO:
WILLIAM A. HARTLEY, ESQ.
SUITE 125
1 NEW HAMPSHIRE AVENUE
PORTSMOUTH, NH 03801

RECEIVED

2006 AUG 31 PM 1:38

Rachel M. Asmundson
REGISTRY OF DEEDS
BELKNAP COUNTY

Registrar

614754

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, BERNADETTE GALLANT, a single person, of 265 Crystal Lake Road, Gilmanton Iron Works, Belknap County, State of New Hampshire 03837

for consideration paid of less than One Dollar,

GRANT to: MICHAEL P. GALLANT, a married person, of 259 Crystal Lake Road, Gilmanton Iron Works, Belknap County, State of New Hampshire 03837,

with WARRANTY covenants,

The Grantor, BERNADETTE GALLANT, relinquishes her life estate in the three tracts or parcels of land, with the buildings thereon, situated in the Town of Gilmanton, County of Belknap and State of New Hampshire, to her son, MICHAEL P. GALLANT. The tracts or parcels of land are defined in the Plan entitled "Transfer of Land Between Abutters of Land of Crystal Lake Road, Gilmanton, NH from Peter Guyer, 202 Flagstone Drive, Nashua, NH 03063 to Edward Gallant, RFD 1, Crystal Lake Road, Gilmanton IW, NH 03837" prepared by Bryan L. Bailey - Surveyor, dated 21 September 1982, Job Number 124, Scale 1" - 100'.

Being the same life estate conveyed to the Grantor by Michael P. Gallant in a deed dated June 10, 2003 and recorded in Belknap County Registry of Deeds in Book 1901, Page 389.

The above transfer is exempt from the transfer tax as a noncontractual transfer pursuant to New Hampshire RSA 78-B:2(LX).

The Grantor releases to said Grantee all rights and other interests therein.

Dated this 22 day of August, 2006.

Bernadette Gallant
BERNADETTE GALLANT

BK2334 PG0333

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

)
)ss

On this 22 day of August, 2006, before me, the undersigned officer, personally appeared BERNADETTE GALLANT, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes contained.

In witness whereof I hereunto set my hand and official seal.

Shirley H. Hartley
Notary Public
My Commission expires:



BK2334PG0334

https://www.laconiadailysun.com/news/local/iron-works-home-destroyed-by-early-morning-fire/article_a00af6c-7314-11ec-b00d-ef9b63a6f3b4.html

Iron Works home destroyed by early morning fire

By ADAM DRAPCHO, THE LACONIA DAILY SUN
Jan 11, 2022



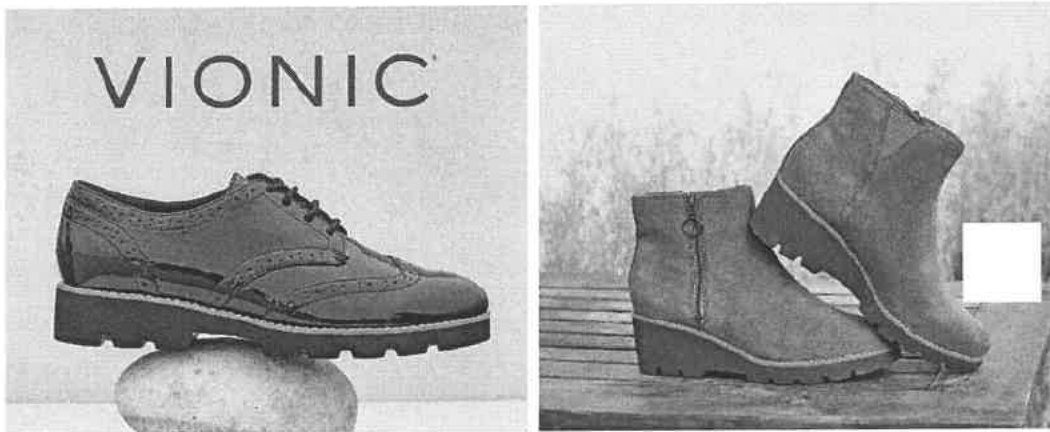
A home on Crystal Lake in Gilman Iron Works was destroyed by a fire in the early morning hours of Jan. 11. Two dogs died, the two adult residents escaped without serious injury. (Adam Drapcho/The Laconia Daily Sun photo)

GILMANTON IRON WORKS — A home was destroyed and two dogs died as the result of a fire in the early hours of Tuesday.

Fire Chief John Hempel III said the department was called out to the fire at 3:10 a.m. on Tuesday. The first firefighter to arrive saw that the front of the building was fully involved.

The two residents of the building, a woman and her adult son, had been able to self-evacuate, however, the man was transported to the hospital for concern of the minor injuries he suffered while trying to rescue their two dogs. Those efforts were unsuccessful, and the animals died in the fire.

ADVERTISING



Due to the adverse weather conditions, a second alarm was called at 3:48 a.m. Thirteen other fire departments, as well as the NH Electric Co-op, responded. The fire was under control by 5:09 a.m.

Hempel said the temperature registered seven degrees below zero, and described fighting a house fire in such circumstances in one word – "Terrible."

"Water and cold don't mix," Hempel said. Hoses and pumps can freeze, and the risk to firefighters is also elevated. Oddly, it's similar to managing a fire scene in very hot weather, in the following sense: "You need to double your resources so you can be sure that you have plenty of water and plenty of guys," he said.

Hempel said the cause of the fire remains under investigation, though he suspects it was accidental in nature.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

November 16, 2023

GILMANTON MUNICIPAL CLERK/CONSERVATION COMMISSION
PO BOX 550
GILMANTON NH 03237

Re: Received Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2023-03055
Subject Property: 259 & 265 Crystal Lake Road, Gilmanton, Tax Map #111, Lot #2

Dear Sir or Madam:

On November 16, 2023, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). On November 16, 2023, NHDES determined the Application was administratively complete in accordance with RSA 482-A:3, XIV. *Please note this letter is **not** a permit or authorization to begin work.*

Pursuant to RSA 482-A:11, III, if notification by a local conservation commission, local river management advisory committee, or the New Hampshire Rivers Council pursuant to this paragraph is not received by the department within **14 days (November 23, 2023)** following the date the notice is filed with the municipal clerk, the department shall not suspend its normal action, but shall proceed as if no notification has been made. Please include the NHDES file number on the written notification.

Please provide a copy of this letter to all local level departments, boards, and commissions. Pursuant to current state laws and regulations, NHDES is not authorized to consider local zoning and regulatory issues pertaining to a project. These issues must be addressed at the local level.

If you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

Sincerely,

Melissa F. Rusinski
Application Receipt Center, Wetlands Bureau
Land Resources Management, Water Division

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964