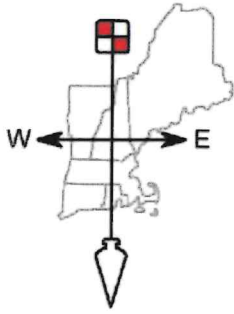


LETTER OF TRANSMITTAL



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Town of Gilmanton
Planning Board
503 Province Road, PO Box 550
Gilmanton, NH 03237

Date: March 21, 2024

Re: Planning Board Minor Subdivision Application
Tax Map Parcel 417-12
78 White Oak Road, Gilmanton, NH

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Planning Board Subdivision Application
1			Abutter's List & (3) sets of Abutter Labels
1			Letter of Authorization
1			Test Pit Data
1			ZBA Notice Of Decision - Case #2024-04
7			Full Size Plan 22"x34"
1			Half Size Plan 11"x17"
1			Check for submission and notification fees (\$313.00 total)

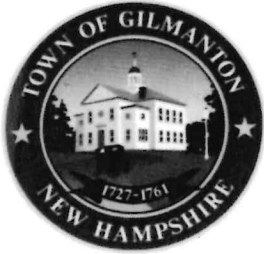
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected copies
 For review and comment _____
 FOR BIDS DUE: PRINTS RETURNED AFTER LOAN TO US

REMARKS:

We are submitting the above listed items to be placed on the April 11, 2024 meeting agenda. Please contact me with any questions. Thank you,

 Michael D. Ploof, LLS



**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
 Gary Anderson, Vice-chair
 Mark Warren, Selectmen Rep
 Michael Wilson, Alt. Select Rep
 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 # _____
Submission Date:	____/____/____
Hearing Date:	____/____/____
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: George S. Forsyth, II
 All Owner(s) of Record Must Be Listed and are REQUIRED to Sign the Application.
c/o George S. Forsyth, I

Mailing Address: 72 Maple Street, Center Barnstead, NH, 03225
If Different than the subject property Street or PO Box City/Town State Zip Code

Home # _____ **Cell #** _____

E-mail _____

Property Address: 78 White Oak Road
 Private Road or **Class V** **Map / Lot #:** 417/12

Zoning District: RURAL **Total Acreage:** 11.297 Acres

Applicant(s): Samantha J. Clements

Mailing Address: 38 Range Road, Belmont, NH, 03220
If Different than the property Owner(s) Street or PO Box City/Town State Zip Code

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

Land Agent: Fieldstone Land Consultants, PLLC

Mailing Address: 206 Elm Street, Milford, NH, 03055
Street or PO Box City/Town State Zip Code

Business # 603-672-5456 **Cell #** _____ **E-mail** MDPloof@fieldstonelandconsultants.co

II. Subject Property

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

The existing use of the property is single family residential.

Please describe in detail the proposed subdivision including the number of lots proposed and the size of each: The proposed subdivision is to subdivide parcel 417/12 into two lots, creating one new parcel 417/12-1. The newly created lot will consist of 4.043 acres and the remaining parcel 7.254 acres.

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

If denied, state the reason for the denial: N/A

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

Is the property subject to:

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

III. Facility Data

	<u>Existing</u>	<u>Proposed</u>
State Approved Private Septic	<u>Yes or No</u> Pre-existing	<u>Yes or No</u> (PENDING)
Private Well/Water Supply	<u>Yes or No</u> Pre-existing	<u>Yes or No</u> (PENDING)

Other Considerations

- Yes or No Does the proposal meet all Zoning Ordinance Requirements of Article IV, Table 2?
Yes or No If no, have you received or applied for a Variance from the ZBA?
Yes or No If yes, when? Approved 2/15/24 Approved/Denied/Pending (Case #2024-04)
Yes or No If not, would you like to request a Joint Hearing with the Planning Board and ZBA?
Yes or No Are there specific conditions set forth by the ZBA?
 Please list: Yes, the proposed house shall be built at least 263 feet from front of road.

- Yes or No Do the proposals require the development of a road(s)?
Yes or No N/A If a new road is proposed, are sidewalks, streetlights, culverts and other improvements included on the plan?
Yes or No 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)**

_____ Applicant _____ Owner X 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. _____ (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: George S. Forsyth, II Date: 3/19/2024

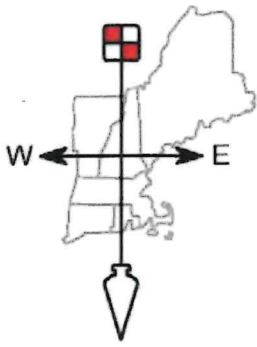
Owner of Record signature: (SEE ATTACHED LOA) Date: _____



**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, (Mylar Pending) 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:				
	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.				

		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.				X
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		



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March 20, 2024
FLC#3522.00 / CDF

List of Abutters
Tax Map 417 Lot Number 12
Gilmanton, New Hampshire

Map 417 Lot 12
George S. Foresyth II
c/o George S. Foresyth I
72 Maple Street
Center Barnstead, NH 03225

Map 417 Lot 6
Brad M. Beauregard
PO Box 111
Gilmanton IW, NH 03837

Map 417 Lot 8
Cassandra R. & Dylan K. Raymond
95 White Oak Road
Gilmanton IW, NH 03837

Map 417 Lot 9
Kevin J. O'Brien
102 White Oak Road
Gilmanton IW, NH 03837

Map 417 Lot 10
Mackenzie R. Tetreault
92 White Oak Road
Gilmanton IW, NH 03837

Map 417 Lot 11
Donald L. & Lawrence C. Jones
2182 Ocean Boulevard
Rye, NH 03870

Map 417 Lot 13
Ralph L. Goodwin Jr.
PO Box 25
Gilmanton IW, NH 03837

Barnstead, NH
Map 13 Lot 1
Frederick J. Grenier
550 White Oak Road
Center Barnstead, NH 03225

Barnstead, NH
Map 13 Lot 3
Richard O. & Hulda H. Bickford 2017 Trust
Richard O. & Hulda H. Bickford, Trustees
411 White Oak Road
Center Barnstead, NH 03225

Applicant:
Samantha J. Clements
38 Range Road
Belmont, NH 03220

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

March 20, 2024
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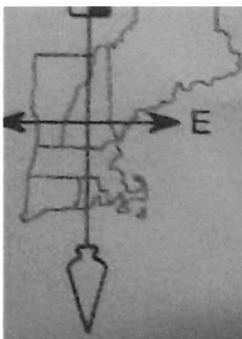
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www.FieldstoneLandConsultants.com

March 19, 2024

Town of Gilmanton Planning Board
503 Province Road, P.O. Box 550
Gilmanton, NH 03237

RE: Tax Map 417, Lot 12
78 White Oak Road
Proposed 2-Lot Minor Subdivision

To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking necessary approvals from the Town of Gilmanton and the New Hampshire Department of Environmental Services.

Very truly yours,

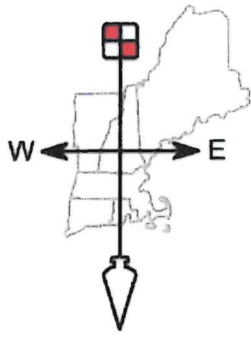
Signature:

Print:

George S. Foresyth II

Date

3/19/24



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
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**TEST PIT DATA
MAP 417, LOT 12
(NEW LOT 2)
78 WHITE OAK ROAD
GILMANTON IRON WORKS, NH**

3/8/24

Test Pit #1

0-6" - 10YR 3/3 Dark Brown loam, granular, friable

6-24" - 10YR 4/6 Dark Yellowish Brown fine loamy fine-med sand single grain, loose

24-100" - 2.5 Y 6/6 Olive Yellow med-coarse sand, single grain, loose

ESHWT = >100"

Observed Water = None

Ledge/Boulders = None

Roots = 86"

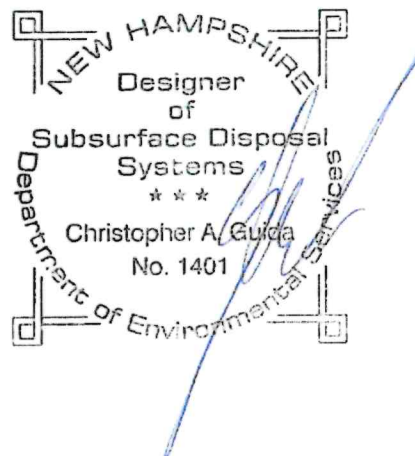
Perc Rate = 2 minutes per inch at 30"

Logged By: C. Guida

The test pit conducted on the above referenced lot indicated soil conditions suitable for an on-site subsurface sewage disposal system in accordance with New Hampshire Department of Environmental Services Subsurface Systems Bureau Rules Env-Wq 1000 and the Town of Gilmanton regulations and ordinances.

Sincerely,

Christopher A. Guida, CSS, CWS
NH Septic Designer #1401



BOARD OF ADJUSTMENT
TOWN OF GILMANTON
503 Province Road
P.O. Box 550
Gilmanton, NH 03237
Phone: (603) 267-6700
Fax: (603) 267-6701
www.gilmantonnh.org

NOTICE OF DECISION

George S. Forsyth, II
(Owners)

78 White Oak Rd
(Address of Property)

72 Maple St
(Mailing Address)

417-012
(Tax Map/Lot)

Ctr. Barnstead, NH 03225
(City, State)

Case # 2024-04
(ZBA Application)

At its meeting on 2/15/2024, the Gilmanton Zoning Board of Adjustment granted the request of George S. Forsyth, II for a variance from Zoning Ordinance Article IV, Table 2 to subdivide one lot having 155.66' of frontage where the minimum requirement is 200', on the above-noted property located in the Town of Gilmanton, subject to the following findings and conditions:

1. Granting the variance would not be contrary to the public interest because there are properties in the area that have less than 200' of road frontage.
2. The spirit of the ordinance would be observed because the proposed subdivision would create two lots, both of which are larger than the 2 acre required minimum per lot.
3. Granting the variance would do substantial justice because the character of the neighborhood would not be changed.
4. For the following reasons, the values of the surrounding properties would not be diminished in that the two properties would be larger than the minimum requirements and the possible building lots would be in line with the values of surrounding properties when houses are built.
5. Unnecessary Hardship
Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:
 - i. There is not a fair and substantial relationship between the general public purpose of the ordinance provision and the specific application of that provision to the property because the subject property is unique given its geometry and size.
 - ii. The proposed use is a reasonable one because there will be more than adequate space between homes should they be built on these two separate properties.

With the following conditions:

1. The proposed house shall be built at least 263 feet from front of road.

The foregoing is a true and accurate record of the decision of the Gilmanton Zoning Board of Adjustment. This decision does not relieve the applicant from the obligation to obtain other local, state, or federal permits. **No building may be started before receiving a building permit from the Gilmanton Town Office.**

Elizabeth Hackett, Chair
Gilmanton Zoning Board of Adjustment

DRAFT

FIELDSTONE LAND CONSULTANTS PLLC.

206 ELM ST.
MILFORD, NH 03055
PH. 603-672-5456

10101

543/114
72

CHECK AMOUNT

DATE 3/20/24

PAY TO THE ORDER OF Town of Grantham

\$ 313.00

DOLLARS

PHOTO
SAFE
DEPOSIT
DRAWN ON BANK



TD Bank
America's Most Convenient Bank®

Three Hundred Thirteen & 00/100

FOR Seed Fees (\$322.00)

⑆010101⑆ ⑆01140007⑆ 9247745502⑆

[Handwritten Signature]