



**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
- X _____ Lot Line Adjustment
- _____ Open Space Subdivision
- _____ Condominium Creation or Conversion

I. Property, Owner and Applicant Information

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

Mailing Address: 1487 PROVINCE Rd, GILMANTON, NH, 03237
If Different than the subject property Street or PO Box City/Town State Zip Code

Home # [REDACTED] Cell # N/A
 E-mail [REDACTED]

Property Address: STAGE ROAD
 _____ Private Road or X Class V Map / Lot #: MAP 424 LOT 14
 Zoning District: RURAL Total Acreage: 15.67

Applicant(s): DOUGLAS TOWLE

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

Home # _____ Cell # _____ E-mail _____

Land Agent: BRYAN L. BAILEY, LLS / BAILEY ASSOCIATES, INC.

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

Business # 603-528-3734 Cell # N/A 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:

CURRENTLY THE PARCEL IS WOODED AND UNDEVELOPED.

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>	

Please describe in detail the proposed subdivision including the number of lots proposed and the size of each: PROPOSAL IS TO EXCHANGE 10.11 AC. FROM TAX MAP 242 LOT 14 AND MERGE IT WITH ABUTTING MAP 242 LOT 9 LEAVING THE REMAINDER OF LOT 14 WITH 5.75 AC. AND 210.94 FEET OF FRONTAGE ALONG STAGE RD. OLD ROAD "BRICK SCHOOL LANE" HAS BEEN COMPLETELY DISCONTINUED BY TOWN VOTE IN 2023.

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 <input checked="" type="radio"/> No |
| Current Use | Yes or <input checked="" type="radio"/> No |
| Conservation Easement | Yes or <input checked="" type="radio"/> No |
| Private Easement(s) Existing | Yes or <input checked="" type="radio"/> No |
| Public Utility Easements Granted (Electric or Telephone) | Yes or <input checked="" type="radio"/> No |
| Right-of-Way Granted | Yes or <input checked="" type="radio"/> No |
| State Driveway Permit | Yes or No |
| Local Driveway Permit | <input checked="" type="radio"/> Yes or No |

III. Facility Data

- | | <u>Existing</u> | <u>Proposed</u> |
|-------------------------------|--|--|
| State Approved Private Septic | Yes or <input checked="" type="radio"/> No | <input checked="" type="radio"/> Yes or No |
| Private Well/Water Supply | Yes or <input checked="" type="radio"/> No | <input checked="" type="radio"/> Yes or No |

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/Denied/Pending
- 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 or No Do the proposals require the development of a road(s)?
- Yes or No 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 X 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. BRYAN L. BAILEY, LLS (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: Douglas W. Towle Date: April 10, 2024
 Owner of Record signature: _____ 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, 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:				
	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.				
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)				
Other Information				
1) Plan for Stormwater Management and Erosion Control.				X
2) State subdivision approval for septic systems; septic design.				X
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



100 feet Abutters List Report

Gilman, NH
April 09, 2024

BOUNDARY LINE ADJUSTMENT BETWEEN MAP 424 LOT 14 & MAP 424 LOT 9

Subject Property:

Parcel Number: 424-014-000
CAMA Number: 424-014-000-000-000
Property Address: STAGE RD

Mailing Address: TOWLE TR, DOUGLAS W DOUGLAS W
TOWLE 2004 TRUST
~~PO BOX 60~~ 1487 PROVINCE ROAD
GILMANTON, NH 03237

Parcel Number: 424-009-000
Property Address: 1487 PROVINCE ROAD

Abutters:

Parcel Number: 423-038-000
CAMA Number: 423-038-000-000-000
Property Address: BUNKER LN

Mailing Address: FIRST BAPTIST SOC & RELIG ASSO C/O
SUSAN K LECLERC - CLERK
10 NH RT 129
GILMANTON, NH 03237

Parcel Number: 424-006-000
CAMA Number: 424-006-000-000-000
Property Address: 1453 PROVINCE RD

Mailing Address: LAFRANCE TR, NANCY S NANCY S
LAFRANCE TRUST
1453 PROVINCE RD
GILMANTON, NH 03237

Parcel Number: 424-007-000
CAMA Number: 424-007-000-000-000
Property Address: 1465 PROVINCE RD

Mailing Address: TUBBS, JOHN R
1465 PROVINCE RD
GILMANTON, NH 03237

Parcel Number: 424-008-000
CAMA Number: 424-008-000-000-000
Property Address: 1469 PROVINCE RD

Mailing Address: FIRST BAPTIST SOC & RELIG ASSO C/O
SUSAN K LECLERC - CLERK
10 NH RT 129
GILMANTON, NH 03237

Parcel Number: 424-010-000
CAMA Number: 424-010-000-000-000
Property Address: 1503 PROVINCE RD

Mailing Address: FORST, BRIAN A & DONNA M
1503 PROVINCE RD
GILMANTON, NH 03237

Parcel Number: 424-012-000
CAMA Number: 424-012-000-000-000
Property Address: 37 STAGE RD

Mailing Address: PELLEGRINO, KELLY MICHELLE &
SHEA, MICHAEL JOSEPH
37 STAGE RD
GILMANTON IW, NH 03837

Parcel Number: 424-013-000
CAMA Number: 424-013-000-000-000
Property Address: 39 STAGE RD

Mailing Address: BOUSQUET JR, JEFFREY
39 STAGE RD
GILMANTON IW, NH 03837

Parcel Number: 424-015-000
CAMA Number: 424-015-000-000-000
Property Address: 105 STAGE RD

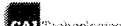
Mailing Address: LADD, STEVEN D
105 STAGE RD
GILMANTON IW, NH 03837

Parcel Number: 424-054-000
CAMA Number: 424-054-000-000-000
Property Address: 62 STAGE RD

Mailing Address: MEDLEY, STANLEY
62 STAGE RD
GILMANTON IW, NH 03837

Parcel Number: 424-055-000
CAMA Number: 424-055-000-000-000
Property Address: 50 HAWKINS LN

Mailing Address: GILMAN TR, PAULA L GILMAN 2006 REV
TRT, PAULA L
50 HAWKINS LN
GILMANTON IW, NH 03837



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4/9/2024

Page 1 of 2



100 feet Abutters List Report

Gilman, NH
April 09, 2024

Parcel Number: 424-056-000
CAMA Number: 424-056-000-000-000
Property Address: STAGE RD

Mailing Address: BEAN TR, DENNIS E & SANDRA L BEAN
FAMILY REV TR 04/23/08
17 BAAS DR
WOLFEBORO, NH 03894

Parcel Number: 424-068-000
CAMA Number: 424-068-000-000-000
Property Address: PROVINCE RD

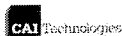
Mailing Address: HEALY, MATTHEW
7 OAK ST
EXETER, NH 03833

Parcel Number: 424-069-000
CAMA Number: 424-069-000-000-000
Property Address: PROVINCE RD

Mailing Address: TOWLE TR, DOUGLAS W DOUGLAS W
TOWLE 2004 TRUST
~~XXXXXX~~ 1487 PROVINCE ROAD
GILMANTON, NH 03237

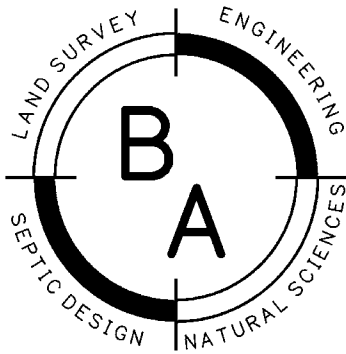
SURVEYOR / AGENT:
BRYAN L. BAILEY
217 COTTON HILL ROAD
GILFORD, NH 03249

WETLAND SCIENTIST;
JESSICA J. BAILEY
217 COTTON HILL ROAD
GILFORD, NH 03249



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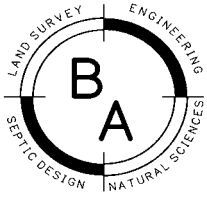
BAILEY ASSOCIATES

LAND SURVEYING & LAND PLANNING
ENGINEERING & NATURAL RESOURCE SCIENCES
WWW.BAILEY-ASSOCIATES.COM
(603) 528-3734
217 COTTON HILL RD. GILFORD, NH 03249

TEST PIT REPORT

Doug Towle
Tax Map 424 Lot 14
Stage Road
Gilmanton, NH, 03237

Total Test Pits Performed: 1



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 217 COTTON HILL RD. GILFORD, NH 03249

TEST PIT REPORT

Job Number: 3775

Job Name: Doug Towle

Location: Tax Map 424 Lot 14
 Gilmanon, NH, 03237

Test Pit: 1 **Test date:** 12/15/2023 **Lot #** 14-1 **Tester:** BLB

<u>Depth</u>	<u>Description</u>	<u>Color</u>	<u>Consistency</u>	<u>Structure</u>	<u>Mottling</u>
4"	LOAM	10YR 2/2	VERY FRIABLE	FIBRIC	-
7"	LOAMY SAND	10YR 3/4	VERY FRIABLE	WEAK GRANULAR	-
13"	LOAMY SAND	10 YR 3/6	VERY FRIABLE	WEAK GRANULAR	-
32"	LOAMY SAND	2.5Y 5/6	VERY FRIABLE	WEAK GRANULAR	-
39"	LOAMY SAND	2.5Y 5/6	FRIABLE	MODERATE SBK	@ 32" MANY/DISTINCT
60"	LOAMY SAND	10YR 4/6	LOOSE	SINGLE GRAIN	-

Observed water: NO

Observed ledge: NO

ESHWT: 33"

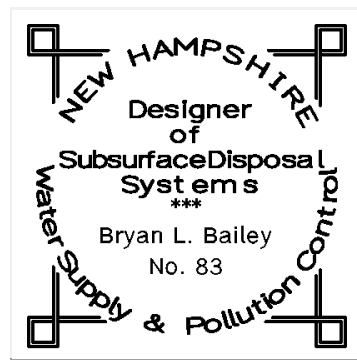
Percolation Test Data:

Perc depth: 24

Perc rate: 60min/4"

Comments:

VERY STONY. COBBLES, STONES & BOULDERS





MAP 424 LOTS 9 & 14

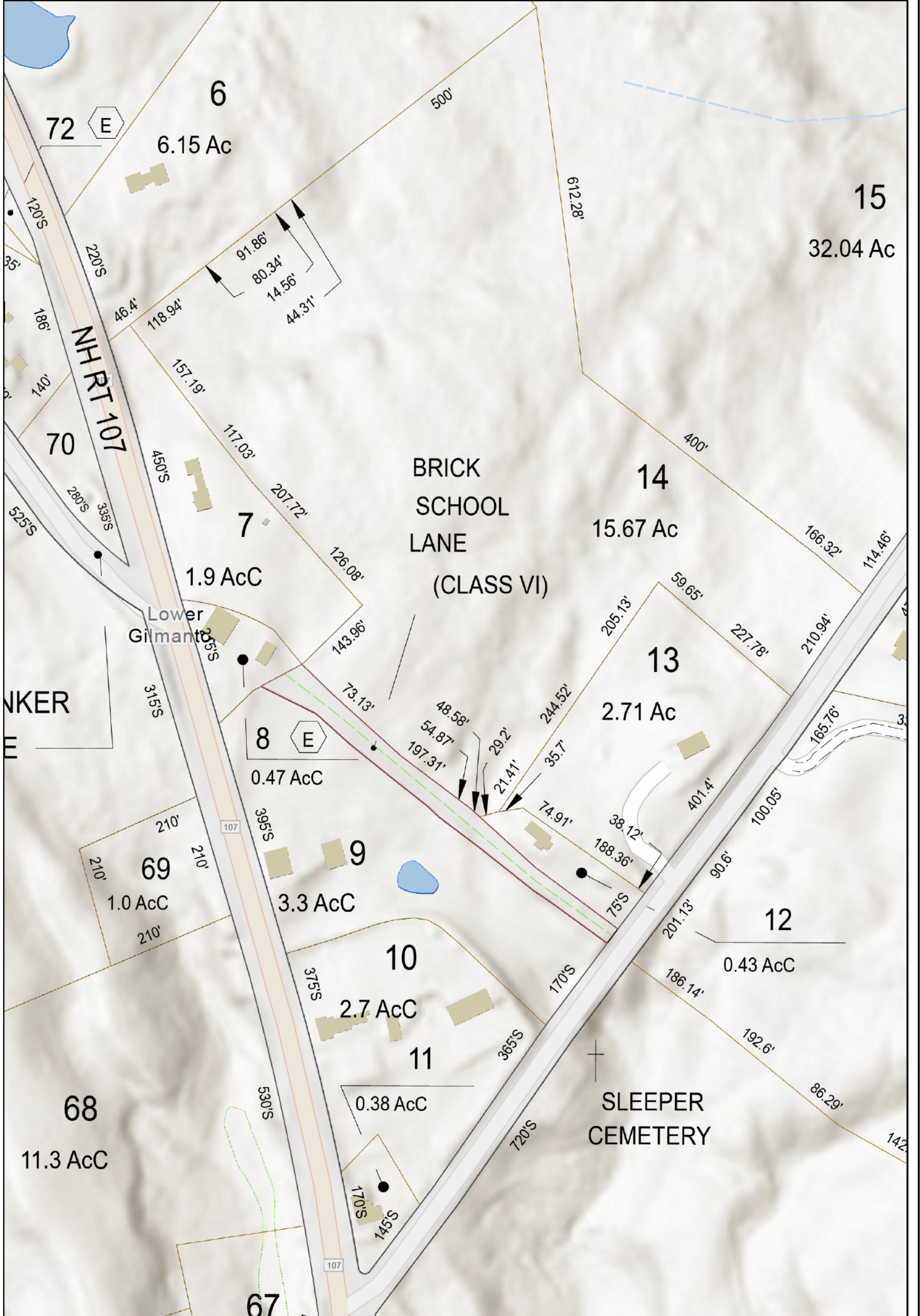
Town of Gilmanon, NH



March 25, 2024

1 inch = 150 Feet

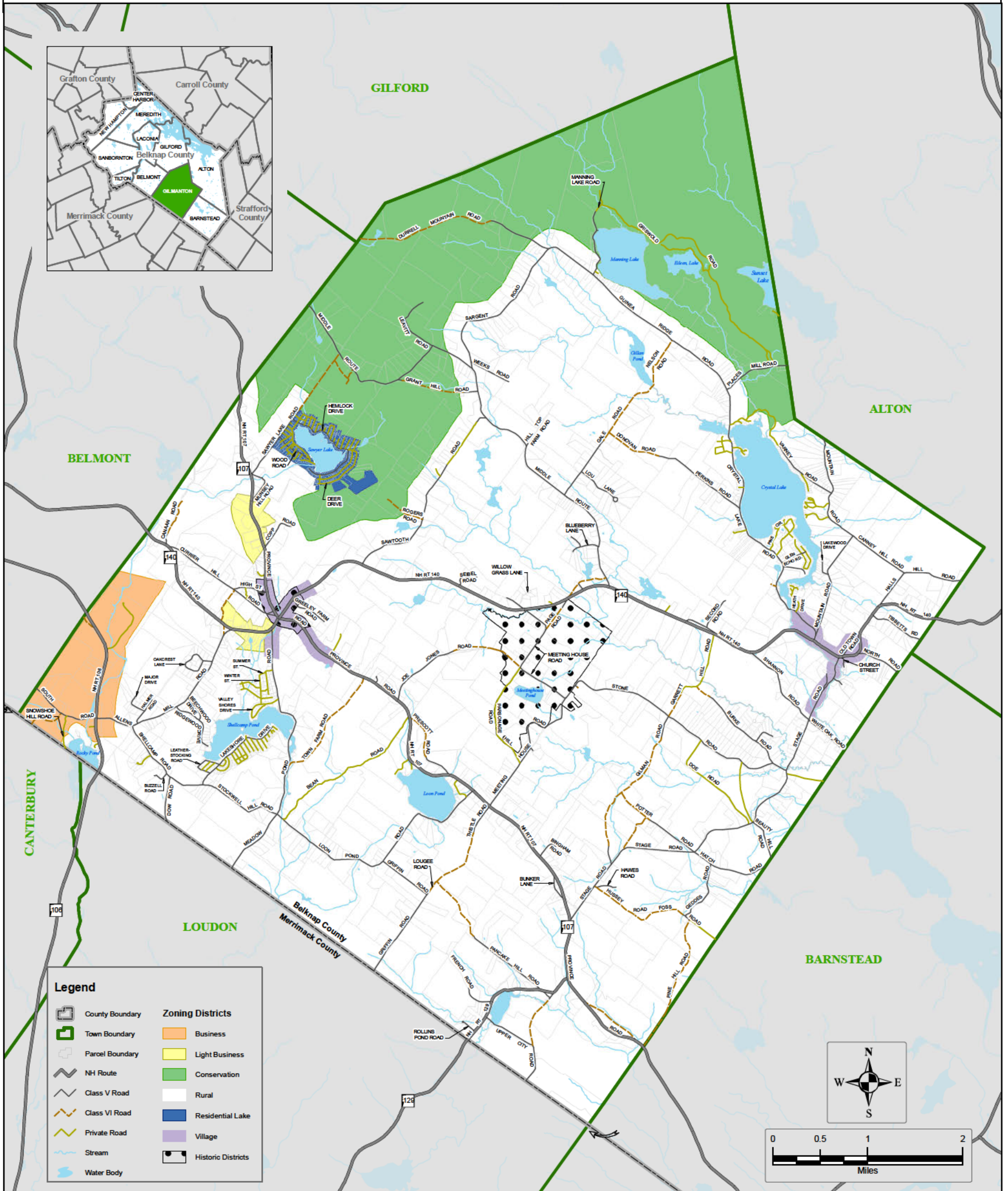
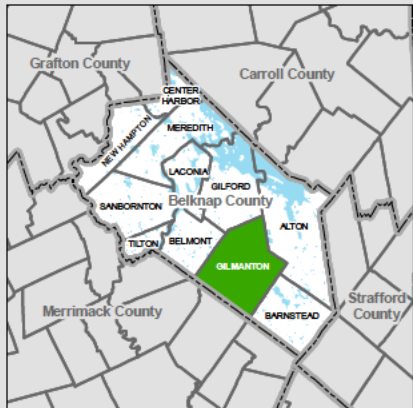
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Zoning: 2010

Gilmanton, NH



Legend

	County Boundary		Zoning Districts
	Town Boundary		Business
	Parcel Boundary		Light Business
	NH Route		Conservation
	Class V Road		Rural
	Class VI Road		Residential Lake
	Private Road		Village
	Stream		Historic Districts
	Water Body		

Zoning created by Cartographics Associates, Inc. 2007, updated by LRPC, January 2009. Parcel boundary and road names from Cartographics Associates, Inc. 2007. Base feature datasets, including hydrography, and political boundaries, provided through NH GRANIT at Complex Systems Research Center (CSRC). Neither LRPC nor CSRC make any claim to the validity or reliability or to any implied uses of these data.

For planning purposes only.



Lakes Region Planning Commission
 103 Main St, Ste. #3
 Meredith, NH 03253
 603.279.8171 | www.lakesrpc.org