



**Town of Gilmanon, New Hampshire  
 Planning Board  
 Academy Building  
 503 Province Road, PO Box 550  
 Gilmanon, New Hampshire 03237  
 planning@gilmanonnh.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

RECEIVED  
 DEC 19 2023  
 BY: .....

Application:	PB # _____
Submission Date:	12/19/23
Hearing Date:	____/____/____
<b>Fees Paid</b>	
Application Fee:	\$ 408
Abutter Fee:	\$ _____
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 A. & Brenda L. Currier  
 All Owner(s) of Record Must Be Listed and are REQUIRED to Sign the Application.

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

Home # [REDACTED] Cell # \_\_\_\_\_

E-mail [REDACTED]

Property Address: Allens Mill Road  
 Private Road or  Class V Map / Lot #: Map 420/Lot 30 & 30.1

Zoning District: Rural Total Acreage: 69.23 acres

Applicant(s): Brett A. & Brenda L. Currier

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

Home # [REDACTED] 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:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please describe in detail the proposed subdivision including the number of lots proposed and the size of each: Boundary line Adjustment

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

III. Facility Data

	<u>Existing</u>	<u>Proposed</u>
State Approved Private Septic	Yes or <u>No</u>	Yes or <u>No</u>
Private Well/Water Supply	Yes or <u>No</u>	Yes or <u>No</u>

**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**

- 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      \_\_\_\_ 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)**

- 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.
- 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: Brett Currie Date: 12-19-23

Owner of Record signature: Brenda Currie Date: 12/19/23



# 100 feet Abutters List Report

Gilmanton, NH  
December 19, 2023

24 / 26 / \$433.

## Subject Property:

Parcel Number: 420-030-000  
CAMA Number: 420-030-000-000-000  
Property Address: ALLENS MILL RD

Mailing Address: CURRIER, BRETT A & BRENDA L  
279 NH ROUTE 140  
GILMANTON, NH 03237

## Abutters:

Parcel Number: 133-007-000  
CAMA Number: 133-007-000-000-000  
Property Address: 31 LEATHERSTOCKING LN

Mailing Address: TOUTAINT, ROGER D & SANDRA M  
PO BOX 1194  
BELMONT, NH 03220

Parcel Number: 133-008-000  
CAMA Number: 133-008-000-000-000  
Property Address: LAKESHORE DR

Mailing Address: SHELLCAMP ASSOCIATION INC  
PO BOX 122  
GILMANTON, NH 03237

Parcel Number: 413-057-000  
CAMA Number: 413-057-000-000-000  
Property Address: 216 & 228 ALLENS MILL RD

Mailing Address: AUSTIN JR, GERALD L  
216 ALLENS MILL RD  
GILMANTON, NH 03237

Parcel Number: 420-018-000  
CAMA Number: 420-018-000-000-000  
Property Address: 108 RIDGEWOOD DR

Mailing Address: GINGRAS, GUSTAF E  
PO BOX 453  
GILMANTON, NH 03237

Parcel Number: 420-019-000  
CAMA Number: 420-019-000-000-000  
Property Address: 104 RIDGEWOOD DR

Mailing Address: MORRIS, JENNIFER LYN  
104 RIDGEWOOD DR  
GILMANTON, NH 03237

Parcel Number: 420-020-000  
CAMA Number: 420-020-000-000-000  
Property Address: 100 RIDGEWOOD DR

Mailing Address: RALEIGH, ANDREW & AMANDA  
100 RIDGEWOOD DR  
GILMANTON, NH 03237

Parcel Number: 420-021-000  
CAMA Number: 420-021-000-000-000  
Property Address: 94 RIDGEWOOD DR

Mailing Address: LIVERNOIS TR, MICHAEL A & TRES  
LIVERNOIS 2020 TRST, MIKE & TR  
94 RIDGEWOOD DR  
GILMANTON, NH 03237

Parcel Number: 420-022-000  
CAMA Number: 420-022-000-000-000  
Property Address: 90 RIDGEWOOD DR

Mailing Address: FISCHEV, SERGEI V & KRISTYN A  
90 RIDGEWOOD DR  
GILMANTON, NH 03237

Parcel Number: 420-023-000  
CAMA Number: 420-023-000-000-000  
Property Address: 70 RIDGEWOOD DR

Mailing Address: MCDONALD, DAVID B & LINDA J  
75 SOUTH MAIN ST UNIT 7 # 103  
CONCORD, NH 03301

Parcel Number: 420-024-000  
CAMA Number: 420-024-000-000-000  
Property Address: 58 RIDGEWOOD DR

Mailing Address: MITCHELL, KYRIL P  
58 RIDGEWOOD DR  
GILMANTON, NH 03237



www.cai-tech.com



# 100 feet Abutters List Report

Gilmanon, NH  
December 19, 2023

Parcel Number: 420-146-000  
CAMA Number: 420-146-000-000-000  
Property Address: 236 ALLENS MILL RD

Mailing Address: LACASSE, LINDSEY  
236 ALLENS MILL RD UNIT A  
GILMANTON, NH 03237



[www.cai-tech.com](http://www.cai-tech.com)

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12/19/2023

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The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

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**WETLANDS AND NON-SITE SPECIFIC PERMIT 2023-02822**

**NOTE CONDITIONS**

**PERMITTEE:** BRENDA/BRETT CURRIER  
279 NH ROUTE 140  
GILMANTON NH 03237

**PROJECT LOCATION:** ALLENS MILL ROAD, GILMANTON  
TAX MAP #420, LOT #30

**WATERBODY:** UNNAMED WETLAND

**APPROVAL DATE:** NOVEMBER 16, 2023

**EXPIRATION DATE: NOVEMBER 16, 2028**

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Based upon review of permit application 2023-02822 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

**PERMIT DESCRIPTION:**

Dredge and fill 1,258 square feet (SF) of palustrine forested wetland to construct a driveway for residential access. Impacts include 994 SF of permanent impacts for the installation of a 30-foot-long, 18-inch-diameter culvert and associated side slopes plus 264 SF of temporary impacts for erosion control measures.

**THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:**

1. In accordance with Env-Wt 307.16 and Env-Wt 524.05(b), all work shall be done in accordance with the approved plans dated August 10, 2023 by Central Land Surveying Inc., as received by the NH Department of Environmental Services (NHDES) on October 20, 2023.
2. In accordance with Env-Wt 524.05(a), the permittee shall submit a construction notice with the department at least 48 hours prior to commencing work.
3. Construction equipment shall be staged, maintained, repaired, and refueled outside of jurisdictional areas, in accordance with Env-Wt 307.03 and Env-Wt 307.15.
4. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).
5. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
6. In accordance with Env-Wt 307.11(b), limits of fill shall be clearly identified prior to commencement of work and controlled in accordance with Env-Wt 307.03 to ensure that fill does not spill over or erode into any area where filling is not authorized.
7. In accordance with Env-Wt 307.11(e), fill shall be not placed so as to direct flows onto adjacent or down-current property.
8. In accordance with Env-Wt 307.03(c)(2), water quality control measures shall be comprised of wildlife-friendly erosion control materials if erosion control blankets are utilized.

[www.des.nh.gov](http://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

9. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and maintained to ensure continued effectiveness in accordance with the manufacturer's recommended specifications or, if none, the applicable requirements of Env-Wq 1506 or Env-Wq 1508.
10. In accordance with Env-Wt 307.03(c)(6), water quality control measures shall remain in place until all disturbed surfaces are stabilized to a condition in which soils on the site will not experience accelerated or unnatural erosion by achieving and maintaining a minimum of 85% vegetative cover using an erosion control seed mix, whether applied in a blanket or otherwise, that is certified by its manufacturer as not containing any invasive species.
11. In accordance with Env-Wt 307.11(c), slopes shall be immediately stabilized to prevent erosion into adjacent wetlands or surface waters.
12. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.
13. In accordance with Env-Wt 307.10(b), work shall be done during low flow or in the dry.
14. Wetland areas where permanent impacts are not authorized shall be restored to pre-impact conditions and elevation as specified in Env-Wt 307.12.
15. In accordance with Env-Wt 310.03(a), no other work shall be done on the subject property pursuant to another expedited permit (EXP) or a statutory permit-by-notification (SPN) for a period of 12 months from the date the EXP was issued unless the property owner submits information, including a plan, to demonstrate that the proposed work is wholly unrelated to and separate from the work already done under the EXP or SPN; and the proposed work and the work already done under the EXP or SPN do not, when combined, constitute a project for which a standard permit is required.

**THIS PERMIT IS SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:**

1. Pursuant to RSA 482-A:12, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project.
2. In accordance with Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, work shall not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners.
3. In accordance with Env-Wt 314.01, a standard permit shall be signed by the permittee, and the principal contractor who will build or install the project prior to start of construction, and will not be valid until signed.
4. In accordance with Env-Wt 314.03(a), the permittee shall notify the department in writing at least one week prior to commencing any work under this permit.
5. In accordance with Env-Wt 314.08(a), the permittee shall file a completed notice of completion of work and certificate of compliance with the department within 10 working days of completing the work authorized by this permit.
6. In accordance with Env-Wt 314.06, transfer of this permit to a new owner shall require notification to, and approval of, the NHDES.
7. The permit holder shall ensure that work is done in a way that protects water quality per Env-Wt 307.03; protects fisheries and breeding areas per Env-Wt 307.04; protects against invasive species per Env-Wt 307.05; meets dredging activity conditions in Env-Wt 307.10; and meets filling activity conditions in Env-Wt 307.11.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq.; State Endangered Species Conservation Act, RSA 212-A; or New Hampshire Native Plant Protection Act, RSA 217-A.

10. In accordance with Env-Wt 307.02, and in accordance with federal requirements, all work in areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE) shall comply with all conditions of the applicable state general permit.

APPROVED:



Jessica Schulz  
Wetlands Specialist, Wetlands Bureau  
Land Resources Management, Water Division

**THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).**

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PERMITTEE SIGNATURE (required)

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PRINCIPAL CONTRACTOR SIGNATURE (required)