



PLANNING BOARD
TELEPHONE (603) 383-4624



TOWN OF CHESTERFIELD, NH
PLANNING BOARD
January 15, 2024

NOTICE OF DECISION

Wendy Pelletier and CJ Norton LLC. The application for a Minor subdivision of tax map 10 Lot B24.1 is denied as incomplete. It may be resubmitted with an updated application and abutters list.

Findings of fact.

1. Both lots must be shown on the topographic map, and the high and low points should be indicated on both lots.
2. The lot is classified as both residential, and RA. An acreage for each is required.
3. Ensure that naming remains consistent in the bottom right corner of the map.
4. List the estimated acreage for each zone.
5. Correct the signature block on page one: This is Not a boundary line adjustment this is a minor subdivision.
6. Clearly indicate new monuments required on roads in the plan.
7. As per Land Use 404.2(d)(2), the plan requires all easements and deeds to be listed and shown. Disclaimers related to this should be removed. (1 and 4 should be removed.) (404.2.E)
8. Refer to the boundary line between the two zones as a boundary line, not an easement line.
9. Please provide the Owner's Signature/responsible party on the application (404.2.D.10).
10. Complete the application checklist.

James Corliss

James Corliss
Planning Board Chair

Date: 19JAN2024

NOTE: Any person aggrieved by any decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition, duly verified, setting forth that such decision is illegal or unreasonable in whole or in part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within thirty (30) days after the date upon which the board voted to approve or disapprove the application.

See RSA Chapter 677:15 for more details

CARDINAL SURVEYING & LAND PLANNING

P.O. BOX 160
SULLIVAN, NH 03445
(603) 499-6151



Mascoma
Bank

54-7021/2117



1/9/24

PAY TO THE
ORDER OF Town of Chesterfield

\$ **199.00

One Hundred Ninety-Nine and 00/100*****

DOLLAR

Town of Chesterfield

MEMO

CJ Norton Subdivision

AUTHORIZED SIGNATURE

⑈00020841⑈ ⑆211770213⑆ 931 18 303 8⑈

CHESTERFIELD P.O.
523 ROUTE 63
CHESTERFIELD, NH 03443
USPS 3213500443
1-800-275-8777
03443003

Term ID: 003
Clerk ID: 000001

SALE

*****6049

VISA

Chip

TOTAL:

\$88.55

01/31/24

12:34:42

Inv #: 000003 Appr Code: 09795G

Receipt #: 00000733

All Sales Final on Stamps and Postage.
Refunds for Guaranteed Services Only.

VISA CREDIT

AID: A0000000031010

AC: CD 56 29 94 4C 6F CB 93

CVR: 5E 03 00

IAD: 06011203A02002

TVR: 00 00 00 80 00

TSt: E8 00

CUSTOMER COPY

Order Stamps at USPS.com/shop or call
1-800-Stamps24. Go to
USPS.com/shipchip to print chipmail
labels with postage. For other info call
1-800-ASK-USPS.

MAP 10 A1.5
PETER J. CANNIZZO
318 ATHENRON HILL ROAD
VOL. 300, PG. 1162
REF. PLAN 5

MAP 10 A1.3
STEVEN PAUL & KATHLEEN CANNIZZO
323 ATHENRON HILL ROAD
VOL. 302, PG. 0918

MAP 10 A1.4
THOMAS & KAY T. DONATZ
318 ATHENRON HILL ROAD
VOL. 300, PG. 1162
REF. PLAN 5

MAP 10 A1.6
ROBERT & HANCI LEMEL
311 ATHENRON HILL ROAD
VOL. 303, PG. 0429

MAP 10 B21.0
MICHAEL L. & SUSAN E. MURRAY
508 ATHENRON HILL ROAD
VOL. 1799, PG. 0194

MAP 10 B22.0
TOWN OF CHESTERFIELD
CHESTERFIELD, NH 03043
SUBDIVISION

MAP 10 B20.0
MICHAEL & DANIEL COOKWELL
TOWN OF CHESTERFIELD
CHESTERFIELD, NH 03043
SUBDIVISION

MAP 10 B20.1
JAMES & CECILIA MONTANON
275 BARTLETT ROAD
SPOTSFORD, NH 03042
VOL. 1862, PG. 0840

MAP 2D B24.0
DANIEL C. HORTON
BARTLETT ROAD
SPOTSFORD, NH 03042
VOL. 1862, PG. 0840

MAP 10 B23.0
HAMPSHIRE TRUST HOLDINGS, LLC
2825 BARTLETT ROAD
VOL. 2923, PG. 0973

MAP 10 B24.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B25.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B26.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B27.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B28.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B29.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B30.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B31.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B32.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B33.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B34.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B35.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B36.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B37.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B38.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B39.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B40.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B41.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B42.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B43.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B44.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B45.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B46.0
PROPOSED LOT
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MAP 10 B47.0
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MAP 10 B48.0
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MAP 10 B49.0
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MAP 10 B50.0
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12.05 ACRES

MAP 10 B51.0
PROPOSED LOT
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12.05 ACRES

MAP 10 B52.0
PROPOSED LOT
MIN. 10 ACRES
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PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

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PROPOSED LOT
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PROPOSED LOT
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MAP 10 B59.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B60.0
PROPOSED LOT
MIN. 10 ACRES
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MAP 10 B61.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B62.0
PROPOSED LOT
MIN. 10 ACRES
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MAP 10 B63.0
PROPOSED LOT
MIN. 10 ACRES
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MAP 10 B64.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B65.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B66.0
PROPOSED LOT
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12.05 ACRES

MAP 10 B67.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B68.0
PROPOSED LOT
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12.05 ACRES

MAP 10 B69.0
PROPOSED LOT
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12.05 ACRES

MAP 10 B70.0
PROPOSED LOT
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12.05 ACRES

MAP 10 B71.0
PROPOSED LOT
MIN. 10 ACRES
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MAP 10 B72.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B73.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B74.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B75.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B76.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B77.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B78.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B79.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B80.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B81.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B82.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B83.0
PROPOSED LOT
MIN. 10 ACRES
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MAP 10 B84.0
PROPOSED LOT
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MAP 10 B85.0
PROPOSED LOT
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MAP 10 B86.0
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MAP 10 B88.0
PROPOSED LOT
MIN. 10 ACRES
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MAP 10 B89.0
PROPOSED LOT
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MAP 10 B90.0
PROPOSED LOT
MIN. 10 ACRES
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MAP 10 B91.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B92.0
PROPOSED LOT
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MAP 10 B93.0
PROPOSED LOT
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MAP 10 B94.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B95.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B96.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

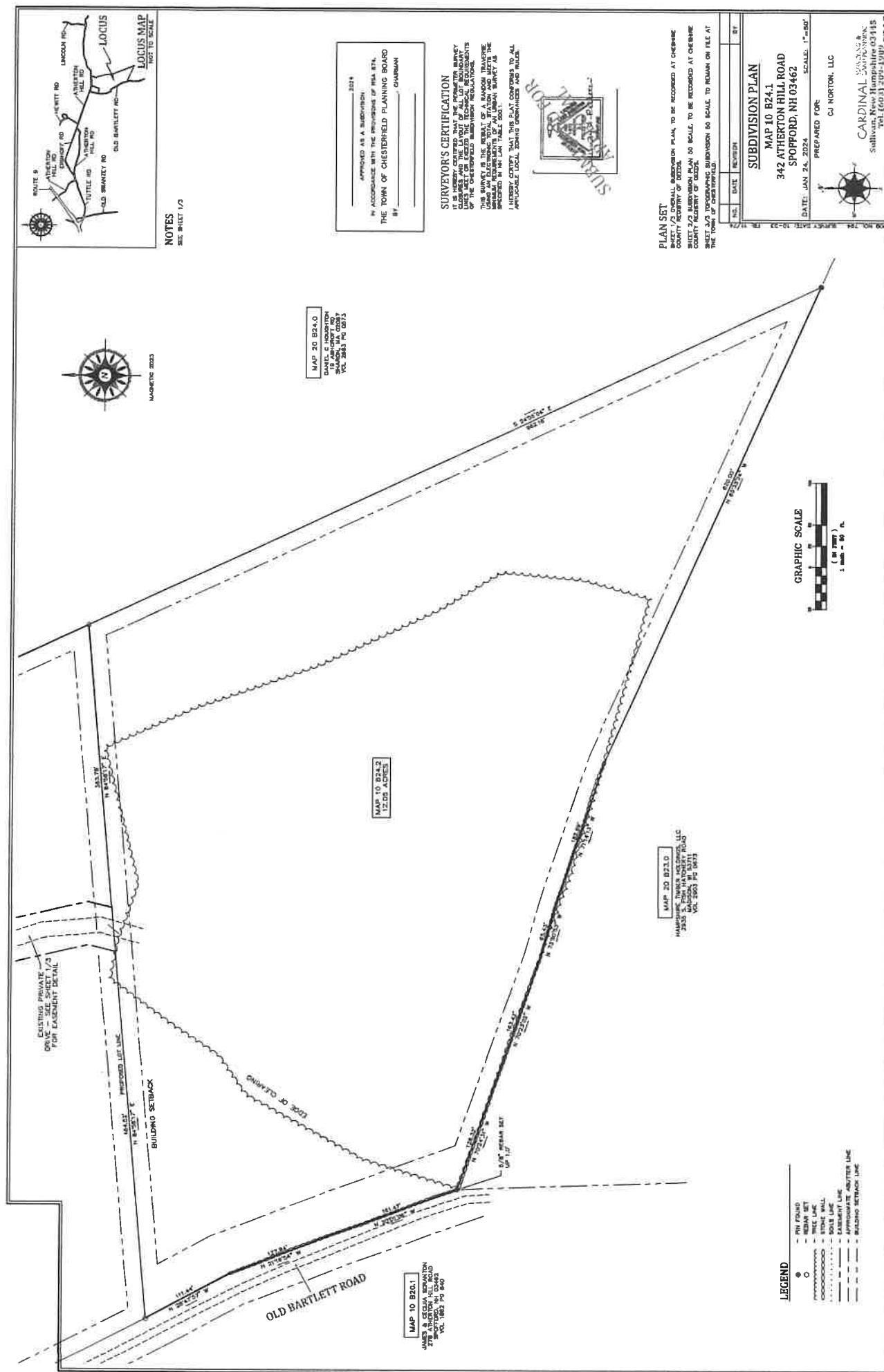
MAP 10 B97.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B98.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B99.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

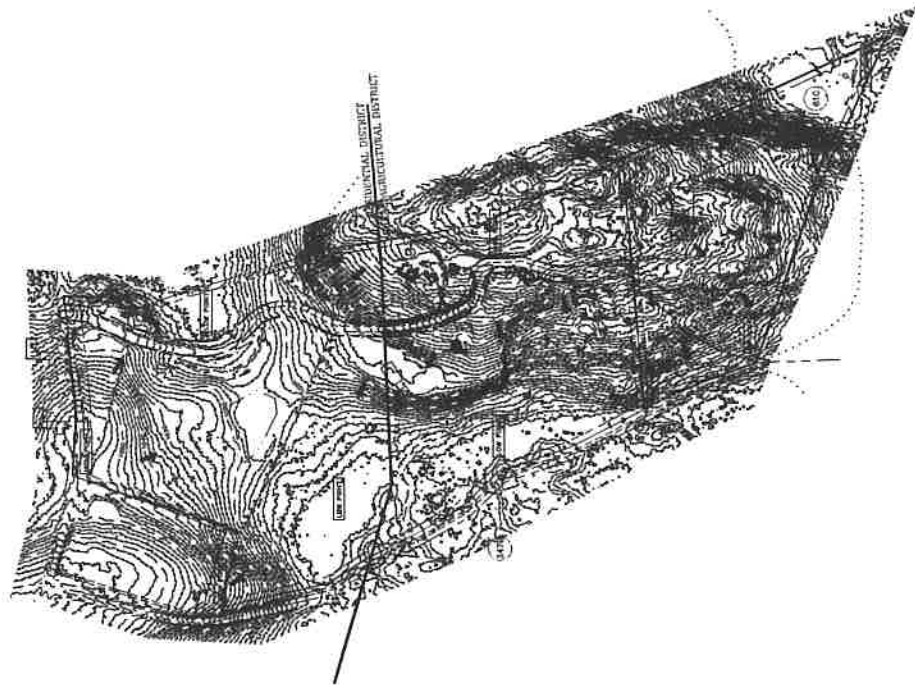
MAP 10 B100.0
PROPOSED LOT
MIN. 10 ACRES
12.05 ACRES

MAP 10 B10





WAGNETO 2023



SURVEYOR'S CERTIFICATION
IT IS HEREBY CERTIFIED THAT THE POWER, THE LOCATION, THE TYPE, THE SIZE, THE SPACING, THE CLOSURES AND THE LAYOUT OF ALL LOT BOUNDARIES, EASEMENTS, AND INTERESTS SHOWN ON THIS MAP COMPLY WITH THE REQUIREMENTS OF THE CHARTERED SURVEYING REGULATION ACT, 1991.
THIS SURVEY IS THE RESULT OF A RANDOM SAMPLING OF THE RECORDS OF THE SURVEYING BOARD, AND THE RESULTS OF THE SURVEYING BOARD'S SURVEYING REQUIREMENTS OF AN URBAN SURVEY ARE SHOWN ON THIS MAP.
I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE REQUIREMENTS OF THE CHARTERED SURVEYING REGULATION ACT, 1991.



PLAN SET

DATE	NO.	REMARKS	BY

MAP 10 B24.1
342 ATHERTON HILL ROAD
SPOFFORD, NH 03242

SCALE: T=200



**CARDINAL SULLIVAN &
SULLIVAN, New Hampshire 03145**
Tel. (603) 299-1989 SAT 17

- PIN FOUND
- REBAR SET
- TREE UPL
- STONE WALL
- SOIL LINE
- EASEMENT
- APPROXIMATE
- BUILDING
- DRAINAGE

- (B1C) - TURNAGE-LYNAN ROCK OUTCROP COMPLEX, 8 TO 18 PERCENT SLOPES
- (D1D) - TURNAGE-LYNAN ROCK OUTCROP COMPLEX, 18 TO 20 PERCENT SLOPES
- (N4N) - LYNE AND MOSSLAUNE SOILS, 0 TO 5 PERCENT SLOPES, VERY STONY



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1/20/24

OFFICE
SCANNED
DEC. 19/23
Rev 6/13

MINOR SUBDIVISION
APPLICATION REVIEW CHECKLIST
PLANNING BOARD
CHESTERFIELD, NH

Subdivision Name SUBDIVISION MAP 10 LOT B24.1
Property Location 342 ATHEETON HILL Map 10 Lot(s) B24.1

This checklist is to be completed by the applicant and submitted with the application.

<u>Documents for Complete Application</u>	<u>Complete</u>	<u>Comments</u>
1. Application form (sig. & notarized author. if appl.)	✓	
2. Fees paid (<u>Appendix B</u>)	✓	
3. Abutter List/Cards/Labels (404.2 B)	✓	
4. Inspection permission (404.2 C)	✓	
5. Drafting standards Per 401 – Land Development Regs.	✓	*A minimum of 5 paper copies must accompany completed application; additional copies may be required at the discretion of the Planning Board.
Plat prints (*5 paper w/appl. & 2 mylars w/final) (404.2D)	✓	
Signature block (large enough for 7 signatures)	✓	
Certification statements (404.2 D #4, 10, 11)	✓	
Verify that all affected parcels (new & existing) are clearly identified and lot numbering is accurate	✓	
6. Deeds, easements covenants to Town (404.2E) (if req.)	N/A	(fees unaffected?) <u>\$199</u>
7. List of required Federal, State & Local Permits (404.5F)	N/A	
• _____	Pending _____	Approved _____
• _____	Pending _____	Approved _____
• _____	Pending _____	Approved _____
8. Waiver requests	✓	
9. Topographic plan (404.4A)	✓	
10. NH Dept. of Environmental Svcs. (DES) (404.4B)	N/A	

<u>Planning Board Issues/Questions</u>	<u>Answered</u>	<u>Comments</u>
• Determination of Regional Impact	—	
• In accordance with Master Plan	—	
• ZBA requirements (file ZBA app. prior to Pl. Bd. app.)	—	
• Zoning Board approval needed prior to approval	—	
• Conservation Commission input to Wetlands impact	—	

(This page is provided to applicants as a guide for completing applications. Sub-Division application requirements include but are not limited to these items.)

NOTICE TO ALL APPLICANTS: Please be advised that Public Service of New Hampshire (PSNH) has obtained and recorded rights and easements to construct, repair, operate, patrol and remove electrical lines. Many of these easements include the right to remove all structures or obstructions found within the transmission strip. Consequently it is important that current landowners realize PSNH's rights when developing land adjacent to transmission lines. Please note that a packet of information from PSNH is available for review in the Selectmen's office along with Planning Board Applications. Copies are available for a fee of 50 cents per page from the Selectmen's Secretary. The packet advises all parties submitting subdivision plans, site plans, etc., involving their easements, of PSNH's interest in reviewing these plans, and requests parties to forward copies of the plans or to contact Celine Bilodeau at 634-3200.

PLANNING BOARD FEE SCHEDULE

Conceptual Consultations: - No Fee

Voluntary Notice of Merger: - There is no fee payable to the Town of Chesterfield; however, a check made payable to the **Cheshire County Registry of Deeds** must accompany submission of Notice. Documents and confirmation of Registry fees available from the Town Office.

***ADDITIONAL SURCHARGE - A \$25.00 CHECK MADE PAYABLE TO: "CHESHIRE COUNTY REGISTRY OF DEEDS" (with a note indicating "LCHIP FEE") MUST BE COLLECTED FOR ALL DOCUMENTS & PLANS TO BE FILED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS (particularly Subdivisions & Boundary Line Adjustments):**

Subdivisions:

Boundary Line Adjustment	\$75 <i>*plus Registry Surcharge</i>
Minor Subdivisions (3 or fewer lots with no proposed road, final or preliminary)	\$50 per lot <i>*plus Surcharge</i>
Major Subdivisions - Preliminary Applications	\$150 <i>*plus Registry Surcharge</i>
Major Subdivisions - Final Applications	\$100 + \$25 per lot or unit <i>*plus Registry Surcharge</i>
Condominium Conversions	\$100 + \$25 per unit <i>*plus Registry Surcharge</i>

Site Development (Site Plan)

\$100 + \$5 per 1,000 sq. ft. of land coverage

Technical Review of Plans: Applicant must reimburse Town for Consultant's costs for review of applications prior to recording of plat or signing of Site Plan per RSA 676:4 I

Re-hearings, Re-notification and Advertising

\$50 + \$9 per abutter

Certified Notification

*\$9 each $\times 11 = 99$

***All Subdivision and Site Development applications must include a \$9 Notification Fee and updated address for each of the following (addresses must be verified by the applicant not more than 5 days before filing): the applicant, abutters (see parameters below), all professionals whose seal appears on any plat submitted to the Board as defined in RSA 676:4, I (d) [every engineer, architect, land surveyor, or soil scientist], holders of conservation, preservation or agricultural preservation restrictions, and other persons with direct interest as indicated by applicant by way of inclusion on the abutter list (including authorized agents/representatives).**

ABUTTER: Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Planning Board or who owns land within 200 feet of the boundaries of the land under consideration. For purpose of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration.

****Additional Notification Fees will be necessary for re-hearings, etc.**

DIRECTION FOR NOTICE OF DECISION: Please check boxes to indicate applicants' wishes.

- ☒ A complimentary notice will be sent to the applicant only by first class U. S. Postal mail service. Note that the applicant is/are the landowner(s). (Standard practice unless otherwise directed below.)
- ☐ Applicant wishes to receive a copy of the notice of decision by certified mail; \$10.00 fee included.
- ☐ Applicant wishes to additional copies of the notice of decision to be sent by certified mail to the following individuals (\$10.00 fee per individual also included). List Names/Addresses below:

APPLICATION FOR SUBDIVISIONS

To: Town of Chesterfield Planning Board

For Office Use Only:

Date Filed: _____

Application Received By: _____

Amount Paid: _____

INCOMPLETE OR INACCURATE APPLICATIONS SHALL BE REFUSED

All information must be submitted to the Selectmen's Office with the application. **IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT ALL OF THE REQUIRED INFORMATION IS ACCURATE AND COMPLETE.** The Planning Board has the right to require additional information necessary to make a decision at any time during this process.

Selectmen Office Hours are Monday – Thursday, 8:00 AM – 4:00 PM and Friday 9AM – 12PM

Public Hearings are held the **FIRST and THIRD MONDAYS of the month** at 7:30 PM at the Selectmen's Office unless otherwise posted.

PLEASE PRINT OR TYPE

Name of Applicant* WENDY PELLETIER, CARDINAL SURVEYING & LAND PLANNING

Mailing Address PO BOX 140 SULLIVAN, NH 03445

Location of Proposal 342 ATHERTON HILL RD TM 10 LOT B 24.1
(Street, Subdivision, Tax Map #)

Daytime Phone # 603 - 209-1989 Evening Phone # _____

Owner's Name CJ NORTON LLC

Mailing Address 149 VALLEY PARK DRIVE SPOFFORD, NH

* Anyone other than the property owner representing the property **MUST HAVE** Power of Attorney or a STATEMENT from the property owner.

SUBDIVISION APPLICATION

Please check which applies, NOTE: See Land Development Regulations for definition

Is this a _____ Preliminary Application OR a ☒ Final Application

For a ☒ Minor Site Subdivision OR a _____ Major Subdivision

Number of Lots: 2

Applications are due at least twenty-one (21) days prior to a regular meeting

ZONING DISTRICT

Please check all that apply:

- ☒ Residential
☒ Rural / Agricultural
☐ Village
☐ Commercial / Industrial
☐ Office / Retail / Services

Estimated acreage for each zone that applies:

21[±] acres
29[±] acres
_____ acres
_____ acres
_____ acres

Are any waivers being requested from the Board? YES

If so, what? 404.9 L.D.5 SURVEY OF ENTIRE LOT

LIST OF ABUTTERS*

*An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration, or who owns land within 200 feet of the boundaries of the land under consideration.

SEE ATTACHED

- 1) The name and address of the firm and/or persons whose stamp is present on the plan.

Name: _____

Mailing Address: _____

- 2) Anyone wishing to subdivide must supply the names of holders of conservation, preservation, or agricultural preservation restrictions or any other easements on the subdivision property. (Attach Addition sheet if needed)

Name: _____

Mailing Address: _____

- 3) List all Property Abutters, refer to definition listed above: (Attach additional sheet if needed)

Name: _____

Name: _____

Mailing Address _____

Mailing Address: _____

Map & Lot # _____

Map & Lot # _____

Name: _____

Name: _____

Mailing Address _____

Mailing Address: _____

Map & Lot # _____

Map & Lot # _____

Name: _____

Mailing Address _____

Map & Lot # _____

Name: _____

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Map & Lot # _____

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Name: _____

Mailing Address _____

Map & Lot # _____

Name: _____

Mailing Address: _____

Map & Lot # _____

Name: _____

Mailing Address _____

Map & Lot # _____

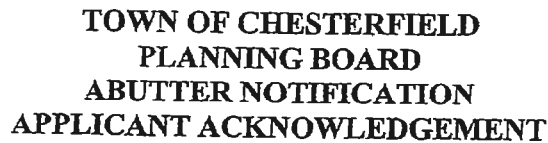
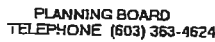
Name: _____

Mailing Address: _____

Map & Lot # _____

Applicant has read and completed the application accurately to the best of his/her knowledge.

Signature: Mindy A. Pallet Date: 1-9-24


$$ax = 11 = 99$$

LIST OF ABUTTERS:

Under the requirements of RSA 676:4, I (b) an applicant must submit the names and mailing addresses of the applicant and all abutters to the property under consideration. The names of the abutters must be taken from the municipal records not more than five days before the date on which the application is filed. Please note that the applicant is solely responsible for providing a complete and accurate list of abutters. Any abutter whose contact information was reasonably available from Town records 5 days prior to submission of the application, and whose name and address were not accurately included on the abutter list for notification, may have a right to appeal any decision by the Planning Board. Abutter information is available for research in the Selectmen's office.

The undersigned acknowledges and affirms that they have the legal right to file an application with the Planning Board as the landowner(s)/trustee(s) or appointed agent acting on behalf of the landowners; and avows that a complete abutters list has been provided and has been updated a minimum of five (5) days prior to submission of the application.

WENDY S. PELLETIER Wendy S. Pelletier 1/8-124
Printed Name Signature Date

Printed Name Signature Date



PLANNING BOARD
TELEPHONE (603) 363-4624



**TOWN OF CHESTERFIELD
PLANNING BOARD
DESIGNATION OF AUTHORIZED REPRESENTATIVE**

I/We, CJ Norton, LLC (and) _____, as land-owner(s) and/or trustee(s) of the land listed below:

Location of Land: 342 ATHERTON HILL RD

Map: 10 **Lot:** B 24.1

Map: _____ **Lot:** _____

authorize the following individuals:

<u>Wendy Pelletier</u> (Name)	<u>Cardinal Surveying & Land Planning</u> (Company Name)	<u>Surveyor</u> (Capacity)
<u>Jon Miner</u> (Name)	<u>Cardinal Surveying & Land Planning</u> (Company Name)	<u>Surveyor</u> (Capacity)
_____ (Name)	_____ (Company Name)	_____ (Capacity)

to act as agent(s) on my/our behalf in matters related to the SUBDIVISION
application submitted on 11/9/24 (date) (type)

<u>CHRISTOPHER J NORTON</u> Printed Name	<u>Christopher J Norton</u> Signature	<u>11/9/24</u> Date
_____ Printed Name	_____ Signature	_____ Date

Please list any agents, architects, engineers or other individuals that you may wish the Planning Board to contact directly in reference to your application, will present or conduct business on your behalf, or has affixed his/her seal to any technical or engineered drawings. *Be advised that any licensed surveyor or engineer affixing his/her seal to any submission must be included on the "Abutter List" to receive notification of public meetings or public hearings.



PLANNING BOARD
TELEPHONE (603) 363-4624



**TOWN OF CHESTERFIELD
PLANNING BOARD
PERMISSION FOR SITE VISIT**

**This document must be signed by all land-owners as listed on the deed(s)*

I/We, CJ NORTON, LLC (and) _____, as land-owner(s) and/or trustee(s) of the land listed below, authorize the members of the Town of Chesterfield Planning Board, its agents and assigns to enter the premises for purposes of site review in conjunction with the SUBDIVISION application submitted on 1/19/24. I/We further acknowledge that any site visit attended by a quorum of the Planning Board constitutes a public meeting. Any such meeting shall be noticed and open to the non-board public. I/We authorize public access to the site under such circumstances where an on-site meeting is called for by the Planning Board.

Location of Land: 342 ATHERTON HILL RD

Map: 10 **Lot:** B 24.1

Map: _____ **Lot:** _____

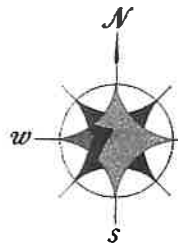
CHRISTOPHER J NORTON Christopher Norton 1-19-24
Printed Name Signature Date

Printed Name Signature Date

Additional copies available upon request.

There must be one signature for each owner/trustee listed on the deed(s).

Application is subject to "Denial Without Prejudice" if signed form does not accompany the application.



CARDINAL SURVEYING AND LAND PLANNING, LLC

PO Box 160
Sullivan, NH 03445
(603) 209-1989
www.cardinalsurveying.net
"Know Your Boundaries"

January 9, 2024

Subdivision
CJ Norton, LLC
342 Atherton Hill Road

Request for Waivers from the TOWN OF CHESTERFIELD SUBDIVISION REGULATIONS:

Section 404.2.D.5-Full boundary survey:*a waiver is sought for providing a full boundary survey of Map 10 lot B24.1 The area within the subdivision and easement area only has been surveyed. The remainder is based a survey and plans of record.*

Parcel Number	Parcel Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
Applicant		Cardinal Surveying & Land Planning	Wendy Pelletier	PO Box 160	Sullivan	NH	03445
Map 10 Lot B024-001	342 Atherton Hill Road	CJ Norton, LLC		149 Valley Park Drive	Spofford	NH	03462
Map 10 Lot B024-000	346 Atherton Hill Road	Daniel C Houghton		19 Ashcroft Road	Sharon	MA	02067
Map 10 Lot B023-000	Old Bartlett Road	Hampshire Timber Holdings, LLC		2935 S. Fish Hatchery Road	Madison	WI	53771
Map 10 Lot B020-000	298 Atherton Hill Road	Megan & Daniel O'Connell		PO Box 515	Spofford	NH	03462
Map 10 Lot B021-000	306 Atherton Hill Road	Michael L & Susan E Marland		306 Atherton Hill Road	Spofford	NH	03462
Map 10 Lot A001-005	315 Atherton Hill Road	Peter J Cannizzaro	Pamela s Crowley	315 Atherton Hill Road	Spofford	NH	03462
Map 10 Lot A001-004	319 Atherton Hill Road	Thomas & Jean T Schultz		319 Atherton Hill Road	Spofford	NH	03462
Map 10 Lot A001-003	323 Atherton Hill Road	Steven Paul & Katherine Cummings		323 Atherton Hill Road	Spofford	NH	03462
Map 10 Lot A001-006	311 Atherton Hill Road	Robert & Nancy Elwell		311 Atherton Hill Road	Spofford	NH	03462
Map 10 Lot B022-000	Old Bartlett Road	Town of Chesterfield		PO Box 175	Chesterfield	NH	03443
Map 10 Lot B020-001	278 Atherton Hill Road	James & Cecilia Scranton		278 Atherton Hill Road	Spofford	NH	03462

ARTICLE IV
REQUIRED SUBMITTALS

400 GENERAL

All applications shall be accompanied by the plans and information required herein. Applications that are not complete because of missing required information will be rejected by the Board, its representative or its agent. The information required varies according to both the type of review process selected by the applicant and the type of application. This article is subdivided as follows:

401 DRAFTING STANDARDS FOR ALL PLANS

402 CONCEPTUAL CONSULTATIONS

403 PRELIMINARY APPLICATIONS

- Major Subdivisions
- Major Site Developments and Condominium Conversions

404 FINAL SUBDIVISION APPLICATIONS

- Lot Line Adjustment Subdivision
- Minor Subdivision
- Major Subdivision

405 FINAL SITE DEVELOPMENTS

- Minor Site Developments
- Major Site Developments and Condominium Conversions

401 DRAFTING STANDARDS

All plan sheets required herein, except sketch plans submitted with consultations, shall comply with the following standards:

- ✓A. A sheet size of 22 inches by 34 inches, or smaller.
- ✓B. A scale adequate to represent all detail required by these regulations. When two (2) or more drawings refer in whole or part to the same area and are intended for comparison (e.g., existing and proposed conditions as per 404.5.1.b), said drawings shall be prepared in an identical manner: they shall depict the same area; be in the same orientation; and be to the same scale.
- ✓C. The name of the proposal and the name and address of the owner of record and applicant(s) (if different).

N/A D. Name and address of the N.H. engineer or N.H. architect.

✓ E. Tax map references (sheet and parcel and locus diagram).

✓ F. Location of all abutters, keyed to required abutters lists.

✓ G. Acreage quantities for all lots, to the nearest hundredth of an acre, and square footage on all lots less than two (2) acres in size.

✓ H. Date and north arrow.

✓ I. Match lines, as necessary.

✓ J. Date and revision blocks: Every plan sheet shall be dated with a specific month, day and year. A revision block shall be included on each sheet and each revision made to the sheet after the initial date shall be noted.

✓ K. Signature block on first page for all Planning Board member to sign – as shown on page 53.

✓ L. Signature line on all pages except the first, for Chairman to sign and date.

✓ M. All pages to be submitted in PDF form

N/A 402 CONCEPTUAL CONSULTATION

402.1 Subdivisions and lot line adjustments

A sketch plan of the subdivision or lot line adjustment drawn to scale, and showing the following:

A. Approximate location of lot lines (existing and proposed).

B. Approximate lot measurements and areas (existing and proposed).

C. Approximate location of streets.

402.2 Site Development Plans and Condominium Conversions

A. A sketch plan of the proposal, drawn to scale, showing the general location of all existing and proposed buildings, parking areas, driveways, and waste disposal facilities.

B. A brief "Summary of Proposed Use" describing, in some specificity, the type and intensity of use proposed for the site.

N/A 403 PRELIMINARY APPLICATIONS

403.1 All Preliminary Review Applications

- A. Application Form: A completed application form including the correct names and mailing addresses of the owner(s) of record, applicant(s) (if different), and the location of the proposal.
- B. Abutter's List: A separate list showing the correct names and mailing addresses of the owner(s) of record, applicant(s) (if different) and all abutters keyed to the plan. The abutter's list shall be current as of no more than five (5) days before the filing.
- C. Inspection Permission: Written permission for the members of the Planning Board or their agents to inspect the site, as necessary.

N/A

403.2 Preliminary Applications for Major Subdivisions

In addition to the information required by 403.1, above, an applicant for preliminary review of a major subdivision shall submit five (5) copies of:

- A. Preliminary Subdivision Plan: An engineered preliminary plan of the subdivision showing all proposed streets, lots and other improvements, including utilities, and abutting lots with the names of the owners thereof. Plans shall indicate percent grade of streets, width, and cross sections and the location, sizes and material of all water and sewer pipes, electric and telephone lines, storm water pipes, drains and culverts. Cross-sectional drawings shall be provided at fifty (50) foot intervals for all new streets and shall show the existing terrain based on field surveys.

REFER TO 404.3, A

- B. Preliminary Topographic and Soils Plan: A topographical plan of the entire parcel being subdivided showing contours at two (2) foot vertical intervals referenced to National Geodetic Vertical Datum of 1929 (NGVD). The topographic plan shall also show:

✓ 1. The high and low points of each proposed lot.

✓ 2. Natural drainage vectors for each lot.

N/A 3. The boundary of the 100 year flood zone, where applicable.

✓ 4. Soils data based on the latest Soil Conservation Service, Cheshire County Soils Survey Maps, or other mapping deemed acceptable by the Planning Board.

NOT LARGER THAN 5 ACRES BY STATE N/A 5. The location of and pertinent data on test pits and percolation test results. Information shall include at least the following: the location of test pits, percolation test date, and an outline of the proposed leach field area.

6. For minor subdivisions only, the Planning Board may waive the requirement for the topographic and soils plan, as follows:

- a. On proposed lots larger than three (3) acres, the plan may only cover those portions of the lot to be occupied by structures and/or waste disposal systems, provided that there are no apparent drainage problems on the other areas of the lot.

- ✓ b. In other circumstances where, in the opinion of the Planning Board, the required topographic or soils information for all or part of a parcel is unnecessary to the determinations required by Article VI.

C. Preliminary Surface Water Drainage Management Plan (SWDMP): The SWDMP shall be a separate plan from other required plans. It shall include at least three (3) plan sheets and a hydrological analysis, as follows:

1. An areawide plan at a scale of 1 inch equals 200 feet (tax map scale) which depicts the areawide drainage system into which the site drains. Said areawide plan shall show the flow from the site to the point at which the areawide drainage system outflows into one of the major year-round watercourses in the Town.
2. A plan of the existing topography of the parcel, showing soils data plus:
 - a. The high and the low point of the parcel.
 - b. Existing streams and watercourses, including seasonal watercourses and watercourses reasonably close to the parcel being developed.
 - c. Existing surface drainage vectors and existing flows onto abutting properties; into present watercourses; and into present storm drain systems. Such estimates shall be for both the 10 year/24 hour storm and for the 50 year/24 hour storm and shall be calculated in accordance with standard hydrological techniques for small watersheds such as those of the Soil Conservation Service's handbook: "Urban Hydrology for Small Watersheds, Technical Release No. 55," as amended.
 - d. The boundary of the 100 year flood zone, where applicable.
3. A plan of the proposed surface water management system, showing all of the information required by C.2, above, plus:
 - a. Finished grading of the site.
 - b. Leachfield areas.
 - c. Lot by lot tabulations of estimated impervious coverages.
 - d. All proposed drainage facilities, including details of location, size, and material.
 - e. Drainage vectors showing the directions of flow off each proposed lot, after development, and the flows onto abutting properties, after development.

N/A

403.3 Preliminary Application for Major Site Developments and Condominium Conversions

In addition to the information required by 403.1, above, an applicant for preliminary review of a major site development shall submit five (5) copies of:

A. Preliminary Site Plan: The preliminary site plan shall:

1. Cover the entire parcel being developed and show all dimensions thereto.
2. Show all existing or proposed structures and all proposed additions thereto.
 - a. Parking areas, driveways and loading and unloading areas are considered structures under Chesterfield's ordinances and must therefore, be depicted.
 - b. Setback dimensions must be shown for all structures, including parking areas.
 - c. First floor slab elevations must be shown for all existing or proposed buildings.
3. Show the type and location of all existing or proposed streets, utilities, drainage facilities and on-site waste disposal facilities.
4. Indicate the locations of all structures on abutting properties and the distances to each one from the property line of the site.
5. Show parking layouts with individual spaces delineated.
6. Show location and types of all exterior lighting.
7. Show existing and proposed landscaping buffers or plantings.
8. Show location of all solid waste collection facilities.
9. Show all existing and proposed sidewalks, curbs and gutters.
10. Show location of and height of all existing and proposed fences and walls.

B. Preliminary Topographic and Soils Plan: The preliminary plan shall show all information required by 403.2 B.

C. Preliminary Surface Water Drainage Management Plan: The plan shall show all information required by 403.2 C.

D. Building Elevation: Preliminary elevation drawings from all applicable directions of all new buildings or additions to buildings.

E. Use Intensity Statement: A written statement describing the use proposed for the site in sufficient detail for the Planning Board to make a preliminary evaluation of the intensity of use proposed for the site. For example, for commercial developments information about the number of employees; floor space allocations; vehicular traffic generation;

growth potential; volumes and types of waste; etc. would all be required in order for the Planning Board to properly evaluate the intensity of use proposed for a site.

- F. Unnecessary Submittals: These regulations recognize that there will be variety in the types of major site developments that may be subject to these regulations. If an applicant feels that submittals of some of the information required herein constitutes an unnecessary hardship and that such submittals are not needed for the Board to reach the decisions required by Article VI, the applicant may request a waiver of the applicable submittal requirement.

404 FINAL SUBDIVISION APPLICATIONS

404.1 General

The requirements of this section are set forth in a cumulative manner. For example, an applicant for formal approval of a major subdivision must meet the requirements of 404.5 for major subdivisions and all of the prior stated requirements of 404.2 through 404.4.

404.2 All Subdivisions and lot line adjustments

- ✓ A. Application Forms: A completed application form including the correct names and mailing addresses of the owner(s) of record, applicant (s) (if different) and the location of the subdivision.
- ✓ B. Abutters List: A separate list showing the correct names and mailing addresses of the owner(s) of record, applicants (s) (if different) and all abutters, keyed to the plan. The abutters list shall be current as of no more than five days before the filing.
- ✓ C. Inspection Permission: Written permission for the members or agents of the Planning Board to inspect the site, as necessary.
- D. Final Subdivision Plat or Lot Line Adjustment: Mylars and prints of the final plans shall be submitted as explained on the application form. The plans must comply with
✓ all of the drafting standards of 401. Additionally, the plans shall:
MYLAR TO BE SUBMITTED UPON APPROVAL.
 - ✓ 1. Meet all filing requirements of the Cheshire County Registry of Deeds.
 - ✓ 2. Include sufficient data to determine readily the location, bearing and length of every street line, lot line, boundary line and to reproduce such lines upon the ground. All dimensions shall be shown to hundredths of a foot and bearings to at least half minutes. The error of closure shall not exceed a ratio of 1 to 5,000. The final plan(s) shall show the boundaries of the property and the bounds of any public or private streets and easements abutting or pertaining to the proposed subdivision in any manner.
 - ✓ 3. Exhibit the name, license number and seal of a N.H. registered land surveyor.

- ✓ 4. The following statement shall be included on the final plan: "It is hereby certified that the perimeter survey closures and the layout of all lot boundary lines meet or exceed the technical requirements of the Chesterfield Subdivision Regulations."
✓ This statement shall be signed by the NH registered surveyor.

WAIVER REQUESTED ✓ 5. As a practical measure, the Planning Board may further modify its survey requirements for large tracts, where the area to be approved for conveyance is a small part of the entire tract. However, in such a case the plan shall contain a certification complying with NH RSA 676:18 for all existing property lines and street lines not laid out by the surveyor.

- ✓ 6. Show existing and new street names.

N/A ✓ 7. Show existing and new house numbers, if required.

- ✓ 8. Indicate all monuments to be installed as per 700.5.
SEE PL. 39

- ✓ 9. Indicate, in a manner readily understood by a typical purchaser, through delineations on the drawings and/or notes, all conditions of approval or limitations of these regulations which would affect, constrain or limit the development of a lot, including but not limited to zoning setbacks, driveway location limitations and waste disposal system locations.

- ✓ 10. The plan shall contain the following statement: "The Subdivision Regulations of the Town of Chesterfield are a part of this plan, and approval of this plan is contingent on completion of all the requirements of said Subdivision Regulations, excepting only any waivers granted in writing by the Board and attached hereto."
(* NO SIGNATURE IS REQ'D)

N/A 11. The plan shall contain a written, signed acknowledgement of the subdivider's responsibility for maintenance, and the assumption by him of liability for injuries and damages that may occur on any public road to be dedicated for public use, until such road has been legally accepted by the Town.

N/A E. Easements, Deeds, Covenants. Prior to final approval, all easements or deeds proposed for conveyance to the Town and all covenants to be incorporated in lots to be sold shall be submitted to the Planning Board for approval.

F. A List of All Federal, State and Local Permits that are required.

404.3 Minor Subdivisions

In addition to the submittals required in 404.2, above, five (5) ✓ copies of the following shall be submitted with applications for minor subdivisions:

- ✓ A. Topographical Plan: Five (5) copies of a final Topographic and Soils Plan which shall include all information required by 403.2B.

404.4 (Unused)

TS ARE N/A B. NHWSPCD Approval: Documentation of subdivision approval from the
NHWSPCD.

404.5 Major Subdivisions

- A. Final Street and Utilities Plans: The final street and utilities plan shall show all existing and proposed streets, sidewalks and other improvements, including utilities. The plans should indicate the percent grade of streets; the width and cross-sections at fifty (50) foot intervals; and the profile with elevations at fifty (50) foot intervals. The location, sizes and materials of all water and sewer pipes; electric and telephone lines; and storm water pipes, drains and culverts shall be shown on all plans, including profile and cross-section drawings.
- B. Final Surface Water Drainage Management Plan (SWDMP): The final SWDMP shall include all information required by 403.2 C. Additionally the final SWDMP shall include an estimate of the future flows, after development, into present watercourses and into existing and proposed storm drainage structures. These estimates shall be for both the 10 year/24 hour storm and for the 50 year/24 hour storm and shall be calculated in accordance with standard hydrological techniques for small watersheds such as those of the Soil Conservation Services handbook; "Urban Hydrology for Small Watersheds, Technical Release No. 55," as amended.
- C. Hydrological Analysis: A written hydrological analysis documenting that the SWDMP complies with all the substantive requirements of 604.
- D. Erosion and Sediment Control Plan (ESCP): The ESCP shall contain proper provisions to adequately control erosion and sedimentation in accordance with the standards of 605. The ESCP submittal shall include:
 1. A Site Plan Map at a sufficient scale to clearly show:
 - a. Location of the proposed development and adjacent properties;
 - b. Existing and proposed final topography including soil types, wetlands, water courses and water bodies;
 - c. Existing structures on the project site, if any;
 - d. Proposed area alterations including cleared, excavated, filled or graded areas and proposed utilities, roads and, if applicable, new property lines, and the general location of proposed structures and driveways.
 - e. Location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
 - f. Sequence of grading and construction activities;

ARTICLE VII

REQUIRED IMPROVEMENTS, BONDS AND CONSTRUCTION STANDARDS

700 REQUIRED SUBDIVISION IMPROVEMENTS

The applicant shall be responsible for constructing:

700.1 Streets

All streets as shown on the approved street plan.

700.2 Utilities

All utilities including but not limited to, drainage facilities, lighting, underground cable conduit, communication and data, sewers and waterlines, fire protection and water supplies as shown on the approved street plan and/or the approved utility plan and/or the approved Surface Water Drainage Management Plan. The developer shall be required to provide service laterals to all new lots.

700.3 Landscaping

All landscaping required by the Planning Board on various approved plans, including replacement of unsuccessful plantings.

700.4 Erosion and Sediment Control Measures

All erosion and sediment control measures, as shown on the approved Erosion and Sediment Control Plan.

700.5 Monuments

Permanent survey monuments shall be set in the boundary of rights-of-way at intersecting streets, points of curvature and point of tangency of curves. Monuments shall be placed on one side of the street only and at only one corner of intersecting streets. Adjacent monumented points shall be inter-visible. DOES NOT SAY BOUNDARY LINES INTERSECTING THE RIGHT OF WAY

The Planning Board may require monuments to be tied in to a public street intersection, U.S.G.S. benchmark or other recognized existing monument. Monument locations shall be shown and properly dimensioned on the final plat.

Monuments shall be of stone, concrete, or other material acceptable to the Town Engineer, not to be less than 4 inches in diameter or square, and not less than 36 inches long. Concrete monuments shall be reinforced with steel rods and a plug, brass plate, or pin shall serve as the point of reference and a magnetic rod or other suitable metal shall be placed adjacent to the monument to allow for recovery.