

Location of Proposed Subdivision: 88 Calef Hill Road All Map #:
Parcel ID (Map/Lot #): Map 132, Lot 001 Zoning of Parcel: Low Density Residential

Owner of Record
 Name: same as applicant
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Other (if Applicable)

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Subdivision Proposal, Please explain: Subdivide two 1.2 acre lots leaving 2.99 acres with an existing house on the remaining land. All lots will be serviced by on site well and septic.

Number of Proposed Lots: 3 (two additional lot)
Frontage on What Road(s): 780.6' frontage on Calef Hill Road

Non-Municipal Services Proposed/Available, Explain:

Site in Acres	<u>5.526 Acres</u>	Developable Acres	<u>5.526 Acres</u>
Buildable Area	<u>5.526 Acres</u>	Unbuildable Area	

Are waiver's requested, and if so, please fill out attached Waiver Request sheet: ☒ Yes ☐ No

Zoning Board Approvals Granted: ☐ Variance ☐ Special Exception ☐ Other ☒ None

Please Explain: _____
 Dates Granted: _____

Does this submission represent an amended plan: ☐ Yes ☒ No

Date approval Granted: _____
Conditions of Approval: _____

Was a conceptual plan submitted to the Planning Board: ☐ Yes ☒ No

Date approval Granted: _____
Conditions of Approval: _____

Signature of Applicant: Michael Burr

Date: 7-31-23

Application Fee: \$150.00 + \$50.00 per lot

Abutters Notices: \$7.00 per abutter

For Office Use Only

Deadline Date: _____ Actual Date Submitted: _____

Meeting Date: _____

Amount Due Application: \$ ~~150.00~~ 200.00

Amount Due Per Lot: \$ _____ \$50.00 x _____ # of Lots being created

Amount Due Abutters: \$ _____ Total Number of Abutters: _____

Total Due: \$ _____

Amount Paid: \$ _____ How Paid: ☐ Cash ☐ Check # _____

Date Paid _____

Is the following information attached to this application:

- ☐ Abutter’s List, complete with Name, Address, City, State, Zip and Map/Lot #;
- ☐ 16 Paper Prints of the Plan (4 Department Review Sheets/ 12 Member Sheets);
- ☐ Letter of Authorization from the Owner of Record; and,
- ☐ Waiver’s List and explanation.

What Supportive Documentation was submitted: _____

Hearing Dates:	Outcome:

SUBDIVISION APPLICATION
REQUEST FOR WAIVER
(Sec. 402-6 C)

WAIVER PROCEDURE

The board may, for good cause, waive requirements as to the subdivision and supporting data.

DATE: July 31, 2023

Planning Board
City of Franklin
316 Central Street
Franklin, New Hampshire 03235

RE: Request for Waiver/Subdivision
Tax Map/Lot # Map 132, Lot 001

Dear Board Members:

As applicant for the above, a waiver is requested of the following subdivision review requirements:

ITEM	SECTION	REASON FOR WAIVER
Driveway Location	403-5.G	Driveway location for lots 1-1 &
		1-2 are based on best location for
		access to the property. Pushing them
		further north to increase sight distance
		increases the grade to access the property.
		1-1 uses an existing bar gap

Thank you for your consideration.

Sincerely,

David Krause, LLS

Certified Notification List

<u>Applicant</u>	Michael L. Bean 88 Calef Hill Road Franklin, NH 03235	Map 132, Lot 001
<u>Surveyor</u>	David B. Krause, LLS 18 Summer Street Northfield, NH 03276	
<u>Wetland Sci.</u>	Thomas Sokoloski TES Environmental 1494 Route 3A, Unit 1 Bow, NH 03304	
<u>Abutters</u>	Candy Lewis Anthony Mattson 56 Calef Hill Road Franklin, NH 03235	Map 132, Lot 003
	Annette M. Moody Irrevocable Trust Arthur E. Moody, Tr. 93 Nashua Street Woburn, MA 01801	Map 133, Lot 401
	Roger & Nancy Wickens Family Trust Roger W. Wickens, Tr. Nancy A. Wickens, Tr. 94 Calef Hill Road Franklin, NH 03235	Map 132, Lot 408
Across Road	Cole Family Realty Trust Daniel S. Cole, Tr. Tammy S. Cole, Tr. PO Box 113 Franklin, NH 03235	Map 145, Lot 001
	Judy A. Smith Revocable Trust Judy A. Smith, Tr. 733 Ocean Blvd. Rye, NH 03870	Map 145, Lot 403-1
	Hebert Manufacturing Co., Inc. Attn: Richard Hebert 113 Fair Street Laconia, NH 03246	Map 146, Lot 402

TEST PIT LOG

PROJECT: BEAN SUBDIVISION
LOCATION: CALEF HILL ROAD
FRANKLIN, NH

SOILS TEST PIT #1



ESHWT 38"

3"	LITTER & DUFF	
	DARK YELLOWISH BROWN FINE SANDY LOAM	10YR 3/4
11"	YELLOWISH BROWN FINE SANDY LOAM SOME ROOTS STONES PLENTIFUL	10YR 5/8
	LIGHT OLIVE BROWN FINE SANDY LOAM MOTTLES COMMON FIRM STRUCTURE	2.5Y 5/3
55"	FRACTURED ROCK	

NO LEDGE ENCOUNTERED
NO WATER OBSERVED

EXCAVATED BY: JARED PARTRIDGE
INSPECTED BY: DAVID KRAUSE
DATE: JULY 22, 2023

PERCOLATION TEST

RATE: 10 MIN./IN. @ 25 INCHES

BY: DAVID KRAUSE
DATE: 7/22/2023

SOILS DATA

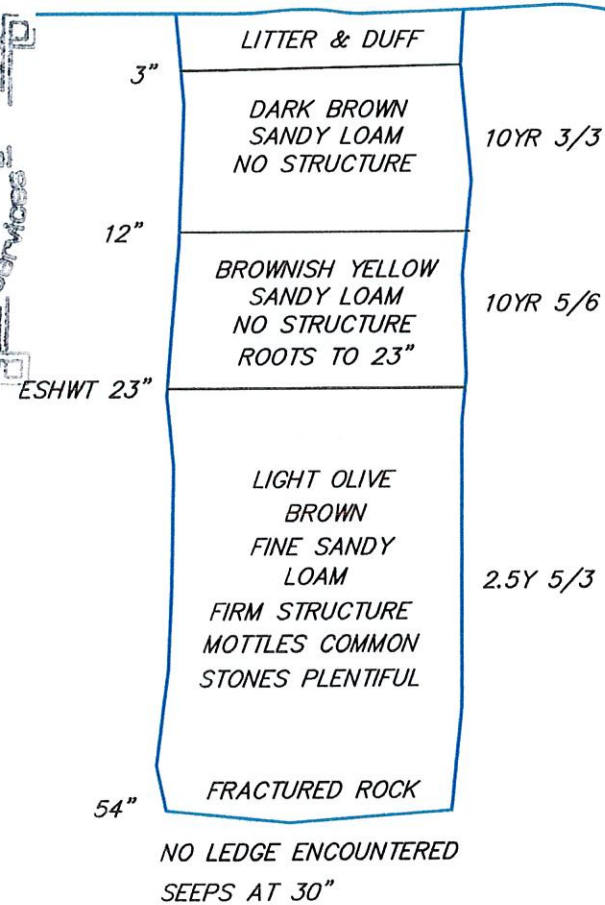
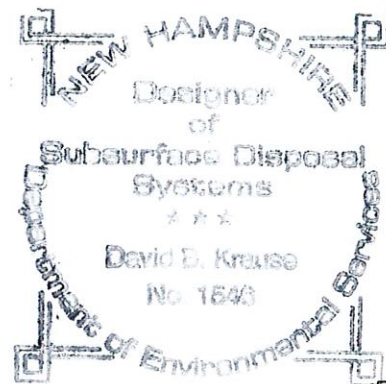
459B: METACOMET FINE SANDY LOAM,
3 to 8% SLOPES, VERY STONY

REFERENCE: WEB SOIL SURVEY

TEST PIT LOG

PROJECT: BEAN SUBDIVISION
LOCATION: CALEF HILL ROAD
FRANKLIN, NH

SOILS TEST PIT #2



EXCAVATED BY: JARED PARTRIDGE
INSPECTED BY: DAVID KRAUSE
DATE: JULY 22, 2023

PERCOLATION TEST

RATE: 10 MIN./IN. @ 25 INCHES

BY: DAVID KRAUSE
DATE: 7/22/2023

SOILS DATA

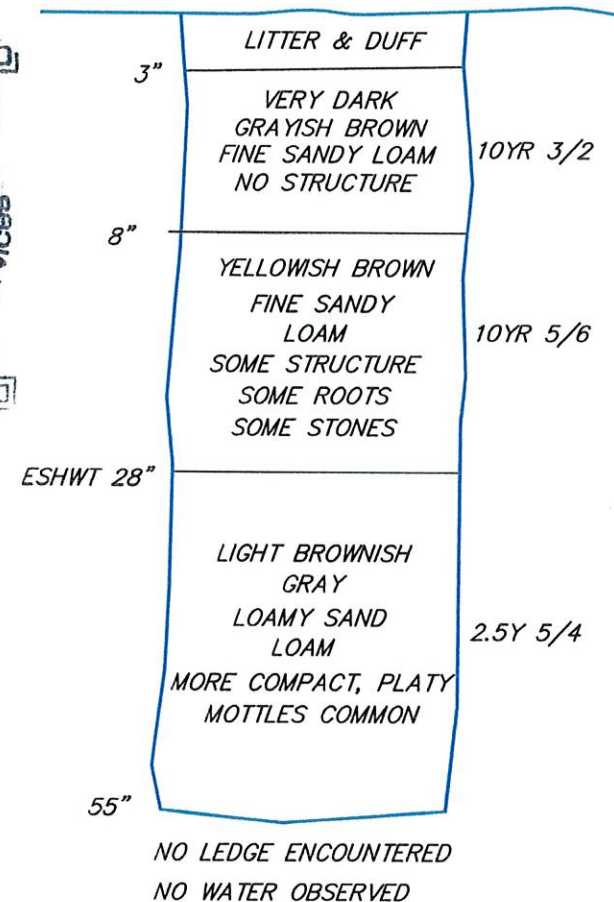
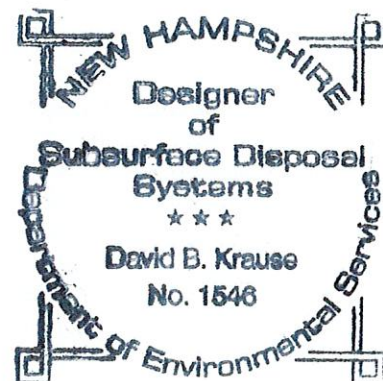
459B: METACOMET FINE SANDY LOAM,
3 to 8% SLOPES, VERY STONY

REFERENCE: WEB SOIL SURVEY

TEST PIT LOG

PROJECT: BEAN SUBDIVISION
LOCATION: CALEF HILL ROAD
FRANKLIN, NH

SOILS TEST PIT #3



EXCAVATED BY: DAVID KRAUSE
INSPECTED BY: DAVID KRAUSE
DATE: JULY 22, 2023

PERCOLATION TEST

RATE: 10 MIN./IN. @ 25 INCHES
BY: DAVID KRAUSE
DATE: 7/22/2023

SOILS DATA

459B: METACOMET FINE SANDY LOAM,
3 to 8% SLOPES, VERY STONY

REFERENCE: WEB SOIL SURVEY

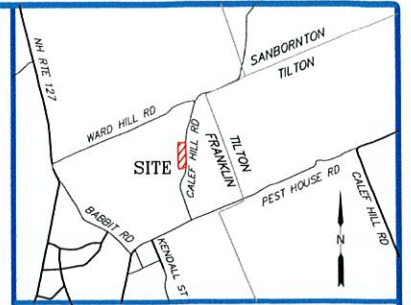
FOR REGISTRY USE ONLY

LEGEND

- REBAR, AS NOTED
- DRILL HOLE, AS NOTED
- PROPERTY LINE
- UTILITY POLE
- WELL, AS NOTED
- SETBACK LINE
- TEST PIT & PERC TEST
- DRAINAGE LINE
- 4000 S.F. AREA
SUITABLE FOR SEPTIC
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- GUY POLE

NOTES

- 1) FIELD PROCEDURE: LEICA TCR1100 TOTAL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE PERFORMED JULY 2023. COMPASS RULE ADJUSTMENT. N.H.S.A. STANDARD PROPERTY SURVEY CATEGORY 1, CONDITION 1. BEARINGS SHOWN ARE MAGNETIC 2023.
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- 3) TITLE REFERENCES:
 - A) DEED OF MARTHA M. PRIESTLY, ET AL TO MICHAEL L. BEAN & LINDA E. BEAN, DATED MARCH 18, 1997 AND RECORDED IN BOOK 2052, PAGE 1435 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
- 4) PLAN REFERENCES:
 - A) "TAX MAP 002-132, LOT 001, BOUNDARY SURVEY FOR MICHAEL & LINDA BEAN, CALEF HILL ROAD, FRANKLIN, N.H.", DATED MAY 12, 1997, PREPARED BY DAVID W. VINCENT AND RECORDED AS PLAN 14183 MCRD.
 - B) "SUBDIVISION PLAN FOR JSS SS & SON DEVELOPMENT, LLC, CALEF HILL ROAD FRANKLIN, N.H. MERRIMACK CO.", DATED OCTOBER 20, 2016, PREPARED BY CENTRAL LAND SURVEYING, AND RECORDED AS PLAN 201700011286 MCRD.
- 5) ZONING: R-1 (LOW DENSITY RESIDENTIAL DISTRICT)
MINIMUM LOT SIZE: 40,000 S.F. WITH WELL & SEPTIC ON LOT MINIMUM FRONTAGE: 150'
SETBACKS: FRONT 40'; SIDE 20'; REAR 20'
- 6) TOPOGRAPHY SHOWN REFLECTS EXISTING CONDITIONS AS OF JULY 2023 2020 AND WAS OBTAINED FROM AN ON SITE FIELD SURVEY. CONTOURS ARE TIED TO AN ASSUMED DATUM. THE CONTOUR INTERVAL IS FIVE FEET.
- 7) SOILS INFORMATION OBTAINED FROM THE NRCS WEB SOIL SURVEY. THE ENTIRE PROPERTY IS ONE SOIL TYPE. 459B.....METACOMET FINE SANDY LOAM, 3-8% SLOPES, VERY STONY
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF MAP 132, LOT 1 INTO 3 LOTS.

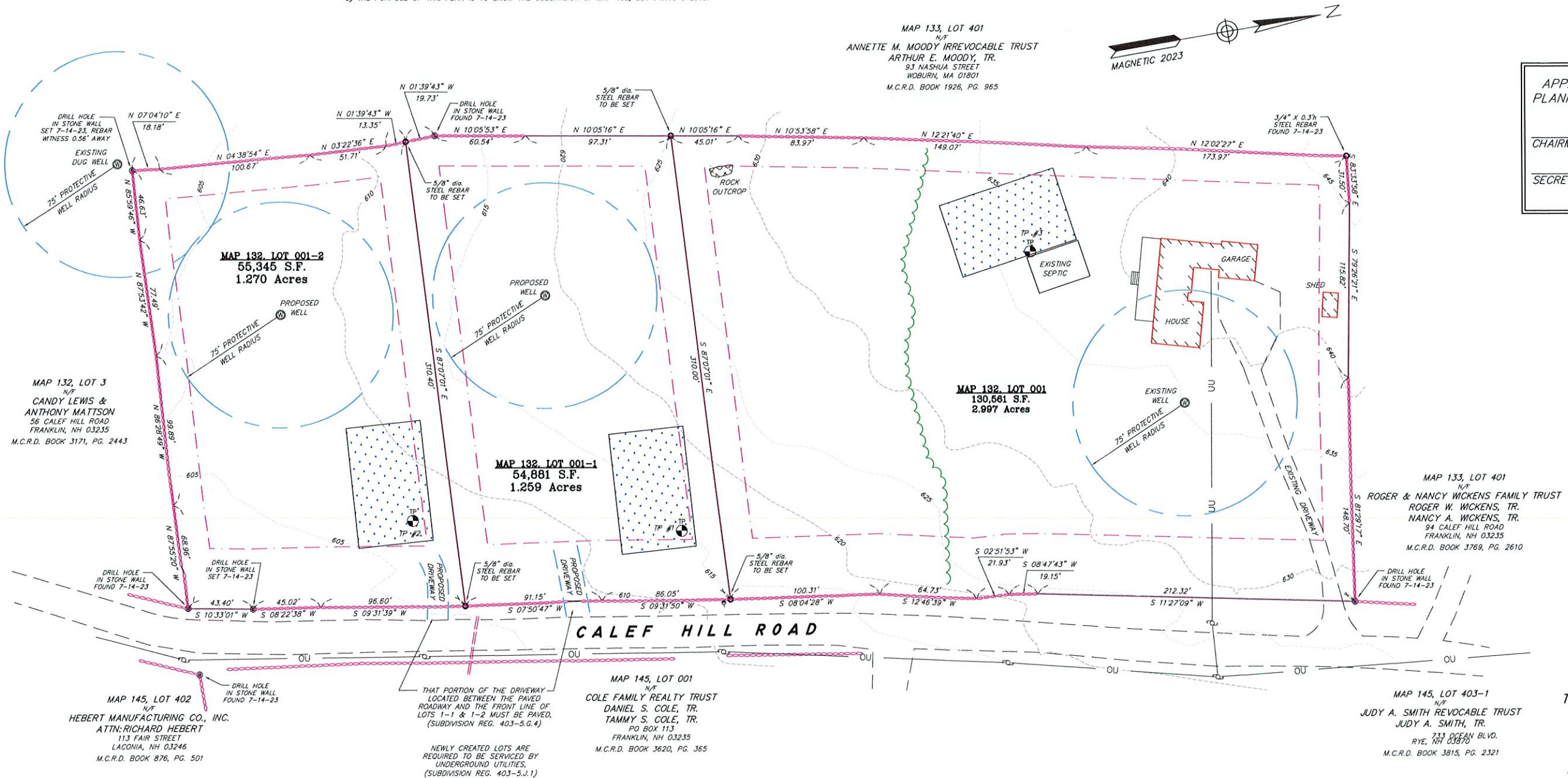


LOCATION MAP

APPROVED BY THE FRANKLIN
PLANNING BOARD ON _____

CHAIRMAN _____

SECRETARY _____



TAX MAP 132, LOT 001

SUBDIVISION PLAN

FOR

MICHAEL L. BEAN

88 CALEF HILL ROAD
MERRIMACK CO. FRANKLIN, N.H.
SCALE: 1"=40' JULY 15, 2023

OWNERS OF RECORD
MICHAEL L. BEAN
88 CALEF HILL ROAD
FRANKLIN, NH 03235

DAVID B. KRAUSE, LLs
18 SUMMER STREET
NORTHFIELD, N.H. 03276
603-286-4404

GRAPHIC SCALE

