

1270 NH Route 16, P.O. Box 440, Ossipee, NH 03864 • Ph 603-539-4118 • Fax 603-539-7912 • [www.horizonsengineering.com](http://www.horizonsengineering.com)

**Via Hand Delivery**

To:       Town of Franklin  
            Planning Board


Date:      November 21, 2023

Re:        Boundary Line Adjustment  
            Gauntt-Shacoski

Enclosed, please find the following:

No. of Copies	Date	Description of Item
1	11/21/2023	Check #517 \$370.00 (application fees)
16	11/21/2023	Cover Letter
16	11/21/2023	Application For Boundary Line Adjustment
16	11/21/2023	Waiver Form
16	11/21/2023	Gauntt Appointment of Agent form
16	11/14/2023	Shacoski Appointment of Agent form
16	11/21/2023	Abutters List
1	11/15/2023	Boundary Line Adjustment Plan (Full Size)
15	11/15/2023	Boundary Line Adjustment Plan (11" x 17")

Sincerely,  
Horizons Engineering, Inc.  
White Mountain Survey & Engineering Div.

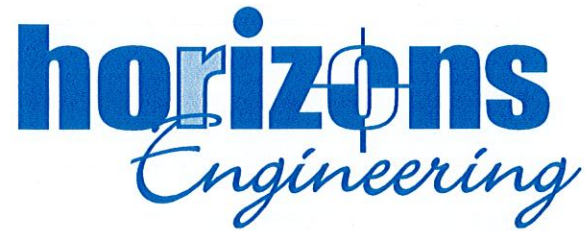


James F. Rines, PE, LLS  
VP Land Surveying Group

RECEIVED

NOV 21 2023

Horizons Engineering, Inc.



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November 21, 2023

**Via Hand Delivery**

Seth Creighton, AICP  
Planning & Zoning Director - City of Franklin  
124 Memorial Street  
Franklin, NH 03235

Re: Gauntt-Shacoski Boundary Line Adjustment  
253 Lake Shore Drive and 3 North Shore Lane  
TM 32/42 and 32/43

Dear Seth:

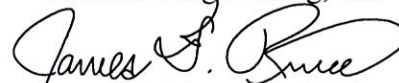
Enclosed please find what we believe to be a completed application for a boundary line adjustment application to adjust the common boundary line between the two parcels listed above. The purpose of this adjustment is to perform an equal area swap of land between the two existing nonconforming parcels so that neither parcel's land area changes, nor does the water frontage or road frontage, but so that the retaining wall lies wholly on the Gauntt property.

To perform this adjustment, we remove the yellow area (Area A) and red area (Area C) from the Gauntt property and add that to the Shacoski property. In exchange, the Shacoski property will remove the green area (Area B) and add it to the Gauntt property.

We have submitted a waiver request from Section 403-5, B-10, asking to be allowed to depict only the adjusted boundary line of the Shacoski property because that is the only line being altered. We believe that the cost of performing a full boundary survey will not be commensurate with the benefit to the Planning Board and the public in understanding the proposal. We hope the Planning Board agrees.

If you have any questions, please feel free to contact me directly at 603-404-5194 or email at [jrines@horizonsengineering.com](mailto:jrines@horizonsengineering.com).

Sincerely,  
Horizons Engineering, Inc.

  
James F. Rines, PE, LLS  
VP Land Surveying Group

**Horizons Engineering, Inc.**



BOUNDARY LINE ADJUSTMENT → CITY OF FRANKLIN  
SUBDIVISION APPLICATION

Location of Proposed Subdivision: 253 Lake Shore Drive All Map #:  
Parcel ID (Map/Lot #): 32/42 and 32/43 Zoning of Parcel: LP - Lake Protection

32/42  
Applicant Owner of Record  
Name: Gauntt Revocable Trusts  
Address: 994 Route 114  
City/State/Zip: Bradford, NH 03221  
Phone: 603-520-4387  
Email: alangauntt@yahoo.com

32/43  
Owner of Record  
Name: Shacoski Family Trust  
Address: 300 Anza Ave.  
City/State/Zip: Davis, CA 95616  
Phone: 916-663-1202  
Email: \_\_\_\_\_

**Applicant's Agent/Engineer**  
Name: Horizons Engineering, WMSE Div.  
Address: PO Box 440  
City/State/Zip: Ossipee, NH 03864  
Phone: 603-539-5194  
Email: jrines@horizonsengineering.com

**Other (if Applicable)**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Subdivision Proposal, Please explain: An equal area boundary line adjustment, involving small areas (162 Sq. Ft.); the adjustment has been designed to accomodate a retaining wall constructed near the common boundary lines between these two existing, non-conforming lots of record.

Information:

Number of Proposed Lots: 2  
Frontage on What Road(s): Lake Shore Drive and North Shore Lane

Services Available: Sewer ☐ Municipal ☐ Septic ☒ Water ☐ Municipal ☐ Well ☒

Non-Municipal Services Proposed/Available, Explain: \_\_\_\_\_

Site in Acres \_\_\_\_\_ Developable Acres \_\_\_\_\_  
Buildable Area \_\_\_\_\_ 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: Vertical expansion within setbacks.

Dates Granted: 12-7-2022

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's AGENT: HORIZONS ENGINEERING, INC. James J. Jurek, VP Date: 11/21/23

Fee: \$370 paid 11/21/23  
16 copies

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: 11/21/2023

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

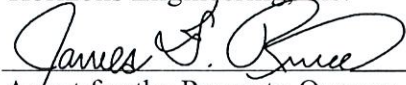
RE: Request for Waiver/Subdivision  
Tax Map/Lot # 32/43

Dear Board Members:

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

ITEM	SECTION	REASON FOR WAIVER
Property Boundary Lines	403-5.B-10	(See Attached Sheet)

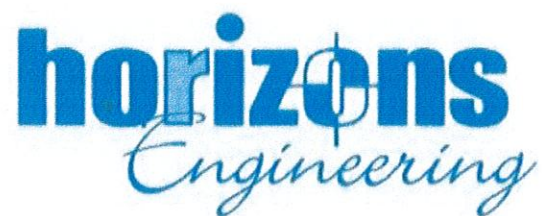
Thank you for your consideration.

Sincerely,  
Horizons Engineering, Inc.  
  
Agent for the Property Owners



**Waiver Request**

On behalf of the landowners involved in the boundary line adjustment, we respectfully request a waiver from Subdivision Regulation 403-5.B-10. We have not performed a full survey of the Shacoski Family Trust property (tax lot 32-43). While surveying the Gauntt property for permitting purposes, we found that a newly constructed concrete retaining wall crossed over the common boundary between the adjacent lots. The proposed boundary line adjustment is an equal area swap, designed for the sole purpose of having the wall be entirely on the Gauntt property. Since the adjustment involves such a minor change, our client feels that it would be cost prohibitive to survey the entirety of the Shacoski lot, which will remain unaffected by the change proposed by this application.



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#### APPOINTMENT OF AGENT

We, Teri A. Gauntt and Alan P. Gauntt, Sr., Trustees of The Teri A. Gauntt Revocable Trust and The Alan P. Gauntt, Sr. Revocable Trust, hereby appoint and authorize Horizons Engineering, Inc., to represent us before such boards and agencies in the City of Franklin and the State of New Hampshire as may be necessary to complete applications on our behalf. Horizons Engineering, Inc., is further authorized to sign applications as may be required to complete such representations on our behalf.

11/21/23

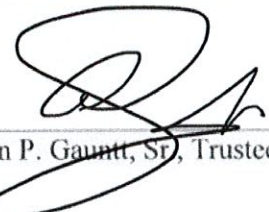
Date: \_\_\_\_\_ By: \_\_\_\_\_

The Teri A. Gauntt Revocable Trust  
The Alan P. Gauntt, Sr. Revocable Trust

  
Teri A. Gauntt, Trustee

11/21/23

Date: \_\_\_\_\_ By: \_\_\_\_\_

  
Alan P. Gauntt, Sr., Trustee

Horizons Engineering, Inc.

New London, NH • Newport, VT • Littleton, NH • Sharon, VT • Saco, ME • Conway, NH • Newmarket, NH • Ossipee, NH



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### APPOINTMENT OF AGENT

We, Julie C. Shacoski and Stephen Christopher Shacoski, Trustees of The Christopher & Julie Shacoski Family Trust, hereby appoint and authorize Horizons Engineering, Inc., to represent us before such boards and agencies in the City of Franklin and the State of New Hampshire as may be necessary to complete applications on our behalf. Horizons Engineering, Inc., is further authorized to sign applications as may be required to complete such representations on our behalf.

**The Christopher & Julie Shacoski Family Trust**

Date: 11/14/23 By: \_\_\_\_\_

Julie C. Shacoski, Trustee

Date: 11/14/23 By: \_\_\_\_\_

Stephen Christopher Shacoski, Trustee

Horizons Engineering, Inc.

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November 21, 2023

City of Franklin  
Abutters List  
Gauntt/Shacoski BL Adjustment

List of Abutters

Tax Map-Parcel

Name and Address

SUBJECT

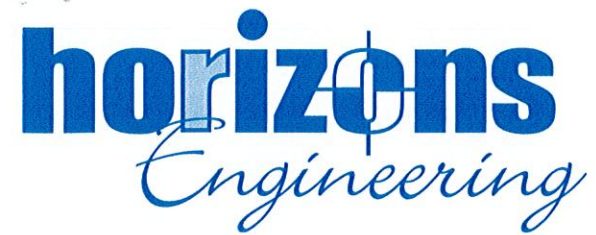
32-42	The Teri A. Gauntt Revocable Trust The Alan P. Gauntt, Sr. Revocable Trust Teri A. Gauntt and Alan P. Gauntt, Sr., Trustees 944 Route 114 Bradford, NH 03221
32-43	The Christopher & Julie Shacoski Family Trust Julie C. Shacoski and Stephen Christopher Shacoski, Trustees 300 Anza Avenue Davis, CA 95616

ABUTTERS

32-33	The Dresser Revocable Living Trust Lori L. Dresser, Trustee 264 Lake Shore Drive Franklin, NH 03235
32-41 32-403	The Teri A. Gauntt Revocable Trust Teri A. Gauntt and Alan P. Gauntt, Sr., Trustees 944 Route 114 Bradford, NH 03221

Horizons Engineering, Inc.





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32-44

The Protzman Revocable Trust  
The Brown Family Revocable Trust  
22 Beaver Dam Road  
South Berwick, ME 03908

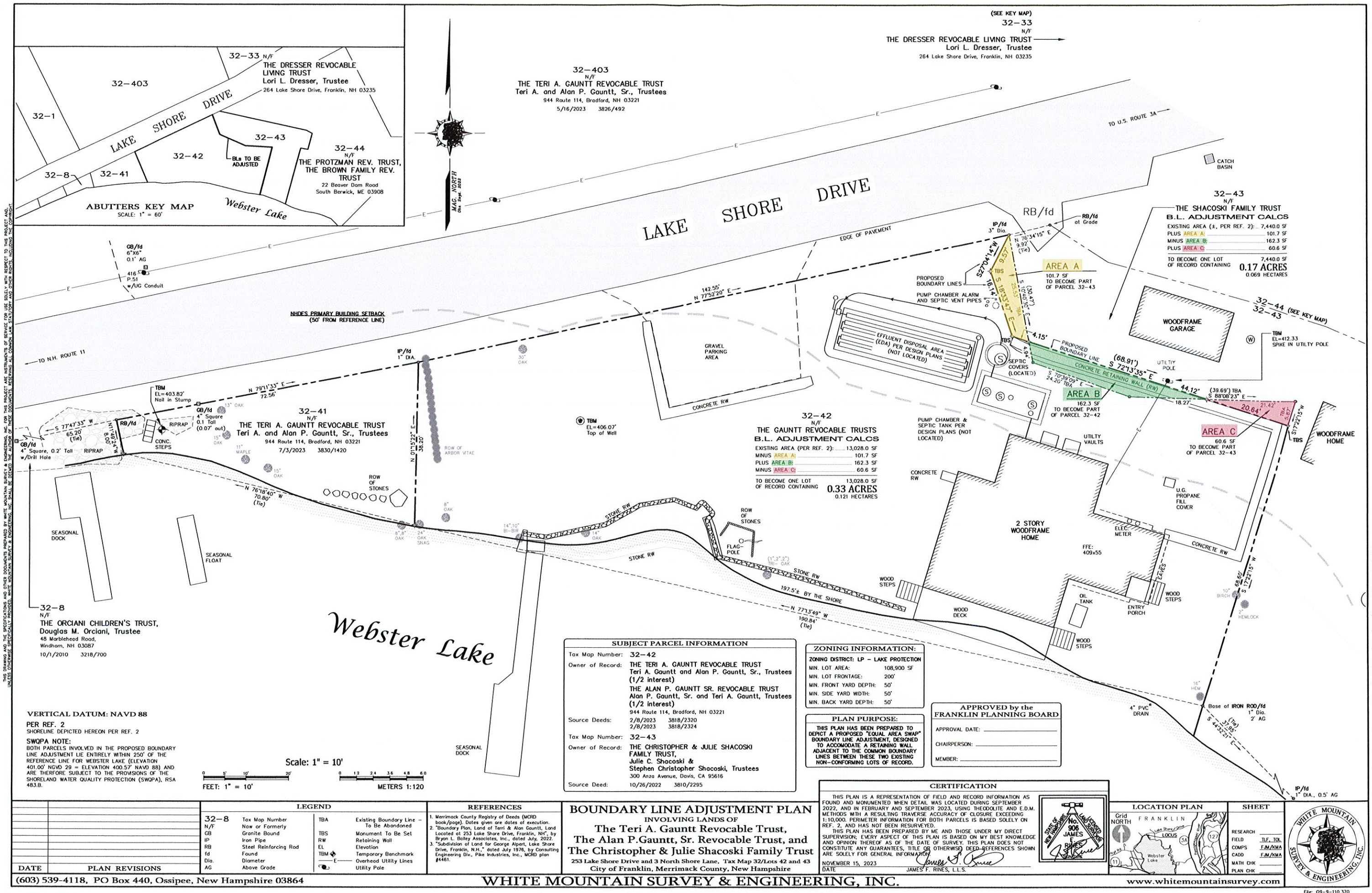
Agent

Horizons Engineering Inc.  
PO Box 440  
Ossipee, NH 03864

Horizons Engineering, Inc.

New London, NH • Newport, VT • Littleton, NH • Sharon, VT • Saco, ME • North Conway, NH • Newmarket, NH • Ossipee, NH





VERTICAL DATUM: NAVD 88  
PER REF. 2  
SHORELINE DEPICTED HEREON PER REF. 2  
SWQPA NOTE:  
BOTH PARCELS INVOLVED IN THE PROPOSED BOUNDARY LINE ADJUSTMENT LIE ENTIRELY WITHIN 250' OF THE REFERENCE LINE FOR WEBSTER LAKE (ELEVATION 401.00' NGVD 29 = ELEVATION 400.57' NAVD 88) AND ARE THEREFORE SUBJECT TO THE PROVISIONS OF THE SHORELAND WATER QUALITY PROTECTION (SWQPA), RSA 483.B.

SUBJECT PARCEL INFORMATION	
Tax Map Number:	32-42
Owner of Record:	THE TERI A. GAUNTT REVOCABLE TRUST Teri A. Gauntt and Alan P. Gauntt, Sr., Trustees (1/2 interest) THE ALAN P. GAUNTT SR. REVOCABLE TRUST Alan P. Gauntt, Sr. and Teri A. Gauntt, Trustees (1/2 interest) 944 Route 114, Bradford, NH 03221
Source Deeds:	2/8/2023 3818/2320 2/8/2023 3818/2324
Tax Map Number:	32-43
Owner of Record:	THE CHRISTOPHER & JULIE SHACOSKI FAMILY TRUST, Julie C. Shacoski & Stephen Christopher Shacoski, Trustees 300 Anza Avenue, Davis, CA 95616
Source Deed:	10/26/2022 3810/2295

ZONING INFORMATION:	
ZONING DISTRICT:	LP - LAKE PROTECTION
MIN. LOT AREA:	108,900 SF
MIN. LOT FRONTAGE:	200'
MIN. FRONT YARD DEPTH:	50'
MIN. SIDE YARD WIDTH:	50'
MIN. BACK YARD DEPTH:	50'

**PLAN PURPOSE:**  
THIS PLAN HAS BEEN PREPARED TO DEPICT A PROPOSED "EQUAL AREA SWAP" BOUNDARY LINE ADJUSTMENT, DESIGNED TO ACCOMMODATE A RETAINING WALL ADJACENT TO THE COMMON BOUNDARY LINES BETWEEN THESE TWO EXISTING NON-CONFORMING LOTS OF RECORD.

**APPROVED by the FRANKLIN PLANNING BOARD**

APPROVAL DATE: \_\_\_\_\_

CHAIRPERSON: \_\_\_\_\_

MEMBER: \_\_\_\_\_

**CERTIFICATION**  
THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND AND MONUMENTED WHEN DETAIL WAS LOCATED DURING SEPTEMBER 2022, AND IN FEBRUARY AND SEPTEMBER 2023, USING THEODOLITE AND E.D.M. METHODS WITH A RESULTING TRAVERSE ACCURACY OF CLOSURE EXCEEDING 1:10,000. PERIMETER INFORMATION FOR BOTH PARCELS IS BASED SOLELY ON REF. 2, AND HAS NOT BEEN RESURVEYED.  
THIS PLAN HAS BEEN PREPARED BY ME AND THOSE UNDER MY DIRECT SUPERVISION. EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF SURVEY. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEES, TITLE OR OTHERWISE. DEED REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION.  
NOVEMBER 15, 2023  
DATE  
JAMES F. RINES, L.L.S.



SHEET	
RESEARCH	TIF, TOL
FIELD	FUN, RMA
COMPS	FUN, RMA
CADD	FUN, RMA
MATH CHK	PLAN CHK



LEGEND	
32-8	Tax Map Number
N/F	Now or Formerly
GB	Granite Bound
IP	Iron Pipe
RB	Steel Reinforcing Rod
fd	Found
Dia	Diameter
AG	Above Grade
TBA	Existing Boundary Line - To Be Abandoned
TBS	Monument To Be Set
RW	Retaining Wall
EL	Elevation
TBM	Temporary Benchmark
—	Overhead Utility Lines
—	Utility Pole

REFERENCES	
1.	Merrimack County Registry of Deeds (MCRD) book/page. Dates given are dates of execution.
2.	"Boundary Plan, Land of Teri & Alan Gauntt, Land Located at 253 Lake Shore Drive, Franklin, NH", by Bryan L. Bailey Associates, Inc., dated July, 2022.
3.	"Subdivision of Land for George Alpert, Lake Shore Drive, Franklin, N.H.", dated July 1976, by Consulting Engineering Div., Pike Industries, Inc., MCRD plan #461.

BOUNDARY LINE ADJUSTMENT PLAN INVOLVING LANDS OF	
The Teri A. Gauntt Revocable Trust, The Alan P. Gauntt, Sr. Revocable Trust, and The Christopher & Julie Shacoski Family Trust	
253 Lake Shore Drive and 3 North Shore Lane, Tax Map 32/Lots 42 and 43 City of Franklin, Merrimack County, New Hampshire	