

File Copy

David B. Krause, LLS

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LETTER OF TRANSMITTAL

To: Franklin Planning Board

Date: November 22, 2023

Attention: Seth Creighton

Re: Carolyn M. Hurst Revocable Trust

We Are Sending You: ☐ Attached ☐ Under Separate cover via _____ the following items:

☐ Prints ☐ Copy of Letter ☐ Other: _____

Copies	Description
1	PB Application
1	Abutters List
4	Subdivision Plan, Full size
12	Subdivision Plan, reduced scale
1	Waiver request sheet
1	Check for application fees

Remarks:

Copy To:

Signed:

NOV 22 2023

**CITY OF FRANKLIN
SUBDIVISION APPLICATION**

Location of Proposed Subdivision: Wilderness Avenue & Pleasant St All Map #: _____
 Parcel ID (Map/Lot #): Map 136, Lot 407 Zoning of Parcel: R3 & RR

Applicant

Name: Carolyn M. Hurst Revocable Trust of 1994
 Address: PO Box 459
 City/State/Zip: Franklin, NH 03235
 Phone: 603-455-9848
 Email: carolynnh8@aol.com

Owner of Record

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

Applicant's Agent/Engineer

Name: David B. Krause, LLS
 Address: 18 Summer Street
 City/State/Zip: Northfield, NH 03276
 Phone: 603-286-4404
 Email: dkrausells@myfairpoint.net

Other (if Applicable)

Name: Christoph Schroeder
 Address: P.O. Box 429
 City/State/Zip: Franklin NH 03235
 Phone: 603-934-5236
 Email: cschroeder@beckandbellucci.com

Subdivision Proposal, Please explain: Subdivide one 6.99 acre lot and extend Wilderness Ave. with a turnaround for the city. Remaining land will be 86 Acres and have frontage on Pleasant St. & Prospect St. Lots will be serviced by on site well and septic.

Information:

Number of Proposed Lots: 2 (one additional lot)
 Frontage on What Road(s): 360' on Pleasant St., 330' on Wilderness Ave. with turnaround

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

Non-Municipal Services Proposed/Available, Explain: _____

Site in Acres 6.99 Acres Developable Acres 5 Acres plus
 Buildable Area 5 Acres plus 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: Carolyn M. Hurst

Date: 11-21-23

Application Fee: 200.00 + \$50.00 per lot

Abutters Notices: 10.00 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 1 # 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: November 21, 2023

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

RE: Request for Waiver/Subdivision
Tax Map/Lot # Map 136, Lot 407

Dear Board Members:

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

ITEM	SECTION	REASON FOR WAIVER
Roadway ROW Width	403-5.F	50' required by regulation.
		Wilderness Ave. is a 40' ROW
		Proposal is to match the existing width
Perimeter Survey of entire lot	403-5.B	The entire lot is 90+ acres. Only a small
		corner is being developed at this time.

Thank you for your consideration.

Sincerely,

David Krause, LLS

Certified Notification List

<u>Applicant</u>	Carolyn M. Hurst Revocable Trust of 1994 Carolyn M. Hurst, Trustee PO Box 459 Franklin, NH 03235	Map 136, Lot 407 Map 137, Lot 403 (abutter)
<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>	Charles R. & Cary S. Chapin 55 Myrtle Ave. Franklin, NH 03235	Map 135, Lot 086
	Randy J. Hebert 28 Leach Ave. Franklin, NH 03235	Map 135, Lot 079
	William & Crystal Fulmore 50 Myrtle Ave. Franklin, NH 03235	Map 135, Lot 084
	Walter & Darnelle Bjorck Revocable Trust Walter & Darnelle Bjorck, Tr. 201 Pleasant Street. Franklin, NH 03235	Map 135, Lot 081
	Renaud J. Lemon 4 Wilderness Ave. Franklin, NH 03235	Map 135, Lot 083
	Douglas R. & Terese L. Veysey 205 Pleasant Street Franklin, NH 03235	Map 135, Lot 065
	Timothy D. & Cheryl Y. Fisher 213 Pleasant Street Franklin, NH 03235	Map 135, Lot 141
	Joseph Miville 219 Pleasant Street Franklin, NH 03235	Map 135, Lot 404

Kimber Collins 225 Pleasant Street Franklin, NH 03235	Map 136, Lot 008
C S Clarenbach Family Trust Scott R. & Cynthia H. Clarenbach, Tr. 213 Pleasant Street Franklin, NH 03235	Map 136, Lot 020
Patrick K. Robichaud PO Bx 413 Franklin, NH 03235	Map 136, Lot 007
Michael & Rachel Ewers 243 Pleasant Street Franklin, NH 03235	Map 136, Lot 005
Barbara E. Moulton Robert L. Moulton 257 Pleasant Street Franklin, NH 03235	Map 136, Lot 006
Marc Stuart Pickard 237 Pleasant Street Franklin, NH 03235	Map 136, Lot 401
Raymond, IV & Dawn Fredericksen 288 Prospect Street Franklin, NH 03235	Map 136, Lot 408
John Saunders 282 Prospect Street Franklin, NH 03235	Map 136, Lot 409
Michael Delehanty 270 Prospect Street Franklin, NH 03235	Map 136, Lot 410
Jeremiah E. Hoppe Ruth Magina 256 Prospect Street Franklin, NH 03235	Map 118, Lot 076
Lyn M. & Roy M. Tripp 244 Prospect Street Franklin, NH 03235	Map 118, Lots 077 & 078

Leonard John, Lescarbeau, Jr.
Wendy Eugenia Lescarbeau
220 Prospect Street
Franklin, NH 03235

Map 118, Lots 079

Briggs Family Revocable Trust
Edward B. & Marjorie W. Briggs, Tr.
198 Prospect Street
Franklin, NH 03235

Map 118, Lots 081

Cote Family Revocable Trust
Leo & Lilly Cote, Tr.
3 Oriole Street
Franklin, NH 03235

Map 118, Lots 082

James J. & Karen R. Litner
25 Auburn Street
Franklin, NH 03235

Map 118, Lots 403

Across Road

Elbert M. & Patricia M. Dickinson
232 Pleasant Street
Franklin, NH 03235

Map 136, Lot 406

Nathaniel Anderson
238 Pleasant Street
Franklin, NH 03235

Map 136, Lot 001

CBYW Franklin PROPCO, LLC
4500 Dorr Street
Toledo, OH 43615

Map 136, Lot 019

Christopher M. Kneeland
Sherrie Ann Ingram
252 Pleasant Street
Franklin, NH 03235

Map 136, Lot 014

Laurie A. Cass
1 Evergreen Ave
Franklin, NH 03235

Map 118, Lot 128

Virginia & Douglas Lecaroz
16 Edgewood Street
Franklin, NH 03235

Map 118, Lot 052

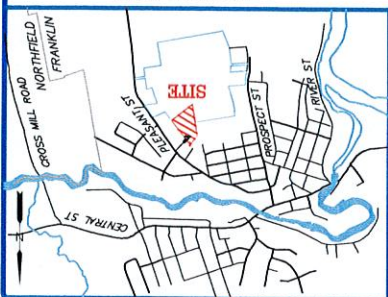
William J. Jean A. Drover
5 Poplar Street
Franklin, NH 03235

Map 118, Lot 050

NOTES

- 1) FIELD PROCEDURE: LEICA TOTAL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE PERFORMED 1. BEING SHOWN ARE MAGNETIC 2020.
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- 3) TITLE REFERENCES:
 - A) DEED OF DAVID A. HURST & CAROLYN M. HURST TO CAROLYN M. HURST, TRUSTEE OF THE CAROLYN M. HURST REVOCABLE TRUST OF 1994, DATED APRIL 21, 2000 AND RECORDED IN BOOK 2205, PAGE 235.
 - B) MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
- 4) PLAN REFERENCES:
 - A) "LOT CONSOLIDATION, PROPERTY OF HENRY B. TRACY AGENCY, FRANKLIN, NH", DATED AUGUST 28, 1986, PREPARED BY WARREN P. CATE AND RECORDED AS PLAN 8091 MCRD.
 - B) "PROPERTY OF PAULINE C. COLBY, PLEASANT STREET, FRANKLIN, NH", DATED FEBRUARY 19, 1979, PREPARED BY WARREN P. CATE AND RECORDED AS PLAN 5769 MCRD.
 - C) "PROPOSED SUBDIVISION OF HENRY B. TRACY AGENCY, FRANKLIN, NH HAMPSHIRE", DATED NOVEMBER 1974, PREPARED BY WARREN P. CATE AND RECORDED AS PLAN 3940 MCRD.
- 5) ZONING: R-3 (ONE, TWO, & THREE FAMILY RESIDENTIAL DISTRICT) ON SITE WELL & SEPTIC.
- 6) THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TFS ENVIRONMENTAL CONSULTANTS, LLC OF BOW, NH, PERFORMED THE WETLAND MAPPING ON AUGUST 24, 2023 ACCORDING TO THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL" AND THE REGIONAL SUPPLEMENT TO CORPS OF ENGINEERS WETLAND MAPPING, VERSION 2.0 JANUARY 2012, US ARMY CORPS OF ENGINEERS.
- 7) TOPOGRAPHY SHOWN, REFLECTS EXISTING CONDITIONS AS OF SEPTEMBER 2023 AND WAS OBTAINED FROM AN ON SITE SURVEY. CONTOURS ARE TIED TO AN ASSUMED DATUM. THE CONTOUR INTERVAL IS FIVE FEET.
- 8) SOILS INFORMATION OBTAINED FROM THE NHCS WEB SOIL SURVEY. THE ENTIRE PROPOSED LOT IS ONE SOIL TYPE: 479B.....OLMANTON FINE SANDY LOAM, 3-8% SLOPES, VERY STONY.
- 9) THE PURPOSE OF THIS PLAN IS TO CREATE ONE ADDITIONAL LOT FROM MAP 136, LOT 407.

LOCATION MAP



LINE	BEARING	DISTANCE
L1	S 33°53'10" E	40.00'
L2	N 56°33'50" E	50.00'
L3	S 33°26'10" E	55.00'
L4	N 56°33'50" E	60.84'

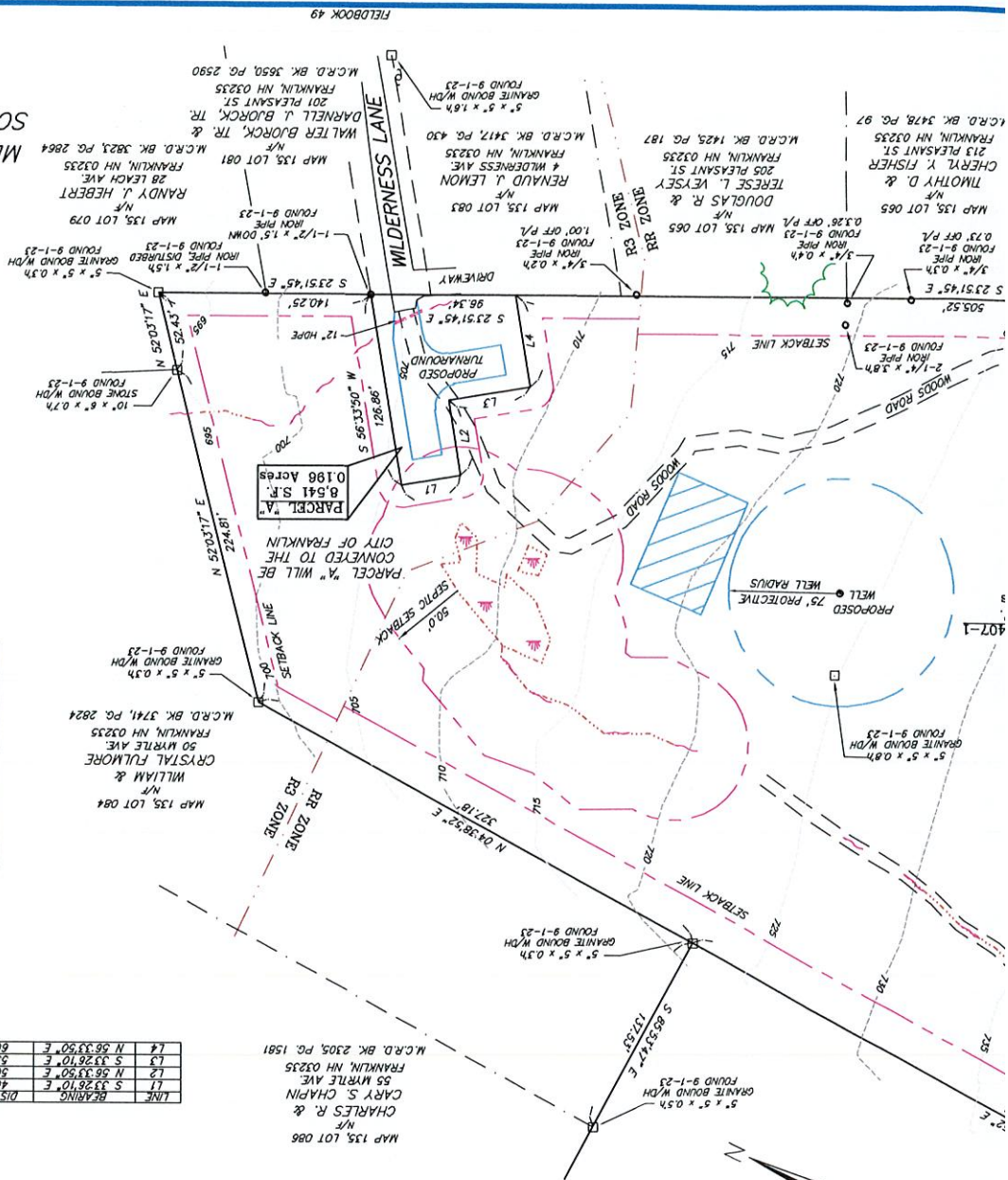
APPROVED BY THE FRANKLIN PLANNING BOARD ON _____

CHAIRMAN _____

SECRETARY _____

SUBDIVISION PLAN

FOR
TAX MAP 136, LOT 407
CAROLYN M. HURST, TRUSTEE
CAROLYN M. HURST
REVOCABLE TRUST OF 1994
WILDERNESS AVENUE
MERRIMACK CO. FRANKLIN, N.H.
SCALE: 1"=60'
NOVEMBER 16, 2023

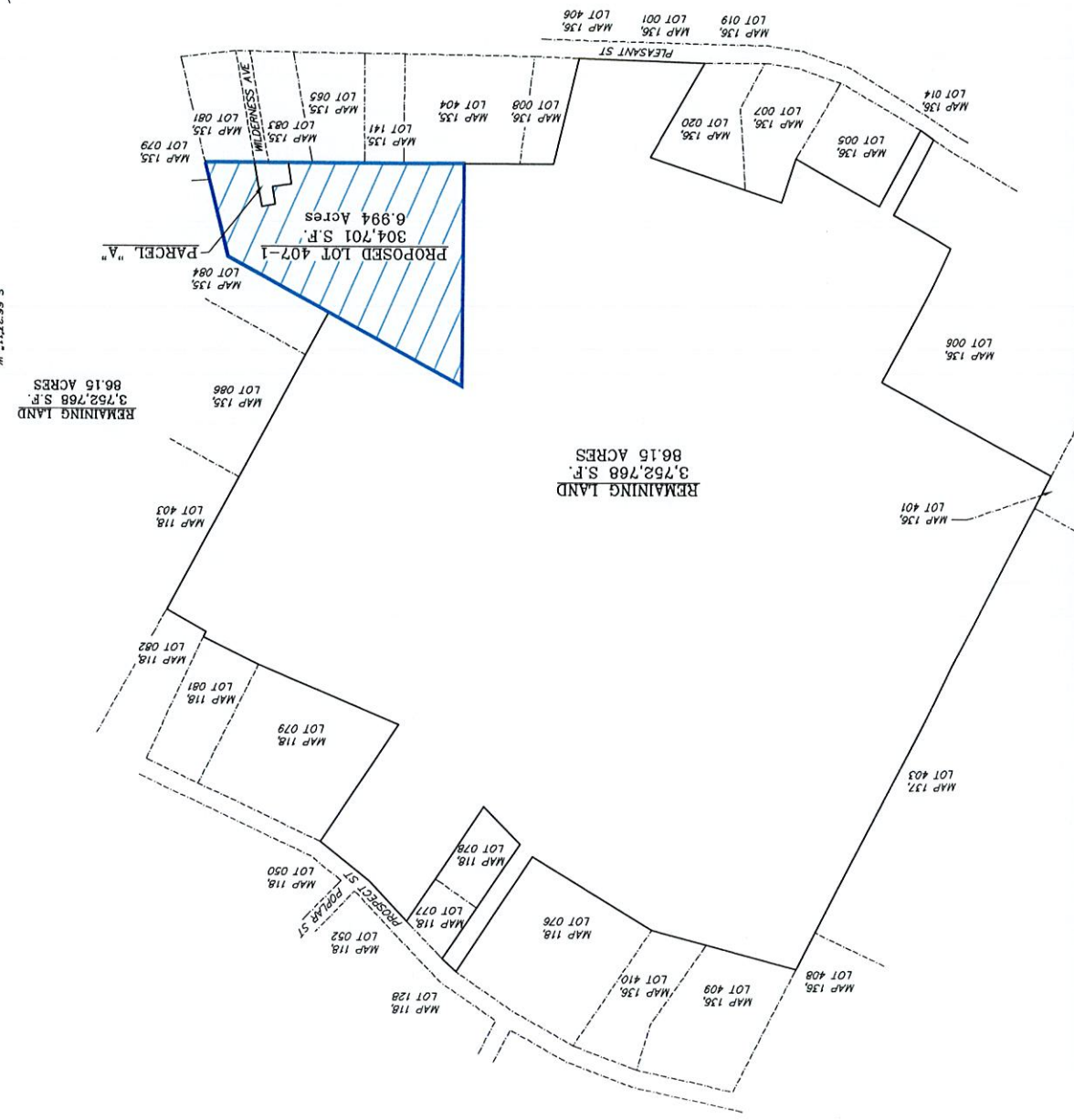
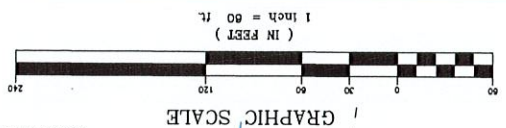


OWNERS OF RECORD
CAROLYN M. HURST TR.
PO BOX 459
FRANKLIN, NH 03235

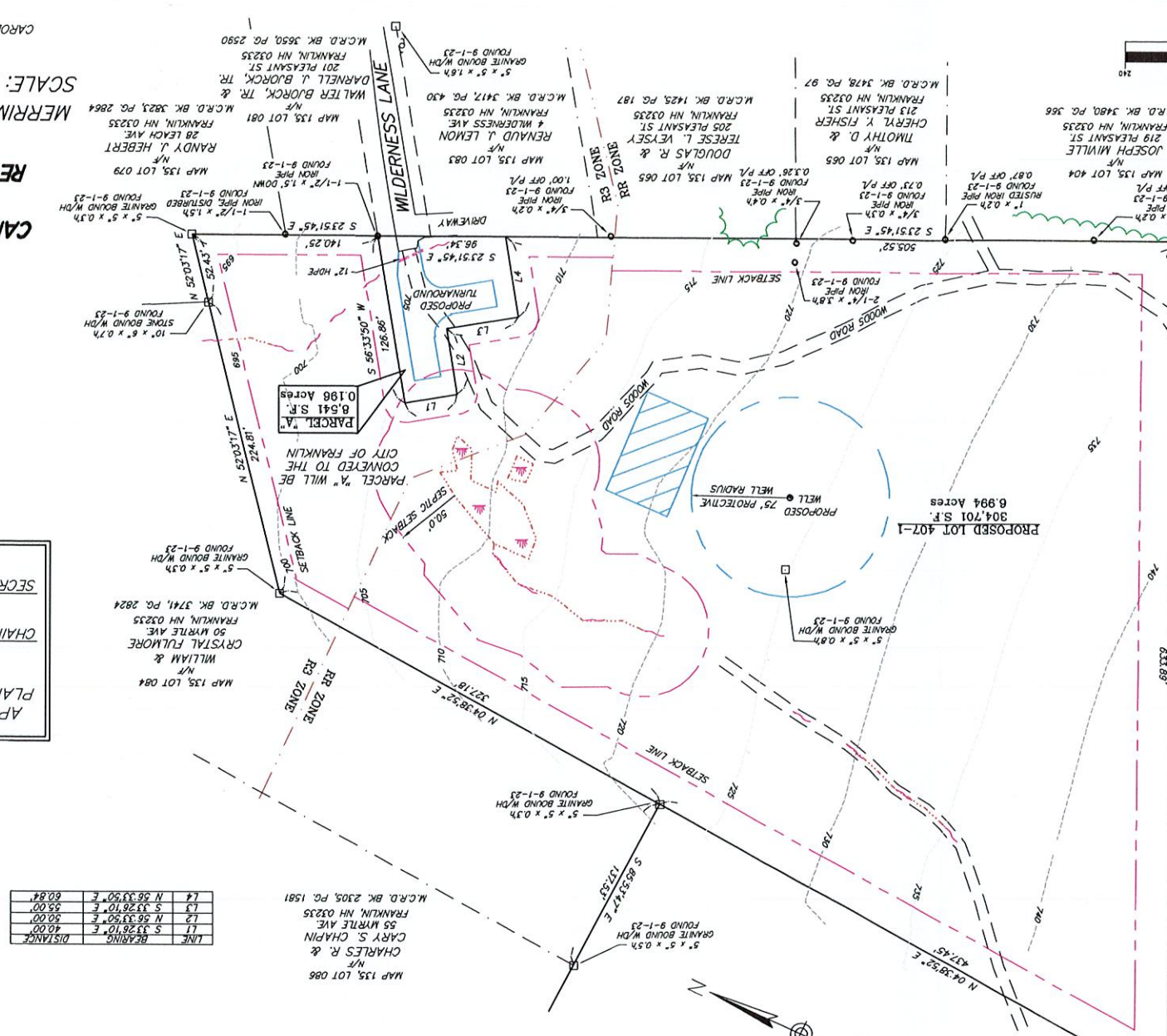
FIELDBOOK 49

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

- LEGEND**
- OVERHEAD UTILITY LINE
 - 4000 S.F. AREA
 - PROPERTY LINE
 - UTILITY POLE
 - DRILL HOLE
 - IRON PIPE OR REBAR
 - GRANITE BOUND



LOT OVERVIEW



- NOTES**
- 1) FIELD PROCEDURE: LEICA TOTAL STATION INSTRUMENT ADJUSTED CLOSED TRAVERSE PERFORMED SEPTEMBER 2023. COMPARISON WITH ADJUDICATED SURVEY CATEGORY 1, CONDITION 1.
 - 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
 - 3) TITLE REFERENCES:
 - A) DEED OF DAVID A. HURST & CAROLYN M. HURST TO CAROLYN M. HURST, TRUSTEE OF THE CAROLYN M. HURST REVOCABLE TRUST OF 1994, DATED APRIL 21, 2000 AND RECORDED IN BOOK 2205, PAGE 235.
 - B) MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
 - 4) PLAT REFERENCES:
 - A) LOT 101 CONVEYANCE OF HENRY B. TRACY AGENCY, FRANKLIN, NH, DATED AUGUST 28, 1986, PREPARED BY WARREN P. CATE AND RECORDED AS PLAN 8091 MCRD.
 - B) "PROPERTY OF PAULINE G. COLBY, PLEASANT STREET, FRANKLIN, NH", DATED FEBRUARY 19, 1979, PREPARED BY WARREN P. CATE AND RECORDED AS PLAN 5769 MCRD.
 - C) "PROPOSED SUBDIVISION OF HENRY B. TRACY AGENCY, FRANKLIN, NEW HAMPSHIRE", DATED NOVEMBER 1974, PREPARED BY WARREN P. CATE AND RECORDED AS PLAN 1940 MCRD.
 - D) "PLAN OF LAND OF C.C. PAIGE", PREPARED BY J.W. DRESSER, AND RECORDED AS PLAN 1407 MCRD.
 - 5) ZONING: R-3 (ONE, TWO, & THREE FAMILY RESIDENTIAL DISTRICT) ON SITE WELL & SEPTIC SETBACKS: FRONT 15'; SIDE 15'; REAR 15'.
RR (RURAL RESIDENTIAL DISTRICT) SETBACKS: FRONT 15'; SIDE 15'; REAR 15'.
MINIMUM LOT SIZE: 40,000 S.F. MINIMUM FRONTAGE: 100'.
MINIMUM LOT SIZE: 87,000 S.F. MINIMUM FRONTAGE: 225'.
SETBACKS: FRONT 40'; SIDE 25'; REAR 25'.
 - 6) THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF T.E.S. ENVIRONMENTAL CONSULTANTS, LLC OF BOW, NH, PERFORMED THE WETLAND MAPPING ON AUGUST 24, 2023 ACCORDING TO THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL" AND "THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTH-EAST REGION", VERSION 2.0 JANUARY 2012, US ARMY CORPS OF ENGINEERS.
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3	S 33°26'10" E	55.00'
4	N 60°33'50" E	60.00'

APPROVED BY THE FRANKLIN
PLANNING BOARD ON _____
CHAIRMAN _____
SECRETARY _____

TAX MAP 136, LOT 407
FOR
CAROLYN M. HURST, TRUSTEE
REVOCABLE TRUST OF 1994
WILDERNESS AVENUE
MERRIMACK CO. FRANKLIN, N.H.
SCALE: 1"=60'
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