

11/22/2021

Signature of Applicant: _____
 \CityCommon\PZCommon\012 Forms & Charts & Templates\2022 Updated Applications\2022 SUBDIVISION
 ATION.docx

For Office Use Only

Deadline Date: 2/7/2024 Actual Date Submitted: 2/7/2024

Meeting Date: 2/28/2024

Amount Due Application: \$ 200.00

Amount Due Per Lot: \$ 50.00 \$ x 1 # of Lots being created

Amount Due Abutters: \$ 10.00 Total Number of Abutters: 13

Total Due: \$ 380.00

Amount Paid: \$ 380.00 How Paid: ☐ Cash ☒ Check # 3073

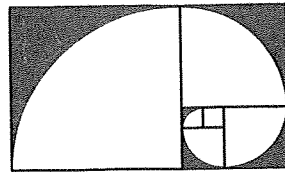
Date Paid 2/7/2024

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:



**BROWN
ENGINEERING**

63 West Street – PO Box 703, Ashland, NH 03217
Phone (603) 744-1044
www.browngineeringllc.com

Letter of Authorization

To Whom It May Concern:

I William Vey the owner of property in the City of Franklin designated as Tax Map 134, Lot 406 on Rowell Drive hereby authorize Brown Engineering and it's Associates to submit the required documents for a two Lot Subdivision of the above listed property. I further authorize Brown Engineering to act on my behalf on this matter.

William Vey 12-14-23
William Vey Date



Abutters List Report

Franklin, NH
February 01, 2024

Subject Property:

Parcel Number:	134-406-00	Mailing Address:	VEY, WILLIAM
CAMA Number:	134-406-00		11 RUTHVEN STREET
Property Address:	ROWELL DRIVE		QUINCY, MA 02171

Abutters:

Parcel Number:	116-135-00	Mailing Address:	FRITSCHKE, ROBERT S
CAMA Number:	116-135-00		23 CLIFFORD STREET
Property Address:	10 ROWELL DRIVE		RUMFORD, RI 02916

Parcel Number:	116-136-00	Mailing Address:	CREASEY, TIMOTHY S CREASEY,
CAMA Number:	116-136-00		MARIE G
Property Address:	9 ROWELL DRIVE		9 ROWELL DRIVE
			FRANKLIN, NH 03235

Parcel Number:	116-151-00	Mailing Address:	FRANKLIN, CITY OF
CAMA Number:	116-151-00		316 CENTRAL STREET
Property Address:	12 ROWELL DRIVE		FRANKLIN, NH 03235

Parcel Number:	116-152-00	Mailing Address:	LAROCHE, ROBERT A
CAMA Number:	116-152-00		PO BOX 377
Property Address:	8 ROWELL DRIVE		FRANKLIN, NH 03235

Parcel Number:	133-013-00	Mailing Address:	QUALFD PERSNL RESID TRST OF 20
CAMA Number:	133-013-00		LEGARE - TTEE, NAN M
Property Address:	144 SANBORN STREET		144 SANBORN STREET
			FRANKLIN, NH 03235

Parcel Number:	133-015-00	Mailing Address:	LAPOINTE, GLENN LAPOINTE,
CAMA Number:	133-015-00		KATHRYN
Property Address:	180 SANBORN STREET		180 SANBORN STREET
			FRANKLIN, NH 03235

Parcel Number:	133-016-00	Mailing Address:	PROULX, GARY M PROULX, MARYANNE
CAMA Number:	133-016-00		M
Property Address:	186 SANBORN STREET		PO BOX 522
			FRANKLIN, NH 03235

Parcel Number:	133-412-00	Mailing Address:	FRANKLIN, CITY OF
CAMA Number:	133-412-00		119 CENTRAL STREET
Property Address:	200 SANBORN STREET		FRANKLIN, NH 03235

Parcel Number:	134-022-00	Mailing Address:	DEFOSSER FMYL TRST, THE RAYMON
CAMA Number:	134-022-00		DEFOSSER - CO-TTEES, RAYMOND J
Property Address:	6 ROWELL DRIVE		PO BOX 402
			FRANKLIN, NH 03235

Parcel Number:	134-405-00	Mailing Address:	THOMPSON, BRYAN R DENNISON,
CAMA Number:	134-405-00		KANDY M
Property Address:	5 ROWELL DRIVE		5 ROWELL DRIVE
			FRANKLIN, NH 03235

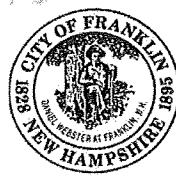


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2/1/2024

Page 1 of 2



Abutters List Report

Franklin, NH
February 01, 2024

Parcel Number: 134-406-01
CAMA Number: 134-406-01
Property Address: 2 RUBY LANE

Mailing Address: ROBERTS, JENNIFER
2 RUBY LANE
FRANKLIN, NH 03235

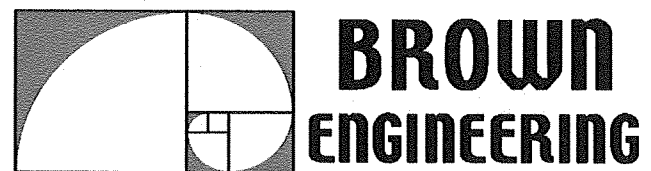


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Page 2 of 2



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Stormwater Management Report

Two Lot Subdivision

**Tax Map 134 Lot 406
Rowell Drive
Franklin, New Hampshire**

**Date:
November 14, 2023**

**Prepared For:
William Vey
11 Ruthven Street
Quincy, MA 02171**

STORMWATER MANAGEMENT REPORT
ROWELL DRIVE - Map: 134 Lot: 406
Franklin NH.
Evaluation of Proposed Conditions

The proposed site consists of 2 houses and two garages which are serviced by a gravel driveway. The houses will be constructed with a 2' wide drip edge which will allow for stormwater infiltration from the roof runoff. A swale is proposed to be constructed at the southern end of the site. This swale will intercept runoff created from the proposed construction and ensure the abutting lots to the south will not be adversely affected by stormwater runoff quantity or quality. The swale will convey the stormwater into an infiltration basin. The infiltration basin is designed to contain and safely outlet the 100-year storm event.

Due to the existing native soils, there is no runoff detected in the pre-condition which was matched in the post-condition.

Table 1: Summary of Flow Rates

REACH -101
Abutter 116-151

Storm Frequency	Pre-development Peak Flow (c.f.s)	Post-development Peak Flow (c.f.s)
2-Year	0.0	0.0
10-Year	0.0	0.0
25-Year	0.0	0.0

REACH -102
Abutter 116-135

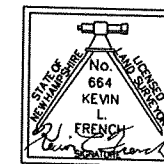
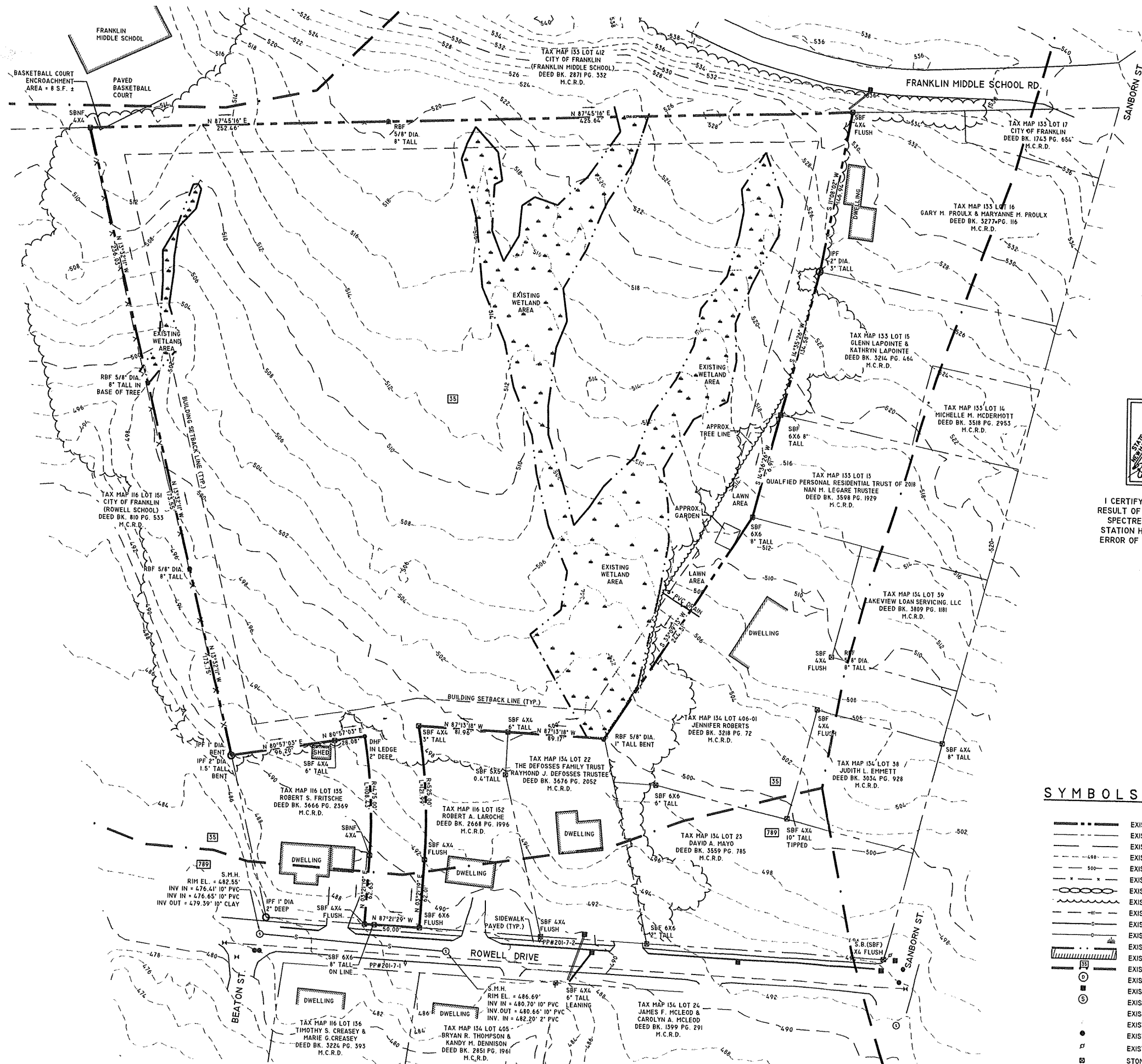
Storm Frequency	Pre-development Peak Flow (c.f.s)	Pre-development Peak Flow (c.f.s)
2-Year	0.0	0.0
10-Year	0.0	0.0
25-Year	0.0	0.0

REACH -103
Abutter 116-152

Storm Frequency	Pre-development Peak Flow (c.f.s)	Pre-development Peak Flow (c.f.s)
2-Year	0.0	0.0
10-Year	0.0	0.0
25-Year	0.0	0.0

CONCLUSION:

The proposed two parcel subdivision that is proposed will not create any adverse effects downstream in storm water quantity or quality.



I CERTIFY THAT THIS PLAT IS A
RESULT OF A SURVEY DONE WITH A
SPECTRE PRECISION 35 TOTAL
STATION HAVING AN UNADJUSTED
ERROR OF CLOSURE BETTER THAN
1:20,000.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RE SUBDIVISION OF TAX MAP 134 LOT 406 TO CREATE A TWO LOT SUBDIVISION OF THE PARCEL.
2. THE LAND IS SUBJECT TO A VOLUNTARY MERGER OF THE THE LOTS PREVIOUSLY CREATED AS PART OF PLAN REFERENCE 1. THE MERGER IS DATED DECEMBER 3, 2015.
3. THE LAND IS SUBJECT TO A ZONING DECISION BY THE FRANKLIN ZONING BOARD DATED JULY 7, 2021 TO ALLOW THE CREATION OF TWO NEW LOTS WHICH WOULD NOT HAVE FRONTAGE ON AN ACCEPTED PUBLIC WAY, AND TO ALLOW THE CONSTRUCTION OF THE FUTURE HOME LOTS ON THE PROPOSED PRIVATE ROAD.
4. THIS SUBDIVISION WILL REPLACE THE PREVIOUS SUBDIVISION DESCRIBED IN PLAN REFERENCE 1.
5. THE BOUNDARIES AS DEPICTED REPRESENT A FIELD SURVEY WITH A CLOSURE ACCURACY BETTER THAN 1:10,000. THE BEARINGS AND DISTANCES ARE FROM GPS OBSERVATIONS MADE IN JANUARY OF 2023.
6. THE PARCELS WILL BE SERVICED BY A PRIVATE GRAVEL DRIVEWAY AS DEPICTED (SEE SHEET 3 OF 3).
7. THE PARCELS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
8. THE WETLANDS WERE DELINEATED BY LUKE POWELL WETLAND SCIENTIST AND FIELD LOCATED BY BROWN ENGINEERING.
9. THE PARCEL IS LOCATED IN A RS ZONING DISTRICT AREA = 15,000 S.F. (OFF LOT CITY SEWER & WATER)
LOT FRONTAGE = 100
FRONT YARD = 30
SIDE YARD = 25
REAR LOT LINE = 25
10. THE ELEVATIONS SHOWN ARE TAKEN FROM GPS MEASUREMENTS AND ARE BASED ON THE NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM NAD 83 (2011)

"WETLANDS WERE DELINEATED ON MAY 16, 2023 BY LUKE POWELL, NH CERTIFIED WETLAND SCIENTIST NO. 50. ACCORDING TO THE STANDARDS PUBLISHED IN THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL AND NORTHEAST REGION (VERSION 2.0, JANUARY 2012). HYDRIC SOILS WERE IDENTIFIED UTILIZING FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, APRIL 2019)".

Luke Powell

LUKE POWELL NH CERTIFIED WETLAND SCIENTIST NO. 50



SYMBOLS LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING FENCE LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- EXISTING WETLAND BOUNDARY
- EXISTING BUILDING
- EXISTING SOIL DELINEATION WITH SOIL TYPE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING POWER POLE
- STONE BOUND FOUND (SBF)
- IRON ROD FOUND (IRF)
- DRILL HOLE FOUND (DHF)
- IRON PIPE FOUND (IPF)
- RE-BAR FOUND (RBF)

EXISTING CONDITIONS PLAN

TAX MAP 134 LOT 406
ROWELL DRIVE, FRANKLIN, NH 03235

PREPARED FOR:
WILLIAM VEY
11 RUTHVEN STREET
QUINCY, MA 02171
BOOK 3576 PAGE 2953

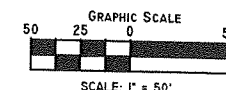
PREPARED BY:
BROWN ENGINEERING LLC

63 WEST STREET - P.O. BOX 703
ASHLAND, NH 03217
TEL: (603) 744-1044
WWW.BROWNEENGINEERINGLLC.COM

PARTNERED WITH:
FRENCH LAND SERVICES INC.
581 SCHOOL STREET
RUMNEY, N.H. 03266
TEL: (603) 786-9790
FRENCHLS@WORLDPATH.NET

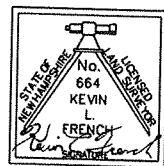
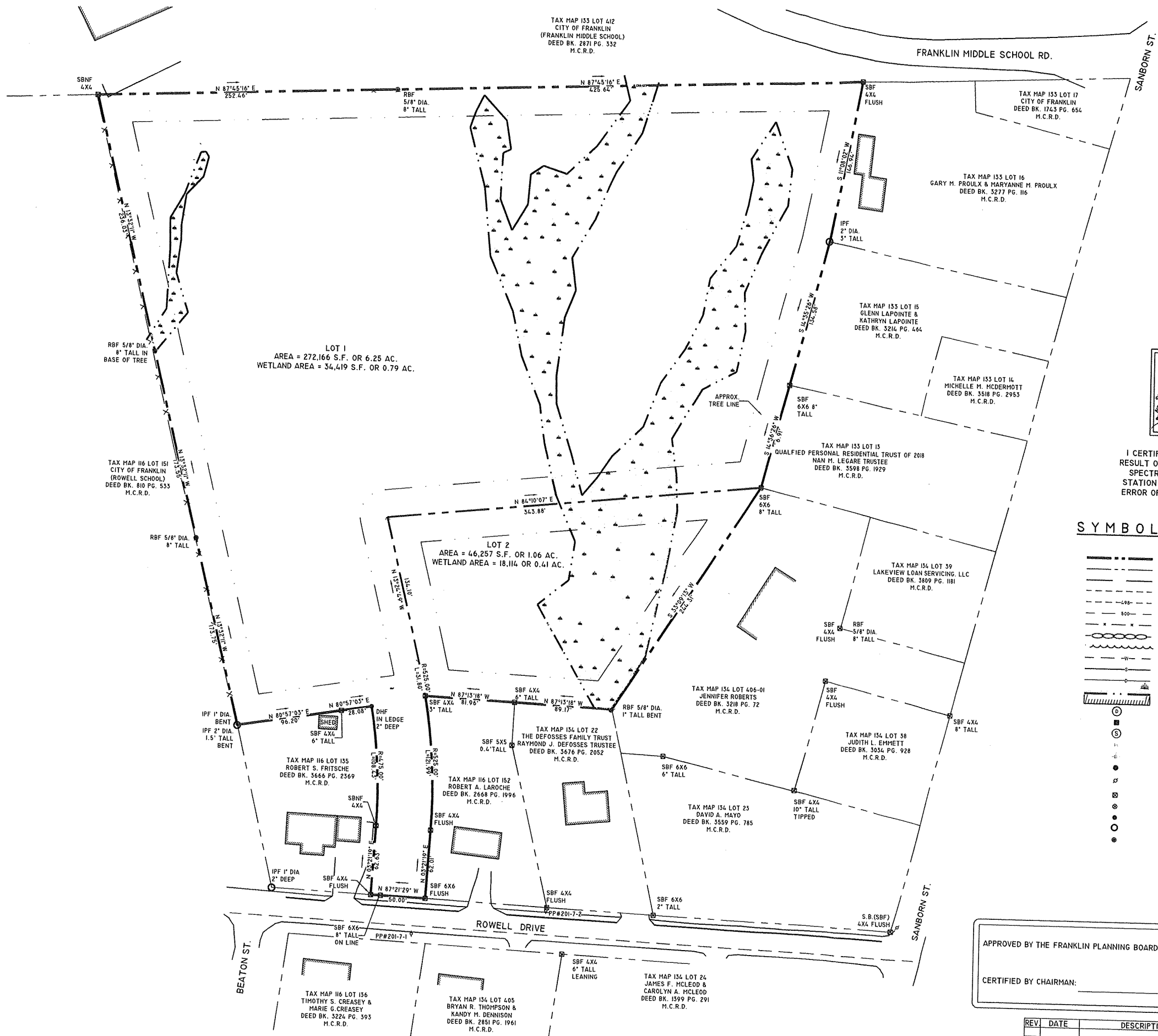


CIVIL ENGINEERS



DATE: NOVEMBER, 2023
JOB NO: 5382-01

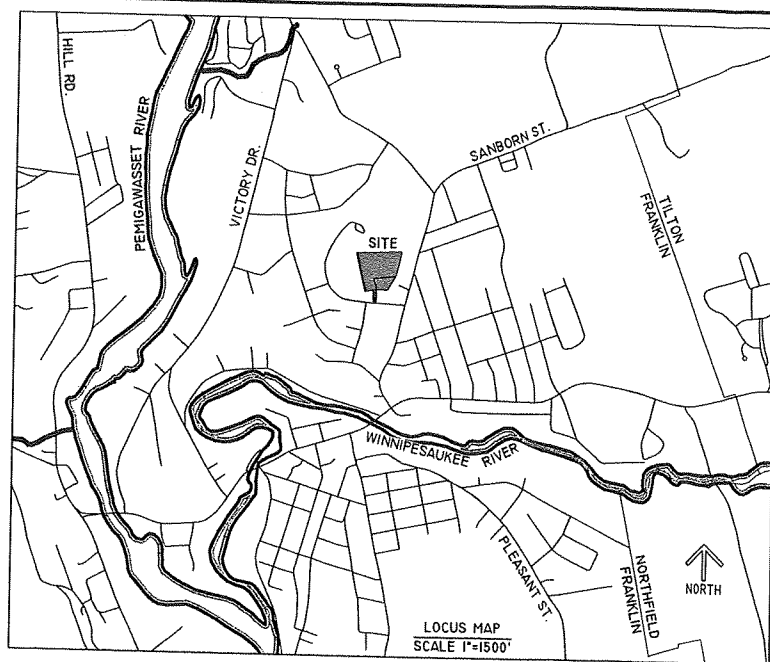
REV.	DATE	DESCRIPTION	BY



I CERTIFY THAT THIS PLAT IS A
RESULT OF A SURVEY DONE WITH A
SPECTRE PRECISION 35 TOTAL
STATION HAVING AN UNADJUSTED
ERROR OF CLOSURE BETTER THAN
1:20,000.

SYMBOLS LEGEND

---	EXISTING PROPERTY LINE
- - -	EXISTING ABUTTERS PROPERTY LINE
- - -	EXISTING EASEMENT LINE
- - -	PROPERTY LINE TO BE ABANDONED
---	EXISTING 2 FOOT CONTOUR
---	EXISTING 10 FOOT CONTOUR
---	EXISTING FENCE LINE
---	EXISTING STONE WALL
---	EXISTING TREE LINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING DRAIN LINE
---	EXISTING WETLAND BOUNDARY
---	EXISTING BUILDING
---	EXISTING DRAIN MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING SEWER MANHOLE
---	EXISTING WATER GATE VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING WELL
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---	STONE BOUND FOUND (SBF)
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---	RE-BAR FOUND (RBF)



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- THE PARCEL IS LOCATED IN A RS ZONING DISTRICT AREA = 15,000 S.F. (OFF LOT CITY SEWER & WATER)
LOT FRONTAGE = 100
FRONT YARD = 30
SIDE YARD = 25
REAR LOT LINE = 25

PLANS OF REFERENCE:

- SEE PLAN ENTITLED "TAX MAP 134 LOT 406 SUBDIVISION PLAN FOR LK AND BK LAND, LLC ROWELL DRIVE FRANKLIN, NEW HAMPSHIRE MERRIMACK COUNTY SCALE: 1" = 60' OCTOBER 1, 2003 REVISED JULY 29, 2003" BY LEPENE ENGINEERING & SURVEYING RECORDED IN M.C.R.D. AS PLAN # 16998.
- SEE PLAN ENTITLED "BOUNDARY LINE ADJUSTMENTS BETWEEN TAX MAP 134, LOT 406 AND LK AND BK LAND LLC AND TAX MAP 116, LOT 135 HURD FAMILY TRUST TAX MAP 116 LOT 152 ROBERT A. LAROCHE TAX MAP 116 LOT 022 RAYMOND A. DEFOSSES, JR. CINDY M. DEFOSSES ROWELL DRIVE FRANKLIN, NEW HAMPSHIRE MERRIMACK COUNTY SCALE: 1" = 30' SEPTEMBER 3, 2003 REVISED OCTOBER 15, 2003" BY LEPENE ENGINEERING & SURVEYING RECORDED IN M.C.R.D. AS PLAN #16678.
- SEE PLAN ENTITLED "TAX MAP 134, LOT 406 SUBDIVISION PLAN FOR LK AND BK LAND LLC ROWELL DRIVE & SANBORN STREET FRANKLIN, NEW HAMPSHIRE MERRIMACK COUNTY SCALE: 1" = 60' MAY 8, 2008 REVISED JUNE 10, 2003" BY LEPENE ENGINEERING & SURVEYING RECORDED IN M.C.R.D. AS PLAN # 16466.
- SEE PLAN ENTITLED "PROPOSED SUBDIVISION PROPERTY OF HENRY B. TRACHY AGENCY, INC. FRANKLIN, NEW HAMPSHIRE" BY WARREN P. CATE RECORDED IN M.C.R.D. AS PLAN #6691.
- SEE PLAN ENTITLED "TAX MAP LOT 002-133-412 SUBDIVISION PLAN FOR THE CITY OF FRANKLIN SANBORN STREET MERRIMACK COUNTY FRANKLIN, NEW HAMPSHIRE SCALE: 1" = 50' 16 FEBRUARY 1988 REVISED: 22 MARCH 1988" SHEETS 1 & 2 BY LEPENE KNOWLTON & DARBYSHIRE ASSOCIATES, INC. RECORDED IN M.C.R.D. AS PLAN #10267.

PROPOSED SUBDIVISION PLAN

TAX MAP 134 LOT 406
ROWELL DRIVE, FRANKLIN, NH 03235

PREPARED FOR:
WILLIAM VEY
11 RUTHVEN STREET
QUINCY, MA 02171
BOOK 3576 PAGE 2953

PREPARED BY:
BROWN ENGINEERING LLC

63 WEST STREET - P.O. BOX 703
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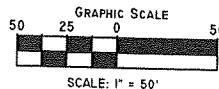
BROWN
ENGINEERING
CIVIL ENGINEERS

FRENCH
LAND SERVICES INC.

APPROVED BY THE FRANKLIN PLANNING BOARD ON: _____ DATE _____

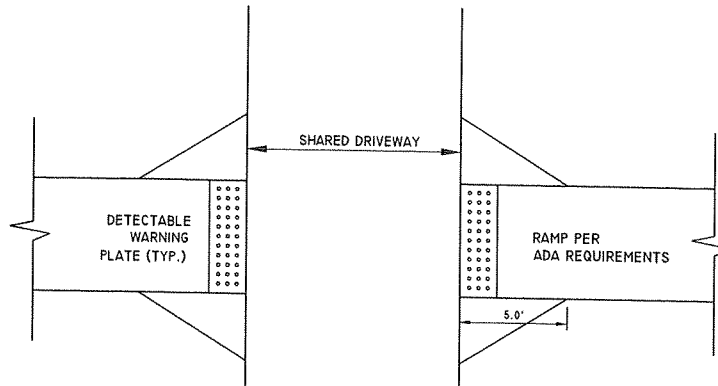
CERTIFIED BY CHAIRMAN: _____

REV	DATE	DESCRIPTION	BY

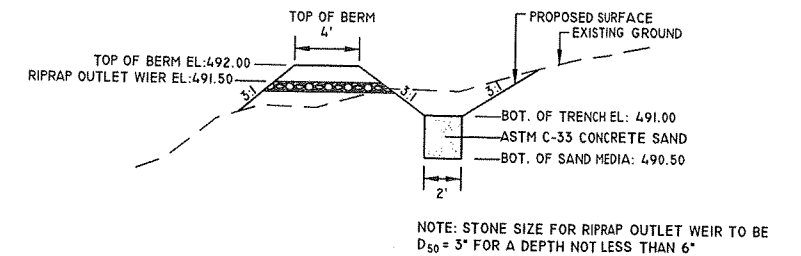


DATE: NOVEMBER, 2023
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SUB #1
2 OF 3

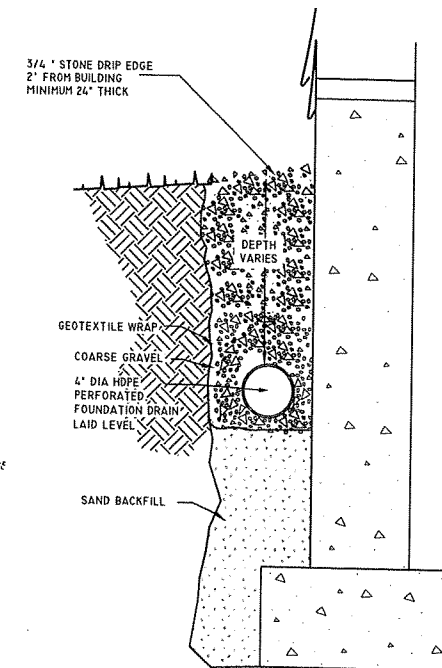


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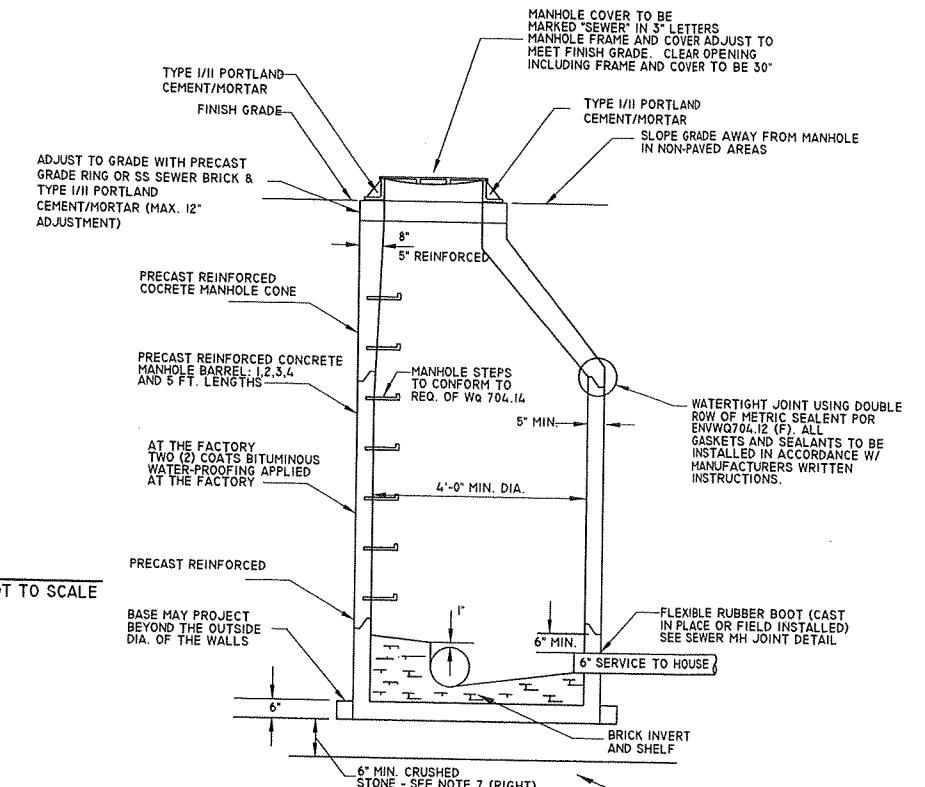
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NOT TO SCALE



DRIP EDGE

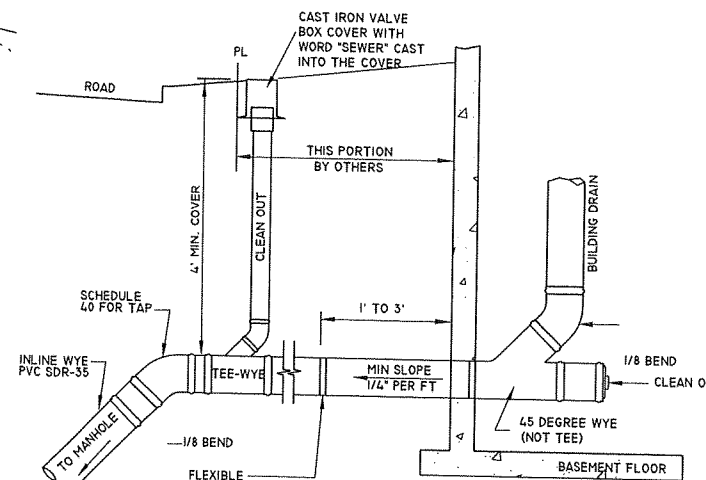
NOT TO SCALE



- NOTES:
1. MANHOLE STRUCTURE TO BE MADE OF REINFORCED CONCRETE PER WQ 704.12(c). CAPABLE OF SUPPORTING AASHTO H-20 LOADING.
 2. MANHOLE TO MEET TESTING REQUIREMENTS PER ENV-WQ 704.17
 3. MANHOLE CASTINGS SHALL CONFORM WITH ASTM A48 PER ENV-WQ 704.13 (A)(8).
 4. BRICK MASONRY SHALL CONFORM WITH ASTM C32 PER ENV-WQ 704.13 (A)(9).
 5. MANHOLE MORTAR SHALL MEET THE REQUIREMENTS OF 704.13 (c).

SEWER MANHOLE DETAIL

NOT TO SCALE

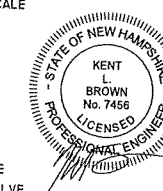


SEWER SERVICE DETAIL

NOT TO SCALE

SYMBOLS LEGEND

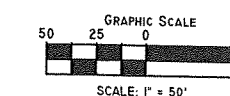
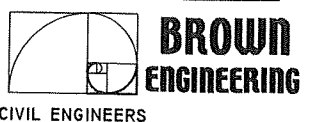
- | | | | |
|-------|---------------------------------|---|---------------------------|
| --- | EXISTING PROPERTY LINE | ⊙ | EXISTING DRAIN MANHOLE |
| - - - | EXISTING ADJUTERS PROPERTY LINE | ⊙ | EXISTING CATCH BASIN |
| --- | EXISTING EASEMENT LINE | ⊙ | EXISTING SEWER MANHOLE |
| --- | EXISTING 2 FOOT CONTOUR | ⊙ | EXISTING WATER GATE VALVE |
| --- | EXISTING 10 FOOT CONTOUR | ⊙ | EXISTING FIRE HYDRANT |
| --- | EXISTING FENCE LINE | ⊙ | EXISTING WELL |
| --- | EXISTING STONE WALL | ⊙ | EXISTING POWER POLE |
| --- | EXISTING TREE LINE | ⊙ | STONE BOUND FOUND (SBF) |
| --- | EXISTING WATER LINE | ⊙ | IRON ROD FOUND (IRF) |
| --- | PROPOSED WATER LINE | ⊙ | DRILL HOLE FOUND (DHF) |
| --- | EXISTING SEWER LINE | ⊙ | IRON PIPE FOUND (IPF) |
| --- | PROPOSED SEWER LINE | ⊙ | RE-BAR FOUND (RBF) |
| --- | EXISTING DRAIN LINE | ⊙ | |
| --- | EXISTING WETLAND BOUNDARY | ⊙ | |
| --- | EXISTING BUILDING | ⊙ | |



PREPARED FOR:
WILLIAM VEY
11 RUTHVEN STREET
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PREPARED BY:
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