

Application for Appeal  
Zoning Board of Adjustment (ZBA), Franklin, New Hampshire

VARIANCE

Please complete the entire application. Failure to do so will delay processing it. Nine (9) color copies of the completed application and all supporting information, collated into 9 individual packets, must be submitted by the Deadline Date in order for your appeal to be heard at the next meeting of the Zoning Board.

PRINT legibly and in INK. The application must be signed and dated. The owner must sign the application or a letter of authorization from the owner must be attached. *You must be present at the meeting to speak for your application.*

This application is to be completed by anyone requesting a use or area VARIANCE from the ZBA. A variance is a relaxation or a waiver of any provision of the ordinance authorizing the landowner to use his or her land in a manner that would otherwise violate the ordinance and may be granted by the board of adjustment on appeal.

1. Location of the property for which the appeal is being applied:

Street Address:	Rowell Drive	
	Owner	Person Completing Application
2. Name:	William Vey	Kent Brown
		Brown Engineering LLC
Address:	11 Ruthven Street	63 West Street - P.O. Box 703
City/State/Zip:	Quincy Ma. 02171	Ashland, NH 03217
Phone #:	(617) 413-9612	(603) 744-1044
Email:	williamvey@gmail.com	kent@brownengineeringllc.com

3. Zoning Classification: R5 - Single Family Residential District

4. Briefly describe the PROPOSED project, be specific:

See attached

5. Please attach to the application a plot plan, on an 8 ½ x 11 sheet of paper, or survey plan that shows: the existing property lines; all existing and the proposed structure(s) and their setbacks from the property lines for both; any wetlands, ledge, flood area, septic systems, or other features that limit where the proposed structure(s) can be placed on the property. The Board reserves the right to require a formal survey plan to assist in the consideration of the application request.

6. Site has (Check appropriate response): ☒ City Water ☒ City Sewer ☐ Well ☐ Septic

7. Was a Variance previously granted for this site: ☒ Yes ☐ No

Please respond to whether the following is a true statement or a false statement and EXPLAIN your answers in DETAIL:

B. A variance may be granted if all the following criteria are met:

1. The Variance will not be contrary to the public interest: ☐ True ☐ False

See attached

2. The Variance is consistent with the Spirit of the Ordinance: ☐ True ☐ False

See attached

3. Substantial Justice is done: ☐ True ☐ False

See attached

4. The Value of Surrounding properties are not diminished: ☐ True ☐ False

See attached

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

A. For purposes of this subparagraph, ""unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and ☐ True ☐ False

See attached

ii. The proposed use is a reasonable one. ☐ True ☐ False

See attached

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. ☐ True ☐ False

See attached

Your application is incomplete unless the following are submitted:

- i. Letter of authorization, if you are not the owner;
- ii. Plot Plan sketch (refer to Letter A #8);
- iii. Abutter's List, blank form attached; and,
- iv. All fees are paid.

Note: The Zoning Administrator and/or the Zoning Board may require more information if necessary and may request a Site Visit to your property.

William J. [Signature]  
Signature of Applicant

5-8-24  
Date

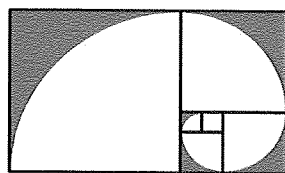
Office Use Only:

Date of Submission: \_\_\_\_\_ Fee Collected ☐ Yes ☐ No Form of Pymt: ☐ Cash ☐ Check # \_\_\_\_\_

Date of hearing: \_\_\_\_\_ Amount Paid \$ \_\_\_\_\_

Decision: ☐ Granted ☐ Denied Date Notice sent to applicant: \_\_\_\_\_

Comments, if Any: \_\_\_\_\_



**BROWN  
ENGINEERING**

63 West Street - P.O. Box 703, Ashland, NH. 03217  
Phone (603) 744-1044  
[www.browngineeringllc.com](http://www.browngineeringllc.com)

**Appeal for a Zoning Variance**

**Date:** March 6, 2024

**Location of Property:** Tax Map 134 Lot 406  
Rowell Drive, Franklin NH.

**Owner and Applicant:** William Vey  
11 Ruthven Street  
Quincy, Ma. 02171  
(617) 413-9612  
[williamvey@gmail.com](mailto:williamvey@gmail.com)

**Zoning Classification:** RS-Single Family Residential District

**Property Area:** 7.3 Acres      **City services:** The site has city water and sewer

**History of the site:** May 28, 2003 1 acre subdivided out of lot 406  
September 24, 2003 Boundary Line Adjustment  
October 22, 2003 Lot 406 subdivided into 6 lots  
December 4, 2015 Voluntary Merger of the 6 lots  
July 7, 2021 Variance was granted for two lot subdivision

**Description of project:**  
This application is an appeal to Section 305-14 Lot and yard Requirements of the Franklin zoning ordinance. The lot currently has 50' of frontage on Rowell Drive and the requirement in the Ordinance is for 100' for each lot. To meet the zoning Ordinance a city road would have to be built which would create the frontage and allow up to 6 lots to be created. The granting of the Variance to allow a lot with no frontage would allow a future subdivision to create two new lots which would not have the frontage required on an accepted public way, and to allow the construction of the future home lots on the proposed private driveway. A variance was granted on July 7, 2021 for the same appeal including one Accessary Dwelling Unit on one of the two lots, which is also requested. The variance lapsed after two years on July 7, 2023. The granting of this appeal would

William Vey Appeal of Zoning Requirements  
Tax Map 134 Lot 406 Rowell Drive

reestablish the 2021 variance and allow the property owner to go before the Planning Board for the subdivision.

**Criteria for granting of the variance:**

**1. The Variance will not be contrary to the Public Interest:**

The proposed lots will be accessed via a private road / driveway that will not be maintained by the city. The two lots proposed are less than the 6 lots on a public road as allowed in the Zoning Ordinance. Any use of the lot will conform to the zoning ordinances permitted uses.

**2. The Variance is consistent with the spirit of the ordinance:**

The ordinance has a minimum frontage requirement for subdivisions in which the lots would share a public roadway instead of a private shared driveway. The proposed lots will meet all other Zoning requirements, except for frontage on a public road.

**3. Substantial Justice is done:**

The granting of this variance would allow the subdivision of the lot into two lots with the construction of a private shared driveway. This is a less intense development of this property than the ordinance allows with the construction of a city road.

**4. The value of surrounding properties are not diminished:**

The private shared driveway will allow access to Rowell Drive for two lots instead of the six lots that could be created if the variance was not granted, and the owner followed up with the subdivision currently allowed by the ordinance. New construction homes typically increase value of abutting homes.

**5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:**

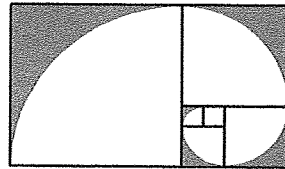
- I. Unnecessary hardship means that, owing to the special conditions of the property that distinguish it from other properties in the area, then: i) No fair and substantial relationship exists between the general purpose of the ordinance provision and the specific application of that provision to the property; and ii) the proposed use is a reasonable one. First, the applicant is proposing the development of the property in conformance with the lot area requirements in the Zoning Ordinance. Second, the accessway will be maintained by the owner, and not by the City of Franklin, thus not impacting the maintenance schedules of the Municipal Services Department. Third, the applicant is using the property in a reasonable fashion and which is very

William Vey Appeal of Zoning Requirements  
Tax Map 134 Lot 406 Rowell Drive

similar with the goals of the 2003 subdivision, but with fewer lots and less impact to the City.

- II. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. As outlined above, the proposed use of the land is reasonable.

Prepared By: Kent Brown, P.E.  
Brown Engineering LLC  
63 West Street  
P.O. 703  
Ashland, NH. 03217



**BROWN  
ENGINEERING**

63 West Street – PO Box 703, Ashland, NH 03217

Phone (603) 744-1044

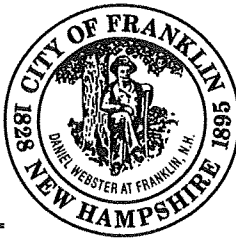
[www.browngineeringllc.com](http://www.browngineeringllc.com)

#### 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



CITY OF FRANKLIN, NEW HAMPSHIRE  
"The Three Rivers City"

Planning and Zoning  
316 Central Street  
Franklin, New Hampshire 03235

Phone: (603) 934-2341  
screighton@franklinnh.org

ABUTTERS LIST

Applicant information:

Printed Name: Kent Brown, Brown Engineering LLC Contact Telephone: 603 744-1044  
Address: P.O. Box 703, Ashland, NH. 03217

Owner/Agent Information				
(See fee schedule for rates - fees go up as Postage is raised)				
Map	Lot		Name	Address
			William Vey	11 Ruthven Street, Quincy, Ma. 02171
			Brown Engineering LLC	P.O. Box 703, Ashland, NH. 03217

Abutter(s) Information				
Map	Lot		Name	Address
			See attached	
(If needed please attach an additional sheet.)				

I, the undersigned Kent Brown, certify that to the best of my knowledge the above is an accurate and complete abutters list.

Applicant Signature

3/6/2014  
Date

672:3 Abutter. – "Abutter" means 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 local land use board. For purposes 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. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.



# Abutters List Report

Franklin, NH  
March 11, 2024

**Subject Property:**

Parcel Number: 134-406-00  
CAMA Number: 134-406-00  
Property Address: ROWELL DRIVE

Mailing Address: VEY, WILLIAM  
11 RUTHVEN STREET  
QUINCY, MA 02171

**Abutters:**

Parcel Number: 116-135-00  
CAMA Number: 116-135-00  
Property Address: 10 ROWELL DRIVE

Mailing Address: FRITSCHKE, ROBERT S  
23 CLIFFORD STREET  
RUMFORD, RI 02916

Parcel Number: 116-136-00  
CAMA Number: 116-136-00  
Property Address: 9 ROWELL DRIVE

Mailing Address: CREASEY, TIMOTHY S CREASEY,  
MARIE G  
9 ROWELL DRIVE  
FRANKLIN, NH 03235

Parcel Number: 116-151-00  
CAMA Number: 116-151-00  
Property Address: 12 ROWELL DRIVE

Mailing Address: FRANKLIN, CITY OF  
316 CENTRAL STREET  
FRANKLIN, NH 03235

Parcel Number: 116-152-00  
CAMA Number: 116-152-00  
Property Address: 8 ROWELL DRIVE

Mailing Address: LAROCHE, ROBERT A  
PO BOX 377  
FRANKLIN, NH 03235

Parcel Number: 133-013-00  
CAMA Number: 133-013-00  
Property Address: 144 SANBORN STREET

Mailing Address: QUALFD PERSNL RESID TRST OF 20  
LEGARE - TTEE, NAN M  
144 SANBORN STREET  
FRANKLIN, NH 03235

Parcel Number: 133-015-00  
CAMA Number: 133-015-00  
Property Address: 180 SANBORN STREET

Mailing Address: LAPOINTE, GLENN LAPOINTE,  
KATHRYN  
180 SANBORN STREET  
FRANKLIN, NH 03235

Parcel Number: 133-016-00  
CAMA Number: 133-016-00  
Property Address: 186 SANBORN STREET

Mailing Address: PROULX, GARY M PROULX, MARYANNE  
M  
PO BOX 522  
FRANKLIN, NH 03235

Parcel Number: 133-412-00  
CAMA Number: 133-412-00  
Property Address: 200 SANBORN STREET

Mailing Address: FRANKLIN, CITY OF  
119 CENTRAL STREET  
FRANKLIN, NH 03235

Parcel Number: 134-022-00  
CAMA Number: 134-022-00  
Property Address: 6 ROWELL DRIVE

Mailing Address: DEFOSSES FMLY TRST, THE RAYMON  
DEFOSSES - CO-TTEES, RAYMOND J  
PO BOX 402  
FRANKLIN, NH 03235

Parcel Number: 134-405-00  
CAMA Number: 134-405-00  
Property Address: 5 ROWELL DRIVE

Mailing Address: THOMPSON, BRYAN R DENNISON,  
KANDY M  
5 ROWELL DRIVE  
FRANKLIN, NH 03235



www.cai-tech.com





Abutters List Report

Franklin, NH  
March 11, 2024

Parcel Number:

CAMA Number:

Property Address:

134-406-01

134-406-01

2 RUBY LANE

Mailing Address:

ROBERTS, JENNIFER

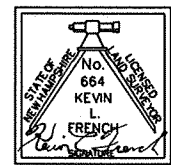
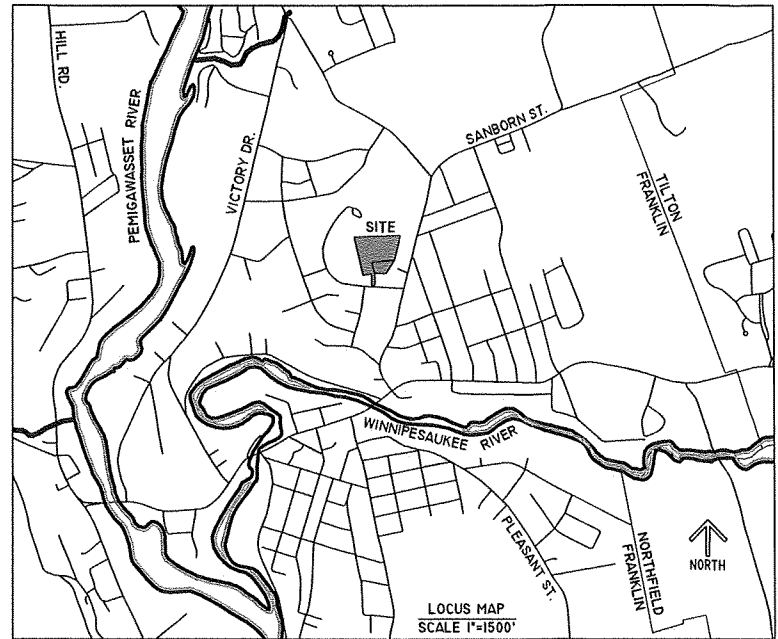
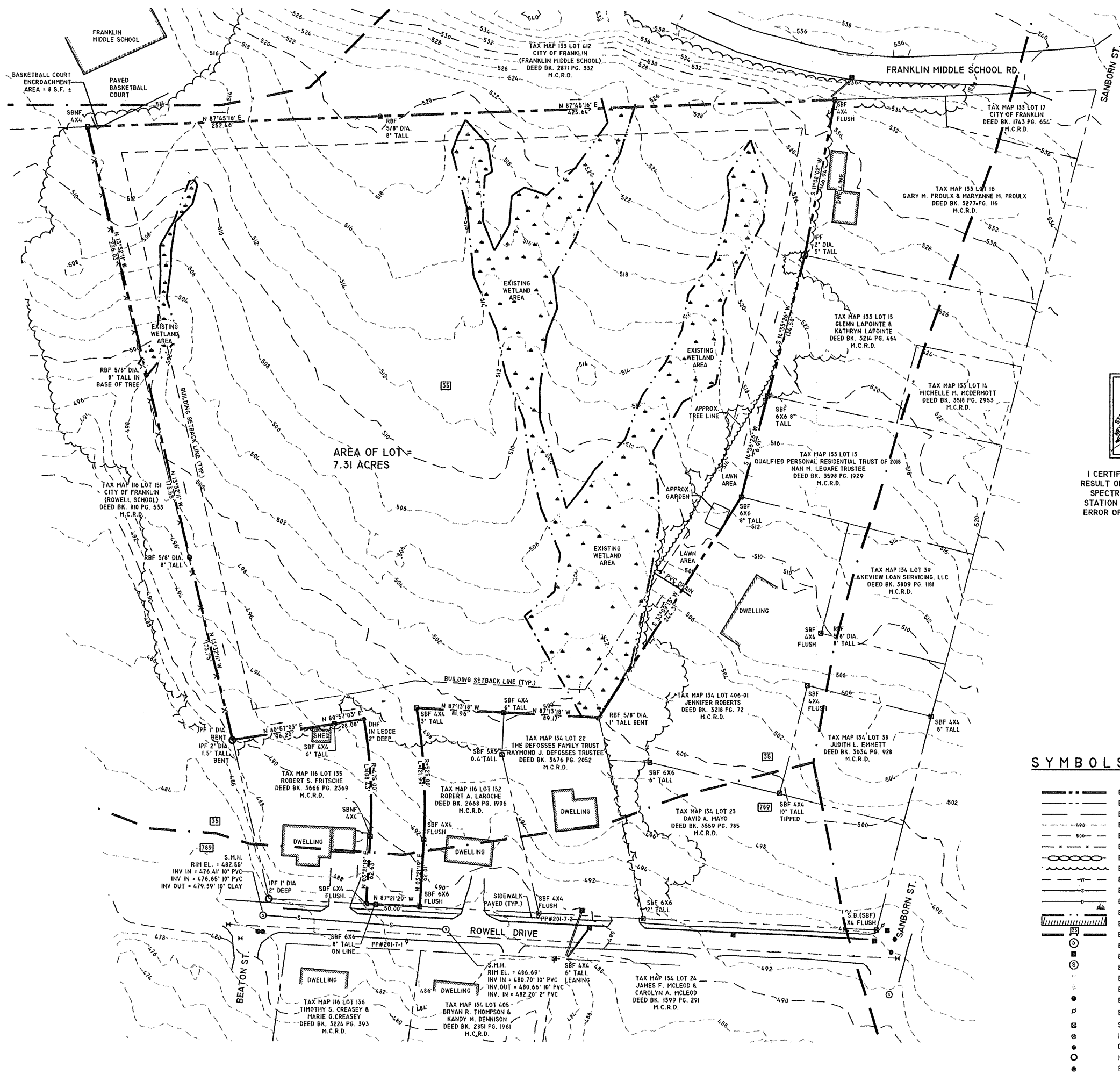
2 RUBY LANE

FRANKLIN, NH 03235



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



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 THE EXISTING CONDITIONS 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 PROPERTY IS SERVICED BY MUNICIPAL WATER AND SEWER.
- 7. THE WETLANDS WERE DELINEATED BY LUKE POWELL WETLAND SCIENTIST AND FIELD LOCATED BY BROWN ENGINEERING.
- 8. 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'
- 9. 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. 050. 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. 050



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)

ZONING EXISTING CONDITIONS PLAN

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

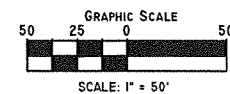
PREPARED FOR:  
WILLIAM VEY  
11 RUTHVEN STREET  
QUINCY, MA 02171  
BOOK 3576 PAGE 2953

PREPARED BY:  
BROWN ENGINEERING LLC  
63 WEST STREET - P.O. BOX 703  
ASHLAND, NH 03217  
TEL: (603) 744-1044  
WWW.BROWENGINEERINGLLC.COM



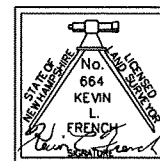
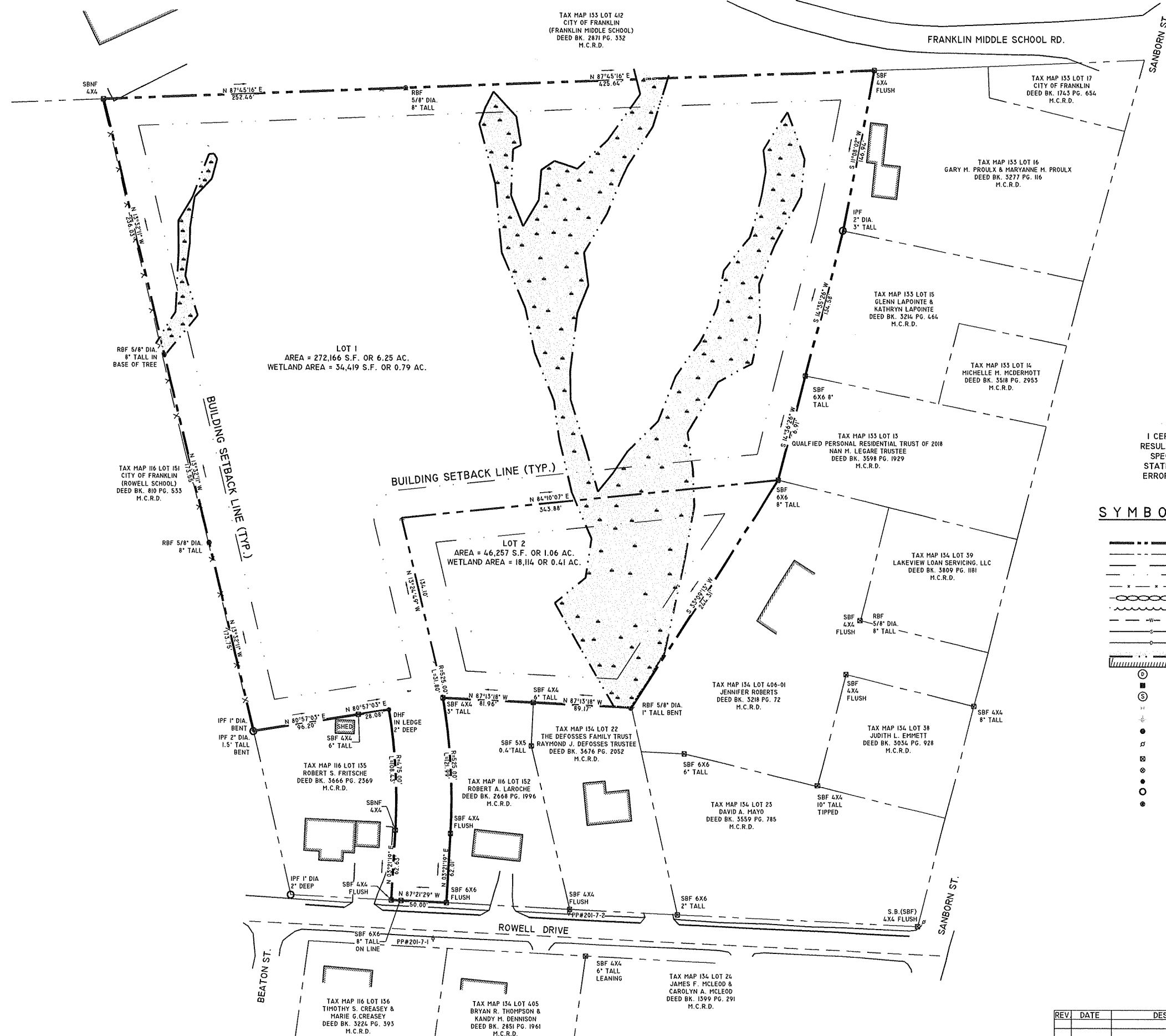
PARTNERED WITH:  
FRENCH LAND SERVICES INC.  
581 SCHOOL STREET  
RUMNEY, N.H. 03266  
TEL: (603) 786-9790  
FRENCHLS@WORLDPATH.NET

CIVIL ENGINEERS



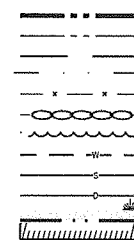
DATE: MARCH, 2024  
JOB NO: 5382-01

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  
BUILDING SETBACK LINE  
EXISTING FENCE LINE  
EXISTING STONE WALL  
EXISTING TREE LINE  
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IRON ROD FOUND (IRF)  
DRILL HOLE FOUND (DHF)  
IRON PIPE FOUND (IPF)  
RE-BAR FOUND (RBF)

# ZONING 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

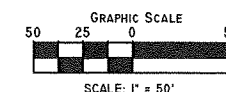
PREPARED BY:  
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**BROWN**  
**ENGINEERING**

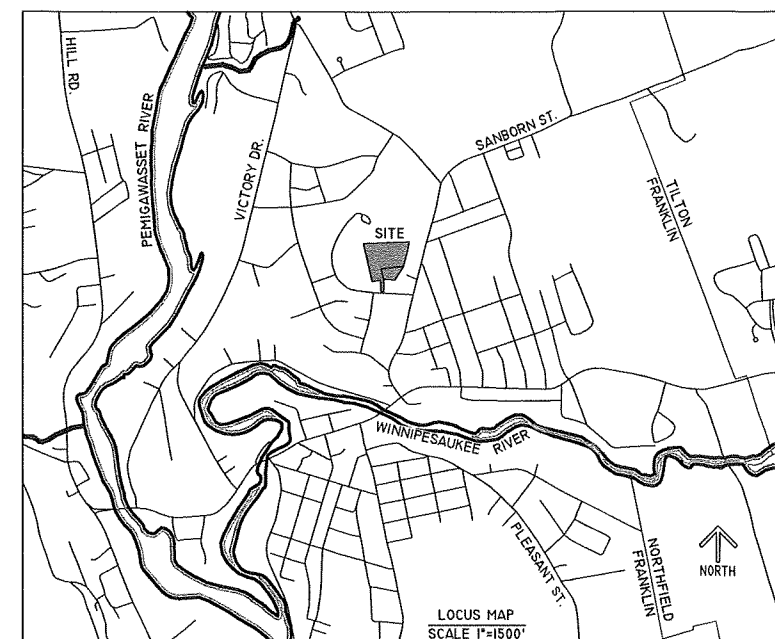
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TEL: (603) 786-9790  
FRENCHLS@WORLDPATH.NET

[illegible]

DATE: MARCH, 2024  
JOB NO: 5382-01

SUB #1  
2 OF 3



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 LOTS PREVIOUSLY CREATED AS PART OF PLAN REFERENCE I. 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 LOTS.
4. THIS SUBDIVISION WILL REPLACE THE PREVIOUS SUBDIVISION DESCRIBED IN PLAN REFERENCE I.
5. THE BOUNDARIES AS DEPICTED REPRESENT A FIELD SURVEY WITH A CLOSURE ACCURACY BETTER THAN 1:10000. THE BEARINGS AND DISTANCES ARE FROM GPS OBSERVATIONS MADE IN JANUARY OF 2023.
6. THE PARCELS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
7. THE PARCELS WILL BE SERVICED BY A PRIVATE WETLAND DRAINAGE AS DEPICTED.
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 1 W/ E = 75

### PLANS OF REFERENCE

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.