

GORHAM, NH PLANNING BOARD
APPLICATION FOR MAJOR SUBDIVISION, MINOR SUBDIVISION, OR LOT LINE ADJUSTMENT

INSTRUCTIONS:

1. Carefully read Zoning Ordinance and Subdivision Regulations.
2. Complete this application.
3. Complete appropriate Checklist. (For Final Application, Checklist must be complete.)
4. Compile abutters list containing the names and addresses of all abutters as indicated in Town records not more than five (5) days before the day you will file this application; names and addresses of all holders of conservation, preservation, or agricultural preservation restrictions; and names and business addresses of every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any exhibit.
5. Submit all required information, and a check payable to the Town to cover filing fees, mailing, advertising, and other costs at least 21 days before the regular monthly meeting.

FOR MORE INFORMATION PLEASE CALL 603-466-3322.

PROPERTY INFORMATION (Parcel 1)

Map # R8 Lot # 5 Number of Lots/Sites/Units Proposed _____

Property Address, or, if none, street that would provide access 0 Corner of Gorham, Gorham

Lot Size 115 Acres 5,009,400 Sq. Ft. Zoning District Timber & Agriculture

Parcel 2 located in Success, New Hampshire, Map 1612, Lot 7.1, 2516.6 acres, in the Management District (MD) zoning classification for Coos County.

APPLICATION TYPE

Major _____ Minor _____ Lot Line Adjustment/Boundary Agreement X

Preliminary Plan (Design Review) _____ Final Approval _____

CONTACT INFORMATION Parcel 1

Parcel 2

Owner's Name:	<u>Keith and Mandy Roberge</u>	<u>Androscoggin Valley Regional Refuse Disposal Dist.</u>
Mailing Address:	<u>19 Jintown Road</u>	<u>3 Twelfth Street</u>
	<u>Gorham, NH</u>	<u>Berlin, NH</u>
E-mail/Phone:	<u>603-723-6208</u>	<u>sgauthier@avrrdd.org 603-752-3342</u>

AGENT, if applicable (Landowners may designate an agent (relative, surveyor, or real estate broker, etc.) to represent them during the application process)

Name: For AVRRDD: Allyson Moore and Robert Best

Mailing address: 9 Capitol Street, Concord, NH 03301

E-mail: rbest@suloway.com | amoore@suloway.com Phone 603-223-2800

10/21/2021

SIGNATURES

I hereby declare that:

1. I have examined this application, including the accompanying exhibits and to the best of my knowledge and belief, it is true and complete.
2. The Agent listed (if any) is authorized to represent me in the application process.
3. Members of the Gorham Planning Board and its agents, including consultants and Town employees, are hereby authorized to enter the property for the purpose of evaluating this application, including for the purposes of a publicly noticed site visit, and if approved, for performing any inspection deemed necessary by the Board or its agents to ensure conformance with conditions of approval and conformance of the on-site improvements with the approved plan and all other applicable ordinances and regulations.

NOTE: If there are multiple owners, a valid application requires the signature of each owner.

Parcel 1:

Signature:  Date: 10/27/2022

Signature:  Date: 10/27/2022

Parcel 2:

Signature: _____ Date: _____

Androscoggin Valley Regional Refuse Disposal Dist.

By: Linda Cushman, Board Chair

SIGNATURES

I hereby declare that:

1. I have examined this application, including the accompanying exhibits and to the best of my knowledge and belief, it is true and complete.
2. The Agent listed (if any) is authorized to represent me in the application process.
3. Members of the Gorham Planning Board and its agents, including consultants and Town employees, are hereby authorized to enter the property for the purpose of evaluating this application, including for the purposes of a publicly noticed site visit, and if approved, for performing any inspection deemed necessary by the Board or its agents to ensure conformance with conditions of approval and conformance of the on-site improvements with the approved plan and all other applicable ordinances and regulations.

NOTE: If there are multiple owners, a valid application requires the signature of each owner.

Parcel 1:

Signature: _____ Date: _____

Signature: _____ Date: _____

Parcel 2:

Signature: Linda Cushman Date: 10/27/2022
Androscoggin Valley Regional Refuse Disposal Dist.
By: Linda Cushman, Board Chair

TOWN OF GORHAM, NH
CHECKLIST FOR SUBDIVISION APPLICATIONS

Applicant Name: K. Roberge & AVRRDD **Map #** R8 **Lot #** 5
and abutting parcel in Success, NH

Using the Applicant column, please check off each item below that is contained in your application or write "NA" if you feel the item does not apply to your application.

Please note that the Board may require such additional information as it deems necessary to evaluate your application in relation to the Subdivision Regulations.

Applicant ✓	For Planning Board Use ✓	
n/a	_____	
_____	_____	<u>Required With All Subdivision Applications (Section 4.01)</u>
_____	_____	A. A completed application form properly filled out and signed by all owners of record. In the case of an agent, the application material shall include certification from all owners that the agent is authorized to act on their behalf.
_____	_____	B. The names and addresses of the applicant and all abutters as indicated in town records not more than five (5) days before the day of filing, along with any easement holders, and any engineer, architect, land surveyor or soil scientist whose professional seal appears on the plat, on two (2) sets of mailing labels. (Can be purchased from office.)
_____	_____	C. A check payable to the Town to cover filing fees, mailing, advertising, and other costs.
_____	_____	D. Three (3) paper print copies and a PDF in accordance with and accompanied by the information listed below.
_____	_____	E. Requests for waivers, if any, pursuant to Section 7.02.
n/a	_____	
_____	_____	<u>Required on Plats for Minor and Major Subdivisions (Section 4.02)</u>
_____	_____	1. Title block with proposed subdivision name or identifying title; name of municipality; tax map and lot number; the name and address of owner(s) of record; name, license number and seal of the surveyor and/or engineer; date and dates of any revisions.
_____	_____	2. Scale, written and graphic; north arrow.
_____	_____	3. A small locational map indicating the proposed subdivision in relation to major streets and intersections.
_____	_____	4. Names and addresses of owners of record of abutting properties; map and lot numbers.
_____	_____	5. Signature block for Planning Board.
_____	_____	6. The statement: "The subdivision regulations of the Town of Gorham, New Hampshire, are a part of this plat, and approval of this plat is contingent on completion of all requirements of said subdivision regulations, excepting any waivers or modifications made in writing by the Board."
_____	_____	7. Boundary survey including existing and proposed lot lines, bearings, and distances; location of permanent markers; dimensions, acreage and square feet of existing and proposed lots; numbering and proposed monumentation; prepared and stamped by a NH-licensed land surveyor. (In the case of a large parcel the Board may waive the survey requirements for a portion of the parcel if judged unnecessary to review the application.)

Applicant ✓	For Planning Board Use ✓	
_____	_____	8. Flood hazard areas as shown on the town's NFIP maps supplemented by any additional data available from the town, and any berms or other flood control structures.
_____	_____	9. Buildings, roads, bridges, culverts, drains, pedestrian ways and other man-made features on and within 200 feet of the parcel.
_____	_____	10. Existing year-round and seasonal watercourses, ponds, wetlands, and standing water; outcroppings; and other significant natural features on and within 200 feet of the parcel.
_____	_____	11. Zoning districts, regulated shoreland, setback lines for each proposed lot, municipal boundary if any.
_____	_____	12. Existing and proposed topography at two-foot contour intervals. (For large parcels where only a small portion is being subdivided, the Planning Board may allow five foot contours using best available data for portions of the parcel that are to remain unchanged by the proposal.)
_____	_____	13. Existing and proposed plans for utilities such as telephone, electric, and if applicable, cable and internet, including easements on and within 200 feet of the property to be subdivided.
_____	_____	14. Existing and proposed driveways.
_____	_____	15. Existing and proposed streets with names and right-of-way lines and widths.
_____	_____	16. Soil types according to Natural Resource Conservation Service (NRCS) mapping. (An on-site soil survey may also be required if NRCS units do not appear to be accurate or if natural characteristics appear to limit development potential.)
_____	_____	17. Existing and proposed sewer lines and easements, or, if on-site wastewater disposal is proposed, location of soil, groundwater and percolation test pits, and location of area of suitable size for on-site disposal. Areas affected by protective radius for existing wells.
_____	_____	18. Location of existing and proposed water mains and proposed connections, or alternative means of providing water supply such as potential well site with protective radius.
_____	_____	19. Existing and proposed easements, rights-of-way, and any deed restrictions.
n/a	_____	<u>Required for Major Subdivisions Only (Section 4.02)</u>
_____	_____	20. Identification of future phases, if any, with approximate street locations.
_____	_____	21. A plan for landscaping, lighting and signage within the subdivision if applicable.
_____	_____	22. Proposed common areas such as recreation facilities and/or bicycle/pedestrian/recreation ways or easements for the same.
_____	_____	23. Stormwater Management Plan. Location and construction details of all existing and proposed temporary and permanent erosion and sedimentation and stormwater management and treatment facilities including culverts, drains, swales, retention and detention areas, on and within 200 feet of the parcel, including drainage computations.
_____	_____	24. Road plan. Road design shall be submitted in plan and profile on sheets twenty-two by thirty-four (22 x 34) inches in size and having a horizontal scale of one (1) inch equals fifty (50) feet and a vertical scale of one (1) inch equals ten (10) feet. Three (3) copies shall be submitted to the Planning Board for review and approval, stamped by a professional engineer. (See Subdivision Regulations for required information.)

TOWN OF GORHAM, NH
CHECKLIST FOR MINOR LOT LINE ADJUSTMENTS AND BOUNDARY AGREEMENTS

Applicant Name: K. Roberge & AVRDD **Map #** R8 **Lot #** 5

and abutting parcel in Success, NH

Using the Applicant column, please check off each item below that is contained in your application or write "NA" if you feel the item does not apply to your application.

Please note that the Board may require such additional information as it deems necessary to evaluate your application in relation to the Subdivision Regulations.

Applicant	For Planning Board Use	
✓	✓	
✓	_____	
✓	_____	
*Provided separately	_____	
✓	_____	
*Provided electronically	_____	
✓	_____	
*See note	_____	
✓	_____	
Preliminary Plan Enclosed	_____	
_____	_____	
_____	_____	
_____	_____	
_____	_____	

Required With All Applications (Section 4.01)

1. A completed application form properly filled out and signed by all owners of record. In the case of an agent, the application material shall include certification from all owners that the agent is authorized to act on their behalf.
2. The names and addresses of the applicant and all abutters as indicated in town records not more than five (5) days before the day of filing, along with any easement holders, and any engineer, architect, land surveyor or soil scientist whose professional seal appears on the plat, on two (2) sets of mailing labels. (Can be purchased from office.)

3. A check payable to the Board to cover filing fees, mailing, advertising, and other costs.
4. Three (3) paper print copies and a PDF in accordance with and accompanied by the information listed below.

5. Requests for waivers, if any, pursuant to Section 7.02.

*** As this is only a lot line adjustment request and does not include any development, the Applicants do not believe they require any waivers; however, Applicants reserve the right to request waivers of any requirements that would be an unnecessary hardship in light of the properties involved, including their location and proposed use.*

Application Requirements (Section 4.04)

- A. The applicant shall file a final mylar plat in permanent black ink along with three (3) paper copies. Sheet size may be eight and one-half by eleven (8 ½ x 11), eleven by seventeen (11 x 17), seventeen by twenty-two (17 x 22), or twenty-two by thirty-four (22 x 34), or as otherwise specified by the Coos County Registry of Deeds, and shall have a three-inch margin for binding on the left side of the plat. Adequate space shall be provided for the necessary endorsements. The scale shall not exceed one hundred (100) feet to the inch and shall be sufficient to clearly depict details of the project.
- B. The final plat shall identify itself as a "minor lot line adjustment" or "boundary line agreement" and shall contain the following statement: "The property conveyed herein shall not be deemed or considered a separate lot of record, but upon the recording of this plan and the accompanying deed, shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee(s) so that the same shall hereafter be one combined single lot of record."
- C. The final plat shall be prepared and stamped by a NH-licensed land surveyor.
- D. **The plat shall contain the following information:**
 1. Names and addresses of all owners of lands involved.

Applicant
✓

**For Planning
Board Use**
✓

- | | | |
|-------|-------|--|
| _____ | _____ | 2. Names and addresses of all abutters (as indicated in town records not more than five (5) days before the day of filing), and easement holders if any. |
| _____ | _____ | 3. Existing buildings, streets, rights-of-ways, streams and easements. |
| _____ | _____ | 4. Lot areas and dimensions. |
| _____ | _____ | 5. Natural features in the vicinity of the affected land. |
| _____ | _____ | 6. Name, address and seal of surveyor or engineer. |
| _____ | _____ | 7. A small locational map indicating parcels in relation to major streets and intersections, the tax sheet and parcel numbers and the zoning district. |

ABUTTER'S MAILING LIST

"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 Board. Please also include easement holders and any professional whose seal appears on any exhibit.

Tax map/lot #	<i>See attached abutter's list</i>	Tax map/lot #	
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
	_____		_____
Tax map/lot #		Tax map/lot #	
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
	_____		_____
Tax map/lot #		Tax map/lot #	
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
	_____		_____
Tax map/lot #		Tax map/lot #	
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
	_____		_____
Tax map/lot #		Tax map/lot #	
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
	_____		_____

Abutter's List

1. United States of America National Park Service
1849 C Street NW
Washington, DC 20240
*Owner of Success, NH (Map 1612 Lot 6, 7.2),
extending to Shelburne, NH*
2. Bayroot, LLC
C/o Wagner Forest Mgmt. Ltd.
P.O. Box 160
Lyme, NH 03768
*Owner of Gorham, NH (Map R8, Lot 6)
Owner of Success, NH (Map 1612, Lots 5, 7)*
3. Howie Wemyss
P.O. Box 278
Gorham, NH 03851
Owner of Gorham, NH (Map R8, Lot 7)
4. Gorham Re LLC
Attn: Evan Behrens
72 Cascade Flats
Gorham, NH 03581
Owner of Berlin, NH (Map 414, Lot 4.10)
5. Coos County Commissioners
P.O. Box 310
West Stewartstown, NH 03597
Owner of Easement Right on AVRDD's Parcel
6. Coos County Planning Board
P.O. Box 310
W. Stewartson, NH 03579-0310
Cross-Notice of Lot Line Application

**** Address for Land Surveyor provided on enclosed Preliminary Plan**

Deed References for Parcels 1 and 2

AVRRDD's Deeds and Title Documents can be found at Book 1093, Page 457 and Book 1140, Page 66. Mr. and Mrs. Roberge's Deed can be found at Book 1613, Page 539.

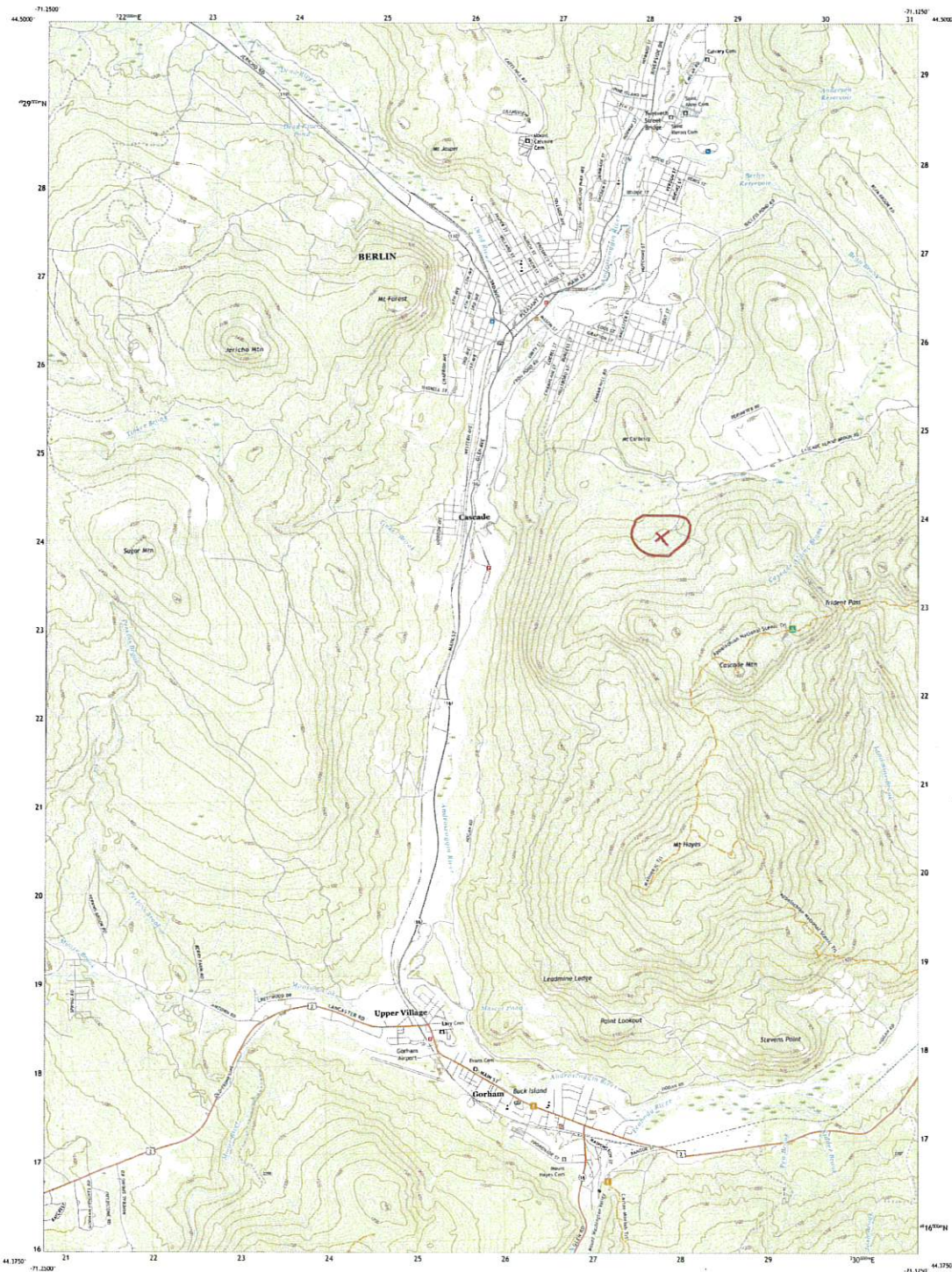
Topographical Map of Subject Lot Line



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



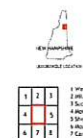
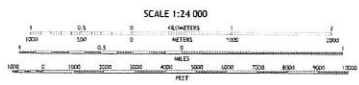
BERLIN QUADRANGLE
NEW HAMPSHIRE - COOS COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:24,000 scale of the National Geographic Topographic Map Series.
This map is a derivative of the original data. It is not to be
used for any other purpose. For more information, contact
USGS, Reston, VA 20192. Please refer to the
original data for more information.

UTM GRID AND 1983 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

UTM Zone	UTM Easting	UTM Northing	Magnetic Declination
18N	180000	4500000	11° 15' W



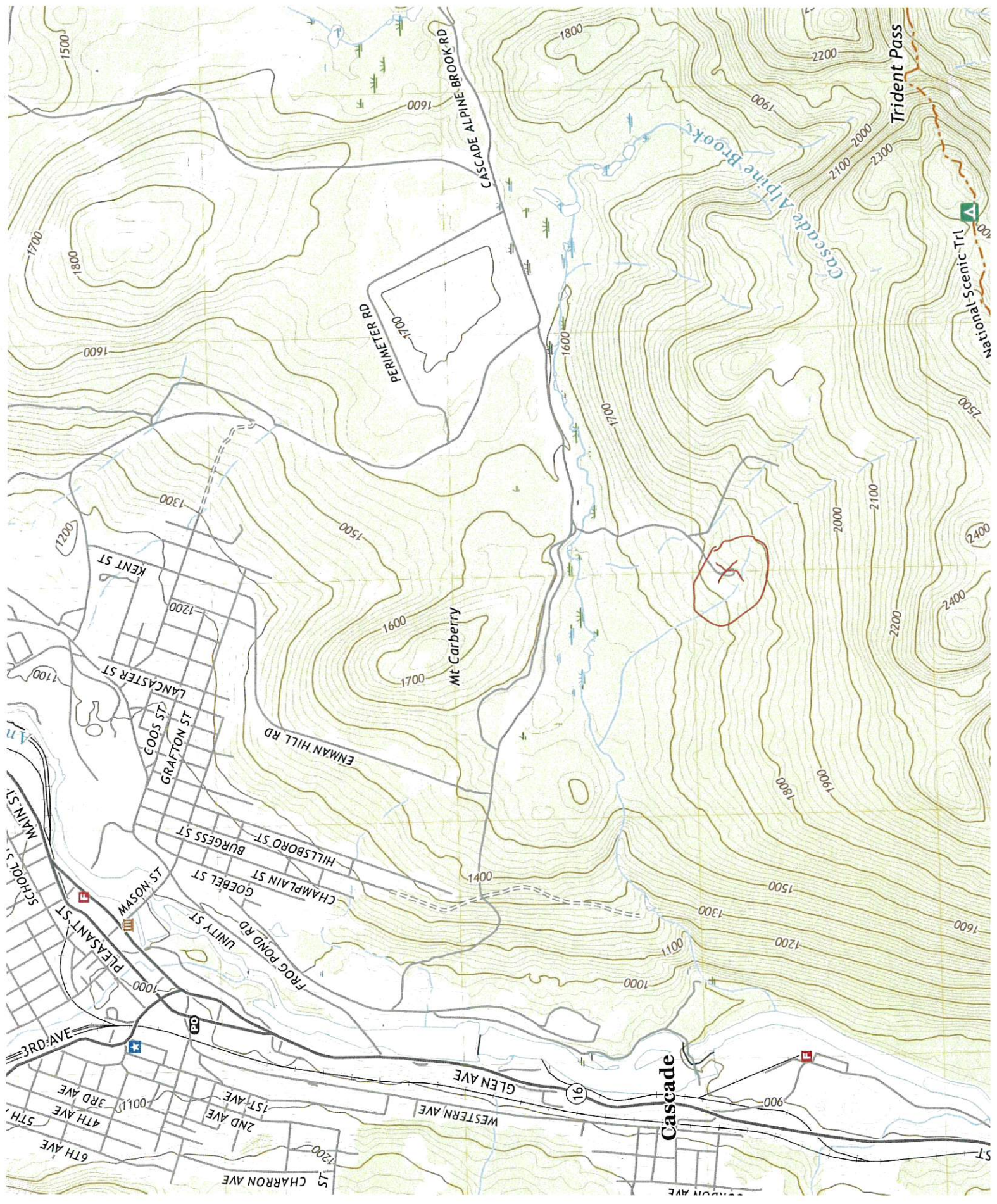
ROAD CLASSIFICATION

Controlway	Local Connector
Secondary Hwy	Local Road
Ramp	and
Interstate Route	US Route
US Primary Route	US Secondary Route
	State Route
	County Route

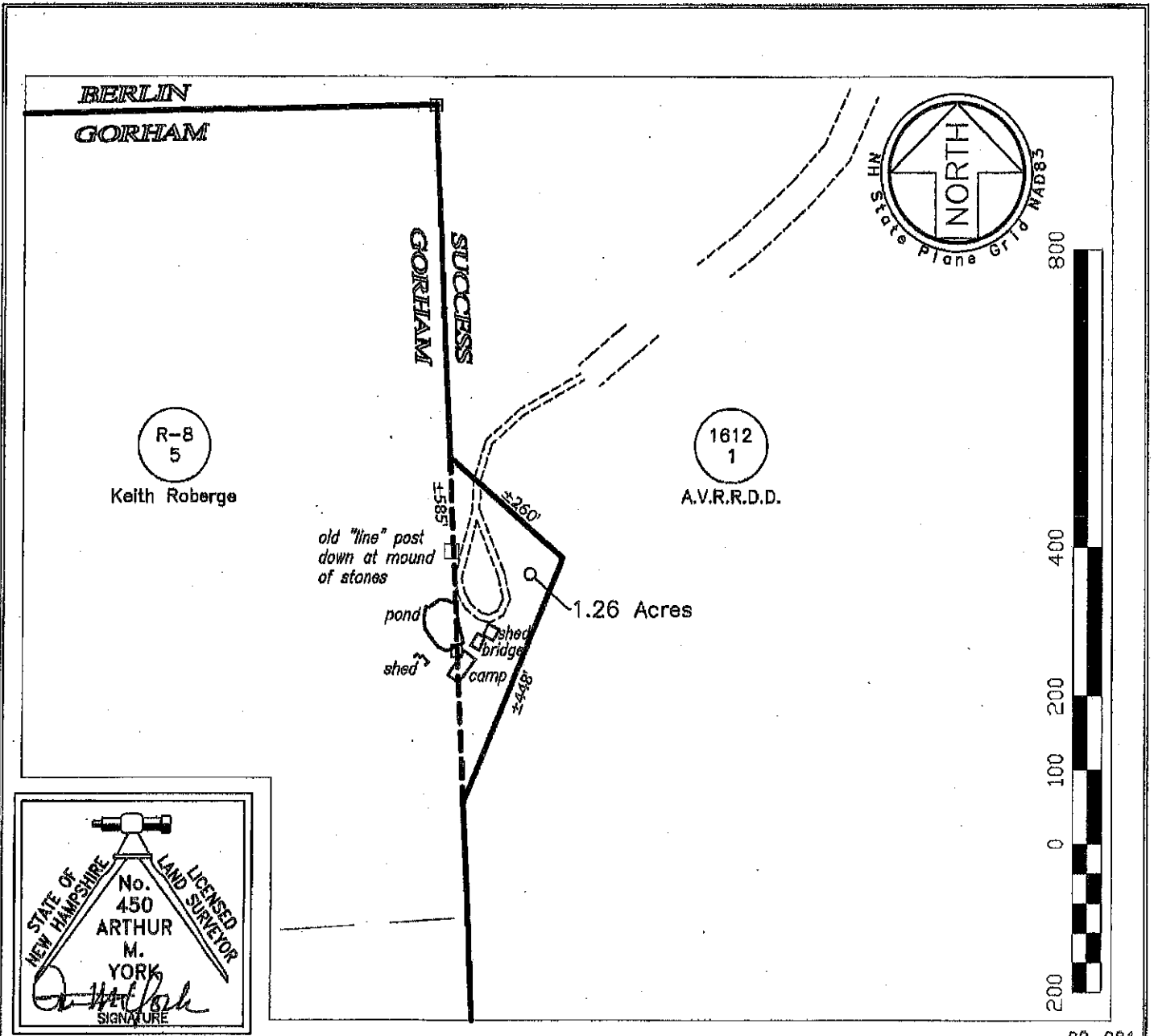
Check with local Forest Service unit
for current land conditions and restrictions.

BERLIN, NH
2021





Preliminary Plan



22-081

YORK LAND SERVICES, LLC
3 TWELFTH STREET, BERLIN, NH 03570 - 603-752-7282

Preliminary Sketch for Boundary Line Adjustment

**Keith Roberge
& A.V.R.R.D.D.**

Gorham & Success, NH

1 INCH = 250 FEET

THIS SKETCH WAS COMPILED FROM VARIOUS EXISTING AND MEASURED DATA AND IN NO WAY CONSTITUTES A PROPERTY SURVEY.