



# TOWN OF WINCHESTER

INCORPORATED JULY 2<sup>ND</sup> 1753



1 Richmond Road • Winchester, New Hampshire 03470  
Voice: (603) 239-4951 • Fax: (603) 239-4710 • TDD Access: Relay NH 1-800-735-2964  
selectmen@winchester.nh.gov • www.winchester-nh.gov

## **NOTICE**

### **Minor Subdivision**

### **Application Acceptance &**

### **Date of Public Hearing**

**4-1-24**

**7:00 PM**

Notice is hereby given in accordance with RSA 676:4 and RSA 675:7 that the Winchester Planning Board will be meeting on 4-1-24 at the Town Hall, 1 Richmond Road for the following:

The board will review an application for a Minor Subdivision submitted by Lawrence Land Surveying for John & Penny Stephens, for property located at 85 Old Swanzey Road, Map 15 lot 21, currently 5.28 Acres, to be split into two lots of equal size each at 2.64 acres. If the application is accepted as complete, the board will move into a hearing on the matter. Should a decision not be reached at the hearing, this application will stay on the agenda until it is either approved or disapproved without further notice. This application is on file in the Land Use Office for review during regular business hours and on the town website [winchester-nh.gov](http://winchester-nh.gov).

Respectfully,  
Evan O'Connor  
Land Use Administrator



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## **NOTICE**

### **Minor Subdivision Application Acceptance & Date of Public Hearing 4-1-24**

To: All abutters and all others required to be notified  
From: Winchester Planning Board

**7:00 PM**

Per New Hampshire RSA 675:7 and the town of Winchester Subdivision Regulations, it is required that all abutters to land intended for subdivision be notified of the proposal. Notice is also sent to all holders of easements and any professionals whose name appears on the submitted plan.

Therefore, you are hereby notified that the Winchester Planning Board will be meeting on 4-1-24 at the Town Hall, 1 Richmond Road for the following:

The board will review an application for a Minor Subdivision submitted by Lawrence Land Surveying for John & Penny Stephens, for property located at 85 Old Swanzev Road, Map 15 lot 21, currently 5.28 Acres, to be split into two lots of equal size each at 2.64 acres. If the application is accepted as complete, the board will move into a hearing on the matter. Should a decision not be reached at the hearing, this application will stay on the agenda until it is either approved or disapproved without further notice. This application is on file in the Land Use Office for review during regular business hours and on the town website winchester-nh.gov.

All abutters are invited to attend, but if you are unable to attend and would like to comment, you may send written opinions to the board.

Respectfully,  
Evan O'Connor, Land Use Administrator

## **Town of Winchester Subdivision Application**

Types of subdivision:

Major subdivision: A subdivision of four (4) or more lots, or one which involves the creation of new streets and or utilities.

Minor subdivision: A subdivision of land not more than three (3) lots for building development purposes, with not potential for re-subdivision on an existing street; or one which does not involve the creation of new streets and/or utilities.

Technical subdivision or Boundary line Adjustment: A subdivision of land into two (2) lots for the purpose of conveying one such lot directly to an abutting landowner. The parcel conveyed does not constitute a separate building lot; however, said parcel may be used for building development in conjunction with contiguous land owned by an abutter.

The Winchester Planning Board meets the first and third Monday of each month when there is business.

Applications are made to the board on forms provided online or at the Town Hall. All applications and documents shall be submitted to the Land Use Office at least 21 days prior to any action of the board. Application fees are to be paid in full at time of submission. Minor and Technical subdivision fees are \$175.00 and Major subdivisions are \$350.00. Additional fees may be required if there is a large number of abutters to be notified. **All applications shall include separate checks made out to the Cheshire County Registry of Deeds for the recording costs at \$26 per plan page and the L-chip fee of \$25.**

**Number of plans required: Four full size, one mylar and an electronic copy.**

Copies of the Subdivision Regulations, Zoning Ordinance and the board's Rules of Procedure are available on line at [www.winchester-nh.gov/landuse](http://www.winchester-nh.gov/landuse) and at the town hall.

**Town of Winchester  
Major/Minor  
Subdivision Application**

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DATE: \_\_\_\_\_ Map# 15 Lot# 21

NAME & ADDRESS OF APPLICANT: LAWRENCE LAND SURVEYING, LLC  
579 KEENE RD WINCHESTER, NH 03470 PHONE# 603-239-4387

NAME & ADDRESS OF OWNER: JOHN & PENNY STEPHENS  
85 OLD SWANZEY RD WINCHESTER, NH 03470 PHONE# \_\_\_\_\_

NAME & ADDRESS OF SURVEYOR: LAWRENCE LAND SURVEYING, LLC  
579 KEENE RD WINCHESTER, NH 03470 PHONE# 603-239-4387

NAME & ADDRESS OF ENGINEER: \_\_\_\_\_  
PHONE# \_\_\_\_\_

PROPERTY LOCATION: 85 OLD SWANZEY RD ZONING DIST: AGR/APO

SIZE OF EXISTING LOT: 5.28 SIZE OF PROPOSED LOT(S): 2.64 / 2.64

WHAT IS THE INTENDED USE OF THE LOTS? RESIDENTIAL

WHAT STRUCTURES ARE ON THE PROPERTY AND THEIR USE? 3 BDRM HOUSE

WHAT IF ANY, WAS THE PREVIOUS USE OF THE PROPERTY? N/A

PUBLIC WATER /SEWER APPROVALS? N/A NHDES APPROVALS? PENDING

DRIVEWAY PERMIT? PENDING ALTERATION OF TERRAIN PERMIT? N/A

IF THE OWNER OR APPLICANT HAS ANY INTEREST IN A PARTNERSHIP OR IN A CORPORATION OF AN ABUTTING PROPERTY, PLEASE EXPLAIN \_\_\_\_\_

IS A MODIFICATION OF THE SUBDIVISION REGULATIONS REQUESTED FOR THIS PROJECT? NO IF YES, ARE ALL REQUESTS SUBMITTED IN WRITING? \_\_\_\_\_

IS THE ATTACHED ABUTTERS LIST COMPLETED? YES

APPLICANTS SIGNATURE:  DATE: 3-4-24

JS OWNERS SIGNATURE:  DATE: 1-16-24

PS OWNERS SIGNATURE:  DATE: 1-16-24

## Application Checklist

The items listed below are minimum standards for subdivisions. The Planning Board may, in certain cases, need to request additional information and the applicant has the responsibility to furnish any reasonable request.

| Y | N | N/A |  |
|---|---|-----|--|
| ✓ | — | —   | 1) On the plan; name of subdivision, name & address of owner,                                |
| ✓ | — | —   | 2) name, license #, seal, signature, north arrow, scale, date & POB,                         |
| ✓ | — | —   | 3) locus plan, zoning designations, boundary survey,   |
| ✓ | — | —   | 4) location of permanent markers, property lines, lot areas in sqft & acres,                 |
| ✓ | — | —   | 5) setback lines, lot numbers according to the tax map, driveway location,                   |
| ✓ | — | —   | 6) names of abutting properties, street names, easements, building locations,                |
| ✓ | — | —   | 7) proposed easements, rights-of-ways, septic area and well w/radius, perc tests,            |
| ✓ | — | —   | 8) water courses, ponds, rock ledges, stone walls, foliage lines & open space.               |
| — | — | ✓   | 9) Plan for sedimentation & erosion control.   |
| — | — | —   | 10) Copy of driveway permit. <b>PENDING</b>  |
| — | — | ✓   | 11) Copy of deed restrictions and/or deed for easements or rights-of-way.                    |
| — | — | ✓   | 12) Copy of municipal water & sewer approvals.   |
| — | — | ✓   | 13) Copy of any state or federal permits (ie. NHDES, NHDOT) <b>PENDING</b>                   |
| — | — | ✓   | 14) Proposed road names, classifications, and travel widths                                  |
| — | — | ✓   | 15) Final road profiles, centerline stationing and cross sections                            |
| ✓ | — | —   | 16) USGS contour lines at <del>two</del> <sup>5</sup> foot intervals                         |
| ✓ | — | —   | 17) Soil data and wetland delineations   |
| ✓ | — | —   | 18) Location and profiles proposed waterlines, sewer lines, culverts, drain and Connections. |
| ✓ | — | —   | 19) Location of proposed and existing wells & septic systems                                 |

## **ABUTTERS LIST**

### **SUBJECT LOT**

MAP 15 LOT 21

JOHN T. & PENNY S. STEPHENS  
85 OLD SWANZEY ROAD  
WINCHESTER, NH 03470

### **ABUTTERS**

MAP 15 LOT 18 & 20

SOUTH BRANCH GROUP  
42 ROUTE 12A  
SURRY, NH 03431

MAP 15 LOT 19 & 19-1

RICHARD & HEIDI PRENTICE  
PO BOX 388  
WEST SWANZEY, NH 03469

MAP 15 LOT 22

PETER & TINA CONNOR  
65 OLD SWANZEY ROAD  
WINCHESTER, NH 03470

MAP 15 LOT 23

LAWRENCE REALTY, LLC  
PO BOX 113  
KEENE, NH 03431

MAP 15 LOT 50

MITCHELL MATERIALS, LLC  
112 AMHERST ROAD  
SUNDERLAND, MA 01375

**LAWRENCE LAND SURVEYING, LLC**  
**BOUNDARY SURVEYS - SUBDIVISIONS - LOT LINE ADJUSTMENTS**  
**TOPOGRAPHIC SURVEYS - SITE PLANS - SEPTIC DESIGN - FEMA SURVEYS**

To Whom it may concern,

We, John & Penny Stephens, as joint owners of Winchester Tax Map 15 Lot 21 85 Old Swanzey Road in Winchester, do hereby grant Charles W. Lawrence of Lawrence Land Surveying, LLC with a place of business located at 579 Keene Road in Winchester NH 03470 the authorization to represent us on our behalf for the Winchester Zoning Board variance application & Winchester Planning Board subdivision application of Map 15 Lot 21.

  
\_\_\_\_\_  
John Stephens

1-16-21

Date

  
\_\_\_\_\_  
Penny Stephens

1-16-24

Date

**579 KEENE ROAD WINCHESTER, NH 03470**  
**603-239-4387 FAX 603-239-8899**  
**LAWRENCESEPTICDESIGN@YAHOO.COM**



12741

CORRECTIVE DEED

GRANTOR(S):

LEONARD E. FRAZIER, SR. and  
GERTRUDE E. FRAZIER, Husband and Wife  
TOWN OF SWANZEY  
COUNTY OF CHESHIRE  
STATE OF NEW HAMPSHIRE

FOR CONSIDERATION PAID GRANT TO

GRANTEE(S):

JOHN T. STEPHENS and  
PENNY S. STEPHENS, Husband and Wife, as Joint Tenants  
With Rights of Survivorship  
20 MICHIGAN STREET  
TOWN OF WINCHESTER  
COUNTY OF CHESHIRE  
STATE OF NEW HAMPSHIRE

WITH WARRANTY COVENANTS THE FOLLOWING:

A certain tract of land situated in the town of  
Winchester, County of Cheshire, and State of New Hampshire,  
being on the east side of Chesterfield Road, bounded and de-  
scribed as follows:

Beginning on the east side of said road to a corner of the  
H. P. Read Farm, now or formerly, and running on said road to a  
corner of land now or formerly of J. P. C. Field;

thence easterly on said Field's land to the Ashuelot  
River;

thence on line of said river to said H. P. Read land;

thence westerly on said Read land to the place of begin-  
ning.

Hereby excepting and reserving the cemetery on said land  
with the privileges belonging thereto.

Excepting a 3.4 acre parcel conveyed to Homer E. W. Miller  
by deed dated April 2, 1955 and recorded in the Cheshire Regis-  
try at Volume 608, Page 379.

Excepting and reserving approximately 24 acres of land  
conveyed to New Hampshire Land Development Corporation dated 7  
November 1970 and recorded in Volume 818, Page 309 of the  
Cheshire Registry.

Being part of the premises conveyed to Leonard E. Frazier and Gertrude E. Frazier by deed of Stanley J. Gomarlo dated 1 July 1960 and recorded in Volume 679, Page 127 of the Cheshire Registry.

This is not homestead property.

The undersigned spouse(s) of the Grantor(s) release(s) to the Grantee(s) all rights of homestead and other interest therein.

In witness whereof, we have hereunto set our hands this <sup>11<sup>th</sup></sup> day of ~~September~~<sup>October</sup>, 1986.

Alan Carpenter  
Witness

Leonard E. Frazier Sr.  
LEONARD E. FRAZIER, SR.

Shirley Thomas  
Witness

Gertrude E. Frazier  
GERTRUDE E. FRAZIER

COUNTY OF CHESHIRE  
STATE OF NEW HAMPSHIRE

The foregoing instrument was acknowledged before me this <sup>11<sup>th</sup></sup> day of ~~September~~<sup>October</sup>, 1986 by LEONARD E. FRAZIER, SR. and GERTRUDE E. FRAZIER.

Barbara J. Hatstat O'Keefe  
Justice of the Peace  
Notary Public

BARBARA J. HATSTAT, Notary Public  
My Commission Expires May 2, 1989

**RECEIVED**

3-09 P.M.

OCT 14 1986

CHESHIRE COUNTY  
REGISTRY OF DEEDS