

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

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DATE: MARCH 20, 2024

Map# 35 Lot# 8

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

NAME & ADDRESS OF OWNER: FELICIA A. HOWARD & DAVID OLMSTEAD  
7 MELVIN BRIDGE ROAD WINCHESTER, NH 03470 PHONE# \_\_\_\_\_

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

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

PROPERTY LOCATION: 7 MELVIN BRIDGE ROAD ZONING DIST: RESIDENTIAL

SIZE OF EXISTING LOT: 6.65 ACRES SIZE OF PROPOSED LOT(S): 0.68 / 5.97 ACRES

WHAT IS THE INTENDED USE OF THE LOTS? NON BUILDING / RESIDENTIAL

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

WHAT IF ANY, WAS THE PREVIOUS USE OF THE PROPERTY? \_\_\_\_\_

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


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

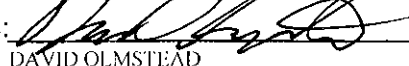
IF THE OWNER OR APPLICANT HAS ANY INTEREST IN A PARTNERSHIP OR IN A CORPORATION OF AN ABUTTING PROPERTY, PLEASE EXPLAIN \_\_\_\_\_

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

APPLICANT'S SIGNATURE:  DATE: 3/23/24

OWNERS SIGNATURE:  DATE: 3/21/24  
FELICIA A. HOWARD

OWNERS SIGNATURE:  DATE: 03/21/24  
DAVID OLMSTEAD

## Application Checklist

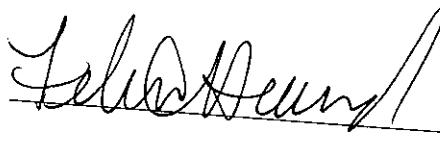
The items listed below are minimum standards for subdivisions. The Planning Board may, in certain cases, need to request additional information and the applicant has the responsibility to furnish any reasonable request.

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

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

To Whom it may concern,

We, Felicia A. Howard & David Olmstead, as joint owners of Winchester Tax Map 35 Lot 8 located at 7 Melvin Bridge 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 Planning Board subdivision application of Map 35 Lot 8.

 3/21/24

Felicia A. Howard

Date

 03/21/24

David Olmstead

Date

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

## **ABUTTERS LIST**

### **SUBJECT LOT**

MAP 35 LOT 8

FELICIA HOWARD & DAVID OLMSTEAD  
7 MELVIN BRIDGE ROAD  
WINCHESTER, NH 03470

### **ABUTTERS**

MAP 35 LOT 2

DAN & ERIN MOOERS  
8 MELVIN BRIDGE ROAD  
WINCHESTER, NH 03470

MAP 35 LOT 3

KIM & JESSE CARL  
30 MELVIN BRIDGE ROAD  
WINCHESTER, NH 03470

MAP 35 LOT 4

LAURIE A. CAPELLA TRUST  
34 MELVIN BRIDGE ROAD  
WINCHESTER, NH 03470

MAP 35 LOT 4-1

HENRY & BARBARA PORTER  
40 MELVIN BRIDGE ROAD  
WINCHESTER, NH 03470

MAP 35 LOT 5

KRYSTAL HALE & ANDREW SPATH  
50 MELVIN BRIDGE ROAD  
WINCHESTER, NH 03470

MAP 35 LOT 6

JAMES WHITE  
21 MELVIN BRIDGE ROAD  
WINCHESTER, NH 03470

MAP 35 LOT 9

JONI OTTO  
P.O. BOX 119  
WINCHESTER, NH 03470

MAP 35 LOT 12

MARKUS KONIG  
P.O. BOX 451  
WINCHESTER, NH 03470

MAP 35 LOT 19-1

RALPH & PAT ROSSI  
528 FOREST LAKE ROAD  
WINCHESTER, NH 03470

MAP 35 LOT 20

MT. PISGAH SPORTSMANS CLUB  
P.O. BOX 217  
WINCHESTER, NH 03470

MAP 8 LOT 120-2

STANLEY CONANT  
44 MELVIN BRIDGE ROAD  
WINCHESTER, NH 03470

MAP 8 LOT 124

STEVE & MELANIE MORSE  
P.O. BOX 535  
BONDVILLE, VT 05340

MAP 9 LOT 57

WILLIAM & JILL WHITCOMB  
470 KEENE ROAD  
WINCHESTER, NH 03470

MAP 35 LOT 10

STEVE & GEORGE JUTRAS  
424 KEENE ROAD  
WINCHESTER, NH 03470

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Return to:

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Book 3102 Page 135 Page 1 of 2  
Register of Deeds, Cheshire County

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**Bradley & Faulkner, P.C.**  
@ desk

*Anne Z. Tift*  
LCHIP CHA90644 25.00

**Non-Contractual Transfer Pursuant to R.S.A. 78-B - No Tax Required**

**WARRANTY DEED**

I, **Mary E. Johnson**, single (widow), of 7 Melvin Bridge Road, Winchester, New Hampshire 03470, for consideration paid, grant to **Felicia A. Howard and David Olmstead**, of 7 Melvin Bridge Road, Winchester, New Hampshire 03470, as joint tenants with rights of survivorship, with **WARRANTY** covenants,

A certain tract of land with all buildings thereon situated in WINCHESTER, County of Cheshire, and State of New Hampshire, and bounded and described as follows:

Beginning at a point lying on the northerly line of Melvin Bridge Road, so-called, said point also lying on the westerly side of the Winchester-Keene Road known as Route #10; thence running along Route #10 N 23° E one hundred ninety-two and five-tenths feet (192.5') to a point; thence running along land formerly of Mansfield N 51° W one hundred twenty-seven feet (127'), more or less, to a point; thence continuing along land of Mansfield N 7° 50' E four and six-tenths feet (4.6') to a point; thence continuing along land of Mansfield N 87° W eleven and nine-tenths feet (11.9') to a point; thence continuing along land of Mansfield N 20° W one hundred thirty and seven-tenths feet (130.7') to a point; thence running N 38° W six hundred two and twenty-five hundredths feet (602.25') to a point; thence running N 77° W two hundred seventy-two and twenty-five hundredths feet (272.25') bounding on land of Steven and Melanie Morse (see Book 2996, Page 75, and Cabinet 13, Drawer 5, #176 of the Cheshire Registry) to a point located on the northerly line of Melvin Bridge Road; thence running along the northerly line of Melvin Bridge Road S 26° E one hundred ninety-eight feet (198') to a point; thence continuing along Melvin Bridge Road S 35° E one hundred sixty feet (160') to a point which is the westerly corner of land formerly of Foster, now of James White (see Book 2737, Page 795 of the Cheshire Registry); thence running along land of White S 75° E one hundred eleven and thirty-seven hundredths feet (111.37') to a point; thence continuing along land of White S 54° E one hundred thirty-two feet (132') to a point; thence continuing along land of White S 28° 30' W one hundred forty-eight and five-tenths feet (148.5') to a point located on the northerly line of Melvin Bridge Road; thence running along the northerly line of Melvin Bridge Road S 30° E ninety-nine feet (99') to a point; thence continuing along Melvin

**BRADLEY & FAULKNER, P.C.**  
50 WASHINGTON STREET, P.O. BOX 666  
KEENE, NH 03431-0666