

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

.....

DATE: 9/26/2022

Map# 6 Lot# 15-1, -2, 3<sup>rd</sup>-4

NAME & ADDRESS OF APPLICANT: WEPC P.O. Box 51 WINCHESTER,  
NH 03470 PHONE# \_\_\_\_\_

NAME & ADDRESS OF OWNER: SAME PHONE# \_\_\_\_\_

NAME & ADDRESS OF SURVEYOR: RICHARD P. DREW 216 Tully Brook Rd.  
RICHMOND, NH 03470 PHONE# 603-239-4147

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

PROPERTY LOCATION: Opportunity Drive ZONING DIST: COMMERCIAL/AQUICLON PROTECTION  
6.28 Ac

SIZE OF EXISTING LOT: 5.00 Ac SIZE OF PROPOSED LOT(S): 3.00-6/15-1, 3.28-6/15-2  
5.00-6/15-6

WHAT IS THE INTENDED USE OF THE LOTS? COMMERCIAL

WHAT STRUCTURES ARE ON THE PROPERTY AND THEIR USE? NONE

WHAT IF ANY, WAS THE PREVIOUS USE OF THE PROPERTY? GRAVEL PIT

PUBLIC WATER /SEWER APPROVALS? YES NHDES APPROVALS? YES

DRIVEWAY PERMIT? \_\_\_\_\_ ALTERATION OF TERRAIN PERMIT? YES

IF THE OWNER OR APPLICANT HAS ANY INTEREST IN A PARTNERSHIP OR IN A CORPORATION OF AN ABUTTING PROPERTY, PLEASE EXPLAIN WEPC OWNS  
LOTS 15-3, 15-4, 15-5 AND 15

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: [Signature] DATE: 10/4/22

OWNERS SIGNATURE: [Signature] CHAIRMAN DATE: 10/4/22

Town of Winchester  
Boundary Line Adjustment/Technical Subdivision Application

Date: 9/26/2022 Map# 6 Lot# 15-3  
Zoning District: COMMERCIAL / ACQUISITION PROTECTION Map# 6 Lot# 15-4

Property Location: OPPORTUNITY DRIVE

Name & Address of Applicant: WEDC P.O. Box 51 WINCHESTER, NH 03470  
Phone # 401-225-7000 email: Tigan M @ gmail.com

Name & Address of owner(1): SAME  
Phone# \_\_\_\_\_ email: \_\_\_\_\_

Name & Address of owner(2): SAME  
Phone# \_\_\_\_\_ email: \_\_\_\_\_

Name & Address of Surveyor: RICHARD P. DREW LLC 266 Tully Brook Road RICHMOND, NH 03470  
Phone# 603-239-4147 email: rp@drewllc@gmail.com

Size of existing lot(s): (1) 15-3 5.0 ac (2) 15-4 3.30 ac (3) \_\_\_\_\_ (4) \_\_\_\_\_  
Sizes after adjustment : (1) 5.0 ac (2) 3.30 ac (3) \_\_\_\_\_ (4) \_\_\_\_\_

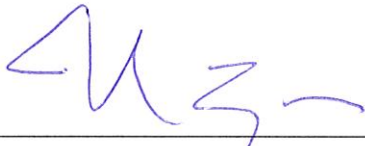
What structures(s) are located on the properties? NONE  
Is the structure a duplex or multifamily? NO  
Will there be new structures on the property? YES  
Are either lot non-conforming? NO Will this create a non-conforming use? NO  
Is there approval in writing from the mortgagee(s) for this adjustment? \_\_\_\_\_  
Is the letter of representation attached? \_\_\_\_\_

The applicant will need to submit a surveyed plat of the proposal with a completed application which includes a checklist and abutters list.  
Upon approval of the adjustment new deeds reflecting the adjustment shall be supplied with the plan for recording.

Applicant's signature: [Signature] Date: 10/4/22  
Owner (1) signatures(s) [Signature] Date: 10/4/22  
Chairman Date: \_\_\_\_\_  
Owner (2) signatures(s) \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

To Whom It May Concern,

The Winchester Economic Development Corporation, owner of Winchester Tax Map 6 Lots 15-1, 15-2, 15-3, and 15-4, does hereby grant to Margaret Sharra the authorization to represent the subdivision and lot line adjustment application to the Winchester Planning Board of Map 6 Lots 15-1, 15-2, 15-3, and 15-4.

 12/4/22  
\_\_\_\_\_  
Authorized Signature *CHAIR* Date  
*WEDC*

## 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19) Location of proposed and existing wells & septic systems



MAP 6 LOTS 15-1, 15-2, 15-3, 15-4 ABUTERS

MAP/LOT

6/15,  
6/15-5 WEDC ✓  
P.O. BOX 51 Email  
WINCHESTER, NH 03470

6/18 EUREGREEN CEMETERY - TOWN OF WINCHESTER  
% EUREGREEN CEMETERY  
1 RICHMOND ROAD ✓  
WINCHESTER, NH 03470 mail box ✓

6/19 TOWN OF WINCHESTER  
1 RICHMOND ROAD ✓  
WINCHESTER, NH 03470 box ✓

6/21 LARRY HOLMES  
190 RICHMOND ROAD ✓  
WINCHESTER, NH 03470 ✓

6/52 STONE MOUNTAIN, LLC  
% CF CAPITAL CORPORATION ✓  
16 LANDMARK SQUARE, 20<sup>TH</sup> FLOOR  
STAMFORD, CT 06901 ✓

Richard Drew - Surveyor ✓ Email

CC -

mail box ✓