

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

DATE: MARCH 12, 2021

Map# 5 Lot# 115

NAME & ADDRESS OF APPLICANT: LAWRENCE SEPTIC DESIGN
579 KEENE RD WINCHESTER NH 03470 PHONE# 603-239-4387

NAME & ADDRESS OF OWNER: BOISVERT CONSTRUCTION OF WINCHESTER, LLC
401 KEENE RD WINCHESTER, NH 03470 PHONE# _____

NAME & ADDRESS OF SURVEYOR: RICHARD P. DREW, LLC
266 TULLY BROOK RD RICHMOND NH 03470 PHONE# 603-239-4147

NAME & ADDRESS OF ENGINEER: N/A PHONE# _____

PROPERTY LOCATION: 119 WARWICK ROAD ZONING DIST: COMMERCIAL

SIZE OF EXISTING LOT: 10.0 SIZE OF PROPOSED LOT(S): 1.38 to 2.21 ACRES

WHAT IS THE INTENDED USE OF THE LOTS? RESIDENTIAL HOUSING

WHAT STRUCTURES ARE ON THE PROPERTY AND THEIR USE? NONE

WHAT IF ANY, WAS THE PREVIOUS USE OF THE PROPERTY? RESIDENTIAL

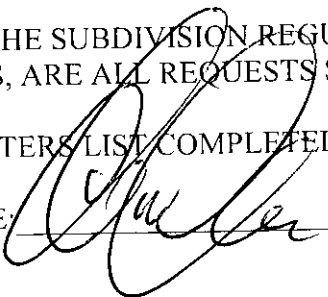
PUBLIC WATER /SEWER APPROVALS? PENDING NHDES APPROVALS? N/A

DRIVEWAY PERMIT? 04-487-0080 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 N/A

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: 3-12-2021

OWNERS SIGNATURE: _____ DATE: _____

Map 5 Lot 115 Abutter's List

Map 5 Lot 112

Gary A Beaman Family Trust
83 Clark Road
Winchester, NH 03470

Map 5 Lot 113

Snow Motors, Inc
PO Box 484
Winchester, NH 03470

Map 5 Lot 114

Gene M. Kilanski
100 Warwick Road
Winchester, NH 03470

Map 5 Lot 116

Marilyn J. Cheatham
108 Warwick Road
Winchester, NH 03470

Map 5 Lot 117

Roy P. Sederstrom Jr.
118 Warwick Road
Winchester, NH 03470

Map 5 Lot 118

Tammy L. & Kenneth A. Cole Jr.
126 Warwick Road
Winchester, NH 03470

Map 5 Lot 119

Shirley Dinsmore
138 Warwick Road
Winchester, NH 03470

Map 5 Lot 120

David N. Poole Living Trust
PO Box 453
Winchester, NH 03470

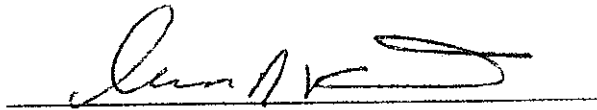
Map 20 Lot 1

Applewood Realty, LLC
551 5th Avenue Suite 2500
New York, NY 10176

Richard P. Drew LLC
Licensed Land Surveyor

To Whom It May Concern,

I, David Boisvert, a member of Boisvert Construction of Winchester LLC, owners of Winchester Tax Map 5 Lot 115 do hereby grant to Richard P. Drew of 266 Tully Brook Road, Richmond, NH and Charles W. Lawrence of 579 Keene Road, Winchester, NH the authorization to represent Boisvert Construction of Winchester, LLC for the subdivision application of Map 5 Lot 115..



David Boisvert

Date

266 Tully Brook Road, Richmond, NH 03470 (603) 239-4147
rpdrawllc@gmail.com



Victoria F. Sheehan
Commissioner

**THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION**

District 4 Office, 19 Base Hill Road, Swanzey, NH 03446



William Cass, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

To: David Boisvert	City/Town: Winchester	Permit #: 04-487-0080
Boisvert Construction of Winchest	Route/Road: NH 78 (S0000078)	District: 04
401 Keene Rd	Patrol Section: 410	Permit Date 2/12/2021
Winchester, NH 03470	Tax Map: 5	
	Lot: 115	
	Development: Subdivision	

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 78 (S0000078), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.12 miles east of Snow Road on the south side of NH 78 (S0000078).
SLD Station: 15849 (left) GPS: 42.763022 N 72.381917 W.

Specifications: This permit authorizes a paved access to be used as a Single Family Subdivision drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33' from centerline (Old 4 Rod Layout).
The entrance shall be graded so that the surface of the drive drops 12 inches at a point 2 feet from NH 78 (S0000078) edge of pavement to create a drainage swale.

The driveway shall not exceed 15 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Drive 2

Location: Approximately 0.18 miles east of Snow Road on the south side of NH 78 (S0000078).
SLD Station: 15518 (left) GPS: 42.762469 N 72.380972 W.

Specifications: This permit authorizes a paved access to be used as a Single Family Residential drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33' from centerline (Old 4 Rod Layout).
The entrance shall be graded so that the surface of the drive drops 12 inches at a point 2 feet from NH 78 (S0000078) edge of pavement to create a drainage swale.

The driveway shall not exceed 15 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Drive 3

Location: Approximately 0.22 miles east of Snow Road on the south side of NH 78 (S0000078).
SLD Station: 15315 (left) GPS: 42.762061 N 72.380472 W.

Specifications: This permit authorizes a paved access to be used as a Single Family Residential drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33' from centerline (Old 4 Rod Layout).

The entrance shall be graded so that the surface of the drive drops 12 inches at a point 2 feet from NH 78 (S0000078) edge of pavement to create a drainage swale.

The driveway shall not exceed 15 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Drive 4

Location: Approximately 0.27 miles east of Snow Road on the south side of NH 78 (S0000078).
SLD Station: 15033 (left) GPS: 42.761462 N 72.379806 W.

Specifications: This permit authorizes a paved access to be used as a Single Family Subdivision drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33' from centerline (Old 4 Rod Layout).

The entrance shall be graded so that the surface of the drive drops 12 inches at a point 2 feet from NH 78 (S0000078) edge of pavement to create a drainage swale.

The driveway shall not exceed 15 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

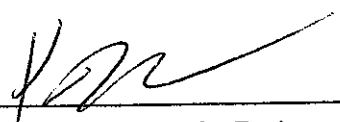
1. These driveways shall be the only driveways granted this property as long as 400 feet safe sight distance can be obtained in both directions from these proposed driveways. Since this lot is an existing lot of record prior to enactment of RSA 236:13 (formerly 249:17) effective 7/1/71 and the frontage exceeds 1000', the New Hampshire Department of Transportation hereby grants four accesses to this property.

2. Applicant may furnish and install additional drainage structures that are necessary to carry runoff from state drainage culverts. If installed applicant must construct standard catch basin (Type "B") at end of state culvert before additional pipe. The catch basins and associated structures shall be the responsibility of the land owner or his heirs and/or assigns to construct and maintain, forever.

3. Driveways to be 90° to the State highway, from the edge of roadway pavement to the right of way line.
4. Due to snow cover at the time of field inspection, revisions to the drainage swale or installation of a culvert may be necessary. If culvert installation is necessary, a minimum of a 15" galvanized corrugated steel pipe or smooth bore corrugated plastic with appropriate end sections will be required. Installation shall be no closer than 10 feet from the edge of roadway pavement.
5. The roadside embankment and vegetation must be appropriately modified and maintained to ensure a minimum, all season safe sight distance of 400' by the applicant, the owner, and the owner's successor and assignees during construction and as long as these entrances are in use.
6. All slopes to be 4:1 - 6:1 preferred or match existing. Loam, seed, fertilize, and mulch any disturbed areas within the State right of way.
7. Traffic must be maintained during the performance of the work as described in the USDOT Manual on Uniform Traffic Control Devices Latest Edition. Traffic shall be protected by suitable barricades, standard warning and advance warning signs, and proper lighting at night. Properly trained flag persons with vests and using stop/slow paddles shall be provided whenever two-way traffic cannot be maintained.

Copies: District, Town, Patrolman
Lawrence Septic Design
Charles Lawrence
579 Keene Road
Winchester, NH 03470

Approved



Assistant District Engineer
For Director of Administration