

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

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DATE: 11/15/23 Map# 03 Lot# 11

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

NAME & ADDRESS OF OWNER: JASON R. & JANE S. CARDINALE
320 SCOTLAND ROAD WINCHESTER, NH 03470 PHONE# _____

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

NAME & ADDRESS OF ENGINEER: _____
PHONE# _____

PROPERTY LOCATION: 320 SCOTLAND ROAD ZONING DIST: AGRICULTURAL

SIZE OF EXISTING LOT: 107.6 AC SIZE OF PROPOSED LOT(S): 5.04 & 102.6 AC

WHAT IS THE INTENDED USE OF THE LOTS? RESIDENTIAL

WHAT STRUCTURES ARE ON THE PROPERTY AND THEIR USE? SEE ATTACHED

WHAT IF ANY, WAS THE PREVIOUS USE OF THE PROPERTY? SEE ATTACHED

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

DRIVEWAY PERMIT? EXISTING ALTERATION OF TERRAIN PERMIT? NO

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: 11/28/23
CHARLES W. LAWRENCE

OWNERS SIGNATURE:  DATE: 11/27/23
JASON R. CARDINALE

OWNERS SIGNATURE:  DATE: 11/27/23
JANE S. CARDINALE

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

ABUTTERS LIST

SUBJECT LOT

MAP 3 LOT 11

JASON & JANE CARDINALE
320 SCOTLAND ROAD
WINCHESTER, NH 03470

ABUTTERS

MAP 3 LOT 9

VAN E. HERTEL SR.
617 FOUR BAYS DRIVE
NOKOMIS, FL 34275

MAP 3 LOT 10

JEFFERSON & CRISTEN LETT
38 BLUEBERRY ROAD
NEW SALEM, MA 01355

MAP 3 LOT 10-1

TARA WORCESTER
289 SCOTLAND RD.
WINCHESTER, NH 03470

MAP 3 LOT 10-3

STEFANIE & RYAN WORCESTER
299 SCOTLAND RD.
WINCHESTER, NH 03470

MAP 3 LOT 11-1

MICHELLE A. ALLEN
290 SCOTLAND RD.
WINCHESTER, NH 03470

MAP 3 LOT 11-2

PATRICIA M. NEWELL
300 SCOTLAND RD.
WINCHESTER, NH 03470

MAP 3 LOT 11-3

ERIC C. HODGMAN
310 SCOTLAND RD.
WINCHESTER, NH 03470

MAP 3 LOT 12

DANIEL HORAN
309 SCOTLAND RD.
WINCHESTER, NH 03470

MAP 3 LOT 13

D. W. MAXWELL
4142 MARINER BLVD SUITE 603
SPRING HILL, FL 34609

MAP 3 LOT 14

JACK & THEA MARSH
334 SCOTLAND RD
WINCHESTER, NH 03470

MAP 3 LOT 16

ROBERT A. BRIGGS
287 SHOEMAKER LANE
AGAWAM, MA 01001

MAP 3 LOT 19

MIRIAM SPAULDING
45B NORTH HILLSIDE ROAD
SOUTH DEERFIELD, MA 01373

MAP 3 LOT 33-2

TODD & TRACEY WEED
40 ROBBINS RD.
WARWICK, MA 01378

MAP 3 LOTS 34 & 36

PETER & TODD OLSEN
100 WOODSIDE RD.
MEDFORD, MA 02155

MAP 3 LOT 37

ROBERT & CATHERINE RIDDLE
308 AVENUE A
MELBOURNE BEACH, FL 32951

LAWRENCE SEPTIC DESIGN & ENGINEERING SERVICES

To Whom it may concern,

We, Jason R. & Jane S. Cardinale, as joint owners of Winchester Tax Map 3 Lot 11, do hereby grant Charles W. Lawrence of Lawrence Septic Design 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 3 Lot 11.

Jason Cardinale 11/27/23

Jason R. Cardinale

Date

Jane S Cardinale 11/27/23

Jane S. Cardinale

Date

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

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 7 HUNDRED AND 50 DOLLARS

MO.	DAY	YR.	AMOUNT
08	01	2001	480280 \$ *****750.00

VOID IF ALTERED

BK1823PG0772

KNOW ALL MEN BY THESE PRESENTS:

THAT it, Beaman Lumber, Inc., a New Hampshire corporation with its principal place of business located at 261 Warwick Road, Winchester, County of Cheshire and State of New Hampshire, for and in consideration of the sum of One or More Dollars, to it in hand paid, grants to Jason R. Cardinale and Jane S. Cardinale, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, of 104 Lat Lane, Swanzey, County of Cheshire and State of New Hampshire, 03446 with WARRANTY COVENANTS:

A certain tract of land situate on the westerly side of Scotland Road in the Town of WINCHESTER, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin set in the easterly line of Scotland Road at the southwest corner of Lot #1 as shown on the hereinafter referenced plan;

thence South 80° 43' East 417.90 feet to an iron pin;

thence North 09° 27' East 380.42 feet to an iron pin at land now or formerly of Atherton (the last two (2) courses being along Lot #1);

thence South 80° 43' East 853.47 feet, more or less, to a corner;

thence southerly 115.00 feet, more or less, crossing a brook to a corner;

thence South 77° 30' East 580.00 feet, more or less, to a corner;

thence South 1° East 735.00 feet, more or less, to a corner;

thence North 80° East 1,025.00 feet, more or less, to a corner;

thence South 5° 15' West 2,505.00 feet to a corner;

thence South 87° 30' West 140.00 feet, more or less, to a corner;

thence North 68° West 570.00 feet, more or less, to a corner;

thence North 9° East 610.00 feet, more or less, to a corner;

thence North 70° West 760.00 feet, more or less, to a corner;

thence North 24° 30' East 538.00 feet, more or less, to a corner; (the last ten (10) courses are shown on the hereinafter referenced "Scott Lot" plan);

thence North 65° 45' West 1,859.05 feet along land now or formerly of Riley to an iron pin at land now or formerly of Stetson;

thence North 67° 27' West 169.84 feet along said Stetson land to an iron pin set in the easterly line of Scotland Road;

thence North 27° 00' East along the easterly line of Scotland Road 200.00 feet, more or less, to an iron pin at the southwest

corner of Lot #3;

thence South 65° 35' East 459.11 feet to an iron pin;

thence North 09° 27' East 351.20 feet to an iron pin at the southeast corner of Lot #2; (the last two (2) courses being along Lot #3);

thence North 09° 27' East 263.77 feet to an iron pin;

thence North 80° 43' West 414.50 feet to an iron pin set in the easterly line of Scotland Road (the last two (2) courses being along Lot #2);

thence North 05° 34' East 50.11 feet along the easterly line of Scotland Road to the iron pin at the point of beginning.

A portion of the above described tract of land is shown as Lot #4 on a plan entitled "Beaman Lumber, Inc., Winchester, N.H.", March 7, 1988, David A. Mann Associates, 800 Park Ave., Keene, N.H., 03431, approved by the Planning Board for the Town of Winchester, June 8, 1988 and recorded in Cabinet 10, Roll 24 of the Cheshire County Registry of Deeds.

For further reference see a plan entitled "New England Box Company's Scott Lot" recorded in Cab. 12, Dr. 6-138 of the Cheshire County Registry of Deeds.

Meaning and intending to convey the remainder of the premises conveyed to Beaman Lumber, Inc. by deed of Jean E. Spooner dated September 18, 1987 and recorded in Vol. 1212, Page 244 of the Cheshire County Registry of Deeds.

Witness my hand this 24th day of July, 2001.

BEAMAN LUMBER, INC.

Margaret E. Spott
Witness

By: Scott E. Lake, Pres
Scott E. Lake, President

STATE OF NEW HAMPSHIRE
CHESHIRE, SS.

Personally appeared Beaman Lumber, Inc. by Scott E. Lake, President, duly authorized, before me and acknowledged the foregoing this 24th day of July, 2001.

Margaret E. Spott
Notary Public/Justice of the Peace
My Commission Expires: June 20, 2006

RECEIVED
CHESHIRE COUNTY
REGISTRY OF DEEDS