



TOWN OF WINCHESTER

INCORPORATED JULY 2ND 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

Proposed Boundary Line Adjustment Application Acceptance & Date of Public Hearing 1-18-21

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

Per New Hampshire RSA 675:7 and the Town of Winchester Subdivision Regulations, it is required that all abutters to land intended for adjustment 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 The Winchester Planning Board will be meeting on 1-18-21 at 7pm on the Main Floor of the Town Hall, 1 Richmond Road for the following hearing:

The board will review an application for a boundary line adjustment submitted by Richard Drew for Stanley & Lori Plifka and Mark & Laurie Tigan relating to property on Scofield Mtn Road map 4, lots 23 & 24. The proposed new lots will be 21.6 & 14.4 acre in size. 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,
Margaret Sharra, Land Use

Recd
12/28/20
ms

Town of Winchester
Boundary Line Adjustment/Technical Subdivision
Application

Date: 12/28/2020

Map# 4 Lot# 23 & 24

Property location: SCORFIELD MOUNTAIN ROAD

Name & Address of Applicant: RICHARD P. DREW, LLC 266 TULLY
BROOK ROAD RICHMOND, NH 03470 telephone: 603-239-4147

Name & Address of Owner: STANLEY AND CORI PLIFFE P.O. Box 459
WINCHESTER, NH 03470 telephone: 603-355-7400

Name & Address of Adjoining Property: MARK AND LAURIE TICAN
391 SCORFIELD MOUNTAIN ROAD WINCHESTER, NH telephone: 401-225-7007
POB 31 03470

Name & Address of Engineer: _____ telephone: _____

Name & Address of Surveyor: RICHARD P. DREW, LLC 266 TULLY BROOK ROAD
RICHMOND, NH 03470

Size & Dimensions of current lot: LOT 23: 7.2 AC., LOT 24: 28.8 AC.

Size & Dimensions with the lot line adjustment: LOT 23: 14.4 AC., LOT 24: 21.6 AC.
RURAL RESIDENTIAL

Zoning district: AGRICULTURAL Proposed use: RESIDENTIAL Driveway permit required: NO

What structures are on the properties? NONE

Will there be new structures on the properties? NO

Are either lot non conforming? NO Do either lot have a non conforming use? NO

Will this create a non conforming lot? NO Will this create a non conforming use? NO

Applicant will need to submit a Surveyed Plat of the proposal with the completed application. Upon acceptance of the Adjustment a new deed will need to be supplied.

Applicant's signature: Richard P. Drew Date: 12/28/2020

Please fill out the attached abutters list for notification.

Application Checklist

The item 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.) Name of subdivision; name & address of owner. If the owner is not the applicant, a letter of representation will be required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.) Name, license number and seal of surveyor; north arrow, scale, date of plan & P.O.B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.) Locus plan showing zoning designations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.) Boundary survey and location of permanent markers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.) Location of property lines, lot areas in square feet and acres, setback lines and lots numbered according to the Winchester tax map system.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.) Names of abutting properties, streets, easements, building lines and any other facts regarding abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.) Existing and proposed easements, rights-of way, driveways, buildings and other structures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.) Water courses, ponds, standing water, rock ledges, stone walls, other natural features, existing and proposed foliage lines and open space to be preserved.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.) Location of perc tests and test results. Location of septic area and location of well area with 75' radius.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10.) Plan for sedimentation and erosion control.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11.) Copy of state septic approval or certification from septic designer.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12.) Copy of driveway permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13.) Copy of any other state or federal permits.(ie. NPDES, SS)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14.) Copy of any deed restrictions.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.) Copy of deed covering land to be used for public easements or rights-of way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.) Copy of municipal water & sewer approvals.

Additional requirements for Major subdivisions:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.) Planning board will ascertain whether this development will create a regional impact. Impact fees may also be assessed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.) Existing and proposed street names, classifications, widths of travel surface and right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19.) Final road profiles, centerline stationing and cross sections.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20.) USGS contour lines at two foot intervals.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21.) Soil data and designating of wetlands.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22.) Location and profiles of existing and proposed water lines, sewer lines, culverts, drains and connections.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23.) Any additional reports or studies.

ABUTTERS LIST

For use with ZBA and Planning Board Applications

Applicant: RICHARD P. DRKE

Address: 266 Tully Brook Road

Map # 4 Lot # 23, 24

Map #	Lot #	Name and Address	SENT	RECEIVED
4	22	KENNEY ESTATE, LLC	✓	
4	25	2A LOWELL AVENUE WINCHESTER, MA 01890		
4	23	MARK T. AND LARRIE D. TIGAN REV. TRUST		
4	33-1	P.O. BOX 31		
4	33-2	WINCHESTER, NH 03470		
4	30-3	LORI J. PLIKKA 2007 REV. TRUST		
7	24-1	P.O. BOX 459 WINCHESTER, NH 03470		
7	14-1	JUSTIN AND NICOLE PELKEY 476 SCOTFIELD Mtn. Road WINCHESTER, NH 03470 Ashuelot 03441	✓	
7	15	JOSEPH SNIKENS 230 OLD HINSDALE ROAD WINCHESTER, NH 03470 Ashuelot NH	✓	
7	15-1	MIKE AND NANCY O'CONNOR 220 OLD HINSDALE ROAD WINCHESTER, NH 03470 Ashuelot	✓	
7	15-2	GARY AND KATHLEEN SCHULTZ 204 OLD HINSDALE ROAD WINCHESTER, NH 03470 Ashuelot	✓	
4	33	SUSAN C. VINCENT 320 BOLTON ROAD WINCHESTER, NH 03470		