

Town of Winchester
Boundary Line Adjustment/Technical Subdivision Application

Date: 7/22/2022

Map# 9 Lot# 11-13

Zoning District: Forest Lake Overlay

Map# 9 Lot# 11-23

Property Location: 306 Forest Lake Road Winchester, NH 03470

Name & Address of Applicant: William Valvo & Sunny Guy 306 Forest Lake Rd. Winchester
Phone # 603.392.0179 email: vbill@comcast.net

Name & Address of owner(1): William Valvo & Sunny Guy 306 Forest Lake Rd. Winchester
Phone# 603.392.0179 email: vbill@comcast.net

Name & Address of owner(2): William & Sandra McGrath 77 Lake Shore Dr. Winchester
Phone# 603.239.7072 email: williammcgrath77@comcast.net

David A. Mann LLS 641

Name & Address of Surveyor: Dubois & King Inc. 28 North Main St. Randolph, VT
Phone# 603.357.5904 email: dmann@dubois-king.com 05060

Size of existing lot(s): (1) 1 acre (2) 3.19 acre (3) _____ (4) _____

Sizes after adjustment: (1) 1.16 acre (2) 3.03 acre (3) _____ (4) _____

What structures(s) are located on the properties? Property 2 Nothing - Just woods
Property 1 single family home-

Is the structure a duplex or multifamily? No

Will there be new structures on the property? No

Are either lot non-conforming? No Will this create a non-conforming use? No


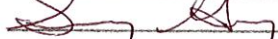
Is there approval in writing from the mortgagee(s) for this adjustment? N/A



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:  Date: 7-22-22

Owner (1) signatures(s)  Date: 7/22/22
 Date: 7/22/22

Owner (2) signatures(s)  Date: 7/22/2022
 Date: 7/22/2022

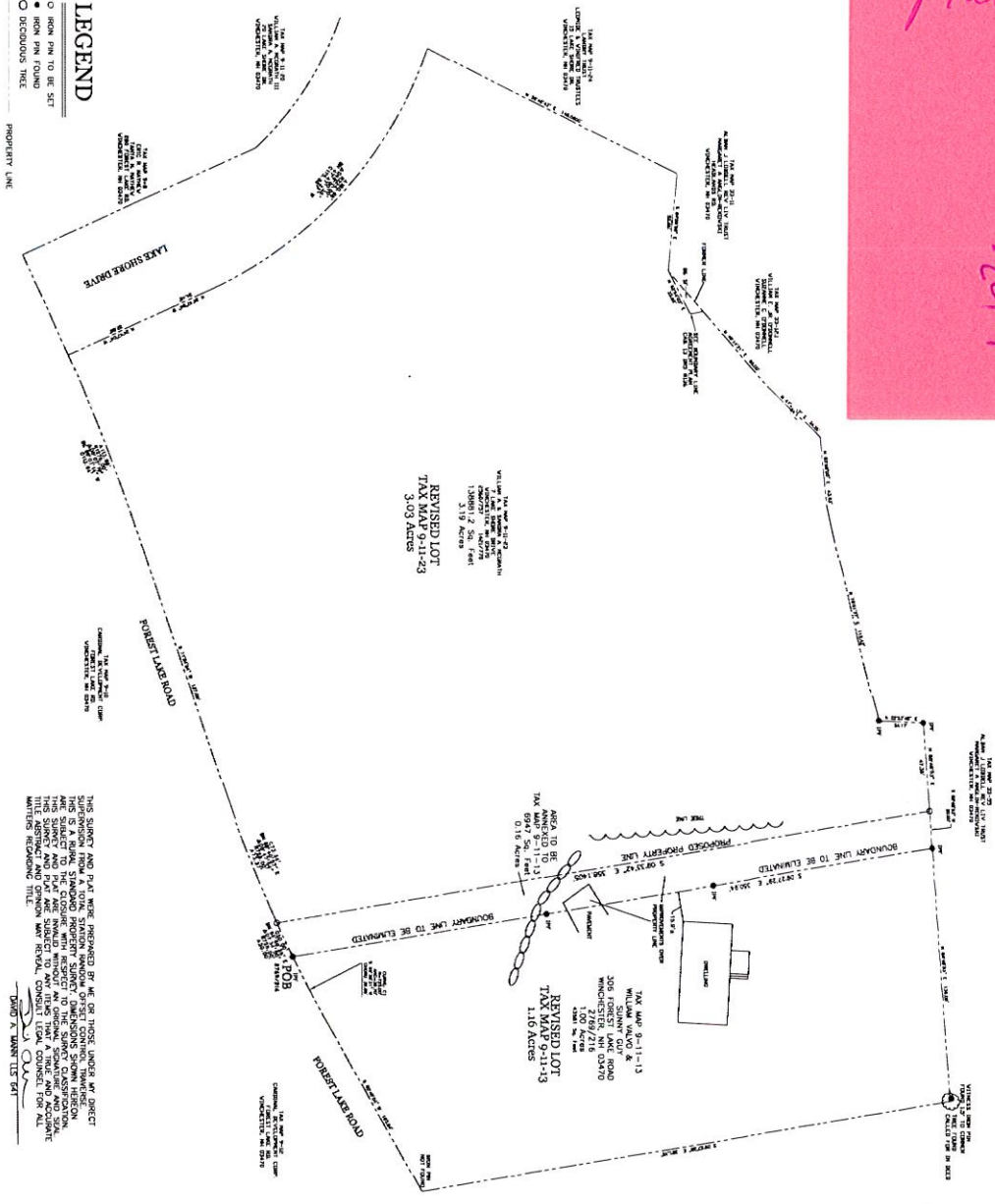
Application Checklist

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

Corrected plan

*Added -
8 granular blocks
will have perft
2/16/18*



LEGEND
--- BOUNDARY LINE TO BE SET
--- IRON PINE TOWNSHIP
--- DECIDUOUS TREES
--- PROPERTY LINE

REVISED LOT
TAX MAP 9-1-23
3.03 Acres

REVISED LOT
TAX MAP 9-1-13
116 Acres

THIS SURVEY AND PLAN HAVE BEEN PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS. THIS IS A FINAL STANDARD PROPERTY SURVEY. DEDICATIONS, EASEMENTS, RIGHTS AND INTERESTS IN THIS SURVEY AND PLAN ARE SUBJECT TO ANY OTHER SURVEYS AND PLANS AND TO ANY OTHER MATTERS AFFECTING TITLE.

DAVID Y. LAMM, L.L.M.



NOTES

1. BEARINGS AND DISTANCES ON THE PLAN IN NOTE 2A.
2. BEARINGS AND DISTANCES ON THE PLAN IN NOTE 2B.
3. REVISION INFORMATION BASED ON TOWN RECORDS.
4. THE RIGHT OF WAY OF FOREST LAKE ROAD IS BASED ON THE PLAN IN NOTE 2A. SUBJECT TO RECLAMATION OF RESERVING COMPENSATION AND ASSURANCE DATED SEPTEMBER 30, 1994, RECORDED IN VOLUME 1264 PAGE 202.

BOUNDARY LINE ADJUSTMENT PLAN
PREPARED FOR
WILLIAM VALVO & SUNNY GUY

AND
WILLIAM A. MCGRATH & SANDRA A. MCGRATH
TOWN OF WINCHESTER
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
SCALE: 1 INCH = 30 FEET
JANUARY 6, 2021

Dubois & King
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