

8/29/22
Rec'd
MP

Town of Winchester
Site Plan Review Application & Checklist

Date: 8/29/22 Map# 6 Lot# 15-18-2

Major Fee \$350.00* Minor Fee \$175.00* *\$10.00 for ea. Add'l abutter over 8

Property location Stone mt Business Park - Opportunity Dr.

Zoning District(s) New Street Name(s)?

What will be intended use of the lots? Tinsider manufacturing

What structures are on the property now and what are their use? non

What if any, was the previous use of the property? vacant

Is public water and sewer to be applied for? yes Driveway permit?

Has application to NH Department of Environmental Services been applied for?

If the owner of record or applicant has any interest in a partnership or in a corporation of an abutting property, please explain:

Is an Alteration of Terrain Permit or Stormwater runoff permit required?
Explain:

Is modification of the Site Plan Review Regulations requested fro this project?
If yes, is the written request attached?

Is the attached abutters completed?

Has the applicant read the Site Plan Review Regulations?
(Regulations are available online at www.winchester-nh.gov Landuse Department, or at the Town Hall during regular business hours)

Applicant signature: [Signature] Date: 8/29/22

Owners Signature: Date:

ABUTTERS LIST

For use with all Land Use Applications

Applicant: Jason Cardinale
Address: Opportunity Drive
Map# 6 Lot# 15

MAP# LOT# NAME & ADDRESS Sent/Rec'd

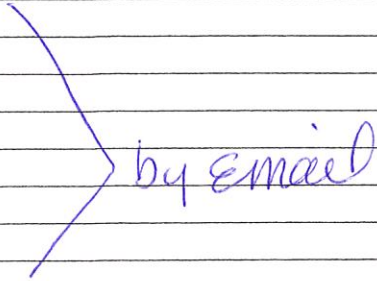
6 18 TOW by hand

6 15-5 WEDC

6 m 15-4 WEDC

6 m 15-3 WEDC

6 15- WEDC



by email

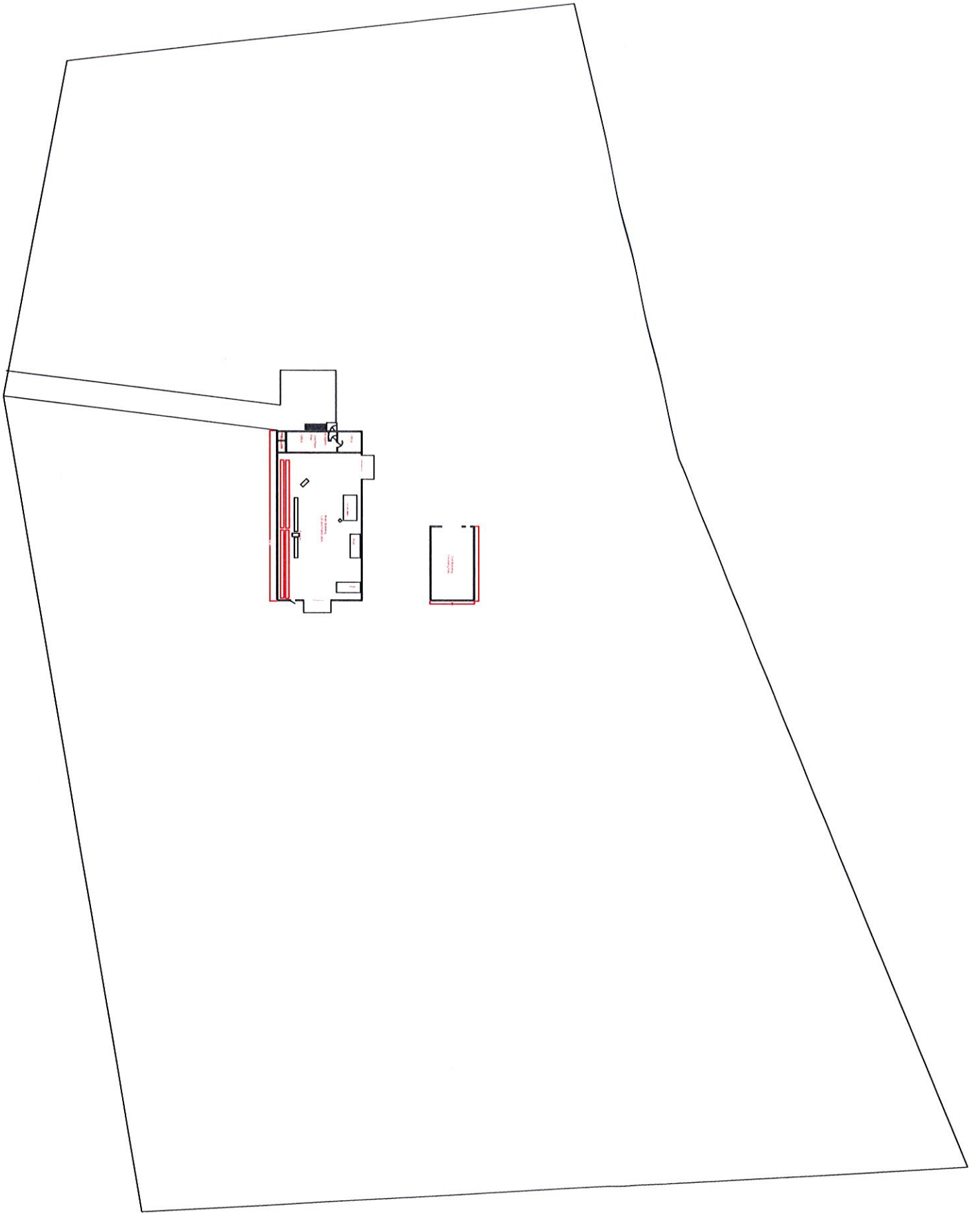
Planning Board.

The Plan,

We are looking to purchase 5 acres in Stone Mountain Industrial Park. We are planning to move all our manufacturing out of our New York and our Keene Rd location and into the park. We are continuing to grow at a rapid pace.

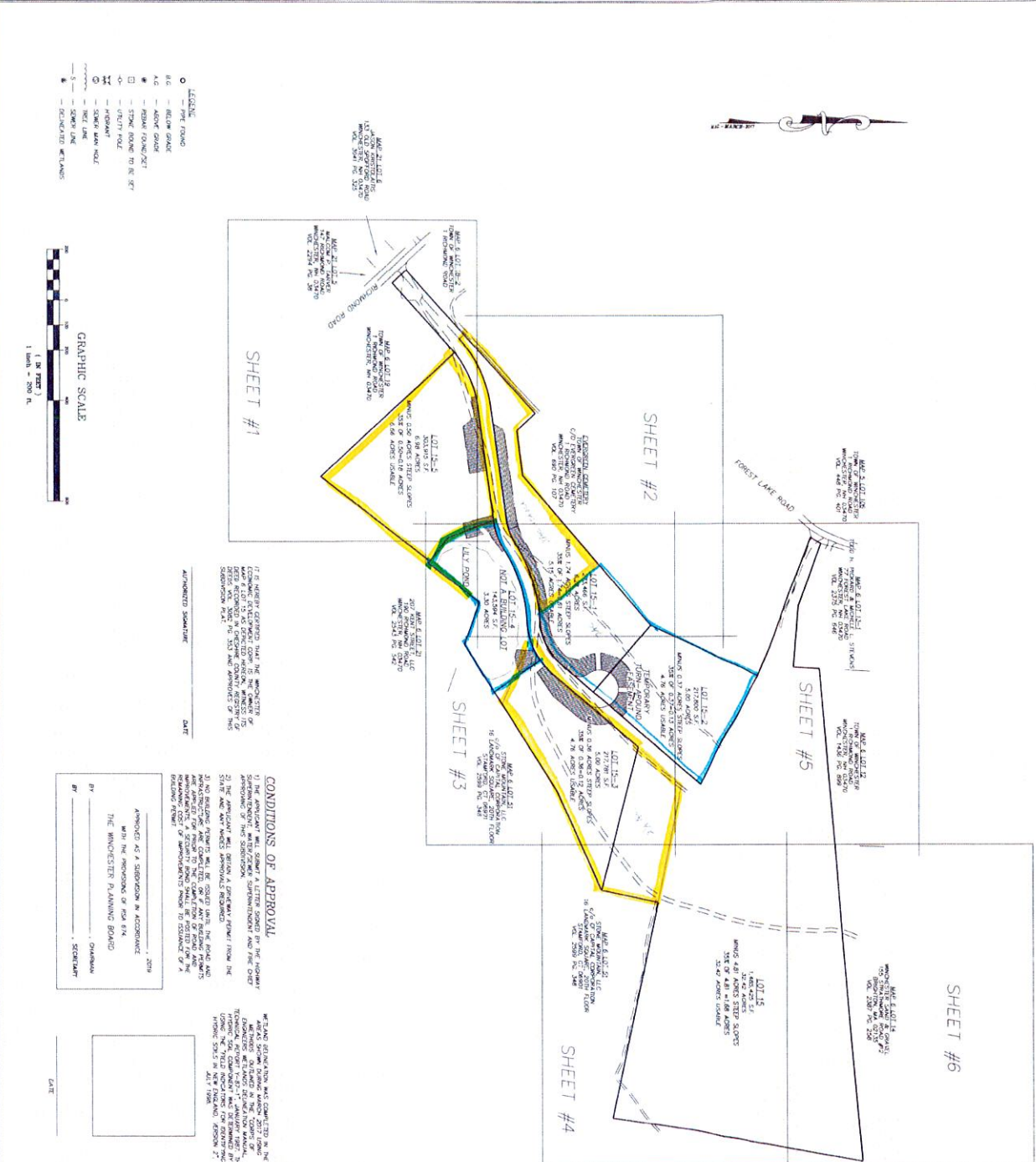
To start out we plan to build a smaller 26'x44' building while we are waiting for the bigger building (50'x100') to come in with the hopes to have both buildings up and operational by spring or before. We will look to continue to grow and expect to add onto the 50'x100' in the next year or two. Some highlights are as follows.

- 2 buildings planned at first
 - 1 About 26'x44'
 - 1 about 50'x100' to be expanded in the future
- Plan is to move all manufacturing to this property.
- Current other staff, 3 full time
- Plan to have 7 to 10 full time staff shortly
- Will be adding, 7x14 CNC Plasma Table, 12ft Brake and 12 ft Shear. Overhead cranes.





- LEGEND**
- - FIRE POND
 - ▬ - RESERVATION
 - ▬ - ROAD FRONTAGE
 - ▬ - STAIR ROUNE TO R.R. BY
 - ▬ - UTILITY POLE
 - ▬ - SEWER MAIN TIE
 - ▬ - WET LINE
 - ▬ - SEWER LINE
 - ▬ - UNCONVEYED EASEMENTS



IT IS HEREBY CERTAINED THAT THE DEVELOPER HAS REVIEWED AND APPROVED THE PROPOSED SUBDIVISION AND HAS AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION PLAN.

ACCEPTED AND AGREED TO:

DATE

CONDITIONS OF APPROVAL

1) THE APPLICANT SHALL OBTAIN A LETTER SOUND BY THE HIGHWAY DEPARTMENT OF THE STATE OF NEW HAMPSHIRE AND THE CIVIL ENGINEER OF THE STATE OF NEW HAMPSHIRE APPROVING THE PROPOSED SUBDIVISION.

2) THE APPLICANT SHALL OBTAIN A DEVELOPMENT PERMIT FROM THE STATE OF NEW HAMPSHIRE AND THE CIVIL ENGINEER OF THE STATE OF NEW HAMPSHIRE.

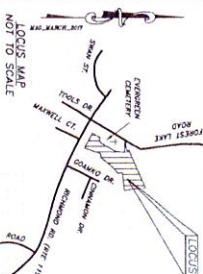
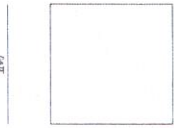
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5) THE APPLICANT SHALL OBTAIN A DEVELOPMENT PERMIT FROM THE STATE OF NEW HAMPSHIRE AND THE CIVIL ENGINEER OF THE STATE OF NEW HAMPSHIRE.

APPROVED AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF RSA 674:64 BY THE WINCHESTER PLANNING BOARD

DATE



NOTES

1) THE PURPOSE OF THIS PLAN IS TO DIVIDE MAP 6 LOT 15 INTO A COMPLEX INCLUDING LOTS A, NON-BUILDING LOT B, BOUND LAY POND, AND LOTS 1 THROUGH 8 (EACH DEVELOPING COME).

2) TOTAL AREA OF MAP 6 LOT 15 BEFORE SUBDIVISION IS 63.1 ACRES.

3) MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.

4) THE SUBDIVISION FOR A STANDARD BULK PROPERTY SURVEY WILL BE OR DECIDED IN THE FUTURE OF THIS PLAN.

5) CANNOT BE COME TO CONVEYANCE AND FUTURE INTERESTS EASEMENTS.

6) ANNUAL FLOODING - 100 YEAR FLOOD FREQ.

7) THE SITE WILL BE SERVED BY WINDYBROOK WATER AND SEWER.

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- PLAN REFERENCES**
- 1) PLAN DATED MAY 1978 RECEIVED AT C.E.D. PLAN 11/20/78.
- 2) PLAN DATED JUNE 1978 RECEIVED AT C.E.D. PLAN 12/1/78.
- 3) PLAN DATED JULY 1978 RECEIVED AT C.E.D. PLAN 12/15/78.
- 4) PLAN DATED AUGUST 1978 RECEIVED AT C.E.D. PLAN 12/22/78.
- 5) PLAN DATED SEPTEMBER 1978 RECEIVED AT C.E.D. PLAN 12/29/78.
- 6) PLAN DATED OCTOBER 1978 RECEIVED AT C.E.D. PLAN 1/5/79.
- 7) PLAN DATED NOVEMBER 1978 RECEIVED AT C.E.D. PLAN 1/12/79.
- 8) PLAN DATED DECEMBER 1978 RECEIVED AT C.E.D. PLAN 1/19/79.
- 9) PLAN DATED JANUARY 1979 RECEIVED AT C.E.D. PLAN 1/26/79.
- 10) PLAN DATED FEBRUARY 1979 RECEIVED AT C.E.D. PLAN 2/2/79.
- 11) PLAN DATED MARCH 1979 RECEIVED AT C.E.D. PLAN 2/9/79.
- 12) PLAN DATED APRIL 1979 RECEIVED AT C.E.D. PLAN 2/16/79.
- 13) PLAN DATED MAY 1979 RECEIVED AT C.E.D. PLAN 2/23/79.
- 14) PLAN DATED JUNE 1979 RECEIVED AT C.E.D. PLAN 2/30/79.
- 15) PLAN DATED JULY 1979 RECEIVED AT C.E.D. PLAN 3/6/79.
- 16) PLAN DATED AUGUST 1979 RECEIVED AT C.E.D. PLAN 3/13/79.
- 17) PLAN DATED SEPTEMBER 1979 RECEIVED AT C.E.D. PLAN 3/20/79.
- 18) PLAN DATED OCTOBER 1979 RECEIVED AT C.E.D. PLAN 3/27/79.
- 19) PLAN DATED NOVEMBER 1979 RECEIVED AT C.E.D. PLAN 4/3/79.
- 20) PLAN DATED DECEMBER 1979 RECEIVED AT C.E.D. PLAN 4/10/79.

NO.	DATE	DESCRIPTION	BY
1	1/11/78	OWNER'S OFFICE RECORDS, BOSTON OFFICE	
2	7/23/78	OWNER'S OFFICE RECORDS, BOSTON OFFICE	
3	9/27/78	OWNER'S OFFICE RECORDS, BOSTON OFFICE	

SUBDIVISION PLAT

MAP 6 LOT 15
RICHMOND ROAD
& FOREST LAKE ROAD
WINCHESTER, N.H.

DATE: MAY 29, 2013 SCALE: 1" = 50'

DESIGNED BY: WINCHESTER ENGINEERING COMPANY
DRAWN BY: WINCHESTER, NH 03093

RICHARD P. URBW, LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL: (603) 839-4147 rpb@urbw.com

CLIENT: WINCHESTER JOB NO. 786 1/2" x 20"

SHEET 7 OF 7

