



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



PLANNING BOARD NOTICE OF DECISION

7-10-14

207 Kent St. LLC
Larry Holmes
190 Richmond Road
Winchester, NH 03470

You are hereby notified that the Winchester Planning Board has conditionally approved your application for site plan review. The request was to construct and operate a campground. This is a seasonal campground, from April thru October, where all campers shall be removed at the end of the season.

The property referred to is at located 190 Richmond Road map 6, lot 21.

This action took place at 7-7-14 meeting of the board.

The following conditions apply to this approval:

1. Fire management for the fire pits; no fires during high danger times. This precaution is to be added to the campground rules.
2. Abide and enforce the list of campground rules provided.
3. There is a maximum of 20 sites permitted, 12 full hookups and 8 without any hookups.
4. Electric power will be overhead to the campground to a substation and then underground to the individual campsites and improvements.
5. Municipal water & sewer to the campground will be via Fairgrounds Road.
6. Access to the campground shall only be via Fairgrounds Road.
7. There will not be any disruption to truck traffic during construction of the campground. Will coordinate with the abutter.
8. The entrance to the campground, off Fairgrounds Road will be a minimum of 22ft in width to accommodate 3 vehicles. The entrance will be feathered off and there will be a clear line for site distance to Rt. 119.
9. Engineered plans shall be submitted for approval prior to installation of utilities.
10. If water and septic become private then approval form NHDES is required.
11. There will be one entrance and no emergency exit.
12. All building and state permits will be obtained prior to construction.
13. Each site will be 25x50 in size.
14. All sites shall be clean, neat and mowed on a regular basis. There will be a 10ft buffer around each campsite.

15. Any use of the pond will require state approval.
16. This conditional approval is valid for one year unless there has been substantial completion.

Please be aware with this being a conditional approval conditions # 4, 5, 6, 7, 8, 9, 10 shall be completed and approved by the Planning Board prior to any campers occupying the property.

This approval does not relieve you of obtaining any other necessary Town, State and Federal approvals. It is your responsibility to proceed accordingly. If you have any questions you may reach this office at 603-239-4951 x106. Please note that any decision of the Planning Board may be appealed within 30 days of the decision. Please refer to RSA 677:15.


Dean Beaman, Chairman

Cc: Assessing, Building Inspector, Fire Chief,

TITLE XIX

PUBLIC RECREATION

CHAPTER 216-I

RECREATIONAL CAMPGROUNDS AND CAMPING PARKS

Section 216-I:1

216-I:1 Definition. – In this chapter:

I. "Approved disposal system" means a system:

- (a) Constructed prior to July 1, 1967; or
- (b) Constructed in accordance with plans submitted to and approved by:
 - (1) The former New Hampshire water supply and pollution control commission; or
 - (2) The department of environmental services.

II. "Campsite" means a parcel of land in a recreational campground or camping park rented for the placement of a tent, recreational vehicle, or a recreational camping cabin for the overnight use of its occupants.

III. "Campground owner" means the owner or operator of a recreational campground or camping park, or their agents.

IV. "Dependent vehicle" means a recreational vehicle which does not have toilet and lavatory facilities.

V. "Individual sewage disposal system" means any sewage disposal or treatment system, other than a municipally-owned and operated system, which receives either sewage or other wastes, or both.

VI. "Portable sanitary service vehicle" means a vehicle used to transport septage or waste water from a recreational vehicle to a sanitary station.

VII. "Recreational campground or camping park" means a parcel of land on which 2 or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency, excluding recreation camps as defined in RSA 485-A:23.

VII-a. "Recreational camping cabin" means a structure on a campsite, 400 square feet or less, calculated by taking the measurements of the exterior of the cabin, including all siding, corner trim, molding and area enclosed by windows, but not the roof or porch overhang, or log overhang at corners. It shall be designed not for use as a permanent dwelling but as a temporary dwelling for recreational camping and vacation use.

VIII. "Recreational vehicle" means any of the following vehicles:

(a) Motorhome or van, which is a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

(b) Pickup camper, which is a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.

(c) Recreational trailer, which is a vehicular, portable structure built on a single chassis, 400 square feet or less when measured at the largest exterior horizontal projections, calculated by taking the measurements of the exterior of the recreational trailer including all siding, corner trim, molding, storage space and area enclosed by windows but not the roof overhang. It shall be designed primarily not for use as a permanent dwelling but as a temporary dwelling for recreational, camping, travel or

seasonal use.

(d) Tent trailer, which is a canvas or synthetic fiber folding structure, mounted on wheels and designed for travel, recreation, and vacation purposes.

IX. "Sanitary station" means an approved facility used for accepting and disposing of wastes from recreational vehicle holding tanks, portable recreation toilets, or portable sanitary service vehicles.

X. "Tent" means a portable canvas or synthetic fiber structure used as a temporary dwelling for vacation or recreation purposes.

Source. 1989, 343:1. 1996, 228:108. 2000, 130:1-3. 2001, 49:1, eff. Aug. 10, 2001.

Section 216-I:2

216-I:2 Density Requirement. – A minimum of 600 square feet shall be provided for each tent site and a minimum of 1,000 square feet shall be provided for each recreational vehicle and recreational camping cabin campsite, with or without connections to an approved sewage disposal system.

Source. 1989, 343:1. 2000, 130:4, eff. May 8, 2000.

Section 216-I:3

216-I:3 Water Supply. – An accessible, adequate, safe and potable supply of water shall be provided in each recreational campground or camping park. Where a public supply of water of sufficient quantity, quality, and pressure is available, connection shall be made to the supply and that supply shall be used exclusively. When a satisfactory public water supply is not available, a private water supply system may be used if approved by the department of environmental services.

Source. 1989, 343:1. 1996, 228:108, eff. July 1, 1996.

Section 216-I:4

216-I:4 Disposal System. –

I. An approved disposal system shall be provided in all recreational campgrounds or camping parks.

II. Septage or waste water shall be discharged from recreational vehicles or portable recreational toilets into portable sanitary service vehicles, individual sewage disposal system connections, or sanitary stations.

III. Flush toilets or other approved toilet facilities, such as self-composting toilets or incinerating toilets, shall be provided in all recreational campgrounds or camping parks.

IV. The storage, collection, and disposal of refuse in recreational campgrounds or camping parks shall be conducted in a manner that will prevent health hazards, rodent harborage, insect breeding, accident or fire hazards.

V. A sanitary station shall be provided for disposal of waste from recreational vehicle holding tanks, portable recreational toilets and portable sanitary service vehicles. This requirement shall not apply to those recreational campgrounds or camping parks that have individual sewage connections to every campsite. Existing recreational campgrounds or camping parks which do not comply with this paragraph shall comply within 5 years of the effective date of this paragraph.

VI. A recreational camping cabin which has water plumbed to it shall have a connection to an approved sewage disposal system.

Source. 1989, 343:1. 2000, 130:5, eff. May 8, 2000. 2011, 52:1, eff. July 8, 2011.

Section 216-I:5

216-I:5 Registration. – All persons upon entering a recreational campground or camping park shall register with the appropriate authorities. All recreational campground or camping park owners or operators or their agents shall upon the registration of each camper or camper's guest cause an entry to be made on a registration book or card system which shall record the campers' or camper's guests' agreed-upon departure time and date. No camper or camper's guest shall, without the consent of the campground or camping park owner or operator or his agent, remain on a campsite beyond the departure time and date so recorded at registration.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:6

216-I:6 Eviction and Remedial Action. –

I. All recreational campground or camping park owners or operators or their agents may remove or cause to be removed from such recreational campground or camping park any person remaining in a recreational campground or camping park in violation of this chapter by notifying such person that the establishment no longer desires to entertain him and requesting that he immediately leave. Any person who remains or attempts to remain after being so requested to leave shall be guilty of a violation.

II. All recreational campground or camping park owners or operators or their agents may remove, or cause to be removed by a law enforcement officer of this state, any person refusing to pay registration or visitors' fees, any person who willfully denies other persons their right to quiet enjoyment of their recreational use of such facilities, or any person who violates any local or state law. The right to remove or cause to be removed shall arise after the recreational campground or camping park owner or operator, or their agent, makes a reasonable attempt to verbally warn the person to cease and desist the breach of quiet enjoyment or violation of local or state law. Following eviction, said person may make written request to the owner or operator or their agent of such recreational campground or camping park within 30 days for the refund of the unused portion of his prepaid campsite rental or visitor fee. Upon such a request, such owner or operator shall refund such unused portion of the fees, less any amount deducted to pay for damages.

III. Any law enforcement officer of this state, upon request of a recreational campground or camping park owner or operator or their agent, shall place under arrest and take into custody any person who violates this section in the presence of the officer. Upon arrest, the person shall be deemed to have abandoned his right of use of the recreational campground or camping park and the owner or operator or their agent may then make such campsite available to other persons. The owner or operator or their agent of a recreational campground or camping park shall employ all reasonable means to protect any personal property left in storage at the recreational campground or camping park.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:7

216-I:7 Storage of Property. – Any property left in a recreational campground or camping park after check-out time or eviction pursuant to RSA 216-I:6 shall be considered abandoned. Such abandoned property may then be moved off the campsite and placed in storage. Any owner or operator or their agent of a recreational campground or camping park shall have a lien upon such

property, so long as it shall remain in their possession, for proper charges due them for the storage and care of the property.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:8

216-I:8 Notice and Sale. – If any of the charges referred to in RSA 216-I:7 shall remain unpaid for 60 days, the lien holder may sell such property at public sale. The proceeds, after first paying the expense of sale, shall be applied in payment of the storage charges, and the balance, if any, shall be paid to the owner of the property or the person entitled to such balance. Notice of such sale shall be given and record made as provided in RSA 444.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:9

216-I:9 Fireplaces and Fires. –

I. All fireplaces in recreational campgrounds or camping parks shall be on an area cleaned to mineral soil at least 8 feet across. Where fires are built on the ground, there shall be at least 6 inches of sand or gravel under the fire.

II. All tree limbs or other burnable material within a height of 10 feet above the fireplace area shall be removed.

III. Fireplaces shall not be moved.

IV. Fire shall not be kindled except in fireplaces provided by recreational campgrounds or camping parks.

V. Recreational campground or camping park owners or operators or their agents shall obtain a fire permit as required pursuant to RSA 227-L.

Source. 1989, 343:1. 1995, 299:11, eff. Jan. 1, 1996.

Section 216-I:10

216-I:10 Liability. – Any person who through his negligence causes a fire to damage a recreational campground or camping park or adjacent lands shall be liable to reimburse the owner or operator or their agent of a recreational campground or camping park for all damages and costs incurred in attending or extinguishing such fire.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:11

216-I:11 Penalty. – Any person who violates any provision of this chapter shall be guilty of a violation.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:12

216-I:12 Manufactured Housing Exempted. – Nothing in this chapter shall be construed to apply to "manufactured housing" as defined in RSA 205-A:1.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:13

216-I:13 Partial Exception for Certain Uses of Recreational Vehicles. – Except as provided in RSA 216-I:4, II, this chapter shall not apply to the occasional commercial or noncommercial use of recreational vehicles on parcels of lands if the parcels are used for not more than 7 days in any calendar year; however, the owner of the land or the party responsible for the land shall file a statement of compliance with the governing body for the municipality in which the parcel is located, stating the method of compliance with RSA 216-I:4, II, within 7 days prior to the commencement of each use. Nothing in this section shall be construed to limit or modify the authority of local municipalities to enforce local regulations and ordinances relative to zoning and health and safety.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:14

216-I:14 Exception for Agricultural Fairs. – Except as provided in RSA 216-I:4, II, this chapter shall not apply to recreational vehicles used in conjunction with events or fairs sponsored by any member of the New Hampshire Fairs Association. However, the person responsible for the operation of the events or fairs at the fairground shall file a statement of compliance with the governing body for the municipality in which the fairground is located, stating the method of compliance with RSA 216-I:4, II within 7 days prior to the commencement of each event. Nothing in this section shall be construed to limit or modify authority of local municipalities to enforce local regulations and ordinances relative to zoning and health and safety.

Source. 1989, 343:1, eff. June 2, 1989.

Section 216-I:15

216-I:15 Exception for Motorsport Events. –

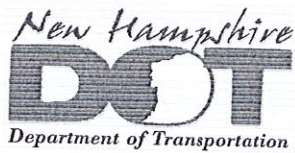
I. Except as provided in RSA 216-I:4, II, this chapter shall not apply to recreational vehicles used in conjunction with scheduled racing events held at motorsport facilities.

II. This exception shall apply to:

(a) Motorsport facilities with permanent seating capacity greater than 40,000 seats.

(b) Property that is used for the parking of vehicles at the motorsport facility, or contiguous land used for vehicle parking and under the control of the motorsport facility.

Source. 1996, 220:1, eff. June 10, 1996.



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



GEORGE N. CAMPBELL, JR.
COMMISSIONER

RECEIVED
JUL 09 2014
TOWN OF WINCHESTER
LAND USE OFFICE

JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

Town of Winchester
1 Richmond Road
Winchester, NH 03470

July 3, 2014

Re: Driveway Permit Application for: Campground

Dear Town:

We are in receipt of the attached driveway permit application to construct / reconstruct a driveway to a state maintained highway within your town. We are currently reviewing this application for compliance with RSA 236:13 and The Policy for the Permitting of Driveways and Other Accesses to the State Highway System.

Please forward any concerns or comments the town has relative to the issuance of this permit at your earliest convenience, as most permits are processed within two weeks, to:

Frank Linnenbringer, PE
Access and Utilities Engineer
19 Base Hill Road
Swanzey, NH 03446
(603) 352-2302

Encl: Permit Application

cc Permit File

NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

District 1, 641 Main St, Lancaster, NH 03584
District 2, 8 Eastman Hill Road, Enfield, NH 03748
District 3, 2 Sawmill Rd, Gilford, NH 03249

District 4, 19 Base Hill Road, Swanzey, NH 03446
District 5, PO Box 16476, Hooksett, NH 03106
District 6, PO Box 740, Durham, NH 03824

JUN - 2 2014

APPLICATION FOR DRIVEWAY PERMIT

NHDOT District 4

Pursuant to the provisions of Revised Statutes Annotated, Chapter 236, Section 13 (printed on reverse of application) and amendments thereto, and Declaratory Ruling 2000-01, permission is requested to: (circle one): Construct / Alter (Indicate quantity of) 1 driveway entrance(s) to my property on the (circle one): North / South / East / West side of NH Route 119 or Street/Road: In the Town of Winchester at a location which will meet the requirements for safety specified in said statutes.

The driveway entrance(s) requested is (are) for access to: Camp Ground Residence, Industry, Business, Subdivision, Other

Describe nature and size of industry, business or subdivision: a 20-site Camp Ground
33 Feet (circle one): North (South) East / West of Utility Pole Number: 62/36
543 Feet or Miles (circle one): North / South / East / West of Road or Junction: Fair Grounds Rd

Town Tax Map # 6 and Lot # 21

As the landowner (or designated applicant) I agree to the following:

- 1. To construct driveway entrance(s) only for the bonafide purpose of securing access to private property such that the highway right-of-way is used for no purpose other than travel.
2. To construct driveway entrance(s) at permitted location(s).
3. To construct driveway entrance(s) in accordance with statutes, rules, standard drawings, and permit specifications as issued by the New Hampshire Department of Transportation.
4. To defend, indemnify and hold harmless the New Hampshire Department of Transportation 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.
5. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased runoff resulting from the land development and obtain all easements thereto.
6. I am the owner or a duly authorized agent of the owner of the parcel upon which the driveway will be constructed. I have provided accurate and complete title and subdivision information concerning the parcel to the Department. I understand that the Department is relying on this information in considering this application and that the Department does not perform independent title research or make judgments about title or access disputes.

150' EAST
100' WEST
300' EAST
100' WEST

For new driveway(s), include copy of current deed and, if not the same, previous deed dated prior to July 1, 1971 of the parcel. If this parcel is part of a larger tract subdivided after July 1, 1971, then provide complete subdivision plans and deed history dating back to at least July 1, 1971.

- Attach sketch or plan showing existing and proposed driveway(s) and the adjacent highway indicating distance to town road, town line, or other readily identifiable feature or landmark and also to the nearest utility pole (including pole numbers)

Signature of Landowner (Applicant)

Mailing Address

Printed Name of Landowner

Town/City, State, Zip Code

Date: June 2, 2014

Telephone Number(s) 508-221-5454

Contact /Agent, if not Landowner:

FOR OFFICE USE ONLY: 42,76627 72,36897
GPS N = 42.766265 GPS W = 72.368897
Section: 418 Width: Speed:
Right of Way: Drainage: SLD:
Conditions:
Permit Number Assigned:



TOWN OF WINCHESTER

INCORPORATED JULY 2ND 1753

1 Richmond Road • Winchester, New Hampshire 03470
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selectmen@winchester.nh.gov • www.winchester-nh.gov



6-17-14

To all abutters of Larry Holmes's property located at 190 Richmond Road, Winchester, NH:

Re: Application for a campground

This letter is a reminder that the public hearing that was held on 5-5-14 and continued to 5-19-14, and then at the request of the applicant was continued again for six weeks is now scheduled to be heard on 7-7-14. This hearing will begin at 7pm on the Main Floor of the Town Hall, 1 Richmond Road. The Planning Board will conduct a site visit to the property of Mr. Holmes at 6pm, prior to the hearing.

Respectfully,
Margaret Sharra, Land Use

RECEIVED

APR 22 2014

Town of Winchester
Site Plan Review Application & Checklist

TOWN OF WINCHESTER
LAND USE OFFICE

Date: April 21, 2014 Map# 6 Lot# 21

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

Property location 190 Richmond Rd. Winchester NH

Zoning District(s) RES 3 AG New Street Name(s)? _____

What will be intended use of the lots? Camp Ground

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

What if any, was the previous use of the property: Farm / Horse Rescue / Single Family Home

Is public water and sewer to be applied for? existing Driveway permit? N/A - will use Fairgrounds

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

If the owner of record or applicant has any interest in a partnership or in a corporation of an abutting property, please explain: NO

Is an Alteration of Terrain Permit or Stormwater runoff permit required? N/A
Explain: _____

Is modification of the Site Plan Review Regulations requested from this project? NO
If yes, is the written request attached? _____

Is the attached abutters completed? yes

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

Applicant signature: Jenny Holmes Date: 4/21/2014

Owners Signature: Jenny Holmes Date: 4/21/2014

Town of Winchester Planning Board
Site Plan Review Checklist

I. GENERAL INFORMATION/CONTACT INFORMATION

Primary Contact: Larry Holmes

Project Name: Mount Monednock Camp Ground

Project Location: 190 Richmond Rd 6-21
(address) (map/lot #)

Applicant Name: Larry Holmes

Address: 190 Richmond Rd

City: Winchester State: NH Zip code: 03470

Applicant's Email: monednockenterpr@Yahoo.com Phone #: 508-221-5454

Owner's Name Same

Owner's Address: Same

City: _____ State: _____ Zip code: _____

Owner's Email: Same @ _____ Phone#: _____

NH Licensed Engineer Name: N/A

Address: _____

City: _____ State: _____ Zip code: _____

Engineer's Email: _____ @ _____ Phone#: _____

NH Certified Soil Scientist Name: N/A

Address: _____

City: _____ State: _____ Zip code: _____

Scientist's Email N/A @ _____ Phone#: _____

NH Licensed Surveyor Name: N/A

Address: _____

City: _____ State: _____ Zip code: _____

Surveyor's Email _____ @ _____ Phone#: _____

II. GENERAL REQUIREMENTS (Applicant check Y, N or N/A)(LUA check same)

(Applicant)	(LUA)	
✓	_____	Completed application form submitted
✓	_____	Owners signature or Authorization Letter
✓	_____	Complete Abutters List
✓	_____	All required fees
✓	_____	Four sets of plans
N/A	_____	Draft copies of any proposed easements or other legal docs
N/A	_____	Copy of any deed restrictions/easements
N/A	_____	Any waivers requests submitted in writing
N/A	_____	Copy of any ZBA/Historic/CC approvals
✓	_____	Written summary of project

III. MINIMUM PLAN REQUIREMENTS (Applicant check Y, N, N/A)(LUA same)

(Applicant)	(LUA)	
✓	_____	Name of project, name & address of owner
✓	_____	Location including town, state, streets, map & lot #'s
✓	_____	Date of plan, and revision block
✓	_____	Scale, zoning designations, property lines and lot size(s)
✓	_____	Names of abutting properties including map & lot #'s
✓	_____	Location of project on lot including setbacks& north arrow
✓	_____	Existing buildings, watercourses, stonewalls & similar
✓	_____	Location of water, septic, electric, tests pits & like
✓	_____	Minimum plan size is 11"x14"
✓	_____	Minimum lot area requirements noted

III(A). REQUIREMENTS FOR MAJOR SITE PLANS

_____	_____	Scale per regulations, noted POB, and locus map
_____	_____	Planning Board Chairman Signature Block
_____	_____	Sheet numbers on all pages and numbered sequentially
_____	_____	Plan size required is 24"x36"
_____	_____	Match Lines shown on all sheets
_____	_____	Sheets stamped by all licensed professionals
_____	_____	Existing conditions including buildings, natural features, Electric lines, easements, driveways, tree lines on project lot and structures on abutting properties.
_____	_____	Plan for sedimentation and erosion control
_____	_____	Existing & Proposed streets names, widths of and right Of ways noted
_____	_____	Final road profiles, and cross sections
_____	_____	Location and profiles of existing and proposed water lines, Fire hydrants, sewer lines, culverts, drains and connections.

_____	_____	Contour lines at five foot intervals, source of topo info
_____	_____	Soil data and designation of wetlands
_____	_____	All plans referenced are noted
_____	_____	Existing and proposed boundary monumentation
_____	_____	Flood elevations (if applicable)
_____	_____	Areas of clearing and timetable

III(B) CONTENT DETAILS FOR MAJOR SITE PLANS

_____	_____	Usable area calculations, build to lines, setbacks, & buffers
_____	_____	Location of the proposal on the site, dimensions of the Building(s) and height
_____	_____	Architectural plans
_____	_____	Final grades, slopes and contours of finished area
_____	_____	Access points shown on the plan for both pedestrians and Vehicles to the lot and structures
_____	_____	Size of paved areas including, widths and radii
_____	_____	Location, type and dimension of curbing and walkways
_____	_____	Parking layout including widths, #spaces, handicap, Markings and green areas.
_____	_____	Loading areas, snow storage and waste receptacles
_____	_____	Traffic signs, fire lanes and emergency access
_____	_____	Lighting and signage
_____	_____	Landscaping details including location of plantings
_____	_____	Types of plants, seeding materials and depth of topsoil
_____	_____	Stormwater management improvements including location And type/size of culverts, headwalls, aprons, detention/ Retention facilities, swales, roof/and or foundation drains, And flow directions. Including construction details.
_____	_____	Location of any on site stump burial

IV. SUPPORTING DOCUMENTATION (as determined by the board)

<u>N/A</u>	_____	Septic system design approval
<u>N/A</u>	_____	Traffic Study
<u>N/A</u>	_____	Strom water management report
<u>N/A</u>	_____	Alteration of Terrain permit
<u>N/A</u>	_____	Wetlands permit
<u>N/A</u>	_____	Driveway permit, town or state
<u>N/A</u>	_____	Municipal water/sewer approvals
<u>N/A</u>	_____	Fire, police, highway review letter

ABUTTERS LIST

8

For use with all Land Use Applications

Applicant: Larry Holmes ✓
 Address: 190 Richmond Rd
 Map# 6 Lot# 21

TOWN
 Count
 as 1?

MAP#	LOT#	NAME & ADDRESS	Sent/Rec'd
21	19	TOW	
21	20	TOW	✓
21	17	TOW	✓
21	52	Stone Mtn. LLC c/o Capital Corp. 1 Landmark Sq. 20 th floor Stamford, CT 06901	✓
21	23	Leonard & Gail Laurence POB 39 Clinchwater	✓
6	50	Keeney Manufacturing, 1170 Main St. Newington, CT 06111-3098	✓
6	22	Leonard Laurence	✓
22	10	Billie Jo & Gary W. Jackson Sr. 179 Richmond Rd. Winchester, NH	✓
22	9	Henry Blair, Jr. 705 Oxbow Rd. Hinsdale, NH 03451	✓
22	8	" " " " " "	✓
22	6	Juan Baez & Yvonne, 195 Richmond Rd Winchester,	✓
22	5	Frank Pelkey, & Jean, 201 Richmond Rd. New	✓
22	11	Leonard Laurence	✓

Mount Monadnock Camp Ground Summary

MMCG will be located at 190 Richmond Rd. in the agriculture district where it is permitted by zoning. The campground will consist of twenty sites. It will be seasonal and will be closed between November 15 and April 15.

All RV sites shall be a minimum of 1000 square feet. Six sites will have full water, sewer and electric hook ups. All sites will be set back 100' and all service, sanitary facilities will be set back 200' from the water.

There will be a designated picnic area and playground.

The office, water, electric, dump station and fenced in dumpster will be located in one condensed area on the grounds as specified in the site plan drawing and designed in accordance with RSA-216-1:3 and RSA-216-1:4

Any fireplaces or fire pits will be in accordance with RSA 216-1:9.

Town of Winchester
Planning Board
Minutes
5-19-14

Meeting opened: 7:00pm.

Members present: Brian Moser, Mike Doherty, Dean Beaman (Chair), Larry Hill, and Gus Ruth (V. Chair). Sherman Tedford and Brooke Sharra were absent (since it was to be only a 5 minute meeting). Ken Harvey and Art Charland were alternates present. Margaret Sharra is the Land Use Administrator.

First order of business: Art Charland is a sitting alternate. The board reviews the minutes of 5-5-14 for approval. **B. Moser moves to approve the minutes, M. Doherty seconds. Discussion: There is one spelling correction. The vote is 5 yes and 1 no(BM).**


Second order of business: The board was to do a site visit tonight to Mr. Holmes property and continue his site plan public hearing. Mr. Holmes submitted a written request to continue his public hearing for 6 weeks. **B. Moser moves to continue Mr. Holmes's public hearing to the first meeting in July. G. Ruth seconds. The vote is 6 yes.**

Other business: **G. Ruth moves for the Planning Board to only meet on the 3rd Monday of June, D. Beaman seconds. The vote is 6 yes.**

The LUA informs the board for the record that Mr. Holmes submitted his request this morning in writing. There appears there may be some questions regarding the deeds and he would like time to review the information. The LUA called the abutters as well as all members to inform them there would not be a hearing tonight.

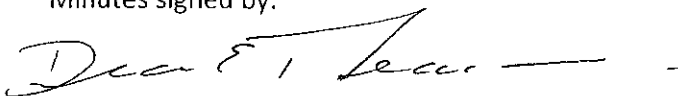
B. Moser moves to adjourn, D. Beaman seconds, the vote is 6 yes. 7:05pm.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 6/16/14

Minutes signed by:


Dean Beaman, Chair

Town of Winchester
Planning Board
Minutes
5-5-14

Drafted 5/8/14

Meeting opened: 7:00pm.

Members present: Brian Moser, Brooke Sharra, Mike Doherty, Dean Beaman (Chair), Larry Hill, Gus Ruth (V. Chair), and Herb Stephens (SR). Art Charland & Ken Harvey are alternates present. Margaret Sharra is the Land Use Administrator.

Public: Kevin Stoles & Sarena Neyman, Leonard & Gail Lawrence, Billie & Gary Jackson, Jim Blair, Barry Montgomery, Denis Murphy, Larry Holmes and Kris Krediet.

First order of business: The board reviews the minutes of 4-21-14 for approval. **M. Doherty moves to approve as written, G. Ruth seconds. The vote is 5 yes, 1 abstain(HS) and 1 no(BM).**

Second order of business: The board reviews a waiver for building on a class VI road submitted by Sarena Neyman & Kevin Stokes. The property is located at the end of Old Spofford Road, map 14 lot 7. The board looks at a photograph of the road. **B. Moser moves to recommend to the Selectmen to approve the waiver subject to no road maintenance by the town. M. Doherty seconds. The vote is 6 yes and 1 abstain(HS).**

Third order of business: The board reviews an application for site plan submitted by Larry Holmes to construct and operate a campground. The LUA reads the application. The property is located at 190 Richmond Road, map 6 lot 21. The property is located in the residential and agricultural districts; the campground would be erected in the agricultural area. It is explained the driveway will come off Fairgrounds road because it would not be permitted to go thru the residential area of Mr. Holmes property. All abutters were notified and the receipts returned, as well as all notices were done. It is determined that Fairgrounds road used to be called Stone Mtn. Rd. and it is a row access to back properties. G. Ruth clarifies that town water and sewer are existing for the existing single family home but it does not exist for this proposal.

B. Moser moves to accept the application as complete and move into a public hearing. L. Hill seconds. The vote is 6 yes and 1 abstain(HS).

L. Hill and D. Beaman ask questions about the entrance to the campground, plans & approvals for water & septic, the plan scale, about a dump station and other facilities. Mr. Holmes responds he will do whatever is necessary. At this time he does not have plans or approvals for the systems. B. Moser asks if Mr. Holmes would accept a conditional approval contingent on water & sewer. He replies yes.

M. Doherty and H. Stephens clarify that 6 of the 20 sites will have water, sewer and electric and the rest will not have any services. Will the lots be daily or seasonal or permanent? Mr. Holmes, campers can keep their campers on the property year around. State and local laws only permit occupying the camp ground on a temporary, seasonal basis. B. Moser thinks leaving the campers there is good for the town because they can then be taxed.

L. Hill asks the location and size of the bath facilities. Mr. Holmes points to his sketch where he thinks it will be located. B. Sharra asks when Mr. Holmes would expect to open He would like to start this summer. G. Ruth feels things are missing from the application such as the location of the abutters in relation to the lot. D. Beaman asks if a subdivision is needed. Members are not sure but do not think so. K. Harvey, non acting alternate, poses questions on the size of the entrance of Fairground road. He does doesn't think it is large enough for two way traffic for these large vehicles. The road is only 12ft wide and it is 200ft deep. B. Moser disagrees; if the road is wide enough for construction vehicles like an

excavator then it is big enough for this use. L. Hill questions the radius of the trailers that are up to 40 ft long. B. Moser disagrees since the Lawrence's move very long equipment now. Mr. Holmes agrees with B. Moser that in the Lawrence's 5-6 day work week there is minimal traffic. B. Moser and K. Harvey debate the questions on the width of the road. It appears that there is enough room in the campground for campers to back into the spaces.

The public comments: Gail Lawrence would like Mr. Holmes to survey his property. Billie Jackson voiced concerns on the noise that could be generated from this and asks for buffers. What are the hours for quiet time? Also what of rubbish removal? She wants assurances this will be well maintained. The Chairman explains to the public and the applicant the process of an application such as this and how all applicants are treated the same. L. Hill asks Mr. Holmes for a copy of his proposed campground rules. B. Moser and Mr. Holmes do not know why that is required. The Chairman explains that all campgrounds have a listing of their rules ie. Quiet time, firewood, speedlimits, and many other rules.

Kris Krediet from Stone Mtn.LLC an abutter suggests keeping the hearing open so that many of his questions can be answered and it gives him a chance to speak with Mr. Holmes. He thinks the burden is on the applicant to provide everything such as a traffic study, examples of signage, use of the pond, etc. He is not opposing the campground he just feels there is not enough information to make a decision. Mr. Holmes does not think he is being treated fairly.

B. Moser does not see any reason for a delay and continuing the hearing. He thinks it is unfair to the applicant. B. Sharra comments it is important for the board and the applicant to do this process the right way. B. Moser and the Chairman debate this and the Chairman recommends a site visit. Most members agree. Mr. Holmes is willing to do this correctly just as long as it is fair and he is treated like everyone else. B. Moser does not think the applicant should have to wait. Billie Jackson questions if B. Moser is being fair and if he is one sided to Mr. Holmes. G. Ruth would like to continue the hearing to get more detail on the proposal. H. Stephens asks if Mr. Holmes had contacted the state. Yes.

The Chairman highlights some of the additional information he feels is required; driveway access, water & sewer, hours of operation, rules, signage, and the length of stay for the campers.

D. Beaman moves to have a site visit on 5/19/14 at 6pm and then the continuance of the hearing at 7:00pm. M. Doherty seconds. The vote is 6 yes and 1 no(BM).

D. Beaman moves to adjourn, M. Doherty seconds, the vote is 7 yes. 8:00pm.

Minutes respectfully submitted:

Margaret Sharra, LUA *(MS)*

Minutes approved by the board on: 5/19/14

Minutes signed by:

Dean Beaman

Dean Beaman, Chair

That we, John A. Gilbert and Holly S. Gilbert, husband and wife, as joint tenants and not as tenants in common, with rights of survivorship,

of Troy in the County of Cheshire and State of New Hampshire, for and in consideration of the sum of ~~---TWENTY-EIGHT THOUSAND THREE HUNDRED & 00/100---~~ 100-- Dollars, to us in hand, before the delivery hereof, well and truly paid by the CHESHIRE COUNTY SAVINGS BANK, a corporation duly established under the laws of New Hampshire, and doing business at Keene, in the county of Cheshire and State of New Hampshire, the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Grantee and its successors and assigns, forever:--

A certain tract of land, with the buildings thereon, situated Northerly of Route #119 in the Town of WINCHESTER, County of Cheshire, State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe marking the Northeasterly corner of land deeded by Elizabeth B. Willard to Albert S. Kulick by deed dated December 9, 1964, recorded in Vol. 729, Page 155 of the Cheshire Registry;

thence S. 42° W. along said Kulick land 775 feet to an iron pipe;
thence S. 40° E. along said Kulick land to a stone monument at the end of a fence;
thence Northeasterly on a fence 794 feet to a corner;
thence N. 45° W. on a fence and land of Kenneth Ferry 75 feet, more or less, to the iron pin at the place of beginning.

Being the 1.9 acre tract reserve in the aforesaid deed of Elizabeth B. Willard to Albert S. Kulick and shown on a plan made by Harry J. Bennett titled Roy B. Cook Estate in May, 1960, and revised in November 1964.

Also conveying a right of way reserved and described in the aforesaid Willard-Kulick deed as follows:

"Also reserving, the right to have an access road to Elizabeth B. Willard's property from the point where the property line touches the Stone Mountain Road at land of M. B. Swan Estate, said right of way to run parallel to the property line of Elizabeth B. Willard's land and land of H. B. Swan Estate and to be 12 feet wide and 200 feet long. It is understood that Albert S. Kulick shall have full use of this land in the right of way except that no permanent installations shall be erected on it so as to prohibit the said Elizabeth B. Willard's using it if the need for access to her property was ever needed."



6/22

Goodrum to Gilbert

of ... Winchester ... in the County of ... Cheshire ... and State of New Hampshire, for and in consideration of the sum of ... --ONE OR MORE-- ... dollars, to ... me ... in hand, before the delivery hereof, well and truly paid by John A. Gilbert and Holly S. Gilbert, husband and wife, as joint tenants and not as tenants in common, with rights of survivorship, of ... 39 Central Square, (Street Address) Troy, Cheshire, New Hampshire, (Town or City) (County) (State)

I do hereby acknowledge, have given, granted, bargained, sold and by these presents do give, grant, bargain, sell alien, enfeoff, convey and confirm unto the said Grantee and their heirs and assigns, forever, -

A certain tract of land, with the buildings thereon, situated Northerly of Route #119 in the Town of WINCHESTER, County of Cheshire, State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe marking the Northeasterly corner of land deeded by Elizabeth B. Willard to Albert S. Kulick by deed dated December 9, 1964, recorded in Vol. 729, Page 155 of the Cheshire Registry;

- thence S. 42° W. along said Kulick land 775 feet to an iron pipe;
- thence S. 40° E. along said Kulick land to a stone monument at the end of a fence;
- thence Northeasterly on a fence 794 feet to a corner;
- thence N. 45° W. on a fence and land of Kenneth Ferry 75 feet, more or less, to the iron pin at the place of beginning.

Being the 1.9 acre tract reserve in the aforesaid deed of Elizabeth B. Willard to Albert S. Kulick and shown on a plan made by Harry J. Bennett titled Roy B. Cook Estate in May, 1960, and revised in November 1964.

Also conveying a right of way reserved and described in the aforesaid Willard-Kulick deed as follows:

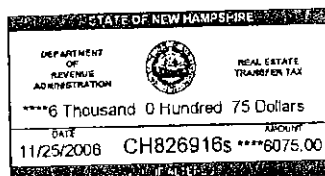
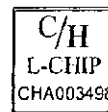
"Also reserving, the right to have an access road to Elizabeth B. Willard's property from the point where the property line touches the Stone Mountain Road at land of M. B. Swan Estate, said right of way to run parallel to the property line of Elizabeth B. Willard's land and land of H. B. Swan Estate and to be 12 feet wide and 200 feet long. It is understood that Albert S. Kulick shall have full use of this land in the right of way except that no permanent installations shall be erected on it so as to prohibit the said Elizabeth B. Willard's using it if the need for access to her property was ever needed."

STATE OF NEW HAMPSHIRE
 TAX ON TRANSFER OF REAL PROPERTY
 STATE TAX COMMISSION
 0 5 9 2 3 8
 RB. SEP--'84 10667
 315.00
 RSA 784

Grantee
PO Box 576
W. Swanzey NH 03469

6075

Doc # 0011740 Nov 25, 2008 2:05 PM
Register of Deeds, Cheshire County
 Evelyn S. Deed



DK2543PG0542

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Kathy A. Soler**, single, of 190 Richmond Road, Winchester, NH 03470 for consideration paid, grant unto **207 Kent Street, LLC**, of PO Box 576, West Swanzey, NH 03469 with Warranty Covenants, the following described premises:

A certain tract of land with the buildings thereon located about one mile east of Winchester Village on the north side of State Highway 119 in the Town of Winchester, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at the southeast corner of the tract to be conveyed at the intersection of the Stone Mountain Road, so-called, and the north side of Route 119;

Thence westerly on the north side of Route 119, 543 feet more or less, to a corner of fences at land of the Town of Winchester's Musterfield Park;

Thence N 38° E along a wire fence and on land of the Town of Winchester and land now or formerly of Alvin Kempton, 963 feet more or less, to the south edge of the Lily Pond, then running in the same direction, 230 feet more, or less to a corner in the middle of the Lily Pond;

Thence southeasterly, 330 feet more or less, to a corner at a wire fence on the southeasterly side of said pond;

Thence S 45° E along a wire fence and land now or formerly of Kenneth Perry, 185 feet more or less, to an iron pipe along land reserved by Elizabeth B. Willard;

Thence S 42° W on land now or formerly of Elizabeth B. Willard, 775 feet more or less, to an iron pipe;

DK 2543PG0543

Thence S 40° E on land now or formerly of Elizabeth B. Willard and land now or formerly of H.B. Swan Estate and Margaret Sherman, 200 feet more or less, to a corner on the west side of the Stone Mountain Road first mentioned;

Thence southwesterly on the west side of Stone Mountain Road, 559.6 feet more or less, to the north side of the Route 119 right of way at the first mentioned bound.

Containing 16.3 acres, more or less.

Also conveying the water rights as described in a deed from Hammond to Cook, recorded at Volume 428, Page 185 in the Cheshire County Registry of Deeds.

Subject to a lien for current use change tax.

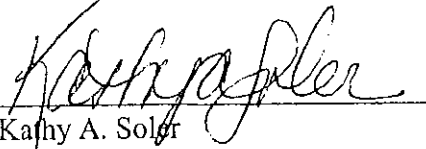
Reserving a 1.9 acre tract with the buildings thereon located at the Northeast corner of the original tract which is shown on a plan made by Harry J. Bennett entitled "Roy B. Cook Estate" in May 1960 and revised in November, 1964.

Also reserving the right to have an access road to Elizabeth B. Willard's property from the point where the property line touches the Stone Mountain Road at land now or formerly of H.B. Swan Estate, said right of way to run parallel to the property line of land now or formerly of Elizabeth B. Willard and land now or formerly of the H.B. Swan Estate and to be 12 feet wide and 200 feet long. It is understood that Grantees shall have full use of this land in the right of way except that no permanent installations shall be erected on it so as to prohibit the owner of land now or formerly of Elizabeth B. Willard using it if the need for access to said property was ever needed.

Description is drawn from a Pocket Compass and Tape Survey made by Harry J. Bennett, made and revised May 1960 and November 1964. All distances and bearings approximate.

Meaning and intending to convey all the property described in a deed dated July 20, 2005 and recorded at Volume 2261, Page 667 of the Cheshire County Registry of Deeds.

In Witness Whereof I have set my hand this November 21, 2008.


Kathy A. Soler

in consideration of the sum of One and More dollars, to us in hand, before the delivery hereof, well and truly paid by Leonard W. Lawrence and Gail P. Lawrence, husband and wife, both of Winchester, in the County of Cheshire and State of New Hampshire,

the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold as joint tenants, with rights of survivorship and by these presents do give, grant, bargain, sell alien, enfeoff, convey and confirm unto the said Grantees/ and their heirs and assigns, forever,—

A certain tract of land with the buildings thereon situate on the northerly side of the highway leading from Winchester to Richmond Four Corners in Winchester, County of Cheshire and State of New Hampshire, such road also being known as Route #119, bounded and described as follows:

Beginning at a point in the northerly (or northeasterly) boundary line of said Richmond Road, said point being further described as located at the southeast corner of land formerly of Roy B. Cook and twelve (12) feet easterly from the fence along said Cook land, said point being in the center line of a right of way leading to Stone Mountain; thence northeasterly along the center line of such right of way and twelve (12) feet easterly of and parallel with the easterly line of said Roy Cook land, five hundred fifty-nine and five-tenths (559.5) feet, more or less, to a point in the center of said right of way in line with the wire fence of said Roy Cook land, said point being ninety-two (92) feet, more or less, easterly of a stone monument at a corner of wire fences; thence easterly and at a right angle to the center line of said right of way twelve (12) feet to an iron pipe in the easterly line of such right of way; thence approximately N. 55° E. along land formerly of one M. Sherman one hundred forty (140) feet, more or less, to the center of a large pine stump at land now or formerly of Clifford Monroe; thence approximately S. 48° E. on said Monroe land one hundred twenty-two and five-tenths (122.5) feet, more or less, to an iron pipe at land formerly of Richard Nickerson, et al, now of Howard Little; thence approximately S. 44° 30' W. along said Little land six hundred sixty-eight (668) feet, more or less, to said Richmond Road; thence running westerly (or northwesterly) along the north line of said Richmond Road two hundred twenty-seven and four-tenths (227.4) feet, more or less, to the place of beginning.

Excepting and reserving from this deed a right of way twelve (12) feet in width running northeast and southwest along the extreme westerly end of the above described tract, said right of way leading from Richmond Road northerly or northeasterly to the woodland northerly of the within described tract.

Also excepting and reserving such aqueduct rights across the within described tract from a spring and aqueduct located on a parcel of land known as "Tract #5" as

are necessary to supply the buildings now or formerly of John Wortman, Roy B. Cook and/or others with water (See deed from Reuben E. Hammond, Executor, to Fred E. White, dated September 8, 1926, and recorded in Vol. 453, Page 583 of the Cheshire Registry of Deeds.)

Meaning and intending to convey all of the remaining land situated on the northerly, or northeasterly, side of Richmond Road which was conveyed to Alfred E. DeTour and Pamela E. DeTour as joint tenants and not as tenants in common, by deed of Guy A. Martin and Marion A. Martin dated October 23, 1944, and recorded in Vol. 512, Page 175 of the Cheshire Registry, however the same may be bounded and described, with the exceptions hereinbefore set forth.

The description in this deed was prepared from a plan entitled "DeTour Property, Winchester, N. H. Pocket Compass and Tape Survey by H. J. Bennett 4/24/59 Scale: 1 inch - 50 feet". Which Plan is on file at the Cheshire Registry. Plan Book 10, Page 24.

Being all of the premises conveyed to us the said Grantors by deed of Ralph W. Porter and Gladys S. Porter dated Nov. 23, 1962 recorded in Vol. 702 Page 66 of the Cheshire Registry:—

*668
122
79 0*

Lenny's horse



Corrected

Justice of the Peace
Notary Public.

Vol. 748

Page 590

Dated April 12, 1966
Recorded Apr. 12, 1966

FIDUCIARY DEED

I, William S. Milner, of 36 Marshall Court, Laconia, County of Belknap, State of New Hampshire 03246, executor of the Albert S. Kulick Estate, by the power conferred by the Cheshire County Probate Court pursuant to RSA 559:18 and every other power, for consideration paid, grant to Leonard W. Lawrence and Gail P. Lawrence, husband and wife, both of 200 Richmond Street, Box 39, Winchester, County of Cheshire, State of New Hampshire 03470, as joint tenants with rights of survivorship:

Two certain tracts of land situated in Winchester, County of Cheshire, State of New Hampshire, with any buildings thereon, more particularly described as follows:

SEE EXHIBIT A ATTACHED FOR DESCRIPTION OF PREMISES

Tract I being all of the premises conveyed to Albert S. Kulick by Quitclaim Deed of Acilio M. Sandri and William R. Sandri dated October 27, 1969 and recorded in Vol. 875, Page 81 of the Cheshire County Registry of Deeds and Tract II being all of the premises conveyed to Albert Kulick by Warranty Deed of Brony Pinger dated January 21, 1958 and recorded in Vol. 1464, Page 71 of the Cheshire County Registry of Deeds.

copied
1/22

EXHIBIT A

Two certain tracts of land, situated in Winchester, County of Cheshire,
State of New Hampshire, with any buildings thereon, bounded and described as
follows:

TRACT I

A certain tract of land situated in Winchester, located easterly of
Richmond Street and running onto Stone Mountain in said Winchester, bounded
and described as follows:

Beginning at a point on the southeasterly side of a wood road leading
through the property to be conveyed at land now or formerly of Leonard
Lawrence, said point being in line with a barbed wire fence line of the above
mentioned road; thence

N. 55° E. One Thousand Three Hundred Sixty (1,360) feet, more or less, on
land now or formerly of said Lawrence and land formerly owned by Stanley
Plifka, known as the Healey Pasture and on an old barbed wire fence to an iron
pipe on the southeasterly side of the first mentioned wood road; thence

S. 75° E. Two Thousand Three Hundred Eighty (2,380) feet, more or less, on
old fence line and a blazed line and land now or formerly of Plifka to a stake
at the west foot of a ledge; thence

N. 12° W. Eighty (80) feet, more or less, on land of said Plifka to a pile
of stones on a ledge at land now or formerly of Acilio M. Sandri and William
R. Sandri; thence

Due North Six Hundred Twenty (620) feet, more or less, on a blazed line to
a stake; thence

N. 75° W. Two Thousand Seventy (2,070) feet, more or less, on a blazed
line to an iron pipe, the last Two (2) courses being on land of said Sandri;
thence

S. 44° W. One Thousand Nine Hundred Fifty (1,950) feet, more or less, on
a blazed line and barbed wire fence partly by land now or formerly of said
Sandri then by land now or formerly of Stanley Roy to a stone monument at land
now or formerly of Albert S. Kulick; thence

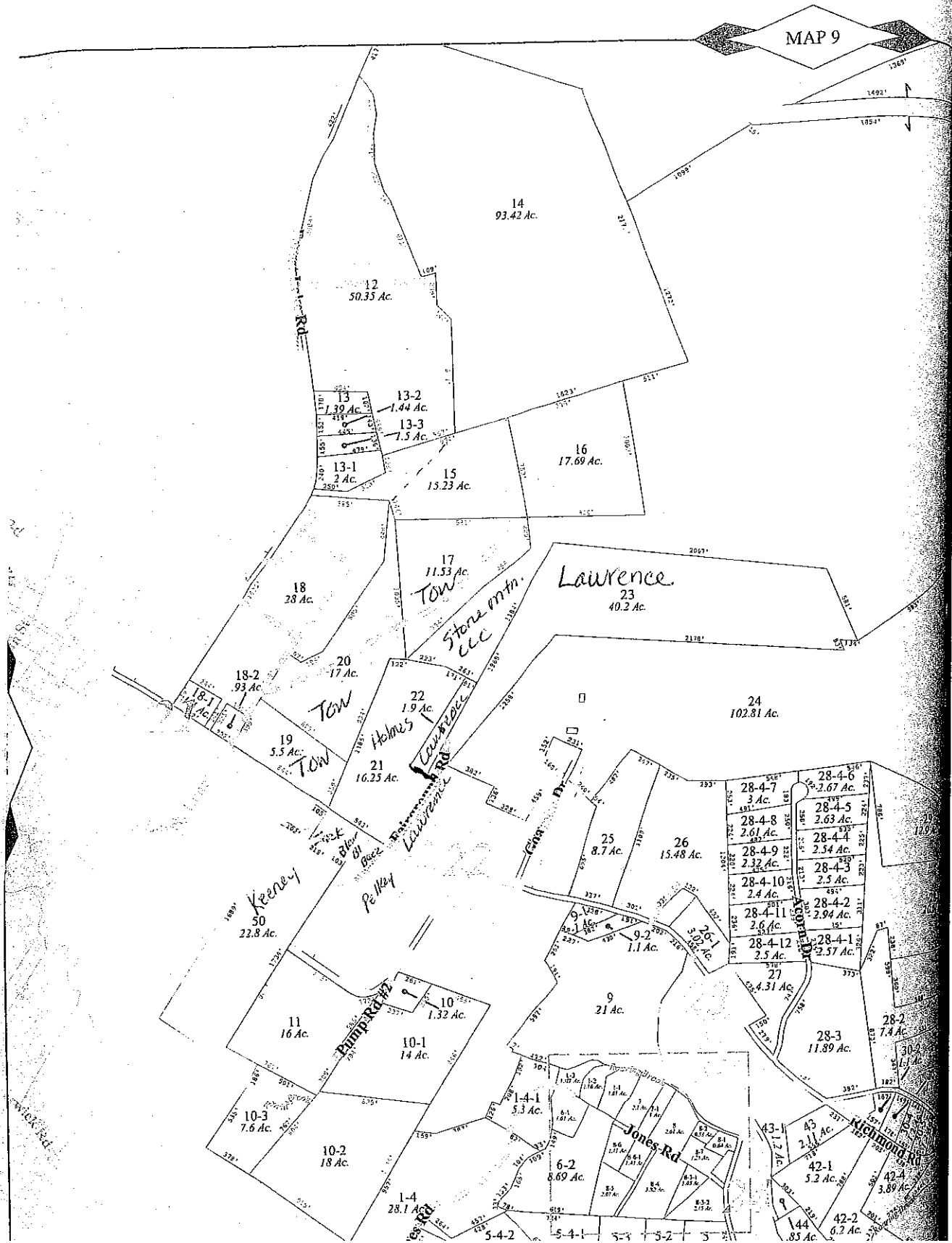
S. 46° E. One Hundred (100) feet, more or less, on land now or formerly of
Albert S. Kulick crossing the first mentioned road to the place of beginning.

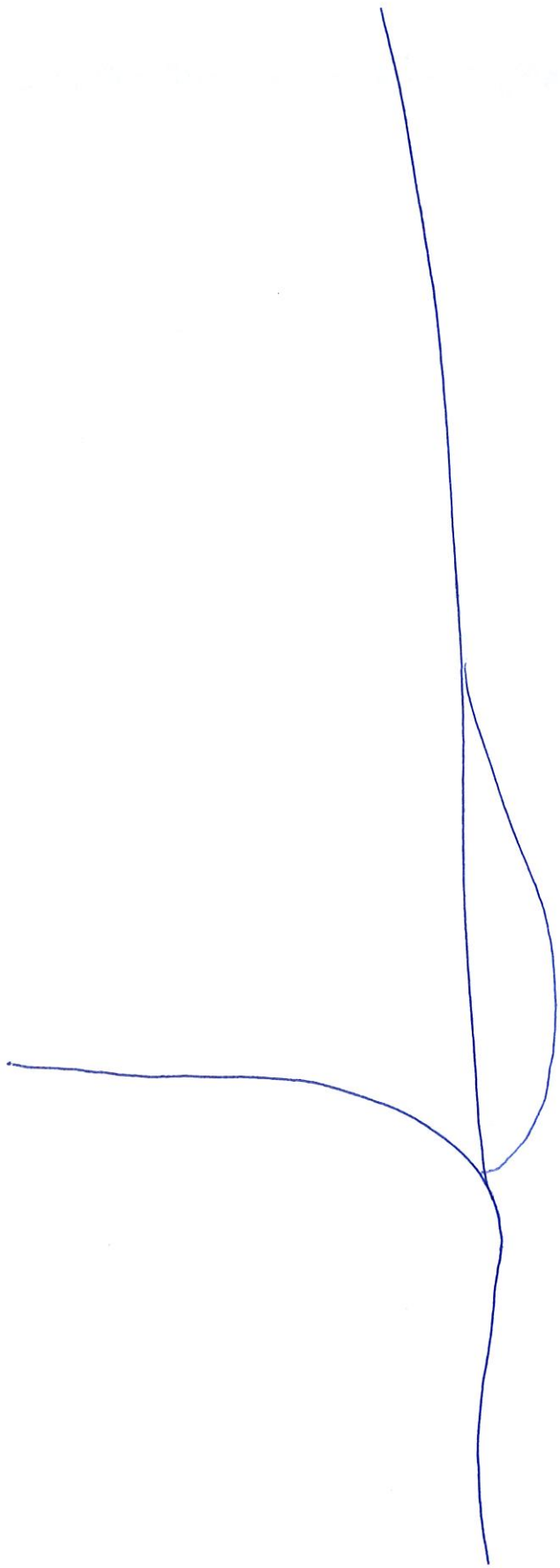
Containing 40 acres, more or less.

Excepting and reserving a right-of-way over the first mentioned wood road
for access from Route #119 or Richmond Street, to lands of said Sandri lying
West, North and East of the tract conveyed said right-of-way to be used in
common with others.

This description was made from a Pocket Compass and Tape Survey made by
Harry J. Bennett, September 1969. All distances and bearings are approximate.

MAP 9





RECEIVED

JUN 04 2014

TOWN OF WINCHESTER
LAND USE OFFICE

(1)

To The Winchester Planning Board
June 4, 2014

I am submitting paperwork confirming my legal right to use Fairground road. I am also willing to remove a portion of the fence on Fairgrounds road, level the ground and plant grass seed so that in the event two vehicles meet, one could pull over onto my property. I would also post 5 MPH speed limit signs to insure safety.

Included is a copy of the campground rules and regulations. In addition I will not allow campers to use ATVS on the property.

I believe that I have met all of the legal requirements according to zoning and land use.

At this time I would like to ask the planning board to grant me approval to move forward with the campground contingent on the layout and design being approved by the town.

When the campground opens I will abide by the town rules, ordinances and laws.

Respectfully yours,

Larry Holmes

Mount Monadnock Camp Ground

Check-In, Check-Out check-in time is between 2 pm and dark o'clock, check out is 11 am.

Quiet Hours

- From 10 pm until 8 am.
- Campers are welcome to enjoy their late night fires and social activities, but should not be loud enough to disturb sleepers in adjacent sites.

Guests and Visitors

- All guests and visitors must check in at the office upon arrival.
- Your guests are welcome to join you during the day for \$5.00 per person, have them depart by 8:00 pm please.
- Overnight guests are welcome to stay for a fee of \$10.00 per night/per adult, \$5.00 per child.
- All visitors and guests must make other arrangements for their pets.

Pets Please be sensitive to others around you that may have allergies to pets, may have a fear of them, or just may not like pets for some reason. Since we are all here to have a relaxing and peaceful camping experience we ask that you:

- Keep pets leashed at all times while in the campground. There is a pet walking area upriver, beyond site 11 - This area connects to the Dickinson Memorial Forest which is a great place to run your pet off the campground property.
- Always pick up after your pet - We have pet waste bags in the office if you need some!
- Never leave your pet unattended. If you leave the campground your pet must go with you.

Registration and Payment

- You must be 21 years of age or older to register for a campsite.
- Payment for your full stay is due at check-in.
- Fourteen (14) days' notice required for cancellation with refund.

General Our intent is to maintain a family atmosphere, safe and comfortable for children and adults alike. To do this, please observe the following:

- **SPEED LIMIT** throughout the park is 5 m.p.h.
- **CHILDREN** must be accompanied by an adult at all times. **BICYCLES** may not be ridden after dark.
- **FIREWOOD** - due to invasive insects, campers are required to use only **IN STATE (NH)** firewood. We have firewood for sale at the office.
/ **FIRES** should be kept small and under control at all times. **PLEASE** do not burn trash, painted or treated wood. Fires must not be left unattended and must be extinguished with water when you retire for the evening, or if you leave your site.
- **THE CONSUMPTION** of **ALCOHOL** shall be done in a responsible manner.
Drunkness, illegal drugs, and disorderly conduct will not be tolerated, and will result in the offender being asked to leave without refund.
- **TREES** and vegetation are not to be cut down or harmed - collect kindling for fires from dead and down vegetation.
- **FIREWORKS** are not allowed.
- **FIREARMS** are not allowed, including bows and arrows.

3

CORRECTIVE DEED

BK 1382 PG 0703

Know all men by these presents

That we, Albert S. Kulick and Ann C. Kulick, husband and wife.....

of Winchester in the County of Cheshire and State of New Hampshire, for and in consideration of the sum of Dollars,

to us paid by John A. Gilbert and Holly S. Gilbert, husband and wife.....

32 Lawrence Drive Winchester, New Hampshire, 03470
Street Address Town or City
Cheshire, New Hampshire, 03470
County and State

the receipt whereof we do hereby acknowledge, have remised, released and forever quitclaimed and do by these presents remise, release and forever QUITCLAIM unto the said Grantees and their heirs and assigns, forever, all right, title and interest in

The right to use that portion of the so-called Stone Mountain Road, in the Town of WINCHESTER, County of Cheshire and State of New Hampshire, that runs northeasterly from Route 119 along the grantors' easterly boundary (Vol. 1190, Page 767 of the Cheshire County Registry of Deeds) to the grantees' land (Vol. 1072, Page 424 of the Cheshire County Registry of Deeds) for purposes of access to and egress from the grantees' land. See plan entitled "Elizabeth Williard's Roy B. Cook Estate, Winchester, N.H." prepared by Harry J. Bennett and recorded in the Cheshire County Registry of Deeds in Book 22, Page 76B.

Also a right-of-way twelve (12) feet in width which runs from the easterly line of Stone Mountain Road along the southerly boundary of land of Albert S. Kulick recorded in Vol. 875, Page 81 of the Cheshire County Registry of Deeds, to the easterly line of land of the grantees. It is understood that Albert S. Kulick shall have full use of the land in the right-of-way except that no permanent installations shall be erected on it so as to prohibit the said Gilberts from using it for access to and egress from their property. See the above referenced plan.

These rights-of-way are for the benefit of the grantees, their heirs, successors and assigns and shall run with the land.

RECORDED

INDEXED

COPY

CHESHIRE COUNTY
REGISTRY OF DEEDS

4

First American Title Insurance Company
OWNER'S POLICY

EAGLE*

EAGLE

SCHEDULE B

File No. 2008-932
Owner's Policy No. NHEOE.580018035
Loan Policy No. * NONE *

**EXCEPTIONS FROM COVERAGE
PART I**

This Policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which may arise by reason of:

1. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy.
2. The Company does not insure the area, square footage, or acreage of the land.
3. Subject to current use tax status as stated in deeds recorded in the Cheshire County Registry of Deeds, Vol. 952 Page 802 and Vol.969 Page 253.
4. Subject to water rights as stated in deed recorded in the Cheshire County Registry of Deeds, Vol. 428 Page 185.
5. Subject to right of way along locus east boundary from Richmond St. to land of Gilbert (formerly of Willard as stated in description) as shown on tax map 6 as lot 22 & 23 as stated in deed recorded in the Cheshire County Registry of Deeds, Vol.1382 Page 703.
6. Subject to water line easement to benefit Gilbert's land northerly of locus as stated in deed recorded in the Cheshire County Registry of Deeds, Vol.1382 Page 705.

This Schedule A is valid with First American Eagle Policy only.

CONFIRMATORY DEED

4

I, Ann C. Kulick, a widow, of Winchester, Cheshire County, State of New Hampshire, for consideration paid, grant to Leonard W. Lawrence and Gail P. Lawrence, husband and wife, both of 200 Richmond Street, Box 39, Winchester, County of Cheshire, State of New Hampshire 03470, as joint tenants with rights of survivorship:

The right to use that portion of the so-called Stone Mountain Road, in the Town of WINCHESTER, County of Cheshire, State of New Hampshire, that runs northeasterly from Route 119 along the grantor's easterly boundary (Volume 1190, Page 767 of the Cheshire County Registry of Deeds) to land conveyed to the within grantees by fiduciary deed from William S. Milner, executor of the Estate of Albert S. Kulick, of near or even date herewith to be recorded, for purposes of access to and egress from the grantees' land. See plan entitled "Elizabeth Williard's Roy B. Cook Estate, Winchester, N.H." prepared by Harry J. Bennett and recorded in the Cheshire County Registry of Deeds in Book 22, Page 76B.

This right-of-way is for the benefit of the grantees, their heirs, successors and assigns and shall run with the land.

Ann C. Kulick acquired sole title to the within right-of-way as surviving joint tenant - see the Albert S. Kulick Estate, Cheshire County Probate Docket No. 94-0403.

Vol.	1565
Page	235
Dated.	June 25, 1996
Recorded.	June 25, 1996

6/21

That we, John A. Gilbert and Holly S. Gilbert, husband and wife, as joint tenants and not as tenants in common, with rights of survivorship,

of Troy in the County of Cheshire and State of New Hampshire, for and in consideration of the sum of ~~---TWENTY-EIGHT THOUSAND THREE HUNDRED & 00/100---~~ Dollars, to us in hand, before the delivery hereof, well and truly paid by the CHESHIRE COUNTY SAVINGS BANK, a corporation duly established under the laws of New Hampshire, and doing business at Keene, in the county of Cheshire and State of New Hampshire, the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Grantee and its successors and assigns, forever:—

A certain tract of land, with the buildings thereon, situated Northerly of Route #119 in the Town of WINCHESTER, County of Cheshire, State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe marking the Northeasterly corner of land deeded by Elizabeth B. Willard to Albert S. Kulick by deed dated December 9, 1964, recorded in Vol. 729, Page 155 of the Cheshire Registry;

thence S. 42° W. along said Kulick land 775 feet to an iron pipe;

thence S. 40° E. along said Kulick land to a stone monument at the end of a fence;

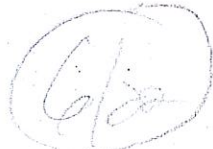
thence Northeasterly on a fence 794 feet to a corner;

thence N. 45° W. on a fence and land of Kenneth Ferry 75 feet, more or less, to the iron pin at the place of beginning.

Being the 1.9 acre tract reserve in the aforesaid deed of Elizabeth B. Willard to Albert S. Kulick and shown on a plan made by Harry J. Bennett titled Roy B. Cook Estate in May, 1960, and revised in November 1964.

Also conveying a right of way reserved and described in the aforesaid Willard-Kulick deed as follows:

"Also reserving, the right to have an access road to Elizabeth B. Willard's property from the point where the property line touches the Stone Mountain Road at land of M. B. Swan Estate, said right of way to run parallel to the property line of Elizabeth B. Willard's land and land of H. B. Swan Estate and to be 12 feet wide and 200 feet long. It is understood that Albert S. Kulick shall have full use of this land in the right of way except that no permanent installations shall be erected on it so as to prohibit the said Elizabeth B. Willard's using it if the need for access to her property was ever needed."



6/22

Dean

Ken Harvey (Art for Army)
Chad

Mike Doherty
Art (Brian) Alternate
Larry
Lawrence 2

April - Discussion

• All the way

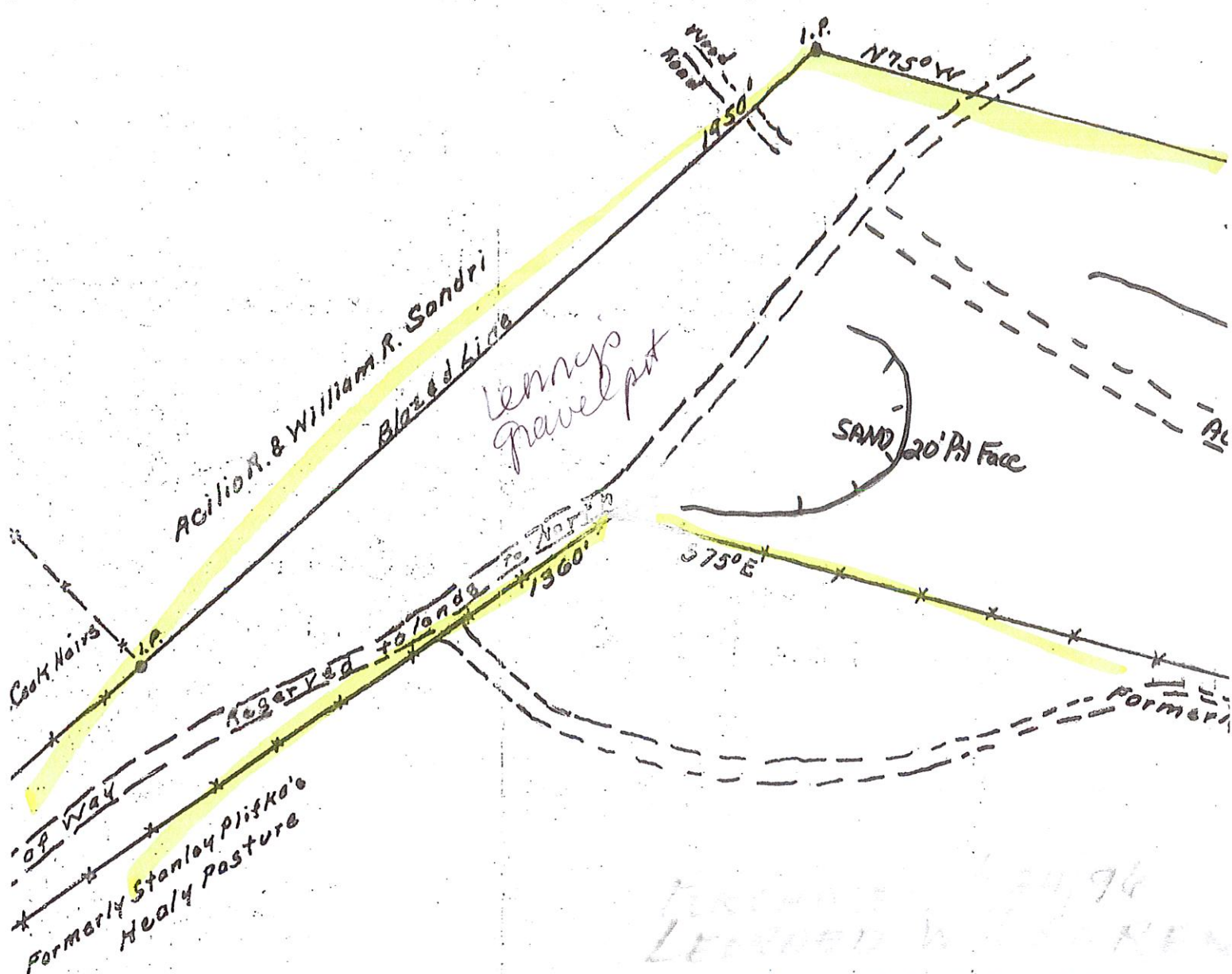
• Step guide

Com
called teacher by Dean

190 Richmond

Motion to make motion to
~~open~~ open

Art



Acilio R. & William R. Sandri
to
ALBERT S. KULIC

WINCHESTER N.

Pocket Compass & Tape Survey by Harry J. Be

Scale 1 Inch = 200 Feet

Area 40.0 Acres ±

Distances & Bearings are Approximate

DRAFT

Town of Winchester
Planning Board
Minutes
5-5-14

Drafted 5/8/14

Meeting opened: 7:00pm.

Members present: Brian Moser, Brooke Sharra, Mike Doherty, Dean Beaman (Chair), Larry Hill, Gus Ruth (V. Chair), and Herb Stephens (SR). Art Charland & Ken Harvey are alternates present. Margaret Sharra is the Land Use Administrator.

Public: Kevin Stoles & Sarena Neyman, Leonard & Gail Lawrence, Billie & Gary Jackson, Jim Blair, Barry Montgomery, Denis Murphy, Larry Holmes and Kris Krediet.

First order of business: The board reviews the minutes of 4-21-14 for approval. **M. Doherty moves to approve as written, G. Ruth seconds. The vote is 5 yes, 1 abstain(HS) and 1 no(BM).**

Second order of business: The board reviews a waiver for building on a class VI road submitted by Sarena Neyman & Kevin Stokes. The property is located at the end of Old Spofford Road, map 14 lot 7. The board looks at a photograph of the road. **B. Moser moves to recommend to the Selectmen to approve the waiver subject to no road maintenance by the town. M. Doherty seconds. The vote is 6 yes and 1 abstain(HS).**

Third order of business: The board reviews an application for site plan submitted by Larry Holmes to construct and operate a campground. The LUA reads the application. The property is located at 190 Richmond Road, map 6 lot 21. The property is located in the residential and agricultural districts; the campground would be erected in the agricultural area. It is explained the driveway will come off Fairgrounds road because it would not be permitted to go thru the residential area of Mr. Holmes property. All abutters were notified and the receipts returned, as well as all notices were done. It is determined that Fairgrounds road used to be called Stone Mtn. Rd. and it is a row access to back properties. G. Ruth clarifies that town water and sewer are existing for the existing single family home but it does not exist for this proposal.

B. Moser moves to accept the application as complete and move into a public hearing. L. Hill seconds. The vote is 6 yes and 1 abstain(HS).

L. Hill and D. Beaman ask questions about the entrance to the campground, plans & approvals for water & septic, the plan scale, about a dump station and other facilities. Mr. Holmes responds he will do whatever is necessary. At this time he does not have plans or approvals for the systems. B. Moser asks if Mr. Holmes would accept a conditional approval contingent on water & sewer. He replies yes.

M. Doherty and H. Stephens clarify that 6 of the 20 sites will have water, sewer and electric and the rest will not have any services. Will the lots be daily or seasonal or permanent? Mr. Holmes, campers can keep their campers on the property year around. State and local laws only permit occupying the camp ground on a temporary, seasonal basis. B. Moser thinks leaving the campers there is good for the town because they can then be taxed.

L. Hill asks the location and size of the bath facilities. Mr. Holmes points to his sketch where he thinks it will be located. B. Sharra asks when Mr. Holmes would expect to open He would like to start this summer. G. Ruth feels things are missing from the application such as the location of the abutters in relation to the lot. D. Beaman asks if a subdivision is needed. Members are not sure but do not think so.

K. Harvey, non acting alternate, poses questions on the size of the entrance of Fairground road. He ~~doesn't~~ think it is large enough for two way traffic for these large vehicles. The road is only 12ft wide and it is 200ft deep. B. Moser disagrees; if the road is wide enough for construction vehicles like an excavator

doesn't

then it is big enough for this use. L. Hill questions the radius of the trailers that are up to 40 ft long. B. Moser disagrees since the Lawrence's move very long equipment now. Mr. Holmes agrees with B. Moser that in the Lawrence's 5-6 day work week there is minimal traffic. B. Moser and K. Harvey debate the questions on the width of the road. It appears that there is enough room in the campground for campers to back into the spaces.

The public comments: Gail Lawrence would like Mr. Holmes to survey his property. Billie Jackson voiced concerns on the noise that could be generated from this and asks for buffers. What are the hours for quiet time? Also what of rubbish removal? She wants assurances this will be well maintained. The Chairman explains to the public and the applicant the process of an application such as this and how all applicants are treated the same. L. Hill asks Mr. Holmes for a copy of his proposed campground rules. B. Moser and Mr. Holmes do not know why that is required. The Chairman explains that all campgrounds have a listing of their rules ie. Quiet time, firewood, speedlimits, and many other rules.

Kris Krediet from Stone Mtn.LLC an abutter suggests keeping the hearing open so that many of his questions can be answered and it gives him a chance to speak with Mr. Holmes. He thinks the burden is on the applicant to provide everything such as a traffic study, examples of signage, use of the pond, etc. He is not opposing the campground he just feels there is not enough information to make a decision. Mr. Holmes does not think he is being treated fairly.

B. Moser does not see any reason for a delay and continuing the hearing. He thinks it is unfair to the applicant. B. Sharra comments it is important for the board and the applicant to do this process the right way. B. Moser and the Chairman debate this and the Chairman recommends a site visit. Most members agree. Mr. Holmes is willing to do this correctly just as long as it is fair and he is treated like everyone else. B. Moser does not think the applicant should have to wait. Billie Jackson questions if B. Moser is being fair and if he is one sided to Mr. Holmes. G. Ruth would like to continue the hearing to get more detail on the proposal. H. Stephens asks if Mr. Holmes had contacted the state. Yes.

The Chairman highlights some of the additional information he feels is required; driveway access, water & sewer, hours of operation, rules, signage, and the length of stay for the campers.

D. Beaman moves to have a site visit on 5/19/14 at 6pm and then the continuance of the hearing at 7:00pm. M. Doherty seconds. The vote is 6 yes and 1 no(BM).

D. Beaman moves to adjourn, M. Doherty seconds, the vote is 7 yes. 8:00pm.

Minutes respectfully submitted:

Margaret Sharra, LUA

Minutes approved by the board on:

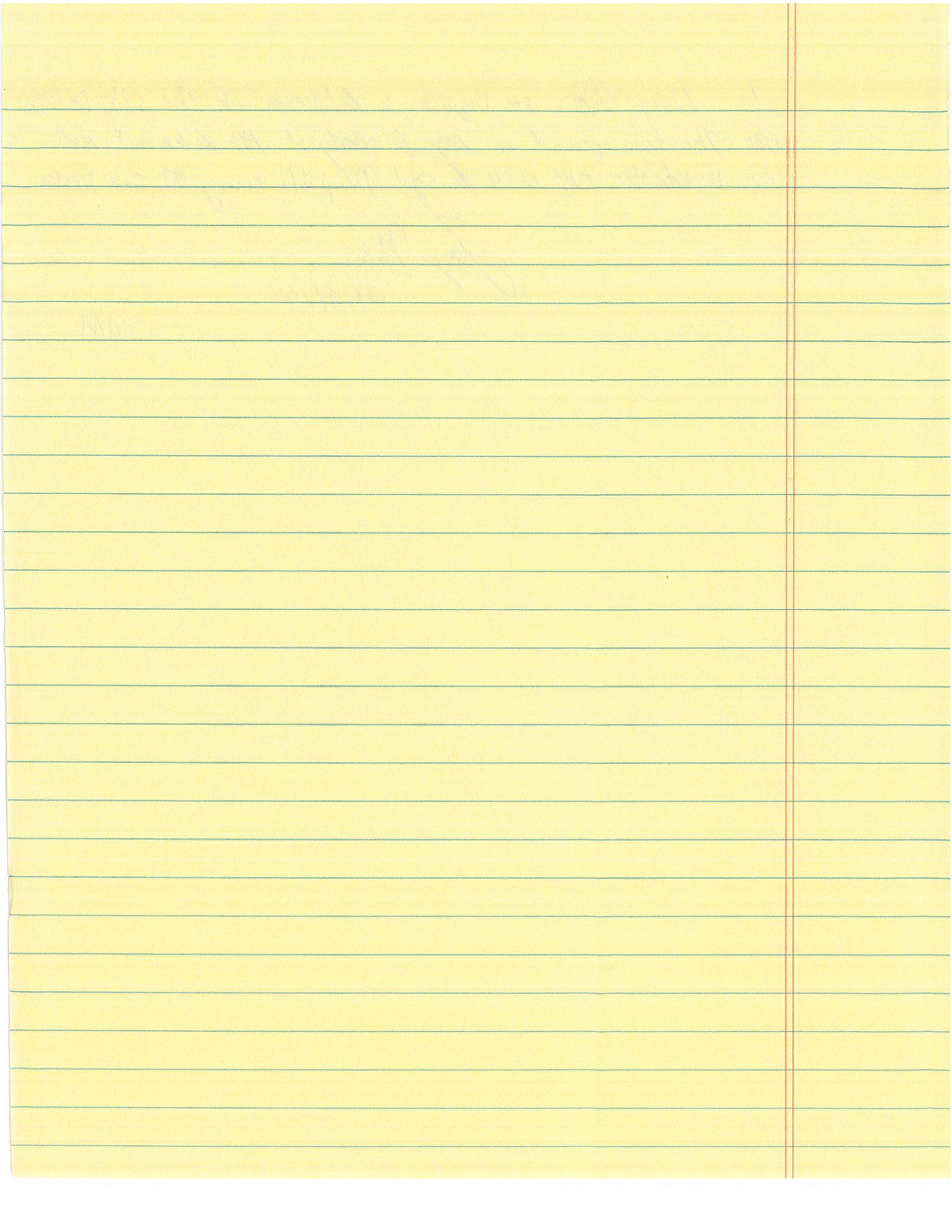
Minutes signed by:

Dean Beaman, Chair

I Larry Holmes am requesting a continuance of the site review
for the Campground on my property at 190 Richmond Rd.
in Winchester NH 03470 and the public hearing for six weeks.

Larry Holmes
5/19/14

SAM



CONFIRMATORY DEED

I, Ann C. Kulick, a widow, of Winchester, Cheshire County, State of New Hampshire, for consideration paid, grant to Leonard W. Lawrence and Gail P. Lawrence, husband and wife, both of 200 Richmond Street, Box 39, Winchester, County of Cheshire, State of New Hampshire 03470, as joint tenants with rights of survivorship:

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This right-of-way is for the benefit of the grantees, their heirs, successors and assigns and shall run with the land.

Ann C. Kulick acquired sole title to the within right-of-way as surviving joint tenant - see the Albert S. Kulick Estate, Cheshire County Probate Docket No. 94-0403.

Vol.	1565
Page	235
Dated.	June 25, 1996
Recorded.	June 25, 1996

6/21

Town of Winchester
Planning Board
Minutes
5-5-14

DRAFT

Drafted 5/8/14

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Minutes respectfully submitted:
Margaret Sharra, LUA

Minutes approved by the board on:

Minutes signed by:

Dean Beaman, Chair

MAP 9

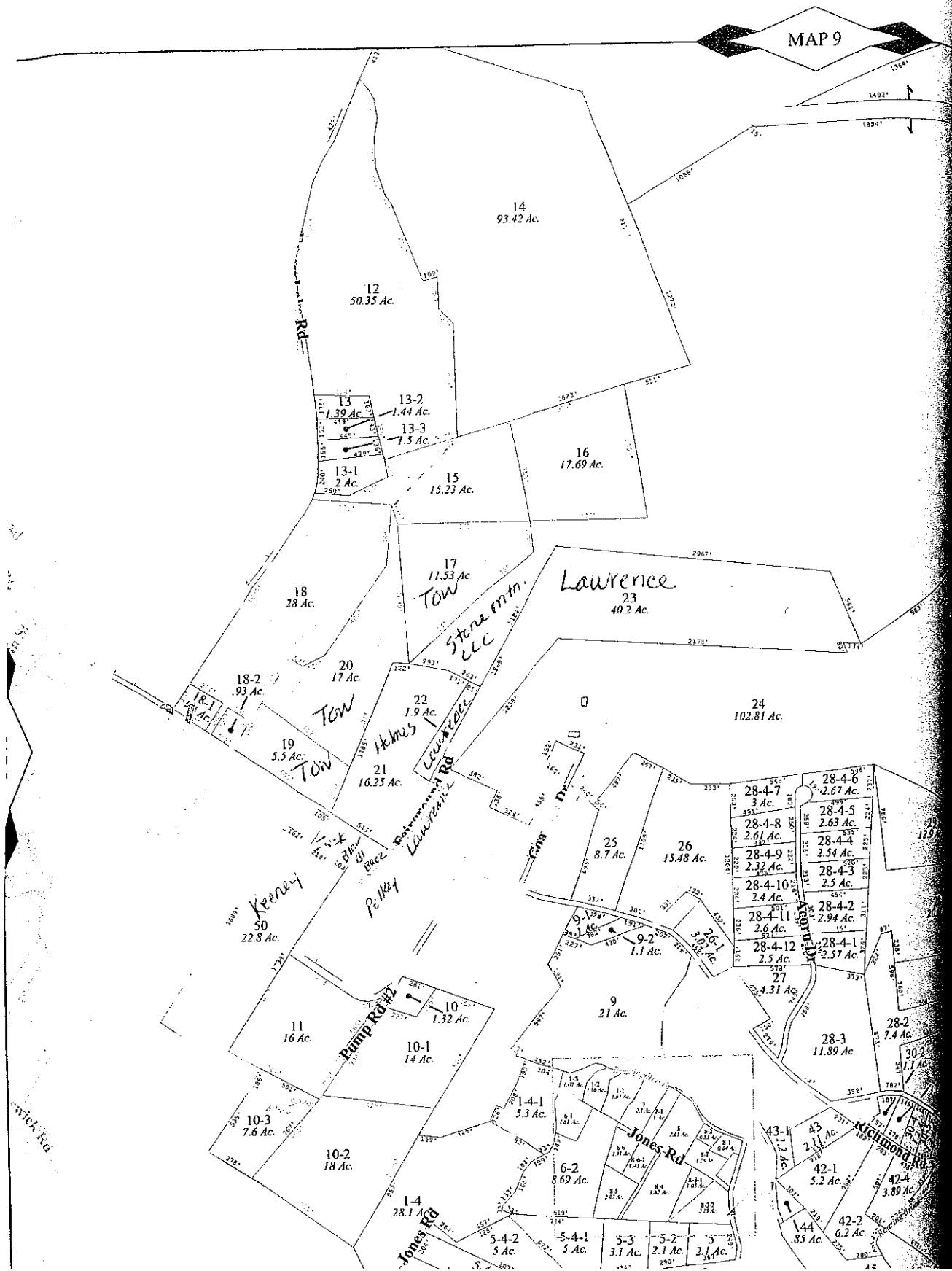
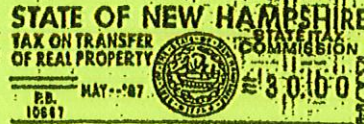


EXHIBIT A

QUITCLAIM DEED

819590



GRANTOR(S):

ALBERT S. KULICK, Married
Formerly ALBERT S. ZOWALKI
TOWN OF WINCHESTER
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE

FOR CONSIDERATION PAID GRANT TO

GRANTEE(S):

ALBERT S. KULICK, Formerly
ALBERT S. ZOWALKI, and
ANN C. KULICK, Husband and Wife, as Joint
Tenants With Rights of Survivorship
RICHMOND ROAD
TOWN OF WINCHESTER
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE

BK 226 | PG 0663

WITH QUITCLAIM COVENANTS THE FOLLOWING:

TRACT 1:

A certain tract of land with the buildings thereon located about one mile east of Winchester Village on the north side of State Highway #119 in the Town of Winchester, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at the southeast corner of tract to be conveyed at the intersection of the Stone Mountain Road, so-called, and the north side of Rte. #119;

thence westerly on the north side of Rte. #119 543 feet to a corner of fences at land of the Town of Winchester's Musterfield Park;

thence N 38° E on a wire fence and on land of the Town of Winchester and now or formerly Alvin Kempton 963 feet to the south edge of the Lily Pond, then running in the same direction about 230 feet to a corner in the middle of the Lily Pond;

thence southeasterly about 330 feet to a corner at a wire fence on the southeasterly side of said pond;

thence S 45° E on a wire fence and land now or formerly of Kenneth Perry 185 feet to an iron pipe at land reserved by Elizabeth B. Willard;

thence S 42° W on land now or formerly of Elizabeth B. Willard 775 feet to an iron pipe;

1

See Confirmatory Deed recorded June 25, 1996 in Vol. 1565 Pg. 235

CHESHIRE COUNTY
RECORDS

VOL. 1190 PAGE 767

thence S 40° E on land of Elizabeth B. Willard and land now or formerly of H. B. Swan Estate and Margaret Sherman 200 feet to a corner on the west side of the Stone Mountain Road first mentioned;

thence southwesterly on the west side of Stone Mountain Road about 559.5 feet to the north side of the Rte. #119 right of way at the first mentioned bound.

Containing 16.3 acres, more or less.

Also conveying the water rights as described in a deed from Hammond to Cook, Volume 428, Page 185 of the Cheshire Registry.

Subject to a lien for current use change tax.

Being all of the premises conveyed to Grantor herein by deed dated December 9, 1964 and recorded in Volume 729, Page 155 of the Cheshire Registry.

Reserving a 1.9 acre tract with the buildings thereon located at the Northeast corner of the original tract which is shown on a plan made by Harry J. Bennett titled Roy B. Cook Estate in May 1960 and revised in November, 1964.

Also reserving the right to have an access road to Elizabeth B. Willard's property from the point where the property line touches the Stone Mountain Road at land now or formerly on H. B. Swan Estate, said right of way to run parallel to the property line of land now or formerly of Elizabeth B. Willard and land now or formerly of the H. B. Swan Estate and to be 12 feet wide and 200 feet long. It is understood that Grantees shall have full use of this land in the right of way except that no permanent installations shall be erected on it so as to prohibit the owner of land now or formerly of Elizabeth B. Willard using it if the need for access to said property was ever needed.

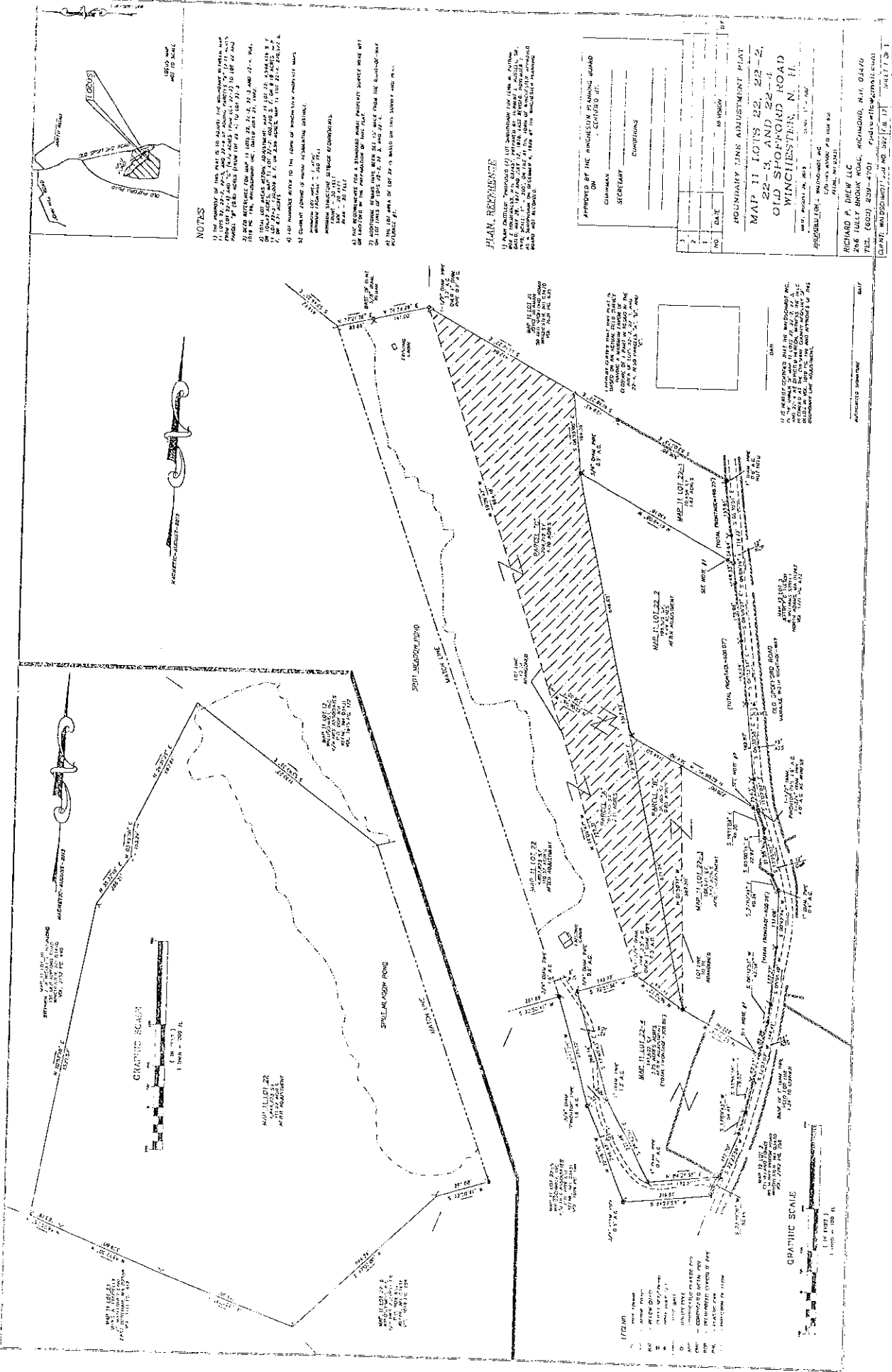
Description is drawn from a Pocket Compass and Tape Survey made by Harry J. Bennett, made and revised May, 1960 and November 1964. All distances and bearings are approximate.

TRACT II:

A certain tract of land, with the buildings thereon, situate in the Town of Winchester, County of Cheshire, and State of New Hampshire, and located south-westerly of Richmond Street in the Village of Winchester, bounded and described as follows:

Beginning at an iron pin at the southeasterly corner on said Richmond Street, thence S 46° 13' W a distance of 131.7 feet, more or less, by land now or formerly of Gerard Roy to a

BK2261PG0664



NOTES

- 1) THE PROPERTY OF THIS PLAN IS TO BE ADJUSTED FOR ERRORS IN FIELD AND OFFICE SURVEYING. THE ADJUSTED BEARINGS AND DISTANCES SHALL BE THE BEARINGS AND DISTANCES AS SHOWN ON THIS PLAN.
- 2) THE BEARINGS AND DISTANCES ON THIS PLAN ARE THE BEARINGS AND DISTANCES AS SHOWN ON THE ORIGINAL SURVEY RECORDS.
- 3) THE BEARINGS AND DISTANCES ON THIS PLAN ARE THE BEARINGS AND DISTANCES AS SHOWN ON THE ORIGINAL SURVEY RECORDS.
- 4) THE BEARINGS AND DISTANCES ON THIS PLAN ARE THE BEARINGS AND DISTANCES AS SHOWN ON THE ORIGINAL SURVEY RECORDS.
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PLAN REFERENCE

THIS PLAN REFERENCE IS TO BE ADJUSTED FOR ERRORS IN FIELD AND OFFICE SURVEYING. THE ADJUSTED BEARINGS AND DISTANCES SHALL BE THE BEARINGS AND DISTANCES AS SHOWN ON THIS PLAN.

APPROVED BY THE WINCHESTER PLANNING BOARD
ON _____
CHAIRMAN _____
SECRETARY _____
COMMISSIONER _____

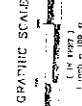
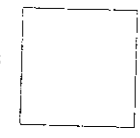
NO.	DATE	REVISION
1		
2		
3		

BOUNDARY LINE ADJUSTMENT MAP
MAP 11 LOTS 22, 22-2,
22-3, AND 22-4
OLD SPOFFORD ROAD
WINCHESTER, N. H.

WINCHESTER, N. H. 03091
RICHARD P. DREW LLC
208 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL: (603) 829-4700 FAX: (603) 829-4701
WWW.RICHMONDPLANNING.COM
APPROVED FOR: WINCHESTER, N. H. PLANNING BOARD
DATE: 11/11/2023

APPROVED SUBMITTER
RICHARD P. DREW LLC
208 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL: (603) 829-4700 FAX: (603) 829-4701
WWW.RICHMONDPLANNING.COM

IT IS HEREBY ORDERED THAT THE MAPS, PLANS, AND SPECIFICATIONS HEREON SHALL BE VALID AND EFFECTIVE FROM THE DATE OF THIS ORDER AND SHALL BE THE BASIS FOR THE RECORDING OF THIS BOUNDARY LINE ADJUSTMENT.



- (ITEM)**
- 1. PROPERTY LINE
 - 2. EASEMENT
 - 3. EASEMENT
 - 4. EASEMENT
 - 5. EASEMENT
 - 6. EASEMENT
 - 7. EASEMENT
 - 8. EASEMENT
 - 9. EASEMENT
 - 10. EASEMENT

1) C Holmes
request minutes of meeting

2)

OWNER INFORMATION	SALE HISTORY	NOTES																																				
207 KENT STREET, LLC PO BOX 576 WEST SWANZEY, NH 03469	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>11/25/2008</td> <td>2543</td> <td>542</td> <td>U182</td> <td>405,000</td> <td>SOLER, KATHY A</td> </tr> <tr> <td>07/20/2005</td> <td>2261</td> <td>667</td> <td>Q1</td> <td>280,000</td> <td>KULICK, ANN C.</td> </tr> <tr> <td>10/18/1993</td> <td>1465</td> <td>812</td> <td>U138</td> <td></td> <td>KULICK, ALBERT/ANN</td> </tr> <tr> <td>12/04/1992</td> <td>1431</td> <td>725</td> <td>U199</td> <td></td> <td>KULICK, ALBERT/ANN</td> </tr> <tr> <td>04/01/1970</td> <td>808</td> <td>526</td> <td>U138</td> <td></td> <td>KULICK, ALBERT</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	11/25/2008	2543	542	U182	405,000	SOLER, KATHY A	07/20/2005	2261	667	Q1	280,000	KULICK, ANN C.	10/18/1993	1465	812	U138		KULICK, ALBERT/ANN	12/04/1992	1431	725	U199		KULICK, ALBERT/ANN	04/01/1970	808	526	U138		KULICK, ALBERT	<p>W/H/BL&BLK: WAT/SEW: 10/09 SKETCH ADJUSTED. BARN HAS A MINIMAL BMU AREA=NV=DNP/PU, INTENT #09-487-27; 11/13 ALL INFO FR TENANT @ DOOR-DNVI; NC NOTED;</p>
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USING HISTORY	NOTES
11/20/13 ADVM 09/24/13 INSP 10/15/09 SGVM 03/14/06 DLPE 08/15/02 CM O	MARKED FOR INSPECTION

REGULAR DRIVEWAY VALUATION	COND	MARKET VALUE	NOTES
Feature Type: BARN-1STRYLOFT	Units: 2,000 Length x Width: 50 x 40	Rate: 19.00 Cond: 60	Market Value: 15,504 Notes: 15,500

MUNICIPAL SOFTWARE BY AYIAR	WINCHESTER ASSESSING OFFICE																												
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LAND VALUATION	COND	AD VALOREM	SPI	R	TAX VALUE	NOTES									
Zone: RES-S Minimum Acreage: 0.34 Minimum Frontage: 100						Site: AVERAGE Driveway: PAVED Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
IF RES	0.340 ac	38,000	F	110	100	100	100	100 -- LEVEL	100	41,800	0	N	41,800		
IF RES	0.660 ac	x 1,500	X	92					100	900	0	N	900		
FARM LAND	8.250 ac	x 1,500	X	92					25	2,800	100	Y	3,119		
UNMNGD PINE	6,000 ac	x 1,500	X	92					100	8,300	100	Y	843		
WETLANDS	1,000 ac	x 1,500	X	92					25	300	100	Y	16		
FARM LAND	300,000 ff	x 95	F	110					100	31,400	0	N	0		
											85,500			46,678	

Map: 000006

Lot: 000021

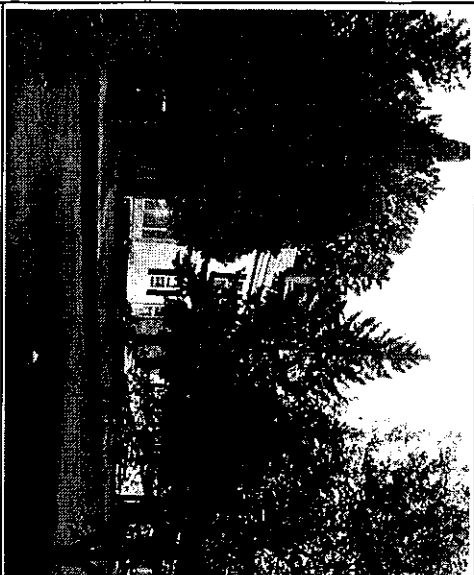
Sub: 000000

Card: 1 of 1

190 RICHMOND RD.

WINCHESTER

Printed: 05/05/2014



207 KENT STREET, LLC
PO BOX 576
WEST SWANZEY, NH 03469

District Percentage

Model: 2.00 STORY FRAME COLONIAL
Roof: GABLE HIP/SLATE
Ext: ALUM SIDING
Int: PLASTERED/PLASTERED
Floor: CARPET/HARDWOOD
Heat: OIL/HOT WATER

Date	Permit ID	Permit Type	Notes

Bedrooms: 3 Baths: 2.0 Fixtures: Fireplaces: Generators:

Extra Kitchens: A/C: No

Quality: A2 AVG+20

Com. Wall:

Size Adj: 0.8852 Base Rate: RSA 77.00

Bldg. Rate: 1.0407

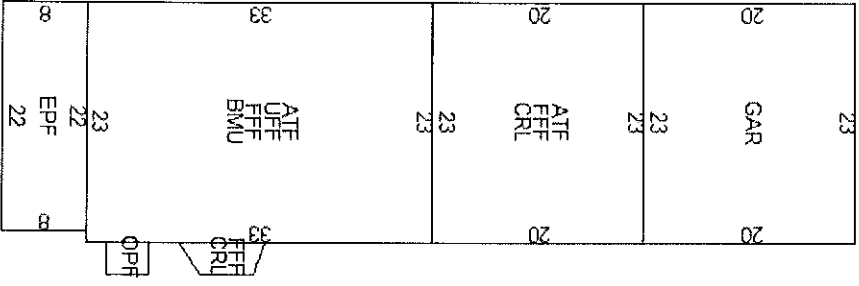
Sq. Foot Cost: \$ 80.13

BUILDING DETAILS

ID	Description	Area	Adj. Effect.
BMU	BSMNT	759	0.15
OPF	OPEN PORCH	12	0.25
CRL	CRAWL SPACE	480	0.05
GAR	GARAGE	460	0.45
FFF	FST FLR FIN	1239	1.00
EPF	ENCLOSED	176	0.70
ATF	ATTIC FINISHED	1219	0.25
UPF	UPPER FLR FIN	759	1.00
		5,104	2,774

2008 ASSESSMENT VALUATION

Market Cost New: \$ 222,281
 Year Built: 1830
 Condition For Age: VERY GOOD 20 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 20 %
 Building Value: \$ 177,800



FRONTAGE



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 Site plan Review Application Acceptance & Date of Public Hearing 5-05-14

To: All abutters and all others required to be notified
From: Winchester Planning Board
Date: 4-22-14

Per New Hampshire RSA 675:7 and the town of Winchester Site Plan Review Regulations, it is required that all abutters to land intended for site plan review 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 that an application for a site plan review will be formally submitted to the board for consideration on 5-5-14 at 7pm, on the Main Floor of the Town Hall, 1 Richmond Road. The application is submitted by Larry Holmes for property located at 190 Richmond Road, Winchester, map 6, lot 21. The request is to develop a campground. If the board votes to accept the application as complete, the board will immediately move into a public hearing on this application.

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.

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

Town of Winchester
Planning Board
Notice of Public Hearing
5-5-14

The Winchester Planning Board will be meeting on 5-5-14 at 7pm on the Main Floor of the Town Hall, 1 Richmond Road for the following hearing:

1. The board will review an application for site plan review submitted by Larry Holmes for property located at 190 Richmond Road, Winchester map 6, lot 21. The request is to develop a campground. If the application is accepted as complete, the board will move into a hearing on the matter.

Should decisions not be reached, the hearing will stay on the Planning Board agenda until it is either approved or denied. The file is available for review at the Land Use Office during regular business hours.

Respectfully,
Margaret Sharra, Land Use

Margaret Sharra

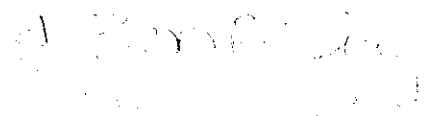
From: Sara Carbonneau [sarbonneau@town.swanzey.nh.us]
Sent: Thursday, April 10, 2014 2:11 PM
To: msharra@winchester.nh.gov
Subject: RE: campgrounds

Margaret –

Many years ago town counsel rendered the opinion that if the use is not permitted in the district, then the driveway is not permitted in the district (as it is part of the use). The applicant would need to seek a variance for the driveway/use. This has happened on a few occasions in Swanzey and we have never been challenged on it.

Sara

Sara H. Carbonneau
Director of Planning & Community Development
Town of Swanzey
PO Box 10009
Swanzey, NH 03446
(603) 352-7411 ext. 108
(603) 352-6250 (fax)
www.town.swanzey.nh.us



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From: Margaret Sharra [mailto:msharra@winchester.nh.gov]
Sent: Thursday, April 10, 2014 1:43 PM
To: Sara Carbonneau
Subject: campgrounds

Sara,

Lisa suggested I ask you for input. I am not even sure where to look for the answer.

Your thoughts are always appreciated

Margaret

From: Lisa Murphy [mailto:lmurphy@swrpc.org]
Sent: Thursday, April 10, 2014 8:42 AM
To: msharra@winchester.nh.gov
Subject: RE: question

Hi Margaret,

My first reaction is that this is shaky ground since it will essentially be sending commercial traffic through a Residential District. Even if it will not affect any homes now, it could have a negative impact on their potential to sell in the future. I guess the first question is- Does your Zoning Ordinance address this in any way?

I will do some digging in the RSA's to see if it addresses the issue, but I believe it will be a local issue. I may not be able to do this until tomorrow though. You may want to call Sara Carbonneau to see how Swanzey handles this type of issue. They also have a few campgrounds and she may be able to share some good advice.

Let me know if you find an answer before me so that I don't keep searching.

Thanks,
Lisa

From: Margaret Sharra [<mailto:msharra@winchester.nh.gov>]
Sent: Thursday, April 10, 2014 8:29 AM
To: 'Lisa Murphy'
Subject: question

Good morning,

The PB held a consult and this question came up:

A person who owns about 17 acres wants to create a campground.

The property is in two zones. The frontage and back for 300ft is in the residential district and the remainder in the Ag district. Campgrounds are permitted in the Ag district but not in the RES. The proposal is for the campground in the Ag area but access would be thru the res district. Is that OK? What are your thoughts on how the board should look at this. I need to get back to the owner and the board

Thx,
Margaret