

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

DATE: 11-20-23 Map# 3 Lot# 9

NAME & ADDRESS OF APPLICANT: G. Barry Bush
24 New Acres Rd Keene NH 03431 PHONE# 603 380 2892

NAME & ADDRESS OF OWNER: Read Family Trust Van Hertel Trustee
617 Four Ways Drive Nokomis Fl. 34275 PHONE# 603-651-8603
P.O. Box 1602 Keene NH 03429

NAME & ADDRESS OF SURVEYOR: DiBernardo Assoc. LLC
113 Church St N. Walpole NH 03609 PHONE# 603 358 3509

NAME & ADDRESS OF ENGINEER: Forest Designs
P.O. Box 442 Keene NH 03431 PHONE# 603 313-1313

PROPERTY LOCATION: SCOTLAND ROAD ZONING DIST: Agriculture

SIZE OF EXISTING LOT: 81.21 SIZE OF PROPOSED LOT(S): 37.35/22.15/10.93/14.49

WHAT IS THE INTENDED USE OF THE LOTS? Residential House Lots

WHAT STRUCTURES ARE ON THE PROPERTY AND THEIR USE? Ø

WHAT IF ANY, WAS THE PREVIOUS USE OF THE PROPERTY? Forestry

PUBLIC WATER /SEWER APPROVALS? NA NHDES APPROVALS? NA

DRIVEWAY PERMIT? Yes ALTERATION OF TERRAIN PERMIT? NA

IF THE OWNER OR APPLICANT HAS ANY INTEREST IN A PARTNERSHIP OR IN A CORPORATION OF AN ABUTTING PROPERTY, PLEASE EXPLAIN NA

1
IS A MODIFICATION OF THE SUBDIVISION REGULATIONS REQUESTED FOR THIS PROJECT? NO IF YES, ARE ALL REQUESTS SUBMITTED IN WRITING? _____

IS THE ATTACHED ABUTTERS LIST COMPLETED? Yes

APPLICANTS SIGNATURE: G Barry Bush DATE: 11/20/23

OWNERS SIGNATURE: Van Hertel DATE: 11/20/23

ABUTTERS LIST

For use with ZBA and Planning Board Applications

Applicant: THE READ HERTEL FAMILY TRUST

Address: P.O. BOX 1602 ALTON N.H. 03809

Map # 3 Lot # 9

Map #	Lot #	Name and Address	SENT	RECEIVED
3	#11	JASON R & JANE S CARDINALE 320 SCOTLAND ROAD WINCHESTER NH 03470		
3	11-1	MICHELLE A ALLEN 290 SCOTLAND RD WINCHESTER NH 03470		
3	10-1	TARA A WORCHESTER 789 SCOTLAND RD WINCHESTER NH 03470		
3	8	JOSEPH A MASSARO TIL ANDREA MASSARO CAVANAGH 60 MIDWOOD COURT, HAMDEN CONN. 06518		
3	7	RICHARD L HORTON 215 SCOTLAND RD WINCHESTER NH 03470		
6	4	14B SCOTLAND RD LLC 83 CLARK RD WINCHESTER NH 03470		
3	43	PUDDINGHILL RYDER FARM LLC P.O. BOX 171 WINCHESTER NH 03470		
3	42	PUDDING HILL RYDEN FARM LLC P.O. BOX 171 WINCHESTER NH 03470		
3	38-1	THE DOC GIFT FUND INC 32 SONN ST PROVIDENCE RI 02906		
3	41	ROBERT G RIDDLE LIVING TRUST CATHERINE RIDDLE LIVING TRUST 308 AVE. A MELBOURNE BEACH FL. 32951		
3	37	ROBERT G. RIDDLE LIVING TRUST CATHERINE RIDDLE LIVING TRUST 308 AVE. A MELBOURNE FL. 32951		

Town of Winchester
Boundary Line Adjustment/Technical Subdivision Application

Date: 11/20/23
Zoning District: A

Map# 3 Lot# 9
Map# _____ Lot# _____

Property Location: Scotland Rd Pudding Hill

Name & Address of Applicant: G Barry Bush
Phone # 802-380-7892 email: setterize@msn.com

Name & Address of owner(1): Dend Hotel Family Trust
Phone# 603 651 8603 email: joedibore.comcast.net

Name & Address of owner(2): _____
Phone# _____ email: _____

Name & Address of Surveyor: Dibonardo Assoc. LLC
Phone# 603 358 5609 email: _____

Size of existing lot(s): (1) #9 14.49 (2) #9-1 10.93 (3) #9-2 22.15 (4) #9-3 33.35
Sizes after adjustment : (1) _____ (2) _____ (3) _____ (4) _____

What structures(s) are located on the properties? Ø
Is the structure a duplex or multifamily? Ø
Will there be new structures on the property? _____
Are either lot non-conforming? NO Will this create a non-conforming use? NO
Is there approval in writing from the mortgagee(s) for this adjustment? NA
Is the letter of representation attached? yes

The applicant will need to submit a surveyed plat of the proposal with a completed application which includes a checklist and abutters list.
Upon approval of the adjustment new deeds reflecting the adjustment shall be supplied with the plan for recording.

Applicant's signature: G Barry Bush Date: 11/20/23

Owner (1) signatures(s) Joan E Heald Date: 11/20/23
Date: _____

Owner (2) signatures(s) _____ Date: _____
Date: _____

**Town of Winchester
Subdivision Application**

Types of subdivision:

Major subdivision: A subdivision of four (4) or more lots, or one which involves the creation of new streets and or utilities.

Minor subdivision: A subdivision of land not more than three (3) lots for building development purposes, with not potential for re-subdivision on an existing street; or one which does not involve the creation of new streets and/or utilities.

Technical subdivision or Boundary line Adjustment: A subdivision of land into two (2) lots for the purpose of conveying one such lot directly to an abutting landowner. The parcel conveyed does not constitute a separate building lot; however, said parcel may be used for building development in conjunction with contiguous land owned by an abutter.

The Winchester Planning Board meets the first and third Monday of each month when there is business.

Applications are made to the board on forms provided online or at the Town Hall. All applications and documents shall be submitted to the Land Use Office at least 21 days prior to any action of the board. Application fees are to be paid in full at time of submission. Minor and Technical subdivision fees are \$175.00 and Major subdivisions are \$350.00. Additional fees may be required if there is a large number of abutters to be notified. **All applications shall include separate checks made out to the Cheshire County Registry of Deeds for the recording costs at \$26 per plan page and the L-chip fee of \$25.**

Number of plans required: Four full size, one mylar and an electronic copy.

Copies of the Subdivision Regulations, Zoning Ordinance and the board's Rules of Procedure are available on line at www.winchester-nh.gov/landuse and at the town hall.

18 OCT.

Application Checklist

The items listed below are minimum standards for subdivisions. The Planning Board may, in certain cases, need to request additional information and the applicant has the responsibility to furnish any reasonable request.

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

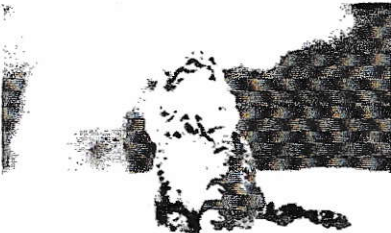
sworster@titlepro-nh.com

Barry Bush: The purpose of this letter is to authorize Mr. Barry Bush to represent me and the RAED Hertel Family Trust to represent either entity in regard to the 4 Lot Subdivision in Winchester, NH.

Van E Hertel 9/19/23

Van E. Hertel, Sr., & as Trustee of the RAED Hertel Family Trust
PO Box 1602
Alton, NH 03809

Sharon Worster
TitlePro, LLC
PO Box 790
174 Main Street
Alton, NH 03809
P:603-875-4400
D:603-875-1436
F:603-875-4401



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~Designer and Installer of Sewage Disposal Systems~

SOILS DATA SHEET

CLIENT RAED HERTEL FAMILY TRUST
 LOCATION SCOTLAND ROAD
WINCHESTER

JOB # 23-156-1
 DATE 10/26/23

☒ TEST PIT # 1, LOT #1

0"	VERY DARK BROWN FOREST FLOOR
3"	10YR 3/3, DB, MOIST, LOOSE, TOPSOIL
10"	10YR 4/4, DYB, MOIST, LOOSE, LFS W/ TRACE FINE GRAVEL
24"	2.5Y 5/6, LOB, MOIST, LOOSE, FSL
40"	2.5Y 5/4, LOB, MOIST, LOOSE, FSL
48"	2.5Y 4/2, DGB, MOIST, LOOSE, GRAVELLY COURSE SAND
60"	BOTTOM OF HOLE

Nathan J. Levesque
 NEW HAMPSHIRE
 Designer of
 Subsurface Disposal
 Systems

 Nathan J. Levesque
 No. 1871
 Water Supply & Pollution Control
 10/26/23

ESHWT @ NO VISIBLE SHWT
 LEDGE @ NONE
 GROUND WATER @ NONE
 DATE OF TEST PIT 10/26/23

* ESHWT = Estimated seasonal high water table



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SOILS DATA SHEET

CLIENT RAED HERTEL FAMILY TRUST
 LOCATION SCOTLAND ROAD
WINCHESTER

JOB # 23-156-1
 DATE 10/26/23

☒ TEST PIT # 2, LOT #2

0"	VERY DARK BROWN FOREST FLOOR
5"	10YR 3/3, DB, MOIST, LOOSE, TOPSOIL
10"	10YR 4/4, DYB, MOIST, LOOSE, LFS W/ TRACE FINE GRAVEL
28"	2.5Y 5/4, LOB, MOIST, LOOSE, COURSE SAND W/ TRACE FINE GRAVEL
48"	2.5Y 4/3, DB, MOIST, FIRM, GRAVELLY LFS
60"	2.5Y 6/3, LYB, MOIST, LOOSE, COURSE SAND
70"	BOTTOM OF HOLE

ESHWT @ NO VISIBLE SHWT
 (RESTRICTIVE LAYER @ 48")
 LEDGE @ NONE
 GROUND WATER @ NONE
 DATE OF TEST PIT 10/26/23

Nathan J. Levesque
 NEW HAMPSHIRE
 Designer of
 Subsurface Disposal
 Systems

 Nathan J. Levesque
 No. 1871
 Water Supply & Pollution Control
 10/26/23

* ESHWT = Estimated seasonal high water table



~Designer and Installer of Sewage Disposal Systems~

SOILS DATA SHEET

CLIENT RAED HERTEL FAMILY TRUST
LOCATION SCOTLAND ROAD
WINCHESTER

JOB # 23-156-1
DATE 10/26/23

☒ TEST PIT # 3, LOT #3

0"	VERY DARK BROWN FOREST FLOOR
3"	10YR 3/3, DB, MOIST, LOOSE, TOPSOIL
10"	10YR 4/4, DYB, MOIST, LOOSE, LFS W/ TRACE FINE GRAVEL
19"	2.5Y 5/4, LOB, MOIST, LOOSE, COURSE SAND W/ TRACE FINE GRAVEL
26"	2.5Y 6/3, LYB, MOIST, LOOSE, COURSE SAND W/ TRACE FINE GRAVEL
44"	2.5Y 6/3, LYB, MOIST, LOOSE, GRAVELLY COURSE SAND
64"	BOTTOM OF HOLE

Nathan J. Levesque
 NEW HAMPSHIRE
 Designer of
 Subsurface Disposal
 Systems

 Nathan J. Levesque
 No. 1871
 Water Supply & Pollution Control
10/26/23

ESHWT @ NO VISIBLE SHWT
LEDGE @ NONE
GROUND WATER @ NONE
DATE OF TEST PIT 10/26/23

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SOILS DATA SHEET

CLIENT RAED HERTEL FAMILY TRUST
LOCATION SCOTLAND ROAD
WINCHESTER

JOB # 23-156-1
DATE 10/26/23

TEST PIT # 4, LOT #4

0"	VERY DARK BROWN FOREST FLOOR
3"	10YR 3/3, DB, MOIST, LOOSE, TOPSOIL
9"	10YR 4/4, DYB, MOIST, LOOSE, LFS W/ TRACE FINE GRAVEL
22"	2.5Y 5/4, LOB, MOIST, LOOSE, COURSE SAND W/ TRACE FINE GRAVEL
41"	2.5Y 6/3, LYB, MOIST, LOOSE, COURSE SAND W/ TRACE FINE GRAVEL
64"	2.5Y 6/3, LYB, MOIST, LOOSE, GRAVELLY COURSE SAND
72"	BOTTOM OF HOLE

Nathan J. Levesque
 NEW HAMPSHIRE
 Designer of
 Subsurface Disposal
 Systems

 Nathan J. Levesque
 No. 1871
 Water Supply & Pollution Control
 10/26/23

ESHWT @ NO VISIBLE SHWT
LEDGE @ NONE
GROUND WATER @ NONE
DATE OF TEST PIT 10/26/23

* ESHWT = Estimated seasonal high water table