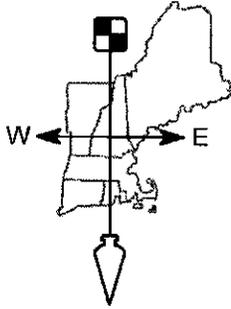


LETTER OF TRANSMITTAL



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Town of Wilton Planning Board
P.O. Box 83, 42 Main Street
Wilton, NH 03086

Date: September 2, 2015

Re: Walter S. Zuber 3-Lot Subdivision - 20 Stephens Road

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	8/26/2015		Subdivision Application with Fee
1	8/26/2015		Subdivision Plan Review Checklist
1	9/2/2015		Abutter's List
3	9/2/2015		Abutter's Labels
1	8/26/2015		Letter of Authorization
6	9/2/2015		Full Size Prints 22"x34"
1	9/2/2015		Half Size Print 11"x17"
1	8/13/2015		Test Pit Data

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected copies
 For review and comment _____
 FOR BIDS DUE: PRINTS RETURNED AFTER LOAN TO US

REMARKS: Attached please find the Subdivision application package for Walter S. Zuber. Thank you,

CC: NRPC – Camille Pattison

Michael D. Ploof, LLS

WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS

PLANNING BOARD
TOWN OF WILTON, NH

SUBDIVISION PLAN REVIEW APPLICATION
(Amended December 16, 2009)

RECEIVED
SEP 04 2015
TOWN OF WILTON NH

PLANNING BOARD USE ONLY

1) Applicant's name: Walter s. Zuber

Address: 20 Stephens Road, Wilton, NH 03086

Tel. #: 603-654-6424

2) Owner of property: Walter S. Zuber

Land Owner's Address: _____

20 Stephens Road, Wilton, NH 03086

Tel. #: 603-654-6424

3) Tax lot number(s) and street number: _____

H-83-1, 20 Stephens Road

4) Zoning district(s) property located in:

Residential Commercial

Residential & Agricultural

Industrial Office Park

Aquifer Watershed

Wetlands Flood Plain

Plan File: # _____

Date application
& Fees received: ___/___/___

Date abutters
notified: ___/___/___

Date of newspaper
notice: ___/___/___

Date and agenda number
of scheduled meeting:
___/___/___ Ag. # _____

Date application
accepted: ___/___/___

Conditions: _____

Date written notice of
approval-disapproval
sent: ___/___/___

Date subdivision plans
recorded in Registry
of Deeds: ___/___/___

FEES PAID:

Filing \$ _____

Date: ___/___/___

Recording: ___/___/___

Date: ___/___/___

Desig.Rep.: \$ _____

Date: ___/___/___

Consulting: \$ _____

Date: ___/___/___

**WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS**

- 5) General location of property: _____
Southeast corner of the intersection where Stephens Road and Badger Farm Road meet at Mason Road
- 6) Road frontage of property: 896+/- ft. along Mason Road and 777+/- ft. along Stephens Road
- 7) Description of the proposed subdivision, cluster, or other development (e.g., number of lots, acreage, intended use, etc.):
- Existing Lot H-83-1 has 10.282 acres. The proposed subdivision will have two new lots (H-83-4)
& (H-83-5) with the remainder staying as Lot H-83-1 having 4.683 acres.
- New Lot H-83-4 will have 2.095 acres and New Lot H-83-5 will have 3.504 acres.
- 8) Attach a listing of the names and addresses of all abutters as listed in Town records not more than five (5) days prior to filing date of application. List to include all abutters directly across roadways and streams, the owner of the property or representative *as well as all professional engineers, architects, land surveyors, or soil/wetland scientists whose professional seal appears on the subdivision plan.* In addition three sets of mailing labels shall be provided by the applicant. (See RSA 672:3 and Wilton Zoning Ordinance 4.9)
- 9) This application will be reviewed by the Designated Representative of the Wilton Planning Board and where found to conform to the requirements of the Town's Land Use Laws and Regulations will be signed by the representative prior to submission. Thereafter, it will be scheduled for presentation at an official public hearing of the Planning Board. The date and agenda number of this meeting will be sent to the Applicant along with abutter notifications.
- 10) **This application must be signed by the owners of all lots involved in the application.**

The information contained in this application is complete and true to the best of my knowledge. I approve the submission of this application. If an Agent/Owner Representative is named below, the person named there has my permission to represent me before the Wilton Planning Board. I authorize the Agent/Owner Representative to submit this application and to speak before the Planning Board on my behalf. (A separate signed letter is also acceptable.)

Signature of Owner

Walter S. Zilmer

Date

Aug 26 2015

11) **Agent/Owner Representative**

Fill out this section if the application is being submitted by a realtor, surveyor, engineer, attorney, etc., on behalf of the actual owner or applicant.

Name Fieldstone Land Consultants, PLLC

Mailing Address 206 Elm Street

Town, State, ZIP Milford, NH 03055

Email Address MDPloof@FieldstoneLandConsultants.com (Michael D. Ploof, LLS)

**WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS**

12) Required application fees are due and payable at the time the application is filed with Planning Board Clerk: (See Application Fee Schedule Appendix III to determine applicable rates)
(Amended Dec. 2009)

A) General Application Submission Fees: (as required per application)

- 1) Legal Notice \$ 75.00
- 2) Abutter Notification
13 # of abutters (see item 8) x \$ 10.00 /abutter = \$ 130.00
- 3) NRPC Escrow \$ 200.00 (Separate check)

Additional Fees to be paid by the applicant during the application process

- 4) Consultant Escrow (To be determined by the Board)
- 5) Digital Data Submission Fee (To be determined and paid at the time of approval)
- 6) Recording Fee (To be determined and paid at the time of approval)

B) Subdivision Application fee: (check applicable box(s); enter fee)

- 1) Subdivision Pre-Application Consultation \$ _____
- 2) Subdivision Voluntary Merger \$ _____
- 3) Subdivision Lot Line Adjustment/line adjusted
_____ # lines x \$ _____ fee/line = \$ _____
- 4) Subdivision Condo Conversions
_____ # units x \$ _____ fee/unit = \$ _____
- 5) All other Subdivisions including Cluster
3 # lots/units x \$ 200.00 fee/lot or unit = \$ 600.00

Total Fees: \$ 1005.00

As the owner or duly authorized Agent/Owner Representative for the owner of the property, I do hereby submit this plan for review as required by the Town of Wilton Land Use Regulations. I agree to be fully responsible for payment of all fees, costs and expenses including fees for professional consultant reviews deemed necessary by the Planning Board incurred with respect to this application.

Signature: Walter S. Ziller
Owner/Agent/Owner Representative

Date: 8/26/2015

Signature: Wm
Wilton Planning Board Designated Representative

Date: 9/3/15 9/3/15
EP.

Signature: _____
Planning Board Clerk

Date: / /

PLANNING BOARD

TOWN OF WILTON, NH

SUBDIVISION PLAN REVIEW CHECKLIST

I. PLAT STANDARDS

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - 6 copies of the preliminary plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Subdivision name. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Purpose of the subdivision. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of owner of record. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of the subdivider and engineer/surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date plans first drafted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Tax map and lot number(s), and total acreage of parcel(s) being subdivided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Zoning districts within which the subdivision is located. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Signature of the owner or his/her designated representative. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Seal and signature of a land surveyor licensed in the State of NH. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Seal and signature of a professional engineer licensed in the State of NH (where required for engineering designs). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Seal and signature of a certified soil scientist or the SCS. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Horizontal scale a minimum of 1"=100' (1"=50' preferred). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Vertical scale not to exceed 1"=40'. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Signature block in lower right corner above title. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locus map at a scale of 1"=1000'. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Bar scale for the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Magnetic and true north. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Revision block. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Notes section for plan information. |

II. ABUTTING PROPERTY INFORMATION

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Tax map and lot numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names and addresses of the owners of record as indicated in Town records not more than five (5) days before the date of filing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of property lines and their approximate dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names and locations of abutting subdivisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names, locations and dimensions of existing streets, easements and alleys. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Names, locations and dimensions of abutting parks and open space. None |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and dimensions of setbacks. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing buildings within 100 feet of property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing septic system leach fields within 100 feet of property lines. Unknown |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Road or driveway intersections within 200 feet of property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |

Sheet 1 of 3 Continued >

**WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS**

III. SUBDIVISION INFORMATION

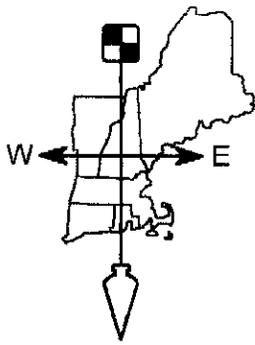
<u>Y</u>	<u>N</u>	<u>NA</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations, bearings and distances of property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations permanent boundary markers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Length of frontage on a public ROW.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Area of proposed lots - wet, dry and total.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Existing and proposed topography for entire parcel - contour intervals not to exceed 5 feet.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Location of the 100 year floodplain. Not Locus
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Zoning district boundaries. Not Locus
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Soil boundaries and types as certified by a registered engineer, certified soil scientist or SCS.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- High intensity soil survey, if required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of all water bodies, watercourses, wetlands, rock/ledge outcrops or other significant natural features.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of any proposed dredge and/or fill areas. None Proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations and dimensions of existing and proposed easements. None, existing and/or proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations and dimensions of buildings.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of soil test pits accompanied by test pit and perc test data.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of existing and proposed water, sewer and drainage systems. None , existing and/or proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of proposed wells and protective well radii.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of the 4,000 square foot septic reserve areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of existing and proposed utility lines. Existing only
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations, names, widths and profiles of existing and proposed street and highways showing grades, radii, culverts and drains, and bridge designs. Existing only
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Proposed driveway locations with note that relocation requires approval of the Board.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of parcels to be dedicated to public use. None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Temporary and permanent erosion and sedimentation controls. None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

Sheet 2 of 3 Continued >

IV. SUPPORTING INFORMATION

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|--------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Letter from water commission certifying availability and intent to provide service. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Letter from sewer commission certifying availability and intent to provide service. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | - Letter from the Fire Chief certifying adequate water for fire protection and access for emergency vehicles. <i>PENDING</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Drainage calculations based on a 25 year storm frequency. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Legal documents for all proposed easements, restricted covenants or other documents affecting legal title of the property. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - If the proposed subdivision covers only a portion of the entire tract, a statement concerning the intended future use of the remainder. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | - NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number. <i>PENDING</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - NH Wetlands Board Dredge and Fill Approval Permit number and Army Corps of Engineers Dredge and Fill approval, if required. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - NH Water Supply and Pollution Control Division Site Specific Permit. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - NH Department of Transportation Curb-Cut Approval Permit number and/or a letter of approval from the Wilton Road Agent. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A line drawing plan of the subdivision drawn to scale of the tax map. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |

Sheet 3 of 3 End



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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www.FieldstoneLandConsultants.com

Sept 2, 2015
FLC#758.01 / MDP

List of Abutters
Tax Map Lot Number H-83-1
Wilton, New Hampshire

Map H, Lot 83-1
Walter S. Zuber
20 Stephens Road
Wilton, NH 03086

Map H, Lot 83-2
Stephen P. & Debra Yurak
44 Stephens Road
Wilton, NH 03086

Map H, Lot 83-3
Michael J. &
Mellissa Emberger
38 Stephens Road
Wilton, NH 03086

Map H, Lot 84
John M. Jr. &
Anne M. Yurak
39 Stephens Road
Wilton, NH 03086

Map H, Lot 85
Wesley Day-Lewis
15 Adams Avenue
Chelmsford, MA 01824

Map H, Lot 48
Julie A. Huntoon &
Scott A. Lemire
117 Badger Farm Road
Wilton, NH 03086

Map H, Lot 57-3
Michael J. Frisella
217 Highland Street
Manchester, NH 03104

Map H, Lot 57-2
Gary M. Newsted
873 Mason Road
Wilton, NH 03086

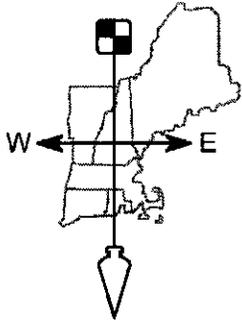
Map H, Lot 57-1
The Walsh Family Trust
Shawn P. & Staci J. Walsh, Trustees
861 Mason Road
Wilton, NH 03086

Map H, Lot 58-1
Lawrence D. Kimball
857 Mason Road
Wilton, NH 03086

Map H, Lot 58
Wesley H. Lawrence &
Vien L. Lawrence
843 Mason Road
Wilton, NH 03086

Map H, Lot 80
Frank & Charlene Krol
834 Mason Road
Wilton, NH 03086

Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



FIELDSTONE

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Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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www.FieldstoneLandConsultants.com

August 14, 2015,

Town of Wilton
Planning Board
42 Main Street
P.O. Box 83
Wilton, NH 03086

RE: **Planning Board Minor Subdivision Application**
20 Stephens Road - Tax Map H Lot 83-1
Walter S. Zuber,

To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary approvals from local, state and federal approvals for Tax Map Parcel H-83-1.

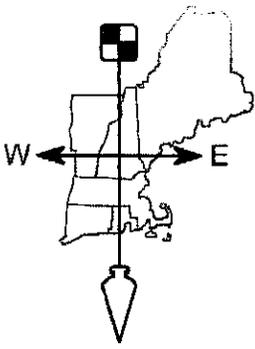
Very truly yours,

Lot H-83-1

Signature: 

Print: Walter S. Zuber

Date Aug 26, 2015



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

**TEST PIT DATA
WALTER S. ZUBER
MAP H, LOT 83-1
20 STEPHENS ROAD
WILTON, NH**

4/7/15

Test Pit # 1

0-10" - 10YR 3/3 Dark Brown loam

10-22" - 10YR 5/6 Yellowish Brown, gravelly, sandy loam, granular, friable

22-44" - 2.5Y 5/6 Light Olive Brown, gravelly, sandy loam, massive, friable

44-72" - 2.5Y 4/4 Olive Brown, fine sandy loam, massive, friable

ESHWT = 30" Observed Water = 36" Ledge/Boulders = None Roots = 20"
Perc Rate = 6 min/in @ 20"

4/7/15

Test Pit # 2

0-8" - 10YR 3/3 Dark Brown loam

8-23" - 10YR 5/6 Yellow Brown, medium-coarse sandy loam, granular, friable

23-43" - 2.5Y 5/6 Light Olive Brown, loamy medium-coarse sand, granular, friable

43-78" - 2.5 Y 4/4 Olive Brown, fine sandy loam, massive friable

ESHWT = 34" Observed Water = 36" Ledge/Boulders = none Roots = 14"
Perc Rate = 4 min/in @ 24"

Test pits conducted by:

Christopher A. Guida, CSS, CWS
NH Designer #1401

