

RECEIVED

JUL 21 2016

PLANNING BOARD
TOWN OF WILTON, NH

TOWN OF WILTON NH

SUBDIVISION PLAN REVIEW APPLICATION
(Amended December 16, 2009)

PLANNING BOARD USE ONLY

1) Applicant's name: HELLYN S. EGAN,
TRUSTEE

Address: _____

Tel. #: _____

2) Owner of property: HELLYN S. EGAN
REVOCABLE TRUST

Land Owner's Address: PO Box 756
WILTON, NH 03096

Tel. #: _____

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

M-98 240 GIBBONS HWY.

4) Zoning district(s) property located in:

Residential Commercial

Residential & Agricultural

Industrial Office Park

Aquifer Watershed

Wetlands Flood Plain

Plan File: # DB SD04 0716
Date application
& Fees received: 7/21/16

Date abutters
notified: 7/21/16

Date of newspaper
notice: 7/21/16

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: INTERSECTION GIBBONS Highway,
ABBOT HILL ACRES ROAD + Robbins ROAD
-
- 6) Road frontage of property: 668' Along Gibbons Hwy, 244 ABBOT HILL ACRES Rd
+ 680' Robbins ROAD
- 7) Description of the proposed subdivision, cluster, or other development (e.g., number of lots, acreage, intended use, etc.):
- Subdivide 2 half acre lots from the 5.9 Ac
Parcel. Lots are along Robbins Road
-

- 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 Hallyn S. Egan Trustee Date July 13-2016

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 MONADNOCK Survey, INC
Mailing Address PO Box 607
Town, State, ZIP WILTON, NH 03086
Email Address DAWN.MONADNOCK @ TDS-NET

**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-
- 2) Abutter Notification
17 # of abutters (see item 8) x \$ 10-/abutter = \$ 170
- 3) NRPC Escrow \$ 200- (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 \$ 7 fee/lot or unit = \$ 200-

Total Fees: \$ 445-

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: Hallyn S. Egan Trustee Date: 7/13/16
Owner/Agent/Owner Representative

Signature: _____ Date: / /
Wilton Planning Board Designated Representative

Signature: _____ Date: / /
Planning Board Clerk

MONADNOCK SURVEY, INC.

99 MAIN STREET P.O. BOX 607
WILTON, NEW HAMPSHIRE 03086-0607
Tel: (603) 654-2345 Fax: (603) 654-9894

July 14, 2016

Wilton Sewer Commission
P. O. Box 83
Wilton, NH 03086-0083

Re: Hellyn S. Egan Revocable Trust
Lot M-98
Robbins Road and Gibbons Highway

Dear Commissioners,

Enclosed please find plans for a proposed subdivision of the above- referenced lot.

We anticipate that the Planning Board will request a letter from the Sewer Commission stating that sewer service is available and will be provided. We will be meeting with the Planning Board on July 20th, with a request for a public hearing on August 17th. Your comments before that date would be most helpful.

Additionally it is our understanding that there are three existing service connections for the property on Robbins Road. If you could provide any information regarding these it would be appreciated.

Please contact me if you have any questions.

Thank you for your attention to this matter.

Sincerely,
Monadnock Survey, Inc.



Dawn B. Tuomala, PE, LLS, CWS
Vice President

Enclosures

PN 1487

MONADNOCK SURVEY, INC.

99 MAIN STREET P.O. BOX 607
WILTON, NEW HAMPSHIRE 03086-0607
Tel: (603) 654-2345 Fax: (603) 654-9894

July 14, 2016

Wilton Water Commission
P. O. Box 83
Wilton, NH 03086-0083

Re: Helyn S. Egan Revocable Trust
Lot M-98
Robbins Road and Gibbons Highway

Dear Commissioners,

Enclosed please find plans for a proposed subdivision of the above- referenced lot.

We anticipate that the Planning Board will request a letter from the Water Commission stating that water service is available and will be provided. We will be meeting with the Planning Board on July 20th, with a request for a public hearing on August 17th. Your comments before that date would be most helpful.

Additionally it is our understanding that there are three existing service connections for the property on Robbins Road. If you could provide any information regarding these it would be appreciated.

Please contact me if you have any questions.

Thank you for your attention to this matter.

Sincerely,
Monadnock Survey, Inc.



Dawn B. Tuomala, PE, LLS, CWS
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Tel: (603) 654-2345 Fax: (603) 654-9894

July 14, 2016

Raymond Dick, Chief
Wilton Fire Department
P. O. Box 83
Wilton, NH 03086-0083

Re: Hellyn S. Egan Revocable Trust
Lot M-98
Robbins Road and Gibbons Highway

Dear Chief Dick,

Enclosed please find plans for a proposed subdivision of the above- referenced lot.

We anticipate that the Planning Board will request comments from the Fire Department. We will be meeting with the Planning Board on July 20th, with a request for a public hearing on August 17th. Your comments before that date would be most helpful.

Please contact me if you have any questions.

Thank you for your attention to this matter.

Sincerely;
Monadnock Survey, Inc.



Dawn B. Tuomala, PE, LLS, CWS
Vice President

Enclosures

PN 1487

WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS

PLANNING BOARD

TOWN OF WILTON, NH

SUBDIVISION PLAN REVIEW CHECKLIST

I. PLAT STANDARDS

- | Y | N | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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. <i>TITLE</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date plans first drafted. <i>TITLE</i> |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Signature of the owner or his/her designated representative. <i>ON FINAL</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Seal and signature of a land surveyor licensed in the State of NH. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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

- | Y | N | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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. |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of existing septic system leach fields within 100 feet of property lines. <i>TOWN SEWER</i> |
| <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 >

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 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location of the 100 year floodplain. NOTE 6 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Zoning district boundaries. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Soil boundaries and types as certified by a registered <u>engineer</u> , certified soil scientist or SCS. SKETCH |
| <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. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations and dimensions of existing and proposed easements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and dimensions of buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of soil test pits accompanied by test pit and perc test data. TOWN SEWER |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing and proposed water, sewer and drainage systems. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of proposed wells and protective well radii. TOWN WATER |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |
| <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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed driveway locations with note that relocation requires approval of the Board. NOTE 8 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of parcels to be dedicated to public use. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Temporary and permanent erosion and sedimentation controls. |
| <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 type="checkbox"/> | - Letter from water commission certifying availability and intent to provide service. SUBMITTED |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Letter from sewer commission certifying availability and intent to provide service. SUBMITTED |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Letter from the Fire Chief certifying adequate water for fire protection and access for emergency vehicles. SUBMITTED |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - If the proposed subdivision covers only a portion of the entire tract, a statement concerning the intended future use of the remainder. NOTE 9 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number. Town Seven + Water |
| <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. EXISTING ONLY |
| <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

MONADNOCK SURVEY, INC.

99 MAIN STREET P.O. BOX 607
WILTON, NEW HAMPSHIRE 03086-0607
Tel: (603) 654-2345 Fax: (603) 654-9894

July 14, 2016

Abutters List

Hellyn S. Egan Revocable Trust

Lot M-98

Abbott Hill Acres Road, Robbins Road & Gibbons Highway

<u>Lot Number</u>	<u>Name</u>
M-97 & M-98	Hellyn S. Egan Revocable Trust Hellyn S. Egan, Trustee Thomas M. Egan, Trustee Bridget E. Egan-Cardin, Trustee P.O. Box 756 Wilton, NH 03086
D-105	David A. Berkebile Ressie D. Berkebile 245 Gibbons Highway Wilton, NH 03086
L-25	Matthew D. Davidson Lisa Ripaldi Davidson 231 Gibbons Highway Wilton, NH 03086
L-26	Jayma C. Benson P.O. Box 442 Wilton, NH 03086
L-27	E & T's United Venture, Inc. 223 Gibbons Highway Wilton, NH 03086
L-28-1 & L-28-2	Roger G. Chappell 17 Federal Hill Road Milford, NH 03055
L-29	Gilbert P. Hargrove Diana Hargrove 202 Gibbons Highway Wilton, NH 03086
L-47	Town of Wilton Laurel Hill Cemetery P.O. Box 83 Wilton, NH 03086

- M-1 Daniel M. Cornwell
Jessica M. Cornwell
20 Windsor Ct.
Poughkeepsie, NY 12601-1116
- M-6 Adam J. Royds
Melinda A. Royds
30 Robbins Road
Wilton, NH 03086
- M-35 Carolyn R. Charette
19 Robbins Road
Wilton, NH 03086
- M-36 Norman Charette
Carolyn R. Charette
19 Robbins Road
Wilton, NH 03086
- M-37 Kevin M. Jean
Susan Jean
11 Robbins Road
Wilton, NH 03086
- M-38 Allen W. Jowders Revocable Trust of 1995
Allen W. Jowders, Trustee
Priscilla C. Jowders Revocable Trust of 1995
Priscilla C. Jowders, Trustee
P.O. Box 11
Wilton, NH 03086
- M-94 Carl S. Boutwell Revocable Trust
Carl S. Boutwell, Trustee
P.O. Box 235
Wilton, NH 03086
- M-95 David A. Hoagland, Sr.
Barbara H. Hoagland
252 Gibbons Highway
Wilton, NH 03086
- M-96 Wayne A. Letourneau
Mandy Reid Letourneau
250 Gibbons Highway
Wilton, NH 03086
- Dawn B. Tuomala, PE, LLS, CWS
Monadnock Survey, Inc.
PO Box 607
Wilton, NH 03086-0607

Memo

To: Wilton Planning Board
From: Ray Dick Fire Chief
cc: Monadhock survey, INC.
Date: July 18, 2016
Re: Lot M-98 Hellyn S Egan Revocable Trust

After reviewing the proposed subdivision on Robbins road and Abbot hill acres we find adequate water and access and see no other problems

Thank you for your cooperation



Ray Dick

Wilton Fire Chief