

PLANNING BOARD
TOWN OF WILTON, NH

RECEIVED

JUN 18 2015

SITE PLAN REVIEW APPLICATION
Amended December 16, 2009

TOWN OF WILTON NH

PLANNING BOARD USE ONLY

1) Applicant's name: _____

Tel. #: _____

2) Owner of property: Bugeau Realty, LLC

Address: 83 Mammoth Road

Londonderry, NH 03053

Tel. #: _____

3) Tax lot number(s) and street number: B-100

343 Forest Road

4) Zoning district(s) property located in:

Residential Commercial

Residential & Agricultural

Industrial Office Park

Aquifer Watershed

Wetlands Flood Plain

Plan File: # PB SP15-0601

Date application & Fees received: 6/18/15

Date abutters notified: 6/19/15

Date of newspaper notice: sent 6/19/15
 / /

Date and agenda number of scheduled meeting: 7/15/15 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: / /

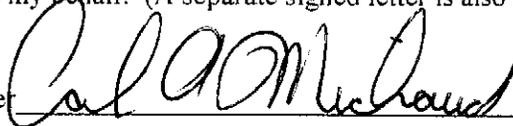
Consulting: \$ _____

Date: / /

- 5) General location of property: Forest Road (NH Route 31), 1,100 feet north of the Burton Highway
-
- 6) Road frontage of property: 291.88' along Forest Road (NH Route 31)
- 7) Description of the proposed development (e.g., lot(s), acreage, intended use, etc.):
- To convert the existing barn into a crematorium.
-
- 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 is to include all abutters directly across roadways and streams, and owner of 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



Date 6/15/15

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 Dawn B. Tuomala, PE, LLS, CWS, Monadnock Survey, Inc.

Mailing Address PO Box 607

Town, State, ZIP Wilton, NH 03086

Email Address dawn.monadnock@tds.net

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. 16 2009)

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

- 1) Legal Notice \$ 75.00
- 2) Abutter Notification
8 # of abutters (see item 8) x \$ 10.00 /abutter = \$ 80.00
- 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 if required and paid at the time of approval)

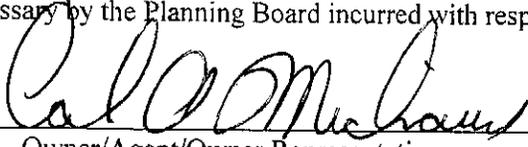
C) Site Plan Application Related Fees: (check applicable box(s); enter fee)

- 1) Site Plan Pre-Application consultation with NRPC: \$ _____
- 2) Home Occupation: \$ _____
- 3) Amended Plan/Change of Use (No expansion):
\$ 100 + (1,160 Square Feet x \$ 0.03 fee/Square Foot) = \$ 134.80
- 4) All Other Site Plans:
- a. Non-Residential
\$ _____ + (_____ Square Feet x \$ _____ fee/Square Foot) = \$ _____
- b. Residential (Multi-Family, Elderly)
_____ # units x \$ _____ fee/unit = \$ _____

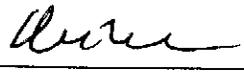
Total Fees:

\$ 289.80

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: 
Owner/Agent/Owner Representative

Date: 6 / 15 / 15

Signature: 
Wilton Planning Board Designated Representative

Date: 6 / 17 / 15

Signature: _____
Planning Board Clerk

Date: ___ / ___ / ___

MONADNOCK SURVEY, INC.

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

June 15, 2015

**Abutters List
#1766
Michaud
343 Forest Road**

<u>Lot Number</u>	<u>Name</u>
B-100	Bugeau Realty, LLC 83 Mammoth Road Londonderry, NH 03053
B-101	Joseph E. Mazerall 1572 Center Road Lyndeborough, NH 03082
B-104	New Spartan Properties, LLC P.O. Box 909 Amherst, NH 03031
B-99	Betty J. Cleveland 40A Burns Hill Road Wilton, NH 03086
B-120	Francis A. Richards Jr. Vicky D. Richards 344 Forest Road Wilton, NH 03086
B-121	Thomas Conrad Susan Conrad Wolff 4 Pilgrim Avenue Orleans, MA 02653
B-96	State of New Hampshire Division of Forests & Lands 172 Pembroke Road Concord, NH 03302-1856 Philip E. Tuomala, LLS Dawn B. Tuomala, PE, LLS, CWS Monadnock Survey, Inc. PO Box 607 Wilton, NH 03086-0607

MONADNOCK SURVEY, INC.

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

June 19, 2015

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

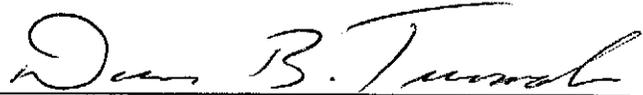
Re: Bugeau Realty, LLC
343 Forest Road

Dear Chief Dick:

Enclosed please find plans dated June 15, 2015 for a proposed crematorium on Lot B-100. We will be meeting with the Planning Board on July 15th, and your comments before that date would be most helpful.

Thank you for your attention to this matter.

Sincerely,
Monadnock Survey, Inc.



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

Enclosures (1)

PN 1766

MONADNOCK SURVEY, INC.

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

June 17, 2015

Wilton Planning Board
PO Box 83
Wilton, NH 03086

RE: Bugeau Realty, LLC
343 Forest Road

Dear Board,

Listed below are the waivers that are being asked for as part of the Minor Site Plan Application.

1. Section D. 6.3. n. Locations of the 4,000 square foot septic reserve area, test pits and test pit information for each lot.
2. Section D. 6.3. r. Landscape Plan.
3. Section D. 6.3. i. and k. Drainage calculations based on a 25 year storm frequency.

Thank you for your consideration. If you require any additional information or clarification please let me know.

Sincerely,



Dawn B. Tuomala, PE, LLS, CWS
Monadnock Survey, Inc.

**PLANNING BOARD
TOWN OF WILTON, NH**

SITE 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"/> | - Site plan name. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Purpose of the site plan. |
| <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 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 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 not to exceed 1"=50'. |
| <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. |
| <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 water supply wells or springs and protective well radii 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. |
| <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 4 - Continued >

III. SITE PLAN 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 of 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 the site - wet, dry and total.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Existing and proposed topography for entire parcel - 2 foot contour intervals for developed portions of the site; 5 foot contour intervals for undeveloped portions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Location of the 100 year floodplain.
<input checked="" 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 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.
<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 existing and proposed buildings.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Building setbacks and buffer locations denoted.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>W</i> - Locations of soil test pits accompanied by test pit and perc test data.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of existing and proposed water, sewer and drainage systems.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of proposed wells and protective well radii.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>W</i> - 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 ingress and egress locations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Internal traffic flow patterns.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Parking locations and areas with spaces and travel lanes denoted.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>W</i> Landscape plan.
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Location, dimensions, height, number of floors, total area and first floor elevation of existing and proposed buildings and structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Number of units in each building denoting floor area and proposed use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Location, dimensions and character of all signs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

Sheet 2 of 4 - 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 type="checkbox"/> | <input type="checkbox"/> | - Letter from the Fire Chief certifying adequate water for fire protection and access for emergency vehicles. |
| <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, restrictive covenants or other documents affecting legal title of the property. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - If the proposed site plan covers only a portion of the entire tract, a statement concerning the intended future use of the remainder. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number. |
| <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 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"/> | - 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 _____ |

V. ACCESS, PARKING AND INTERNAL TRAFFIC PATTERNS

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Access points adequate in number, size, location and design. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Adequate all season safe sight distance (minimum four hundred (400) feet on Class I or II roads) in both directions from each proposed access point. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Access points located to avoid possible turning movement conflict with other existing drives. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Street frontage other than access points curbed or otherwise blocked to vehicular entry. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and sizes of all existing and proposed parking areas, loading zones, and driveways adequate for the proposed uses. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Total number of parking stalls shown satisfies the site plan requirements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Internal traffic pattern safe and adequate for the type of use proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Emergency vehicles have easy, unimpeded access to all buildings with adequate turnaround space. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Adequate provisions made for service vehicles. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Adequate areas for snow piling without impeding traffic circulation or affecting safety. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |

Sheet 3 of 4 - Continued >

VI. LANDSCAPING, BUFFERS AND SIGNS

<u>Y</u>	<u>N</u>	<u>NA</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Type and location of existing and proposed vegetation.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Peripheral parking lot landscaping provided in accordance with these regulations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Parking lot interior landscaping equal to at least 5% of the total parking area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Adequate buffers provided between adjacent incompatible land uses.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Garbage collection and storage points and other service areas screened by landscaping or fencing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations, dimensions and character of proposed signs indicated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Signs placed so as not to obstruct vehicular visibility.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Signs in accordance with the zoning regulations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- External lighting, if any, of buildings or parking and/or property indicated.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

Sheet 4 of 4 - End