

# PERMANENT

PERMIT #  
2022/003

## Town of Temple, NH

### Application for Permanent Driveway Access to Class V and Class VI Roads

Date of Application 10/27/22

Pursuant to the provisions of RSA Chapter 236:13, permission is requested to construct alter a driveway entrance to property located on Hudson Road.

Tax Map 5 Lot 24

Purpose of access: Permanent

Location: Nearest intersection and distance Hudson + Cutter, 2900 ft

Nearest utility pole and distance PSNH 13/NET+T 13

Other identifying landmark Easternmost Border of Driveway is at an iron pin 30' west of the pole

Is this a scenic road according RSA 231:158, IV Yes  No   
Scenic Road Hearing Required Yes  No  Minutes Attached Yes  No

As landowner/applicant, I agree to the following:

1. To construct the driveway entrance only for vehicular access to the property.
2. To construct the driveway entrance only at the location specified in this permit.
3. To construct and maintain the driveway entrance in accordance with all currently applicable statutes, rules, drawings, and specifications issued by the Temple Planning Board.
4. To defend, indemnify, and hold harmless the Town of Temple and its agents and employees against any action, injury and/or property damage sustained by reason of exercise of this permit.
5. To furnish and install drainage structures necessary to maintain existing highway drainage and adequately handle runoff resulting from land development, and to obtain all easements relating thereto.
6. I state that I am the owner or authorized agent of the parcel upon which the driveway will be constructed.
7. Grade stakes will be placed to indicate the permanent driveway entrance at the intersecting roadway.

Attached is:

1. A copy of the current deed, if this is a new driveway.
2. A sketch or plan showing existing and proposed driveways, and the adjacent highway, indicating distances to the town road, town line, nearest utility pole (Including number), and any other landmark or feature.

Landowner: (print name) Nick Rowe (signature) Rowe  
 (address) 754 Elm St, Milford NH (phone) 603 718 4583  
03055

cc: Planning Board  
Code Enforcement Officer

February 2022

The owners of the property accessed by this driveway shall have continuing responsibility for the adequacy of the driveway and any grades, culverts, or other structures pertaining to such driveway, within 30' of the public right-of-way.

Regulations:

Driveway can accommodate a heavy duty and commercial trucks Yes No

Sight distance is at least 10 feet times the rate of the speed limit of the road to which the driveway enters measured at a height of 3 feet Yes No

Is this a shared driveway Yes No

For Further Information, please contact the Temple Highway Dept. at (603) 878-2744.

**This Section to Be Filled Out By Town Staff**

Date of Submission: 10/28/22

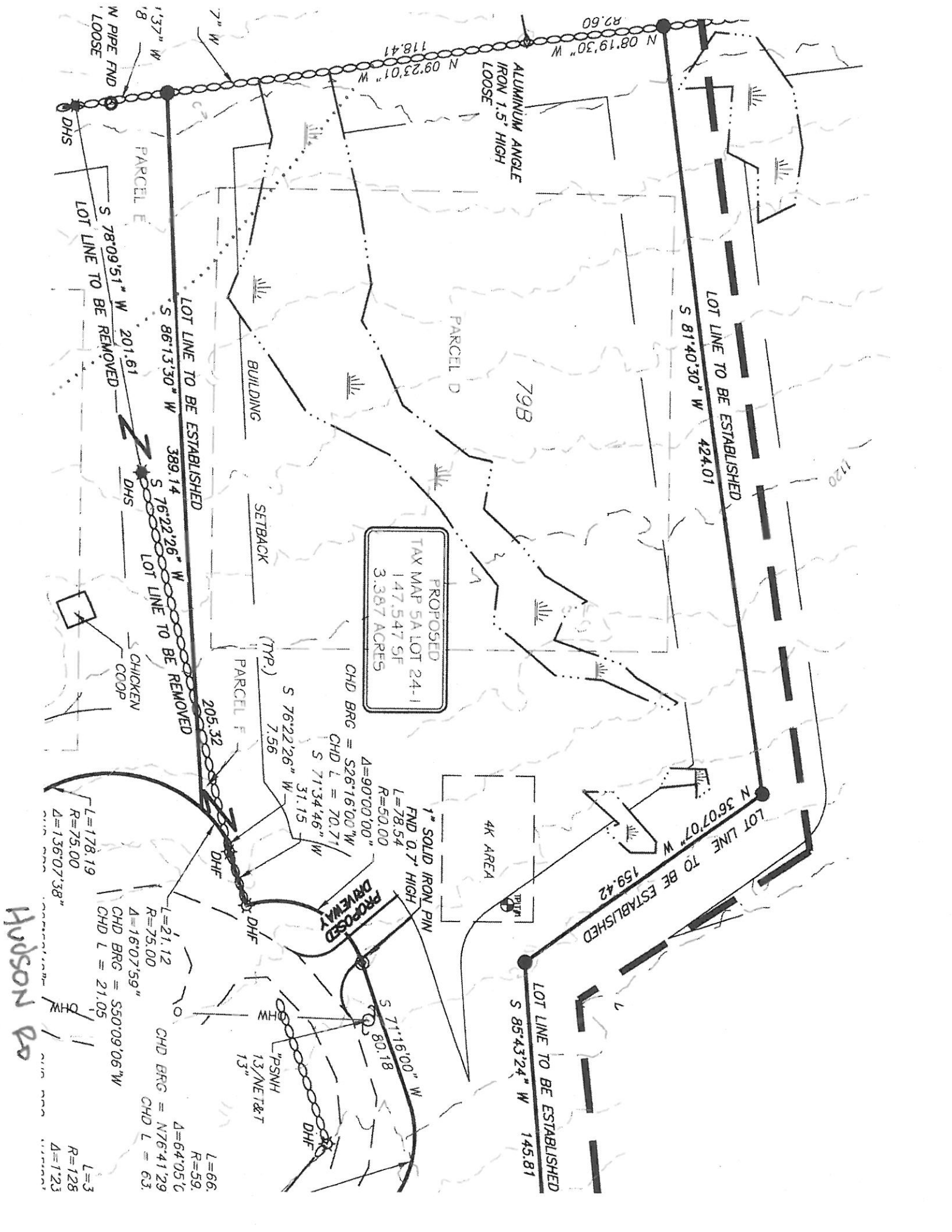
- Culvert Required: Material ( ) diameter ( 15" ) Length ( )
- Bond Required ( \$ )  Easements
- Application Fee ( \$ )  Drainage or other Study (if necessary) Fee ( \$ )
- Fees Paid Date: \_\_\_\_\_ Total - \$ \_\_\_\_\_

Approvals:

Granted  Granted with Conditions  Denied Date: 10/31/22

Administrator's (Road Agent) Signature: [Signature]

- Conditions:
1. Culvert install Required
  2. \_\_\_\_\_
  3. \_\_\_\_\_



PROPOSED  
TAX MAP 5A LOT 24-1  
147,547 SF  
3.387 ACRES

CHD BRG = S26°16'00"W  
CHD L = 70.71  
S 71°34'46" W  
31.15  
A=90°00'00"  
L=78.54  
R=50.00

PROPOSED  
DRIVEWAY

S 71°16'00" W  
80.18

L=21.12  
R=75.00  
A=16°07'59"  
CHD BRG = S50°09'06"W  
CHD L = 21.05

L=66  
R=59  
A=64°05'0  
CHD BRG = N76°41'29  
CHD L = 63.

L=3  
R=125  
A=1°23

Hudson Rd

1" SOLID IRON PIN  
FND 0.7' HIGH

4K AREA

CHICKEN  
COOP

13/NET&T  
13"

PSNH

DHF

DHF

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Return to:  
Nicholas B. Rowe  
Kerry E. Thompson  
Leah Thompson  
Map 5A Lot 24 Hill Road  
Temple, NH 03084

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Kenneth F. Wilson**, married, of 8 Pine Drive, Broad Brook, CT 06016, **Judith A. Haile**, single, of 5115 Alta Loma Road, Colorado Springs, CO 80918, **Karen J. Wilson**, single, of 12 Haylin Drive, Vernon, CT 06066 and **Sandra M. Gardner**, single, of 20 Palisades Terrace, Glastonbury, CT 06033, for consideration paid GRANTS TO **Nicholas B. Rowe**, married, of 754 Elm Street, Milford, NH 03055, **Kerry E. Thompson**, married, of 29 Adams Street, Greenville, NH 03048 and **Leah Thompson**, married, of 56 N. Mast Road, Goffstown, NH 03045, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

That certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Temple, County of Hillsborough and State of New Hampshire, shown as Parcel B on Plan entitled, "Division of Sarah Wilson Land, Hudson and Hill Roads, Temple, New Hampshire, Scale 1" = 100', Plan drawn by D. W. Smith, Hollis, N. H., April, 1977", approved by the Temple Planning Board on July 25, 1977, and recorded in the Hillsborough County Registry of Deeds as Plan No. 10310, and more particularly bounded and described as follows:

Beginning at the northeast corner of the premises at the end of a stone wall on the southerly side of Hill Road, so-called, at land now or formerly of Harling; thence

1. South 5° West along said stone wall 750 feet, more or less, to a point in said stone wall at land now or formerly of Frank B. Wilson, said other land being shown as Parcel A on said plan; thence

2. North 88° West by said Parcel A 895 feet, more or less, to a corner of a stone wall; thence
3. South 85° West along said stone wall 183 feet, more or less, to a point; thence
4. North 88° West along said stone wall and across an opening 400 feet, more or less, to a stone wall at land now or formerly of Spina; thence
5. North 7° East along a stone wall 714 feet, more or less, to a corner of stone walls; thence
6. South 77° East along a stone wall 258 feet, more or less, to a point; thence
7. South 82° East along said stone wall and across an opening 200 feet, more or less, to the end of another stone wall; thence
8. South 11° East along a stone wall 195 feet, more or less, to an opening at the end of said stone wall; thence
9. South 74° West across said opening 15 feet, more or less, to the end of a stone wall; thence
10. South 4° East along a stone wall 261 feet, more or less, to a corner; thence
11. South 78° East along said stone wall 450 feet, more or less, to a corner of stone walls; thence
12. North 13° East along a stone wall 680 feet, more or less, to a corner on the southerly side of said Hill Road; thence
13. South 74° East along said stone wall and by said Hill Road 403 feet, more or less to the point of beginning.

Excepting and reserving that portion conveyed to the Town of Temple by deed dated March 13, 1987 and recorded at Book 4282, Page 174.

Meaning and intending to describe and convey the same premises conveyed to Frank B. Wilson and Pauline T. Wilson by virtue of a Deed from Kathryn D. Flori, dated May 13, 1993 and recorded in the Hillsborough Registry of Deeds in Deed Book 5433 at Page 693; the grantors herein obtained title through the Estate of

Frank B. Wilson, see 9<sup>th</sup> Circuit-Probate Division-Nashua, Case No. 316-2014-ET-00921. Frank B. Wilson was the surviving joint tenant, see Death Certificate for Pauline T. Wilson recorded herewith.

This is land only and therefore not subject to homestead rights.

Executed this 16<sup>TH</sup> day of JUNE, 2022.

Kenneth F. Wilson  
Kenneth F. Wilson

State of CONNECTICUT  
County of HARTFORD

Then personally appeared before me on this 16<sup>TH</sup> day of June, 2022, the said Kenneth F. Wilson acknowledged the foregoing to be his voluntary act and deed.

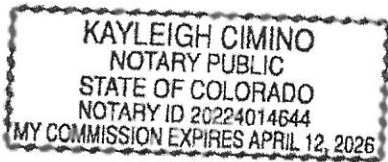
Donna M. Vumbach  
Notary Public/Justice of the Peace  
Commission expiration: 3/31/2023

Executed this 17 day of June, 2022.

Judith A. Haile  
Judith A. Haile

State of Colorado  
County of El Paso

Then personally appeared before me on this 17 day of June, 2022, the said Judith A. Haile acknowledged the foregoing to be her voluntary act and deed.



Kayleigh Cimino  
Notary Public/Justice of the Peace  
Commission expiration: 04/12/2026

Executed this 16<sup>TH</sup> day of JUNE, 2022.

Karen J. Wilson  
Karen J. Wilson


State of ~~New Hampshire~~ CONNECTICUT  
County of HARTFORD

Then personally appeared before me on this 16<sup>TH</sup> day of June, 2022, the said Karen J. Wilson acknowledged the foregoing to be her voluntary act and deed.

Alma M. Vumback  
Notary Public/Justice of the Peace  
Commission expiration: 3/31/2023

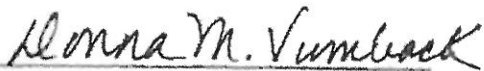


Executed this 16<sup>th</sup> day of JUNE, 2022.

  
Sandra M. Gardner

State of CONNECTICUT  
County of HARTFORD

Then personally appeared before me on this 16<sup>th</sup> day of June, 2022, the said Sandra M. Gardner and acknowledged the foregoing to be her voluntary act and deed.

  
Notary Public/Justice of the Peace  
Commission expiration: 3/31/2023