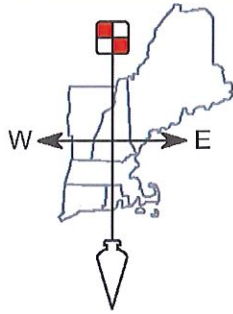


L E T T E R O F T R A N S M I T T A L



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: Temple Planning Board
423 NH Route 45
Temple, NH 03084

Date: April 14, 2021

Re: Subdivision Plan Tax Map 8A Lot 12
479 Colburn Road
Temple, New Hampshire 03084

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 | 4/14/21 | | Subdivision Application |
| 1 | 4/14/21 | | Letter of Authorization |
| 1 | 4/14/21 | | Abutter List with mailing labels |
| 1 | 4/14/21 | | Waiver Letter |
| 3 | 4/14/21 | | Subdivision Plan Full Size 22"x34" |
| 1 | 4/14/21 | | Subdivision Plan Half Size 11"x17" |
| | | | |
| | | | |
| | | | |

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 _____

REMARKS

Please contact me with any questions.

Thank you,

Christopher Guida, Project Manager

TOWN OF TEMPLE, NH
PLANNING BOARD
APPLICATION FOR SUBDIVISION

PROJECT NAME/LOCATION: Whitcomb Minor Subdivision - 479 Colburn Rd File # _____

The undersigned subdivider hereby submits to the Temple Planning Board a preliminary/final subdivision plat dated 4/9/2021 entitled Subdivision Plan - Tax Map 8A Lot 12 and respectfully requests its approval of said plat. In consideration for approval and the privileges accruing thereto, the subdivider hereby agrees:

1. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions that become apparent during construction.
2. To post all streets and roads "Private" unless accepted by the Town, and to provide and install standard street signs as approved by the Town for all intersections.
3. To give the Town, on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage or other purposes as agreed upon.
4. To save the Town harmless from any obligation it may incur, or repairs it may make, because of my/our failure to carry out any of the foregoing provisions.
5. To make no changes whatsoever in the final plat as approved by the Board unless a revised plat or a plat of re-subdivision is submitted to and approved by the Board.
6. Christopher Guida of Fieldstone Land Consultants, PLLC is hereby designated as the person to whom all communications may be addressed and the person on whom legal process may be served in connection with any proceedings arising out of the agreement herein.

Fieldstone Land Consultants, PLLC
Subdivider Name
206 Elm Street, Milford, NH 03055
Address

by: Christopher Guida
Owner/President or Treasurer if a Corporation

Names and addresses of all persons with 10 percent or more interest: Jeanne M. Whitcomb
as Trustee of The Whitcomb Family
Revocable Trust Dated December 30,
2013 - 479 Colburn Road, Temple, NH
03084

To be filled out by Planning Board:

| <u>Preliminary Layout</u> | <u>Final Plat</u> |
|---|--|
| Application received by Board: Date: _____ By: _____ | Maps and supporting data received: Date: _____ By: _____ |
| Maps and supporting data received: Date: _____ By: _____ | All state approvals received: Date: _____ By: _____ |
| Checklist reviewed: Date: _____ By: _____ | 90 day statutory deadline for Planning Board action begins on the latest of the above dates, all submission items, agency approvals and fees having been received. |
| Fees received: Date: _____ By: _____ | Date of deadline for Board action: _____ |
| Date of conditional approval: _____ | Date of final approval: _____ |

TOWN OF TEMPLE, NH
PLANNING BOARD
APPLICATION FOR SUBDIVISION

CHECKLIST:

File # _____

Name of subdivision: Tax Map 8A Lot 12 Minor Subdivision # of lots 2

Location of subdivision: Tax Map 8A Lot 12 - 479 Colburn Road, Temple, NH 03084

Type of sewage disposal: Individual Septic Type of water supply: Individual Well

Professional Engineer: N/A Land Surveyor: Michael Ploof, LLS

Designer — name & address: Fieldstone Land Consultants, PLLC
206 Elm Street, Milford, NH 03055

Is this a re-subdivision of an approved subdivision? Yes/ No Previous File # N/A

| Sketch Plan (S) | Preliminary Layout(P) | Final Plat(F) | SUBMISSION ITEMS |
|--------------------|--------------------------|------------------|---|
| _____ | _____ | X | Sketch plan |
| _____ | _____ | X | Site survey & site location maps |
| _____ | _____ | X | Soils map |
| _____ | _____ | X | Soil test data & percolation data |
| _____ | _____ | X | Deed restrictions |
| _____ | _____ | N/A | Road profiles (Preliminary — P) (Final — F) |
| _____ | _____ | N/A | Road cross sections (Preliminary — P) (Final — F) |
| _____ | _____ | N/A | Statement of responsibility & liability |

INFORMATION SHOWN

| | | | |
|-------|-------|-----|--|
| _____ | _____ | X | Name of subdivision, "Temple, NH" |
| _____ | _____ | X | Name and address of owner |
| _____ | _____ | W | Boundaries & area of entire parcel |
| _____ | _____ | X | Existing & proposed streets & street names |
| _____ | _____ | X | Buildings to remain |
| _____ | _____ | X | Existing & proposed lot lines |
| _____ | _____ | X | Setback lines |
| _____ | _____ | X | North point, bar scale, date |
| _____ | _____ | X | Abutting owners |
| _____ | _____ | X | Subdivisions & buildings within 100 feet |
| _____ | _____ | X | Roads & driveways within 200 feet |
| _____ | _____ | X | Existing & proposed street right-of-way widths |
| _____ | _____ | X | Widths of traveled ways |
| _____ | _____ | N/A | Easements & open space |
| _____ | _____ | X | Water courses, natural & man-made features |
| _____ | _____ | X | Zoning district(s) |
| _____ | _____ | N/A | Future subdivisions |
| _____ | _____ | X | Topographic contours — 5 foot intervals |
| _____ | _____ | X | Existing & proposed telephone & electric utilities |
| _____ | _____ | X | Locations of soils, percolation, water table tests |
| _____ | _____ | N/A | Surface water drainage system |
| _____ | _____ | N/A | Surface water drainage system (final engr. form) |
| _____ | _____ | X | Seal of engineer, seal of surveyor |
| _____ | _____ | X | Bearings and distances , |
| _____ | _____ | X | Lot dimensions, areas, & numbering |
| _____ | _____ | N/A | Stations, radii, curve data |
| _____ | _____ | X | Monument locations |

TOWN OF TEMPLE, NH
 PLANNING BOARD
 APPLICATION FOR SUBDIVISION

File # _____

CHECKLIST: (continued)

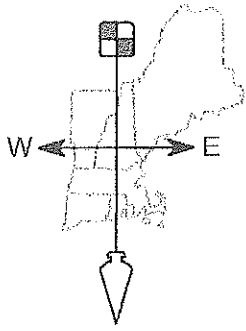
| Sketch Plan (S) | Preliminary Layout(P) | Final Plat(F) | <u>Items that may be Required (R) or Waived (W)</u> |
|--------------------|--------------------------|------------------|---|
| _____ | _____ | <u>N/A</u> | Engineer's statement of suitability |
| _____ | _____ | <u>N/A</u> | Watershed analysis map & drainage computations |
| _____ | _____ | <u>N/A</u> | Statement of existing street work |
| _____ | _____ | <u>N/A</u> | Sanitary sewerage computations |
| _____ | _____ | <u>N/A</u> | Cost estimates |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

LIST OF ABUTTING OWNERS WITHIN 200 FEET AND ADDRESSES, including owner, surveyor, and engineer: (or attach separate list)

SEE ATTACHED

FEE SCHEDULE:

| | | |
|---|-------------------------|------------------|
| Subdivision Application: | \$ 75.00 | |
| \$ 50 per Lot X <u>2</u> Lots | \$ <u>100.00</u> | |
| \$ 10 per Abutter X <u>11</u> | \$ <u>110.00</u> | |
| TOTAL APPLICATION FEES: | \$ <u>285.00</u> | Date Paid: _____ |
| PUBLISHED NOTICE: | \$ _____ | Date Paid: _____ |
| RECORDING FEE + Mileage | \$ _____ | Date Paid: _____ |
| <u>REGISTRY FEES (after approval) – two separate checks:</u> | | |
| Recording fee of \$26.00 per 22X34 sheet payable to "Hillsborough County Treasurer" | | |
| LCHIP fee of \$25.00 per set payable to "Hillsborough County Treasurer" (new 2008) | | |
| | | Date Paid: _____ |



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

April 9, 2021

Town of Temple Planning Board
423 NH Route 45
P.O. Box 191
Temple, NH 03084

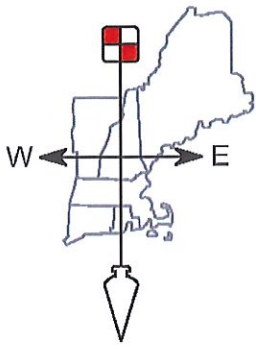
RE: Subdivision Application (**Letter of Authorization**)
479 Colburn Road (Tax Map 8A Lot 12)
Jeanne M. Whitcomb (Applicant)
Whitcomb Family Revocable Trust (Owner)

To Whom It May Concern:

The undersigned being the owner of the above referenced lots hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary approvals from local, state and federal agencies for Tax Map Lot 8A-12.

Very truly yours,

Signature: Jeanne M Whitcomb Print: Jeanne M Whitcomb Date 4-13-2021
(Owner of Lot 8A-12)



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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

April 7, 2021

FLC#2039.02 / Owner

List of Abutters
Tax Map 8A Lot Number 12
Temple, New Hampshire

Map 8A Lots 11, 12, 13 & 12-1
Whitcomb Family Rev. Trust
Jeanne M. Whitcomb, Trustee
479 Colburn Road
Temple, NH 03084

Map C Lot 2
Deborah L. Goodwin
1197 Gibbons Highway
Wilton, NH 03086

Map 8A Lot 8
Little, Mary Anne
3 Cabins Road
Temple, NH 03084

Map 8A Lot 9
Masterson, Jaime E.
41 NH RT 101
Temple, NH 03084

Map 8A Lot 10
Allworden, William
31 NH RT 101
Temple, NH 03084

Map 8B Lot 23
Robbins, Adriane V. Howard
447 Colburn Road
Temple, NH 03084

Map 8B Lot 26
Parslow, Richard C. & Amy E.
446 Colburn Road
Temple, NH 03084

Map C Lot 128-4
Four Winds Community
32 Colburn Road
Temple, NH 03084

Map 8B Lot 24
Bultemeier, Danni May
Moore, Patrick K.
6 Rebeckah's Way
Temple, NH 03084

Map 8B Lot 24-1
Lorette, Robert & Carol
14 Rebeckah's Way
Temple, NH 03084

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

April 14, 2021
FLC#2039.02 / Owner

List of Abutters
Tax Map 8A Lot Number 12
Temple, New Hampshire

Map 8A Lots 11, 12, & 13
Whitcomb Family Rev. Trust
Jeanne Whitcomb, Trustee
479 Colburn Road
Temple, NH 03084

Map 8A Lots 11, 12, & 13
Whitcomb Family Rev. Trust
Jeanne Whitcomb, Trustee
479 Colburn Road
Temple, NH 03084

Map 8A Lots 11, 12, & 13
Whitcomb Family Rev. Trust
Jeanne Whitcomb, Trustee
479 Colburn Road
Temple, NH 03084

Map C Lot 2
Deborah L. Goodwin
1197 Gibbons Highway
Wilton, NH 03086

Map C Lot 2
Deborah L. Goodwin
1197 Gibbons Highway
Wilton, NH 03086

Map C Lot 2
Deborah L. Goodwin
1197 Gibbons Highway
Wilton, NH 03086

Map 8A Lot 8
Little, Mary Anne
3 Cabins Road
Temple, NH 03084

Map 8A Lot 8
Little, Mary Anne
3 Cabins Road
Temple, NH 03084

Map 8A Lot 8
Little, Mary Anne
3 Cabins Road
Temple, NH 03084

Map 8A Lot 9
Masterson, Jaime E.
41 NH RT 101
Temple, NH 03084

Map 8A Lot 9
Masterson, Jaime E.
41 NH RT 101
Temple, NH 03084

Map 8A Lot 9
Masterson, Jaime E.
41 NH RT 101
Temple, NH 03084

Map 8A Lot 10
Allworden, William
31 NH RT 101
Temple, NH 03084

Map 8A Lot 10
Allworden, William
31 NH RT 101
Temple, NH 03084

Map 8A Lot 10
Allworden, William
31 NH RT 101
Temple, NH 03084

Map 8B Lot 23
Robbins, Adriane V. Howard
447 Colburn Road
Temple, NH 03084

Map 8B Lot 23
Robbins, Adriane V. Howard
447 Colburn Road
Temple, NH 03084

Map 8B Lot 23
Robbins, Adriane V. Howard
447 Colburn Road
Temple, NH 03084

Map 8B Lot 26
Parslow, Richard C. & Amy E.
446 Colburn Road
Temple, NH 03084

Map 8B Lot 26
Parslow, Richard C. & Amy E.
446 Colburn Road
Temple, NH 03084

Map 8B Lot 26
Parslow, Richard C. & Amy E.
446 Colburn Road
Temple, NH 03084

Map C Lot 128-4
Four Winds Community
32 Colburn Road
Temple, NH 03084

Map C Lot 128-4
Four Winds Community
32 Colburn Road
Temple, NH 03084

Map C Lot 128-4
Four Winds Community
32 Colburn Road
Temple, NH 03084

Map 8B Lot 24
Bultemeier, Danni May
Moore, Patrick K.
6 Rebeckah's Way
Temple, NH 03084

Map 8B Lot 24
Bultemeier, Danni May
Moore, Patrick K.
6 Rebeckah's Way
Temple, NH 03084

Map 8B Lot 24
Bultemeier, Danni May
Moore, Patrick K.
6 Rebeckah's Way
Temple, NH 03084

Map 8B Lot 24-1
Lorette, Robert & Carol
14 Rebeckah's Way
Temple, NH 03084

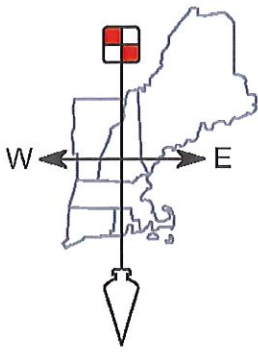
Map 8B Lot 24-1
Lorette, Robert & Carol
14 Rebeckah's Way
Temple, NH 03084

Map 8B Lot 24-1
Lorette, Robert & Carol
14 Rebeckah's Way
Temple, NH 03084

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

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

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



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

April 13, 2021

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

RE: **Subdivision Plan Application**
Jeanne M. Whitcomb
Whitcomb Family Revocable Trust
Tax Map Lot 8A-12

Dear Planning Board Members,

As an agent for the Whitcomb Family Revocable Trust, Fieldstone Land Consultants, PLLC (Fieldstone) hereby request the following waivers from the Town of Temple Subdivision Regulations, regarding the above referenced Lot Line Adjustment Plan:

1. Submission Documents. – 4.06 Survey Phase:

(1) Site survey map showing boundary of subdivision area, topography, streams, existing features and foliage lines, existing roads, structures and adjacent development – Remaining Parcel 8A-12.

The proposed Subdivision is minor in nature and the newly proposed 3.089 lot meets town requirements. The remainder of lot 8A-12 is essentially unchanged and is currently developed with a single-family residence. Topography and the location of site improvements have been provided on the proposed new lot 8A-12-2. We respectfully request that the board grant waivers to this requirement for Survey Phase (1) for the remaining Parcel.

Thank you for your consideration.

Fieldstone Land Consultants, PLLC

Christopher A. Guida - Project Manager