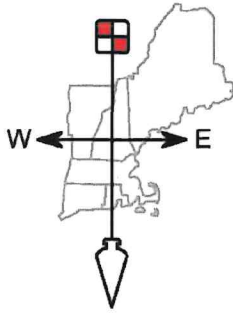


LETTER OF TRANSMITTAL



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

To: Greenville Planning Board
46 Main Street
P.O. Box 343
Greenville, NH 03048

Date: March 14, 2024

Re: Christopher Cook – 2 Lot Subdivision Application
Tax Map Parcel 1-059
Planning Board Application Package

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
7	3/14/24		Subdivision Plan 22"x34" Full Size, PDF copy sent via email
4	3/14/24		Subdivision Plan 11"x17" Half Size
1	3/14/24		Subdivision Plan 22"x34" Full Size and application to Selectman's Office
1	3/14/24		Subdivision Application & narrative, Letter of Authorization, checklist, and fees
1	3/14/24	each	Subdivision Plan sent to Police, Fire, and Conservation Commission
1	3/14/24		Abutter List & 3 sets of labels
1	3/14/24		Waiver Request Letter
1	3/14/24		Test Pit Data

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For review and comment _____
- FOR BIDS DUE: _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Hello Tara, please find seven (7) copies of the subdivision plan and an application package. We are submitting today to be placed on the April 11, 2024 meeting agenda. Please contact me with any questions.

Thank you,

Daniel E. Barowski

Daniel Barowski, Project Manager

**Planning Board
Application for
Subdivision Approval**

This checklist is intended to aid both the Applicant and the Planning Board. This checklist details those items which will be reviewed by the Planning Board. It is provided for the information of the Applicant to assure that information necessary for the Planning Board's review is provided in the subdivision plan or accompanying documents. It is not a complete reiteration of all elements and requirements in the Subdivision Plan Regulations for the Town of Greenville. A copy of the Subdivision Plan Review Regulations may be obtained from the Selectmen's Office.

Applicant: Christopher Cook Phone: 857-207-1458
Mailing Address: 118 Merriam Hill Rd, Greenville, NH 03048 Email: ChrisRCook118@gmail.com
Owner: Cook Family Revocable Trust Phone: _____
Mailing Address: 118 Merriam Hill Rd, Greenville, NH 03048 Email: _____
Agent: Fieldstone Land Consultants, PLLC Phone: (603) 672-5456
Mailing Address: 206 Elm St, Milford, NH 03055 Email: DEBarowski@FieldstoneLandConsultants.com
Project Name: Cook 2-Lot Subdivision Tax Map: Lot #: 1-59 Location: Merriam Hill Rd
Total Acreage:
14.121 acres Total Lots Proposed: 2 Zoning District: Rural / Agricultural

Check all that apply to subdivision:

Lot line adjustment _____ Subdivision Waiver Request to Planning Board

AUTHORIZATION FOR REPRESENTATION:

I hereby authorize Fieldstone Land Consultants to act as my representative in connection with this application to the Town of Greenville for the subject property. I understand as the property owner, I will be held responsible for all conditions provided in the Notice of Decision issued by the Greenville Planning Board. I also understand that the Notice of Decision and associated conditions run with the land in perpetuity. I authorize the Planning Board Members and their staff to access my property for the purpose of this review.

Owner(s) Signature: _____ Date: _____
_____ Date: _____

DECLARATION:

I hereby certify to the best of my knowledge this application and information submitted as part of this application is correct and accurately represented.

Signature: Daniel E Barowski Date: 3/14/24
(Person Preparing Application)

SUBDIVISION APPLICATION CHECKLIST

The following checklist items are required for an application to be accepted as complete by the Board.

All blocks are to be completed by the applicant at the time of submission. Provide all items below or insert a "W" if requesting a waiver. Include rationale for each waiver item. For items that are not required, N/A will be used to ensure each section was not overlooked. The Greenville Planning Board reserves the right to request additional information necessary for making an informed decision.

Tax Map: 1 Lot #: 59

Board considerations:

	Yes	No	
1			Is the proposed use permitted in the zoning district? If not has a zoning variance been granted?
2			The lot frontage must be shown and satisfy the zoning minimum lot frontage requirement.
3			The total area of the parcel, lot coverage by buildings & paved areas, and area of open space, must be shown and satisfy the zoning minimum lot size and maximum coverage requirements.
4			If this is an old survey, plans referenced, including book & page number at the Registry of Deeds, used in the compilation of bearings and distances must be shown on plat.
5			Any emergency services concerns?
6			Are conditions to approval recommended and adopted?

	Applicant Complete	Board Concur	
1	X		Completed application form with owner's signature.
2	X		Detailed written Project Description to include phasing, shape, size, height, location and use of existing and proposed structures located on the site and within two-hundred (200) feet of the site, specific information of proposed use, days & hours of operation, and number of employees
3	X		Abutters list, to include all holders of conservation, preservation, or agricultural preservation easements.
4	X		Fees: application and abutter notification (see Planning Board Fee Schedule).
5	X		Soil profile & percolation rate, date of field inspection and seal with signature of certified septic designer. * (if not on town sewer and water)
6	N/A		Are preliminary building elevation views and floor plans available?
7	N/A		Engineering plan for new roads and utility main extensions. *
8	X		Easements and deed restrictions, existing and proposed.
9	X		Have town services been notified of the project? (police, fire, sewer & water, and conservation commission)
10	PENDING		Written Certificate from the Tax Collector that all tax liens have been paid and cleared. (other than those that apply to April 1, of the tax year in which the subdivision is being approved)
11	PENDING		The identity of any lien holder or mortgages (including volume and page references where said liens are recorded) that exist at the time such approval is given are listed

			and certified by an attorney.
--	--	--	-------------------------------

Subdivision Plat, 6 copies to include the following items:

	Applicant Complete	Board Concur	
1	X		Lot lines and setbacks. Lot area(s).
2	W		Lot Coverage proposed and maximum allowed by district.
3	W		Area of disturbance (grading, paving, building and landscaping) identified & in SF. *
6	X		Topography 2' intervals. Map scale and north arrow.
7	X		Tax map and lot number.
8	X		Zoning district.
9	X		Plan and revision dates.
10	X		Owner of record.
11	X		Abutter names with tax map & lot number.
12	X		Surveyor name, seal and signature.
13	X		Easement locations, existing and proposed.
14	X/W		Roads, driveways and structures, existing and proposed.
15	X		Overhead utilities with pole locations and numbers. *
19	X		Municipal water and sewer or well and septic locations, existing and proposed.
20	W		Drainage elements, existing and proposed.
22	X / W		Wetlands: *
	X		a. Wetland scientist name, certification number, stamp and signature.
	X		b. Date field work was performed.
	X		c. Mapping standards applied to delineation.
	N/A		d. Applicable permit history.
	N/A		e. Identification of water resource, buffer and setbacks (see Zoning Ordinance).
23	X		Buildings, structures, cemeteries and rock walls.
24	X		Planning Board signature block.
25	X		Layout requirements per Hillsborough County Registry.

*May not apply to every site plan.

NOTIFICATION LIST

Applicant: Christopher Cook Tax Map: 1

Address: Merriam Hill Road (opposite #203) Lot #: 59

In accordance with RSA 676:4 1(d), **the Planning Board shall notify** the abutters, the applicant, subject property owner, holders of conservation restrictions, and the engineer, architect, land surveyor, wetland scientist or soil scientist whose professional seal appears on any plat submitted. An **abutter** is any person whose property or conservation easement adjoins or is directly across the street or stream from the land under consideration by the Planning Board. Use additional paper if necessary.

1	Name		Tax Map	Lot #
2	Name	Address	Tax Map	Lot #
3	Name	Address	Tax Map	Lot #
4	Name	Address	Tax Map	Lot #
5	Name	Address	Tax Map	Lot #
6	Name	Address	Tax Map	Lot #
7	Name	Address	Tax Map	Lot #
8	Name	Address	Tax Map	Lot #
9	Name	Address	Tax Map	Lot #

The Planning Board is not responsible for obtaining the above information. This information can be obtained from the Tax Maps and Book in the Town Clerk's Office. See the Greenville web site for current hours of operation.

****PLEASE SEE ATTACHED LIST OF ABUTTERS****

Subdivision Fee Schedule

Notification Fees

1. Abutters Fee: \$8:00 per abutter per notification.
(Number of abutters 13 x \$8:00 = \$ 104.00)
2. Newspaper Fee: \$100.00 per hearing per notification
3. All fees shall be paid in full to the Planning Board prior to the acceptance of the Application for Subdivision.

Administrative Fees

1. Two-lot subdivision: \$200.00 for two-lot subdivision (original lot plus one new lot).
2. Three or more lot subdivision: \$300.00 for the first two lots, plus \$50.00 for each additional lot.
3. All fees shall be paid in full to the Planning Board prior to the acceptance of the Application for subdivision.

Total Fee due: \$404.00

Review and/or Consultation Fees, Impact, and/or Study Fees

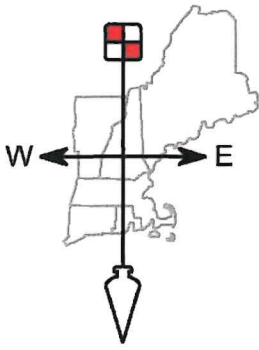
1. All subdivisions reviews, consultations, impact studies, and/or studies shall require a bond or deposit, as determined by the Planning Board.
2. All such fees shall be paid in full to the Planning Board prior to the final approval of the subdivision by the Board.

Road Bond

1. If required by the Planning Board, the Applicant shall provide a road bond.
2. The amount of the road bond shall be as set by the Planning Board.

Recording Fees

All recording fees shall be paid in full by the applicant.



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March 13, 2024

Town of Greenville Planning Board
46 Main Street
PO Box 343
Greenville, NH 03048

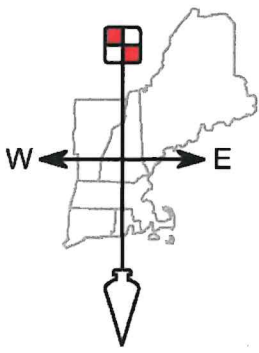
RE: Tax Map 1 Lot 059
2-Lot Subdivision
Cook Family Revocable Trust (Owner)
Christopher Cook (Applicant)
118 Merriam Hill Road
Greenville, NH 03048

Project Narrative:

Fieldstone Land Consultants, PLLC on behalf of Christopher Cook and the Cook Family Revocable Trust respectfully submit the attached subdivision application package and plan for consideration at the April 11th planning board meeting in Greenville, NH. The subject lot is 1-059, located on Merriam Hill Road, AKA NH Route 123, in southwest Greenville near the Mason town line. The existing property is vacant, 14.121 acres in size with over 2,000 feet of frontage, and is located in the Rural / Agricultural zone. Abutting land uses include single family residences, a riding arena, and conservation land. This project proposes the creation of a new single family residential lot, 1-059-1, with 2.000 acres of land and 294.55 feet of frontage as shown on the subdivision plan. An NHDOT permit will be required for access to the new lot and state subdivision approval will also be required. The remainder lot 1-059 is proposed to remain in current use. Due to the small size of this subdivision several waivers have been included with this application for your consideration.

This information was prepared by:
Fieldstone Land Consultants, PLLC

Daniel Barowski, SIT



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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March 13, 2024

Town of Greenville Planning Board
46 Main Street
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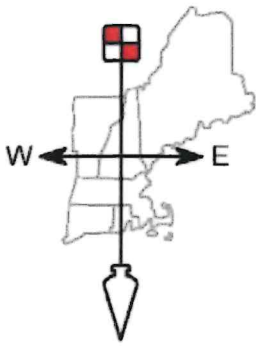
To Whom It May Concern:

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 necessary approvals from the State of New Hampshire and the Town of Greenville.

Very truly yours,

Signature: _____

Print: Christopher Cook Date 3/14/24



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www.FieldstoneLandConsultants.com

March 14, 2024
FLC#3753.00 / DEB

List of Abutters
Tax Map 1 Lot Number 059
Greenville, New Hampshire

Map 1 Lot 59
Cook Family Revocable Trust
118 Merriam Hill Rd
Greenville, NH 03048

Map 1 Lot 58
Hendrickus Schurink
Rebecca Schurink
9942 Austin Mountain Trail
Grottoes, VA 24441

Map 1 Lot 58-2
Jennifer L Earnshaw
Brian R Earnshaw
355 Merriam Hill Rd
Greenville, NH 03048

Map 1 Lot 57
Doherty Family Trust, Dated May 24 2023
187 Merriam Hill Rd
PO Box 322
Greenville, NH 03048

Map 1 Lot 60
Gary Benoit
203 Merriam Hill Rd
Greenville, NH 03048

Map 1 Lot 60-1
Steven Gallant
Denise Gallant
213 Merriam Hill Rd
Greenville, NH 03048

Map 1 Lot 60-2
Todd & Ann Rosnov Revoc Trust 2016
229 Merriam Hill Rd
Greenville, NH 03048

Map 1 Lot 60-3
Douglas A Reardon
Debra J Reardon
100 Barrett Rd
PO Box 461
Greenville, NH 03048

Map 1 Lot 60-4
John E Layton Jr
Kara E Pelak
112 Barrett Rd
Greenville, NH 03048

Map 1 Lot 61
Joshua D Cote
Jessica L Cote
251 Merriam Hill Rd
Greenville, NH 03048

Map 1 Lot 62
John C Korsman
119 Barrett Rd
Greenville, NH 03048

Applicant
Christopher Cook
118 Merriam Hill Rd
Greenville, NH 03048

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

March 14, 2024
FLC#3753.00 / SJB

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Applicant
Christopher Cook
118 Merriam Hill Rd
Greenville, NH 03048

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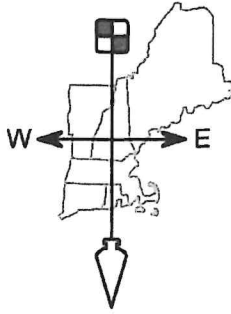
Applicant
Christopher Cook
118 Merriam Hill Rd
Greenville, NH 03048

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

Engineer:
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Milford, NH 03055

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Land Planning ♦ Septic Designs

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

To: Conservation Commission
46 Main Street
Greenville, NH 03048

Date: March 14, 2024

Re: Chris Cook – 2 Lot Subdivision Application
Tax Map Parcel 1-59
Proposed Subdivision Plan – Informational Only

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	3/14/24		Subdivision Plan 22"x34" Full Size – Information Only

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:

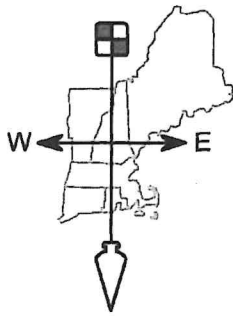
To whom it may concern,

Please find one (1) copy of the proposed subdivision plan of Tax Map 1 Lot 59.
Please contact me with any questions.

Thank you,

David E Barowski
Daniel Barowski, Project Manager

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: Greenville Fire Department
7 River Road
Greenville, NH 03048

Date: March 14, 2024

Re: Chris Cook – 2 Lot Subdivision Application
Tax Map Parcel 1-59
Proposed Subdivision Plan – Informational Only

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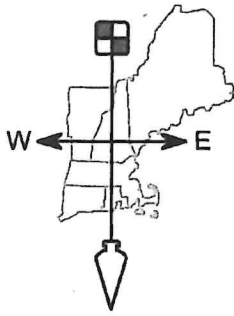
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Thank you,

Daniel Barowski, Project Manager

LETTER OF TRANSMITTAL



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Land Planning ♦ Septic Designs

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

To: Temple-Greenville Police Department
38 Main Street
Greenville, NH 03048

Date: March 14, 2024

Re: Chris Cook – 2 Lot Subdivision Application
Tax Map Parcel 1-59
Proposed Subdivision Plan – Informational Only

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

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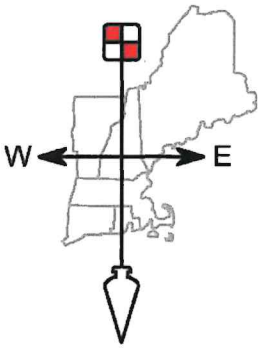
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Please contact me with any questions.

Thank you,

Daniel Barowski, Project Manager



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March 14, 2024,

Town of Greenville Planning Board
46 Main Street P.O. Box 343
Greenville, NH 03048

RE: **Planning Board Minor Subdivision Application**
Merriam Hill Road - Tax Map 1 Lot 059
Cook Family Revocable Trust, (Christopher Cook, Applicant)

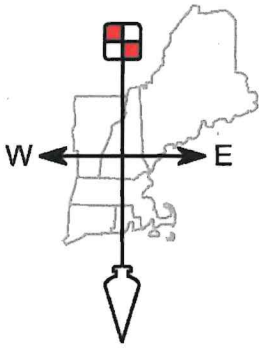
Dear Planning Board Members,

As agent for Christopher Cook (Trustee) of The Cook Family Revocable Trust, Fieldstone Land Consultants, PLLC (Fieldstone) hereby requests the following waivers from the Town of Greenville Subdivision Regulations, regarding the above referenced Lot Line Adjustment Plan:

1. Appendix D. – Section D.8 Submission Documents: 3. Final Plats Showing: (g) **Road profiles and cross sections, including driveways**
This application is for a minor subdivision for a single-family residence. A driveway is proposed to gain access from Route 123, a Class II highway. An NHDOT permit is pending, and the applicant agrees to meet all stipulations of that permit. Final house placement has not been determined but the size and dimensions of the lot limit the length of any potential driveway. The proposed building site and land leading up to it is not steep or otherwise challenging to develop, and therefore we respectfully request that the board grant a waiver to this requirement.
2. Appendix D. – Section D.8. Submission Documents: 1. Final Plats Showing: (c) **Streams, seasonal runoffs, brooks, ponds, wetlands** (poorly or very poorly drained soils).
Given the large area of the remainder lot 1-059, the minor nature of this application and that no development is proposed on the remainder lot, we respectfully request that the board grant a waiver to this requirement on the remainder lot. The proposed 2-Acre lot 1-059-1 was inspected for wetlands and none were found on site, as noted on the plan.
3. Application Checklist Items #2, 3, 14: **Proposed Lot Coverage, Area of Disturbance, and Structures**
Lot 1-059-1 is proposed to have a single-family dwelling but the final house design and placement has yet to be determined by the applicant. Given the minor nature of this application and development proposed, we respectfully request that the board grant a waiver to this requirement.

Thank you for your consideration. Very truly yours,
Fieldstone Land Consultants, PLLC

Daniel E. Barowski, SIT - Project Manager



FIELDSTONE

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**TEST PIT DATA
MAP 1, LOT 59
MERRIAM HILL ROAD
GREENVILLE, NH 03048**

2/9/24

Test Pit #1

0-12" - 10YR 3/3 Dark brown loam, granular, friable
12-16" - 10YR 5/4 Light olive brown fine sandy loam, granular, friable
16-72" - 2.5 Y 5/6 Light olive brown fine sandy loam, massive, friable

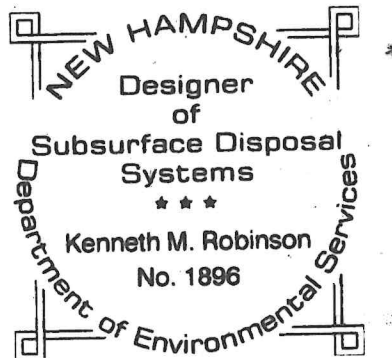
ESHWT = 28" Observed Water = 48" Ledge/Boulders = None Roots = 48"
Perc Rate = 9 minutes per inch (mpi) at 20"

Logged By: K. Robinson

The test pit conducted on the above referenced lot indicated soil conditions suitable for an on-site subsurface sewage disposal system in accordance with New Hampshire Department of Environmental Services Subsurface Systems Bureau Rules Env-Wq 1000 and the Town of Greenville regulations and ordinances.

Sincerely,

Kenneth M. Robinson, CWS
NH Septic Designer #1896



FIELDSTONE LAND CONSULTANTS PLLC.

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