



TOWN COUNCIL – AGENDA REQUEST FORM

THIS FORM WILL BECOME PART OF THE BACKGROUND INFORMATION USED BY THE COUNCIL AND PUBLIC

Please submit Agenda Request Form, including back up information, 8 days prior to the requested meeting date. **Public Hearing requests must be submitted 20**

days prior to the requested meeting date to meet publication deadlines (exceptions may be authorized by the Town Manager, Chairman/Vice Chair).

MEETING INFORMATION

Date Submitted: 11/30/2023 Date of Meeting: 12/7/2023
Submitted by: Dawn Tuomala Time Required: 15 Minutes
Department: Public Works Background Info. Supplied: Yes No
Speakers: Dawn Tuomala

CATEGORY OF BUSINESS (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Appointment: Recognition/Resignation/Retirement:
Public Hearing: Old Business:
New Business: Consent Agenda:
Nonpublic: Other:

TITLE OF ITEM

Cider Court drainage and slope easement revision.

DESCRIPTION OF ITEM

Request to revise an existing drainage and slope easement.

REFERENCE (IF KNOWN)

RSA: Warrant Article:
Charter Article: Town Meeting:
Other: **N/A:**

EQUIPMENT REQUIRED (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Projector: Grant Requirements:
Easel: Joint Meeting:
Special Seating: Other:
Laptop: None:

CONTACT INFORMATION

Name: Dawn Tuomala Address: Baboosic Lake Road
Phone Number: 603-423-8537 Email Address: dtuomala@merrimacknh.gov

APPROVAL

Town Manager: Yes No Chair/Vice Chair: Yes No

Hold for Meeting Date:



**TOWN OF MERRIMACK
INTER-DEPARTMENT COMMUNICATION**

DATE: November 30, 2023
AT (OFFICE): Department of Public Works

To: Paul Micali,
Town Manager

FROM: Dawn B. Tuomala, PE, LLS, CWS
DPW Director

SUBJECT: Revised Easement
Chad and Laura Conte
1 Cider Court
Tax Map 7C Lot 30-32

Chad and Laura Conte have asked the town to revise a drainage and slope easement in the rear of their property. The property abuts open space for the Greenfield farms development and the access road that was originally proposed for the Drainage Easement required more land than what was actually needed. Now that the project is complete, and the access road has been graveled, there is an opportunity to revise the easement to require less land use.

A copy of the Proposed Easement Plan, and revised Easement Deed releasing the piece of land back to the property owners are attached as backup for the meeting. All of the documents have been reviewed and approved by the Town Attorney. We are requesting that the Town Council approve this easement revision and authorize the Town Manager to sign as their agent. Once signed, the Easement and the plan can then be recorded in the Hillsborough County Registry of Deeds. A copy of the recorded documents shall be given to the Town.

Should you have any questions please let me know.

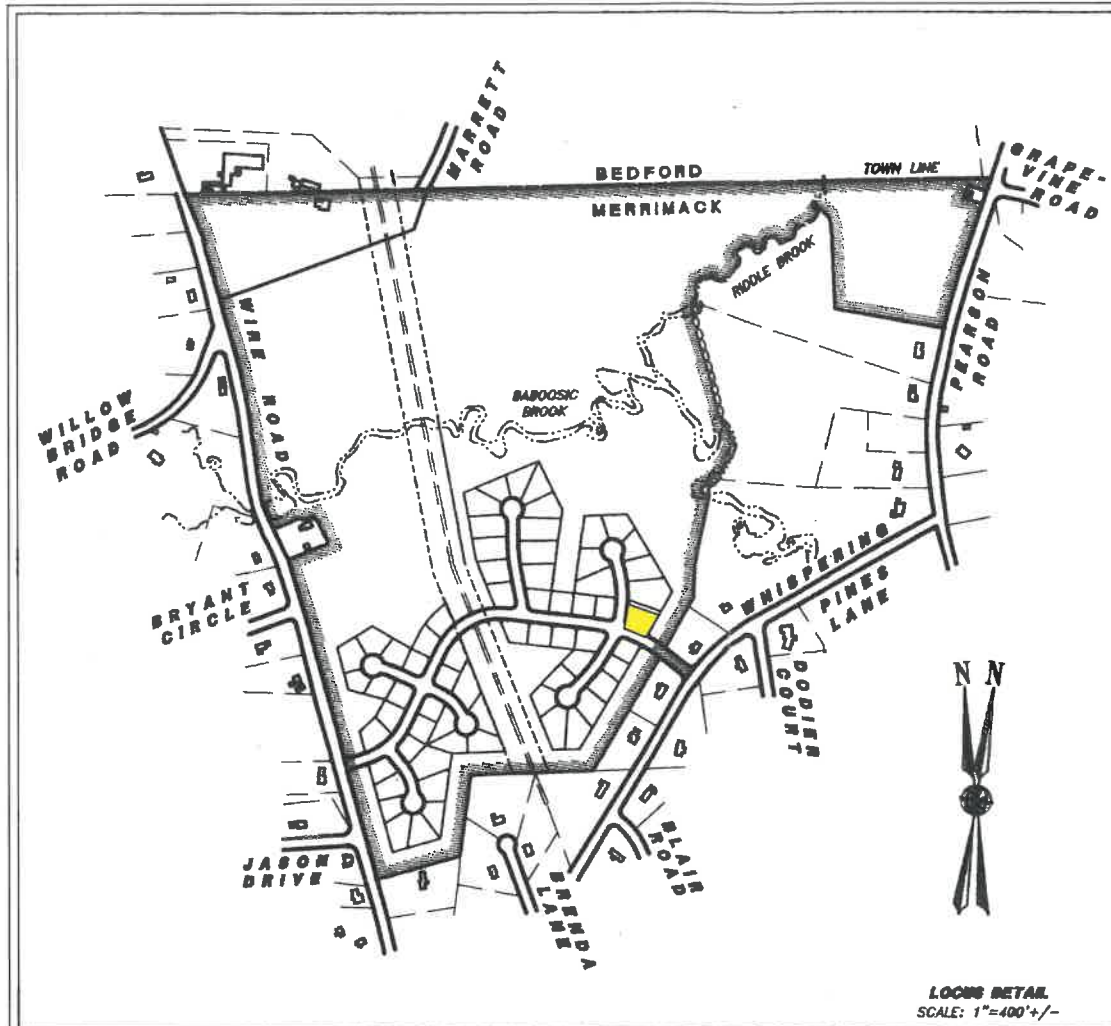
Thank you for your help in this matter.

Dawn

CC: File

NOTES:

- THE PURPOSE OF THIS PLAN IS TO:
 - ADJUST THE COMMON LOT LINES BETWEEN TAX MAP 7C / LOTS 28 & 40, THEN
 - CONSOLIDATE TAX MAP 7C / LOTS 30, 40 & 40-1 AND SUBDIVIDE THE RESULTING PARCEL INTO 66 CLUSTER RESIDENTIAL LOTS WITH 3 OPEN SPACE LOTS, SERVICED BY PUBLIC ROADS, WATER AND SEWER IN ACCORDANCE WITH THE TOWN OF MERRIMACK CLUSTER RESIDENTIAL DEVELOPMENT ORDINANCE.
- THE OWNERS OF RECORD ARE:
 - LOT 7C/28: THE ALLAN M. SWENSON REAL ESTATE TRUST OF 1999 AND THE BARBARA J. SWENSON REAL ESTATE TRUST OF 1999, OF 1 WALLACE ROAD, BEDFORD, NH 03110. SEE HCRD BK.8425, PG.2612 DATED 5/11/12.
 - LOT 7C/30: HAMPSHIRE VENTURES, INC. AND BROOK HOLLOW CORP, OF 317 SOUTH RIVER ROAD, BEDFORD, NH 03110. SEE HCRD BK.7843, PG.317, DATED 3/15/06.
 - LOT 7C/40: GFM DEVELOPMENT, LLC OF 317 SOUTH RIVER ROAD, BEDFORD, NH 03110. SEE HCRD BK.8817, PG.790, DATED 12/18/15.
 - LOT 7C/40-1: HAMPSHIRE VENTURES, INC. OF 317 SOUTH RIVER ROAD, BEDFORD, NH 03110. SEE HCRD BK.7713, PG.2999, DATED 7/28/06.
 - UN-NAMED ROW: BROOK HOLLOW CORP, OF 317 SOUTH RIVER ROAD, BEDFORD, NH 03110. SEE HCRD BK.7643, PG.317, DATED 2/28/05.
- THIS SITE LIES WITHIN THE RESIDENTIAL DISTRICT (R). MINIMUM CONVENTIONAL LOT SIZE, ROAD FRONTAGE, DEPTH AND BUILDING SETBACKS ARE VARIABLE BASED ON SOIL TYPES AND AVAILABILITY OF PUBLIC WATER AND SEWER UTILITIES. THE SITE IS SUBJECT TO BUILDING SETBACK OF 40 FEET TO WETLANDS GREATER THAN 3,000 SQUARE FEET IN SIZE, FOR WHICH THERE IS ALSO A 25 FOOT NO DISTURBANCE BUFFER.
- SEE CONVENTIONAL LOT NOTES SPECIFIC TO THE RESULTING LOT 7C/28 ON SHEET 3 OF 37. CLUSTER RESIDENTIAL DEVELOPMENTS SHALL NOT BE REQUIRED TO CONFORM TO THE MINIMUM FRONTAGE, SETBACK AND LOT SIZES REQUIRED IN THE ZONING ORDINANCE. THE CLUSTER LOTS SHALL HAVE A MINIMUM BUILDING SETBACK FROM ANY PROPERTY LINE OF FIVE FEET. THE CLUSTER PARCEL SHALL HAVE A 100' LANDSCAPED BUFFER ADJACENT TO DIRECT ADJUTERS.
- THE SITE BOUNDARY IS BASED ENTIRELY ON REFERENCE PLANS #1-5. TOPOGRAPHIC DETAIL IS PER ELECTRONIC DATA PROVIDED BY OLD ENGINEERS, INC. AS SUPPLEMENTED BY ON SITE FIELD SURVEYS PERFORMED BY THIS OFFICE FROM DECEMBER, 2015 THRU JUNE, 2016. HORIZONTAL ORIENTATION IS PER REFERENCE PLAN #1 AND VERTICAL DATUM IS N.A.V.D.1988 PER REFERENCE PLAN #2.
- THE TOTAL AREA OF THE CONSOLIDATED PARCEL IS 124.63+/- ACRES OR 5,429,012+/- SQUARE FEET.
- WETLANDS ON LOTS 7C/28, 30 & 40-1 WERE DELINEATED BY PETER A. SHAUER, CWS AS SHOWN AND NOTED ON REFERENCE PLANS #2 & #3. WETLANDS WITHIN AND DIRECTLY ADJACENT TO THE DEVELOPMENT WERE INSPECTED & UPDATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY TIMOTHY J. FERWERDA CWS OF THIS OFFICE DURING NOVEMBER 2015. SITE SPECIFIC SOILS MAPPING WAS PERFORMED BY TIMOTHY J. FERWERDA OF THIS OFFICE DURING DECEMBER 2015 IN ACCORDANCE WITH THE SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT VERSION 4.0 DATED FEBRUARY 2011 SSSNHE SPECIAL PUBLICATION NO. 3
- PORTIONS OF THIS SITE LIE WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AE PER FIRM FLOOD INSURANCE RATE MAP #3301100369D PANEL 369 OF 701 EFFECTIVE DATE SEPTEMBER 25, 2009 AND THE TOWN OF MERRIMACK; AQUIFER CONSERVATION DISTRICT, FLOOD HAZARD CONSERVATION DISTRICT, WETLAND PROTECTION DISTRICT AND SHORELAND PROTECTION DISTRICT.
- THE CONSOLIDATED PARCEL IS SUBJECT TO ALL MATTERS OF RECORD AND/OR NOTED ON THE REFERENCE PLANS, INCLUDING: PSHN TRANSMISSION EASEMENT, TOWN OF MERRIMACK BRIDGE/HIGHWAY & ACCESS EASEMENT AND SHOWN,
- ALL CLUSTER LOTS ARE TO BE SERVICED BY MERRIMACK VILLAGE DISTRICT WATER WORKS AND TOWN OF MERRIMACK SEWER, CABLE AND TELEPHONE SERVICES WILL BE PROVIDED BY UNDERGROUND SERVICE CONNECTIONS, THE LOCATIONS OF UTILITY FEATURES NEED TO BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- "THE SUBDIVISION REGULATIONS OF THE TOWN OF MERRIMACK ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD OR ANY VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT AND ATTACHED HERETO"
- CLUSTER LOTS WILL BE SUBJECT TO SLOPE, DRAINAGE AND CONSERVATION EASEMENTS SHOWN HEREON, TO BE CONVEYED TO THE TOWN OF MERRIMACK A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND THE DEVELOPMENT WILL BE SUBJECT TO HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS.
- THE MERRIMACK PLANNING BOARD GRANTED THE FOLLOWING SUBDIVISION REGULATION WAIVERS ON 10/04/16: SECTION 4.12.D TO ALLOW THE INTERSECTION APPROACH GRADES AT EACH CUL DE SAC ROAD TO BE -1.5%.
- "THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF MERRIMACK STORMWATER MANAGEMENT STANDARDS (CHAPTER 187 OF THE TOWN CODE). A PRE-CONSTRUCTION MEETING WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT SHALL TAKE PLACE AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT OF EARTH DISTURBANCE IN ACCORDANCE WITH ARTICLE IV OF THE STORMWATER MANAGEMENT STANDARDS."
- ALL DRAINAGE PIPES INSTALLED SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH SECTION 603.3.7. VIDEOS AND REPORTS SHALL BE DELIVERED TO MERRIMACK PUBLIC WORKS DEPARTMENT TOWN ENGINEER.
- STUMPS ARE TO BE DISPOSED OF IN DESIGNATED AREAS DEPICTED HEREON OR BE REMOVED OFF SITE.
- IN ADDITION TO THE MERRIMACK PLANNING BOARD APPROVAL, THE FOLLOWING DESIGNS / APPROVALS ARE REQUIRED:
 - NHDES ALTERATION OF TERRAIN PERMIT: A0T- 1284, DATED 7/12/17
 - NHDES SEWER CONNECTION PERMIT: D2016-1203, DATED: 2/15/17
- UPON FINAL APPROVAL A COMPLETE SET OF PLANS WILL BE ON FILE WITH THE TOWN OF MERRIMACK, COMMUNITY DEVELOPMENT DEPARTMENT.
- DRIVEWAY LOCATIONS ARE TO BE APPROVED BY PUBLIC WORKS AND SHALL ACCOMMODATE A MINIMUM OF TWO OFF STREET PARKING SPACES.
- SNOW STORAGE AREAS ARE TO BE BEYOND THE EDGE OF PAVEMENT AND WITHIN THE PROPOSED RIGHT OF WAY, OR AS DIRECTED BY THE TOWN OF MERRIMACK DEPARTMENT OF PUBLIC WORKS.
- THE THREE OPEN SPACE LOTS TOTAL 100.09 ACRES OR 80.3% OF THE GROSS CONSOLIDATED/ADJUSTED TRACT AREA. OPEN SPACE LOTS 7C/40 & 40-1 WILL BE OWNED FRACTIONALLY BY THE CLUSTER RESIDENTIAL LOT OWNERS AND WILL BE FURTHER PROTECTED BY RECREATION AND/OR CONSERVATION RESTRICTIONS. OPEN SPACE LOT 7C/40-2 SHALL BE CONVEYED TO THE TOWN OF MERRIMACK AND WILL BE FURTHER PROTECTED BY RECREATION AND/OR CONSERVATION RESTRICTIONS AND WILL BE SUBJECT TO ACCEPTANCE BY THE TOWN OF MERRIMACK.
- THE DEVELOPMENT MAY BE PHASED BY INDIVIDUAL ROADS AND THEIR RELATED INFRASTRUCTURE, WITH ORCHARD DRIVE (FKA ROAD 'A') CONSTRUCTED FIRST AND SUBSEQUENT ROADS TO FOLLOW AT THE DISCRETION OF THE DEVELOPER.
- THE NET RESIDENTIAL DENSITY OF THE DEVELOPED PORTION OF THE SITE IS 1.78 UNITS PER ACRE, WHICH IS DETERMINED BY 66 CLUSTER RESIDENTIAL LOTS TO BE LOCATED ON 37+/- ACRES.
- HOMEOWNERS ASSOCIATION DOCUMENTS SHALL INCLUDE A REFERENCE TO THE 'HOUSEHOLDS' PORTION OF SECTION 3 OF THE NHDES PUBLICATION ENTITLED "BEST MANAGEMENT PRACTICES TO CONTROL NONPOINT SOURCE POLLUTION - A GUIDE FOR CITIZENS AND TOWN OFFICIALS", JANUARY 2004.
- NO BUILDING PERMITS SHALL BE ISSUED FOR ANY OF THE 66 CLUSTER LOTS UNTIL THE SEWER EXTENSION (SEE PLAN REFERENCE #6) IS BONDED OR ACCEPTED BY THE TOWN OF MERRIMACK.
- THE DEVELOPMENT WILL BE SUBJECT TO THE LANDSCAPING AND SIGN EASEMENTS AS SHOWN. SIGNAGE IS TO BE APPROVED PER SEPARATE SUBSEQUENT TOWN APPLICATION.
- THE DEVELOPMENT WILL BE SUBJECT TO A FIVE FOOT (5') RIGHT OF WAY DEDICATION EASEMENT FOR THE BENEFIT OF THE TOWN OF MERRIMACK, FOR MAINTENANCE AND WIDENING OF WIRE ROAD AND PEARSON ROAD AS SHOWN.
- THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF STREETS AND FUTURE PUBLIC INFRASTRUCTURE AS WELL AS THE ASSUMPTION OF LIABILITY FOR INJURIES WHICH MAY OCCUR ON LANDS TO BE DEDICATED TO THE PUBLIC UNTIL SUCH TIMES AS DEDICATED LAND AND BETTERMENTS HAVE BEEN LAWFULLY ACCEPTED BY THE TOWN OF MERRIMACK. ANY PROPOSED WORK WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A ROW PERMIT FROM THE HIGHWAY DIVISION OF PUBLIC WORKS.
- THE FORMER SAND/GRAVEL PIT AREA ON OPEN SPACE LOT 7C/40 WILL BE LOAMED & SEEDED IN CONJUNCTION WITH THE CONSTRUCTION OF THE ADJACENT DRAINAGE BASIN.
- LOTS 1 THROUGH 8, 13, 14, 26 & 27 WILL BE SUBJECT TO A DEED RESTRICTION REQUIRING THAT AT A MINIMUM, 10350 SF OF ROOF AREA BE RECHARGED INTO THE GROUND VIA ROOF GUTTER, DOWNSPOUTS AND TWO (2) SUBSURFACE STORMWATER SC-740 CHAMBERS.



REFERENCE PLANS:

- "PLAN OF LAND - TAX MAP 7D LOT 10 & MAP 7C LOT 28 - WIRE ROAD AND PEARSON ROAD - MERRIMACK, NEW HAMPSHIRE - BOUNDARY PLAT" SCALE: 1"=100', DATED MARCH 27, 2006. PREPARED BY TRUE ENGINEERING, INC. AND RECORDED AT H.C.R.D. AS PLAN # 34830.
- "GREENFIELD FARMS - PHASE XIV - TAX MAP 7C LOT 28 - WIRE ROAD - MERRIMACK, NEW HAMPSHIRE - SUBDIVISION PLAT" SCALE: 1"=50' DATED JUNE 23, 2006. PREPARED BY TRUE ENGINEERING INC, UNRECORDED.
- "SUBDIVISION OF LAND - TAX MAP 7C LOTS 30AND 40-1 - LAND OFF WHISPERING PINE LANE - MERRIMACK, NEW HAMPSHIRE" SCALE: 1"=50' DATED JANUARY 10, 2007. PREPARED BY TRUE ENGINEERING INC, UNRECORDED.
- "PLAN OF LAND - STRAZULLA BROS. - CO., INC. - MERRIMACK, N.H." SCALE: 1"=100', DATED SEPT. 8 1976. PREPARED BY THOMAS F. MORAN INC. AND RECORDED AT H.C.R.D. AS PLAN # 12369.
- "SUBDIVISION PLAN OF LAND OF: - VICTOR VILLENEUVE SR. (TAX LOT 7C-40) - TWIN BRIDGE ROAD - MERRIMACK, N.H." SCALE: 1"=60', DATED 10 FEBRUARY 1987. PREPARED BY GEORGE F. KELLER INC. AND RECORDED AT H.C.R.D. AS PLAN # 20819.
- "LAMONTAGNE BUILDERS INC." - PHASE 2 - SEWER SIPHON, BRENDA LANE, BLAIR ROAD AND WHISPERING PINE LANE SEWER EXTENSION. SCALE 1"=50', DATED NOVEMBER 5, 2015, REVISED 2/4/16. PREPARED BY MERIDIAN LAND SERVICES, INC., ON FILE AT THE MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT.

IMPROVEMENT STATEMENT:

WHEN THIS PLAN IS IMPLEMENTED, THE OWNER OR APPLICANT AGREES TO MAKE ALL IMPROVEMENTS AS MAY BE APPROVED BY THE PLANNING BOARD AND SHOWN ON THIS PLAN. THIS INCLUDES ALL IMPROVEMENTS SHOWN AS GRAPHICS OR CALLED OUT AS NOTES ON THIS PLAN. I UNDERSTAND THAT FAILURE TO IMPLEMENT ALL IMPROVEMENTS MAY RESULT IN THE WITHDRAWING OF THE CERTIFICATE OF OCCUPANCY AT THIS SITE.

OWNER'S SIGNATURES:

[Signature] 9-18-17
 OWNER OF TAX MAP 7C LOT 28 DATE
 [Signature] 9-12-17
 OWNER OF TAX MAP 7C LOT 28 DATE
 [Signature] 9/12/17
 OWNER OF TAX MAP 7C LOTS 30, 40 & 40-1 DATE

APPROVED BY THE MERRIMACK PLANNING BOARD

ON: [Signature] CERTIFIED BY
 CHAIRMAN: [Signature] AND
 SECRETARY: [Signature]

SHEET INDEX

- COVER SHEET *
- LOT LINE ADJUSTMENT & CONSOLIDATION *
- LOT LINE ADJUSTMENT (LOT 7C/28 DETAIL) *
- TOPOGRAPHIC & SOILS PLAN
- SUBDIVISION SHEETS *
- SP-1 OVERALL PLAN
- SP-2 GRADING PLAN - INFILTRATION BASIN IB-1
- SP-3 GRADING PLAN - INFILTRATION BASINS
- IB-2 & IB-3
- P-1 THRU P-2 ROAD A P&P
- P-3 ROAD B P&P
- P-4 ROAD C P&P
- P-5 ROAD D P&P
- P-6 ROAD E P&P
- P-7 ROAD F P&P
- P-8 ROAD G P&P
- P-9 CROSS COUNTRY DRAINAGE PROFILES
- D-1 GENERAL SITE DETAIL
- D-2 DRAINAGE DETAILS
- D-3 WATER AND SEWER DETAILS
- D-4 EROSION CONTROL NOTES AND DETAILS
- X-1 THRU X-10 CROSS SECTIONS
- P-10 PRELIMINARY LOTS LANE PROPOSED WATER LINE
- OPEN SPACE EXHIBIT

PE CERTIFICATION:

"I CERTIFY THAT I HAVE FOLLOWED THE TOWN OF MERRIMACK'S SUBDIVISION REGULATIONS AS SET FORTH IN SECTION 4.16 STORM DRAINAGE SYSTEM. FURTHERMORE, IN MY PROFESSIONAL OPINION, ANY RUNOFF INCIDENT TO THE DEVELOPMENT ON THIS SITE SHALL HAVE NO ADVERSE EFFECTS ON ANY OPEN OR CLOSED, PUBLIC OR PRIVATE, DOWNSTREAM DRAINAGE FACILITIES, NOR SHALL IT HAVE ADVERSE EFFECTS ON DOWNSTREAM PROPERTIES."

LLS CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY LINES SHOWN ARE PER THE REFERENCE PLAN NOTED HEREON, AND HAVE A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

MERIDIAN DESIGN PROFESSIONALS:

* INDICATES SHEETS TO BE RECORDED
ALL OTHER SHEETS WILL BE ON FILE AT THE MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT.

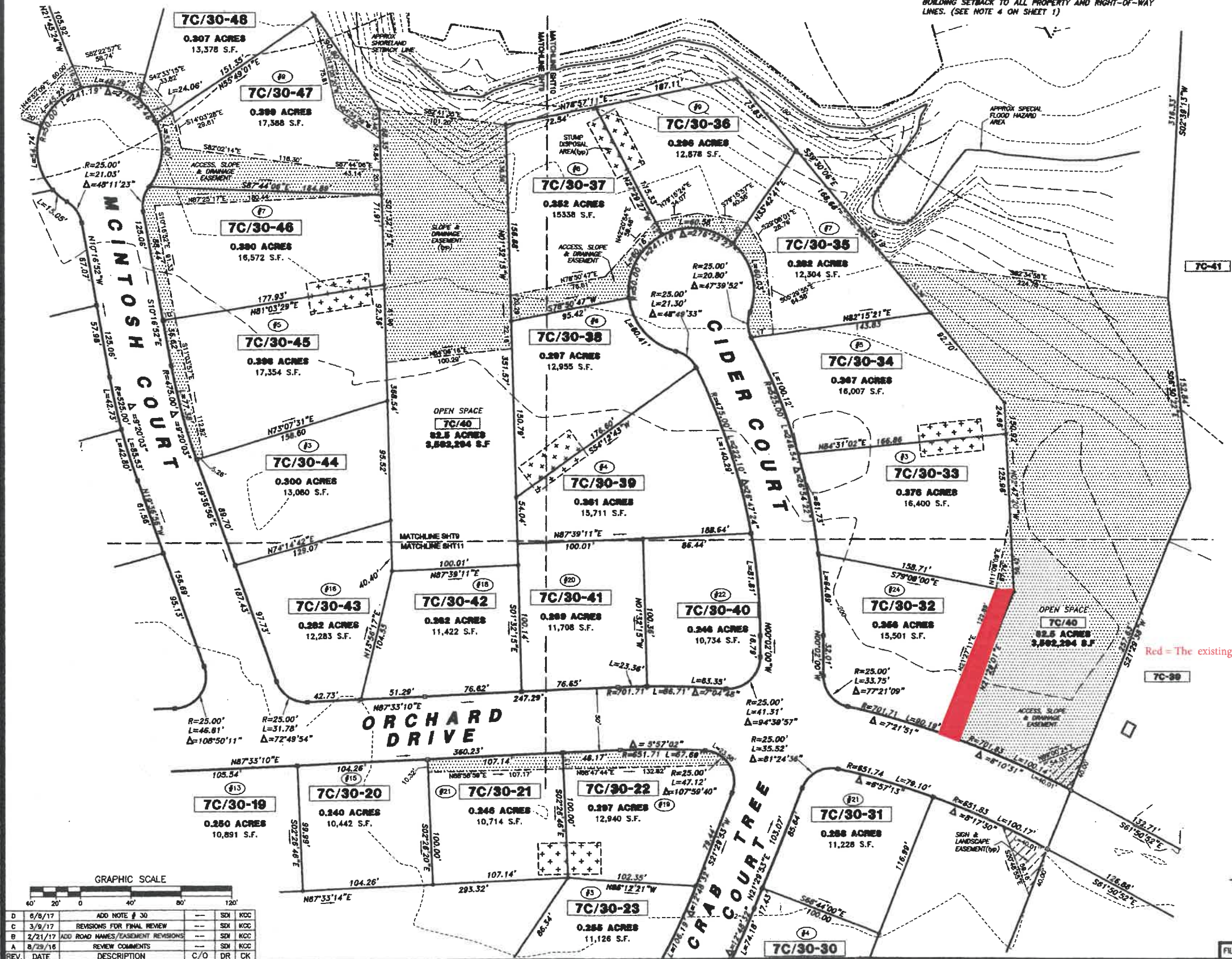


REV.	DATE	DESCRIPTION	C/O	DR	CK
D	6/6/2017	ADD NOTE # 30	---	SDI	KCC
C	3/9/2017	REVISIONS FOR FINAL REVIEW	---	SDI	KCC
B	2/21/17	LOT LINE AND EASEMENT REVISIONS	---	SDI	KCC
A	8/29/16	REVIEW COMMENTS	---	SDI	KCC

GREENFIELD FARMS XIV
 SUBDIVISION PLAN
 PREPARED FOR:
GREENFIELD MANAGEMENT, LLC
 LAND OF: BROOK HOLLOW CORP,
 HAMPSHIRE VENTURES, INC., GFM DEVELOPMENT, LLC
 AND ALLAN M & BARBARA J. SWENSON
 TAX MAP 7C LOTS 28, 30, 40 & 40-1
 MERRIMACK, NEW HAMPSHIRE
 SCALE: 1" = 400' MARCH 29, 2016

MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584

NOTE:
ALL PROPOSED CLUSTER RESIDENTIAL LOTS HAVE A 5 FOOT BUILDING SETBACK TO ALL PROPERTY AND RIGHT-OF-WAY LINES. (SEE NOTE 4 ON SHEET 1)



APPROVED BY THE MERRIMACK PLANNING BOARD
 CHAIRMAN: *[Signature]* CERTIFIED BY: _____ AND
 SECRETARY: *[Signature]*

LLS CERTIFICATION:
 "I HEREBY CERTIFY THAT THE BOUNDARY LINES SHOWN ARE PER THE REFERENCE PLAN NOTED HEREON, AND HAVE A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



Red = The existing easement.

GREENFIELD FARMS XIV
 SUBDIVISION PLAN
 PREPARED FOR:
 GREENFIELD MANAGEMENT, LLC
 LAND OF, BROOK HOLLOW CORP,
 HAMPSHIRE VENTURES, INC., GFM DEVELOPMENT, LLC
 AND ALLAN M & BARBARA J. SWENSON
 TAX MAP 7C LOTS 28, 30, 40 & 40-1
 MERRIMACK, NEW HAMPSHIRE
 SCALE: 1" = 40' MARCH 29, 2016

MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584

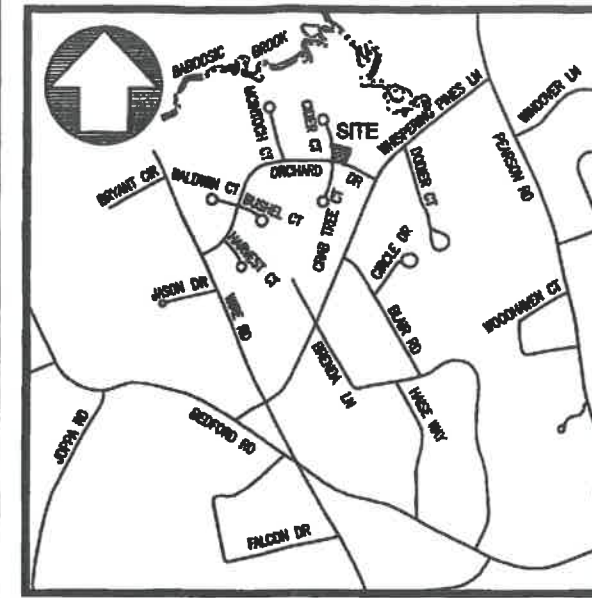
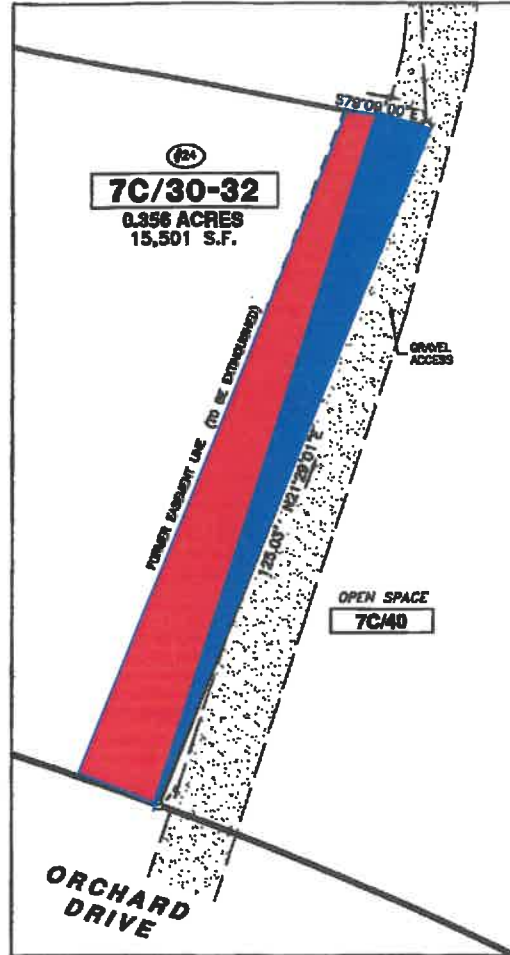
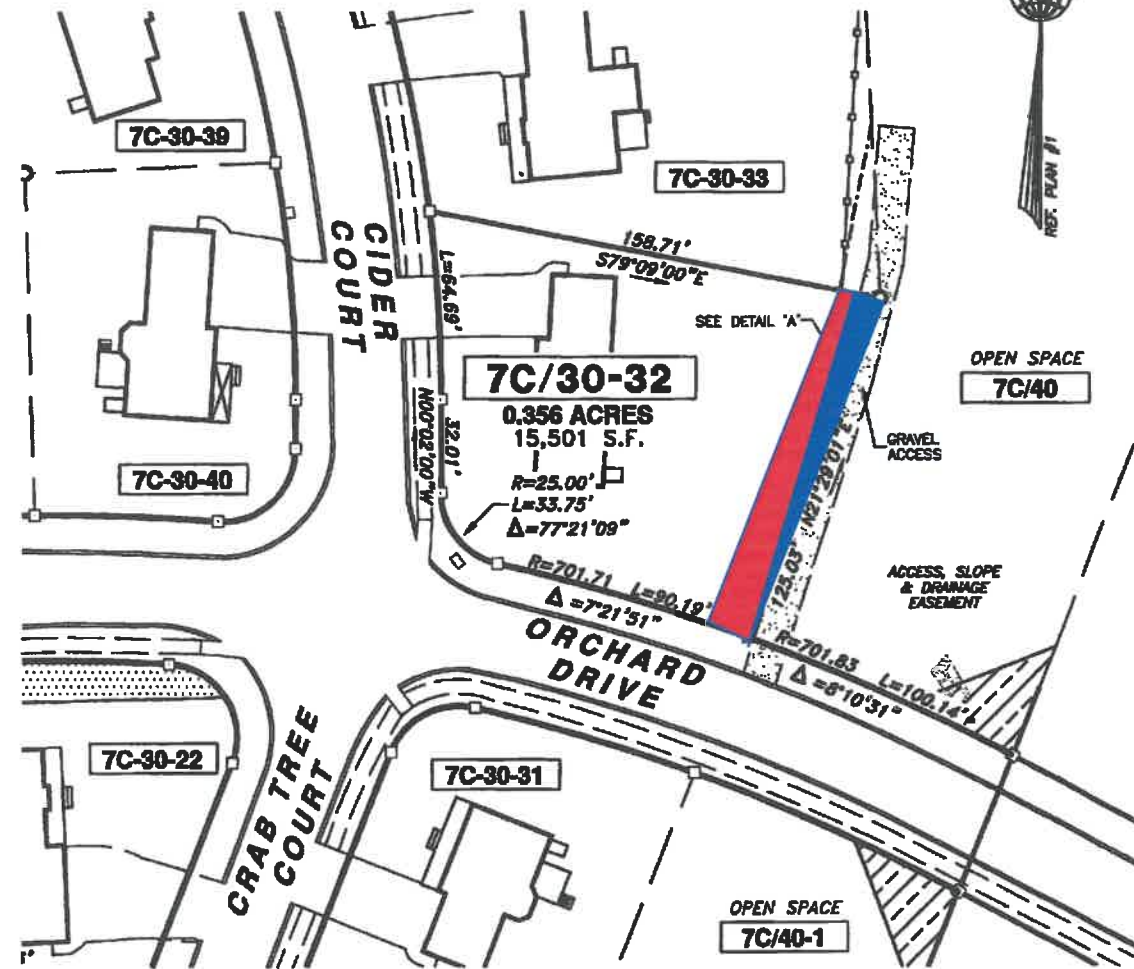
GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	6/8/17	ADD NOTE # 30	---	SDI	KCC
C	3/9/17	REVISIONS FOR FINAL REVIEW	---	SDI	KCC
B	2/21/17	ADD ROAD NAMES/EASEMENT REVISIONS	---	SDI	KCC
A	8/29/16	REVIEW COMMENTS	---	SDI	KCC

Plan # 1300
 HCRD # 39492
 PB Approval: 10/4/2016
 PB Signed: 10/3/2017

REFERENCE PLANS:

1. "GREENFIELD FARMS XIV - SUBDIVISION PLAN - PREPARED FOR: - GREENFIELD MANAGEMENT, LLC - LAND OF: - BROOK HOLLOW CORP. - HAMPSHIRE VENTURES, INC., GFM DEVELOPMENT, LLC - AND ALLAN M & BARBARA J. SWENSON - TAX MAP 7C LOTS 28, 30, 40 & 40-1 - MERRIMACK NEW HAMPSHIRE", SCALE: VARIES, DATED: MARCH 29, 2016, LAST REVISED 6/6/2017, RECORDED H.C.R.D. PLAN #39492.
2. "GREENFIELD FARMS - AS-BUILT PLANS - GREENFIELD MANAGEMENT, LLC - WIRE RD AND WHISPERING PINE - TAX MAP 7C LOTS 28, 30, 40 & 40-1 - MERRIMACK NEW HAMPSHIRE", SCALE: 1"=50', DATED: NOVEMBER 12, 2021, ON FILE WITH THE TOWN.



Red = Land the town is releasing from the easement
 Blue = The revised existing easement.

DRAFT

EASEMENT PLAN
 LAND OF,
CHAD & LAURA CONTE
 TAX MAP 7C LOT 30-32
 1 CIDER COURT
 MERRIMACK, NEW HAMPSHIRE

SCALE: 1" = 50' SEPTEMBER 1, 2023



MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

CERTIFICATION:
 "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18,III & 672:14)."



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

Plotted: 9/18/2023 1:47 PM By: M.R.
 H:\MS\2754\2754_10_2754M10.dwg