

SUBDIVISION APPLICATION
for the Town of Strafford, New Hampshire

Subdivision Name: Subdivision Plan for David P. & Susan E. Barry
Subdivider Name: Doucet Survey, LLC
Land Surveyor: Bevan Timm, LLS #1058
Tax Map(s) 18 Lot(s) 28-6

For Office Use:
Application Date:
Application Fee Paid:

NOTES: All fees are due when application is filed. Please be aware that the Planning Board may require additional studies and/or verification inspections. Costs shall be borne by the applicant in accordance with NH RSA 676:4 and Strafford Subdivision Regulations Paragraph 2.5.7. In addition, please note that all major subdivisions (more than 3 lots) and major subdivisions by cumulative impact (land that has been previously subdivided) require a Preliminary Conceptual Consultation in accordance with Section 1.18 of the Zoning and Land Use Ordinance of the Town of Strafford. If you have questions, please contact the Planning and Zoning office. The following information must be filed with your application:

SUBMISSION ITEMS:

- 3 full-size plan sets, 3 reduced size plan sets, PDF plan set
Deed photocopy
Deed restrictions (if any)
Complete abutter's mailing list with 3 sets of mailing labels

PLAN CHECKLIST:

Reference Information

- Owner's name and address
Tax Map and Lot number
Subdivision name
Locus Map
Total Tract Acreage
North arrow
Bar scale
Plan date
Tract boundaries (all metes & bounds, and corners)
All abutting owners
Reference plans for previous adjacent subdivisions
Surveyor's seal Wetland Scientist's seal
Deed reference
Current Use status
Plan set note along with plan for recording

Natural Features

- Water courses
Wetland delineation
Exposed ledge
Floodplain statement and/or zones
Shoreland protection zones
Soils classifications
Test pit log & locations
Perc test data

Physical Features

- Topographic contours
Elevations
Stonewalls
Cemeteries
All existing buildings
Buildings w/in 100' of tract
Roads and driveways w/in 200'
Existing culverts and bridges

Subdivision Information

General:

- Lot lines (metes & bounds, corners)
Individual lot acreages
Lot numbering
All corner monuments identified

Subdivision Roadways:

- Proposed rights of way
Names of proposed roads
Plans, profiles, cross-sections
Drainage, culverts, erosion control
Professional Engineer's stamp

Setback Lines:

- Building
Septic
75' well radius

Easements:

- Access easement layout and specs
Utility easement layout and specs
Pedestrian ways and/or recreational trails
Conservation easement area(s) & reference information

Other:

- Deed restrictions or protective covenants
Community or public areas
Total open space acreage

David P. & Susan E. Barry  
8 Isaac Berry Road  
Strafford, NH 03884

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Strafford, NH 03884

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8 Isaac Berry Road  
Strafford, NH 03884

Doucet Survey, LLC  
Attn: Bevan Timm  
102 Kent Place  
Newmarket, NH 03857

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Newmarket, NH 03857

Doucet Survey, LLC  
Attn: Bevan Timm  
102 Kent Place  
Newmarket, NH 03857

Gove Environmental Services, Inc.  
c/o Brenden Walden  
8 Continental Drive (Bldg.2/Unit H)  
Exeter, NH 03833

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Nichols Environmental, LLC  
c/o Joseph Nichols  
102 Chester Road  
Fremont, NH 03044

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Fremont, NH 03044

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c/o Joseph Nichols  
102 Chester Road  
Fremont, NH 03044

Leon B. Meader, Jr. & Ruth L. Meader  
Revocable Living Trust  
19 Meaderboro Road  
Rochester, NH 03867

Leon B. Meader, Jr. & Ruth L. Meader  
Revocable Living Trust  
19 Meaderboro Road  
Rochester, NH 03867

Leon B. Meader, Jr. & Ruth L. Meader  
Revocable Living Trust  
19 Meaderboro Road  
Rochester, NH 03867

Michelle M. Messenger  
795 First Crown Point Road  
Strafford, NH 03884

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Strafford, NH 03884

Michelle M. Messenger  
795 First Crown Point Road  
Strafford, NH 03884

The Terrence D. Hyland & Marie E.  
Hyland Family Rev. Trust Agmt. of 2009  
181 Ridge Farm Road  
Strafford, NH 03884

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Richard P. & Sheila M. Libby  
78 Commonwealth Drive  
Vero Beach, FL 32966

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Vero Beach, FL 32966

DAVID P. & SUSAN E. BARRY  
8 ISAAC BERRY ROAD  
STRAFFORD, NH 03884

DOUCET SURVEY, LLC  
ATTN: BEVAN TIMM  
102 KENT PLACE  
NEWMARKET, NH 03857

GOVE ENVIRONMENTAL SERVICES, INC.  
C/O BRENDEN WALDEN  
8 CONTINENTAL DRIVE, BLDG 2, UNIT H  
EXETER, NH 03833-7507

NICHOLS ENVIRONMENTAL, LLC  
C/O JOESPH NICHOLS  
102 CHESTER ROAD  
FREMONT, NH 03044

LEON B. MEADER, JR. & RUTH L. MEADER  
REVOCABLE LIVING TRUST  
19 MEADERBORO ROAD  
ROCHESTER, NH 03867

MICHELLE M. MESSENGER  
795 FIRST CROWN POINT ROAD  
STRAFFORD, NH 03884

THE TERRENCE D. HYLAND & MARIE E. HYLAND  
FAMILY REVOCABLE TRUST AGREEMENT OF 2009  
181 RIDGE FARM ROAD  
STRAFFORD, NH 03884

RICHARD P. & SHEILA M. LIBBY  
78 COMMONWEALTH DRIVE  
VERO BEACH, FL 32966

RICHARD P. & SHEILA M. LIBBY  
78 COMMONWEALTH DRIVE  
VERO BEACH, FL 32966

91 JAN 23 AM 10:53

REGISTER OF DEEDS  
STRAFFORD COUNTY

000731

BK 1539PG0410

### WARRANTY DEED

DAVID P. BARRY, a single person of 624 Silver Street, Town of Rollinsford, County of Strafford and State of New Hampshire, for consideration paid grants to DAVID P. BARRY and SUSAN E. KEEN as joint tenants with rights of survivorship, both single people, of 624 Silver Street, Town of Rollinsford, County of Strafford and State of New Hampshire, and 26H Piscassic Street, Town of Newmarket, County of Rockingham, and State of New Hampshire, respectively, with warranty covenants;

A certain tract or parcel of land situate on the Northeasterly side of the Second Crown Point Road in the Town of Strafford, County of Strafford and State of New Hampshire, and being designated as Lot #6 on a plan entitled "Crown Point Subdivision for Mount Whittier Development Company", First and Second Crown Point Road, Strafford, New Hampshire, dated May 2, 1989, by Lamprey River Survey Company, and recorded as Plan 37-61 of the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a point on the Northeasterly sideline of said road at a 15 inch hemlock with wire at Lot #5 as shown on said plan; thence running N 56° 00' 00" E by and along said Lot #5 a distance of 441.05 feet to an iron rod set; thence turning and running N 38° 00' 00" E by and along said Lot #5 a distance of 315.66 feet to an iron rod set in a stone wall on the Southerly sideline of Issac Berry Road; thence turning and running along said Issac Berry Road the following courses and distances: N 83° 05' 02" W by a stone wall a distance of 137.14 feet; N 85° 57' 08" W by a stone wall a distance of 86.15 feet; S 85° 39' 43" W by a stone wall a distance of 179.31 feet; S 89° 16' 15" W by a stone wall a distance of 140.65 feet; S 77° 19' 20" W by a stone wall a distance of 45.34 feet; S 49° 47' 10" W a distance of 173.96 feet to a drill hole set at the end of said stone wall; S 48° 16' 46" W a distance of 80.58 feet to a drill hole set on the Northeasterly sideline of the Second Crown Point Road; thence turning and running along said Second Crown Point Road and by and along a barbed wire fence the following courses and distances: S 45° 15' 44" E a distance of 34.42 feet; S 36° 43' 13" E a distance of 82.75 feet; S 27° 13' 17" E a distance of 126.31 feet; S 35° 04' 31" E a distance of 151.39 feet to a 15 inch hemlock with wire at Lot #5 and the point of beginning. Containing 5.10 acres.

SUBJECT TO any and all easements for utility purposes granted to New England Telephone and Telegraph Co. and/or New Hampshire Electric Cooperative, Inc. and/or Public Service Company of New Hampshire of record in said Registry.

Meaning and intending to convey the same premises conveyed to David P. Barry by warranty deed of Mount Whittier Development Company dated 8/22/89 and recorded 8/25/89 at Book 1466, Page 0582 of the Strafford County Registry of Deeds.

Witness his hand this 19th day of December, 1990.

WITNESS:

Patricia A. Small

David P. Barry

DAVID P. BARRY

STATE OF NEW HAMPSHIRE

Rockingham, ss.

December 19

, 1990

David P. Barry personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed. Before me,

Patricia A. Small  
Notary Public/Justice of the Peace  
My commission expires July 7, 1991

The Grantor and Grantees agree and affirm that the full price or consideration paid for the real estate transferred by this deed is \$ - 0 -.

REGISTER OF DEEDS  
STRAFFORD COUNTY

AGREEMENT AND RELEASE \*

NOW COMES DAVID P. BARRY (hereinafter referred to as  
" OWNER ") of Map 18, Lot 28-6  
Isaac Berry Road, Town of STRAFFORD,  
County of STRAFFORD, State of New Hampshire and the Town  
of STRAFFORD (hereinafter referred to as "TOWN"), a munic-  
ipal corporation existing under the laws of the State of New  
Hampshire, and agree as follows:

WHEREAS DAVID P. BARRY is the owner of certain real property  
Isaac Berry Road as stated in Deed recorded at Book 1466,  
Page 0582 at the STRAFFORD County Registry of Deeds;

WHEREAS the relevant portion of said Isaac Berry Road upon  
which the OWNER's real property fronts is a Class VI  
Highways as classified by New Hampshire Revised Statutes Annotated  
229:5;

WHEREAS the TOWN has agreed to issue a building permit for the  
construction of a single family residence on said real property  
upon the filing of the within notice pursuant to New Hampshire  
Revised Statutes Annotated 674:41;

NOW THEREFORE the TOWN and OWNER on behalf of himself,  
his heirs, legal representatives, successors and assigns, covenant  
and agree as follows;

1. The TOWN shall allow OWNER to construct a residence pursuant  
to a building permit issued by the TOWN on the MAP 18 LOT 28-6 pro-  
perty on Isaac Berry Road;
2. The TOWN neither assumes responsibility for maintenance, in-  
cluding snow plowing, nor liability for any damages resulting  
from the use of Isaac Berry Road;

89 DEC -4 AM 11:33

018825

BK 1483 PG 0517

REGISTER OF DEEDS  
STRAFFORD COUNTY

3. OWNER shall be responsible for maintaining access to the subject property and does hereby forever release and discharge the TOWN, its officers, agents and employees from the obligation of maintaining Isaac Berry Road and from any claim of any nature, whether in tort or otherwise, which OWNER might have against the TOWN for any loss or damage, including those incurred through failure to provide a municipal services, including police, fire and ambulance services, arising out of the condition of the roadway from the point wherein the Isaac Berry Road is a class VI highway;

4. That OWNER assumes responsibility for transporting any children to the nearest regular school bus stop;

5. That OWNER assumes responsibility for maintenance and repair Isaac Berry Road, and agrees that at his expense or at the expense of himself and other owners of property similarly located on Isaac Berry Road, to clear and maintain the said Isaac Berry Road to a width of not less than twenty (20) feet, and to repair and maintain the traveled portion of Isaac Berry Road in a good and passable condition.

Witness Gene M. Barry

Witness David P. Barry  
DAVID P. BARRY

Witness

10/30/89

TOWN OF

STRAFFORD  
By Its Selectmen, Duly  
Authorized

Witness

Witness Edmund J. White

Witness Edmund J. White

Witness John J. O'Connell  
Jo Ann Brown

TOWN OF STRAFFORD  
INCORPORATED 1820  
NEW HAMPSHIRE

OFFICE OF THE SELECTMEN

CENTER STRAFFORD, N.H. 03815

October 30, 1989

Mr. David P. Barry  
624 Silver St.  
Rollingsford, N. H. 03869

Dear Mr. Barry:

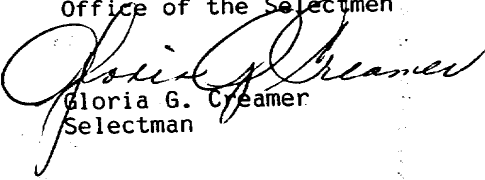
The following is a quote from the minutes of the Selectmen's meeting of 17 October 1989.

"Discussion on question from David Barry regarding Section V of the Class VI road release form and width of 20' stated. Board will advise that intent is to keep maintained in good enough repair to allow for private vehicles and/or emergency vehicles to pass. As this roadway (Isaac Berry Rd.) is not 20' in width, that reference would not apply."

We are returning the form duly signed by the Selectmen. It now must be recorded at the Registry of Deeds Strafford County, and returned to this office.

Very truly yours,

TOWN OF STRAFFORD  
Office of the Selectmen

  
Gloria G. Creamer  
Selectman

Encl: 1

REGISTER OF DEEDS  
STRAFFORD COUNTY

BK1483PG0519



## NOTES:

1. REFERENCE: TAX MAP 18, LOT 28-6  
8 ISAAC BERRY ROAD  
STRAFFORD, NH 03884
2. TOTAL PARCEL AREA: 222,384 SQ. FT. OR 5.10 AC.
3. OWNER OF RECORD: DAVID P. BARRY  
SUSAN E. KEEN  
8 ISAAC BERRY ROAD  
STRAFFORD, NH 03884  
S.C.R.D. BK. 1466, PG. 582
4. ZONE: AGRICULTURAL-RESIDENTIAL  
DIMENSIONAL REQUIREMENTS:
- MIN. LOT AREA 87,120 sq.ft. OR 2 AC.  
MIN. FRONTAGE 200 ft.  
MIN. FRONT SETBACK 40 ft.  
MIN. SIDE/REAR SETBACK 25 ft.  
MAX. BUILDING HEIGHT 30 ft.
- WETLAND SETBACKS  
POORLY DRAINED  
75 ft. SEPTIC SYSTEM LEACHFIELD  
50 ft. BUILDINGS/STRUCTURES & NON RESIDENTIAL PARKING AREAS
- VERY POORLY DRAINED  
100 ft. SEPTIC SYSTEM LEACHFIELD  
50 ft. BUILDINGS/STRUCTURES & NON RESIDENTIAL PARKING AREAS
- OVERLAY DISTRICTS  
-WETLAND CONSERVATION DISTRICT

ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF STRAFFORD ZONING ORDINANCE DATED 3/8/22 AS AVAILABLE ON THE TOWN WEBSITE ON THE DATE RESEARCHED. ADDITIONAL REGULATIONS MAY APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

5. FIELD SURVEY PERFORMED BY E.D.P. & A.E.K. (DOUCET SURVEY) DURING DECEMBER 2022 USING A TOTAL STATION WITH A DATA COLLECTOR AND A DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. HORIZONTAL DATUM BASED ON REFERENCE PLAN 1.
7. VERTICAL DATUM IS BASED ON BM #1 HAVING AN ELEVATION OF 104.53' AS SHOWN ON REFERENCE PLAN 2.
8. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING DECEMBER 2022 IN ACCORDING TO THE:
- U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
  - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
  - CODE OF ADMINISTRATIVE RULES. WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (JUNE 2020).

9. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C0190D & #33017C0180D, DATED 5/17/2005.

10. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

THE PLAN INTENT IS ALSO TO SUBDIVIDE THE EXISTING PARCEL INTO 2 SEPARATE PARCELS WITH ROAD FRONTAGE ALONG SECOND CROWN POINT ROAD.

11. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND THE TOWN OF STRAFFORD.

- A) THE TOWN OF STRAFFORD RECOGNIZES ISAAC BERRY ROAD AS A CLASS VI ROAD. NO WRITTEN EVIDENCE WAS FOUND (SEE ALSO S.C.R.D. BK. 1456, PG. 671). THE RIGHT-OF-WAY AS SHOWN HEREON IS BASED ON PHYSICAL EVIDENCE AND REFERENCE PLAN 1.
- B) SECOND CROWN POINT ROAD IS A CLASS V ROAD. THE RIGHT-OF-WAY AS SHOWN HEREON IS BASED ON PHYSICAL EVIDENCE AND REFERENCE PLAN 1.

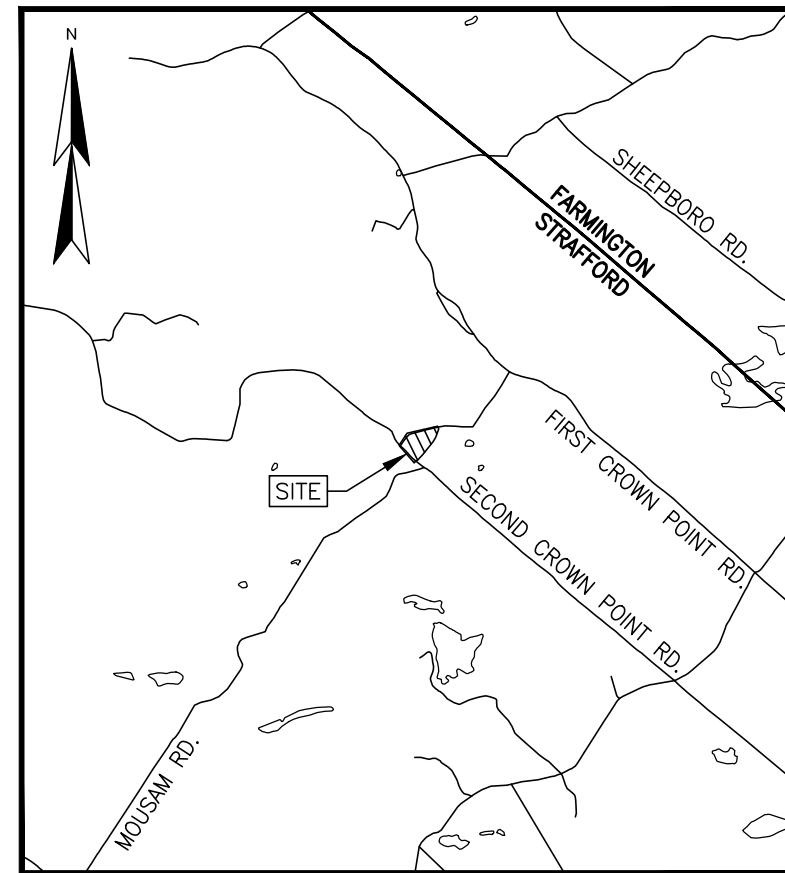
12. TAX MAP 18, LOT 28-6 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:

- A) AGREEMENT AND RELEASE SEE S.C.R.D. BK. 1483, PG. 517.
- B) UTILITY EASEMENTS SEE S.C.R.D. BK. 1466, PG. 582.

13. ON NOVEMBER 17, 2022 THE ZONING BOARD OF ADJUSTMENTS APPROVED A VARIANCE TO ARTICLE 14.1.A OF THE ZONING AND LAND USE ORDINANCES THAT WOULD ALLOW THE CREATION OF A NEW LOT BY SUBDIVISION WITHOUT THE REQUIRED FRONTAGE ON SECOND CROWN POINT ROAD. ONE OR BOTH OF THE LOTS CREATED BY SUBDIVISION MAY HAVE LESS THAN THE REQUIRED FRONTAGE (200'). IN NO CASE SHALL EITHER LOT HAVE LESS THAN 190' OF FRONTAGE.

## REFERENCE PLANS:

1. "CROWN POINT SUBDIVISION FOR MT. WHITTIER DEVELOPMENT COMPANY FIRST & SECOND CROWN POINT ROAD STRAFFORD, N.H." DATED MAY, 2 1989 BY LAMPREY RIVER SURVEY COMPANY S.C.R.D. PLAN P0037-0061.
2. "OWNER OF RECORD DAVID P. BARRY SUSAN E. KEEN 8 ISAAC BERRY ROAD STRAFFORD, NH 03884 BK 1466, PG 0582 SITE LOCATION ISAAC BERRY ROAD TAX MAP 18, LOT 28-6 STRAFFORD, NH" DATED 12/22/2022 BY NICHOLS ENVIRONMENTAL, LLC. NOT RECORDED.
3. "COMPASS AND TAPE SURVEY OF: JOHN I. BERRY LOT IN: STRAFFORD, N.H." DATED APRIL 1976 BY D.R. POPPEMA S.C.R.D. PLAN P017A-0095.
4. "LAND OF TERRENCE & MARIE HYLAND FIRST CROWN POINT ROAD STRAFFORD, N.H. TAX MAP 18, LOT 28-3" DATED AUGUST 13, 2007 AND REVISED THROUGH DECEMBER 19, 2007 BY BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN P0092-0100.



LOCATION MAP (n.i.s.)

## LEGEND

- EXISTING LOT LINE  
PROPOSED LOT LINE  
PROPOSED EASEMENT LINE  
APPROXIMATE ABUTTERS LINE  
BUILDING SETBACK LINE  
50' WETLAND SETBACK LINE  
75' WETLAND SETBACK LINE  
STONE WALL  
RECORD STONE WALL (PER REF. PLAN 1)  
RETAINING WALL  
PICKET FENCE  
POST & RAIL FENCE  
WIRE FENCE  
OVERHEAD WIRE  
EDGE OF POORLY DRAINED WETLAND  
WETLAND AREA  
LANDSCAPED AREA  
BRICK  
PILE  
LEDGE OUTCROP  
DRILL HOLE FOUND (D.H.F.)  
5/8" REBAR W/D CAP OR OTHER  
SUITABLE MONUMENT TO BE SET  
BARBED WIRE FOUND ON GROUND  
SUPPLY WELL  
UTILITY POLE & GUY WIRE  
ELECTRIC METER  
FLAG POLE  
MAIL BOX  
CONIFEROUS TREE 10" DIA. OR GREATER  
DECIDUOUS TREE 10" DIA. OR GREATER  
BARBED WIRE  
CONDUIT  
EDGE OF GRAVEL  
STRAFFORD COUNTY REGISTRY OF DEEDS  
TYP.

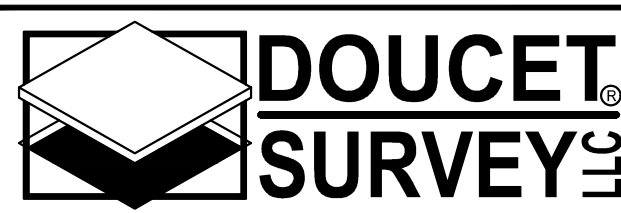
SCALE: 1 INCH = 40 FT.

SUBDIVISION PLAN  
FOR  
DAVID P. BARRY & SUSAN E. BARRY  
OF  
TAX MAP 18 LOT 28-6  
8 ISAAC BERRY ROAD  
STRAFFORD, NEW HAMPSHIRE

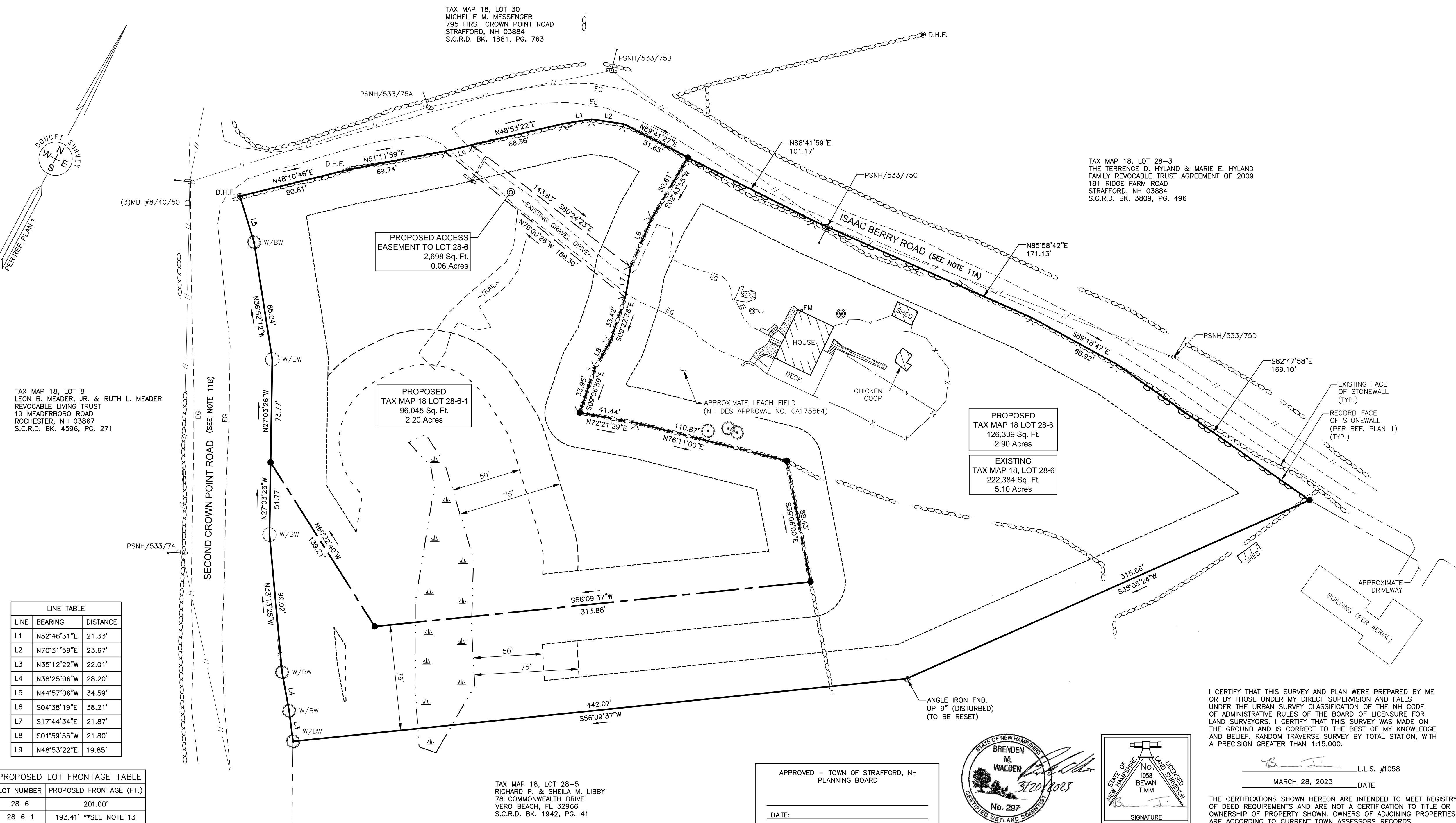
NO.	DATE	DESCRIPTION	BY

DRAWN BY: J.R.P.	DATE: JANUARY 12, 2023
CHECKED BY: B.T.	DRAWING NO. 7710A
JOB NO. 7710	SHEET 1 OF 2

\*\*SHEET 2 NOT TO BE RECORDED



Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
Offices in Bedford & Keene, NH and Kennebunk, ME  
http://www.doucetsurvey.com



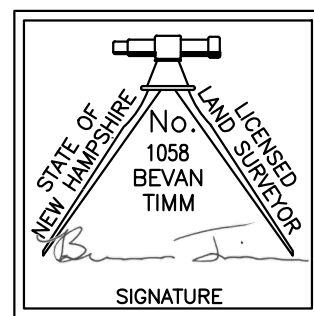
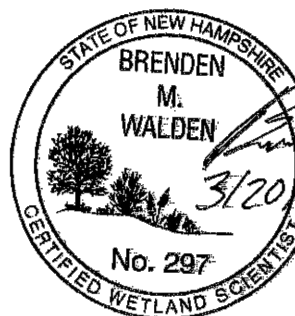
LINE	BEARING	DISTANCE
L1	N52°46'31"E	21.33'
L2	N70°31'59"E	23.67'
L3	N35°12'22"W	22.01'
L4	N38°25'06"W	28.20'
L5	N44°57'06"W	34.59'
L6	S04°38'19"E	38.21'
L7	S17°44'34"E	21.87'
L8	S01°59'55"W	21.80'
L9	N48°53'22"E	19.85'

LOT NUMBER	PROPOSED FRONTAGE (FT.)
28-6	201.00'
28-6-1	193.41' **SEE NOTE 13

TAX MAP 18, LOT 28-5  
RICHARD P. & SHEILA M. LIBBY  
78 COMMONWEALTH DRIVE  
VERO BEACH, FL 32966  
S.C.R.D. BK. 1942, PG. 41

APPROVED - TOWN OF STRAFFORD, NH  
PLANNING BOARD

DATE:

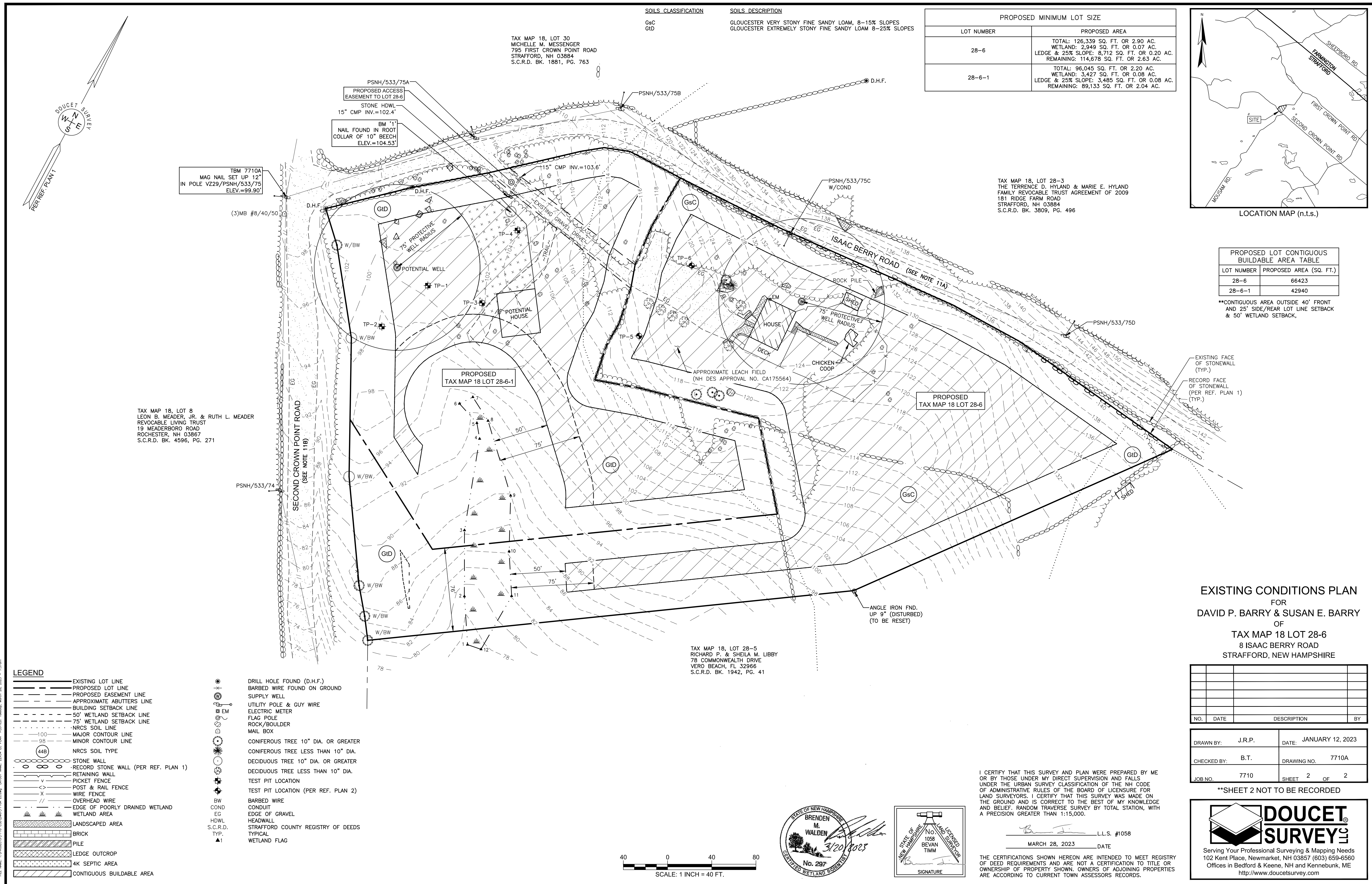


I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #1058  
MARCH 28, 2023 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS' RECORDS.





**TOWN OF STRAFFORD**  
**INCORPORATED 1820**

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Planning and Zoning Office  
Tel: 603-664-2192 Ext 105

Post Office Box 23  
Center Strafford, NH 03815

**NOTICE OF DECISION**  
**BOARD OF ADJUSTMENT**

Case Number: # 439  
8 Isaac Berry Road, Tax Map 18, Lot 28-6  
Owner/Applicant: David Barry

You are hereby notified that the request of DAVID BARRY for a VARIANCE to Article 1.4.1. Section A (Agricultural-Residential District, Land Requirements, Frontage) of the Strafford Zoning and Land Use Ordinances to allow the creation of a new lot by subdivision without the required frontage on Second Crown Point Road has been GRANTED. The following resolution was passed unanimously by the appointed members of the Board of Adjustment:

Resolved: To approve a Variance to Article 1.4.1.A of the Zoning and Land Use Ordinances that would allow the creation of a new lot by subdivision without the required frontage on Second Crown Point Road. One or both of the lots created by subdivision may have less than the required frontage (200'). How the existing approximately 395' of frontage is divided between the two proposed lots will be at the discretion of the Planning Board and the applicant's representative during the subdivision process. In no case shall either lot have less than 190' of frontage.

Town of Strafford



Ashley Rowe  
Chairman, Board of Adjustment

Date: November 17, 2022

Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date on this notice. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See NH Statutes, RSA Chapter 677, for details.



## NICHOLS ENVIRONMENTAL, LLC.

102 CHESTER ROAD  
FREMONT, NH 03044  
nicholsenviro@gmail.com  
Office: 603-244-5325  
Cell: 603-234-3228

Job Number 22-114

Logged on 12/8/2022 By Joseph Nichols Designer # 1451

Tax Map 18, Lot 28-6

8 Isaac Berry Road

Strafford, NH

### TP #1

0"-6" 10YR 3/3 Dark Brown, Fine Sandy Loam, Granular, Friable  
6"-18" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable  
18"-36" 2.5Y 6/4 Light Yellowish Brown, Fine Sandy Loam, Granular, Friable  
36"-50" 2.5Y 5/2 Grayish Brown, Fine, Loamy Sand, Massive, Firm W/ Redox

ESHWT @ 36 Inches

Observed Water - None

Restrictive @ 36 Inches

Refusal - None

Roots to 36 Inches

Perc Rate 8 min./inch

### TP #2

0"-6" 10YR 3/3 Dark Brown, Fine Sandy Loam, Granular, Friable  
6"-16" 10YR 5/4 Yellowish Brown, Fine Sandy Loam, Granular, Friable  
16"-36" 10YR 5/3 Light Brown, Fine Sandy Loam, Granular, Friable  
36"-56" 2.5Y 5/2 Grayish Brown, Fine, Loamy Sand, Massive, Firm W/ Redox

ESHWT @ 36 Inches

Observed Water - None

Restrictive @ 36 Inches

Refusal - None

Roots to 36 Inches

Perc Rate 8 min./inch

### TP #3

0"-8" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable  
8"-17" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable  
17"-34" 10YR 5/4 Light Yellowish Brown, Gravelly, Fine Sandy Loam, Granular, Friable  
34"-50" 2.5Y 5/3 Light Olive Brown, Fine, Loamy Sand, Massive, Firm W/ Redox

ESHWT @ 34 Inches

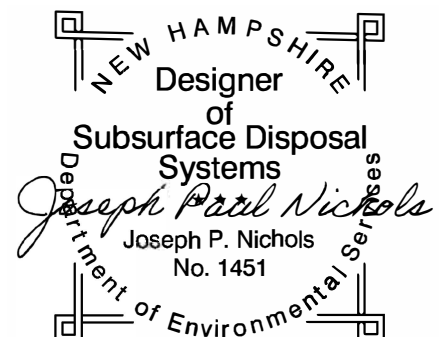
Observed Water - None

Restrictive @ 34 Inches

Refusal - None

Roots to 34 Inches

Perc Rate 6 min./inch





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### TP #4

0"-8" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable  
8"-23" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable  
23"-30" 10YR 5/3 Brown, Gravelly, Fine Sandy Loam, Granular, Friable  
30"-51" 2.5Y 5/3 Light Olive Brown, Fine, Loamy Sand, Massive, Firm W/ Redox

ESHWT @ 30 Inches

Observed Water - None

Restrictive @ 30 Inches

Refusal - None

Roots to 30 Inches

Perc Rate 6 min./inch

### TP #5

0"-3" 10YR 3/3 Dark Brown, Fine Sandy Loam, Granular, Friable (Fill)  
3"-18" 10YR 6/4 Light Yellowish Brown, Medium Sand, Massive, Friable (Fill)  
18"-48" 10YR 5/3 Brown, Fine Sandy Loam, Granular, Friable (Mixed Fill)  
48"-60" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable  
60"-67" 10YR 6/4 Light Yellowish Brown, Gravelly, Fine Sandy Loam, Granular, Friable  
67"-72" 2.5Y 5/3 Light Olive Brown, Fine, Loamy Sand, Massive, Firm W/ Redox

ESHWT @ 67 Inches

Observed Water - None

Restrictive @ 67 Inches

Refusal - None

Roots to 67 Inches

Perc Rate 8 min./inch

### TP #6

0"-8" 10YR 3/3 Dark Brown, Fine Sandy Loam, Granular, Friable  
8"-24" 10YR 5/4 Yellowish Brown, Fine Sandy Loam, Granular, Friable  
24"-30" 10YR 5/6 Brown, Fine Loamy Sand, Massive, Friable  
30"-50" 2.5Y 5/3 Light Olive Brown, Fine, Loamy Sand, Massive, Firm W/ Redox

ESHWT @ 30 Inches

Observed Water - None

Restrictive @ 30 Inches

Refusal - None

Roots to 30 Inches

Perc Rate 8 min./inch

