

SUBDIVISION APPLICATION

for the Town of Strafford, New Hampshire

Subdivision Name: Chantasiri Subdivision
Subdivider Name: _____
Land Surveyor: Kenneth A. Berry, LLS 805
Tax Map(s) 18 Lot(s) 29-1

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:

X 3 full-size plan sets, 3 reduced size plan sets, PDF plan set X Deed photocopy
N/A State Approvals N/A Deed restrictions (if any)
X Complete abutter's mailing list **with** 3 sets of mailing labels

PLAN CHECKLIST:

Reference Information

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

Natural Features

X Water courses (WAIVER ALSO REQ.)
W Wetland delineation
X Exposed ledge (WAIVER ALSO REQ.)
X Floodplain statement and/or zones
N/A Shoreland protection zones
X Soils classifications
X Test pit log & locations
X Perc test data

Physical Features

X Topographic contours
X Elevations
X Stonewalls
N/A Cemeteries

Subdivision Information

General:

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

Subdivision Roadways:

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

Setback Lines:

X Building
X Septic
X 75' well radius

Easements:

X Access easement layout and specs
X Utility easement layout and specs
N/A Pedestrian ways and/or recreational trails
N/A Conservation easement area(s) and reference info

Other:

N/A Deed restrictions or protective covenants
N/A Community or public areas
N/A Total open space acreage

- X All existing buildings
- X Buildings w/in 100' of tract
- X Roads and driveways w/in 200'
- X Existing culverts and bridges



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

Town of Strafford Planning Board
PO Box 23
Strafford, NH 03815
RE: Chantasiri
Subdivision Narrative
840 First Crown Point Road
Tax Map 18, Lot 29-1

August 8, 2023

Dear Chairman and Members of the Strafford Planning Board,

Alex, Lucas, and Noah Chantasiri own Tax Map 18, Lot 29-1. This lot has frontage on First Crown Point Road. We are proposing to subdivide the lot into three new lots, constituting a minor subdivision. This lot is over 800 feet in elevation, therefore all new lots are 5 acres or more. Each lot has its required 2 acres of upland and 1.2 acres of contiguous buildable upland. This is a three sheet plan set, with Sheet 1 containing boundary information, Sheet 2 containing the easement information, and Sheet 3 containing the topographic data and setbacks.

We have previously submitted for a conceptual hearing with the board to discuss the shape of the lots and we did incorporate the board's ideas into the final design of the lots as much as possible.

Our office has done extensive work on this parcel beginning in 2008. We have done a complete survey of the area affected by the subdivision. We have boundary and topographic data on the entirety of the lot. We have done a wetland delineation on about 75% of the lot as shown on the plans and we will be requesting a waiver to the remainder of the delineation. We are also requesting waivers to show all ledge and water courses on the lot. Please see waiver request document for more details.

The land is comprised of a variety of land forms, to include the wetland systems as shown and generally sloping topography. There is an existing house, barn, and camp building on the premises. The camp building is proposed to be removed as a part of the building of one of the new homes.

We have performed testpits on the two proposed lots to prove buildability of the lots. These two proposed lots not also be subject to NHDES subdivision approval due to the lots being 5 acres or greater. Lot 29-1, with the existing house, has an existing NHDES approved septic system and that is where we obtained the testpit data for that lot.

The driveway on the lot will serve as access for all three lots. This driveway location has adequate sight distance as was proven to the board in 2008. We have had discussions with the fire chief about this shared driveway and his request is that the driveway be widened to a width of 15' with 1.5' shoulders. This will make a driveable surface of 18' for his equipment, should the need arise. He did not see the need for turnouts or a turnaround in this case. Our plans call for the driveway widening as per his request in the driveway note. We will not be able to widen the driveway in the area of the existing wetland crossing due to NHDES jurisdiction in that area. We feel

this is something that should be a subsequent condition and would be tied to the certificate of occupancy for the new houses to be built.

There will be the need for two easements on the project – these are shown on the Easement Plan. One is for access and utilities and contains the proposed driveway and the utility poles/power lines. The other is for the 75' protective well radius for the well on Lot 29-1. Since the radius overhangs the property line by more than 10', an easement will be required to protect the radius from any future septic components being placed within it.

In conclusion, we feel this is a fairly simple and straightforward frontage subdivision and we thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING


Daniel J. O'Lone
Project Manager



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Town of Strafford Planning Board

PO Box 23

Strafford, NH 03815

RE: Chantasiri

Waiver Requests

840 First Crown Point Road

Tax Map 18, Lot 29-1

August 8, 2023

Dear Chairman and Members of the Strafford Planning Board,

On behalf of the owners of the previously mentioned parcel we are requesting a waiver to the Subdivision Plan Checklist in regards to the following items.

- **Natural Features**

- Water Courses
- Exposed Ledge

We are requesting a waiver to not show water courses or exposed ledge behind the area shown as limit of wetland delineation. There may be some small runoff channels and some areas of exposed ledge beyond this area. However, locating these on the plan would be very time consuming and expensive for the applicant. Having this data would not result in a plan which would allow the Planning Board to make a more informed decision than what has already been provided.

- **Setback Lines**

We are requesting a waiver to not show setback lines behind the area shown as limit of wetland delineation. Without a full and complete wetland survey of the lot (waiver requested in separate line item), showing setback lines could be misleading to any future owner of the lot. In the future, should any owner wish to develop that lot further, they will need to obtain a building permit from the Town of Strafford Building Inspector. The Building Inspector's office will ensure that proper setbacks are maintained at that time. Therefore, we request the waiver due to the cost involved in a full survey and the fact that having those setbacks on the plan for the remaining land will not result in a plan which would allow the Planning Board to make a more informed decision than what has already been provided.

We are also requesting a waiver to Section 2.6.5 (1)(2) with regard to the shared driveway. The requirement under the rule is for the shared driveway to be 15' wide with a 2' shoulder and include turnouts every 400' and a turnaround at the terminus. We have received input from the fire chief after his review of the plan, in which he stated that he would require a 15' wide driveway with 1.5' shoulders and in this specific case he would not require turnouts or a turnaround. His reasoning is that the traveled surface of 18' is wide enough for his equipment given the geometry of the existing driveway. The locations of the proposed driveways will act as

turnout locations and the existing driveway currently has a large area in which he could maneuver his equipment should he need to turn around. Given the input from Chief Whitehouse, we would request this section be waived and that his recommendations be followed instead. Not granting the wavier would result in a higher construction cost and granting the wavier – according to the chief – would still result in a safe and accessible driveway for emergency vehicle traffic.

Thank you for your time and attention to these matters.

BERRY SURVEYING & ENGINEERING



Daniel J. O'Lone
Project Manager



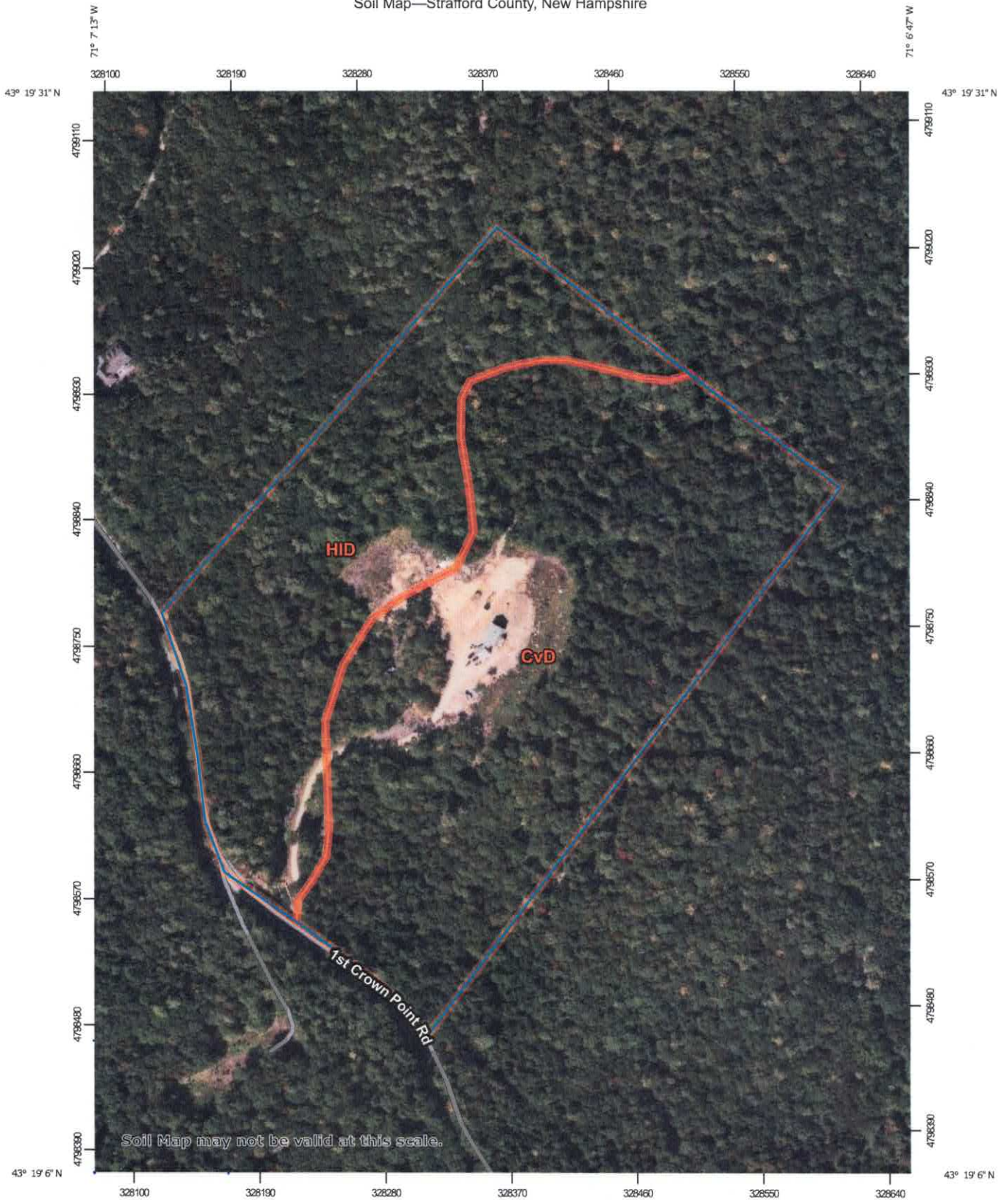
BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

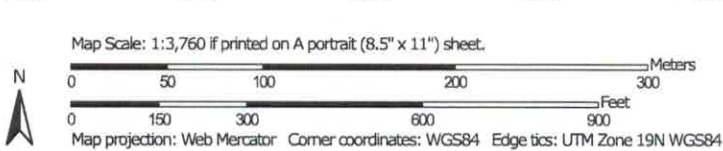
(603) 332-2863 / (603) 335-4623 FAX

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Soil Map—Strafford County, New Hampshire



Soil Map may not be valid at this scale.







**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/15/2023
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spill Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features				Other
		Blowout		Special Line Features
		Borrow Pit	Water Features	
		Clay Spot		Streams and Canals
		Closed Depression	Transportation	
		Gravel Pit		Rails
		Gravelly Spot		Interstate Highways
		Landfill		US Routes
		Lava Flow		Major Roads
		Marsh or swamp		Local Roads
		Mine or Quarry	Background	
		Miscellaneous Water		Aerial Photography
		Perennial Water		
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire
Survey Area Data: Version 23, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CvD	Charlton extremely stony fine sandy loam, 8 to 25 percent slopes	23.0	63.1%
HID	Hollis-Gloucester extremely rocky fine sandy loams, 8 to 25 percent slopes	13.5	36.9%
Totals for Area of Interest		36.5	100.0%



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July 21, 2023

Abutters List

Owner of Record

Tax Map 18, Lot 29-1

Alex Chantasiri
840 First Crown Point Road
Strafford, NH 03884
Book 4847, Page 165

Abutters

Tax Map 18, Lot 29

Charles & Alice Goodwin
774 First Crown Point Rd
Strafford, NH 03884
Book 3800, Page 323

Tax Map 18, Lot 33

Robert & Catherine Craven
912 First Crown Point Rd
Strafford, NH 03884
Book 2004, Page 52

Tax Map 18, Lot 33-1

Eric Speed
910 First Crown Point Rd
Strafford, NH 03884
Book 2425, Page 287

Tax Map 18, Lot 32

Michael Effenberger & Amanda Kowalski
917 First Crown Point Rd
Strafford, NH 03884
Book 4167, Page 294

22-083 Chantasiri, Alex
First Crown Point Rd, Strafford, NH

Page 2 of 2

Tax Map 18, Lot 30

Michelle Messenger
795 First Crown Point Rd
Strafford, NH 03884
Book 1881, Page 763

Professionals

Deidra Benjamin, CWS
100 Leavitt Rd
Pittsfield, NH 03263

Kenneth A. Berry PE LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



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89,225.00

Return to:
Alex S. Chantasiri
Lucas Chantasiri and
Noah A. Chantasiri
840 First Crown Point Road
Strafford, NH 03884

E-Doc # 200022614
Book 4847 Page 165

12/21/2020 09:08:07 AM
Page 1 of 4

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA170350 25.00
TRANS TAX ST853289 9,225.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Derek Betts-Levine and Katie Betts-Levine, Husband and Wife, of 840 First Crown Point Road, Strafford, New Hampshire 03884, for consideration paid grant to Alex S. Chantasiri a married man, Lucas Chantasiri, an unmarried man, and Noah A. Chantasiri, an unmarried man, now of 840 First Crown Point Road, Strafford, New Hampshire 03884, all as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Tract 1:

A certain tract or parcel of land with the buildings thereon, if any, situated on the Southeasterly side of First Crown Point Road in Strafford, County of Strafford and State of New Hampshire and being described as Lot 29-1 on a plan entitled "Subdivision Plan Land of Charles & Alice Goodwin, First Crown Point Road, Strafford, N.H." by Berry Surveying & Engineering dated August 18, 2008, recorded Strafford county Registry of Deeds as Drawer No. 95-089, and being more particularly bounded and described as follows:

Beginning at a point on the Southeasterly side of First Crown Point Road, being the Southwesterly corner of the lot herein conveyed at a drill hole; thence running N 40° 55' 35" W along First Crown Point Road a distance of 15.59 feet, more or less, to a point; thence turning and running N 39° 15' 32" W along First Crown Point Road a distance of 38.92 feet, more or less, to a point; thence turning and running N 32° 34' 42" W along First Crown Point Road a distance of 154.76 feet, more or less, to a point; thence turning and running N 25° 50' 28" W along First Crown Point Road a distance of 17.14 feet, more or less, to a point; thence turning and running N 16° 12' 46" W along First Crown Point Road a distance of 32.70 feet, more or less, to a point; thence turning and running N 02° 14' 00" W along First Crown Point Road a distance of 44.48 feet, more or less, to a point; thence turning and running N 00° 52' 40" E along First Crown Point Road a distance of 35.19 feet, more or less, to a point at a drill hole; thence turning and running N 03° 47' 07" E along First Crown Point Road a distance of 109.51 feet, more or less, to a point; thence turning and running N 07° 46' 18" E along First Crown Point Road a distance of 113.29 feet, more or less, to a rebar at land now or formerly of Eric Speed and Denise Markow; thence turning and running N 49° 43' 56" E along said Speed and Markow land a distance of 78.40 feet, more or less, to a point; thence turning and running N 48° 01' 22" E along Speed and Markow

along Speed and Markow land a distance of 5.27 feet, more or less, to a point; thence turning and running N 48° 19' 13" E along Speed and Markow land a distance of 100.39 feet, more or less, to a point; thence turning and running N 42° 04' 22" E along Speed and Markow land a distance of 16.77 feet, more or less, to a point; thence turning and running N 51° 19' 31" E along Speed and Markow land a distance of 51.64 feet, more or less, to a point at a drill hole; thence turning and running N 47° 47' 22" E still along said Speed and Markow land a distance of 99.71 feet, more or less, to a point; thence turning and running N 50° 24' 04" E along Speed and Markow land a distance of 32.34 feet, more or less, to a point; thence turning and running N 45° 49' 05" E along Speed and Markow land a distance of 11.08 feet, more or less, to a point; thence turning and running N 52° 59' 25" E along Speed and Markow land a distance of 68.52 feet, more or less, to a point at a drill hole; thence turning and running N 47° 25' 53" E along Speed and Markow land a distance of 55.08 feet, more or less, to a point; thence turning and running N 53° 21' 26" E along Speed and Markow land a distance of 16.70 feet, more or less, to a point; thence turning and running N 46° 45' 58" E along Speed and Markow land a distance of 58.79 feet, more or less, to a point; thence turning and running N 49° 19' 10" E along Speed and Markow land a distance of 68.14 feet, more or less, to a point at a drill hole being the southwesterly corner of land now or formerly of Robert and Catherine Craven; thence turning and running N 50° 30' 30" E along said Craven land a distance of 131.88 feet, more or less, to a point; thence turning and running N 39° 36' 13" E along land of Craven a distance of 26.57 feet, more or less, to a point; thence turning and running N 49° 12' 19" E along Craven land a distance of 105.56 feet, more or less, to a point; thence turning and running N 48° 53' 42" E along Craven land a distance of 36.58 feet more or less, to a point; thence turning and running N 49° 41' 36" E along Craven land a distance of 64.31 feet, more or less, to a point; thence turning and running N 48° 12' 50" E a distance of 26.30 feet, more or less, to a point; thence turning and running N 50° 47' 14" E along Craven land a distance of 85.12 feet, more or less, to a point; thence turning and running N 42° 58' 46" E along Craven land a distance of 17.75 feet, more or less, to a point; thence turning and running N 53° 04' 40" E along Craven land a distance of 38.34 feet, more or less, to a point; thence turning and running N 50° 39' 15" E along Craven land a distance of 61.90 feet, more or less, to a point; thence turning and running N 35° 31' 44" E along Craven land a distance of 61.90 feet, more or less, to a point; thence turning and running N 35° 31' 44" E along Craven land a distance of 5.24 feet, more or less, to a point; thence turning and running N 52° 32' 16" E along Craven land a distance of 34.43 feet, more or less, to a point; thence turning and running S 82° 00' 28" E along Craven land a distance of 4.06 feet, more or less, to a point; thence turning and running N 43° 31' 14" E along Craven land a distance of 35.76 feet, more or less, to a point at land of the grantors herein, Charles and Alice Goodwin; thence turning and running S 39° 22' 56" E along land of Goodwin a distance of 329.31 feet, more or less, to a rebar; thence turning and running S 49° 05' 01" W along land of Goodwin a distance of 811.57 feet, more or less, to a point; thence turning and running S 26° 49' 10" W along land of Goodwin a distance of 80.63 feet, more or less, to a point; thence turning and running S 62° 13' 34" W along land of Goodwin a distance of 175.75 feet, more or less, to a point; thence turning and running S 08° 51' 50" W along land of Goodwin a distance of 201.77 feet, more or less, to a point; thence turning and running S 48° 50' 50" W along land of Goodwin a distance of 157.39 feet, more or less, to a point; thence curving on an arc along land of Goodwin having a radius of 100 and a length of 87.78; thence turning and running N 80° 51' 37" W along land of Goodwin a distance of 121.44 feet, more or less, to a point; thence curving on an arc along land of Goodwin having a radius of 110 and a length of 128.61; thence turning and running S 32° 09' 11" W along land of Goodwin a distance of 132.89 feet, more or less, to a point; thence curving on an arc along land of Goodwin having a radius of 200 and a length of 112.46; thence turning and running S 00° 03' 56" E along

RE: 2020-690

land of Goodwin a distance of 94.42 feet, more or less, to a point at a drill hole at the Southeasterly side of Frist Crown Point Road, being the point of beginning and containing 15.01 acres, more or less.

Tract II:

A certain tract or parcel of land situate on the Southeasterly side of Frist Crown Point Road, in Strafford, County of Strafford, State of New Hampshire and being described as "Area to be Transferred from Lot 29 to Lot 29-1" on Plan entitled, "Lot Line Revision for Charles and Alice Goodwin and Derek and Katie Betts-Levine, First Crown Point Road, Strafford, New Hampshire" dated January 7, 2015 and duly approved by the Strafford Planning Board on September 27, 2016 and recorded in the Strafford County Registry of Deeds as Plan #112-24, and being more particularly bounded and described as follows:

Beginning at an iron bound at the Southeasterly corner of land conveyed to Derek and Katie Betts-Levine by Lot known as Map 18, Lot 29-1, and thence turning and running S 49° 05' 01" W, along land of Goodwin a distance of 811.57 feet to and iron bound found; thence turning and running by a right-of-way S 26° 49' 10" W, along land of Goodwin a distance of 80.63 feet to an iron bound; thence turning and running S 62° 13' 34" W, along land of Goodwin a distance of 175.75 feet to an iron bound found; thence turning and running S 08° 51' 50" W, along land of Goodwin a distance of 201.77 feet to an iron bound found; thence turning and running S 48° 50' 50" W, along land of Godwin a distance of 157.39 feet to a point; thence turning and running along a curve to the right along land of Goodwin with an arc length of 87.78 feet on a radius of 100.00; thence turning and running N 80° 51' 37" W along land of Goodwin a distance of 121.44 feet to a point; thence turning and running along a curve to the left an arc length of 128.61 feet on a radius of 110.00 feet to a point; thence turning and running S 32° 09' 11" W, along land of Goodwin a distance of 132.89 feet to a point; thence turning and running along a curve to the left an arc length distance of 112.46 feet on a radius of 200.00 feet to a point; thence turning and running S 00° 03' 56" E along land of Goodwin a distance of 94.42 feet to a steel stake set on the easterly sideline of First Crown Point Road; thence turning and running S 41° 09' 24" E along the sideline of said First Crown Point Road, a distance of 141.10 feet to a point; thence turning along a curve to the right an arc length distance of 97.34 feet on a radius of 802.86 feet to a ¾ rebar with id set; thence turning and running N 49° 05' 01" E, along land retained by Grantors a distance of 938.50 feet to a ¾ rebar with cap set; thence continuing on the same course a distance of 938.16 feet along land retained by Grantors a distance of 938.50 feet to a ¾ rebar with id cap set; thence turning and running N 33° 05' 58" E, a distance of 370.31 feet to the point of beginning.

The area being transferred contains 653,400 square feet, 15.00 acres, and the lot line with land above-described as Tract I previously conveyed to Derek and Katie Betts-Levine is abandoned and the above-sated 30.01 acres shall be Tax Map 18, Lot 29-1.

Property is subject to Current Use property taxation and subject to a penalty if taken out of current use. Such future penalty obligation is assumed by Grantee in full. See notice of current use as recorded at Book 1117, Page 109, Strafford County Registry of Deeds. Subject to Easements and Reservations of record as the same may be amended from time to time.

For title to Tract I, see deed dated January 26, 2009 and recorded with the Strafford County Registry of Deeds in Book 3707, Page 232. For title to Tract II, see deed dated October 26, 2016 and recorded in the Strafford County Registry of Deeds in Book 4428, Page 149.

We, the herein named grantors hereby release any and all rights of homestead in the above-described premises and attest under the pains and penalties of perjury that there are no others entitled to homestead protections therein.

Executed this 18th day of December, 2020.




Derek Betts-Levine

Katie Betts-Levine

State of New Hampshire
County of Strafford

December 18, 2020

Then personally appeared before me on this 18th day of December, 2020, the said Derek Betts-Levine and Katie Betts-Levine and acknowledged the foregoing to be his/her/their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:

JEFFREY S. CHILDERS, Notary Public
State of New Hampshire
My Commission Expires August 24, 2021