

SUBDIVISION APPLICATION

for the Town of Strafford, New Hampshire

Subdivision Name: **Riley Conservation Subdivision**
Subdivider Name: **Riley Trust of 2013**
Land Surveyor: **Raymond Bisson, Stonewall Surveying**
Tax Map(s) **19** Lot(s) **17-1**

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:

- ☒ 3 full-size plan sets, 3 reduced size plan sets, PDF plan set ☒ Deed photocopy
☒ State Approvals **Septic Designs** ☐ 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
None ☐ Exposed ledge
☒ Floodplain statement and/or zones
n/a ☐ Shoreland protection zones
☒ Soils classifications

See Septic Plans ☐ Test pit log & locations
☐ Perc test data

Physical Features

- ☒ Topographic contours
☒ Elevations
☒ Stonewalls
None ☐ 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
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:

- ☒ Building
No ☐ Septic See Septic Plans.
No ☐ 75' well radius Leach Fields and Wells installed

Easements:

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

Other:

- n/a ☐ Deed restrictions or protective covenants
n/a ☐ Community or public areas
☒ Total open space acreage

*Conservation Development Design Review Checklist (Article 1.4.3 B (3))
for the Town of Strafford, New Hampshire*

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Subdivider Name: Riley Trust of 2013
Land Surveyor: Raymond Bisson, Stonewall Surveying
Tax Map(s) 19 Lot(s) 17-1

For Office Use:

Application Date: _____

Application Fee Paid: _____

NOTES: *All fees are due when application is filed.* The following information must be filed with your application:

SUBMISSION ITEMS:

☒ 3 plan sets (full size)

☒ 3 plan sets (reduced size)

☒ Electronic copy of submission items

☒ Deed photocopy

☒ State Approvals (if available)

☐ Driveway permits (if available)

☒ Complete abutter's mailing list **with** 3 sets of mailing labels for owner, abutters, surveyors, wetlands scientists, and holders of an easements.

Other items (not required for Design Review, but helpful)

☒ Yield Plan or Formula for density calculations

☐ Proposal for permanent conservation of open space

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

Natural & Cultural Resources Information

none Existing easements,

☒ Buildings,

☒ Watercourses, ponds or standing water,

☒ Wetlands mapping

none Rock ledges

☒ Stone walls, graveyards, and other essential physical [cultural/historical] features

☒ Topographic contours

☒ Soils classifications, including agricultural soils designations, if applicable

Preliminary plans shall also include a conservation plan identifying areas to be preserved:

☐ natural areas

The property is mostly mature vegetation, varying types of wetlands, vernal pools, steep slopes & a brook.

☐ environmental features

☐ historical features

No historical features besides stone walls and old farm wells.

☐ viewscape areas

There are no visible viewsapes.

☐ irreplaceable natural features (such as, but not limited to, agricultural areas, significant stands of trees, individual trees 36" or more in diameter, and other areas which may be considered sensitive)



August 4, 2023

Town of Strafford, NH
Planning Board
PO Box 23
Center Strafford, NH 03815

RE: Riley Trust of 2013, c/o Dal & Joanne Riley

Location: **845 2nd Crown Point Road, Strafford, Strafford County, New Hampshire**

Tax Map & Lot Number: **Map 19 Lot 17-1**

Job No: **20031**

Dear Members of the Planning Board,

My clients Mr. & Mrs. Riley, own a 44.33 acre parcel of land off of 2nd Crown Point Road. This property has been in the family since 1978. They are looking to create a lot for their daughter to build a house. They would like to convert the 24' x 40' workshop into a residence for themselves. Currently there is the workshop and a mobile home on the property. The driveway is 18' wide gravel with turnouts.

The property only has 155 feet of frontage on 2nd Crown Point Road and they do not qualify for the back lot provision. Instead of creating a 50 foot Town approved Right of Way and constructing a Town approved road, they are asking for relief from the Subdivision regulations. Sheet 3 of the set shows a potential subdivision that would create a new road and 6 lots. My clients do not wish to do this approach.

At the March 2, 2023 planning board meeting, we discussed options for this property and it was recommended that we use the Conservation Subdivision approach. The March minutes have been attached to this application.

We are asking the Board to consider the Conservation Subdivision as provided which would create a 5.01 acre parcel with 105 feet of frontage and a 39.32 acre parcel with 50 feet of frontage. Both lots would share the driveway and a 40 foot proposed right of way would allow access across the existing driveway. The shared driveway is approximately 18 feet wide and is in excellent condition.

The 39 acre parcel will have a 5.51 acre exclusion area for the future home as well as potential farm buildings. We have also outlined a potential pasture area in the open space. The open space to be protected without the exclusion area and driveway is 33.61 acres.

The complete boundary has been performed. Wetlands around the development area has been delineated by Joseph Noel, NH certified wetland scientist. Out back, the wetlands are approximate based upon field locations. We are not asking for any waivers at this time.

We ask that you consider this a better alternative then the conceptual subdivision.

Sincerely,

Raymond A. Bisson, LLS
Stonewall Surveying

Letter of Authorization

August 4, 2023

To Strafford Planning Board:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property identified as **Tax Map 19 Lot 17-1** located on **Second Crown Point Road, Strafford, NH**. Any and all acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from ourselves, Dal Ray & Joanne D. Riley.

Sincerely,

Riley Trust of 2013
Dal Ray & Joanne D. Riley, Trustees
33 Dimes Road
Northwood, NH 03261

Dal Ray Riley, Trustee
Joanne D. Riley, Trustee

RILEY CONSERVATION SUBDIVISION

LIST OF ABUTTERS

(Verified on August 4, 2023)

**Riley Trust of 2013
Tax Map 19 Lots 17-1
33 Dimes Road
Northwood, NH 03261**

**Stonewall Surveying
PO Box 458
Barrington, NH 03825**

**Joseph W. Noel
PO Box 174
South Berwick, ME 03908**

**Jennifer L. & Jason Trafton
Tax Map 19 Lots 19
825 Second Crown Point Road
Strafford, NH 03884**

**Susan C. Barnes
Tax Map 15 Lots 16
878 Province Road
Strafford, NH 03884**

**David C. Trott
Tax Map 15 Lots 29-3
231 Cross Road
Strafford, NH 03884**

**Jason R. & Kendra L. DeCota
Tax Map 15 Lots 29-4
225 Cross Road
Strafford, NH 03884**

**Andrea L. Ogden Revocable Trust
& Gary S. Vickery Revocable Trust
Tax Map 15 Lots 29-5-1
207 Cross Road, Strafford, NH 03884**

**Gerald & Mary Moors
Tax Map 15 Lots 29-5-2
183 Cross Road
Strafford, NH 03884**

**Sarah Howard
Tax Map 15 Lots 29-5-3
181 Cross Road
Strafford, NH 03884**

**Donald B. & Gwen V. Rhodes
Tax Map 15 Lots 29-5-4
159 Cross Road
Strafford, NH 03884**

**John W. Hastings
Tax Map 19 Lots 13
119 Cross Road
Strafford, NH 03884**

**Thibeault Family Rev. Trust of 2018
Tax Map 19 Lots 17-3
861 Second Crown Point Road
Strafford, NH 03884**

**Jeffrey W. & Emily J. Thornton
Tax Map 19 Lots 17-2
849 Second Crown Point Road
Strafford, NH 03884**

**Kathleen & Steven French
Tax Map 19 Lots 16 & 48-2
844 Second Crown Point Road
Strafford, NH 03884**

**Andrew & Erica Helm
Tax Map 19 Lots 17-1B
837 Second Crown Point Road
Strafford, NH 03884**

Planning Board Meeting Minutes

Location: Strafford Town Hall Conference Room

Date & Time: March 2, 2023 6:30PM

Voting Members Present:

Charlie Moreno – Chairman
Phil Auger – Vice Chairman
Terry Hyland
Tim Reed
Lynn Sweet – Selectmen Representative

Non-Voting Members Present:

Don Clifford – Alternate
Donald Coker – Alternate
Susan Arnold – Alternate

Others Present:

Blair Haney, Strafford Regional Planning Commission, Regional Planner
Robert Fletcher, Minutes Recorder

The Chairman, Charlie Moreno, called the meeting to order at 6:35PM and recognized Board members Phil Auger, Terry Hyland, Lynn Sweet, Donald Coker, Don Clifford, and Susan Arnold as present. He also recognized as present Blair Haney and Robert Fletcher.

The Chairman announced that the closing date for new applications to be filed for the agenda for the regular April 6, 2023 meeting is 5:00PM Tuesday, March 14, 2023. Revised applications for projects already under review must be submitted by Tuesday, March 21, 2023, for the April meeting.

The Board reviewed the minutes of the February 2, 2023 Planning Board Meeting. Lynn Sweet made a motion to accept the minutes as written, which was seconded by Phil Auger and voted upon verbally in the affirmative by all voting Board members present who attended the February 2nd Meeting.

The Board also reviewed the minutes of the February 23, 2023 Planning Work Session. The Board determined the minutes to be accurate; however, they were unable to accept them by vote due to only two Board members being present at the Work Session.

New Business

Public Hearing in Accordance with NH RSA 231: 158 and the Strafford Scenic Roads Ordinance

The Chairman indicated that he, Phil Auger, and Lynn Sweet met with Crystal Berube of Eversource Energy on Back Canaan Road, a designated scenic road, prior to the Planning Board Meeting. Eversource needs to trim trees and brush along power distribution lines on Back Canaan Road, which requires Board permission. Members of the Board attending the site walk did not see any problem with the proposed work. The Chairman noted that Eversource did not plan to remove any trees, and that this would be indicated in the letter to Eversource granting permission to conduct the work. The Chairman asked for a motion to accept the proposed trimming work, which was so moved by Lynn Sweet and seconded by Phil Auger. All Board members attending the site walk voted verbally in the affirmative, and the motion passed.

The Chairman closed the meeting to the public at 7:06PM. Due to the Strafford Road Agent having not had a chance to assess the driveway locations, the Board concluded the need to address the application at a future Planning Board Meeting. Lynn Sweet made a motion for continuation to a date certain of April 6, 2023, which was seconded by Phil Auger, and voted upon verbally in the affirmative by all voting Board members. The motion passed.

Following this vote, Tim Reed replaced Don Clifford as a voting Board member. The Chairman noted that any discussion regarding a Preliminary Conceptual Consultation is non-binding.

Preliminary Conceptual Consultation – David and Pamela Perkins, 1716 Province Road, (Tax Map 1, Lot 18 and 19)

On behalf of David and Pamela Perkins, Raymond Bisson of Stonewall Surveying indicated that the Perkins currently reside on Lot 19 (12 acres) and own Lot 18 (112 acres). They are proposing the following:

- Adjust the current boundaries between their two properties to make Lot 19 more uniform.
- Create three lots along Province Road from area within Lot 18. Each of the lots contain steep slopes and some wet areas.
- Lot 18 (101 acres) would retain at least 50 feet of frontage on Province Road.

The Board agreed that the Lot 19 boundary adjustments did not pose a problem; however, they did express concern regarding the three-lot subdivision as follows:

- Steep slopes and wet areas affecting driveway locations.
- Difficulty in meeting requirement for maximum driveway slope percentage.
- Locating structures within contiguous buildable area (60 percent of minimum lot size).

The Board indicated that a conservation subdivision with deed restrictions would enable the Board to consider relaxing subdivision requirements to allow smaller lots, reduced road frontage, shared driveways, and/or modified buildable areas. The Board indicated that the Perkins have the right to propose a conventional subdivision and request waivers; however, there is no guarantee the waivers would be granted.

Preliminary Conceptual Consultation – Riley Trust of 2013, c/o Dal and Joanne Riley, 845 Second Crown Point (Tax Map 19, Lot 17-1)

On behalf of Dal and Joanne Riley, Raymond Bisson of Stonewall Surveying indicated that the Riley's own a 44-acre parcel with 155-foot of frontage on Second Crown Point Road. They want to subdivide the property into two lots to create a lot for their daughter to build a house where a mobile home residence is located. The other lot currently contains a workshop, which would be converted to a residence for Mr. Riley. They are considering two methods to divide the property:

1. Use one driveway ending in a cul-de-sac to provide access to both lots (one lot of 3.18 acres and a second lot of 40 acres).
2. Divide the property into one 5-acre lot with 105-foot frontage on Second Crown Point Road with driveway easement to second lot of approximately 40 acres and 50-foot frontage on Second Crown Point Road.

The Board did not believe the cu-de-sac proposal would be the best approach due to the need for frontage variance. They suggested a conservation subdivision to relax the minimum frontage, which

would require a deed restriction for eighty percent of the lot area and allow a residence and out-buildings on the remaining area. The proposed 5-acre lot could be reduced to provide more area for the lot in conservation.

Other Business

Phil Auger recommended that proposed plans be posted on the Town website prior to presentation at a Planning Board meeting. This would allow noticed abutters to review proposals before the meeting.

The Board also discussed the possibility of mounting the television on the conference room wall in a location to allow visual presentation for viewing by both the Board and the public. Lynn Sweet will address this with the Board of Selectmen for installation approval.

There being no further business before the Board, Lynn Sweet made a motion to adjourn the meeting, which was seconded by Tim Reed. The Board voted unanimously in favor, and the meeting adjourned at 8:50 PM.

CORRECTIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Dal Ray Riley and Joanne D. Riley
[Grantors]

of 849 Second Crown Point Road in Strafford, N.H.

for consideration paid, grant to Dal Ray Riley and Joanne D. Riley, as Trustees of the Riley
Trust of May 20, 2013 [Grantees]

of 849 Second Crown Point Road in Strafford, N.H.

with quitclaim covenants

A certain tract or parcel of land, with the buildings thereon, situate in Strafford, New Hampshire, bounded and described as follow, to wit:

Commencing at the northeast corner of land now or formerly of Emery Bruce on the Felker Road, so-called, leading from Dover to Barnstead; thence running southerly forty six degrees 00 minutes west by land of Bruce and land now or formerly of Marston W. Brock one hundred sixty-six (166) rods and eighteen (18) links to a stake and stones at other land of said Brock; thence turning and running south thirty-six degrees east by land of said Brock and land now or formerly of Ralph F. Seavey forty-nine (49) rods to a stake and stones at land now or formerly of Emma Foss; thence turning and running north forty-six degrees and thirty minutes east by land now or formerly of said Emma Foss one hundred and sixty-four (164) rods and eighteen (18) links to an iron hub about two feet from end of stone wall on land of said Foss and to the Felker Road, so-called; thence turning and running northwesterly by said road forty-eight (48) rods and twenty (20) links to where two stone walls intersect at point of beginning, containing forty-five (45) acres, more or less.

EXCEPTING AND RESERVING from the above-described property the same parcel of land conveyed to Dal Ray Riley and Joanne D. Riley by Quitclaim Deed of Dal Ray Riley dated November 19, 1999 and recorded in the Strafford County Registry of Deeds in Book 2159 at Page 0080.

ALSO EXCEPTING AND RESERVING from the above-described property a certain tract or parcel of land with any buildings thereon located on the Southwesterly side of Second Crown Point Road, Town of Strafford, Strafford County, State of New Hampshire, shown as Lot #3 on a plan entitled "Proposed Subdivision for John and Doris Riley, Second Crown Point Road, Strafford, N.H.", dated May 26, 1988, drawn by David A. Berry, licensed land surveyor, approved by the Strafford Planning Board on December 28, 1988, and recorded in the Strafford County Registry of Deeds, and more particularly described as follows:

Beginning at an iron pin on the Southwesterly side of Second Crown Road at the Northerly corner of Lot #2; thence running South 40° 30' 11" West, 375.34 feet, more or less, along the Northerly side of Lot #2 to an iron pin at land now or formerly of John D. and Doris W. Riley; thence turning and running North 42° 42' 32" West, 186.89 feet, more or less, along said Riley land to a drill hole set in a stone wall at land now or formerly of John W. Hastings; thence turning and running North 37° 29' 59" East, 74.53 feet, more or less, along said stone wall and said Hastings land to a point; thence turning and running North 38° 32' 00" East, 122.48 feet, more or less, along said Hastings land to another stone wall; thence turning and running North 38° 56' 39" East along said stone wall and said Hastings land to a drill hole set in said stone wall at the Southwesterly side of Second Crown Point Road; thence turning and running South 42° 42' 32" East, 200.00 feet, more or less, along a portion of said stone wall and along said road to the point of beginning. Said tract containing 72,430 square feet, or 1.66 acres, more or less.

ALSO EXCEPTING AND RESERVING from the above described property a certain tract or parcel of land with the buildings thereon located in the Town of Strafford, Strafford County, and State of New Hampshire, being Lot #17-1B as depicted on a plan entitled "Proposed Subdivision Land of John and Doris Riley, Second Crown Point Road, Strafford, N.H.", prepared by David A. Berry, registered land surveyor, dated February 12, 1998, recorded in the Strafford County Registry of Deeds on April 24, 1998, as Plan #51-81, and more particularly described as follows:

Beginning at a stone wall on the Southerly side of Second Crown Point Road and land now or formerly of John Page and Rebecca Doty; thence running South $38^{\circ} 01' 38''$ West, 298.34 feet, more or less, along said Page and Doty land to a rebar at land now or formerly of John and Doris Riley; thence turning and running North $45^{\circ} 00' 10''$ West, 303.22 feet, more or less, along said Riley land to a rebar; thence turning and running North $55^{\circ} 35' 36''$ East, 301.27 feet, more or less, along said Riley land to a rebar at the Southerly side of Second Crown Point Road; thence turning and running South $45^{\circ} 00' 10''$ East, 211.62 feet, more or less, along said Second Crown Point Road to the point of beginning. Said tract containing 76,230 square feet, or 1.75 acres, more or less.

Meaning and intending to convey the same premises conveyed to Dal Ray Riley and Joanne Riley by Warranty Deed of John D. Riley and Doris W. Riley dated December 19, 1999 and recorded in the Strafford County Registry of Deeds in Book 2165, Pages 0264 - 0268.

This is a non-contractual transfer and not subject to transfer tax pursuant to RSA 78-B. This is a corrective deed to correct the date of the Riley Trust from May 10 to May 20, 2013

Signed this 30th day of September, 2013

Babara H. Dunnington
Witness

Dal Ray Riley
Dal Ray Riley

Babara H. Dunnington
Witness

Joanne D. Riley
Joanne D. Riley

State of New Hampshire
Strafford ss.

September 30 A.D. 2013

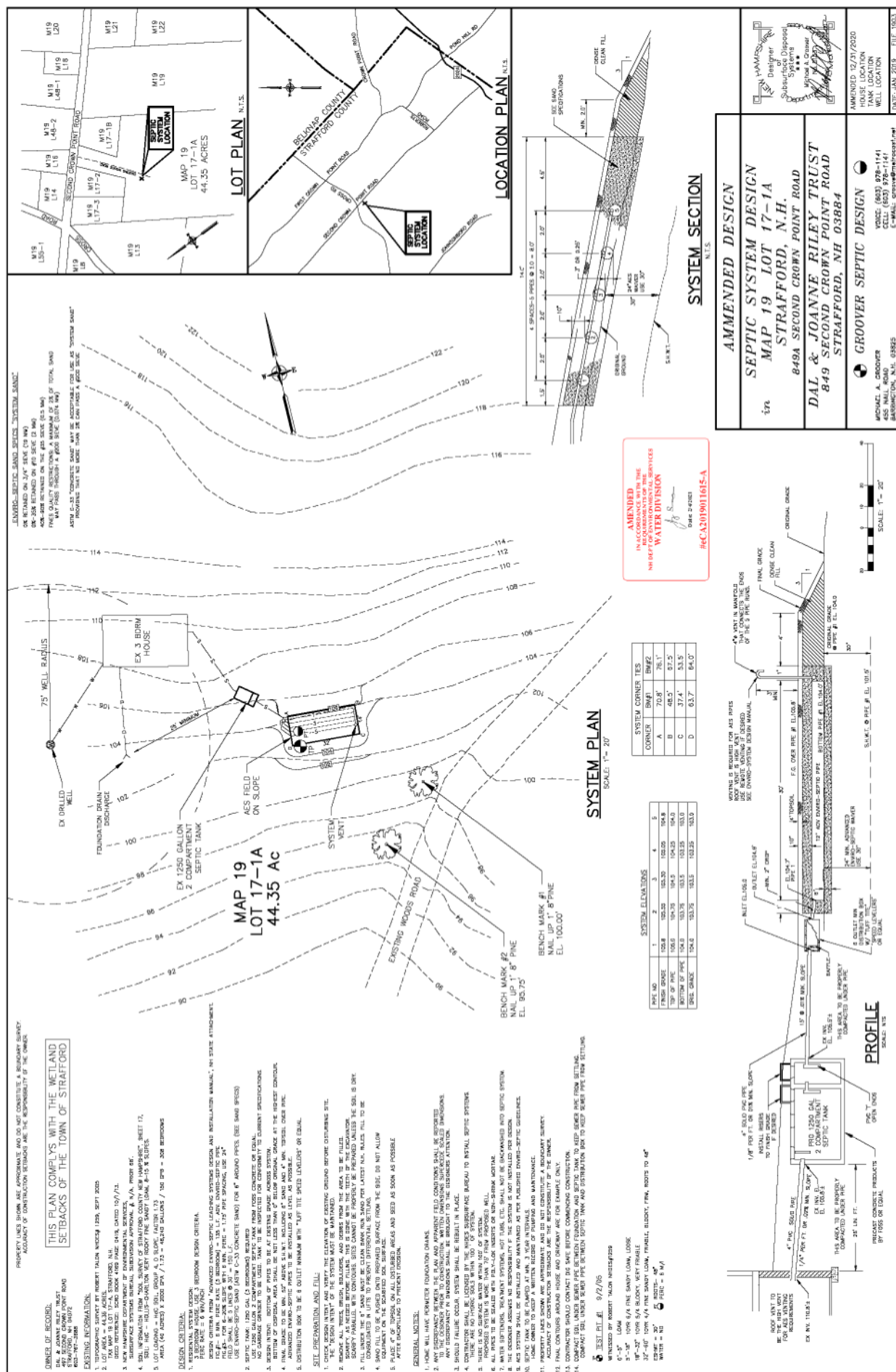
Personally appeared Dal Ray Riley and Joanne D. Riley known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, Thomas C. Dunnington, Jr.
Justice of the Peace - Notary Public

Thomas C. Dunnington, Jr.
Notary Public
My Commission Expires
February 20, 2018



Workshop System



REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Eric Thorne
Date: 8/20/2004
#eCA 2020082001