



25 Nute Road
Dover, NH 03820
tel: (603) 659-8939
fax: (603) 834-9176
www.atlanticsurveyco.com
atlanticsurvey@comcast.net

November 15, 2023

Town of Milton Planning Board
424 White Mountain Highway
Milton, NH 03851

RE: Carolyn T. Hayes
Project Narrative
Middleton Road
Tax Map 24, Lot 1-2

Dear Chairman and Members of the Planning Board,

The intent of the above referenced project is to subdivide Lot 24-1-2 into two buildable lots and to combine the remaining land with Lot 3-1 located in Middleton, which is also owned by Carolyn T. Hayes. This remaining land parcel is being set aside for possible right of way access to said Lot 3-1 in Middleton.

Thank you for your consideration in this matter.

Adam R. Fogg, LS

**TOWN OF MILTON
APPLICATION FOR MINOR SUBDIVISION**

1. Name of Applicant (S): Carolyn T. Hayes

Address of Applicant: 14 Dover Neck Road, Dover, NH 03820

Phone Number: 603-866-1323 Cell Number: _____

2. Name of Owner of Record: Carolyn T Hayes

Address of Owner of Record: 14 Dover Neck Road, Dover, NH 03820

Phone Number of Owner of Record: 603-866-1323

3. Name of Surveyor: Adam R. Fogg, Atlantic Survey Co, LLC

Address of Surveyor: 25 Nute Road, Dover, NH 03820

Phone Number of Surveyor: 603-659-8939

4. Location of proposed Minor Subdivision:

Street: Middleton Road AKA Route 153

Tax Map Number: 24 Lot Number: 1-2

Number of Total Acres in parcel: 6.55 acres

5. Number of new lots to be created: 2 Acres in each: 2.00 & 2.28

6. Intended use (Check one): Residential Commercial Industrial

7. Attached List of names and addresses of abutters to be completed (page 2)
(Also show on plat)

8. Statement of intent: To subdivide Existing Lot into 2 proposed lots and a 2.27 acre parcel to be combined with Lot 3-1 in the Town of Middleton also owned by the owner of record.

9. Payment to the Town of Milton for the following:

Application Fees:

1. Application Fee	\$ 200.00
2. Lot Creation Fee (\$100.00 per new lot)	\$200.00
3. Abutters Notice (\$8.53 per abutters)	\$68.24
4. Recording Fee (\$30.00 per drawing & \$18.00 per page written documents) (\$25.00 fee for LCHIP)	\$ 55.00
5. Town Engineer review, if required (3 rd party engineering review)	\$ _____
Total of all Application Fees	\$ 523.24

The applicant and/or owner certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Milton in the approval process of this application shall be borne by the applicant and/or

Owner: Carolyn Hayes

"I hereby authorize the Milton Planning Board and its agents to access my land for the purpose of reviewing this plan or any other inspections deemed necessary by the board or its agents to ensure conformance of the site improvements with the approved plan and all Town of Milton ordinances and regulations."

Signature of

Owner: Carolyn Hayes Date: 11/15/23



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Date: 8/24/2023

Project No. 04114

Location: Route 153, Milton, NH

Test Pit No.: 1

<u>DEPTH (IN)</u>	<u>DESCRIPTION</u>
0-3	Dark brown (10YR 3/3) fine sandy loam, friable, granular
6-42	Yellowish brown (10YR 5/6) fine sandy loam, friable, granular

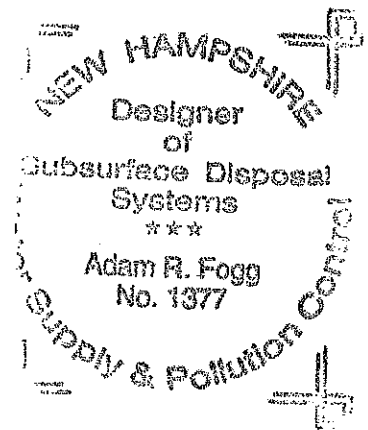
Seasonal High Water: None	Observed Water: none
Restrictive Layer: none	Bedrock: 42"

Test Pit No.: 2

<u>DEPTH (IN)</u>	<u>DESCRIPTION</u>
0-3	Dark brown (10YR 3/3) fine sandy loam, friable, granular
3-42	Yellowish brown (10YR 5/6) gravelly sand, friable, granular
42-52	Yellowish brown (10YR 5/4) very stony sand, friable, granular

Seasonal High Water: 42"	Observed Water: none
Restrictive Layer: none	Bedrock: possible at 52"

Percolation Rate: 8 Minutes per Inch at 24"



Test Pit No.: 3

<u>DEPTH (IN)</u>	<u>DESCRIPTION</u>
0-3	Dark brown (10YR 3/3) fine sandy loam, friable, granular
3-42	Yellowish brown (10YR 5/6) gravelly sand, friable, granular
42-54	Yellowish brown (10YR 5/4) very stony sand, friable, granular

Seasonal High Water: 42" Observed Water: none

Restrictive Layer: none Bedrock: possible at 54"

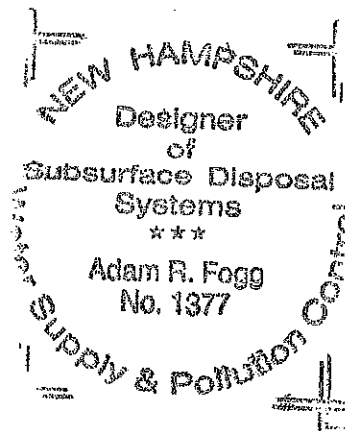
Test Pit No.: 4

<u>DEPTH (IN)</u>	<u>DESCRIPTION</u>
0-3	Dark brown (10YR 3/3) fine sandy loam, friable, granular
3-36	Yellowish brown (10YR 5/6) gravelly sand, friable, granular
36-60	Yellowish brown (10YR 5/4) very stony sand, friable, granular

Seasonal High Water: 36" Observed Water: none

Restrictive Layer: none Bedrock: none

Percolation Rate: 8 Minutes per Inch at 20"



Test Pit No.: 5

<u>DEPTH (IN)</u>	<u>DESCRIPTION</u>
0-3	Dark brown (10YR 3/3) fine sandy loam, friable, granular
3-48	Yellowish brown (10YR 5/6) gravelly sand, friable, granular

Seasonal High Water: none **Observed Water:** none

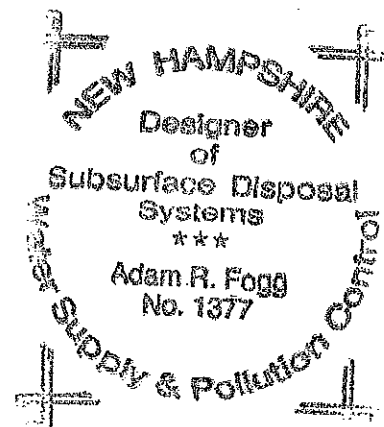
Restrictive Layer: none **Bedrock:** possible at 48"

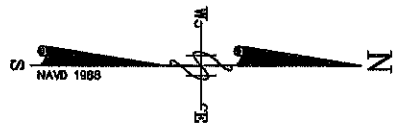
Test Pit No.: 6

<u>DEPTH (IN)</u>	<u>DESCRIPTION</u>
0-4	Dark brown (10YR 3/3) fine sandy loam, friable, granular
4-48	Yellowish brown (10YR 5/6) fine sandy loam, friable, granular
48-52	Yellowish brown (2.5Y 5/4) fine sandy loam, friable, granular

Seasonal High Water: 48" **Observed Water:** none

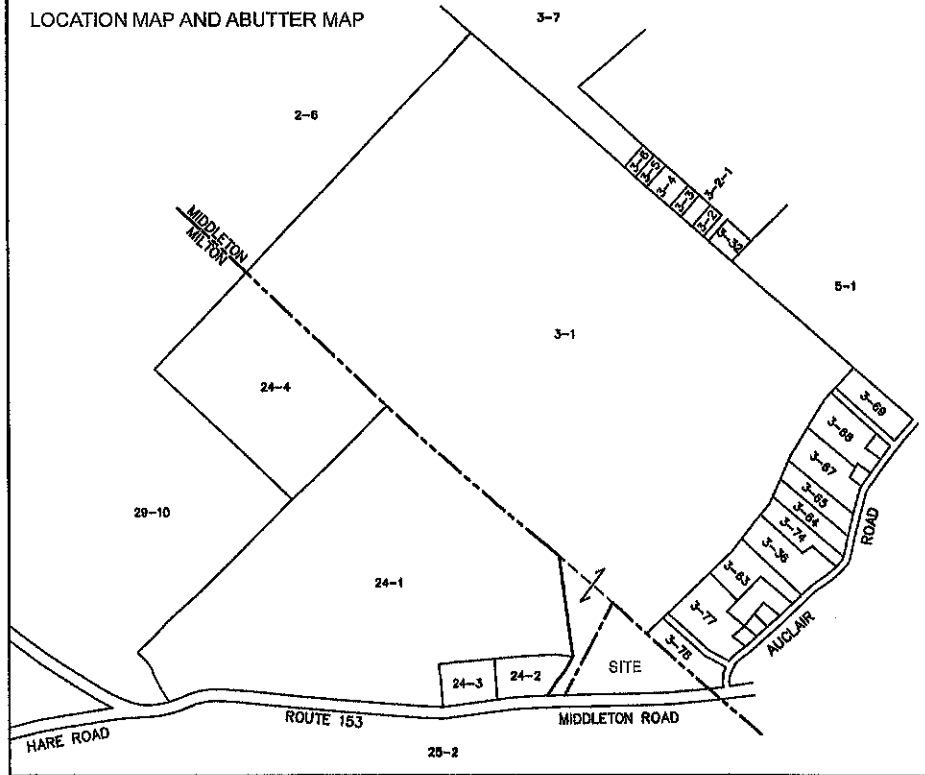
Restrictive Layer: none **Bedrock:** 52"





LEGEND

- 5/8" IRON ROD w/D CAP TO BE SET
- FOUND IRON PIPE OR ROD AS NOTED
- DRILL HOLE AS NOTED
- UTILITY POLE
- TEST PIT
- PERCOLATION TEST
- PROPOSED WELL
- STONE WALL
- BARBED WIRE FENCE
- PROPOSED LOT LINE
- - - APPROXIMATE ABUTTERS LOT LINE
- 102' 2' CONTOUR LINE
- 100' 10' CONTOUR LINE



PLANNING BOARD APPROVAL

24-1
CHRISTINE STOUTE
7 SILVERLEDGE ROAD
NEWBURY, MA 01950
SCRD 2185/122

24-2
KIM RHONDA &
LEO PAUL CORMIER, JR.
443 MIDDLETON ROAD
MILTON, NH 03851
SCRD 4464/009

3-1
OTHER LAND OF
CAROLYN T. HAYES
14 DOVER NECK ROAD
DOVER, NH 03820
SCRD 2286/332

Lot 24-1-2
TO BE COMBINED
WITH LOT 3-1
(NOT BUILDBLE)
88,968 Sq. Feet
2.27 Acres

Lot 24-1-2-1
99,134 Sq. Feet
2.28 Acres

Lot 24-1-2-2
87,120 Sq. Ft.
2.00 Acres

3-7B
DENIS T. & PHILIP T. DOOLIVEIRA
15 COLUMBIA STREET
REVERE, MA 02151
SCRD 1456/623

NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
CAROLYN T. HAYES
14 DOVER NECK ROAD
DOVER, NH 03820
PROJECT LOCATION:
MIDDLETON ROAD
MILTON, NH 03851
MILTON TAX MAP 24, LOT 1-2
BOOK 3266, PAGE 516 S.C.R.D.
3. REFERENCE PLANS:
a) "BOUNDARY LINE ADJUSTMENT BETWEEN CAROLYN T. HAYES AND CHRISTINE STOUTE LOCATED AT MIDDLETON & MILTON, N.H." BY ATLANTIC SURVEY CO, LLC DATED MAY, 2005. S.C.R.D. PLAN No. 83-21.
b) "SUBDIVISION OF LAND-MILTON, N.H. FOR SALLY ANN DUNBAR" BY NORWAY PLAINS SURVEY ASSOCIATES .DATED JUNE 1989 S.C.R.D. PLAN No. 37-79.
c) "BOUNDARY PLAT - MIDDLETON & MILTON, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR DENIS T. & PHILIP T. DOOLIVEIRA" BY ORVIS/DREW, LLC DATED MAY 11, 2005. S.C.R.D. PLAN No. 70-23.
4. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
a. ZONING DISTRICT: LDR - LOW DENSITY RESIDENTIAL
b. MINIMUM LOT SIZE IS 2 ACRES
c. MINIMUM LOT FRONTAGE IS 200 FT.
d. BUILDING SETBACKS:
FRONT: 40'
REAR: 30'
SIDE: 25'
5. TOTAL AREA = 285,220 Sq. Ft. OR 6.55 Acres.
6. THERE SHALL BE ONE PRINCIPAL STRUCTURE PER LOT.
7. ELEVATIONS BASED ON NAVD 1988 DATUM.
8. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 24-1-2 INTO TWO BUILDBLE LOTS AND TO COMBINE THE REMAINING LAND WITH LOT 3-1 LOCATED IN MIDDLETON AND ALSO OWNED BY THE OWNER OF RECORD FOR POSSIBLE USE AS A RIGHT OF WAY ACCESS. THIS REMAINING LAND SHALL CONFORM TO THE CONDITIONS AS OUTLINED IN NH RSA 674:53 I.

WETLAND NOTE:

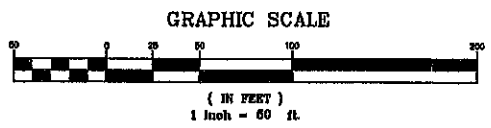
The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Wetland Scientist #086, on May 23, 2023. The flags were survey located by Atlantic Survey Co, LLC. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, (Version 2, January 2012).



"The Subdivision Regulations of the Town of Milton, NH are part of this plat, and approval of this plat is contingent on completion of all requirements of said Subdivision Regulations, excepting only any variance or modification made in writing by the Board and attached hereto."

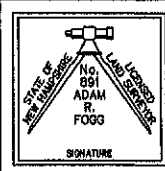
25-2
AMZAKI IRONWOOD SHORTRIDGE LLC
960 N. FEDERAL HIGHWAY, STE 315
BOCA RATON, FL 33432
SCRD 4967/454

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



ATLANTIC SURVEY CO, LLC
25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939



DATE: 13 Nov, 2023

FIELDWORK BY:	AF
DESIGNED BY:	AF
CAD FILE:	04114-Subdivision
PROJECT No.:	04114
SHEET	1 1

2 LOT SUBDIVISION of LAND
PREPARED FOR
Carolyn T. Hayes
ADDRESS: 14 DOVER NECK ROAD, DOVER, NH 03820
DATE: 13 NOVEMBER, 2023
Creating Lots 24-1-2-1 & 24-1-2-2
LOCATED AT
Middleton Road, Milton, New Hampshire