

WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS

RECEIVED

DEC 21 2015

TOWN OF WILTON NH

PLANNING BOARD
TOWN OF WILTON, NH

SUBDIVISION PLAN REVIEW APPLICATION
(Amended December 16, 2009)

PLANNING BOARD USE ONLY

1) Applicant's name: ARTHUR SICILIANO

Address: 47 PINE HILL ROAD

WEARE, NH 03281

Tel. #: 529-2857

2) Owner of property: JAMES H. KENNEDY

Land Owner's Address: 107 MAPLE ST
P.O. BOX 173, WILTON, NH.

Tel. #: _____

3) Tax lot number(s) and street number: F/3

539 ISAAC FRYE HWY

4) Zoning district(s) property located in:

☐ Residential ☐ Commercial

☒ Residential & Agricultural

☐ Industrial ☐ Office Park

☒ Aquifer ☐ Watershed

☐ Wetlands ☐ Flood Plain

Plan File: # _____

Date application
& Fees received: ____/____/____

Date abutters
notified: ____/____/____

Date of newspaper
notice: ____/____/____

Date and agenda number
of scheduled meeting:
____/____/____ Ag. # _____

Date application
accepted: ____/____/____
Conditions: _____

Date written notice of
approval-disapproval
sent: ____/____/____

Date subdivision plans
recorded in Registry
of Deeds: ____/____/____

FEES PAID:

Filing \$ _____

Date: ____/____/____

Recording: ____/____/____

Date: ____/____/____

Desig.Rep.: \$ _____

Date: ____/____/____

Consulting: \$ _____

Date: ____/____/____

WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS

5) General location of property: 539 ISAAC FRYE HIGHWAY

6) Road frontage of property: 559.97'

7) Description of the proposed subdivision, cluster, or other development (e.g., number of lots, acreage, intended use, etc.):

2 LOT SUBDIVISION - ONE LOT, 4.04 AC.
OTHER LOT, 8.85 ACRE
RESIDENTIAL USE

8) Attach a listing of the names and addresses of all abutters as listed in Town records not more than five (5) days prior to filing date of application. List to include all abutters directly across roadways and streams, the owner of the property or representative *as well as all professional engineers, architects, land surveyors, or soil/wetland scientists whose professional seal appears on the subdivision plan.* In addition three sets of mailing labels shall be provided by the applicant. (See RSA 672:3 and Wilton Zoning Ordinance 4.9)

9) This application will be reviewed by the Designated Representative of the Wilton Planning Board and where found to conform to the requirements of the Town's Land Use Laws and Regulations will be signed by the representative prior to submission. Thereafter, it will be scheduled for presentation at an official public hearing of the Planning Board. The date and agenda number of this meeting will be sent to the Applicant along with abutter notifications.

10) **This application must be signed by the owners of all lots involved in the application.**

The information contained in this application is complete and true to the best of my knowledge. I approve the submission of this application. If an Agent/Owner Representative is named below, the person named there has my permission to represent me before the Wilton Planning Board. I authorize the Agent/Owner Representative to submit this application and to speak before the Planning Board on my behalf. (A separate signed letter is also acceptable.)

Signature of Owner H. JAMES KENNEDY Date 12/21/15

11) **Agent/Owner Representative**

Fill out this section if the application is being submitted by a realtor, surveyor, engineer, attorney, etc., on behalf of the actual owner or applicant.

Name ARTHUR F. SICILIANO
Mailing Address 47 PINE HILL ROAD
Town, State, ZIP WEARE NH 03281
Email Address AFSSURVEY@GSINET.NET

**WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS**

- 12) Required application fees are due and payable at the time the application is filed with Planning Board Clerk: (See Application Fee Schedule Appendix III to determine applicable rates)
(Amended Dec. 2009)

A) General Application Submission Fees: (as required per application)

- 1) Legal Notice \$ 75.00
- 2) Abutter Notification
8 # of abutters (see item 8) x \$ 10 /abutter = \$ 80.00
- 3) NRPC Escrow \$ 200.00 (Separate check)

Additional Fees to be paid by the applicant during the application process

- 4) Consultant Escrow (To be determined by the Board)
- 5) Digital Data Submission Fee (To be determined and paid at the time of approval)
- 6) Recording Fee (To be determined and paid at the time of approval)

B) Subdivision Application fee: (check applicable box(s); enter fee)

- 1) ☐ Subdivision Pre-Application Consultation \$ ~~100.00~~ N/A
- 2) ☐ Subdivision Voluntary Merger \$ _____
- 3) ☐ Subdivision Lot Line Adjustment/line adjusted
_____ # lines x \$ _____ fee/line = \$ _____
- 4) ☐ Subdivision Condo Conversions
_____ # units x \$ _____ fee/unit = \$ _____
- 5) ☐ All other Subdivisions including Cluster
_____ # lots/units x \$ _____ fee/lot or unit = \$ _____

Total Fees: \$ _____

As the owner or duly authorized Agent/Owner Representative for the owner of the property, I do hereby submit this plan for review as required by the Town of Wilton Land Use Regulations. I agree to be fully responsible for payment of all fees, costs and expenses including fees for professional consultant reviews deemed necessary by the Planning Board incurred with respect to this application.

Signature: H. James Kennedy
Owner/Agent/Owner Representative

Date: 12/21/15

Signature: [Signature]
Wilton Planning Board Designated Representative

Date: 12/21/15

Signature: _____
Planning Board Clerk

Date: ____/____/____

PLANNING BOARD

TOWN OF WILTON, NH

SUBDIVISION PLAN REVIEW CHECKLIST

I. PLAT STANDARDS

<u>Y</u>	<u>N</u>	<u>NA</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- 6 copies of the preliminary plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Subdivision name.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Purpose of the subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Name and address of owner of record.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Name and address of the subdivider and engineer/surveyor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Date plans first drafted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Tax map and lot number(s), and total acreage of parcel(s) being subdivided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Zoning districts within which the subdivision is located.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Signature of the owner or his/her designated representative.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Seal and signature of a land surveyor licensed in the State of NH.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Seal and signature of a professional engineer licensed in the State of NH (where required for engineering designs).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Seal and signature of a certified soil scientist or the SCS.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Horizontal scale a minimum of 1"=100' (1"=50' preferred).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Vertical scale not to exceed 1"=40'.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Signature block in lower right corner above title.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locus map at a scale of 1"=1000'.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Bar scale for the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Magnetic and true north.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Revision block.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Notes section for plan information.

II. ABUTTING PROPERTY INFORMATION

<u>Y</u>	<u>N</u>	<u>NA</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Tax map and lot numbers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Names and addresses of the owners of record as indicated in Town records not more than five (5) days before the date of filing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of property lines and their approximate dimensions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Names and locations of abutting subdivisions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Names, locations and dimensions of existing streets, easements and alleys.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Names, locations and dimensions of abutting parks and open space.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations and dimensions of setbacks.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of existing buildings within 100 feet of property lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of existing septic system leach fields within 100 feet of property lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Road or driveway intersections within 200 feet of property lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

Sheet 1 of 3 Continued >

**WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS**

III. SUBDIVISION INFORMATION

<u>Y</u>	<u>N</u>	<u>NA</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations, bearings and distances of property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations permanent boundary markers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Length of frontage on a public ROW.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Area of proposed lots - wet, dry and total.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Existing and proposed topography for entire parcel - contour intervals not to exceed 5 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Location of the 100 year floodplain.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Zoning district boundaries.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	- Soil boundaries and types as certified by a registered engineer, certified soil scientist or SCS.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- High intensity soil survey, if required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of all water bodies, watercourses, wetlands, rock/ledge outcrops or other significant natural features.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of any proposed dredge and/or fill areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations and dimensions of existing and proposed easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations and dimensions of buildings.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of soil test pits accompanied by test pit and perc test data.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of existing and proposed water, sewer and drainage systems.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of proposed wells and protective well radii.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of the 4,000 square foot septic reserve areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of existing and proposed utility lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations, names, widths and profiles of existing and proposed street and highways showing grades, radii, culverts and drains, and bridge designs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Proposed driveway locations with note that relocation requires approval of the Board.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of parcels to be dedicated to public use.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Temporary and permanent erosion and sedimentation controls.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

Sheet 2 of 3 Continued >

**WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS**

IV. SUPPORTING INFORMATION

	<u>Y</u>	<u>N</u>	<u>NA</u>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Letter from water commission certifying availability and intent to provide service.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Letter from sewer commission certifying availability and intent to provide service.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Letter from the Fire Chief certifying adequate water for fire protection and access for emergency vehicles.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Drainage calculations based on a 25 year storm frequency.
PENDING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Legal documents for all proposed easements, restricted covenants or other documents affecting legal title of the property.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- If the proposed subdivision covers only a portion of the entire tract, a statement concerning the intended future use of the remainder.
PENDING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- NH Wetlands Board Dredge and Fill Approval Permit number and Army Corps of Engineers Dredge and Fill approval, if required.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- NH Water Supply and Pollution Control Division Site Specific Permit.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- NH Department of Transportation Curb-Cut Approval Permit number and/or a letter of approval from the Wilton Road Agent.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- A line drawing plan of the subdivision drawn to scale of the tax map.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

Sheet 3 of 3 End

Tax Lot F/3
H. James Kennedy
107 Maple Street
P.O. Box 173
Wilton, NH 03086

Tax Lot F/2
Donna S. Joas 1997 Trust
192 Wilson Road
Wilton, NH 03086

Tax Lot F/3
James H. Kennedy
107 Maple Street
P.O. Box 173
Wilton, NH 03086

Tax Lot F/4
Town of Wilton
42 Main Street
P.O. Box 83
Wilton, NH 03086

Surveyor
Arthur F. Siciliano Jr.
47 Pine Hill Road
Weare, N.H. 03281

TEST PIT DATA SHEET

Client: H. James Kennedy

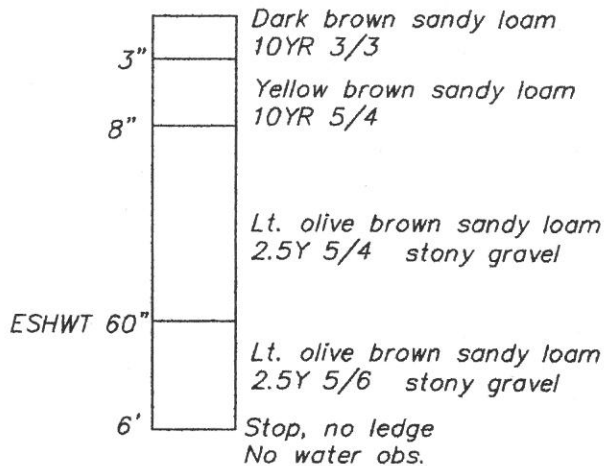
Town: Wilton

Street: 539 Isaac Frye Highway



TEST PIT #1

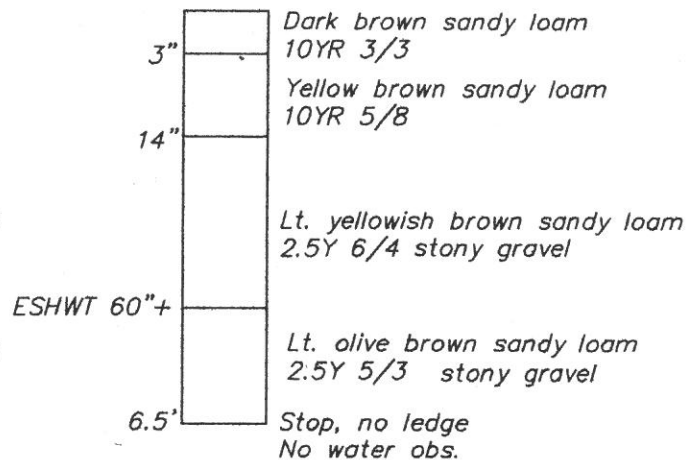
12/15/15



PERC. TEST
Depth: 30"
Rate: 1" < 6min.

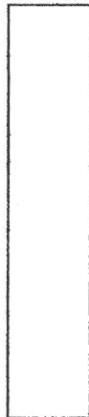
TEST PIT #2

12/15/15



PERC. TEST
Depth: 30"
Rate: 1" < 6min.

TEST PIT



PERC. TEST
Depth: XX"
Rate: 1"/XXmin.

TEST PIT



PERC. TEST
Depth: XX"
Rate: 1"/XXmin.

Prepared by:

ARTHUR F. SICILIANO JR. 47 PINE HILL ROAD, WEARE, N.H. 03281
Land Surveyor #626 -- Sewage Disposal System Designer #599

ARTHUR F. SICILIANO
Licensed Land Surveyor
Sewage Disposal System Designer
47 Pine Hill Road, Weare, N.H, 03281
603-529-2857 (office)
603-491-0711 (cell)

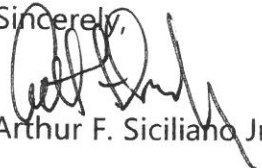
December 16, 2015

Planning Board Town of Wilton

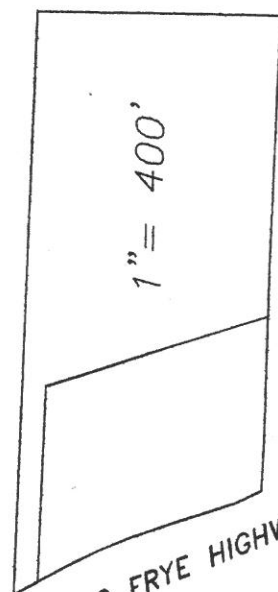
We are requesting a waiver for a wetland scientist to delineate the wetland on this lot. We have shown the wetland on the rear portion that was delineated on an abutting subdivision. As a permitted septic system designer I certify that there are no other wetlands on this property.

We are requesting a waiver for a soil scientist as well. This lot is made up of Group 1 & 2 soils. There is an existing house on the 4.04 Acres lot and the 8.85 Acre lot is a mountain of gravel.

Sincerely,



Arthur F. Siciliano Jr.



ISAAC FRYE HIGHWAY