



1216 Rt. 12a, P.O. Box 291
Plainfield, NH 03781

Tel. 603-675-5502, cell 603-252-7204

Jan. 20, 2022

Plainfield Planning Board
Plainfield, NH 03781

COVER LETTER

Owner: **Joseph M. Longacre** (Town records have incorrect middle initial)
Tax Map: Map 254– Lot 30
Property address: Center of Town Road
Zones: VR, RR and RC-II

Proposal: The property owner proposes to divide his Map 254- Lot 30 into **two lots**, each fronting on the Center of Town Road, and to annex 9.14-acres to adjoining Lot 17 (Map 255). Also- the vague boundaries surrounding the abutting spring lot of MHW Holdings, LLC (Map 254-Lot 31) are being clarified.

Attached are:

1. This Cover letter
2. Letter of Authorization allowing Chris Rollins to represent the owner.
3. Application Form for Minor Subdivision
4. List of Abutters, Owner, Surveyor (14 total)
5. Mailing Label set (to be submitted with paper copies)
6. Application fee (to be submitted with paper copies)
7. Plan

Sincerely,

Rollins Land Survey

Christopher E. Rollins
Licensed Land Surveyor, NH & ME



Rollins Land Survey

PO BOX 291 PLAINFIELD NH 03781

603.675.5502

ROLLINSSURVEY@GMAIL.COM

Jan. 20, 2022

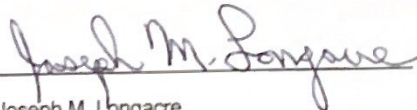
Plainfield Planning Board
Plainfield, NH 03781

RE: **Minor Subdivision** –Property of **Joseph M. Longacre**, Map 254-Lot 30

Dear Board Members:

I hereby authorize Christopher E. Rollins of Rollins Land Survey of Plainfield, NH to represent me at Planning Board meetings regarding the currently proposed **minor subdivision** of my property shown as Map 254-Lot 30 on Center of Town Road in Plainfield, NH.

Sincerely,



Joseph M. Longacre

Date: January 24th, 2022

PLANNING BOARD

Town of Plainfield, N.H.

APPLICATION FOR FINAL SUBDIVISION PLAT

1. Subdivision Name: Subdiv. of Land of Joseph M. Longacre File # _____
(Official Use Only)
2. Subdivision Location: Center of Town Road, Map 254-Lot 30
3. Owner of Record (Name): Joseph M. Longacre
Address: 861 Clark Pond Road Phone: _____
North Haverhill, NH 03770
4. Has an Agent Been Appointed to Represent the Owner? Yes No _____
5. Agent (Name - to be one individual) Chris Rollins, LLS, Rollins Land Survey
Address: PO Box 291, Plainfield, NH 03781 Phone: 603-252-7204
6. Have the Conditions Required for Final Plat Application Been Met in Their
Entirety? Yes _____ No ; see request for waivers.
If Not, Indicate All Exceptions Requested (Attached additional sheets if needed)
(Request waiver of normal detail waived for Minor Subdivisions, except
topography and wetland location)
7. Number of Lots Proposed for Final Approval: Two
8. Type of Subdivision: Minor Major _____
9. Are There Any Zoning Restrictions? Yes _____ No
If so, Indicate All Restrictions (Attach additional sheets, if needed)
10. Names and Addresses of All Abutters Indicated in Town Records Within Five (5)
Days Prior to Filing This Application (Use Separate Sheet).

Application for Final Subdivision Plat

-2-

11. List All Maps and Other Material Accompanying This Application and the Number of Each:

- a. will bring to hearing Polyester Film Copies of the Plat
- b. 6 Black/Blue on White Prints
- c. none Construction Detail Sheets
- d. None
- e. Six 17" x 11" prints

12. Deed Restrictions or Protective Covenants that Apply or Are Contemplated:

None

(If No Restrictions, State "None"; If There Are Restrictions, Attach Copy.)

13. General Comments: _____

14. Agreed Date of Submission to the Board: _____
(See Subdivision Regulations for Definition)

15. Agreed Date of the Public Hearing _____

16. The Undersigned Hereby Requests Approval by the Planning Board of the Above Identified Subdivision Plat.

Signature (Owner): Joseph M. Longacre
Date: January 24th, 2022
Joseph M. Longacre

(OFFICIAL USE ONLY)

1. Date Received by the Secretary/Clerk of the Planning Board: _____
2. Fees Paid (Amount): _____
3. Date of Receipt of Final Plat: _____
(When officially accepted by the Planning Board)
4. Date Public Hearing Held: _____
5. Local State Agent(s)/Agencies Response to Subdivision Proposal: *

<u>Agent/Agency</u>	<u>Date Received</u>	<u>Comments, Yes/No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. Permits Required Prior to Final Approval:

<u>Permitting Agent/Agency</u>	<u>Description</u>	<u>Date Received</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

7. Required Legal Data, Bonds, etc.:

<u>Item Description</u>	<u>Date Received</u>	<u>Date Accepted</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

* All Responses Shall Be Filed with the Final Subdivision Application.



100 foot Abutters List Report

Plainfield, NH
January 18, 2022

Subject Properties:

Parcel Number: 254-030-000
CAMA Number: 254-030-000-000
Property Address: CENTER OF TOWN RD

Mailing Address: LONGACRE, JOSEPH M
861 CLARK POND ROAD
NORTH HAVERHILL, NH 03774

Parcel Number: 255-017-000
CAMA Number: 255-017-000-000
Property Address: 11 CENTER OF TOWN RD

Mailing Address: LONGACRE, JOSHUA J & MEGHAN R
1264 RTE 12A
PLAINFIELD, NH 03781

Abutters:

Parcel Number: 236-004-000
CAMA Number: 236-004-000-000
Property Address: HEDGEHOG RD

Mailing Address: TOWN OF PLAINFIELD
PO BOX 380
MERIDEN, RI 03770

Parcel Number: 236-006-000
CAMA Number: 236-006-000-000
Property Address: 130 HEDGEHOG RD

Mailing Address: BRETTON, JOSEPH FLEMING, EVELYN
130 HEDGEHOG ROAD
PLAINFIELD, NH 03781

Parcel Number: 240-021-000
CAMA Number: 240-021-000-000
Property Address: STAGE RD

Mailing Address: TOWN OF PLAINFIELD
PO BOX 380
MERIDEN, NH 03770

Parcel Number: 241-001-000
CAMA Number: 241-001-000-000
Property Address: 175 CENTER OF TOWN RD

Mailing Address: SUNDELL, ROBERT F & HILLARY TH
REV TRUST
SUNDELL, HILLARY TH&ROBT TRSTE
175 CENTER OF TOWN RD
PLAINFIELD, NH 03781

Parcel Number: 241-006-000
CAMA Number: 241-006-000-000
Property Address: 13 PLUMMER RD

Mailing Address: DORE, LAWRENCE M & BEVERLY J
13 PLUMMER RD
PLAINFIELD, NH 03781

Parcel Number: 241-007-000
CAMA Number: 241-007-000-000
Property Address: 97 PLUMMER RD

Mailing Address: BRANN, ERIC & KRISTINA
97 PLUMMER RD
PLAINFIELD, NH 03781

Parcel Number: 254-012-000
CAMA Number: 254-012-000-000
Property Address: 176 CENTER OF TOWN RD

Mailing Address: HOERMANN II, SIEGFRIED A
176 CENTER OF TOWN RD
PLAINFIELD, NH 03781

Parcel Number: 254-016-000
CAMA Number: 254-016-000-000
Property Address: 31 REEDS MILL RD

Mailing Address: B G & A CORP
PO BOX 308
PLAINFIELD, NH 03781



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



100 foot Abutters List Report

Plainfield, NH
January 18, 2022

Parcel Number: 254-029-000
CAMA Number: 254-029-000-000
Property Address: CENTER OF TOWN RD

Mailing Address: WILDER, MARK H & WILDER, NANCY J
934 STAGE RD
PLAINFIELD, NH 03781

Parcel Number: 254-031-000
CAMA Number: 254-031-000-000
Property Address: CENTER OF TOWN RD

Mailing Address: MHW HOLDINGS LLC
936 STAGE ROAD
PLAINFIELD, NH 03781

Parcel Number: 255-015-000
CAMA Number: 255-015-000-000
Property Address: 1041 STAGE RD

Mailing Address: LALLI, MICHAEL J & KIM E
36 WOOD LANE
MAYNARD, MA 01754

Parcel Number: 255-016-000
CAMA Number: 255-016-000-000
Property Address: STAGE RD

Mailing Address: LONGACRE, JOSHUA J & MEGHAN R
1264 RTE 12A
PLAINFIELD, NH 03781

Parcel Number: 255-018-000
CAMA Number: 255-018-000-000
Property Address: 6 CENTER OF TOWN RD

Mailing Address: MOORE, MATTHEW C & MOORE,
KATHARINE
6 CENTER OF TOWN ROAD
PLAINFIELD, NH 03781

Parcel Number: 255-019-000
CAMA Number: 255-019-000-000
Property Address: 1022 STAGE RD

Mailing Address: CAUDLE, PENNY
1022 STAGE RD
PLAINFIELD, NH 03781



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

B G & A CORP
PO BOX 308
PLAINFIELD, NH 03781

SUNDELL, ROBERT F & HILLA
REV TRUST
SUNDELL, HILLARY TH&ROBT
TRSTE
175 CENTER OF TOWN RD
PLAINFIELD, NH 03781

BRANN, ERIC
& KRISTINA
97 PLUMMER RD
PLAINFIELD, NH 03781

TOWN OF PLAINFIELD
PO BOX 380
MERIDEN, RI 03770

BRETTON, JOSEPH
FLEMING, EVELYN
130 HEDGEHOG ROAD
PLAINFIELD, NH 03781

TOWN OF PLAINFIELD
PO BOX 380
MERIDEN, NH 03770

CAUDLE, PENNY
1022 STAGE RD
PLAINFIELD, NH 03781

WILDER, MARK H &
WILDER, NANCY J
934 STAGE RD
PLAINFIELD, NH 03781

DORE, LAWRENCE M
& BEVERLY J
13 PLUMMER RD
PLAINFIELD, NH 03781

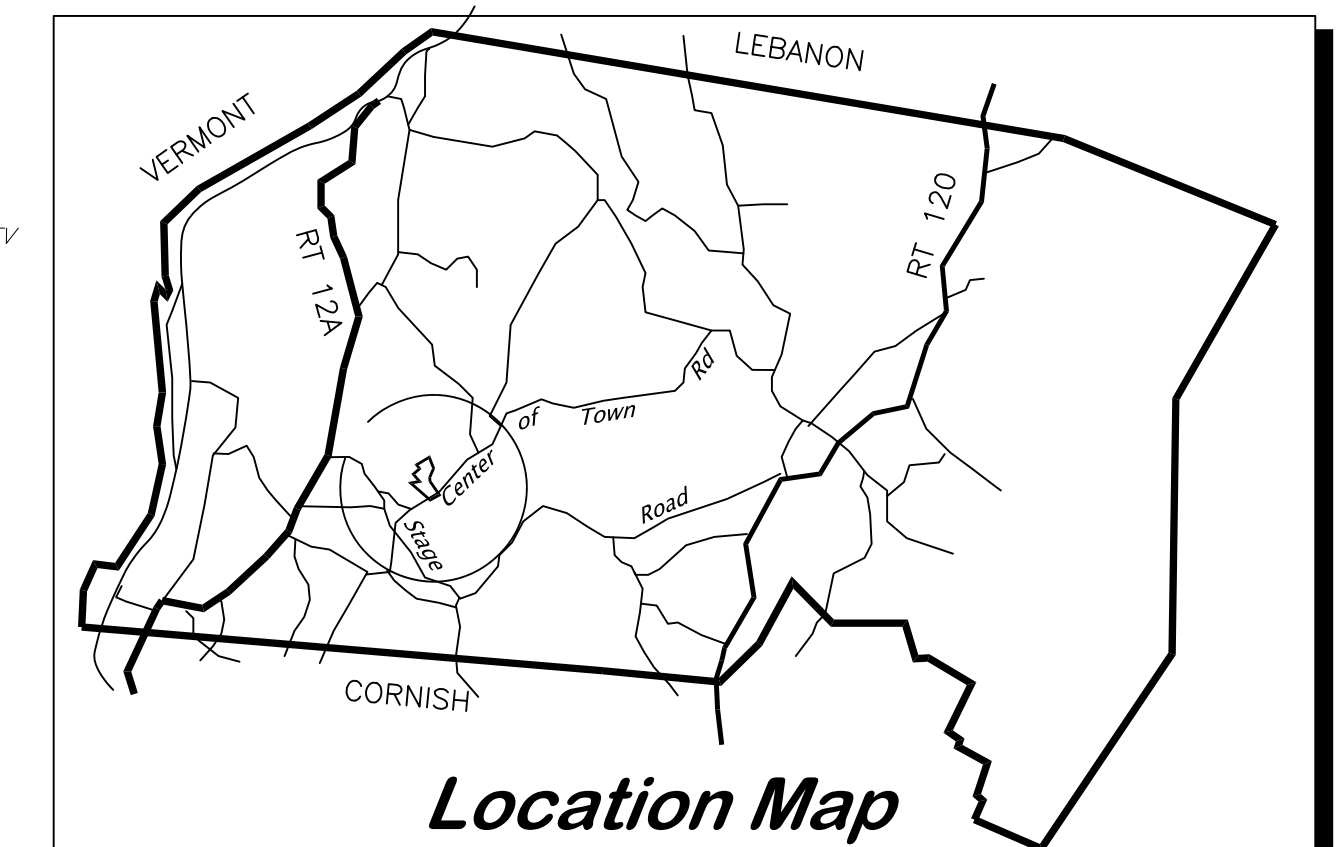
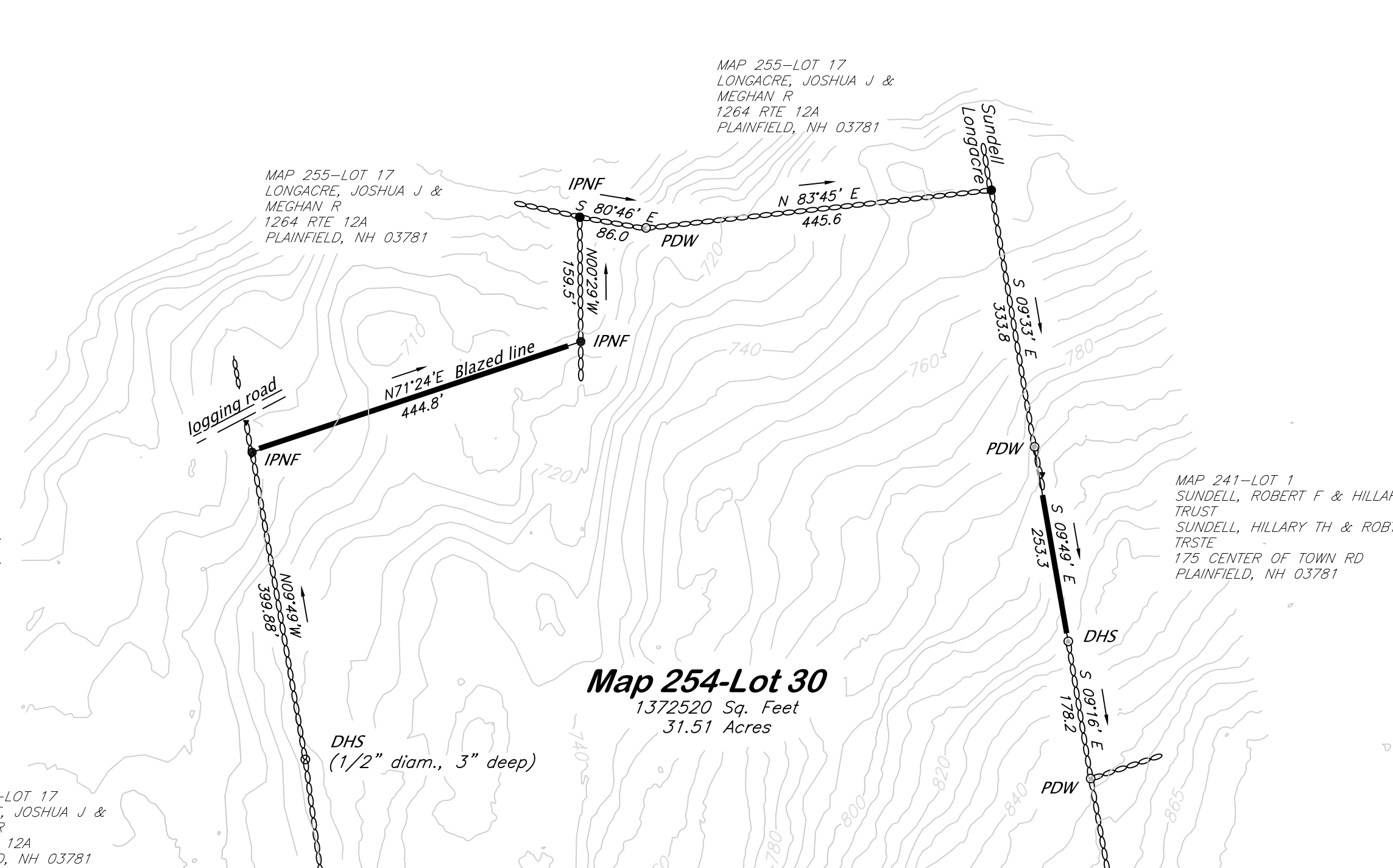
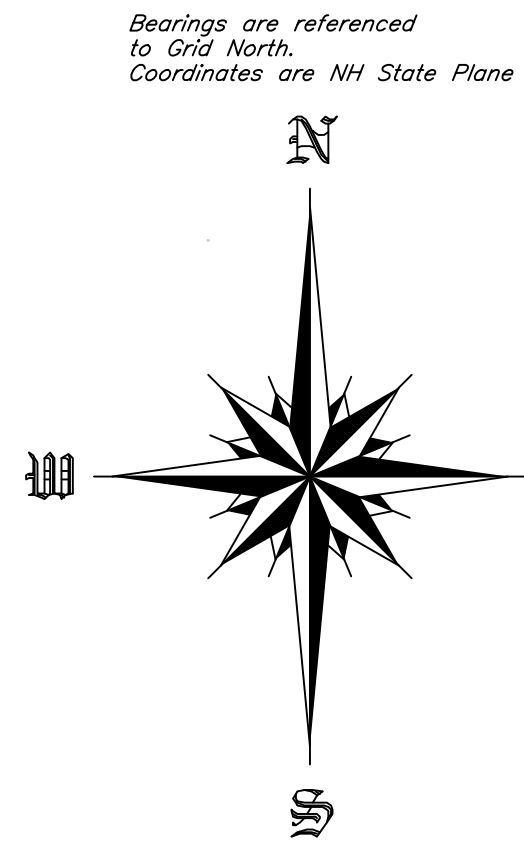
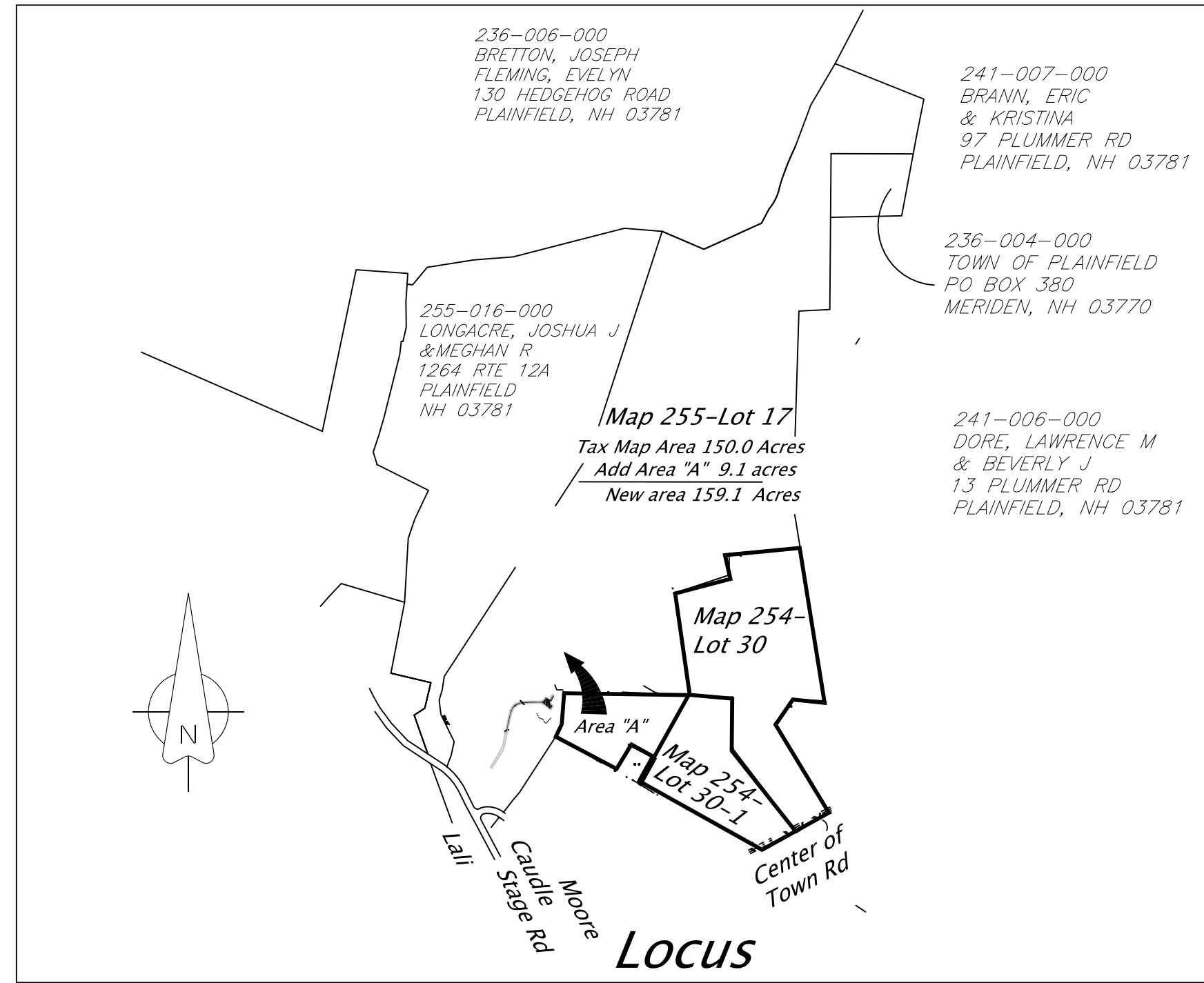
HOERMANN II, SIEGFRIED A
176 CENTER OF TOWN RD
PLAINFIELD, NH 03781

LALLI, MICHAEL J &
KIM E
36 WOOD LANE
MAYNARD, MA 01754

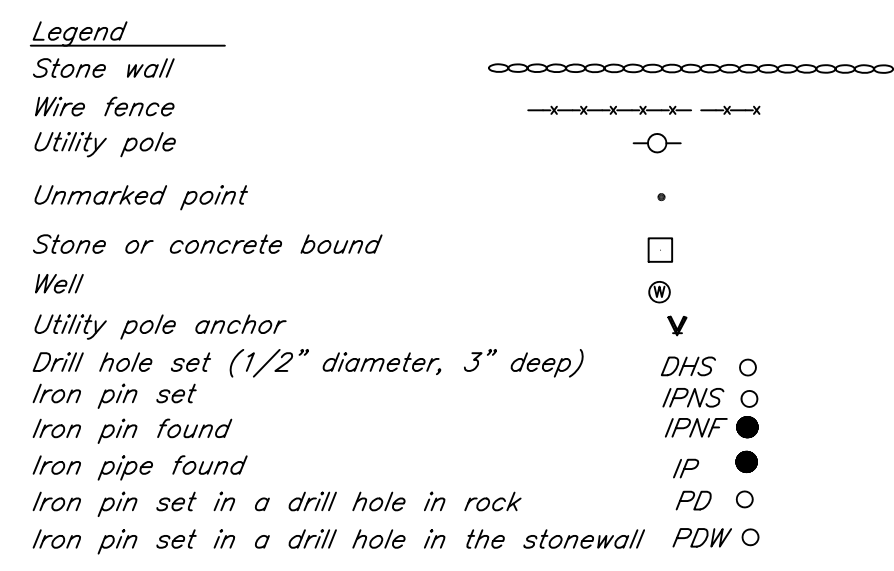
LONGACRE, JOSHUA J &
MEGHAN R
1264 RTE 12A
PLAINFIELD, NH 03781

MHW HOLDINGS LLC
936 STAGE ROAD
PLAINFIELD, NH 03781

MOORE, MATTHEW C &
MOORE, KATHARINE
6 CENTER OF TOWN ROAD
PLAINFIELD, NH 03781



- Notes:**
- ROAD RIGHTS-OF-WAY:** Roadside stone walls are considered to be the edge of highway easement. Original width of highway layout may extend beyond these walls.
 - INTERIOR TOPOGRAPHIC LINES:** are 5-foot interval as computed from recent LIDAR surface files obtained UNH GRANIT website.
 - ZONING DISTRICTS:** VR, RR, and RC-II.
 - LOT SHAPE FACTOR:** Not applicable for lots over 15-acres in size.
 - RULE OF PROPORTIONALITY FOR ACREAGE AND ROAD FRONTAGE:** See inset for spreadsheet calculations.
 - LOTS ARE SUITABLE FOR RESIDENTIAL USE:** Lots 30 and 30-1 are suitable for residential use according to current rules regarding soil conditions and site loading.
 - ABUTTING "SPRING LOT" OF MHW HOLDINGS, LLC:** Hope C. Nicolaisen reserved from her conveyance certain water rights to a spring and approximately one acre of land around the spring supplying water to her residence. A boundary line agreement or other mechanism is suggested to clarify boundaries surrounding this well, now of MHW Holdings, LLC. Boundaries shown are determined by offsetting 100-feet from outside of structure of old shallow well, then extending several feet southwesterly to coincide with the Wilder/Longacre stone wall. Within the bounds of this "spring lot" is a smaller lot conveyed by the Nicolaisens to Robert and Betsy Raymond (546 / 138) measuring about 100' x 100', adding to the confusion regarding this spring lot. The 100' x 100' lot was later conveyed to the Wilder's, now of MHW Holdings, LLC.



Rule of Proportionality for Lot Size

	LOT 30-1	LOT 30
Lot area in Zone VR	1.3	
Lot area required	0.9 ac. VR	1.4
Lot area in Zone RR	4.4	3.5
Lot area required	3.5 ac. RR	1.3
Lot area in Zone RC-II	9.5	28
Lot area required	15 ac. RC-II	0.6
Lot area meets zoning requirement		
if greater than 1.	3.3 Must =>1	2.9 Must =>1
15.2 Total acreage		31.5 Total acreage

Rule of Proportionality for Road Frontage
 The road frontage for the two proposed lots is entirely within Zone RR, therefore the minimum required frontage is 200-feet per lot per RR Zone requirement. (Rules of Proportionality, Article 4, Section 4.14, P.44 of Plainfield Zoning Ordinance)

Foliage line
 Brook
 Edge of Wetland
 Upland
 Wetland

Date Monuments were set: Jan. 2022
 Description of monuments set: As noted

Map Check
 Map Closure Precision, Lot 30-1 > 1 in 234440.5
 Map Closure Precision, Lot 30 > 1 in 35296.6
 Map Closure Precision, Area "A" > 1 in 18004.3

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
236-004-000	HEDGEHOG RD	TOWN OF PLAINFIELD		PO BOX 380	MERIDEN	NH	03770
236-006-000	130 HEDGEHOG RD	BRETTON, JOSEPH	FLEMING, EVELYN	130 HEDGEHOG ROAD	PLAINFIELD	NH	03781
240-021-000	STAGE RD	TOWN OF PLAINFIELD		PO BOX 380	MERIDEN	NH	03770
241-001-000	175 CENTER OF TOWN RD	SUNDELL, ROBERT F & HILLARY TH	REV TRUST	SUNDELL, HILLARY TH&ROBT TRSTE	PLAINFIELD	NH	03781
241-006-000	13 PLUMMER RD	DORE, LAWRENCE M	& BEVERLY J	13 PLUMMER RD	PLAINFIELD	NH	03781
241-007-000	97 PLUMMER RD	BRANN, ERIC	& KRISTINA	97 PLUMMER RD	PLAINFIELD	NH	03781
254-012-000	176 CENTER OF TOWN RD	HOERMANN II, SIEGFRIED A		176 CENTER OF TOWN RD	PLAINFIELD	NH	03781
254-016-000	31 REEDS MILL RD	B G & A CORP		PO BOX 308	PLAINFIELD	NH	03781
254-029-000	CENTER OF TOWN RD	WILDER, MARK H &	WILDER, NANCY J	934 STAGE RD	PLAINFIELD	NH	03781
254-031-000	CENTER OF TOWN RD	MHW HOLDINGS LLC		936 STAGE ROAD	PLAINFIELD	NH	03781
255-015-000	1041 STAGE RD	LALLI, MICHAEL J &	KIM E	36 WOOD LANE	MAYNARD	MA	01754
255-016-000	STAGE RD	LONGACRE, JOSHUA J &	MEGHAN R	1264 RTE 12A	PLAINFIELD	NH	03781
255-018-000	6 CENTER OF TOWN RD	MOORE, MATTHEW C &	MOORE, KATHARINE	6 CENTER OF TOWN ROAD	PLAINFIELD	NH	03781
255-019-000	1022 STAGE RD	CAUDLE, PENNY		1022 STAGE RD	PLAINFIELD	NH	03781

Rollins Land Survey
 P.O. Box 291
 Plainfield, NH 03781

Purpose of Plan

- This plan describes:
- Annexation of a 9.14 acre portion of Map 254-Lot 30 ("Area A") to abutting Lot 17 (Map 255).
 - Division of remaining portion of Map 254-Lot 30 into two lots.
 - Clarification of boundaries surrounding the abutting spring lot, Lot 31 (Map 254), owned by MHW Holdings, LLC.

Plainfield Planning Board

Minor Subdivision: Article 1, Section 2.35 of the Plainfield Subdivision Regulations:
 A parcel of land which has been subjected to minor subdivision shall not be eligible for further subdivision under the minor subdivision procedures for a period of 10 years from the date of the most recent subdivision approval. Annexations are not subject to this requirement.

"The Subdivision Requirements of the Town of Plainfield are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said Subdivision Regulations, excepting only any variances or modifications made in writing by the Plainfield Planning Board.

Approved by the Plainfield Planning Board on _____

Certified by _____ Chairman."

REGARDING "AREA A" Annexation
 This conveyance is made for the purpose of annexation, upon the conveyance shall merge with and become part of the land to which it is annexed, and shall not constitute a previously approved lot for the purpose of reconveyance unless and until the same shall have been approved in accordance with the subdivision regulations for the Town of Plainfield and/or any other law, ordinance or regulation, Federal, State or Local, then applicable.

Area: 9.14 acres
 15.16
 31.51
 55.81 Acres total

Subdivision of Land of
Joseph M. Longacre

55.81 Ac.
 Located on Center of Town Road
 in the Town of Plainfield
 County of Sullivan
 State of New Hampshire Date: Jan. 11, 2022

NEW HAMPSHIRE
 Designer
 of
 Subsurface Disposal
 Systems

Christopher E. Rollins
 No. 224

Christopher E. Rollins NHLS 527

Surveyed for: Joseph M. Longacre
 861 Clark Pond Road
 North Haverhill, NH 03774

Subject property is described in deed(s) recorded in Book 1079-Page 214 and in Book 602-Page 183.

of the Sullivan County Registry of Deeds.
 and is listed as:
 Map 254-Lot 30
 on the town tax map.