



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

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

August 16, 2021

Plainfield Planning Board
Plainfield, NH 03781

COVER LETTER

Owner: Robert and Carol-Lynn Marrazzo
Tax Map: Map 212- Lot 23
Property address: Croydon Turnpike
Zones: VR and RC-I

Proposal: The property owners propose to divide their Map 212- Lot 23 into four lots, all fronting on the Croydon Turnpike.

Sincerely,

Rollins Land Survey

Christopher E. Rollins
Licensed Land Surveyor, NH & ME



PO BOX 291 PLAINFIELD NH 03781

603.675.5502

ROLLINSSURVEY@GMAIL.COM

August 16, 2021

Plainfield Planning Board
Plainfield, NH 03781

RE: **Major Subdivision** –Property of Robert and Carol-Lynn Marrazzo, Map 212-Lot 23

Dear Board Members:

We hereby authorize Christopher E. Rollins of Rollins Land Survey of Plainfield, NH to represent us at Planning Board meetings regarding the currently proposed **major subdivision** of our property shown as Map 212-Lot 23 at Croydon Turnpike, Plainfield, NH.

Sincerely,


Robert Marrazzo

Date: 8/16/2021


Carol-Lynn Marrazzo

Date: 8/16/2021

PLANNING BOARD

Town of Plainfield, N.H.

APPLICATION FOR FINAL SUBDIVISION PLAT

1. Subdivision Name: Subdiv. of Land of Robt. and Carol-Lynn Marrazzo File # _____
(Official Use Only)

2. Subdivision Location: Croydon Turnpike

3. Owner of Record (Name): Robert and Carol-Lynn Marrazzo

Address: PO Box 60, Meriden, NH 03770 Phone: 603-448-7638

4. Has an Agent Been Appointed to Represent the Owner? Yes X No _____

5. Agent (Name - to be one individual) Chris Rollins, LLS, Rollins Land Survey

Address: PO Box 291, Plainfield, NH 03781 Phone: 603-675-5502

6. Have the Conditions Required for Final Plat Application Been Met in Their
Entirety? Yes _____ No X; see request for waivers.

If Not, Indicate All Exceptions Requested (Attached additional sheets if needed)

We request the following waivers: Article VI, Sec. 6.5 I.E. Hydrology map (limited to southwest section), Sec. 6.5 VI. Surface Runoff, Sedimentation, and Erosion, Sec. 6.5 VII. Grading and Drainage Plan, Sec. 6.5 VIII. Solid Waste, Sec. 6.5 IX, Open Space, Sec. 6.5 X. Police Protection, Sec. 6.5 XI. Fire Safety, Sec. 6.5 XII. Land Use, Sec. 6.5 XIII. Impact of Subdivision, Sec. 6.5 XIV. Construction Plans, Sec. 6.5 XV. Performance and Maintenance Security, Sec. 6.5 XVI. Title Matters and Legal Data, Article VII- Development of Regional Impact.

7. Number of Lots Proposed for Final Approval: Four

8. Type of Subdivision: Minor _____ Major X

9. Are There Any Zoning Restrictions? Yes _____ No X

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).

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. _____
- 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: _____

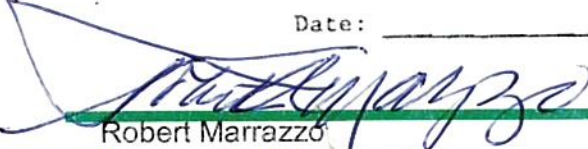
(See Subdivision Regulations for Definition)


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): See below

Date: See below

 8/16/2021
 Robert Marrazzo Date

 8/16/2021
 Carol-Lynn Marrazzo Date

(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
August 18, 2021

Subject Properties:

Parcel Number: 212-023-000
CAMA Number: 212-023-000-000
Property Address: CROYDON TPK

Mailing Address: MARRAZZO, ROBERT MARRAZZO,
CAROL-LYNN
PO BOX 60
MERIDEN, NH 03770

Abutters:

Parcel Number: 212-003-000
CAMA Number: 212-003-000-000
Property Address: HARRIMAN RD

Mailing Address: RING BROOK FARM, LLC
143 HARRIMAN RD
PLAINFIELD, NH 03781

Parcel Number: 213-023-000
CAMA Number: 213-023-000-000
Property Address: 13 CROYDON TPK

Mailing Address: MARRAZZO, ROBERT ANDREW
13 CROYDON TURNPIKE
PLAINFIELD, NH 03781

Parcel Number: 213-024-000
CAMA Number: 213-024-000-000
Property Address: 29 BARKER RD

Mailing Address: PADUDA, JOSEPH & PADUDA, DEBRA
29 BARKER RD
PLAINFIELD, NH 03781

Parcel Number: 227-003-000
CAMA Number: 227-003-000-000
Property Address: 189 CROYDON TPK

Mailing Address: MARRAZZO, ROBERT MARRAZZO,
CAROL-LYNN
PO BOX 60
MERIDEN, NH 03770

Parcel Number: 227-004-000
CAMA Number: 227-004-000-000
Property Address: CROYDON TPK

Mailing Address: MARRAZZO, ROBERT MARRAZZO,
CAROL-LYNN
PO BOX 60
MERIDEN, NH 03770

Parcel Number: 227-005-000
CAMA Number: 227-005-000-000
Property Address: CROYDON TPK

Mailing Address: MARRAZZO, ROBERT MARRAZZO,
CAROL-LYNN
PO BOX 60
MERIDEN, NH 03770

Parcel Number: 227-013-000
CAMA Number: 227-013-000-000
Property Address: CROYDON TPK

Mailing Address: MARRAZZO, ROBERT MARRAZZO,
CAROL-LYNN
PO BOX 60
MERIDEN, NH 03770

Parcel Number: 227-017-000
CAMA Number: 227-017-000-000
Property Address: 168 CROYDON TPK

Mailing Address: NG, JONATHAN TZE CHONG & WANG,
DANIEL ,TENANTS IN COMMO
168 CROYDON TURNPIKE
PLAINFIELD, NH 03781

Parcel Number: 227-017-001
CAMA Number: 227-017-001-000
Property Address: CROYDON TPK

Mailing Address: MARRAZZO, ROBERT A MARRAZZO,
CAROL-LYNN
PO BOX 60
MERIDEN, NH 03770

Parcel Number: 227-017-002
CAMA Number: 227-017-002-000
Property Address: CROYDON TPK

Mailing Address: MARRAZZO, ROBERT A MARRAZZO,
CAROL-LYNN
PO BOX 60
MERIDEN, NH 03770



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
August 18, 2021

Parcel Number: 227-018-000
CAMA Number: 227-018-000-000
Property Address: 98 CROYDON TPK

Mailing Address: GOVERNO, MARK W & BROOKES-
GOVERNO, SARAH TRUST
PO BOX 33
MERIDEN, NH 03770

Parcel Number: 227-019-000
CAMA Number: 227-019-000-000
Property Address: 70 CROYDON TPK

Mailing Address: ISABELLE, THE FAMILY REV TR
ISABELLE, FRANCIS & SHEILA TRU
70 CROYDON TPK
PLAINFIELD, NH 03781

Parcel Number: 227-020-000
CAMA Number: 227-020-000-000
Property Address: 111 CROYDON TPK

Mailing Address: MARRAZZO, MATTHEW & EMILY TRUS
111 CROYDON TURNPIKE
PLAINFIELD, NH 03781



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PO BOX 60
MERIDEN, NH 03770

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Christopher E. Rollins, LLS
PO Box 291
Plainfield, NH 03781

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PO Box 291
Plainfield, NH 03781

GOVERNO, MARK W &
BROOKES-GOVERNO, SARAH TR
PO BOX 33
MERIDEN, NH 03770

GOVERNO, MARK W &
BROOKES-GOVERNO, SARAH TR
PO BOX 33
MERIDEN, NH 03770

GOVERNO, MARK W &
BROOKES-GOVERNO, SARAH TR
PO BOX 33
MERIDEN, NH 03770

NG, JONATHAN TZE CHONG &
WANG, DANIEL ,TENANTS IN
168 CROYDON TURNPIKE
PLAINFIELD, NH 03781

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PADUDA, JOSEPH
& PADUDA, DEBRA
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Soil Test Results
Date Taken: 7/23/2021

TP1- 0-3 Topsoil
3-2.5 Yellowish brown (10YR 5/6) coarse
gravelly loam, loose, single grain, common fine
roots.
2.5-6.0 Pale olive (5Y 6/3) stony silty loam,
granular, massive.
2.5' Mottling and estimated seasonal high water
table.
No water, ledge or hardpan observed.
PT1- 1" drop per 10 minutes at 2.0' depth.

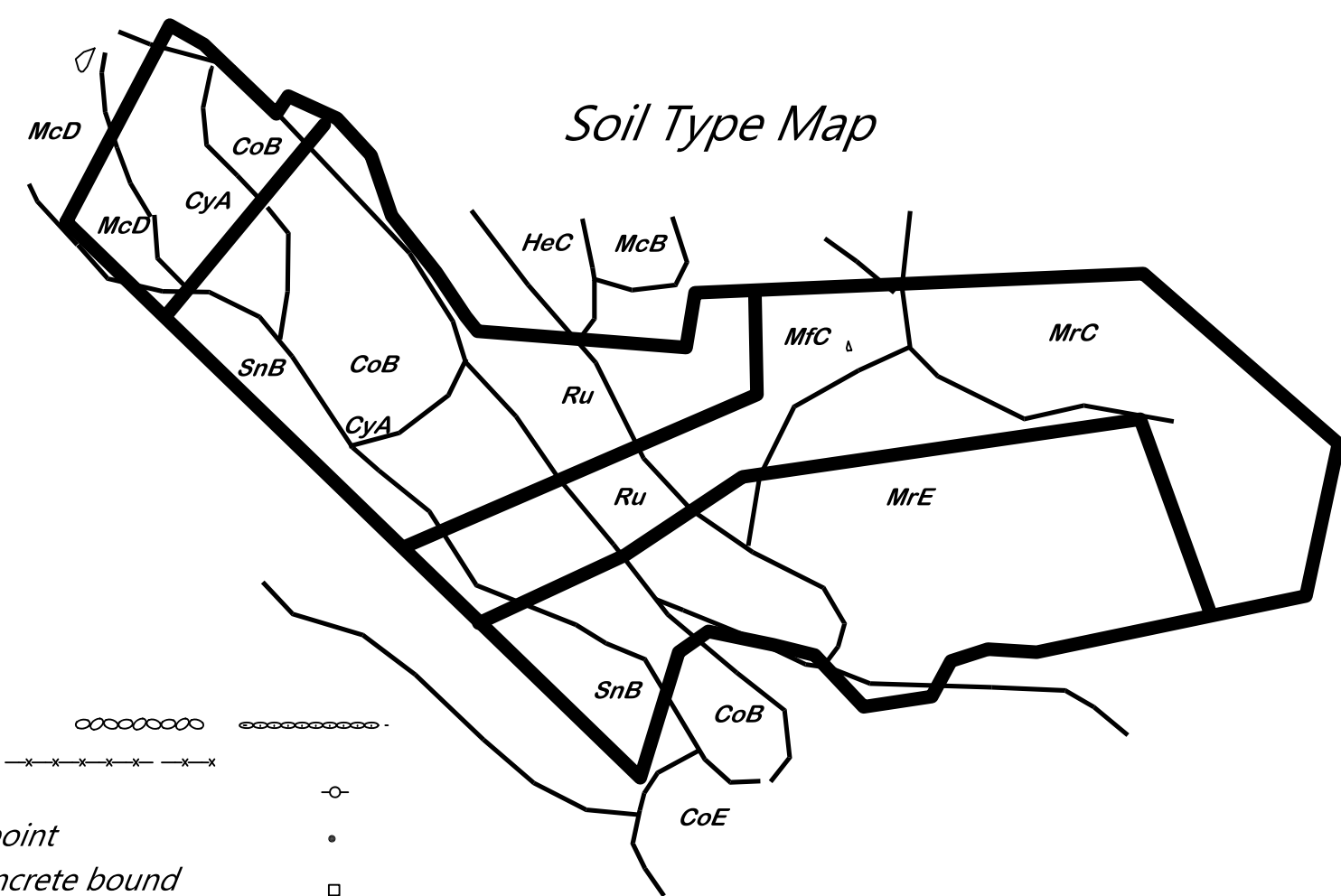
TP2- 0-5 Topsoil
.5-1.7 Olive yellow (2.5Y 6/6) fine sandy loam,
loose, granular.
1.7-2.0 Light olive brown fine sandy loam, loose,
granular.
2.0-6 (2.5Y 5/3) fine sandy loam, firm, friable,
no roots, cobbles 10%, mottled
Estimated seasonal high water table 2.0.
No water, ledge, or hardpan observed.
PT2- 1" drop per 8 minutes at 2.0' depth.

TP3- 0-2 Topsoil
.2-2.0 Light olive brown () fine sandy loam,
loose, single grain, stony.
2.0-6.0 Light olive brown (2.5Y 5/3) stony fine
sandy loam, loose, granular, cobbles 15%.
Estimated seasonal high water table at 2.0
No ledge, water, or hardpan observed.
PT3- 1" drop per 9 minutes at 2.0' depth.

TP4- 0-5 Topsoil
.5-2.0 Olive brown (2.5Y 4/3) stony fine sandy
loam, loose, granular.
2.0-6.0 Light olive brown (2.5Y 5/4) stony fine
sandy loam, loose, granular.
2.5' Mottling and estimated seasonal high water
table.
No ledge, water, or hardpan observed.
PT4- 1" drop per 8 minutes at 2.0' depth.

Soils Legend

CoB-Colton gravelly sandy loam, 3 to 8 percent slopes
CyA-Croghan loamy fine sand, 0 to 8 percent slopes
HcC-Haven very fine sandy loam, 8 to 15 percent slopes
HeC-Hermon sandy loam, 8 to 15 percent slopes
LyA-Lyme-Moosilauke stony loams, 0 to 3 percent slopes
MaC-Marlow fine sandy loam, 8 to 15 percent slopes
McB-Monadnock fine sandy loam, 3 to 8 percent slopes
SnB-Sunapee fine sandy loam, 3 to 8 percent slopes
Ru-Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded
MrC-Monadnock-Hermon association, 3 to 15 percent slopes, very stony
MrE-Monadnock-Hermon association, 15 to 60 percent slopes, very stony
MfC-Monadnock fine sandy loam, 8 to 15 percent slopes, very stony



- Legend
- Stone wall
- Wire fence
- Utility pole
- Unmarked point
- Stone or concrete bound Well
- Book and page of deed 1224/433
- Monument set
- Monument found
- Utility pole anchor
- pipe set
- iron pin found
- iron pipe found
- iron pin set in stone
- Foliage line
- Brook
- Site of soil test
- Wetland

Date Monuments were set: July-August 2021

Description of monuments set: As noted

Map Check- Aug. 18, 2021:

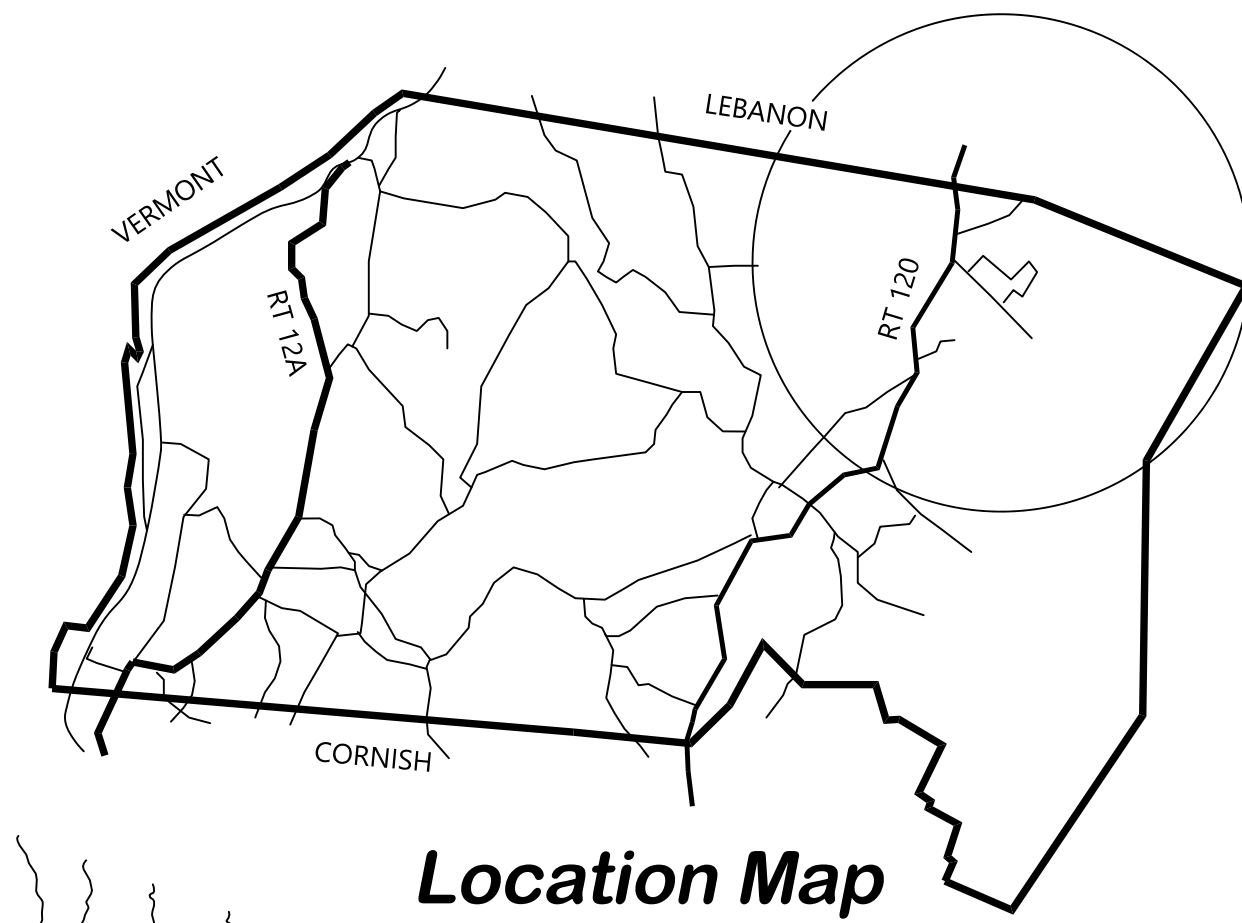
Lot 23-1 Map Closure Precision> 1 in 243451.5
Lot 23-2 Map Closure Precision> 1 in 4871071.3
Lot 23-3 Map Closure Precision> 1 in 127478.0
Lot 23-4 Map Closure Precision> 1 in 37401.1
Area "E" Map Closure Precision> 1 in 70266.6

Chk:

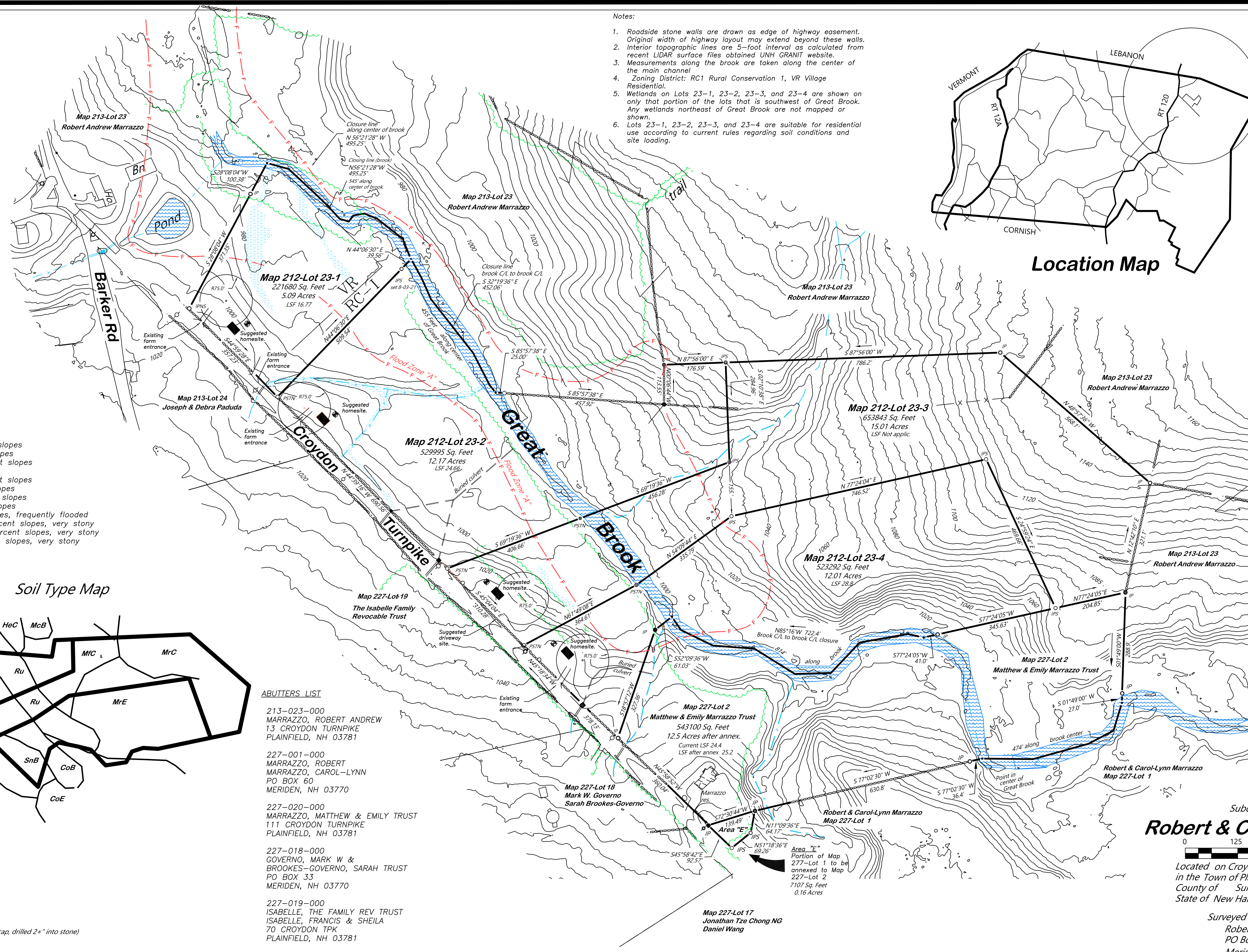
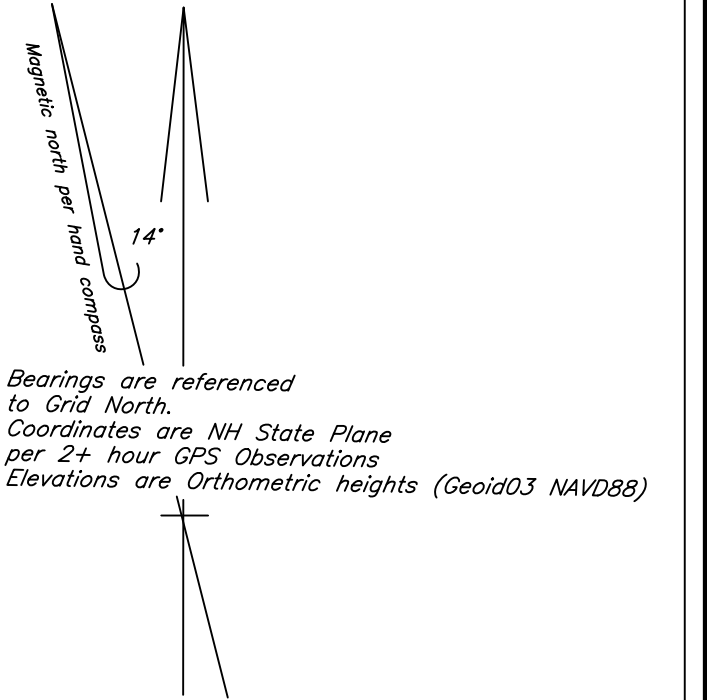
Drawn by: C. E. Rollins Revised:

Notes:

- Roadside stone walls are drawn as edge of highway easement. Original width of highway layout may extend beyond these walls.
- Interior topographic lines are 5-foot interval as calculated from recent LIDAR surface files obtained UNH GRANIT website.
- Measurements along the brook are taken along the center of the main channel.
- Zoning District: RC1 Rural Conservation 1, VR Village Residential.
- Wetlands on Lots 23-1, 23-2, 23-3, and 23-4 are shown on only that portion of the lots that is southwest of Great Brook. Any wetlands northeast of Great Brook are not mapped or shown.
- Lots 23-1, 23-2, 23-3, and 23-4 are suitable for residential use according to current rules regarding soil conditions and site loading.



For County Use



Plainfield, NH
"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."

ABUTTERS LIST

213-023-000
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PLAINFIELD, NH 03781

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DANIEL, TENANTS IN COMM
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NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems
Christopher E. Rollins
No. 224
Water Supply & Pollution Control

STATE OF NEW HAMPSHIRE
LAND SURVEYOR
No. 527
CHRISTOPHER E. ROLLINS
SIGNATURE
Christopher E. Rollins NHLS 527

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

44.2 Ac.
Subdivision of Land of
Robert & Carol-Lynn Marrazzo
Located on Croydon Turnpike
in the Town of Plainfield
County of Sullivan
State of New Hampshire
Date: July 8, 2021

Surveyed for:
Robert & Carol-Lynn Marrazzo
PO Box 60
Meriden, NH 03770
Subject property is described in deed(s)
Recorded in Book 1958- Page 32
of the Sullivan County Registry of Deeds.
Owner of record according to town records is:
Robert & Carol-Lynn Marrazzo

and is listed as:
Map 212-Lot 23
on the town tax map.

Project 1528-4