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**Town of Farmington**  
***Planning and Community Development Department***  
**356 Main Street**  
**Farmington, NH 03835**

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**FARMINGTON PLANNING BOARD - AGENDA**

Meeting Type: Regular Meeting  
Meeting Location: Board of Selectmen's Chambers, Municipal Building, 356 Main Street, Farmington, NH  
Meeting Date: Wednesday – April 17, 2024  
Meeting Time: 6:00PM

1. Pledge of Allegiance
2. Public Comment
3. Old Business
  - A. Workshop on Route 11 Corridor Study
4. New Business
5. Member Comments
6. Any Other Business Before the Board
  - A. Change of Use Approval
  - B. Rail Trail Summer Maintenance
  - C. Update on Several Legislative Bills
  - D. TRC Meeting on April 17<sup>th</sup>
  - E. Update on Abbey Road Letter
  - F. Update on Milton/Farmington Subdivision
7. Adjournment

Rick Pelkey, Chairman  
Farmington Planning Board

# Memo

**To:** Farmington Planning Board  
**From:** Kyle Pimental, Director of Planning and Community Development  
**Date:** 4/11/2024  
**Re:** April 17<sup>th</sup> Planning Board Meeting

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Good evening,

Please note the following correspondence from the Planning and Community Development Department.

1. **Pledge of Allegiance**

2. **Public Comment**

Public comment is an opportunity for residents and property owners to speak to land use matters in the Town of Farmington. If residents would like to speak during the public comment portion of the agenda, it is asked that those individuals come up to the microphone and state their name and address for the record. The Planning Board may institute rules on the length in which an individual can speak. If so, the Chair will keep track of time and give participants a warning on when their time is almost finished so they can wrap up their comments.

Please note that any resident that wishes to speak on agenda items that have a public hearing, we ask that they wait until the public hearing portion of the meeting. For those looking to speak to something that is NOT on tonight's agenda, the public comment period is the appropriate time.

3. **Old Business**

A. **Workshop on Route 11 Corridor Study**

The Town's consultants will be in attendance to share a project update and obtain feedback on the proposed zoning district map, which includes two mixed-use nodes, potential district standards, and multi-family conditional use permit criteria.

4. **New Business**

5. **Member Comments**

Member comment is an opportunity for Planning Board members to speak on an issue or project. This may also include an update from another board or commission in which they serve.

6. **Any Other Business Before the Board**

A. Change of Use Approval

Planning Department staff have reviewed a change of use application and made the determination that all criteria referenced in Section 1.02 (4) were met, thus allowing staff in the Planning and Community Development Department to approve the proposed change of use for a powersports retail and service space, located at 679 Route 11 (old NAPA building) without site plan review at the Planning Board. The applicant shall obtain all necessary permits and inspections in conjunction with the Code Enforcement

Officer and ensure all conditions as part of the approved NHDOT driveway permit #06-155-225 are met prior to final certificate of occupancy.

B. Rail Trail Summer Maintenance (Scheduled for 2024):

1. The Powder Mill Snowmobile Club will be improving some of the trail from the recycling plant to the north.
2. The Department of Natural & Cultural Resources (DNCR) will be grading and mowing to the south, as well as installing some railings at a few cattle crossing locations. Additionally, they will be looking at adding a 1/10 of a mile of existing guard rail along the stretch that is closest to Route 11. That same area, after improvements are made to the ditch line, ½ mile of 1" ledge pack materials top dressing the trail 3" thick. According to staff at DNCR, there are many other areas also in need of gravel after mowing and grading. Their goal is to cover the entire length with 3" of ledge pack, some places should get a heavier 3" ledge pack first in sandy and or damp areas, then topped with 1". They will also be high limbing as well.

C. Update on Several Legislative Bills

1. HB 1361: This bill clarifies the wording of the existing manufactured housing law (RSA 674:32) that requires municipalities that adopt land use control measures to provide reasonable and realistic opportunities for the siting of manufactured housing on individual lots or in manufactured housing parks and subdivisions within residential districts. The bill also directs municipalities to provide reasonable and realistic opportunities for expansion of existing manufactured housing parks. The House Amended text of the bill is located [here](#).
2. HB 1291: This bill expands the existing accessory dwelling unit law (RSA 674:71-73) by requiring a municipality to allow at least one accessory dwelling unit as of right and a second accessory dwelling unit by right or by conditional use permit or special exception. The bill also requires one accessory dwelling unit to be detached, adds definitions, and increases the maximum square footage. It also gives municipalities the right to require accessory units meet the definition for workforce housing. The House Amended text of the bill is located [here](#).
3. SB 538: This bill as amended expands 79-E tax relief to conversions of office/commercial/industrial space to residential use; enables municipalities to allow its governing body to adopt zoning changes; requires planning boards to consider alternative parking solutions, and enables municipalities to adopt mandatory inclusionary zoning. The bill as introduced is [here](#). The amendment to the bill as introduced is [here](#).
4. HB 1399: This bill allows the expansion of a single-family residence within a residential zone in an urban area to no more than 2 residential units without discretionary review or a hearing, if the proposed development meets certain requirements. The House Amended text of the bill is located [here](#). However, NHPA is aware that there may be amendments forthcoming from the Senate. We do not have those amendments currently.
5. HB 1400: This bill provides that zoning and planning regulations shall not require more than one residential parking space per unit. The House Amended text of the bill is located [here](#).
6. HB1215: This bill extends the existing 5-year exemption for subdivision plats to 10 years, and increases the preliminary step from 2 years to 5 years. The bill also changes the building code and fire code appeals process, limiting the jurisdiction of the local building code board of appeals to hearing decisions made under local amendments to those codes. The House Amended text of the bill is located [here](#).

D. Technical Review Committee Meeting on April 17

1. TRC met on April 17<sup>th</sup> to review of site plan application for Rivard Pizza, LLC, Tax Map U-01, Lot 26. The proposal is to redevelop the former NH Liquor Store into two separate spaces. The two spaces will encompass a Domino's Pizza and a future commercial flex space for rent. As part of this redevelopment project, the applicant is seeking to address several non-conforming issues, as well as various site enhancements including improvements to drainage, ADA parking layout, and existing concrete sidewalks.

E. Update on Abbey Road Letter

1. Letters were sent out to property owners during the week of April 1<sup>st</sup>. See attached.

F. Update on Milton/Farmington Subdivision

1. Staff attended the Milton Planning Board meeting on April 16<sup>th</sup>. See attached.

7. **Adjournment**

-Kyle Pimental, Director of Planning and Community Development



# Draft Zoning Standards

## Farmington Route 11 Corridor - Housing Opportunity Grant

### Existing Zoning Vs. Proposed Zoning

The following three tables compare the existing zoning district provisions to each of the proposed districts and suggested provisions. As you read each table, please note that the column on the left reflects the existing zoning for that area of Farmington, and the new zoning is listed in the right column.

For each of the proposed districts we have included a new purpose statement and dimensional standards. If a use or dimensional standard is not carried over to the right column, we have suggested leaving it behind. If it has been crossed out, we are suggesting it may not be a good fit in the new district.

The new districts include:

- Mixed Use District East (large) – Table 1
- Mixed Use District West (small)– Table 2
- Suburban Residential District – Table 3



Table 1	
Former CB, RR, IB, SR	Proposed Mixed Use District East
<b>District Purpose:</b>	<b>District Purpose:</b>
<p><b>COMMERCIAL BUSINESS DISTRICT (CB)</b>  <i>The purpose of the Commercial Business District shall be to provide areas for retail and commercial uses that serve the community from readily accessible locations and which define entrances to the downtown and to accommodate well-planned, high-quality Office and Service uses either individually or in as business park environment.</i></p> <p><b>INDUSTRIAL BUSINESS DISTRICT (IB)</b>  <i>The purpose of the Industrial Business District is to provide areas for traditional industrial and business park development, along with individual industrial development in a well-planned environment.</i></p> <p><b>RURAL RESIDENTIAL DISTRICT (RR)</b></p>	<p>This area is envisioned as a transformative zoning district that will accommodate a mixture of uses and serve as a new gateway to Farmington. This area is served by town water, and there is a desire to extend municipal sewer to serve existing and future uses within this district. The district contains sections of NH Routes 11 and 153, has easy access to the rail trail, other nearby trails, and a planned sidewalk extension along NH 153 will connect this district to the Village. This district is envisioned as a place to cultivate local businesses and residential units in a pedestrian and bicycle friendly pattern. Commercial uses are encouraged to face NH Routes 11 and 153, but the desire is not for a sprawl pattern of development. Instead, the community envisions shared and interconnected frontage roads, parking lots, and green spaces that make the</p>

<p><i>The purpose of the Rural Residential District is to provide areas in the Town of Farmington for high quality, open space, residential development containing low to medium overall density.</i></p> <p><b>SUBURBAN RESIDENTIAL DISTRICT (SR)</b>  <i>The purpose of the Suburban Residential District is to provide areas in the Town of Farmington for high quality, residential development containing medium overall density in areas where public water and sewer may be extended in a compact and cost-effective manner.</i></p>	<p><b>district desirable for new development as well as a destination for residents and visitors. This zoning district is also the location of a Tax Increment Finance (TIF) District and two Economic Revitalization Zones.</b></p>
<p><b>CB and IB Uses:</b></p>	<p><b>Proposed Mixed Use District East Permitted Uses:</b></p>
<ul style="list-style-type: none"> <li>• Agricultural Uses</li> <li>• Mixed-use</li> <li>• Congregate Living facilities</li> <li>• Home Businesses</li> <li>• Home Occupations</li> <li>• Accessory Apartments</li> <li>• Child day care, Family</li> <li>• Child day care, Family Group</li> <li>• Renting of rooms and furnishing of board</li> <li>• Adult day care – out of home</li> <li>• Daycare centers or nursery school (with 12 or more children)</li> <li>• Daycare centers or nursery school (with less than 12 children)</li> <li>• Health Service Facility</li> <li>• Hospitals and Psychiatric Hospitals</li> <li>• Libraries (In CB)</li> <li>• Museums (In CB)</li> <li>• Nursing Home</li> <li>• Schools and colleges</li> <li>• Amusement arcade (In CB)</li> <li>• Amusement park (In CB)</li> <li>• Indoor recreation</li> <li>• Movie theaters; drive-ins</li> <li>• Outdoor recreation (low impact)</li> <li>• Parks and outdoor recreation</li> <li>• Essential services</li> <li>• Public utilities facilities</li> <li>• Public utilities, not including facilities</li> <li>• Telecommunications Tower</li> <li>• Barber Shop/Beauty Salon</li> <li>• Bed and Breakfast</li> <li>• Car Wash</li> <li>• Contractors (Specialized)</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Agricultural Uses</del></li> <li>• Mixed-use</li> <li>• Congregate Living facilities</li> <li>• Home Businesses</li> <li>• Home Occupations</li> <li>• Accessory Apartments</li> <li>• Child day care, Family</li> <li>• Child day care, Family Group</li> <li>• Renting of rooms and furnishing of board</li> <li>• Adult day care – out of home</li> <li>• Daycare centers or nursery school (with 12 or more children)</li> <li>• Daycare centers or nursery school (with less than 12 children)</li> <li>• Health Service Facility</li> <li>• Hospitals and Psychiatric Hospitals</li> <li>• Libraries (<del>In CB</del>)</li> <li>• Museums (<del>In CB</del>)</li> <li>• Nursing Home</li> <li>• Schools and colleges</li> <li>• Amusement arcade (<del>In CB</del>)</li> <li>• <del>Amusement park (In CB)</del></li> <li>• Indoor recreation</li> <li>• <del>Movie theaters; drive-ins</del></li> <li>• Outdoor recreation (low impact)</li> <li>• Parks and outdoor recreation</li> <li>• Essential services</li> <li>• Public utilities facilities</li> <li>• Public utilities, not including facilities</li> <li>• Telecommunications Tower</li> <li>• Barber Shop/Beauty Salon</li> <li>• Bed and Breakfast</li> <li>• Car Wash</li> <li>• Contractors (Specialized)</li> </ul>

**Commented [sw1]:** Do these make sense in this mixed use district if people are generally living in multi-family structures?

<ul style="list-style-type: none"> <li>• Financial Institutions</li> <li>• Funeral Homes</li> <li>• Grocery Store</li> <li>• Health/Fitness Club</li> <li>• Health Service Facilities</li> <li>• Heavy Equipment Sales and Service</li> <li>• Hotels and Motels</li> <li>• Laboratories</li> <li>• Laundry Services</li> <li>• Manufacturing, major</li> <li>• Manufacturing, minor</li> <li>• Lounges/nightclubs/bars</li> <li>• Lumber yards (including the milling and distribution of wood products and the Wholesale and Retail sales of building materials)</li> <li>• Mineral Exploration and Extraction</li> <li>• Motor Vehicle Repair, Services, and Sales Facility</li> <li>• Professional/Business Office</li> <li>• Repair Service not involving motor vehicles</li> <li>• Research and Development Facility</li> <li>• Restaurant</li> <li>• Retail stores: &lt; 7,500 SF</li> <li>• Retail stores: &gt; 7,500 SF</li> <li>• Self-service storage facility warehouse</li> <li>• Site Preparation Contractors</li> <li>• Small equipment repair</li> <li>• Small-scale retail store: &lt; 2,500</li> <li>• Trucking and distribution facilities</li> <li>• Vehicle Refueling/Recharging Station</li> <li>• Veterinary clinic/grooming</li> <li>• Warehousing</li> <li>• Wholesale sales</li> <li>• Drive-through services in conjunction with an allowed principal use</li> <li>• Outside storage of materials, equipment &amp; products in conjunction with an allowed principal use</li> <li>• Retail sales of items manufactured on the premises</li> <li>• Accessory buildings and structures</li> <li>• Electric Vehicle Charging Stations</li> <li>• Off-street parking accessory to a permitted use</li> <li>• Signs</li> </ul>	<ul style="list-style-type: none"> <li>• Financial Institutions</li> <li>• Funeral Homes</li> <li>• Grocery Store</li> <li>• Health/Fitness Club</li> <li>• Health Service Facilities</li> <li><del>• Heavy Equipment Sales and Service</del></li> <li>• Hotels and Motels</li> <li>• Laboratories</li> <li>• Laundry Services</li> <li><del>• Manufacturing, major</del></li> <li>• Manufacturing, minor</li> <li>• Lounges/nightclubs/bars</li> <li><del>• Lumber yards (including the milling and distribution of wood products and the Wholesale and Retail sales of building materials)</del></li> <li><del>• Mineral Exploration and Extraction</del></li> <li>• Motor Vehicle Repair, Services, and Sales Facility</li> <li>• Professional/Business Office</li> <li>• Repair Service not involving motor vehicles</li> <li>• Research and Development Facility</li> <li>• Restaurant</li> <li>• Retail stores: &lt; 7,500 SF</li> <li>• Retail stores: &gt; 7,500 SF</li> <li>• Self-service storage facility warehouse</li> <li>• Site Preparation Contractors</li> <li>• Small equipment repair</li> <li>• Small-scale retail store: &lt; 2,500</li> <li><del>• Trucking and distribution facilities</del></li> <li>• Vehicle Refueling/Recharging Station</li> <li>• Veterinary clinic/grooming</li> <li><del>• Warehousing</del></li> <li>• Wholesale sales</li> <li>• Drive-through services in conjunction with an allowed principal use</li> <li>• Outside storage of materials, equipment &amp; products in conjunction with an allowed principal use</li> <li>• Retail sales of items manufactured on the premises</li> <li>• Accessory buildings and structures</li> <li>• Electric Vehicle Charging Stations</li> <li>• Off-street parking accessory to a permitted use</li> <li>• Signs</li> </ul>
<p><b>RR and SR Uses:</b></p>	

<ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Single family detached dwellings</li> <li>• Two family dwellings</li> <li>• Manufactured housing (not located within a manufactured housing park)</li> <li>• Congregate Living facilities</li> <li>• Home Businesses</li> <li>• Home Occupations</li> <li>• Accessory Apartments</li> <li>• Child day care, Family</li> <li>• Child day care, Family Group</li> <li>• Renting of rooms and furnishing of board</li> <li>• Adult day care – out of home</li> <li>• Cemeteries</li> <li>• Museums (In CB)</li> <li>• Nursing Home</li> <li>• Campground</li> <li>• Golf course</li> <li>• Essential services</li> <li>• Mineral Exploration and Extraction</li> <li>• Small-scale retail store: &lt; 2,500</li> <li>• Veterinary clinic/grooming</li> <li>• Outside storage of materials, equipment &amp; products in conjunction with an allowed principal use</li> <li>• Retail sales of items manufactured on the premises</li> <li>• Accessory buildings and structures</li> <li>• Electric Vehicle Charging Stations</li> <li>• Off-street parking accessory to a permitted use</li> <li>• Signs</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Agricultural</del></li> <li>• <del>Single family detached dwellings</del></li> <li>• <del>Two family dwellings</del></li> <li>• <del>Manufactured housing (not located within a manufactured housing park)</del></li> <li>• Congregate Living facilities</li> <li>• Home Businesses</li> <li>• Home Occupations</li> <li>• Accessory Apartments</li> <li>• Child day care, Family</li> <li>• Child day care, Family Group</li> <li>• Renting of rooms and furnishing of board</li> <li>• Adult day care – out of home</li> <li>• <del>Cemeteries</del></li> <li>• <del>Museums (In CB)</del></li> <li>• Nursing Home</li> <li>• <del>Campground</del></li> <li>• <del>Golf course</del></li> <li>• Essential services</li> <li>• <del>Mineral Exploration and Extraction</del></li> <li>• Small-scale retail store: &lt; 2,500</li> <li>• Veterinary clinic/grooming</li> <li>• Outside storage of materials, equipment &amp; products in conjunction with an allowed principal use</li> <li>• Retail sales of items manufactured on the premises</li> <li>• Accessory buildings and structures</li> <li>• Electric Vehicle Charging Stations</li> <li>• Off-street parking accessory to a permitted use</li> <li>• Signs</li> </ul>
<p>Note – A number of Special Exception Uses are also identified for these Zones</p>	<p><b>Proposed Conditional Uses:</b></p> <ul style="list-style-type: none"> <li>• Multi-family Housing</li> <li>• Duplexes?</li> </ul>
<p><b>CB and IB Minimum Lot Size:</b></p>	<p><b>Proposed Mixed Use District East Minimum Lot Size:</b></p>
<p>2 acres</p>	<p>2 acres</p>
<p><b>RR and SR Minimum Lot Size:</b></p>	
<p>1 acre</p>	
<p><b>CB and IB Minimum Frontage:</b></p>	<p><b>Proposed Mixed Use District East Frontage:</b></p>
<p>275'</p>	<p>200'</p>
<p><b>RR and SR Minimum Frontage:</b></p>	
<p>150'</p>	
<p><b>CB and IB Setbacks and Height:</b></p>	<p><b>Proposed Mixed Use District East Setbacks and Height:</b></p>

**Commented [sw2]:** Can we envision a development that might include some duplex units?

**Commented [sw3]:** Should these be allowed by CUP as well?

50' front setback (and an averaging provision)	40' front setback
30' / 35' side and rear setbacks	20' other setbacks
55' maximum height	55' Height maximum
<b>RR and SR Setbacks and Height:</b>	
25' front setback (and an averaging provision)	
15' side and rear setbacks	
35'/ 55' maximum height	
<b>Lot Coverage (1.07 General Requirements)</b>	
60% with engineering for treatment and recharge	Proposed Lot Coverage Up to 80% lot coverage, and will require engineering for treatment and recharge

**Commented [sw4]:** Is there interest in reducing the front setback in the Mixed Use Zones to make them look/feel different from the rest of the corridor?

Table 2	
Former CB	Proposed Mixed Use District West
<b>District Purpose:</b>	<b>District Purpose:</b>
<i>COMMERCIAL BUSINESS DISTRICT (CB) The purpose of the Commercial Business District shall be to provide areas for retail and commercial uses that serve the community from readily accessible locations and which define entrances to the downtown and to accommodate well-planned, high-quality Office and Service uses either individually or in as business park environment.</i>	This smaller mixed use district is currently served by municipal water and sewer, and already contains a variety of commercial and residential uses. Given its prominent location on Route 11 and proximity to the Village it lends itself to accommodating a denser, pedestrian friendly development pattern over time. Serving as a new gateway to Farmington for vehicles travelling south on Route 11, a village scale development pattern is envisioned on both sides of Route 11. Safety improvements to the major intersections in this District will help slow vehicles as they pass through Farmington, and will facilitate safe vehicular and pedestrian crossings.
<b>CB Uses:</b>	<b>Proposed Mixed Use District West Permitted Uses:</b>
<ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Mixed-use</li> <li>• Congregate Living facilities</li> <li>• Home Businesses</li> <li>• Home Occupations</li> <li>• Accessory Apartments</li> <li>• Child day care, Family</li> <li>• Child day care, Family Group</li> <li>• Renting of rooms and furnishing of board</li> <li>• Adult day care – out of home</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Agricultural</del></li> <li>• Mixed-use</li> <li>• Congregate Living facilities</li> <li>• Home Businesses</li> <li>• Home Occupations</li> <li>• Accessory Apartments</li> <li>• Child day care, Family</li> <li>• Child day care, Family Group</li> <li>• Renting of rooms and furnishing of board</li> <li>• Adult day care – out of home</li> </ul>

**Commented [sw5]:** Do these make sense in this mixed use district if people are generally living in multi-family structures?

<ul style="list-style-type: none"> <li>• Daycare centers or nursery school (with 12 or more children)</li> <li>• Daycare centers or nursery school (with less than 12 children)</li> <li>• Health Service Facility</li> <li>• Hospitals and Psychiatric Hospitals</li> <li>• Libraries</li> <li>• Museums</li> <li>• Nursing Home</li> <li>• Schools and colleges</li> <li>• Amusement arcade</li> <li>• Amusement park</li> <li>• Indoor recreation</li> <li>• Movie theaters; drive-ins</li> <li>• Outdoor recreation (low impact)</li> <li>• Parks and outdoor recreation</li> <li>• Essential services</li> <li>• Public utilities facilities</li> <li>• Public utilities, not including facilities</li> <li>• Telecommunications Tower</li> <li>• Barber Shop/Beauty Salon</li> <li>• Bed and Breakfast</li> <li>• Car Wash</li> <li>• Contractors (Specialized)</li> <li>• Financial Institutions</li> <li>• Funeral Homes</li> <li>• Grocery Store</li> <li>• Health/Fitness Club</li> <li>• Health Service Facilities</li> <li>• Heavy Equipment Sales and Service</li> <li>• Hotels and Motels</li> <li>• Laboratories</li> <li>• Laundry Services</li> <li>• Manufacturing, major</li> <li>• Manufacturing, minor</li> <li>• Lounges/nightclubs/bars</li> <li>• Lumber yards (including the milling and distribution of wood products and the Wholesale and Retail sales of building materials)</li> <li>• Mineral Exploration and Extraction</li> <li>• Motor Vehicle Repair, Services, and Sales Facility</li> <li>• Professional/Business Office</li> <li>• Repair Service not involving motor vehicles</li> <li>• Research and Development Facility</li> <li>• Restaurant</li> <li>• Retail stores: &lt; 7,500 SF</li> </ul>	<ul style="list-style-type: none"> <li>• Daycare centers or nursery school (with 12 or more children)</li> <li>• Daycare centers or nursery school (with less than 12 children)</li> <li>• Health Service Facility</li> <li>• <del>Hospitals and Psychiatric Hospitals</del></li> <li>• Libraries</li> <li>• Museums</li> <li>• Nursing Home</li> <li>• Schools and colleges</li> <li>• Amusement arcade</li> <li>• <del>Amusement park</del></li> <li>• Indoor recreation</li> <li>• Movie theaters; <del>drive-ins</del></li> <li>• Outdoor recreation (low impact)</li> <li>• Parks and outdoor recreation</li> <li>• Essential services</li> <li>• Public utilities facilities</li> <li>• Public utilities, not including facilities</li> <li>• Telecommunications Tower</li> <li>• Barber Shop/Beauty Salon</li> <li>• Bed and Breakfast</li> <li>• Car Wash</li> <li>• Contractors (Specialized)</li> <li>• Financial Institutions</li> <li>• Funeral Homes</li> <li>• Grocery Store</li> <li>• Health/Fitness Club</li> <li>• Health Service Facilities</li> <li>• Heavy Equipment Sales and Service</li> <li>• Hotels and Motels</li> <li>• Laboratories</li> <li>• Laundry Services</li> <li>• <del>Manufacturing, major</del></li> <li>• Manufacturing, minor</li> <li>• Lounges/nightclubs/bars</li> <li>• <del>Lumber yards (including the milling and distribution of wood products and the Wholesale and Retail sales of building materials)</del></li> <li>• <del>Mineral Exploration and Extraction</del></li> <li>• Motor Vehicle Repair, Services, and Sales Facility <ul style="list-style-type: none"> <li>• Professional/Business Office</li> </ul> </li> <li>• Repair Service not involving motor vehicles</li> <li>• Research and Development Facility</li> <li>• Restaurant</li> <li>• Retail stores: &lt; 7,500 SF</li> <li>• Retail stores: &gt; 7,500 SF</li> <li>• <del>Self-service storage facility warehouse</del></li> <li>• <del>Site Preparation Contractors</del></li> </ul>
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<ul style="list-style-type: none"> <li>• Retail stores: &gt; 7,500 SF</li> <li>• Self-service storage facility warehouse</li> <li>• Site Preparation Contractors</li> <li>• Small equipment repair</li> <li>• Small-scale retail store: &lt; 2,500</li> <li>• Trucking and distribution facilities</li> <li>• Vehicle Refueling/Recharging Station</li> <li>• Veterinary clinic/grooming</li> <li>• Warehousing</li> <li>• Wholesale sales</li> <li>• Drive-through services in conjunction with an allowed principal use</li> <li>• Outside storage of materials, equipment &amp; products in conjunction with an allowed principal use</li> <li>• Retail sales of items manufactured on the premises</li> <li>• Accessory buildings and structures</li> <li>• Electric Vehicle Charging Stations</li> <li>• Off-street parking accessory to a permitted use</li> <li>• Signs</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Small equipment repair</del></li> <li>• Small-scale retail store: &lt; 2,500</li> <li>• <del>Trucking and distribution facilities</del></li> <li>• Vehicle Refueling/Recharging Station</li> <li>• Veterinary clinic/grooming</li> <li>• <del>Warehousing</del></li> <li>• Wholesale sales</li> <li>• Drive-through services in conjunction with an allowed principal use</li> <li>• Outside storage of materials, equipment &amp; products in conjunction with an allowed principal use</li> <li>• Retail sales of items manufactured on the premises</li> <li>• Accessory buildings and structures</li> <li>• Electric Vehicle Charging Stations</li> <li>• Off-street parking accessory to a permitted use</li> <li>• Signs</li> </ul>
Note – A number of Special Exception Uses are also identified for this Zone	<b>Proposed Conditional Uses:</b> <ul style="list-style-type: none"> <li>• Multi-family Housing</li> <li>• Duplexes?</li> </ul>
<b>CB Minimum Lot Size:</b>	<b>Proposed Mixed Use Gateway District West Minimum Lot Size:</b>
2 acres	1.5 acres
<b>CB Minimum Frontage:</b>	<b>Proposed Mixed Use Gateway District West Frontage:</b>
275'	150'
<b>CB Setbacks and Height:</b>	<b>Proposed Mixed Use Gateway District West Setbacks and Height:</b>
50' front setback (and an averaging provision)	40' front setback
30' side and rear setbacks	20' other setbacks
55' maximum height	55' Height maximum
<b>Lot Coverage (1.07 General Requirements)</b>	<b>Proposed Lot Coverage</b>
60% with engineering for treatment and recharge	Up to 80% lot coverage, and will require engineering for treatment and recharge

**Commented [sw6]:** Should these be allowed by CUP as well?

**Commented [sw7]:** Is there interest in reducing the front setback in the Mixed Use Zones to make them look/feel different from the rest of the corridor?

<b>Table 3</b>	
<b>Former CB</b>	<b>Proposed Suburban Residential District</b>
<b>District Purpose:</b>	<b>District Purpose:</b>
<p><i>COMMERCIAL BUSINESS DISTRICT (CB)</i>  <i>The purpose of the Commercial Business District shall be to provide areas for retail and commercial uses that serve the community from readily accessible locations and which define entrances to the downtown and to accommodate well-planned, high-quality Office and Service uses either individually or in as business park environment.</i></p>	<p>The purpose of the Suburban Residential District is to provide areas in the Town of Farmington for high quality, residential development containing medium overall density in areas where public water and sewer may be extended in a compact and cost-effective manner.</p>
<b>CB Uses:</b>	<b>Proposed Suburban Residential Zone Permitted Uses:</b>
<ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Mixed-use</li> <li>• Congregate Living facilities</li> <li>• Home Businesses</li> <li>• Home Occupations</li> <li>• Accessory Apartments</li> <li>• Child day care, Family</li> <li>• Child day care, Family Group</li> <li>• Renting of rooms and furnishing of board</li> <li>• Adult day care – out of home</li> <li>• Daycare centers or nursery school (with 12 or more children)</li> <li>• Daycare centers or nursery school (with less than 12 children)</li> <li>• Health Service Facility</li> <li>• Hospitals and Psychiatric Hospitals</li> <li>• Libraries (In CB)</li> <li>• Museums (In CB)</li> <li>• Nursing Home</li> <li>• Schools and colleges</li> <li>• Amusement arcade (In CB)</li> <li>• Amusement park (In CB)</li> <li>• Indoor recreation</li> <li>• Movie theaters; drive-ins</li> <li>• Outdoor recreation (low impact)</li> <li>• Parks and outdoor recreation</li> <li>• Essential services</li> <li>• Public utilities facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Single family detached dwellings</li> <li>• Two family dwellings</li> <li>• Multi-family dwellings</li> <li>• Manufactured housing not in a park</li> <li>• Congregate Living facilities</li> <li>• Home Businesses</li> <li>• Home Occupations</li> <li>• Accessory Apartments</li> <li>• Child day care, Family</li> <li>• Child day care, Family Group</li> <li>• Renting of rooms and furnishing of board</li> <li>• Adult day care – out of home</li> <li>• Cemeteries</li> <li>• Daycare – less than 12 children</li> <li>• Museums</li> <li>• Nursing Home</li> <li>• Campground</li> <li>• Golf course</li> <li>• Outdoor recreation (low impact)</li> <li>• Parks and outdoor recreation</li> <li>• Essential services</li> <li>• Public utilities, not including facilities</li> <li>• Telecommunications Tower</li> <li>• Mineral Exploration and Extraction</li> <li>• Small-scale retail store: &lt; 2,500</li> <li>• Veterinary clinic/grooming</li> </ul>



<ul style="list-style-type: none"> <li>• Public utilities, not including facilities</li> <li>• Telecommunications Tower</li> <li>• Barber Shop/Beauty Salon</li> <li>• Bed and Breakfast</li> <li>• Car Wash</li> <li>• Contractors (Specialized)</li> <li>• Financial Institutions</li> <li>• Funeral Homes</li> <li>• Grocery Store</li> <li>• Health/Fitness Club</li> <li>• Health Service Facilities</li> <li>• Heavy Equipment Sales and Service</li> <li>• Hotels and Motels</li> <li>• Laboratories</li> <li>• Laundry Services</li> <li>• Manufacturing, major</li> <li>• Manufacturing, minor</li> <li>• Lounges/nightclubs/bars</li> <li>• Lumber yards (including the milling and distribution of wood products and the Wholesale and Retail sales of building materials)</li> <li>• Mineral Exploration and Extraction</li> <li>• Motor Vehicle Repair, Services, and Sales Facility</li> <li>• Professional/Business Office</li> <li>• Repair Service not involving motor vehicles</li> <li>• Research and Development Facility</li> <li>• Restaurant</li> <li>• Retail stores: &lt; 7,500 SF</li> <li>• Retail stores: &gt; 7,500 SF</li> <li>• Self-service storage facility warehouse</li> <li>• Site Preparation Contractors</li> <li>• Small equipment repair</li> <li>• Small-scale retail store: &lt; 2,500</li> <li>• Trucking and distribution facilities</li> <li>• Vehicle Refueling/Recharging Station</li> <li>• Veterinary clinic/grooming</li> <li>• Warehousing</li> <li>• Wholesale sales</li> <li>• Drive-through services in conjunction with an allowed principal use</li> <li>• Outside storage of materials, equipment &amp; products in conjunction with an allowed principal use</li> <li>• Retail sales of items manufactured on the premises</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• Outside storage of materials, equipment &amp; products in conjunction with an allowed principal use</li> <li>• Retail sales of items manufactured on the premises</li> <li>• Accessory buildings and structures</li> <li>• Electric Vehicle Charging Stations</li> <li>• Off-street parking accessory to a permitted use</li> <li>• Signs</li> </ul>
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<ul style="list-style-type: none"> <li>• Electric Vehicle Charging Stations</li> <li>• Off-street parking accessory to a permitted use</li> <li>• Signs</li> </ul>	
<i>Note</i> – A number of Special Exception Uses are also identified for this Zone	
<b>CB Minimum Lot Size:</b>	<b>Proposed Suburban Residential Zone Minimum Lot Size:</b>
2 acres	1 acre
<b>CB Minimum Frontage:</b>	<b>Proposed Suburban Residential Zone District Frontage:</b>
275'	150'
<b>CB Setbacks and Height:</b>	<b>Suburban Residential Zone Setbacks and Height:</b>
50' front setback (and an averaging provision)	25' front setback
30' side and rear setbacks	15' other setbacks
55' maximum height	35' Height maximum (Residential Building)
	55' Height Maximum (Non-residential Building)
<b>Lot Coverage (1.07 General Requirements)</b>	<b>Proposed Lot Coverage</b>
60% with engineering for treatment and recharge	Up to 80% lot coverage, and will require engineering for treatment and recharge

### Remaining Commercial and Industrial Districts

- Combine the Commercial and Industrial Districts.
- Remove mixed-use to focus mixed-use activity in the two new districts where infrastructure is available or being planned for.

**Farmington Multi-family  
Conditional Use Permit Criteria**

**GENERAL**

Conditional Use Permits, as herein provided, shall be deemed to be permitted uses in their respective zones, subject to the satisfaction of the requirements and standards set forth herein, in addition to all other requirements and standards of this Ordinance. All such cases are hereby declared to possess characteristics of such unique and special form that each specific use shall be considered as an individual case. The applicant shall bear the burden of persuasion, through the introduction of sufficient evidence that the development, if completed as proposed, will comply with this Article and will satisfy the specific requirements for the use contained in the Ordinance.

**PLANNING BOARD TO ADMINISTER**

Wherever a conditional use permit is authorized by this Ordinance, the authority to administer or grant conditional use permits shall be vested in the Planning Board.

**STANDARDS APPLICABLE TO ALL CONDITIONAL USE PERMITS**

**A. Conditions for Conditional Use Permits**

Before the Planning Board considers the approval of an application for a Conditional Use Permit, the applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

1. That there will be no significant adverse impacts resulting from the proposed use upon the public health, safety and general welfare of the neighborhood and the Town of Farmington.
2. That the proposed use will not adversely affect the ground water resource of the community, in particular the Wellhead and Groundwater Protection Areas as well as the Aquifer Protection District Ordinance as applicable.
3. The applicant has demonstrated that the proposed use shall meet reasonable standards or conditions of approval related to environmental protection, water supply, sanitary disposal, traffic safety, and fire and life safety protection.
4. The parcel will also be able to accommodate permitted non-residential uses along the frontage with Route 11 or 153 as envisioned in this Mixed Use District.
5. There will be no nuisance or serious hazards created for vehicles or pedestrians.
6. The specific site is an appropriate location and of adequate size for this use.

B. The applicant shall follow the requirements for specific uses as laid out in this Ordinance and submit an application in accordance with the Site Plan regulations.

C. Conditions of Approval

1. The Planning Board may attach such conditions to its approval as are reasonably necessary and appropriate.

2. All Conditional Use Permit uses are hereby declared to have special characteristics that shall be considered on a case-by-case basis.

D. Limits on a Conditional Use Permit

1. Substantial construction must commence within two (2) year of the Planning Board approval of the Conditional Use Permit.

2. If construction is not commenced within this period, prior to expiration, the applicant may apply at a regular Planning Board meeting for a six-month extension to allow time to commence construction. The approval of this extension shall be at the Board's discretion.

DRAFT

## Farmington, NH - Route 11 Corridor – Proposed Zoning Changes

### Overview of the Proposed Zoning Changes

- Two new mixed-use zoning districts and an expansion of the existing Suburban Residential District are being proposed.
- All remaining frontage along Route 11 will be zoned for Commercial and Industrial Uses, and combined into one zoning district.
- The suggested district boundaries can be found on the *Proposed Zoning Districts Map*.
- The suggested zoning standards (uses and dimensional requirements) can be found in the *Draft Zoning Standards Document*.

### Why adopt these changes?

- Farmington has been actively updating its land use regulations to support the development of additional housing units.
- The Route 11 Corridor has been identified as a location to encourage mixed use development activity.
- Mixed-use development is a stated goal of the Town, and the market would support the intermingling housing and other uses.
- The Route 11 Corridor has the potential to support this new multi-family housing as part of future mixed-use developments and to help Farmington comply with State requirements for Workforce Housing.

### How much strictly commercial and industrial zoned land will remain?

- If these changes are adopted, 75% of the land along the south side of Route 11 and 26% of the land along the north side of Route 11 will remain strictly for commercial and industrial development.

Breakdown of Frontage Parcels within Proposed Zoning Districts				
North Side of Route 11				
Zone	Feet	Miles	Percent of Route 11	
Commercial/Industrial Business	8,523	1.61	26%	
Mixed Use (west)	5,349	1.01	17%	45%
Mixed Use (east)	9,068	1.72	28%	
Suburban Residential	9,394	1.74	29%	
Total		6.08	100%	

South Side of Route 11				
Zone	Feet	Miles	Percent of Route 11	
Commercial/Industrial Business	24,132	4.57	75%	
Mixed Use (west)	3,561	0.67	11%	25%
Mixed Use (east)	4,441	0.84	14%	
Total		6.08	100%	

What are the uses in these areas today?

- The tables below show the current land uses in each of the four proposed zoning district areas.
  - Suburban Residential – this area is primarily residential today based on unit counts and total acreage.
  - Commercial/Industrial – this area has a similar number of commercial/industrial and residential uses, but greater acreage supporting commercial/industrial businesses.
  - Mixed Use West – is largely residential in nature today.
  - Mixed Use East – has slightly more commercial/industrial uses.

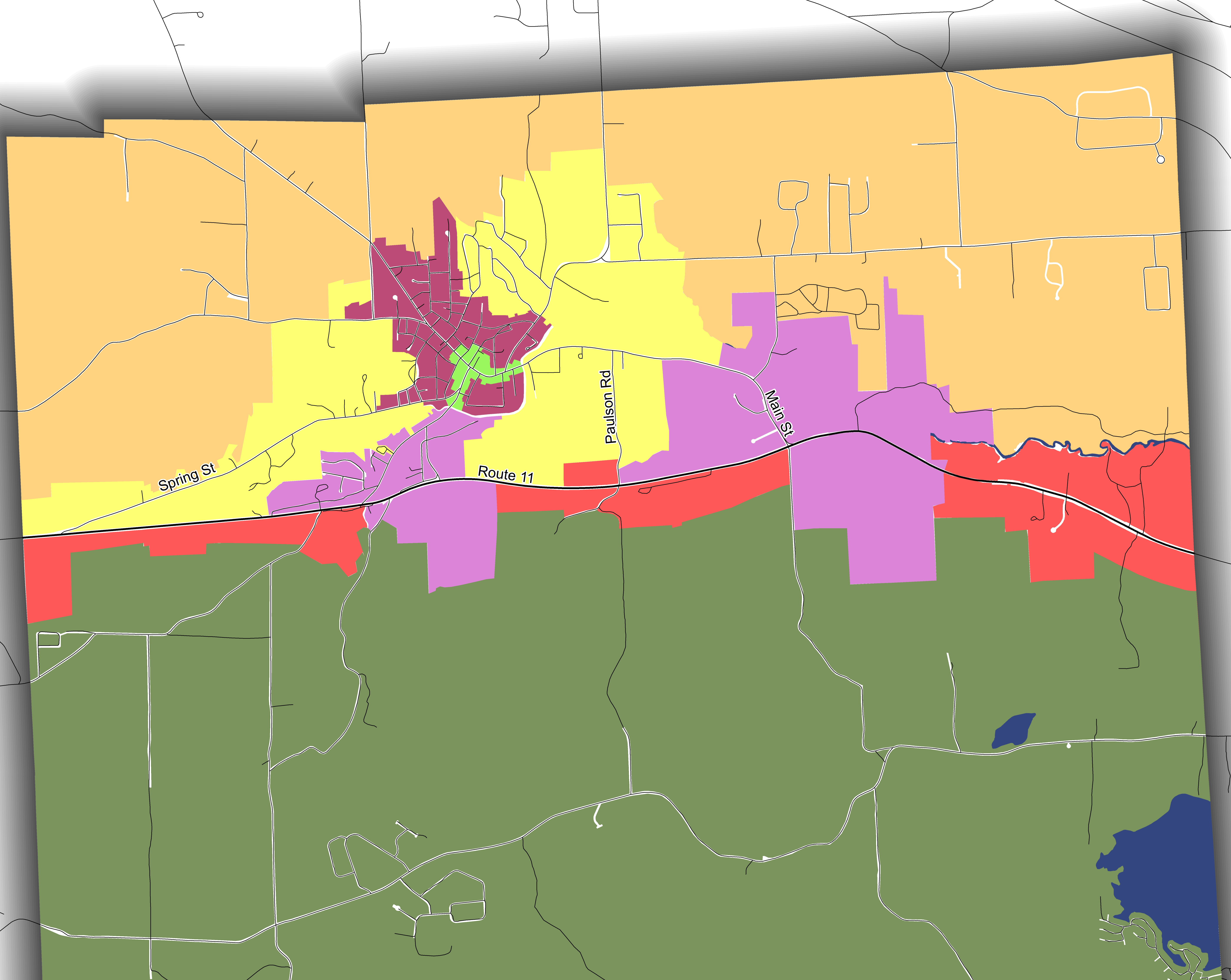
### Proposed Zoning Districts with Land Use Breakdown

Proposed Zoning District	Land Use	Total Parcels	Total Parcel Acreage	Proposed Zoning District	Land Use	Total Parcels	Total Parcel Acreage
<b>Suburban Residential</b> (1,364 acres)	1F Res	451	965	<b>Commercial Business</b> (857 acres)	1F Res	38	212
	2F Res	8	36		2F Res	2	3
	3F Res	1	2		3F Res	-	-
	4F Res	4	9		4F Res	-	-
	Comm/Ind	15	243		Comm/Ind	49	700
	Exempt	15	1		Exempt	7	78
	Unknown	93	33		Unknown	7	59
		587	1,289			103	1,052
Proposed Zoning District	Land Use	Total Parcels	Total Parcel Acreage	Proposed Zoning District	Land Use	Total Parcels	Total Parcel Acreage
<b>Mixed Use west</b> (303 acres)	1F Res	165	250	<b>Mixed Use east</b> (823 acres)	1F Res	25	296
	2F Res	8	5		2F Res	1	13
	3F Res	3	3		3F Res	-	-
	4F Res	3	2		4F Res	-	-
	Comm/Ind	14	31		Comm/Ind	51	366
	Exempt	4	8		Exempt	6	146
	Unknown	1	2		Unknown	1	3
		198	301			84	824

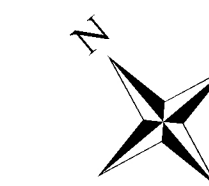


# Farmington, NH

## Route 11 Corridor Study



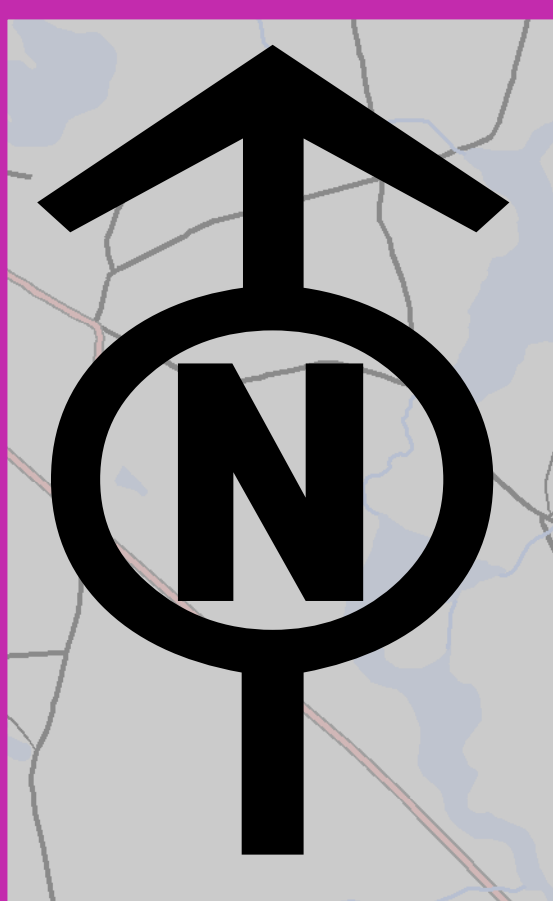
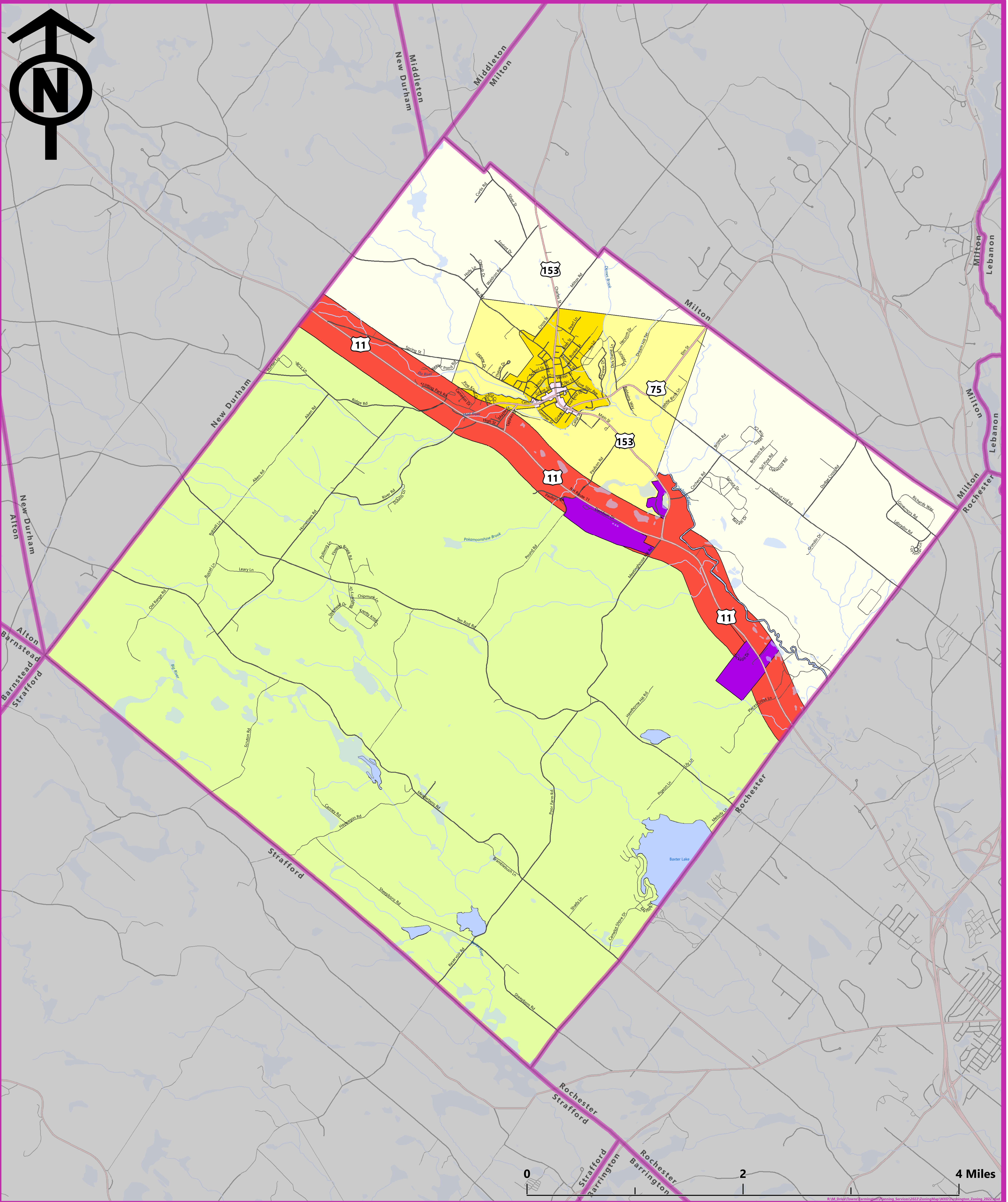
- Route 11
- Other road
- Commercial Business
- Mixed Use
- Suburban Residential
- Agricultural Residential
- Rural Residential
- Urban Residential
- Village Center
- Water



0 0.5 1 Miles



# Farmington, New Hampshire: Zoning



Prepared by  
**Strafford Regional  
 Planning Commission**  
 150 Wakefield Street #12  
 Rochester, NH 03867  
 603-994-3500

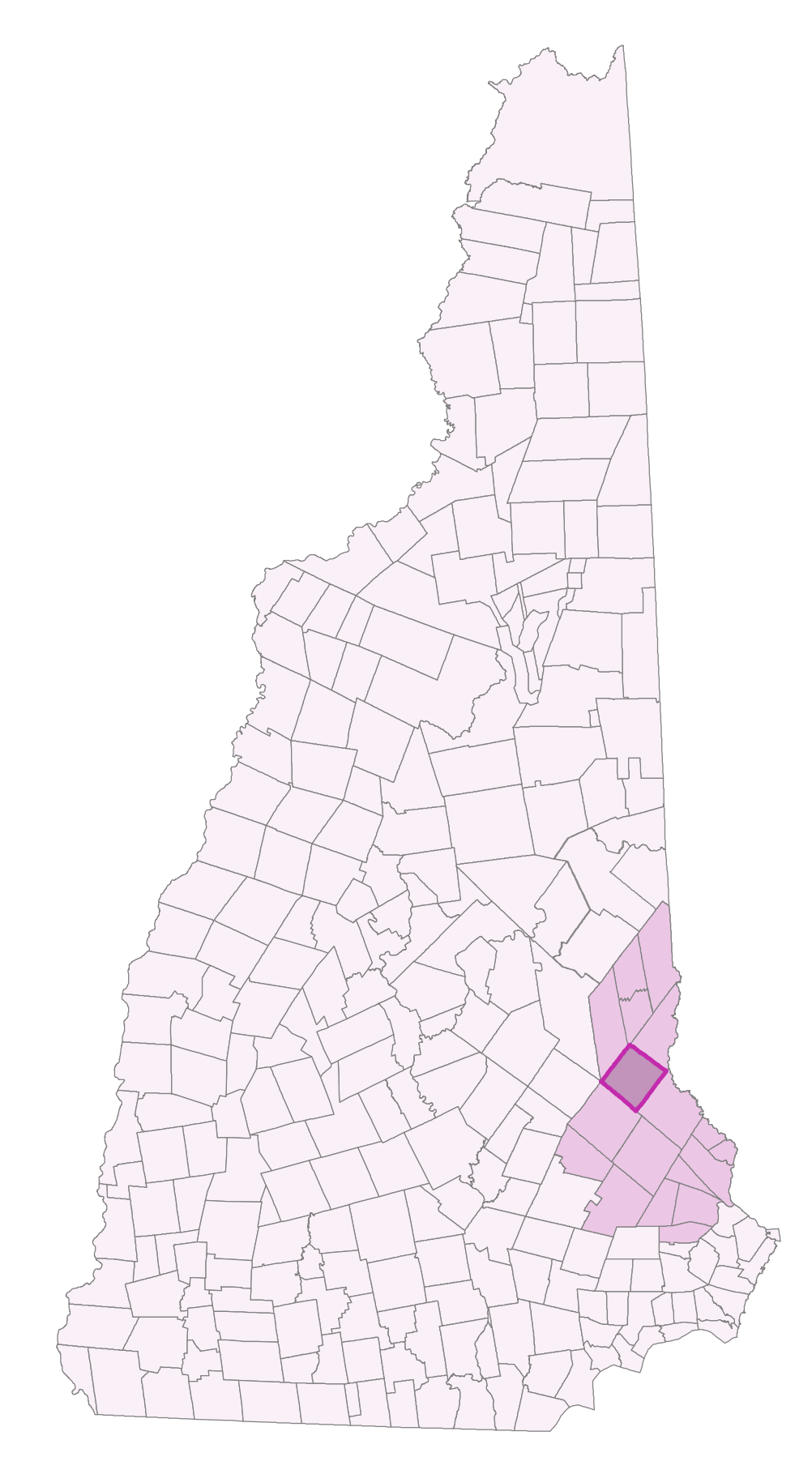
Author: Jackson Rand  
 Date: 4/11/2024

## Legend

- Roads**
- State Roadways
  - Local
  - Private or Not-Maintained

## Local Zoning Districts

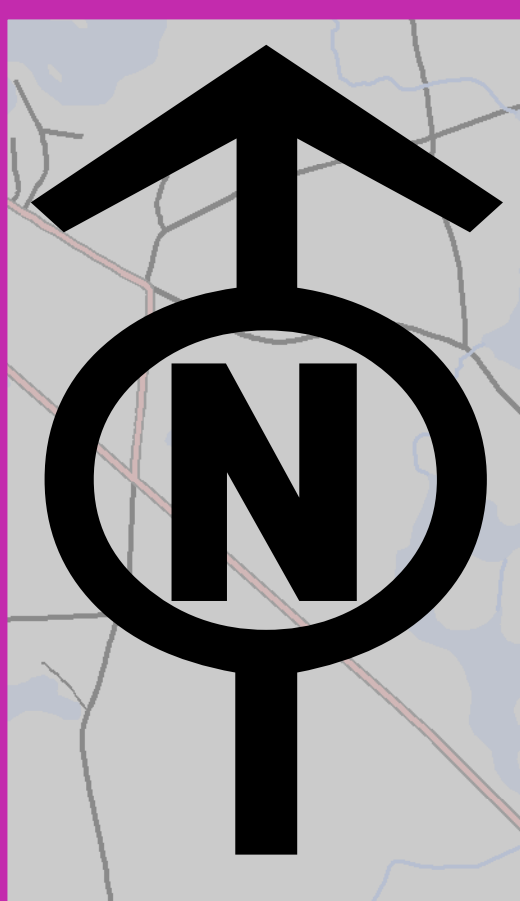
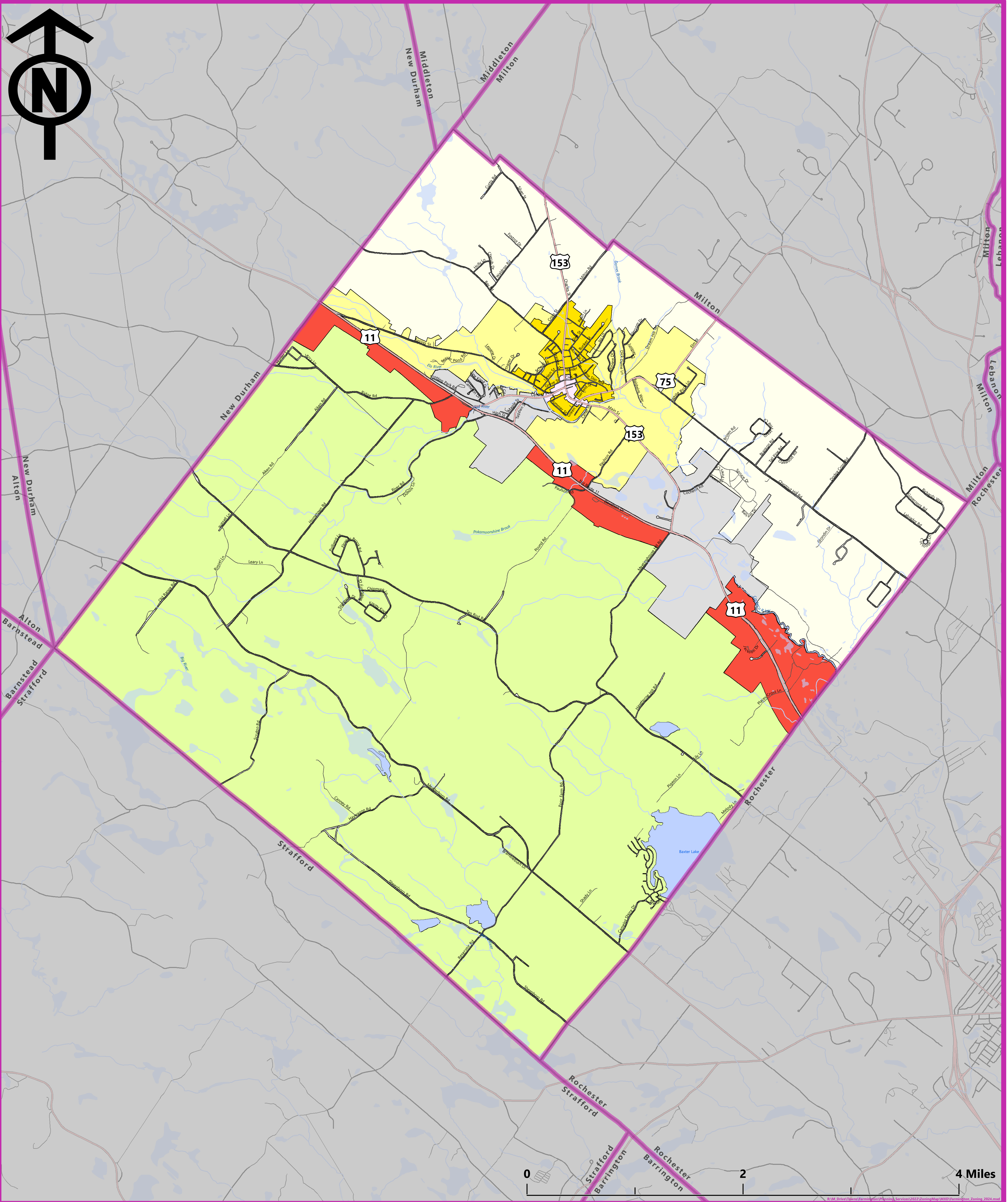
- Agricultural Residential
- Urban Residential
- Suburban Residential
- Rural Residential
- Commercial Business
- Industrial Business
- Village Center
- Water



Base features from NH GRANIT database. Digital data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Earth Systems Research Center (ESRC), under contract to the Office of Energy and Planning (OEP), and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. Neither OEP nor ESRC make any claim as to the validity or reliability or to any implied uses of these data. Data should be used for planning purposes only. Data were derived from various sources and were updated at different timeframes, with varying levels of accuracy. Please notify SRPC of any errors or omissions. Base imagery from Bing and ESRI.



# Farmington, New Hampshire: Zoning



Prepared by  
**Strafford Regional  
 Planning Commission**  
 150 Wakefield Street #12  
 Rochester, NH 03867  
 603-994-3500

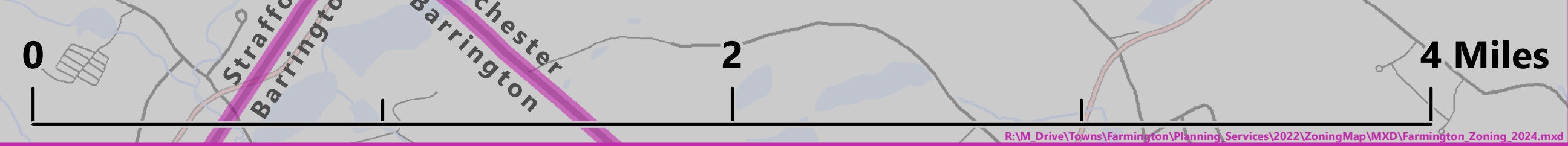
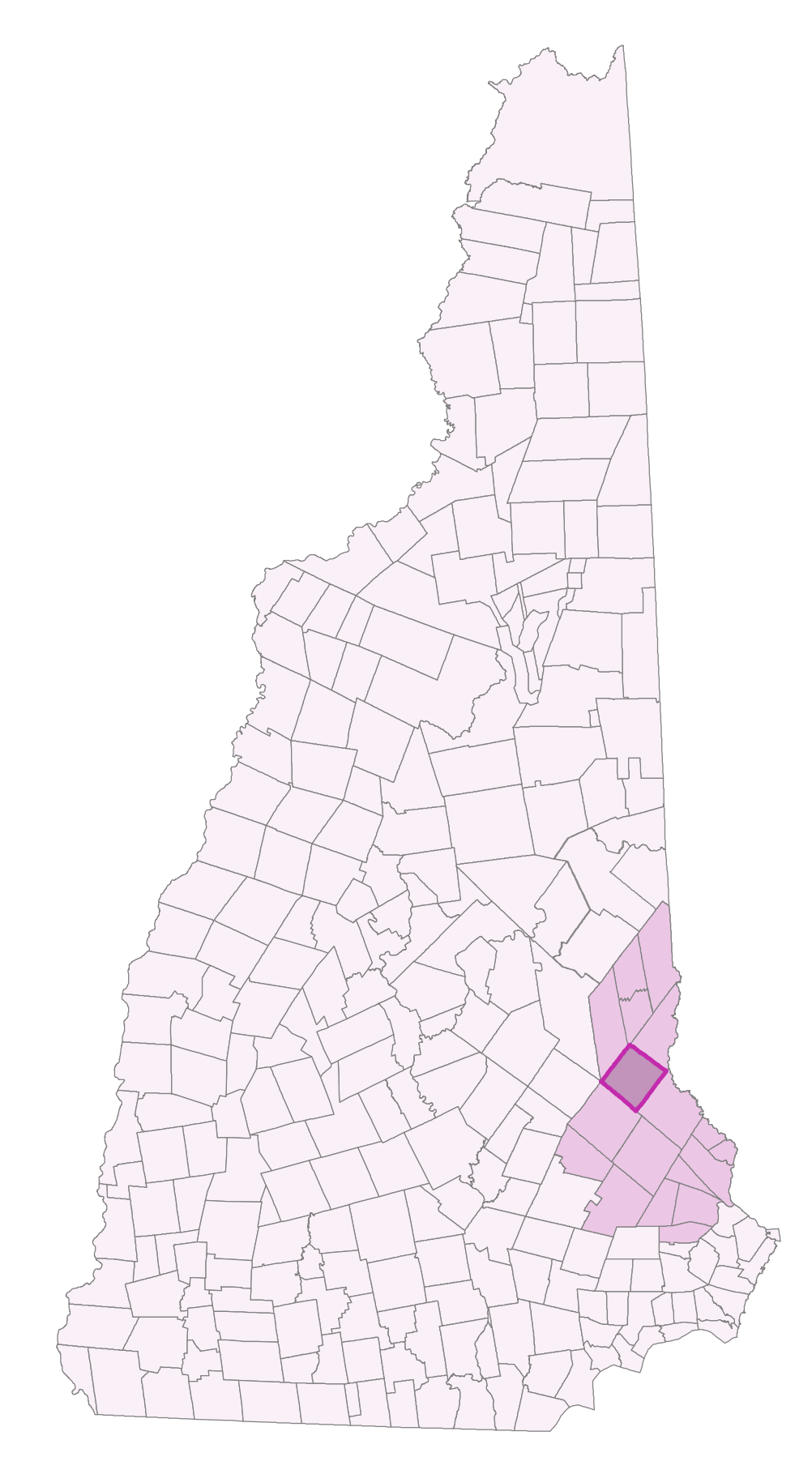
Author: Jackson Rand  
 Date: 4/11/2024

## Legend

- Roads**
- State Roadways
  - Local
  - Private or Not-Maintained

## Local Zoning Districts

- Zoning\_District**
- Agricultural Residential
  - Urban Residential
  - Suburban Residential
  - Rural Residential
  - Commercial Business
  - Industrial Business
  - Village Center
  - Water
  - Mixed Use



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**TOWN OF FARMINGTON  
PLANNING BOARD**  
356 Main Street, Farmington, NH 03835  
603-755-2774

### **CHANGE OF USE APPLICATION**

A Change of Use or Expansion of Use that does not require Site Plan Review by the Planning Board can be reviewed and approved by staff in the Planning and Community Development Department with the following conditions:

- (1) The new or expanded use should remain in compliance with the relevant conditions of approval of original site plan
- (2) A letter shall be sent to all abutters notifying them of the proposed changed and/or expansion, at which the abutters have seven (7) business days to provide comments or request a public hearing. Based on input received, staff will determine if a public hearing is needed.
- (3) Any waiver request cannot be issued by staff and shall be approved by the Planning Board.
- (4) Any variance request cannot be issued by staff and shall be approved by the Zoning Board of Adjustments.
- (5) The applicant may request a formal process through the Planning Board if they choose.

#### **Property Information:**

Property Address 679 Rt 11 Farmington NH 03835  
Property Owner Arthur Cardinal  
Mailing Address 372 Huntown Rd Farmington NH 03835  
Home Phone \_\_\_\_\_ Cell Phone 603-833-1749 Email \_\_\_\_\_

#### **Business Owner Information:**

Business Owner/Applicant Dillon Blanchard  
Name of Business Powersports Junction LLC  
Mailing Address 444 ~~State~~ 246 Halls Hill Rd Alan NH 03809  
Home Phone \_\_\_\_\_ Cell Phone 603-387-9104 Email Dillon.powersportsjunction@gmail.com

**Existing Business Information:**

Existing/Previous Use Napa

Existing Number of Units in Building 1 Square Feet of Existing Use 5000

**Proposed Business Information:**

Proposed Use Retail & powersport service & sales

Proposed Number of Units for Use 1 Square Feet of Proposed Use 5000

The number of years and other location(s) where the business is located (if applicable) 2 years

Detailed description of the business activities. If a retail business is proposed, an overview of the types of goods to be sold shall be included: Selling parts and gear, ~~at~~ services machines (ATVs, motorcycles, SxS, Watercraft). Will be selling units

Hours of operation 40 hours Number of employees 2

Plan for exterior lighting, if any existing

Proposed signage 4x6 light sign on building

Any other information the Planning Department needs to determine necessary to assist with the application decision \_\_\_\_\_

If necessary, please attach additional information.

**Certification and Agreement:** To the best of my knowledge, all information submitted on this Application is true and correct. All proposed development will be in conformance with the information contained on the Application as well as the provisions of Town Ordinances and Regulations.

The owner/agent, by filing an application, hereby gives permission for the Code Enforcement Officer or other Planning Board designee to enter the property which is the subject of the application with twenty-four (24) hours' notice for the purpose of inspection as may be appropriate.

Applicant Signature [Signature] Date 2/19/24  
Owner Signature [Signature] Date 2/19/24

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

Staff Comments: \_\_\_\_\_

Planning Department staff have reviewed the applicant's change of use application and made the determination that all criteria referenced in Section 1.02 (4) have been met, thus allowing staff in the Planning and Community Development Department to approve the proposed change of use without site plan review at the Planning Board. The applicant shall obtain all necessary permits and inspections in conjunction with the Code Enforcement Officer and ensure all conditions as part of the approved NHDOT driveway permit #06-155-225 are met prior to final certificate of occupancy.

Sign Application Submitted: Yes  No  Approved  Denied

Permits Required: Building Permit  Electrical Permit  Plumbing Permit

Application	Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>	<u>Kyle Pitzel</u> Planning Department	<u>3/26/24</u> Date
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William Cass, P.E.  
Commissioner

**THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION**

District 6 Office, PO Box 740, Durham, NH 03824



David Rodrigue, P.E.  
Assistant Commissioner

**DRIVEWAY PERMIT**

To: Arthur Cardinal  
S. Cardinal & Sons  
372 Hornetown Road  
Farmington, NH 03835

City/Town: Farmington  
Route/Road: NH 11 (S0000011)  
Patrol Section: 601  
Tax Map: R35  
Lot: 2  
Development: Commercial

Permit #: **06-155-225**  
District: 06  
Permit Date 3/10/2024

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 11 (S0000011), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

06-155-225

**Drive 1**

Location: Approximately 0.13 miles west of Paulson Road on the north side of NH 11 (S0000011).  
GPS: 43.377169 N 71.063324 W.

Specifications: This permit authorizes a paved access to be used as a Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50 feet from and parallel to the center line of the highway. The driveway shall not exceed 50 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

**Drive 2**

Location: Approximately 0.17 miles west of Paulson Road on the north side of NH 11 (S0000011).  
GPS: 43.377403 N 71.063813 W.

Specifications: This permit authorizes a paved access to be used as a Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50 feet from and parallel to the center line of the highway. The driveway shall not exceed 50 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

**Other Conditions:**

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

1. This permit is for access to an Existing Construction Contractor Facility, an Existing Equipment Repair Facility and a proposed Power Sports Dealership (formerly a NAPA Store) . Any further development or subdivision will require re-application for a driveway permit.
2. The Change in Use and narrowing to fifty feet wide of two previously permitted, existing, commercial driveway entrances is permissible. Construct per Figure V.
3. Other access to the highway from the premises is to be prevented. No part of the right-of way may be used for any purpose other than travel.
4. The drainage along NH Route 11 shall be maintained.
5. All season safe sight distance shall be maintained by the landowner as per RSA 236:13.
6. This permit requires there be no change in the profile of either drive 1 or drive 2.
7. This permit supersedes permit 06-155-44-D dated June 15, 1967.
8. Interruptions to traffic shall be kept to a minimum and be maintained in accordance with the most current edition of the Manual on Uniform Traffic Control Devices (M.U.T.C.D.). When conditions warrant, flaggers and or uniformed officers shall be utilized and be of a competent nature.
9. The applicant will be responsible for mitigation should the future use of this driveway unfavorably impact the highway.

Approved \_\_\_\_\_

  
Assistant District Engineer  
For Director of Administration

Copies: District, Town, Patrolman

**NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION**

District 1, 641 Main St, Lancaster, NH 03584  
 District 2, 8 Eastman Hill Road, Enfield, NH 03748  
 District 3, 2 Sawmill Rd, Gilford, NH 03249

District 4, 19 Base Hill Road, Swanzey, NH 03446  
 District 5, 16 East Point Drive, Bedford, NH 03101  
 District 6, PO Box 740, Durham, NH 03824

APPLICATION FOR DRIVEWAY PERMIT

# 9497

Pursuant to the provisions of **Revised Statutes Annotated, Chapter 236, Section 13** (printed on reverse of application) and amendments thereto, and **Declaratory Ruling 2000-01**, permission is requested to: *(select one)*: **Construct** / **Alter**  
 (Indicate quantity of) 2 driveway entrance(s) to my property on the *(select)*: **North** / **South** / **East** / **West** side of  
 NH Route 11 or Street/Road: 673 RT11 Farmington NH 03825 In the Town of  
Farmington NH at a location which will meet the requirements for safety specified in said statutes.

The driveway entrance(s) requested is (are) for access to: Business

Describe nature and size of industry, business or subdivision: Residence, Industry, Business, Subdivision, Other  
Powersports, 5000sqft building  
75 Feet *(select)*: **North** / **South** / **East** / **West** of Utility Pole Number: Paulson Rd 362105  
300 Feet *(select Feet or Miles)*: **North** / **South** / **East** / **West** of Road or Junction: Paulson Rd

**RECEIVED**

Town Tax Map # R35 and Lot # 2

FEB 07 2023

As the landowner (or designated applicant) I agree to the following:

1. To construct driveway entrance(s) only for the bonafide purpose of securing access to private property such that the highway right-of-way is used for no purpose other than travel.
  2. To construct driveway entrance(s) at permitted location(s).
  3. To construct driveway entrance(s) in accordance with statutes, rules, standard drawings, and permit specifications as issued by the New Hampshire Department of Transportation.
  4. To defend, indemnify and hold harmless the New Hampshire Department of Transportation and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.
  5. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased runoff resulting from the land development and obtain all easements thereto.
  6. I am the owner or a duly authorized agent of the owner of the parcel upon which the driveway will be constructed. I have provided accurate and complete title and subdivision information concerning the parcel to the Department. I understand that the Department is relying on this information in considering this application and that the Department does not perform independent title research or make judgments about title or access disputes.
- For new driveway(s), include copy of current deed and, if not the same, previous deed dated prior to July 1, 1971 of the parcel. If this parcel is part of a larger tract subdivided after July 1, 1971, then provide complete subdivision plans and deed history dating back to at least July 1, 1971.
  - Attach sketch or plan showing existing and proposed driveway(s) and the adjacent highway indicating distance to town road, town line, or other readily identifiable feature or landmark and also to the nearest utility pole (including pole numbers)

NHDOT DISTRICT 6

x [Signature]  
 Signature of Landowner (Applicant)  
Arthur Cardinal  
 Printed Name of Landowner  
 Date: 2/7/24

372 Hamtoun Rd  
 Mailing Address  
Farmington, NH 03825  
 Town/City, State, Zip Code  
 Telephone Number(s) 603-833-1749

Contact /Agent, if not Landowner: Dillon Blanchard 603-387-9104  
Dillon.Powersport@gmail.com

FOR OFFICE USE ONLY:			
GPS N = _____	GPS W = _____	Speed _____	SLD _____
Section _____	Width _____	Drainage _____	Conditions: _____
Right of Way _____	Permit Number Assigned: _____		



§ 236:13 Driveways and Other Accesses to the Public Way. – I. It shall be unlawful to construct, or alter in any way that substantially affects the size or grade of, any driveway, entrance, exit, or approach within the limits of the right-of-way of any class I or class III highway or the state-maintained portion of a class II highway that does not conform to the terms and specifications of a written permit issued by the Commissioner of transportation.

II. Pursuant to this section, a written construction permit application must be obtained from and filed with the department of transportation by any abutter affected by the provisions of paragraph I. Before any construction or alteration work is commenced, said permit application shall have been reviewed, and a construction permit issued by said department. Said permit shall:

(a) Describe the location of the driveway, entrance, exit, or approach. The location shall be selected to most adequately protect the safety of the traveling public.

(b) Describe any drainage structures, traffic control devices, and channelization islands to be installed by the abutter.

(c) Establish grades that adequately protect and promote highway drainage and permit a safe and controlled approach to the highway in all seasons of the year.

(d) Include any other terms and specifications necessary for the safety of the traveling public.

III. For access to a proposed commercial or industrial enterprise, or to a subdivision, all of which for the purposes of this section shall be considered a single parcel of land, even though acquired by more than one conveyance or held nominally by more than one owner:

(a) Said permit application shall be accompanied by engineering drawings showing information as set forth in paragraph II.

(b) Unless all season safe sight distance of 400 feet in both directions along the highway can be obtained, the commissioner shall not permit more than one access to a single parcel of land, and this access shall be at that location which the commissioner determines to be safest. The commissioner shall not give final approval for use of any additional access until it has been proven to him that the 400-foot all season safe sight distance has been provided.

(c) For the purposes of this section, all season safe sight distance is defined as a line which encounters no visual obstruction between 2 points, each at a height of 3 feet 9 inches above the pavement, and so located as to represent the critical line of sight between the operator of a vehicle using the access and the operator of a vehicle approaching from either direction.

IV. No construction permit shall allow:

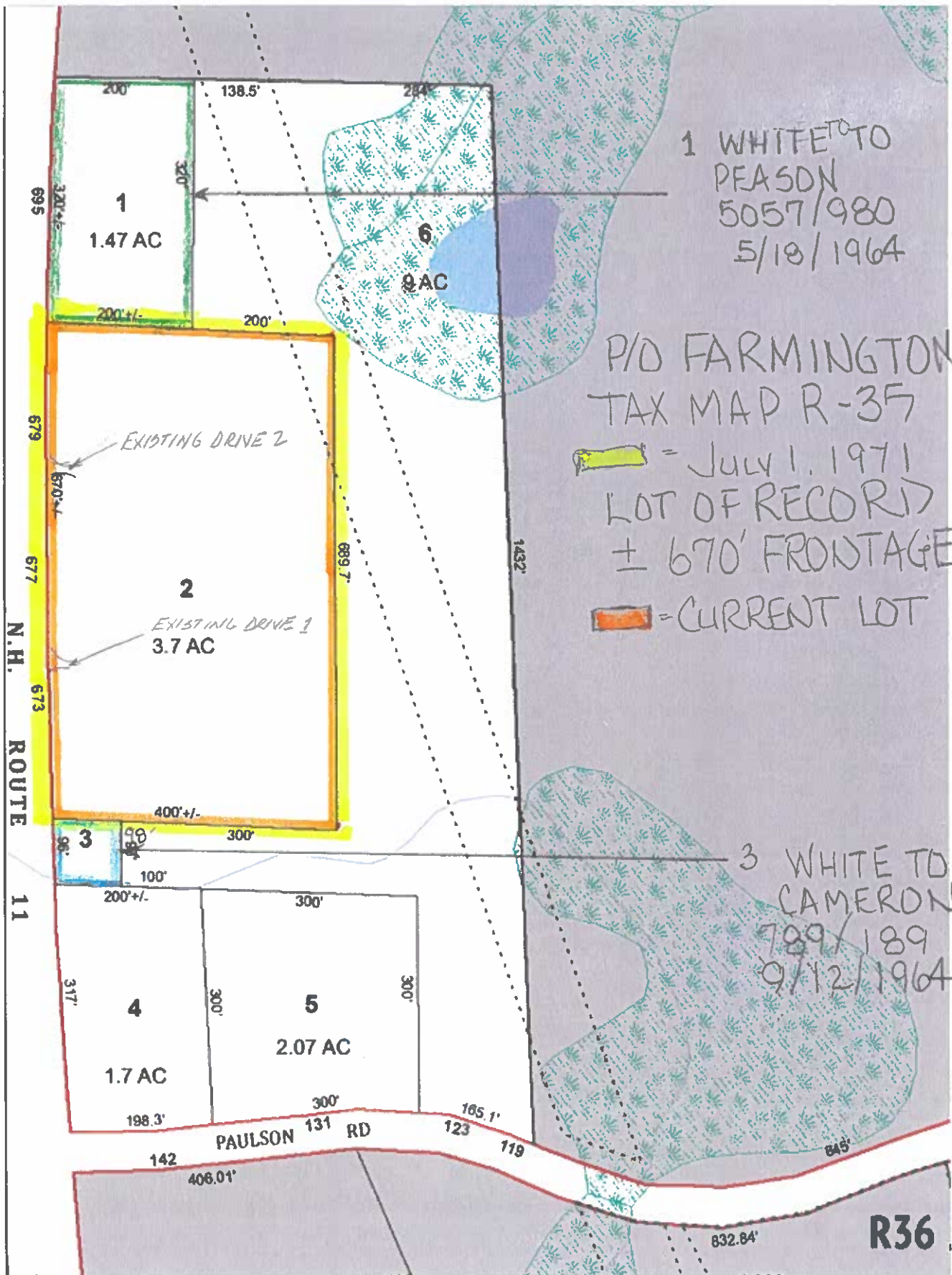
(a) A driveway, entrance, exit, or approach to be constructed more than 50 feet in width, except that a driveway, entrance, exit, or approach may be flared beyond a width of 50 feet at its junction with the highway to accommodate the turning radius of vehicles expected to use the particular driveway, entrance, exit or approach.

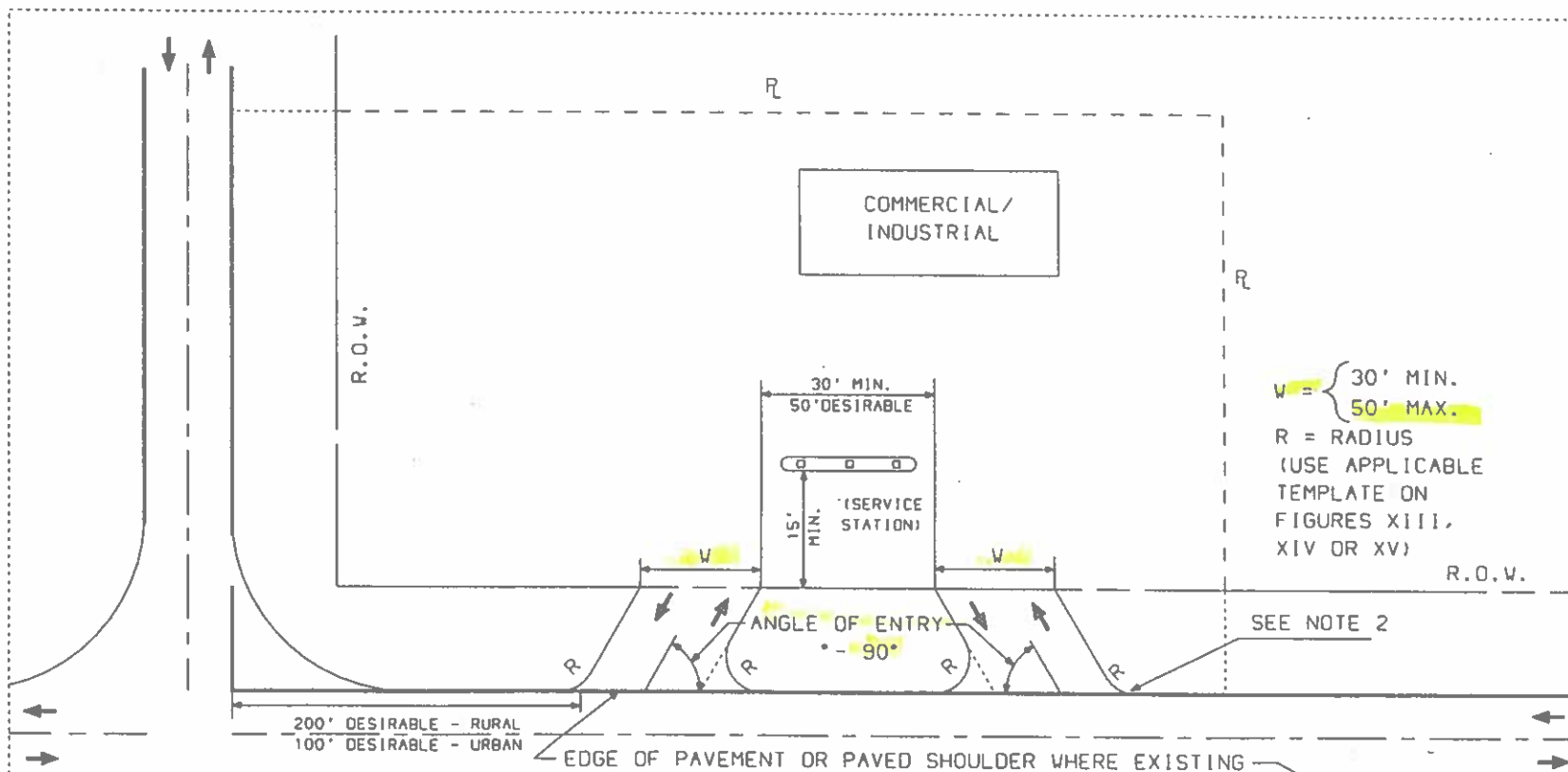
(b) More than 2 driveways, entrances, exits or approaches from any one highway to any one parcel of land unless the frontage along that highway exceeds 500 feet.

V. The same powers concerning highways under their jurisdiction as are conferred upon the commissioner of transportation by paragraphs I, II, III and IV shall be conferred upon the planning board in cities and towns in which the planning board has been granted the power to regulate the subdivision of land as provided in RSA 674:35, and they shall adopt such regulations as are necessary to carry out the provisions of this section. Such regulations may delegate administrative duties, including actual issuance of permits, to a highway agent, board of selectmen, or other qualified official or body. Such regulations, or any permit issued under them, may contain provisions governing the breach, removal, and reconstruction of stone walls or fences within, or at the boundary of, the public right of way, and any landowner or landowner's agent altering a boundary in accordance with such provisions shall be deemed to be acting under a mutual agreement with the city or town pursuant to RSA 472:6, II (a).

VI. The commissioner of transportation or planning board shall retain continuing jurisdiction over the adequacy and safety of every existing driveway, entrance, exit, and approach to a highway, whether or not such access was constructed or installed pursuant to a permit under this section, and, unless the access is a public highway, the owners of property to which the access is appurtenant shall have continuing responsibility for the adequacy of the access and any grades, culverts, or other structures pertaining to such access, whether or not located within the public right of way. If any such access is or becomes a potential threat to the integrity of the highway or its surface, ditches, embankments, bridges, or other structures, or a hazard to the safety of the traveling public, by reason of siltation, flooding, erosion, frost action, vegetative growth, improper grade, or the failure of any culvert, traffic control device, drainage structure, or any other feature, the commissioner of transportation or planning board or their designee may issue an order to the landowner or other party responsible for such access to repair or remove such hazardous condition and to obtain any and all permits required therefor. The order shall describe the hazard, prescribe what corrective action or alteration in the location or configuration of such access shall be required, and set a reasonable time within which the action shall be completed. Such an order shall be sent by certified mail, and shall be enforceable to the same extent as a permit issued under this section. If the order is not complied with within the time prescribed, the commissioner or planning board or their designee may cause to be taken whatever action is necessary to protect the highway and the traveling public, and the owner or other responsible party shall be civilly liable to the state or municipality for its costs in taking such action.

§ 236:14 Penalty. – Any person who violates any provision of this subdivision or the rules and regulations made under authority thereof shall be guilty of a violation if a natural person, or guilty of a misdemeanor if any other person; and, in addition, shall be liable for the cost of restoration of the highway to a condition satisfactory to the person empowered to give such written permission.





$W = \begin{cases} 30' \text{ MIN.} \\ 50' \text{ MAX.} \end{cases}$   
 R = RADIUS  
 (USE APPLICABLE  
 TEMPLATE ON  
 FIGURES XIII,  
 XIV OR XV)

200' DESIRABLE - RURAL  
 100' DESIRABLE - URBAN

EDGE OF PAVEMENT OR PAVED SHOULDER WHERE EXISTING

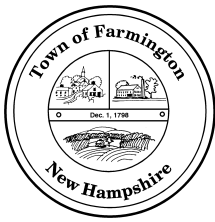
- NOTES:
- 1) CURBING, IF PRESENT COULD BE FLARED TO FIT DRIVE OR ENDED AS SHOWN ON FIGURE X.
  - 2) NO PART OF ANY DRIVE SHALL BE CONSTRUCTED OUTSIDE OF APPLICANT'S FRONTAGE.
  - 3) CUSTOMER SERVICES MUST BE SET BACK SUFFICIENTLY TO PREVENT ENCROACHMENT ON RIGHT-OF-WAY.
  - 4) WHERE REQUIRED, SEE FIGURES XI AND XII FOR LANE WIDENING.
  - 5) THIS CONFIGURATION SHALL BE CONSIDERED 2 ACCESS POINTS

TWO-WAY DRIVES -- MAJOR ENTRANCE -- RURAL/URBAN

N.H. D.O.T.  
MARCH 1, 2000

FIGURE V

6/9



A Bicentennial Community  
1798 - 1998

**Town of Farmington**  
**356 Main Street**  
**Farmington, NH 03835**  
**Phone: (603) 755-2208 • Fax: (603) 755-9934**

March 18, 2024

Dear **[INSERT PROPERTY OWNER(S) NAME]**:

It has come to our attention that specific requirements not met as part of a prior approved subdivision plan have led to several issues that need attention involving your property.

In 2005, a two-lot subdivision off Ten Rod Road was approved by the Planning Board that showed a proposed roadway that would service the two newly created lots (see attached). The roadway, which was named Abbey Lane, was required because the parent parcel did not have adequate frontage for the proposed subdivision; however, this roadway was never built, resulting in a concern that these properties, possibly unbeknownst to the owners, technically have two addresses, an E911 address and a mailing address, as follows:

Tax Map R5, Lot 9-2  
E911: 20 Abbey Lane  
Mailing Address: 152 Ten Rod Road

Tax Map R5, Lot 9-0  
E-911: 11 Abbey Lane  
Mailing Address: 154 Ten Rod Road

E911 addresses are used by Fire, Police, and other Emergency Services personnel to respond when a 911 call is placed. It is a requirement to provide an accurate address to ensure a timely response in case of an emergency. Since Abbey Lane was never built, the Board of Selectmen recently voted to authorize staff to eliminate the Abbey Lane addresses and use the existing mailing addresses of both properties for E911 purposes, thus alleviating the public safety concern.

Additionally, the Planning Board, in their effort to explore a course of action to rectify the 2005 approved subdivision plan, requests that both property owners work together to submit an amended subdivision plan that reflects existing conditions. This will also offer an opportunity to develop an approach on how best to resolve the language in both deeds that refer to the respective ownership and maintenance of the proposed road (see attached), which affects your title and could affect your ability to sell your property to a future buyer that seeks financing for the purchase.

The Planning Board recognizes that this situation is not your fault, as the applicant for the 2005 subdivision should not have been able to obtain the necessary building permits and certificates of occupancy prior to the roadway being built and inspected by staff. As such, if both property owners come forward voluntarily to obtain an approved amended subdivision plan, the Board will waive Town fees and as many regulatory requirements as possible to make the process easier.

If you have questions or would like to discuss options in greater detail, please reach out to the Planning and Community Development Department at the Municipal Offices Building at 356 Main Street.

Respectively submitted by,

Kyle Pimental, Director of Planning and Community Development





**Town of Farmington**  
**Planning and Community Development Department**  
356 Main Street  
Farmington, NH 03835

---

March 27, 2024

Milton Planning Board  
55 Industrial Way  
Milton, NH 03851

Re: Amended Subdivision Plan for the Town of Farmington

It has come to the attention of the Farmington Board of Selectmen that an amended subdivision plan must be approved by the Milton Planning Board to address an issue with a Farmington-owned property prior to any future sale. The parcel in question is Tax Map R61, Lot 48-1. This parcel was part of a subdivision in 1984 that split the parent parcel into six lots (see attachments). As referenced on the subdivision plan, Lot 6 was bisected by the municipal boundary between the Town of Farmington and the Town of Milton. For tax purposes, the parcel, in 1984, was labeled Lot 6 (Milton) and Lot 6A (Farmington); however, the intent was that any future conveyance would include both and that neither property should be construed as a separate lot. According to current tax maps, those parcels are now labeled as Tax Map 034, Lot 001 (Milton) and Tax Map R61, Lot 48-1.

Despite this condition, at some point, the Town of Milton sold Lot 6 separately using the municipal boundary as the metes and bounds, which essentially acted as a de facto subdivision and split the two lots. As a result, Lot 6A (Tax Map R61, Lot 48-1) is now a non-conforming, landlocked parcel with no frontage in Farmington. Additionally, it has created title issues for any future buyer.

To resolve this issue, we are requesting that the Milton Planning Board vote to revise the 1984 subdivision approval to remove the plan restriction that states Lot A can never be conveyed separately. Once this decision is recorded, we believe it will resolve all title issues and be satisfactory to move forward with a future sale of the property.

Respectively submitted by,

A handwritten signature in black ink that reads "Kyle Pimental".

-Kyle Pimental, Director of Planning and Community Development

**TOWN OF MILTON**  
**APPLICATION FOR MINOR SUBDIVISION**

1. Name of Applicant (S): Town of Farmington, NH

Address of Applicant: 356 Main Street

Phone Number: 603-755-2208 Cell Number: \_\_\_\_\_

2. Name of Owner of Record: Town of Farmington

Address of Owner of Record: 356 Main Street

Phone Number of Owner of Record: 603-755-2208

3. Name of Surveyor: Randy R. Orvis

Address of Surveyor: \_\_\_\_\_

Phone Number of Surveyor: \_\_\_\_\_

4. Location of proposed Minor Subdivision:

Street: NH Route 153

Tax Map Number: 034 Lot Number: 001

Number of Total Acres in parcel: 5.92

5. Number of new lots to be created: 2 Acres in each: 3.50 & 2.42

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: \_\_\_\_\_

This is not a new proposed subdivision. The purpose of this application is to amend the 1984 subdivision plan and remove the restriction that states Lot A can never be conveyed separately. See attached memo for more information.

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

Application Fees:

- |   |                                 |
|---|---------------------------------|
| 1. Application Fee  | \$ <u>200.00</u> (to be waived) |
| 2. Lot Creation Fee (\$100.00 per new lot)  | \$ <u>-</u>                     |
| 3. Abutters Notice: Contact Land Use office for current postage cost                                      | \$ <u>        </u>              |
| 4. Recording Fee<br>(\$30.00 per drawing & \$18.00 per page written documents)<br>(\$25.00 fee for LCHIP) | \$ <u>-</u>                     |
| 5. Town Engineer review, if required (3 <sup>rd</sup> party engineering review)                           | \$ <u>-</u>                     |

Total of all Application Fees \$

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~~ KD

**Owner:** Kenneth Dickie, Town Administrator

“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:** Kenneth Dickie **Date:** 3/27/24

**ABUTTERS LIST**

Name: \_\_\_\_\_ Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_ Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_ Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_ Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_ Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_ Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_

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Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_

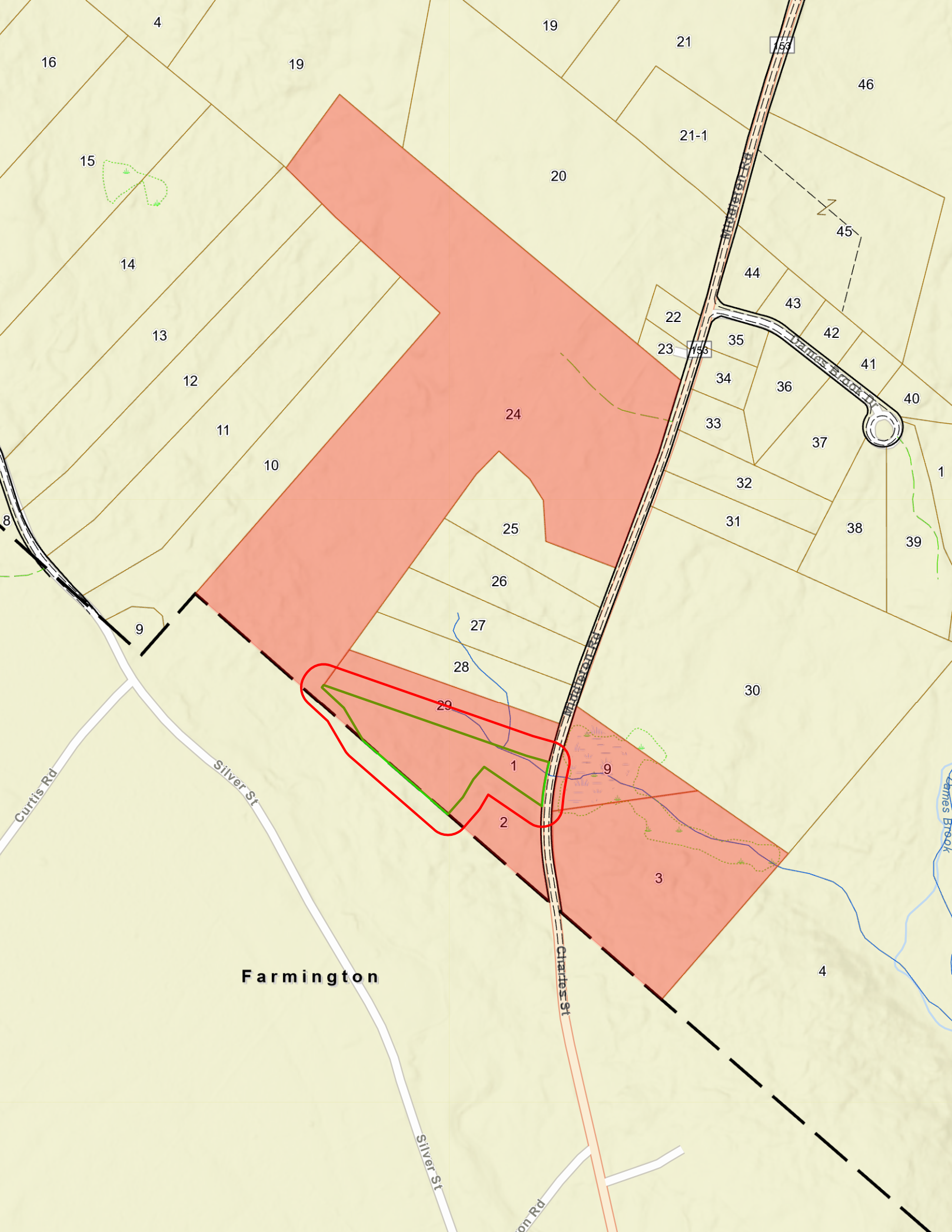
Name: \_\_\_\_\_ Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_ Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_

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Address: \_\_\_\_\_ Address: \_\_\_\_\_ Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_ Map \_\_\_\_\_ Lot# \_\_\_\_\_







# 100 feet Abutters List Report

Milton, NH  
March 29, 2024

## Subject Property:

Parcel Number: 000039-000001-000000  
CAMA Number: 000039-000001-000000  
Property Address: 23 MIDDLETON ROAD

Mailing Address: GENTILE, LAUREN GENTILE, MARK  
PO BOX 1413  
MILTON, NH 03851

---

## Abutters:

Parcel Number: 000034-000024-000000  
CAMA Number: 000034-000024-000000  
Property Address: 103 MIDDLETON ROAD

Mailing Address: JOLLY, ROBERT L  
71 PINE KNOLL DRIVE  
FARMINGTON, NH 03835

Parcel Number: 000034-000029-000000  
CAMA Number: 000034-000029-000000  
Property Address: 31 MIDDLETON ROAD

Mailing Address: ROBINSON BONNIE  
7 OLD FARM RD  
KITTERY, ME 03904

Parcel Number: 000039-000002-000000  
CAMA Number: 000039-000002-000000  
Property Address: MIDDLETON ROAD

Mailing Address: MILTON TOWN OF  
55 INDUSTRIAL WAY  
MILTON, NH 03851

Parcel Number: 000039-000003-000000  
CAMA Number: 000039-000003-000000  
Property Address: 6 MIDDLETON ROAD

Mailing Address: ELLINGWOOD CLAUDE  
6 MIDDLETON RD  
MILTON, NH 03851

Parcel Number: 000039-000009-000000  
CAMA Number: 000039-000009-000000  
Property Address: MIDDLETON ROAD

Mailing Address: THERRIEN, DENNIS THERRIEN, KELLE  
PO BOX 958  
MILTON, NH 03851



[www.cai-tech.com](http://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.

ELLINGWOOD CLAUDE  
6 MIDDLETON RD  
MILTON, NH 03851

GENTILE, LAUREN  
GENTILE, MARK  
PO BOX 1413  
MILTON, NH 03851

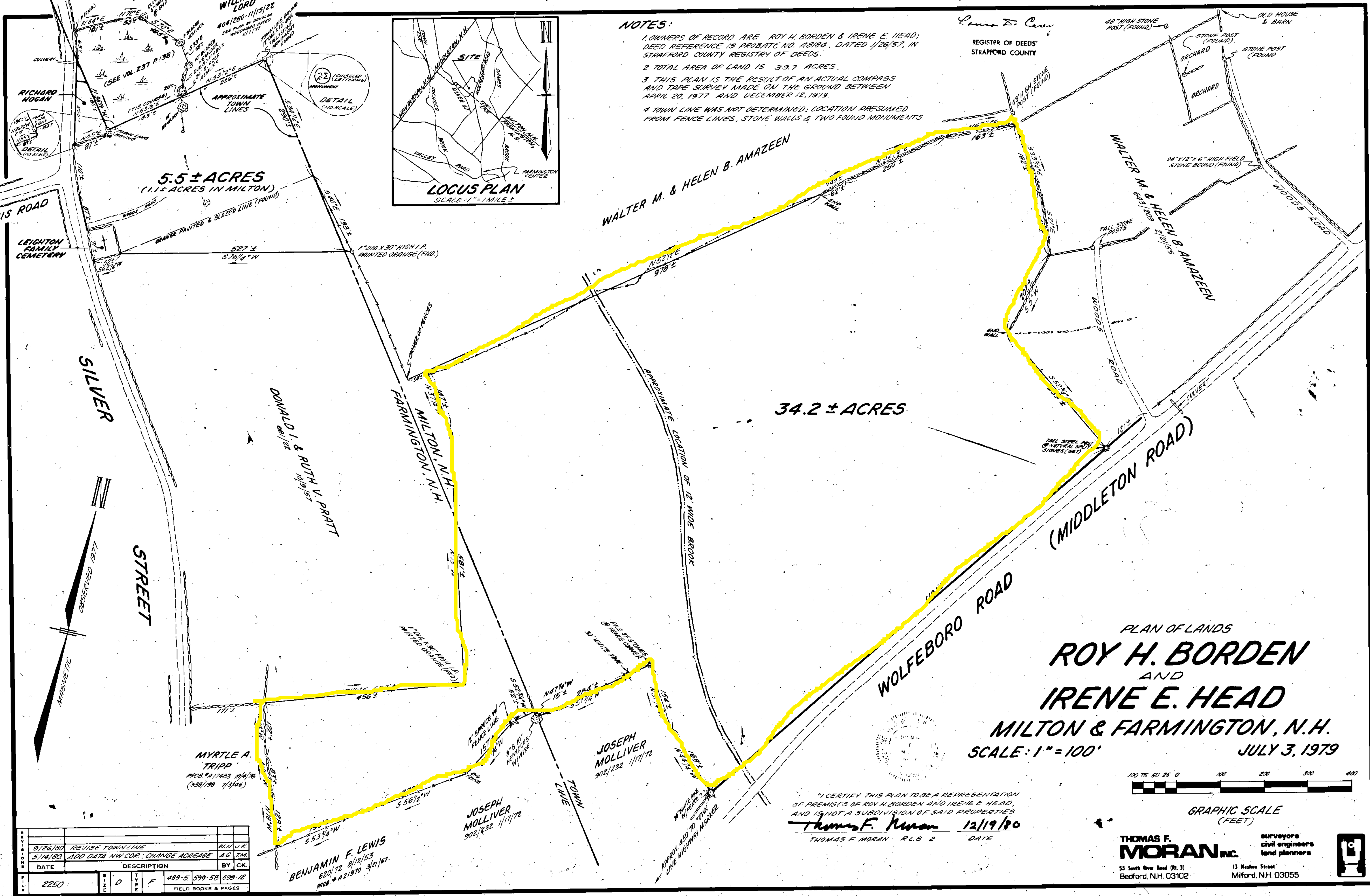
JOLLY, ROBERT L  
71 PINE KNOLL DRIVE  
FARMINGTON, NH 03835

MILTON TOWN OF  
55 INDUSTRIAL WAY  
MILTON, NH 03851

ROBINSON BONNIE  
7 OLD FARM RD  
KITTEERY, ME 03904

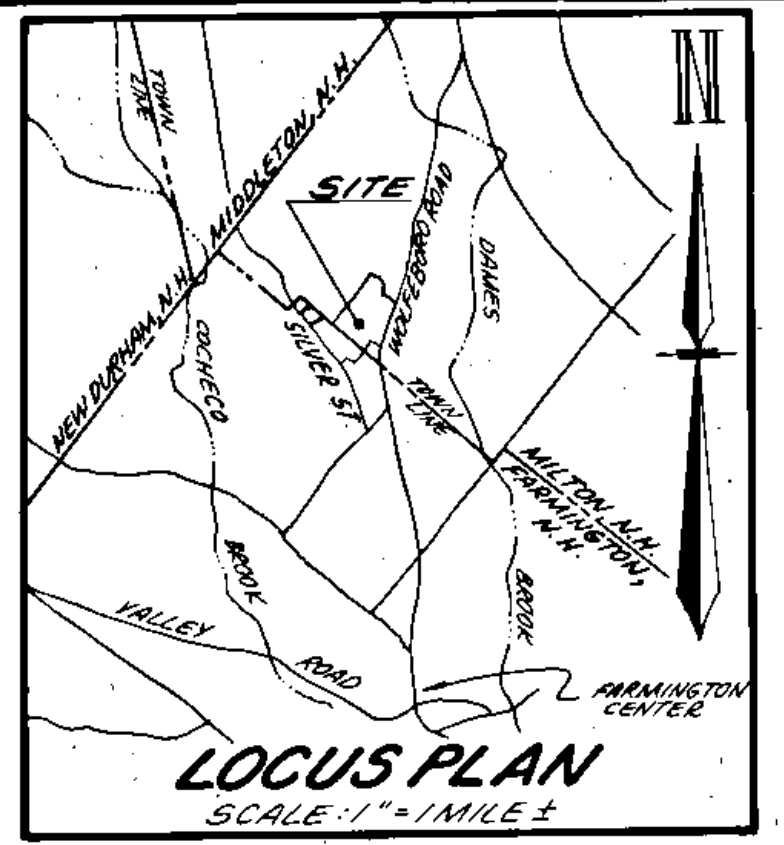
THERRIEN, DENNIS  
THERRIEN, KELLE  
PO BOX 958  
MILTON, NH 03851





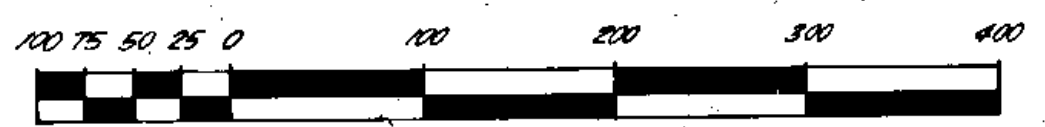
**NOTES:**

1. OWNERS OF RECORD ARE ROY H. BORDEN & IRENE E. HEAD; DEED REFERENCE IS PROBATE NO. A8184, DATED 1/26/57, IN STRAFFORD COUNTY REGISTRY OF DEEDS.
2. TOTAL AREA OF LAND IS 39.7 ACRES.
3. THIS PLAN IS THE RESULT OF AN ACTUAL COMPASS AND TAPE SURVEY MADE ON THE GROUND BETWEEN APRIL 20, 1977 AND DECEMBER 12, 1979.
4. TOWN LINE WAS NOT DETERMINED; LOCATION PRESUMED FROM FENCE LINES, STONE WALLS & TWO FOUND MONUMENTS.



James D. Casey  
REGISTER OF DEEDS  
STRAFFORD COUNTY

PLAN OF LANDS  
**ROY H. BORDEN**  
AND  
**IRENE E. HEAD**  
MILTON & FARMINGTON, N.H.  
SCALE: 1" = 100'  
JULY 3, 1979



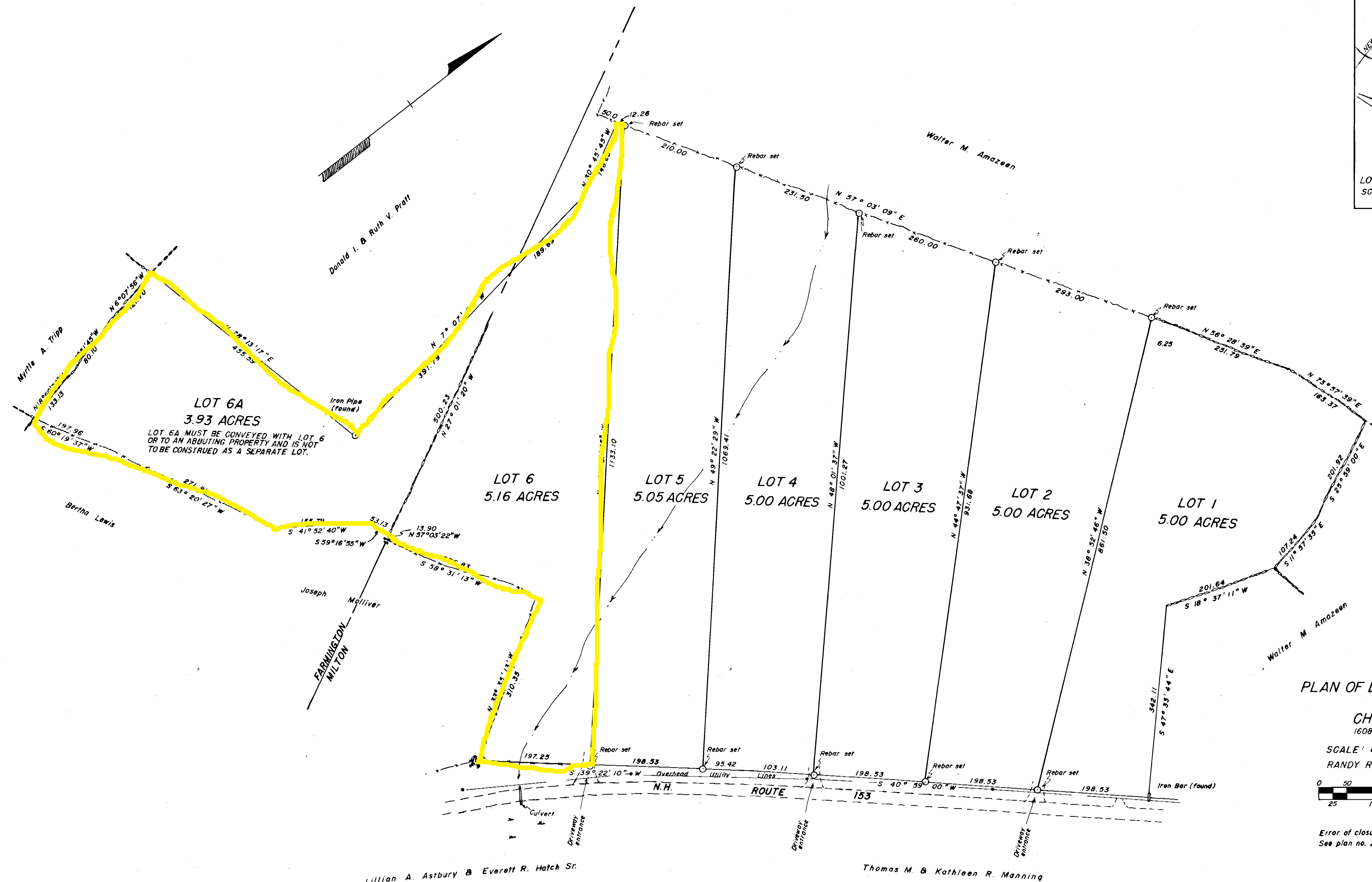
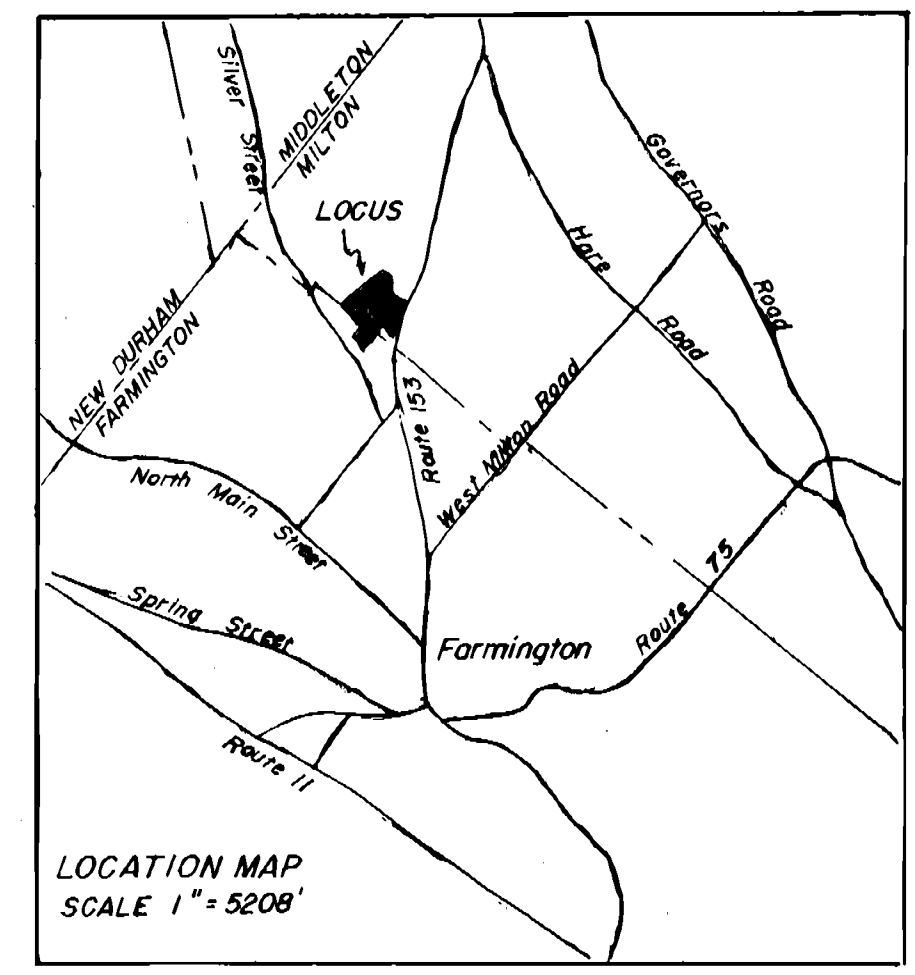
"I CERTIFY THIS PLAN TO BE A REPRESENTATION OF PREMISES OF ROY H. BORDEN AND IRENE E. HEAD, AND IS NOT A SUBDIVISION OF SAID PROPERTIES"

**Thomas F. Moran** 12/19/80  
THOMAS F. MORAN, R.L.S. 2 DATE

**THOMAS F. MORAN INC.** surveyors  
civil engineers  
land planners  
55 South River Road (Rt. 3) Bedford, N.H. 03102  
13 Nashua Street Milford, N.H. 03055

NO.	DATE	DESCRIPTION	BY	CK.
1	9/26/80	REVISE TOWNLINE	W.N.J.K.	
2	5/14/80	ADD DATA NW COR., CHANGE ACREAGE	A.G.T.M.	
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APPROVED BY THE  
MILTON PLANNING BOARD  
DATE: Jan 30 1984  
Robert E. Merrill, Chairman  
Bernard J. Collins  
Allen W. Stewart  
Barbara F. Lane

PLAN OF LAND IN MILTON & FARMINGTON, N.H.

PREPARED FOR  
**CHARLES J. ROOBIAN**  
1608 HANGCOCK ST QUINCY, MA. 02169

SCALE: 1" = 100' AUGUST 30, 1984  
RANDY R. ORVIS, SURVEYOR, FARMINGTON, N.H.



Error of closure is 1 part in 13875  
See plan no. 21A-4 recorded at Stratford County Registry of Deeds

