



Henniker Planning Board

November 10, 1768



CASE # 2023-09

### SITE PLAN REVIEW APPLICATION

Property Address: Maple Street

Parcel Lot #: Map 5B Lot 187-A Zoning District: CM Medium

Parcel Lot Size: 1.761 Ac. +/- Road Frontage: Maple 367.5' +/-  
Hall 206.1' +/-  
Post Office Ave 201.3' +/-

Type of Application: Change of Use  
(Circle Type) Home Business Retail/Service  
Multi-Family Residential  
Commercial/Industrial Development  
Telecommunication

#### PROPERTY OWNER(s)

Name:	<u>DIAS FAMILY REVOCABLE TRUST OF 2009</u>	Name:	_____
Address:	<u>SCOTT R DIAS &amp; CATHERINE A DIAS TRUSTEES</u>	Address:	_____
	<u>245 Flanders Road, Henniker, NH 03242</u>		_____
Tel #:	<u>[REDACTED]</u>	Tel #:	_____
Fax #:	_____	Fax #:	_____
Email:	_____	Email:	_____
Signature:	<u>See Letter of Authorization Attached</u>	Signature:	_____

#### APPLICANT(s)

Name:	<u>OSOFSON INVESTMENTS, LLC</u>	Name:	_____
Address:	<u>154 Elm Street, Milford NH 03055</u>	Address:	_____
	<u>Marcey Mason (Agent)</u>		_____
Tel #:	<u>[REDACTED]</u>	Tel #:	_____
Fax #:	<u>[REDACTED]</u>	Fax #:	_____
Email:	<u>[REDACTED]</u>	Email:	_____
Signature:	<u>[REDACTED]</u>	Signature:	_____

If the property owner is not the applicant and/or wishes the applicant to act on their behalf, the property owner MUST provide a notarized letter (original) authorizing the applicant to file an application.

Telephone  
603-428-3221

Town of Henniker  
18 Depot Hill Road, Henniker, NH 03242  
www.henniker.org

FAX  
603-428-4366

## APPLICATION INSTRUCTIONS

### DATA TO BE PROVIDED WITH SITE PLAN REVIEW APPLICATION

- Narrative description of proposed development
- Planning Board meeting minutes from Conceptual Consultation, which is optional (Copies may be researched and obtained at Town Hall) N/A
- Copy of the property tax map showing subject parcel and abutting properties (Copies may be researched and obtained at Town Hall)
- Copy of Property assessment card (Copies may be researched and obtained at Town Hall)
- Copies of any ZBA Notices of Decision (Variance or Special Exception) for project
- Planning Board Application Fees
- Abutter Notification List
- Plan Sets
  - Initial Application:
    - Seven 22"x34" copies of the plans for review by Planning, Conservation, Assessing, Highway, Fire, Town Sewer (if applicable) and Town Water (if applicable)
  - Revised Application Deadline:
    - Seven 22"x34" copies of the plans for Planning Board meeting
    - Eleven 11" x 17" copies of the plans for the Planning Board packets
- Copies of any State or Federal permits
- Copies of any deeds or easements
- Copies of Condominium declaration, bylaws, and floor plan (condo conversion)
- All required material as outlined in 203-12 and 203-13, as applicable, in the Town of Henniker Site Plan Review Regulations
- Waiver requests for any of the required material under 203-12 or 203-13 of the Town of Henniker Site Plan Review Regulations. Request must be in writing and explain why conformity to the requirements would pose an unnecessary hardship and how granting the waiver would not be contrary to the spirit and intent of the Regulation.

### FEES

Fees **MUST** be paid at the time the application is submitted or the application will not be accepted. Fees can be paid in cash or by check made out to the "Town of Henniker".

Site Plan Application	\$375 application fee; \$500 escrow
Residential	\$100 per dwelling unit
Affordable Residential	\$30 per dwelling unit (as defined by US HUD)
Change of Use	\$190 application fee; \$250 escrow
Telecommunications	\$625 application fee; \$500 escrow
Telecommunications co-location	\$315 application fee; \$500 escrow
Newspaper Notice Fee:	\$125
Abutter Notification Fee:	\$10 per abutter notification address
Recording Fee:	\$30 per plan sheet, \$25 per document, \$25 LCHIP fee per plan set/document

<b>Amount enclosed with application:</b>	
Application Fee	\$ <u>375.00</u>
Initial Escrow	\$ <u>500.00</u>
Newspaper Notice	\$ <u>125.00</u>
Abutters	\$ <u>140.00</u>
Recording Fee	\$ <u>30.00</u>
<b>Total</b>	<b>\$ <u>1,170.00</u></b>

### **ABUTTER NOTIFICATION LIST**

Three (3) sets of 1" x 2 5/8" mailing labels containing names and addresses of those on the mailing notification list, including abutters, property owners, agents, prospective Applicants, easement (conservation, preservation, agricultural) holders, and any professional whose seal appears on the plan **202-9.A**.

An abutter is defined as any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Planning Board. The term abutter includes all holders of conservation, preservation, or agricultural easements; the officers of a condominium or other collective form of ownership; the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the Planning Board; and any professionals hired by the applicant/property owner (surveyors, engineers, etc.). See NH RSA 672:3.

Information for the property abutters can be obtained at the Town Hall during regular business hours. Abutter information must be obtained no more than 1 month prior to application submittal.

### **APPLICATION SUBMISSION**

Submissions must be made in accordance with the adopted Planning Board submission deadline, which is posted at the Town Hall. All applicants are encouraged to meet with the Planning Board Clerk prior to submitting an application to avoid delays due to incomplete information.

Please be advised that it is the applicant's responsibility to submit a complete and accurate application package. The Planning Board will not take jurisdiction over incomplete applications.

Review the Henniker Site Plan Review Regulations, Chapter 203 of the Town Code, to ensure full compliance with the Regulations. Regulations are available online at [www.henniker.org](http://www.henniker.org)

## **SITE PLAN REVIEW REGULATIONS**

### **203-12. Minimum Requirements**

Every application must include the following (see RSA 676:4, I(b)):

- A. A completed Site Plan Review Application showing the name and address of the applicant and/or designated agent.
- B. The names and addresses of all abutters to the property, as indicated in the town records as of a date not more than five days before the filing of the application, and of all holders of conservation, preservation or agricultural preservation restrictions (as defined in RSA 477:45).
- C. A narrative description of the proposed project explaining its purpose, its hours of operation, parking needs, lighting, employment figures, land use compatibility, aesthetics, school population projections, noise, and traffic impacts with respect to both the immediate area and the town in general.

- D. The name and business address of every licensed professional whose seal appears on any Plan submitted to the Board.
- E. A dated Site Plan, drawn to a scale not smaller than 100 feet to an inch, showing the following:
- (1) Boundary dimensions and road frontages.
  - (2) Bar scale and north arrow.
  - (3) Distances of existing and proposed structures from boundaries and setbacks.
  - (4) Existing and proposed structures with dimensions.
  - (5) Names, width, and class of abutting roads.
  - (6) Approximate location of structures on abutting properties if within 100 feet of the property line.
  - (7) Location, dimensions, materials, and condition of existing and proposed parking areas, driveways, curbs, sidewalks, and fire lanes.
  - (8) Location of natural features (such as wetlands, ledge, boulders, wooded areas) and one-hundred-year flood levels, if applicable.
  - (9) Location of existing and proposed utilities (water, sewer, electric, gas, telephone, cable, etc.), wells, septic systems, and leach fields.
  - (10) Type, size, and location of existing and proposed solid waste storage facilities and snow storage areas.
  - (11) Location of all easements and rights-of-way.
  - (12) Location, size, and nature of existing and proposed signs and outdoor illumination.
  - (13) Location, size, and type of existing or proposed fencing, trees, ledges or other screening.
  - (14) A locus map showing boundaries for the site, all parcels within 1,000 feet, the zoning district(s), and one-hundred-year flood levels (if applicable).
  - (15) Plans of all existing and proposed buildings with their type, dimensions, location, setbacks, and first floor elevation(s) indicated.
  - (16) The size and location of proposed water supply and sewage disposal facilities (e.g., private wells and septic systems) showing provisions for future expansion, if applicable, and also showing distances from existing water and sewage facilities on abutting properties if the proposed facilities are within 200 feet of abutting properties.
  - (17) The location, layout and elevation of catch basins and other surface drainage features.
  - (18) The type, extent, and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained.
  - (19) The rights-of-way and names of all proposed streets, lanes, ways, or easements.
  - (20) A topographic plan with spot elevations where the land slope is greater than 5% and contour lines at two-foot vertical intervals on site, and off-site contours shown 100 feet beyond the site to be interpolated from United States Geological Survey (USGS) data.

#### 203-13. Additional Requirements

If, based on information contained in the application or otherwise received by the Board, the Board determines that the proposed project is sufficiently large or complex, or the impacts of the proposed project

are of such significance that additional information is required, the Board may require the applicant to include any one or more of the following items in the application:

- A. A community facilities impact analysis for the following, where applicable:
  - (1) The wastewater treatment system, including flow estimates and assessments of existing capacity.
  - (2) The water system, including flow estimates and the capacity and assessment of existing potential water pressure.
  - (3) The traffic systems, including the impact of projected trips on flow characteristics and the impact of traffic on the immediate existing road structures and bridges. The traffic impact analysis will address internal and external traffic circulation and access, including adequacy of adjacent streets and intersections, entrances and exits, traffic flow, sight distances, curb cuts, turning lanes, existing or recommended traffic signals, pedestrian safety and access, off-street parking and loading, emergency vehicle access and necessary off-site improvements.
  - (4) The school system
  - (5) The public safety providers, including Police, Fire, and Rescue Squad.
  - (6) Solid waste disposal
  - (7) Stormwater management systems, including flow and water quality.
  - (8) The recreational resources and the provisions of methods to meet proposed needs.
- B. Provisions for snow removal and disposal.
- C. A plan showing the most recent soils information, as published by the Merrimack County Soil Conservation Service
- D. Wetlands delineated by a licensed professional using the current Army Corps of Engineers Manual
- E. An erosion and sediment control plan
- F. A fiscal impact study addressing the effects of the proposed project on the town's economy and finances, including, but not necessarily limited to, town expenses, tax revenue, property values, employment and impacts on existing businesses.
- G. A noise study.
- H. A lighting study
- I. Copies of any existing or proposed easements, deed restrictions, or other similar documents pertaining to the Site Plan.
- J. Such other documents, plans, studies or information as the Board may require to determine the impact of the project.
- K. Copies of all applicable state and federal applications and/or permits.

LETTER OF AUTHORIZATION

As the owner of Map 5B Lot 187-A, I authorize Osofson Investments, LLC., 154 Elm Street, Milford NH and their engineers, The Dubai Group, Inc., to act on my behalf to all planning processes and permitting regarding my property.

Owner Signature: \_\_\_\_\_

Dias Family Revocable Trust Of 2009 - Scott R Dias & Catherine A Dias Trustees

245 Flanders Road, Henniker, NH 03242

State of New Hampshire

County of MERRIMACK

Signed or attested before me on 10/10/2023 (date) by \_\_\_\_\_

(name(s) of person(s))

(Seal)



\_\_\_\_\_  
Signature of notarial officer

NOTARY PUBLIC  
Title (and Rank)

My commission expires 08-23-2028

Map: 00005B

Lot: 000187

Sub: 00000A

Card: 1 of 1

MAPLE ST

HENNIKER

Printed: 08/21/2023

OWNER INFORMATION			SALES HISTORY				PICTURE
<b>DIAS FAMILY REVOCABLE TRUST OF 20</b> DIAS R SCOTT & DIAS CATHERINE A TTEES 245 FLANDERS ROAD  HENNIKER, NH 03242			<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price Grantor</b>
			09/07/2022	3804	2385	U V 25	210,000 NORTON ALBERT J
LISTING HISTORY			NOTES				
01/01/23	INSP	MARKED FOR INSPECTION	VACANT LAND EASMNT (ABANDONED WATER LINE) RECORDED W/MCRD BK3804, PG2376 ON 9/7/22.				
09/16/22	ERHC						
08/06/20	SS14	FIELD REVIEW					
06/02/10	PM99	VACANT LOT					
09/29/05	JN41	HEARING CHANGE					
02/02/05	PP99	VACANT LOT					
08/19/96	40	HEARING NO CHANGE					
10/24/95	FG00	MEASUR+LISTED					

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																							
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	<b>HENNIKER ASSESSING OFFICE</b>																							
								<b>PARCEL TOTAL TAXABLE VALUE</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$ 0</td> <td>\$ 0</td> <td>\$ 139,100</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 139,100</td> </tr> <tr> <td>2023</td> <td>\$ 0</td> <td>\$ 0</td> <td>\$ 139,100</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 139,100</td> </tr> </tbody> </table>				Year	Building	Features	Land	2022	\$ 0	\$ 0	\$ 139,100				Parcel Total: \$ 139,100	2023	\$ 0	\$ 0	\$ 139,100				Parcel Total: \$ 139,100
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2022	\$ 0	\$ 0	\$ 139,100																												
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LAND VALUATION										LAST REVALUATION: 2022				
Zone: MEDIUM COMMERCIAL Minimum Acreage: 2.00 Minimum Frontage: 125										Site: UND/WOODS Driveway: UNDEVELOPED Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.750 ac	126,375	F	110	78	100	90	95 -- MILD	150	139,100	0	N	139,100	USE/COMM ZONE
	<b>1.750 ac</b>									<b>139,100</b>			<b>139,100</b>	

Map: 00005B

Lot: 000187

Sub: 00000A

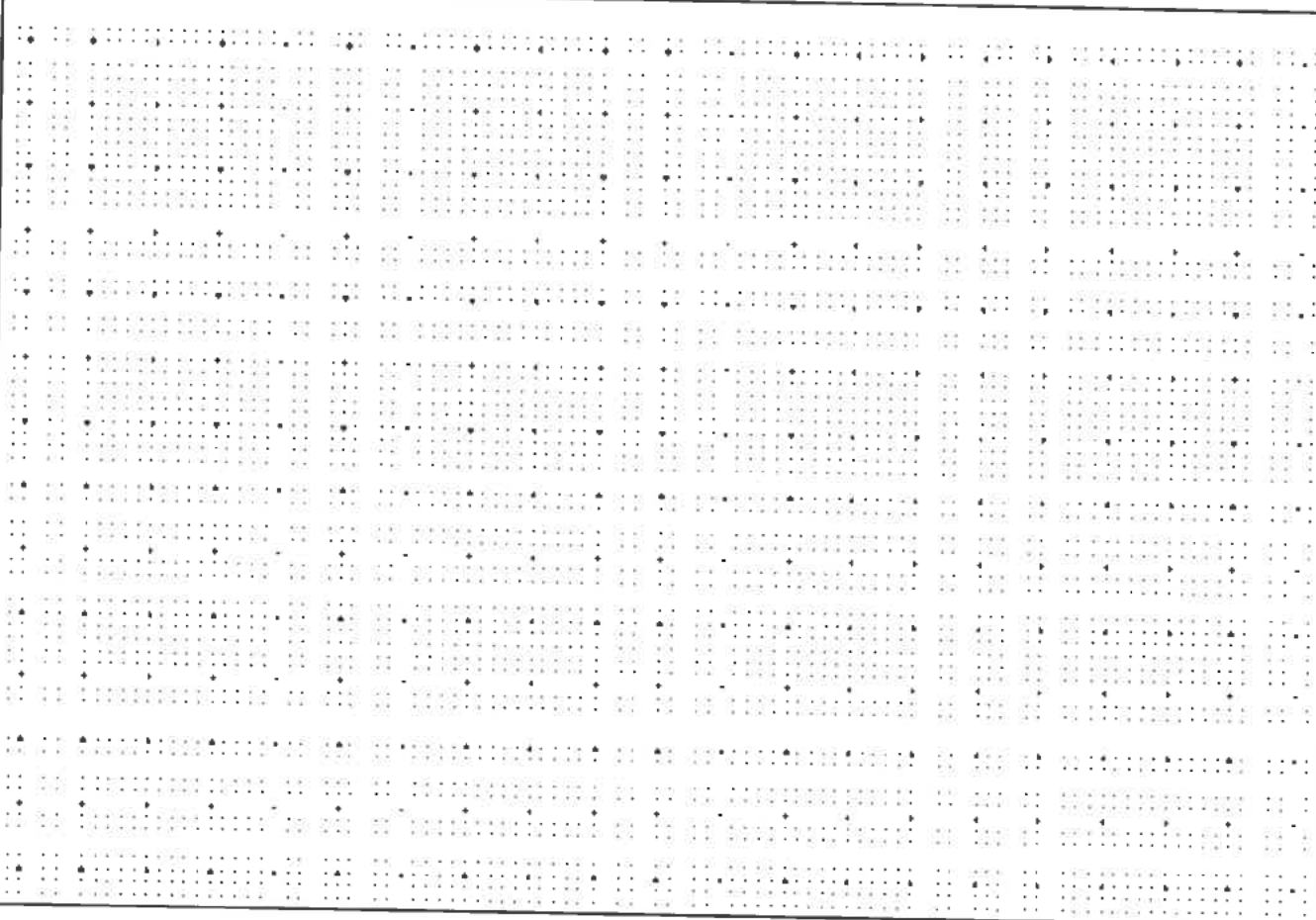
Card: 1 of 1

MAPLE ST

HENNIKER

Printed: 08/21/2023

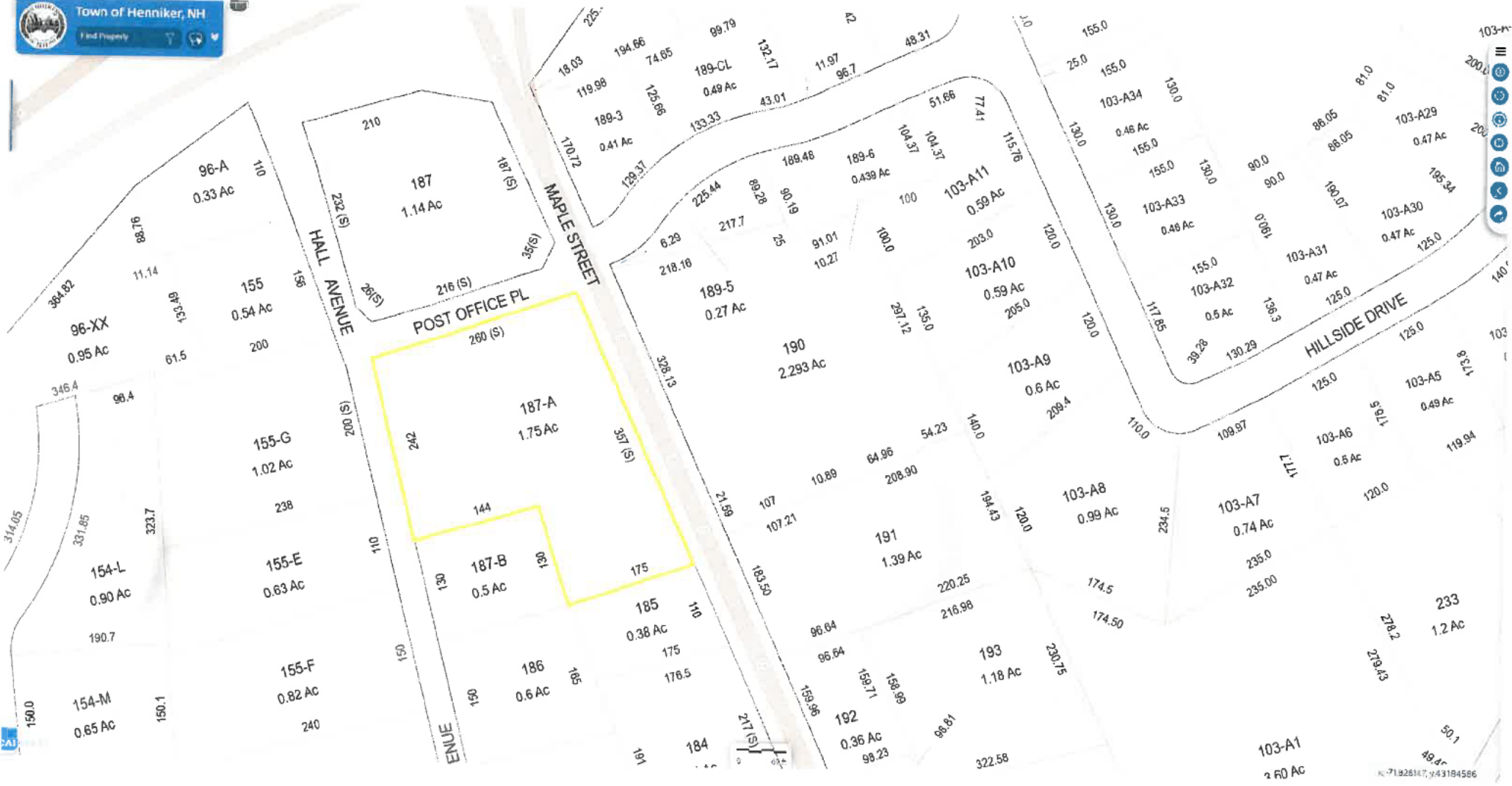
PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
		District	Percentage	Model:	Roof:	Ext:
	DIAS FAMILY REVOCABLE TRUST O DIAS R SCOTT & DIAS CATHERINE A TTEE 245 FLANDERS ROAD  HENNIKER, NH 03242			Int:	Floor:	Heat:
		PERMITS		Bedrooms:	Baths:	Fixtures:
		Date	Project Type	Notes	Extra Kitchens:	Fireplaces:
				A/C:	Quality:	Com. Wall:
				Stories:		



BUILDING SUB AREA DETAILS	
Base Type:	

2022 BASE YEAR BUILDING VALUATION	
Year Built:	
Condition For Age:	%
Physical:	
Functional:	
Economic:	
Temporary:	%







Return to:  
R. Scott Dias and  
Catherine A. Dias,  
Trustees of the Dias Family  
Revocable Trust of 2009  
245 Flanders Road  
Henniker, NH 03242

**Transfer Tax: 3,150.00**

**WARRANTY DEED**

**ALICE H. NORTON**, single, of 194 Hall Avenue, Henniker, New Hampshire 03242, for consideration paid, does hereby grant to

**R. SCOTT DIAS AND CATHERINE A. DIAS, CO-TRUSTEES OF THE DIAS FAMILY REVOCABLE TRUST OF 2009**, u/d/t/ dated April 15, 2009, of 245 Flanders Road, Henniker, New Hampshire 03242,

with **WARRANTY COVENANTS**

A certain tract of land situated in the Town of Henniker, County of Merrimack and State of New Hampshire, bounded and described as follows to wit:

Beginning at a point on the Easterly side of Hall Avenue, formerly known as High Street, so-called, at the Southwest corner of land now or formerly of Ralph W. Edwards and Evelyn Edwards; thence Easterly along said Edwards land to Maple Street; thence Southerly along said Maple Street to land now or formerly of J. Albert and Evelyn Norton; thence Northerly and then Westerly along said land of said Norton to High Street; thence Northerly along said High Street to the point of beginning.

EXCEPTING AND RESERVING from the foregoing tract of land, so much as was taken by the State of New Hampshire in connection with the Route 9 and 202 Highway layout. Reference is made to Book 1120, Page 199, Commissioner's Return, dated December 23, 1971.

Meaning and intending to describe the same premises conveyed to J. Albert Norton, Jr. and Alice H. Norton by virtue of a Warranty Deed from Ralph E. Arkell and Virginia A. Arkell dated October 19, 1976 and recorded in the Merrimack County Registry of Deeds at Book 1283, Page 490. Alice H. Norton is the surviving joint tenant of J. Albert Norton, Jr. who died on January 23, 2007. Reference is made to the Estate of J. Albert Norton, Jr., 6th Circuit-Probate Division-Concord No. 317-2008-ET-00570. See also deed of Cogswell Spring Water Works to be recorded herewith.

Executed under seal this 7<sup>th</sup> day of September, 2022.

Alice H. Norton, by Candace Grendell, attorney in fact  
ALICE H. NORTON, BY CANDACE GRENDPELL, ATTORNEY IN FACT,  
UNDER A POWER OF ATTORNEY DATED MARCH 16, 1996

STATE OF NEW HAMPSHIRE

Merrimack, ss. September 7<sup>th</sup>, 2022

Then personally appeared before me, the said Candace Grendell and acknowledged the foregoing to be her voluntary act and deed in her capacity as Attorney in Fact for Alice H. Norton,

Kayla C  
Notary Public:  
My commission expires:

KAYLA T. GRIMME  
Notary Public-New Hampshire  
My Commission Expires  
August 14, 2024

**MAPLE STREET  
LOT 5B-187-A  
OCTOBER 6, 2023**

DIAS FAMILY REVOCABLE TRUST OF 2009  
SCOTT R & CATHERINE A DIAS TRUSTEES  
245 FLANDERS ROAD  
HENNIKER, NH 03242

OSOFSON INVESTMENTS, LLC  
154 ELM STREET  
MILFORD, NH 03055

DOUG MACGUIRE, PE  
JOEL CONNOLLY, LLS  
THE DUBAY GROUP, INC.  
136 HARVEY ROAD BLDG B101  
LONDONDERRY, NH 03053

FARMER TRUST OF 2008  
FRANK A & BARBARA E TRUSTEES  
17 FARMER LANE  
WEARE, NH 03281

D B BOSS HOLDINGS LLC  
PO BOX 86  
HENNIKER, NH 03242

JOHN MACKENZIE GROUP LLC  
1082 DODGE HILL ROAD  
HENNIKER, NH 03242

PATASH LLC  
PO BOX 2138  
HENNIKER, NH 03242

TOWN OF HENNIKER  
FIRE & RESCUE BUILDING  
18 DEPOT HILL ROAD  
HENNIKER, NH 03242

GARY E BLINDT REVOCABLE TRUST  
GARY E BLINDT TRUSTEE  
PO BOX 2  
HENNIKER, NH 03242

ALICE H NORTON REVOCABLE TRUST  
ALICE H NORTON & D HATFIELD  
TRUSTEES  
194 HALL AVENUE  
HENNIKER, NH 03242

ALBERT J NORTON JR REVOCABLE TRUST  
ALBERT J NORTON & D HATFIELD TRUSTEES  
194 HALL AVENUE  
HENNIKER, NH 03242

RAELYN M VITI  
PO BOX 24  
HENNIKER, NH 03242

GAIL P KENNEDY  
217 HALL AVENUE  
HENNIKER, NH 03242

ZAX FAMILY TRUST  
JAY M & RUTH B ZAX TRUSTEES  
PO BOX 486  
HENNIKER, NH 03242