

THE PLANNING BOARD
FRANCESTOWN, NH

May 3, 2022

Paul and Patricia Jane
Old County Road South
Francestown, NH 03043

Meridian Land Services
P.O. Box 118
Milford, NH 03055

Re: Case No. 22-SD-02
Tax Map 2, Lot 11
Paul and Patricia Jane

Notice of Decision

At a meeting on Tuesday, May 3, 2022, the Francestown Planning Board voted to approve a 2-lot subdivision of land on Tax Map 2, Lot 11, located on Old County Road South in Francestown. The subdivision creates a new lot consisting of approximately 4.134 acres, and a remainder lot, with existing house, consisting of approximately 5.396 acres. The lots are located in the rural district and include land in the wetland, vernal pool, and steep slope overlay districts.

This approval is subject to the following conditions:

1. The plat shall depict the outlet pipe from the pond on the new lot, and show where the water flows. A note shall be added to the plat regarding the pond's drainage outflow into the 100-foot wetland setback, to alert future owners that outflow from the pond flows onto a portion of the remainder lot, and that this outflow is to remain as currently constituted as to allow the water to continue to flow on the surface of the ground. A note shall also be added to the plat noting that two waivers were granted at the April 19, 2022 hearing for high intensity soil mapping and septic approval.
2. Notice of state septic system and subdivision approval.
3. Receipt of final Mylar for recording, with administrative sign-off of Mylar by Planning Board Chair and Secretary, and final recording of Mylar at the Registry of Deeds.
4. Payment of recording fees and other required Town fees, if any.

Sincerely,

THE FRANCESTOWN PLANNING BOARD
Robert Lindgren, Chair

cc: Paul and Patricia Jane, Applicants, Meridian Land Services
Planning Board Members
Town Clerk, Board of Selectmen