

THE PLANNING BOARD
FRANCESTOWN, NH

May 3, 2022

Michael and Mary Murphy
Cross Road
Francestown, NH 03043

Re: Case No. 22-SD-01
Tax Map 3, Lot 34.1
Michael and Mary Murphy

Notice of Decision

At a meeting on Tuesday, May 3, 2022, the Francestown Planning Board voted to approve a 2-lot subdivision of land, Tax Map 3, Lot 34.1, located on Cross Road in Francestown. The subdivision creates one new lot consisting of approximately 38 acres, and a remainder lot, with existing house, consisting of approximately 3.386 acres. The lots are located in the rural district and include land in the wetland and vernal pool overlay districts.

This approval is subject to the following conditions:

1. A note shall be added to the plat stating that Zoning Board approval of a Special Exception may be required for driveway construction on the new lot, and that such driveway would need to be engineered and approved by the Planning Board, per Section 5.C.12 of the Subdivision Regulations. Said note should alert present and future property owners of these requirements in the existing zoning statute and regulations.
2. Notice of state septic system and subdivision approval.
3. Receipt of 3 copies of the revised plat, final Mylar for recording, with administrative approval and 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: Michael and Mary Murphy, Applicants
Christopher Danforth, Keach-Nordstrom Associates
Planning Board Members
Town Clerk, Board of Selectmen