



# MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

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Phone: 603-673-1441 \* Fax 603-673-1584

www.MeridianLandServices.com

September 18, 2020

The Francestown Planning Board  
Larry Ames, Chair  
27 Main Street  
P.O. Box 5  
Francestown, NH 03043  
planningboard@francestownnh.org

Re: Site Plan & Subdivision Applications, Tax Map 3 / Lots 17 & 18, Stevens Road, 2<sup>nd</sup> NH Turnpike and Woodward Hill Road, Francestown, New Hampshire

Dear Planning Board members,

On behalf of the Owners – Ronald A. Shattuck, Jr. & Melissa D. Shattuck, Meridian Land Services, Inc. as the preparer of the included Subdivision and Existing Conditions Plans, hereby provides the following narrative relative to the Subdivision and Site Plan Applications.

- Ronald A. Shattuck, Jr. & Melissa D. Shattuck are looking to adjust the common lot line of Tax Map 3 Lots 17 & 18.
- The Proposed Subdivision will create four new residential lots and revise the configuration of two existing lots.
- The Site Plan Application is for improvements already in place therefore an Existing Conditions Plan has been included.
- There is no future plans for development on proposed lot 3-18.

Because the Subdivision Application will be creating lots in excess of the zoning requirement and, adequate test pits have been inspected with no ledge observed on well drained USDA Soils; we therefore ask the Planning Board to consider waivers for the proposed subdivision and site plan.

Final Application for Subdivision Approval and Final Application for Site Development Approval Checklists

## B.2) 'Soils Data – HIS Maps'

We have not provided High Intensity Soils Mapping as the lot areas are oversized and the proposed building areas are suitable for residential development. USDA Soils have been shown on our plans and no development is proposed for areas excess of 15% slopes.

Please review this letter and it is our hope that you will find our approach acceptable.



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The Francestown Planning Board  
10496.00

February 8, 2018  
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Thank you for your consideration,

Meridian Land Services, Inc.  
Jonathan G. Lefebvre  
Survey Field Manager