

TOWN OF PLAISTOW, NH



RECEIVED
PLANNING OFFICE

FEB 27 2024

By: 

APPLICATION FOR PLANNING BOARD ACTION

(Updated January 2019)

General Information

Please consult the Town of Plaistow Zoning Ordinances (Chapter 220); Subdivision Regulations (Chapter 235) and Site Plan Regulations (Chapter 230) for the list of requirements for designing your Plan.

For an application to be considered as complete it must include the following documents/information:

Note: All documents (except for fee payments) shall be submitted in paper form as well as electronically.

- Completed and signed "Application for Planning Board Action" form
- Deed(s) to subject property(ies)
- Plan
- Applicable authorization letters
- List of abutters, mailing labels and notification fees (Note: See Part VIII of this application form)
- Fee Schedule Form and Application fees (See Plaistow Planning Board Fee Schedule)
- Escrow deposit (See Plaistow Planning Board Fee Schedule & Section VII of this application form)
- Completed Site Plan/Subdivision Regulations Checklist (See www.plaistow.com/planning-department)

All application and notification fees may be submitted with a single check. Escrow monies, where applicable, must be by separate check. Please make all checks payable "Town of Plaistow."

It is the applicant's responsibility to submit a complete and accurate application package.

Deadline Information

Public Hearings are scheduled for the third Wednesday of each month. A complete list of deadline and public hearing meeting dates is posted on the Planning Department page of the Town's website www.plaistow.com. Hard copies of the schedule are also available in the Planning Department office during regular business hours.

Plaistow Planning Department
145 Main St – Second Floor
Plaistow, NH 03865
603-382-5200 X202 – dvoss@plaistow.com
Office Hours
Monday through Thursday: 8:00AM – 4:00PM
Closed Fridays

PART I. APPLICANT INFORMATION – ALL APPLICATIONS

Applicant Name(s)	Albert Couillard
Mailing Address	82 Seven Sisters Road Haverhill MA 01830
Phone	603 560 4754
Email	albuilt@comcast.net
APPLICANT SIGNATURE	

PART II. CONSULTANT/ENGINEER INFORMATION – ALL APPLICATIONS

Firm Name	PGC Engineering PLLC
Project Contact Person	Philip Christiansen
Mailing Address	10 Chase Street West Newbury MA 01985
Phone	978 994 4550
Email	philchristiansen.pe@gmail.com

PART III. PROJECT INFORMATION – ALL APPLICATIONS**Parcel 1.**

Project Street Address or Location	93 Forest Street		
Parcel Tax Map	MAp 66 Lot 17	Zoning District	LDR
Total Acreage	258 acres	Total Frontage	>600 ft
For Lot Line Adjustment Only	Before Acreage		After Acreage
Purpose/Description of Proposed Plan (Intent)	to divide the land into three laot to allow for future sale of a portion of the property		

Parcel 2 (if needed)

Project Street Address or Location			
Parcel Tax Map		Zoning District	
Total Acreage		Total Frontage	
For Lot Line Adjustment Only	Before Acreage		After Acreage
Purpose/Description of Proposed Plan (Intent)			

*If more than one parcel is involved in the project please complete this block for the additional parcel.
If there are more than two (2) parcels please provide the required information on a separate sheet of paper.*

PART IV: PROPERTY OWNER INFORMATION – ALL APPLICATIONS

Parcel 1 Owner(s): *Note: All parcel owners as shown on the deed(s) must sign this application*

Name(s) (as shown on deed)	The Haverhill Golf & Country Club, Inc
Contact Person	Steven Williams, President
Mailing Address	58 Brickett Lane Haverhill, MA 01830
Phone	
Email	SJWGASA@msn.com
OWNER SIGNATURE	<i>Steven Williams, President</i>
OWNER SIGNATURE	
NOTE: <i>A copy of the deed must accompany all application</i>	

Parcel 2 Owner(s) (if needed): *Note: All parcel owners as shown on the deed(s) must sign this application*

Name(s) (as shown on deed)	
Contact Person	
Mailing Address	
Phone	
Email	
OWNER SIGNATURE	
OWNER SIGNATURE	
NOTE: <i>A copy of the deed must accompany all application</i>	

If there are more than two parcels please provide the required information for additional parcel owners on a separate sheet of paper. A copy of the deed for each subject parcel is required.

Note: *If there is an agent for the property owner making this application (i.e. attorney, executor of an estate, power of attorney) then please submit any legal documents that grant the agent authorization to do so.*

**PART V. AUTHORIZATION FOR SITE INSPECTIONS AND SITE WALK
ALL SITE PLAN APPLICATIONS**

(Not required for Voluntary Lot Mergers or Condominium Conversions)

By signing below the property owner(s) authorize the Planning Board to conduct a site walk of the subject property(s). The property owner(s) also authorizes On-Site Inspections by the Planning Board Staff and/or their agents. Note: Site walks scheduled by the Planning Board are public meetings and must be posted as such, hence members of the public may attend.

Must be signed by ALL persons named on the deed(s)

Property Owner 1 (print name)	Steven Williams, President
Property Owner 1 (signature)	<i>Steven Williams, President</i>
Property Owner 2 (print name)	
Property Owner 2 (signature)	
Property Owner 3 (print name)	
Property Owner 3 (signature)	
Property Owner 4 (print name)	
Property Owner 4 (signature)	

PART VI. APPLICATION TYPE

<p>Conceptual Consultation for Subdivision Plan or Major Site Plan Development – New development; development that is greater than 10% expansion of a use or structure; change in use resulting changes to the building or site plan. (Public Meeting, No Abutter Notification, No New Plans, No Checklist) Note: Applicants may display/refer to any previous Planning Board approved and recorded Plan. No new plans can be displayed at a meeting without Abutter Notification. Applicants may apply for a Conceptual Consultation w/Abutter Notification as long as appropriate notification fees and mailing labels are provided with the application.</p>	N/A
<p>Preliminary Design Review for Subdivision Plan or Major Site Plan Development – New development (Public Hearing, Abutter Notification, Plans, Checklist)</p>	N/A
<p>Final Application for Subdivision Plan or Major Site Plan – New development Note: Plan must be Accepted as Complete before the Planning Board can review the detailed of the plan. (Public Hearing, Abutter Notification, Plans, Checklist)</p>	X
<p>Subdivision or Site Plan Amendment – Including Change of Use and Amendments to Previously Approved Site Plans Note: Plan must be Accepted as Complete before the Planning Board can review the detailed of the plan. (Public Hearing, Abutter Notification, Plans, Checklist)</p>	N/A
<p>Condominium Conversion Note: Plan must be Accepted as Complete before the Planning Board can review the detailed of the plan. (Public Hearing, Abutter Notification, Plans, Condominium Documents, Checklist)</p>	N/A
<p>Lot Line Adjustment Note: Plan must be Accepted as Complete before the Planning Board can review the detailed of the plan. (Public Hearing, Abutter Notification, Plans, Checklist)</p>	N/A
<p>Lot Consolidation (<i>Voluntary Lot Merger</i>) (Public Meeting, No Abutter Notification, Plan, Two (2) Original Signature Voluntary Lot Merger Forms)</p>	N/A
<p>Conditional Use Permit Note: This public hearing may occur concurrently with another public hearing or may be a stand-alone public hearing. (Public Hearing, Abutter Notification, Plans, No Checklist)</p>	N/A
<p>Hazardous Material Permit Note: This public hearing may occur concurrently with another public hearing or may be a stand-alone public hearing. (Public Hearing, Abutter Notification, Plans, Checklist)</p>	N/A
<p>Special Event Permit – See Separate Special Event Permit Application Form</p>	N/A

PART VII: OTHER APPLICATION REQUIREMENTS

Payment of Application Fees: Please consult “*Plaistow Planning Board Fee Schedule*” (Fee Schedule) for all applicable fees. A copy of the completed Fee Schedule Form, and applicable fees, must accompany all applications.

The Fee Schedule Form is available on the Planning Department page of the Town’s website www.plaistow.com

Escrow Account Deposit: Per Article III, §235-12.B.2.e an escrow account may need to be established for your project’s application review. If your application/plan will require review by the Planning Board’s Review Engineer, Legal Counsel and/or other Agent of the Planning Board, then an escrow account will need to be established.

No plans will be forwarded for review unless/until an escrow account is established.

Please consult with the Planning Department to determine if an escrow account needs to be established. The Initial Escrow Deposit amount is based on the scope of the proposed project and listed in the Fee Schedule.

PART VIII. ABUTTER NOTIFICATON

Abutters: All property owners adjoining the subject parcel(s) either directly or across a street or stream must be notified.

Abutter information can be found using the **PROPERTY RECORD CARD, Information/Online Viewer** on the Assessor’s page of the Town’s website www.plaistow.com.

Please provide a list of all property abutters, including mailing address, on a separate sheet of paper.

OTHER PROFESSIONALS: In addition to abutters, any of the following professionals involved with the project must be notified. Please provide the information as noted:

Surveyor: <u>Jamie Gayton (JG Land Services)</u>	Engineer: <u>Phillip Christiansen P.E.</u>
Address: <u>20 Washington St</u>	Address: <u>10 Chase St</u>
<u>Haverhill, MA 01832</u>	<u>West Newbury, MA 01985</u>

Soil/Wetlands: <u>Bruce Gilday (BAG Land Consultants)</u>	Other: _____
Address: <u>43 Rockingham Street</u>	Address: _____
<u>Concord, NH 03301</u>	_____

If additional professionals are to be notified, please provide information on a separate sheet of paper.

MAILING LABELS: 3 sets of mailing labels (each name, three (3) times) for all applicants, property owners, engineers/consultants, surveyors, all other professionals, and abutters are required at time of application.

Please use Avery 8160, 5160 or 1” x 2.63” equivalent. Please DO NOT indicate map-lot information on the mailing address labels. Applications without correct mailing labels will not be accepted.

For your convenience there is a label making tool in the **PROPERTY RECORD CARD, Information/Online Viewer** on the Town’s website.

Plaistow Planning Board Fee Schedule

Adopted 12/05/18
Impact Fees Updated 08/21/19

Property Address: 93 Forest Street
Map/Lot: Map 66 Lot 17
Applicant Name: Albert Couillard
Applicant Contact Number: 603-560-4754
Consultant/Engineer: Philip Christiansen
Consultant/Engineer Contact Number: 978-994-4550

Item Count	TYPE OF FEE	FEE COST	TOTAL COST
	PLAN REVIEW & ADMINISTRATIVE		
	Conceptual Consultation (No Plans)	\$ 75.00	
	Preliminary Design Review	\$ 150.00	
	Site Plan Review (New or Amended) No Legal and/or Engineering Review	\$ 150.00	
	Site Plan Review (New or Amended) W/Legal and/or Engineering Review	\$ 250.00	
	Subdivision Application Fee	\$ 250.00	\$250 x 2
	Lot Line Adjustment Only	\$ 150.00	
	Lot Line Adjustment added to another application	\$ 75.00	
	Condominium Conversion Only	\$ 150.00	
	Condominium Conversion added to another application	\$ 75.00	
	Easement Plan Only (no additional charges if easements are shown on a site plan, subdivision plan, or lot line adjustment application)	\$ 75.00	
	Special Event Plan Review	\$ 75.00	
	Conditional Use Permit	\$ 75.00	
	Hazardous Material Storage Permit	\$ 75.00	
	Excavation Permit	\$ 75.00	
	Revocation Hearing	\$ 75.00	
	Legal Notice Fee (per application notice)	\$ 175.00	\$175 x 2

Plaistow Planning Board Fee Schedule

Adopted 12/05/18
Impact Fees Updated 08/21/19

# of Notices 39	Abutter Notification - Please contact Planning Department for Current Fee	\$9/each	\$351
	Recording Fee (Per Sheet) <i>7 Sheets</i>	\$ 40.00	\$40
	Tax Map Update (Final Applications Only)	\$ 75.00	\$75 <i>x2</i>
	LCHIP Surcharge - Separate check payable RCRD due at time of recording	\$ 25.00	
	ESCROW FEES**		
	New Site Plan/Subdivision	\$ 5,000.00	\$5,000
	Amended Site Plan/Subdivision	\$ 2,500.00	
	Reclamation Plan	\$ 3,000.00	
	Condominium Conversion Plan	\$ 1,000.00	
	Escrow Fee Payments must be by separate check		
	BONDS		
	Amended Site Plans that do not require review and/or inspection by Planning Board Review Engineer will be required to post a \$5,000 bond. The bond will be refunded upon certification by the Applicant's Engineer of Record that the project is complete and complies with the Planning Board Approved Site Plan.	\$ 5,000.00	
	Site Plans and Amended Site Plans that require review and inspection by Planning Board Review Engineer will be assessed a bond amount at the time of the Pre-Construction meeting. The Planning Board's Bond Estimate Worksheet must be submitted prior to the Pre-Construction Meeting being scheduled.	Determined by Bond Estimate Worksheet	
	IMPACT FEES		
	Fees Adopted as of August 21, 2019		
	School Impact Fees (per dwelling unit)		
	Single Family Detached	\$ 3,187.00	
	Attached/Townhouse	\$ 2,373.00	
	Two Unit Structure	\$ 2,373.00	
	3-4 Unit Structure	\$ 2,373.00	
	Manufactured Housing	\$ 1,809.00	

Plaistow Planning Board Fee Schedule

Adopted 12/05/18
Impact Fees Updated 08/21/19

	Accessory Dwelling Unit (ADU)	\$1.72	per sq. ft. of living space
	Recreational Impact Fees (per dwelling unit)		
	Single Family Detached	\$ 914.00	
	Attached and 2+ Family Units	\$ 766.00	
	Manufactured Housing	\$ 663.00	
	Accessory Dwelling Units (ADU)	\$0.48	per sq. ft. of living space
	Public Safety Impact Fee - Residential (per dwelling unit)		
	Single Family Detached	\$ 1,933.00	
	Attached and 2+ Family Units	\$ 1,705.00	
	Manufactured Housing	\$ 1,481.00	
	Accessory Dwelling Units (ADU)	\$1.04	per sq. ft. of living space
	Public Safety Impact Fee - Commercial		
	Retail, Restaurant, Lodging, Office, Institutional	\$1.27	per sq. ft.*
	Industrial, Storage, Transportation Uses	\$0.42	per sq. ft.*
	<i>*net increase</i>		
	New Road Impact Fee	\$5.00	per linear ft.

Total Application Fee
(do not include escrow or bonds fees)

**** Escrow Accounts** - If the balance in an escrow account falls below \$500.00, and the project is ongoing, the applicant must deposit additional funds to replenish the account. Deposits shall be made in a minimum of \$2,500.00 increments. Applicants may request, in writing, a refund of any balance in an escrow account upon completion of the project providing that all outstanding invoices have been paid and all required sign-offs have been obtained. The request for refund will be considered by the Planning Board at the next available regularly-scheduled meeting and a majority vote is required for release.

Brian & Anastasia Sheehan
8 Hoyt Farm Road
Plaistow, NH 03865
Parcel ID 48-033-022

Todd & Kimberly Randall
9 Country Club Lane
Plaistow, NH 03865
Parcel ID 58-010-000

Edward & Sherrie Peterson
87 Forest Street
Plaistow, NH 03865
Parcel ID 60-050-000

Walter & June Kosciwicz
11 Country Club Lane
Plaistow, NH 03865
Parcel ID 58-009-000

Pynn Realty LLC
29 Newton Road
Plaistow, NH 03865
Parcel ID 66-020-000

James and Doris How
13 Country Club Lane
Plaistow, NH 03865
Parcel ID 58-008-000

Aaron Tilton
1 Country Club Lane
Plaistow, NH 03865
Parcel ID 66-015-000

Kristen Beecher
P.O. Box 8
Plaistow, NH 03865
Parcel ID 60-064-000

Jason & Perla Burgess
28 Newton Road
Plaistow, NH 03865
Parcel ID 66-016-000

Briana Paige Connor
5 Country Club Lane
Plaistow, NH 03865
Parcel ID 66-014-000

Granite State Gas
6 Liberty Lane West
Hampton, NH 03842
Parcel ID 60-065-000

Scott & Keenan Hebert
7 Country Club Lane
Plaistow, NH 03865
Parcel ID 66-013-000

Kristopher & Olivia Lien
32 Newton Road
Plaistow, NH 03865
Parcel ID 66-018-000

Theresa Beaulie
15 Country Club Lane
Plaistow, NH 03865
Parcel ID 58-007-000

James & Barbara Campbell
12 Autumn Circle
Plaistow, NH 03865
Parcel ID 59-002-000

Debra Mitchell &
Richard Spear
99 Forrest Street
Plaistow, NH 03865
Parcel ID 60-056-000

Ernest & Debra Winter
92 Forrest Street
Plaistow, NH 03865
Parcel ID 60-067-000

George Zapsalis
10 Autumn Circle
Plaistow, NH 03865
Parcel ID 59-001-000

Granite State Gas Trans
6 Liberty Lane West
Hampton, NH 03842
Parcel ID 60-066-000

David & Kristina Hoyt
63 Forrest Street
Plaistow, NH 03865
Parcel ID 48-032-000

Adam & Lianna Green
16 Country Club Lane
Plaistow, NH 03865
Parcel ID 58-005-000

Lisa Hennessey
13 Autumn Circle
Plaistow, NH 03865
Parcel ID 59-007-000

The Reserve Hillcrest Ave
34 Condo Units
118 Rocky Road
P.O. Box 376
Rindge, NH 03461
Parcel ID 58-006-000

Jared M. Delucia
43 Forest Street
Plaistow, NH 03865
Parcel ID 48-040-000

James & Beverly Coombs
19 Autumn Circle
Plaistow, NH 03865
Parcel ID 59-006-000

Town of Plaistow
Attn: Board of Selectman
145 Main St
Plaistow, NH 03865
Parcel ID: 59-008-000

Kevin & Janice Murphy
97 Forrest Street
Plaistow, NH 03865
Parcel ID 60-057-000

Peter Lesiczka
49 Corliss Hill Road
Haverhill, MA 01830
Parcel ID 48-026-000

Eric & Chris Paquette
34 Newton Road
Plaistow, NH 03865
Parcel ID 67-001-000

Abby Road Realty Trust
82 Seven Sister Road
Haverhill, MA 01830
Parcel ID 47-003-008

Ashley & David Hoyt
55 Forrest Street
Plaistow, NH 03865
Parcel ID 48-032-000

Marion Saracusa
4 Hoyt Farm Road
Plaistow, NH 03865
Parcel ID 48-033-000

Merari Pellot
75 Abby Road
Plaistow, NH 03865
Parcel ID 47-003-011

North Ave Development LLC
9 Bobcat Way, Unit 2
Sandown, NH 03873
Parcel ID 47-003-006
Parcel ID 47-003-007 -
Parcel ID 47-003-009
Parcel ID 47-003-010
Albert Couillard
82 Seven Sister Road
Haverhill, MA 01830
Applicant

PCG Engineering PLLC
Philip Christiansen
10 Chase Street
West Newbury, MA 01985
Engineer

JG Land Services
Jamie Gayton
20 Washington St
Haverhill, MA 01832
Surveyor

The Haverhill Golf & Country Club
58 Brickett Lane
Haverhill, MA 01830
Property Owner

BAG Land Consultants
Bruce Gilday
43 Rockingham Street
Concord NH 03301
Soil/Wetlands Engineer

Albert C. Couillard
82 Seven Sister Road
Haverhill, MA 01830
603-560-4754
albuilt@comcast.net

February 28, 2024

Town of Plaistow
Planning Board
145 Main St
Plaistow, NH 03865

RE: Haverhill Country Club Land before the Planning Board

To The Town of Plaistow:

This letter is to inform you that I have hired Philip Christiansen of PCG Engineering as my Engineer to design the proposed subdivision that is in front of the Town of Plaistow Planning Board and that he has the authority to speak on my behalf at any meeting regarding this project.

Thank you,



Albert Couillard

Albert C. Couillard
82 Seven Sister Road
Haverhill, MA 01830
603-560-4754
albuilt@comcast.net

February 28, 2024

Town of Plaistow
Planning Board
145 Main St
Plaistow, NH 03865

RE: Haverhill Country Club Land before the Planning Board

To The Town of Plaistow:

This letter is to inform you that I have hired Jamie Gayton of JG Land Services as my Land Surveyor for the proposed subdivision that is in front of the Town of Plaistow Planning Board and that he has the authority to speak on my behalf at any meeting regarding this project.

Thank you,



Albert Couillard



January 29, 2024

Town of Plaistow
145 Main Street
Plaistow, NH 03865

To Town of Plaistow:

As the President of Haverhill Country Club, I authorize Al Couliard the authority to represent the Haverhill Golf and Country Club at any Town hearings for the purpose of discussing the subdivision of its land. Any Further questions, I can be reached at 508-726-1412.

Thank You,

A handwritten signature in blue ink, appearing to read 'Steven Williams', written in a cursive style.

Steven Williams
President

KNOW ALL MEN BY THESE PRESENTS

That I, Colley B. Court of Haverhill, Essex County, Commonwealth of Massachusetts, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations to me in hand, before the delivery hereof, well and truly paid, by The Haverhill Golf & Country Club, Inc., a corporation duly organized by law and having its principal place of business at said Haverhill, the receipt whereof is hereby acknowledged, have granted, bargained and sold and by these presents do give, grant, bargain, sell alien, enfeoff, convey and confirm unto the said Haverhill Golf & Country Club, Inc., its successors and assigns forever, with quitclaim covenants, all my right, title and interest in and to the land situated partly in said Haverhill and partly in Plaistow, Rockingham County, State of New Hampshire, consisting of a tract of land on a portion of which an eighteen (18)-hole golf links is laid out, together with a club house and other buildings thereon, and being more particularly bounded and described as follows:-

PARCEL ONE:-

A certain parcel of land situate partly in said Haverhill and partly in said Plaistow, on the northerly side of Brickett Lane, bounded and described as follows:-

Beginning at the westerly corner at a stake and stones by land of Horace W. Tarleton; thence easterly seventeen (17) rods and twenty-one (21) links to a stake and stones to a corner; thence northwesterly by a straight line fifteen (15) rods and five (5) links, all by said Tarleton land, to a stake and stones at land of Nye Clinton Whiting; thence turning and running southeasterly by said Whiting land forty-two (42) rods and nine (9) links to a stake and stones at Brickett Lane, so called; thence southwesterly by said lane thirty-one (31) rods to a stake and stones at land of Arthur W. Brickett; thence northwesterly by said Brickett land and by land of Horace W. Tarleton thirty-two (32) rods and seven and one-half (7½) links to the bound first mentioned. Containing four (4) acres and eighty-five (85) rods more or less.

PARCEL TWO:-

A certain parcel of land situate in said Plaistow, bounded and described as follows:-

Beginning by land of Nye Clinton Whiting and heirs of James Peaslee and thence running North 49° 45' East three hundred fifty (350) feet; North 39° 15' East one hundred fifty-three (153) feet; North 59° East forty-four (44) feet; North 45° East twenty-four (24) feet; North 29° 40' East one hundred seventy-five (175) feet; North 30° 45' East two hundred seventeen and 6/10 (217.6) feet to land of heirs of Philip C. Marden; thence North 2° 45' East by said Marden land seven hundred ninety-one (791) feet to land of heirs of M. O. Luce; thence North 28° 45' West one hundred thirty-eight (138) feet and North 84° 40' West four hundred eight (408) feet to the Westerly corner of Luce land; thence Northeasterly as the wall stands by said Luce land to the highway known as Bartlett Road; thence Northwesterly by said road to a stone bound at land of Lovely; thence by Lovely's land South 42½° West forty-one and one-half (41½) rods to a stake and stones at land of Weeden and Tarleton; thence by land of Tarleton North 76½° East (by calculation) eighteen and one-half (18½) rods to a stake and stones; thence South 18° West (by calculation) twenty-one (21) rods and ten (10) links to a stake and stones; thence by Tarleton's land North 82° West six (6) rods to land of Weeden; thence by Weeden's land as the wall stands (approximately, South 79° West) nineteen (19) rods to land of Whiting; thence by land of Whiting South 18° East 30 rods to a stake and stones at land of Benjamin B. Whitaker, thence by Whitaker land North 87° East thirty (30) rods and ten (10) links to a stake and stones; thence by Whitaker land South 13° 15' West

three hundred forty-four (344) feet; South $78^{\circ} 15'$ West thirty-nine (39) feet; South $61^{\circ} 30'$ West twenty-nine (29) feet; South 38° West two hundred (200) feet; South $40^{\circ} 10'$ West one hundred sixty-eight (168) feet, all by land of Whitaker to end of wall at land of Whiting; thence by land of Whiting South $39^{\circ} 25'$ East nine hundred forty-three and $10/12$ (943 $10/12$) feet to the point begun at. Containing fifty (50) acres more or less.

PARCEL THREE:-

A certain parcel of land situate partly in said Haverhill and partly in said Plaistow on Brickett Hill Road and Gile Street, containing 128 acres more or less, bounded and described as follows:-

Beginning at the Southwesterly corner thereof by Gile Street and land of Tennant; thence by land last mentioned North $32\frac{1}{2}^{\circ}$ East nineteen (19) rods and nine (9) links to an angle; thence again North 68° East by land last mentioned, land of Quinal, Walshaw and Peck sixty-eight (68) rods to center of brook; thence North 10° West by said brook about seven and one-half ($7\frac{1}{2}$) rods and thence North 68° East all by said land of Peck forty-six (46) rods fifteen (15) links to land of Furber; thence North 21° West by land last mentioned six (6) rods and eighteen (18) links to land of Peaslee; thence North 89° West three (3) rods and twenty (20) links; again North $20\frac{1}{2}^{\circ}$ West nine (9) rods eighteen (18) links; again North 73° West two (2) rods three (3) links and again North 30° West forty-one (41) rods fourteen (14) links all by said land of Peaslee to other land of Brickett; thence North 36° West by land last mentioned fifty-six and one-half ($56\frac{1}{2}$) rods to land of Whitaker; thence North 17° West by said land of Whitaker and still other land of Brickett about $65\frac{1}{2}$ rods to land of Weeden; thence South 78° West by said land of Weeden and land of Johnson eighty-one and one-half ($81\frac{1}{2}$) rods to still other land of Brickett; thence South $16\frac{1}{2}^{\circ}$ East by land last mentioned and land of Tarleton one hundred seven and $3/4$ ($107\frac{3}{4}$) rods; thence South 45° East by land last mentioned and land of Flint forty and $1/4$ ($40\frac{1}{4}$) rods; thence South 66° West by said land of Flint twenty (20) rods sixteen (16) links to the State line; thence Southeasterly by the State line two (2) rods to the Southerly line of a road about thirty (30) feet wide; thence South 66° West by said road twenty-six (26) rods; thence in a curved line still by said road thirteen (13) rods; thence South 23° East seven (7) rods eighteen (18) links; again South $26\frac{1}{2}^{\circ}$ East twenty (20) rods and again South 6° West eleven (11) rods ten (10) links all by Brickett Hill Road to Gile Street, and thence by said street South 73° East twenty (20) rods to said land of Tennant and the point begun at.

PARCEL FOUR:-

A certain tract or parcel of land situate in said Plaistow, and bounded and described as follows:-

On the North by land now or formerly of Moses Bartlett and on the West and South by land now or formerly of Daniel Peaslee and on the East by land now or formerly of Chadlers Heirs; the same formerly belonged to the late Daniel Ayer and called the Dow pasture. Containing $4\frac{1}{2}$ acres, more or less.

The deed of a portion of Parcel Three hereinbefore described, situated partly in Haverhill, Massachusetts, given by Joseph Brickett to Daniel Brickett dated June 9, 1855 and recorded in Rockingham Records, Book 363, Page 439, was not recorded in Essex South District Registry of Deeds.

PARCEL FIVE:-

A certain parcel of land together with the buildings thereon situated partly in said Haverhill and partly in Plaistow, New Hampshire, and bounded and described as follows:-

Beginning at the southerly corner thereof by Brickett Lane and by land of Tarleton; thence running North 8° East, by said land of Tarleton, twenty (20) rods and five (5) links to a stake; thence North 76° East, still by land of said Tarleton, eight (8) rods and ten (10) links to a stake by land of Haverhill Country Club; thence South $26 \frac{3}{4}^{\circ}$ East, by said land of Haverhill Country Club, fifteen (15) rods and ten (10) links to a stake and stones by said Brickett Lane; thence Westerly by said Lane, nineteen (19) rods and twenty-one (21) links to the point begun at.

Being the same premises conveyed to me by deed of the Haverhill Boys' Club, Inc., dated May 12, 1944, and recorded in the Essex South District Registry of Deeds, Book 3373, Page 482, and recorded in the Rockingham Records of New Hampshire, Book 1019, Page 31.

PARCEL SIX:-

The land in said Haverhill and in Plaistow, in the County of Rockingham and State of New Hampshire, together with the buildings thereon, known as the Homestead Farm of the late James B. Brickett, and bounded and described as follows: namely

A certain parcel of land with the buildings thereon situate in said Haverhill on the northerly side of Gile Street, and bounded southerly by said Gile Street; easterly by Brickett Lane and land now or formerly of Helen L. Fuller; northeasterly by the New Hampshire boundary line of land of the grantor hereinafter described; northwesterly and southwesterly by land now or formerly of Leavitt and land now or formerly of Doris Thompson; and westerly by said land of Doris Thompson.

Containing 39.58 acres, as shown on Plan 650, Block 603, Lot 1 in the Office of the Assessors of the City of Haverhill, being a part of the Homestead Farm, so-called, of the late James B. Brickett who died testate December 21, 1872 (See Essex Probate Court Docket No. 33368).

PARCEL SEVEN:-

A certain parcel of land together with the buildings thereon situate in said Plaistow, being part of the Homestead Farm of James B. Brickett late of said Haverhill, deceased, bounded southwesterly by the Massachusetts boundary line of the land of the grantor above described; easterly by land formerly of A. N. Brickett; northerly by land formerly of Bradley and land formerly of Whittaker Heirs; and westerly by said land of Whittaker Heirs; containing ten (10) acres, more or less.

Parcels six and seven being the same premises conveyed to me by deed of Alexander R. Noble and Helen J. Noble, dated June 30, 1944, and recorded in the Essex South District Registry of Deeds, Book 3384, Page 248, and the Rockingham Records of the State of New Hampshire, Book 1012, Page 473.

Parcels one, two, three and four are the same parcels as were conveyed to me by deed of Philip Holtz, dated June 25, 1947, and recorded in the Essex South District Registry of Deeds, Book 3534, Page 230, and the Rockingham Records of the State of New Hampshire, Book 1086, Page 251.

This conveyance is made subject to the taxes for the year 1951 which the grantee assumes and agrees to pay.

Together with all my right, title and interest in and to any and all equipment, furniture, furnishings and tangible personal property that are now in or upon said premises.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereunto belonging to the said grantee his heirs, executors, administrators and assigns forever: and I do hereby covenant with the said grantee that I will warrant and defend the said premises to the said grantee, his heirs, executors, administrators and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me.

And I, Dorothy D. Court, wife of said Colley B. Court, for the consideration aforesaid do hereby release my right of dower in said premises.

And we and each of us do hereby release all rights of homestead secured to us or either of us by Chapter 214 of the Public Laws of New Hampshire or by any other statute or statutes of said State.

In Witness Whereof, we have hereunto set our hands and seals this 14th day of February, in the year of our Lord 1951.

Colley B. Court
Dorothy D. Court

Signed, sealed and delivered in the presence of us.

John J. Ryan, Jr.
George Carlet

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

February 14, 1951

Personally appeared the above-named Colley B. Court and Dorothy D. Court and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

John J. Ryan, Jr.
 Notary Public
 My Commission
 Expires Aug. 10,
 1956

Essex ss. Recorded Mar. 7, 1951. 30 m. past 8 A.M.

LEGAL NOTICE

The Plaistow Planning Board will hold Public Hearing on **Wednesday, March 20, 2024, at 6:30 p.m. the Location is 145 Main Street, Second Floor, Plaistow, NH** to consider the following:

PB 24-03: The completeness of an application from Albert Couillard for a subdivision application. The application proposes a 3-lot subdivision of the Parcel at 93 Forrest St, Tax Map 66, Lot 17, in both the LDR and ICR Zoning District. Parcel A is proposed to have +/- 38.49Ac/1,676,787SF (+/-31.39Ac/1,367,210SF Uplands) with 271.92' frontage on Newton Rd; Parcel B is proposed to have +/-77.72Ac/3,385,580SF (+/-71.08Ac/3.096.268SF Uplands) with 388' frontage on Forrest St; and the remaining lot is proposed to have +/-141.73Ac/6,173,596SF, with 202.24' frontage on Forrest St. The property owner of record is Haverhill Golf & Country Club. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

PB 24-04: The completeness of an application from Albert Couillard for a residential subdivision application. The plan proposes a 9-lot residential standard subdivision of a parcel, known as Parcel A, created by the subdivision of a parcel at 93 Forrest St (See PB 24-03). The application proposes 9 separate residential lots, each supported by its own onsite well and septic and with frontage on a new +/- 1,792' roadway that will access from Newton Road/Route 108. The plan also proposes drainage and related infrastructure. The property owner of record is Haverhill Golf & Country Club. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

**You are being notified of this public hearing because you are noted to be an abutter to the subject property(s) and/or other interested party to one or more of the above applications.
If you are part of an HOA/COA, please distribute this information to all your members.**

Multiple applications are listed in order of receipt and as a usual course of business the Board will hold the public hearings in that order. However, the chair does have the discretion to change the order in the interest of a more efficient meeting.

The public hearing(s) will be in person at Plaistow Town Hall. Plans and other materials related to the above noted public hearing(s) will be available in the Planning Department during regular business hours. The related plans will also be available on the Planning Board's page of the Town's website at www.plaistow.com no later than Monday, March 18, 2024

*The Town of Plaistow complies with the Americans with Disabilities Act regulations.
Please call (603) 382-5200 X202, during regular business if you have questions regarding accessibility in attending this meeting.*