

Camela O'Laughlin

#505

ANTRIM

PLANNING

FEES:	10.79
SURCHARGE:	2.00
CASH:	0

ANTRIM PLANNING BOARD  
Town of Antrim  
66 Main Street PO Box 517  
Antrim, NH 03440


Date: November 20, 2014

NOTICE OF DECISION – APPROVAL

Planning Board: File No. 2014-05PB

You are hereby notified that on November 20, 2014 the application of Antrim Wind Energy, LLC (authorized by Michael Ott – owner) for a Subdivision of property located on 354 Keene Rd (Tax Map 212, Lot 27), Antrim, NH 03440 in the Highway Business and Rural Conservation Districts was **GRANTED** by a vote of the Planning Board, with the following conditions:

1. Planning Board requirements, commitments and agreements made by the applicant and/or his agent as recorded in the meeting minutes dated November 20, 2014 as they pertain to this application are a conditional part of this approval.
2. The applicant is to obtain a building permit for any construction or alteration and adhere to all building, health and fire codes.
3. Subject to payment of LCHIP \$25.00 fee at time of approval.
4. That a revised plan will be submitted prior to the signing of this Notice that:
  - a. removes any references to a substation;
  - b. adds floodplain information; and
  - c. delineate wetlands



Chris Condon, Chair  
Antrim Planning Board

12/4/2014

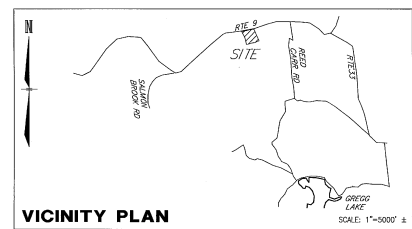
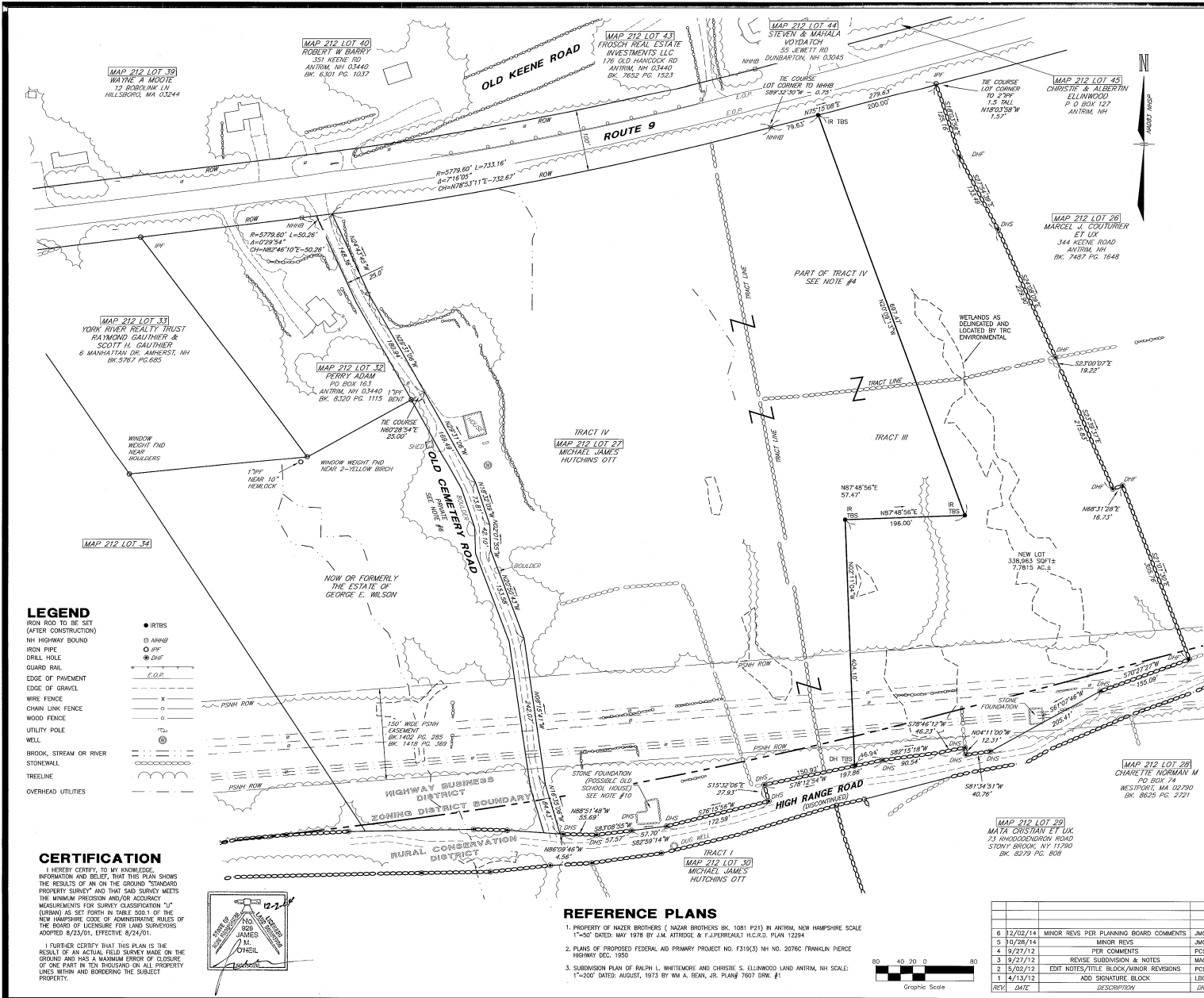
Date

Cc: Board of Selectmen  
PB File # 2014-05PB

Building and Zoning Inspector  
Property File # 212-027

Applicant  
Assessor

Registry of Deeds  
Applicant's Agent



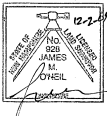
- NOTES**
- THE CURRENT OWNER OF MAP 212 LOT 27, MICHAEL JAMES HUTCHINS OTT, PO BOX 160 ANTRIM, NH DEED REFERENCE TO PARCEL IS BK. 8214 PG. 2701. AREA OF TRACTS II AND IV: 1,054,400 SQFT OR 24,455 AC. AREA OF NEW LOT: 338,863 SQFT OR 7.7815 AC. REMAINING AREA OF LOT 27 TRACTS II AND IV: 725,446 SQFT OR 16,654 AC.
  - MAP 212 LOT 34 INDICATES TAX MAP AND LOT NUMBER.
  - THE PURPOSE OF THIS PLAN IS TO CREATE A 7.7815 AC.
  - THE CHAIN OF TITLE IS BROKEN ON A PORTION OF TRACT II, THERE WAS NO RECORDED CONVEYANCE TRANSFERRING TITLE FROM CHARLES CRAW TO WILLIAM CURTIS, ALTHOUGH WILLIAM CURTIS LATER INDICATES THIS PORTION IN A CONVEYANCE TO HANRY LOCKEN IN 1882 PER BK. 488 PG. 469.
  - HORIZONTAL DATUM: NAD83. PLANE: PROJECTION: NH STATE PLANE. UNITS: US SURVEY FEET.
  - OLD CEMETERY ROAD IS IDENTIFIED AS ROAD # 124 INDOT (48) FOR THE TOWN OF ANTRIM INDOX RECORDS. IT IS A PRIVATE ROAD THAT APPARENTLY WAS NEVER ACCEPTED BY THE TOWN. IT WAS FIRST IDENTIFIED AS THE OLD ROAD IN A DEED FROM GEORGE WILSON TO DAVID J. BARRY IN 1850 PER BK. 1281 PG. 425. IT WAS LATER CALLED OUT AS THE PUBLIC SERVICE ACCESS ROAD IN A DEED FROM GEORGE WILSON TO ADOLF BAER ON DECEMBER 8, 1960 IN BK. 1871 PG. 445. THE WIDTH IS SHOWN BY THIS PLAN TO BE 25 FEET WIDE WHICH ENCOMPASSES THE LIMITED IMPROVEMENTS. PRIVATE RIGHTS OF OTHERS MAY EXIST. FEE OWNERSHIP MAY EXTEND TO THE CENTERLINE.
  - HIGH RANGE ROAD IS IDENTIFIED AS ROAD # 123 INDOT (49) FOR THE TOWN OF ANTRIM INDOX RECORDS. THIS ROAD WAS DISCONTINUED BY THE TOWN WITH OWNERSHIP REVERTING BACK TO THE ORIGINAL OWNERS. PHYSICAL EVIDENCE OF THE STONE WALLS WAS USED TO DETERMINE THE LIMITS OF PRIVATE RIGHTS AS THEY MAY STILL EXIST.
  - A LEASE TO ANTRIM WIND ENERGY LLC. FOR USE AND ACCESS AS DEFINED IN BK. 8212 PG. 2699.
  - 150' WIDE ROW AND GASCHOUT TO FROM BK. 1402 PG. 265 BK. 1418 PG. 369.
  - RESERVATION IN BK. 389 PG. 172. TRUSSING THE SCHOOL HOUSE AND LAND ON WHICH IT STANDS AS LONG AS IT IS USED FOR A SCHOOL HOUSE.
  - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
  - TAX MAP 212, LOT 27 IS LOCATED PARTIALLY WITHIN THE TOWN OF ANTRIM'S "HIGHWAY BUSINESS" ZONING DISTRICT AND PARTIALLY WITHIN THE TOWN OF ANTRIM'S "RURAL CONSERVATION" DISTRICT AS SHOWN.
  - METLANDS AS SHOWN WERE DELINEATED BY TRC ENVIRONMENTAL. NO DELINEATION OR LOCATION WAS PERFORMED BY THIS OFFICE.
  - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301001000, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

- LEGEND**
- IRON ROD TO BE SET (AFTER CONSTRUCTION)
  - NH HIGHWAY BOUND
  - IRON PIPE
  - DRILL HOLE
  - GUARD RAIL
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - WIRE FENCE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - UTILITY POLE
  - WELL
  - BROOK, STREAM OR RIVER
  - STONEWALL
  - TREELINE
  - OVERHEAD UTILITIES

**CERTIFICATION**

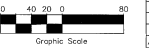
I HEREBY CERTIFY TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "1" (URBAN) AS SET FORTH IN TABLE 502.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



**REFERENCE PLANS**

- PROPERTY OF NAZER BROTHERS (NAZAR BROTHERS BK. 1081 P.21) IN ANTRIM, NEW HAMPSHIRE SCALE 1"=50' DATED: MAY 1978 BY J.M. ATWOOD & J.F. FERRELL H.C.G.S. PLAN 12396
- PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F319(3) NH NO. 20766 FRANKLIN PIERCE HIGHWAY DEC. 1950
- SUBDIVISION PLAN OF RALPH L. WHITTEMORE AND CHRISTIE S. ELLIWOOD LAND ANTRIM, NH SCALE: 1"=200' DATED: AUGUST, 1973 BY W.A. BEAL, JR. PLAN 7607 DWG. #1



NO.	DATE	DESCRIPTION	BY	CHKD.
6	12/02/14	MINOR REVS PER PLANNING BOARD COMMENTS	JMO	HGM
5	10/28/14	MINOR REVS	JMO	HGM
4	8/23/12	PER COMMENTS	PCL	HGM
3	8/27/12	REVISE SUBDIVISION & NOTES	MAC	HGM
2	5/02/12	EDIT NOTES/TITLE BLOCK/MINOR REVISIONS	PCL	HGM
1	4/13/12	ADD SIGNATURE BLOCK	LBG	LBG
			DMZ	DMZ

APPROVED BY THE ANTRIM, NH PLANNING BOARD

ON Dec 4, 2014

CHAIRMAN: *[Signature]* AND

SECRETARY: *[Signature]*

ENDORSED BY THE LAND OWNERS:

*[Signature]*

MICHAEL JAMES HUTCHINS OTT

TAX MAP 212 LOT 27  
SUBDIVISION PLAN  
ANTRIM WIND ENERGY LLC  
ROUTE 9, OLD CEMETERY ROAD AND HIGH RANGE ROAD  
ANTRIM, NH  
OWNED BY  
MICHAEL JAMES HUTCHINS OTT

SCALE: 1"=80' APRIL 10, 2012

**TFM** Civil Engineers, Structural Engineers, Land Surveyors, Landscape Architects, Scientists

48 Constitution Drive, Bedford, NH 03110  
Phone: (603) 472-4448  
Fax: (603) 472-9747  
www.tfmran.com

76503.09 SH: LBG - PD  
DM: JMO CADFILE: 76503 SUBDIV.DWG SHEET 1 OF 1

PLAN # 38310 DRAWER # 178

Doc # 9000259 Jan 5, 2015 1:34 PM  
Plan 38310 1 of 1 DWG 178  
Register of Deeds, Hillsborough County  
Catherine Coughlin