



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
PHONE: 603/868-8064  
www.ci.durham.nh.us

RECEIVED  
Town of Durham

AUG 23 2017

Planning, Assessing  
and Zoning

### APPLICATION FOR SUBDIVISION OF LAND

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 8 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant  
Tracey Thompson McGonagle
- Phone number: 781-864-2120  
Email Address: traceymcgonagle@verizon.net
2. Name and mailing address of owner of record if other than applicant  
Thompson Family Trust
- Phone number: 781-864-2120  
Email Address: traceymcgonagle@verizon.net
3. Location of Proposed Subdivision 8 Ryan Way Durham
4. Town of Durham Tax Map 6 Lot Number 2-12
5. Name of Proposed Subdivision Thompson Subdivision
6. Number of lots and/or units for which approval is sought
7. 2 Lots \_\_\_\_\_ Units (if applicable)
8. Name, mailing address of surveyor and/or agent  
Jason Pohopek  
PO box 651  
Barrington NH 03825  
Phone number: 603-842-2967  
E-mail Address: J46P@yahoo.com
9. Abutters: Attach a separate sheet listing the Durham Tax Map number, Lot number, name, and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.

10. Items on the attached Subdivision Application Checklist

11. Payment of all applicable subdivision fees:

each lot/parcel or dwelling unit

(whichever is greater) \$ 500

advertising/posting costs 225

abutter notification (each) 9

proposed road (per foot) \_\_\_\_\_

administrative and technical review costs \_\_\_\_\_

TOTAL \$ 734 pd. 8/23 Check # 6712

12. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Subdivision Checklist have not been met, the applicant will be notified in writing what specific items are still needed.

13. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.

14. If this application is determined by the Planning Staff to be complete, it will be placed on the agenda on 9/13/17 for submission.

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham in the final subdivision process of this property, shall be borne by the applicant and/or owner.

Date 8/23/17

Applicant and or Owner or Agent Tracy Thompson McConagle

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

8/23/17

Date

Tracy Thompson McConagle

Owner/Agent

Letter of Intent for the Thompson Subdivision Proposal

To Whom it May Concern:

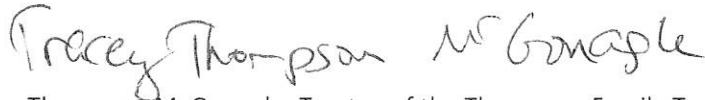
The Foss Farm neighborhood was created under the name of Valley Development File #162-35 in the 1960s and homes were built over the next 2-3 decades. The Thompson Family Trust is the owner of record for Map 6 Lot 2-12. The Thompson's bought the property (lot and house constructed in 1967) in 1973 and at the time Lot 2-12 was a 1.27 acre parcel. At some point The Thompson's bought the lot adjacent Map 6 Lot 2-13, a .92 Acre parcel with no structures on the property. In 1993 the Thompson's had Bruce Pohopek combine the two lots and create one 2.20 acre parcel and abandoned the boundary line between the two parcels.

Both lots 2-12 and 2-13 were lots of record and meet the current zoning requirements of 40,000 square feet for a buildable lot in the RB zone with 150 feet of frontage. Bruce Popohek's son Jason Pohopek is in the process of ensuring measurements are correct from the original survey done in 1993 as well as establishing setbacks for the building envelope. He is also going to determine if there are any wetlands on the property; however, having walked the property it is mainly uplands.

We are requesting a subdivision approval to create two lots of record by re-establishing the abandoned boundary line. Our intention is to put the house and 1.27 acre parcel on the market pending subdivision approval. If approved, we plan on marketing the .92 acre parcel of land as a buildable lot.

Reference plans are: Plan #9A, Pocket 6, Folder 3 and Plan # 22A-9

Sincerely,

A handwritten signature in black ink that reads "Tracey Thompson McGonagle". The signature is written in a cursive, flowing style.

Tracey Thompson McGonagle, Trustee of the Thompson Family Trust

