



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824
(603) 868-8064
www.ci.durham.nh.us

LOT LINE ADJUSTMENT APPLICATION
Town of Durham, New Hampshire

Date: _____ [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 14 ; lot #'s): 16-0 & 18-1 ; zoning district: Rural

Property address/location: 235 Packers Falls Road & 8 Wiswall Road

Name of project (if applicable): N/A

Property owner – Parcel A

Name (include name of individual): Vincent E. Todd, V. Todd & Company, Inc.

Mailing address: 8 Wiswall Road, Durham, NH 03824

Telephone #: (603) 659-6528 Email: vince@vtodd.com

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): Cheryle A. St. Onge, Cheryle St. Onge Revocable Trust

Mailing address: 8 Wiswall Road, Durham, NH 03824

Telephone #: (603) 659-6528 Email: cherylestonge@me.com

Surveyor

Name (include name of individual): Corey Colwell, LLS - MSC a division of TFMoran, Inc.

Mailing address: 170 Commerce Way, Suite 102

Telephone #: (603) 431-2222 Fax #: _____

Email address: ccolwell@tfmoran.com Professional license #: #844

Proposed project

What is the purpose of the lot line revision? To prepare Lot 16-0 for a 2 lot subdivision

Will any encroachments result? Yes, however, notes to eliminate the encroachment have been added to plan

Comments

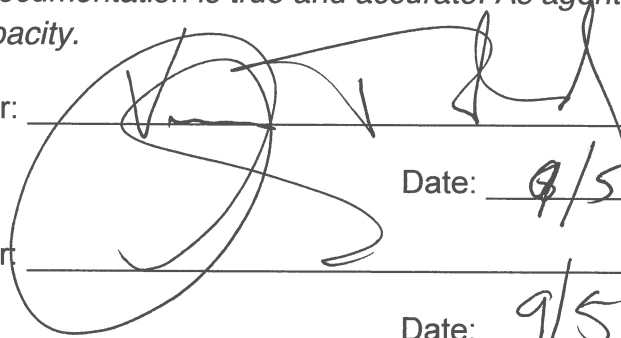
Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner(s) *and/or* the agent.

I (we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A)



Date: 9/5/17

Signature of property owner:
(Parcel B)

Date: 9/5/2017

Signature of agent:

Cy Coburn

Date: 9/6/2017



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



September 6, 2017

Mr. Paul Rasmussen, Chair
Durham Planning Board
8 Newmarket Road
Durham, NH 03824

Re: Letter of Intent-Lot Line Adjustment, 235 Packers Falls Road (Map 14 Lot 16-0) and 8 Wiswall Road (Map 14 Lot 18-1)

Dear Mr. Rasmussen,

The owners of the above referenced properties wish to slightly adjust their common boundary line as shown on the enclosed "Lot Line Adjustment Plan." The purpose of the adjustment is to provide Map 14 Lot 16-0 with 51.45' of frontage on Wiswall Road. This newly acquired frontage would allow Map 14 Lot 16.0 to be subdivided pursuant to the porkchop subdivisions regulation contained in section 175-57 of the Durham Zoning Ordinance.

The lot line adjustment would decrease Map 14 Lot 18-1 in size from 5.43 acres to 4.97 acres. Map 14 Lot 16-0 would increase from 9.30 acres to 9.97 acres. The lot line adjustment does not create any non-conforming zoning requirement.

There are improvements on the property to be conveyed as a result of this lot line adjustment. Those improvements include an electric fence and portions of a horse paddock. The owners agree to relocate these improvements entirely within their newly adjusted boundary lines, once the boundary line adjustment plan is approved and recorded.

We look forward to presenting this application to the Durham Planning Board at its next scheduled meeting.

Cordially,
MSC a division of TFMoran, Inc.

Corey Colwell, LLS
Vice President

cc: Vince Todd

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



MSC a division of TFMoran, Inc.
170 Commerce Way-Suite 102, Portsmouth, NH 03801
T(603) 431-2222 www.msceengineers.com

Lot Line Adjustment Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*
 See regulations for other specific requirements
 Town of Durham Planning Department

Project Name: 235 Packers Falls Road & 8 Wiswall Road Map: 14 Lot: 16 & 18-1 Date: 09/06/2017

Applicant/agent: Corey Colwell, LLS - MSC a division of TFMoran, Inc. Signature: 

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Three sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 clipped sets of application, letter of intent, 11x17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner name					_____
• owner address					_____
• tax map and lot #					_____
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Platting</u>					
Clear delineation of area affected by lot line adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed bearings					_____
• existing and proposed distances					_____
• monuments					_____
• benchmarks					_____
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

Abutters List

Vincent E. Todd & Cheryle A. St. Onge
235 Packers Falls Road & 8 Wiswall Road
Durham, NH

Date: **09/06/2017**
 Project #: **45456.10**

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS 14	16-0	V. Todd & Company, Inc., a New Hampshire Corporation	8 Wiswall Road Durham, NH 03824
LOCUS 14	18-1	Cheryl St. Onge Revocable Trust	8 Wiswall Road Durham, NH 03824
14	11-1	Carlisle Living Trust	265 Packers Falls Road Durham, NH 03824
14	13-2	Joanna Wicklein & Stephen Frolking	240 Packers Falls Road Durham, NH 03824
14	14-0	Ann H. Ablowich Revocable Trust	253 Packers Falls Road Durham, NH 03824
14	15-0	Harter Family Revocable Trust	247 Packers Falls Road Durham, NH 03824
14	17-0	Michael J. Hookailo & Meredith M. Wilson	229 Packers Falls Road Durham, NH 03824
14	18-0	Cheryl St. Onge Revocable Trust	8 Wiswall Road Durham, NH 03824
14	19-0	Evelyn A. & Linda M. Prescott Robin S. & Bonnie J. Prescott	238 Packers Falls Road Durham, NH 03824
14	20-0	John R. Sheehan, III & Laura J. Sheehan	224 Packers Falls Road Durham, NH 03824
14	21-1	Tracey Madden Trust	40 Wiswall Road Durham, NH 03824



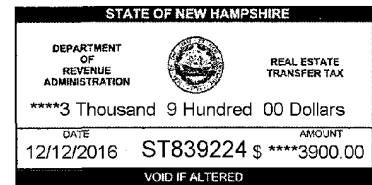
Vincent E. Todd & Cheryle A. St. Onge
235 Packers Falls Road & 8 Wiswall Road
Durham, NH

14	21-2	Nathaniel S. Balch Mariquita Morrison	20 Wiswall Road Durham, NH 03824
17	12	Daniel N. Laroche, Sr. c/o Albert Laroche	9 Wiswall Road Durham, NH 03824
17	13-1	Stanley Wojnowski	215 Packers Falls Road Durham, NH 03824

Surveyor/Engineers	MSC, a division of TFMoran, Inc. 170 Commerce Way – Suite 102 Portsmouth, NH 03801
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Return to:
Cheryle St. Onge and Vincent E. Todd, Jr.
8 Wiswell Road
Durham, NH 03824



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Judith D. Ward, Trustee of the Judith D. Ward Living Trust**, Single, of 237 N. Main Street, Apt. 423 Plover, South Yarmouth, MA 02664, for consideration paid grants to **V. Todd & Company, Inc., a New Hampshire Corporation**, of 8 Wiswell Road, Durham, NH 03824, with **WARRANTY COVENANTS**:

PARCEL I:

A certain lot or parcel of land with any buildings and improvements thereon, situate in Durham, Strafford County, New Hampshire, located partly on the westerly side of Packers Falls Road and partly on the northerly side of Wiswall Road, and further bounded and described as follows:

Commencing at an iron pipe driven into the ground at an old stone wall on the westerly side of Packers Falls Road and at the southeasterly corner of land now or formerly of Julian Smith and now or formerly of Harter; thence running southeasterly by and along said old stone wall and Packers Falls Road for 144 feet more or less to an iron pipe driven into the ground at the northeasterly corner of land now or formerly of Todd; thence turning and running S 79 1/2° W by and along said land now or formerly of Todd a distance of 366 feet, more or less, to an iron pipe driven into the ground; thence turning and running S 20° E by and along said land now or formerly of Todd for 710 feet, more or less, to a point on the Northerly side of Wiswall Road and at the southwesterly corner of said land now or formerly of Todd; thence turning and running S 78° W by and along said Wiswall Road for 235 1/2 feet, more or less, to a point at the southeasterly corner of land now or formerly of Barringer; thence turning and running northerly by and along said land now or formerly of Barringer, a distance of 200 feet, more or less, to a point; thence running S 78° W by and along said land now or formerly of Barringer for a distance of 365 feet, more or less, to a point on the easterly sideline of land now or formerly of Burrows; thence turning and running N 2 1/2° E by and along said land now or formerly of Burrows for a distance of 264 feet, more or less, to a 2 1/1 inch iron pipe driven into the ground at the southeasterly corner of other land now or formerly of Burrows; thence turning and running northerly by said land now or formerly of Burrows for a distance of 480 feet, more or less, to a

point at the southwesterly corner of land now or formerly of Duane Carlisle; thence turning and running N 84 1/4° E by and along said land now or formerly of Carlisle for a distance of 360 feet, more or less, to an iron pipe driven into the ground at an old stone wall, part of which wall

extends into the within described parcel; which point is also the southwesterly corner of land now or formerly of Julian Smith and now or formerly of Harter; thence continuing on the same course by and along said land now or formerly of Smith or Harter for a distance of 354 feet, more or less, to the iron pipe and point of beginning at Packers Falls Road.

PARCEL II:

A certain lot or parcel of land with any buildings and improvements thereon, in Durham, Strafford County, New Hampshire, bounded and described as follows:

Beginning at an iron pipe at or near a stone wall and at the southwesterly corner of land formerly of Julian Smith, now or formerly of Harter; thence running S 84 1/4° W by other land now or formerly of Ward for 360 feet, more or less, to a point of land now or formerly of Burrows; thence turning and running Northerly by land now or formerly of Burrows for 212 feet, more or less, to an iron pipe at or near the intersection of two stone walls and the Northeasterly corner of Burrows' 5-acre lot; thence turning and running Easterly by a stone wall for 320 feet, more or less, to an iron pipe at the corner of said wall and at land now or formerly of Harter; thence turning and running Southeasterly by said stone wall and land now or formerly of Harter for 161 feet, more or less, to the iron pipe at land now or formerly of Ward, being the point of beginning.

PARCEL III:

A certain parcel of land with any buildings and improvements thereon, located on the westerly sideline of Packers Falls Road in Durham, County of Strafford and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a found one half inch iron pipe set in a stone wall along the westerly sideline of Packers Falls Road, being the northeasterly corner of the parcel herein conveyed; thence turning and running S 79° 59' 48" W a distance of 366.00 feet, more or less, to a point; thence turning and running S 18° 49' 52" E a distance of 102.05 feet, more or less, to a point; thence turning and running N 79° 30' 18" E a distance of 367.02 feet, more or less, to the corner of a stone wall along the westerly sideline of said Packers Falls Road; thence turning and running N 19° 40' 58" W a distance of 99.11 feet, more or less, along the westerly sideline of said Packers Falls Road to the point begun at.

Excepting and excluding therefrom a certain tract or parcel of land with any buildings and improvements thereon, located on the northerly side of Wiswall Road Located in Durham, County of Strafford and state of New Hampshire, more particularly bounded and described as follows:

Beginning at a found one half inch pipe set in a stone wall along the northerly sideline of the said Wiswall Road; thence turning and running N 18° 49' 52" W a distance of 707.89 feet, more or less, to a point; thence turning and running S 05° 24' 54" W a distance of 421.55 feet, more or

less, to a point; thence turning and running S 01° 11' 58" E a distance of 198.41 feet, more or less, to a point along the northerly sideline of Wiswall Road; thence turning and running N 76° 28' 58" E a distance of 16.81 feet, more or less, to a point; thence turning and running N 79° 56'

16" E a distance of 149.63 feet, more or less, to a point; thence turning and running N 77° 50' 26" E a distance of 69.06 feet, more or less, to the point begun at; the last three courses run along the northerly sideline of said Wiswall Road.

The above referenced parcels of land herein conveyed are pursuant to a lot line relocation as identified on a certain Plan entitled "Tax Map 14 Lots 16-0 and 18-1 property of Judith D. Ward and Vincent E. Todd, Jr. & Cheryl St. Onge 235 Packers Falls Road/8 Wiswall Road, County of Strafford, Durham, NH" as prepared by Ames MSC Architects & Engineers dated July 31, 2006, recorded at the Strafford County Registry of Deeds as Plan 87-86. See also Findings of Fact and Conditions of Approval incidental thereto dated August 23, 2006 and recorded at the Strafford County Registry of Deeds at Book 3434, Page 536.

The undersigned Trustee is the sole Trustee under the **Judith D. Ward Living Trust**, created under a certain Declaration of Trust dated March 10, 2011 and thereto have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustee as a conveyance thereof.

Meaning and intending to describe and convey the same premises conveyed to Judith D. Ward, Trustee of The Judith D. Ward Living Trust, by virtue of a Deed from Judith D. Ward, dated February 9, 2012 and recorded in the Strafford County Registry of Deeds in Book 3992, Page 529.

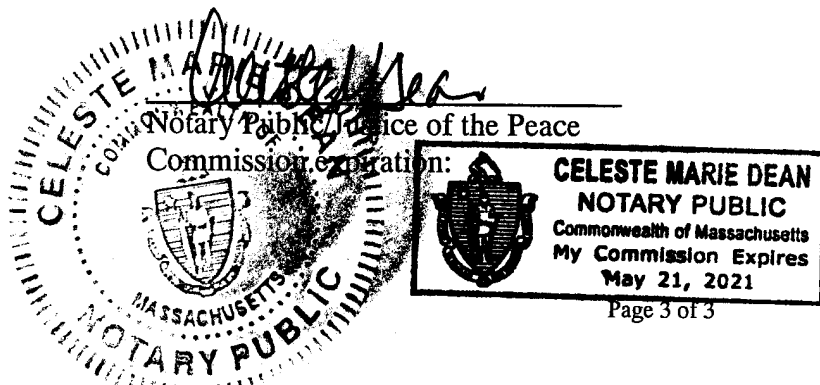
The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 7 day of December, 2016.

Judith D. Ward-trustee
Judith D. Ward, Trustee of the Judith D. Ward Living Trust

Commonwealth
~~State of~~ Massachusetts
County of Barnstable

Then personally appeared before me on this 7th day of December, 2016, the said Judith D. Ward, Trustee of the Judith D. Ward Living Trust and acknowledged the foregoing to be her voluntary act and deed.



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars	
DATE 12/04/2014	AMOUNT ST831938 \$ *****40.00
VOID IF ALTERED	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT WE, Vincent E. Todd, Jr., a/k/a Vincent E. Todd, and Cheryle A. St. Onge, a/k/a Cheryle St. Onge, husband and wife, of 8 Wiswall Road, Durham, County of Strafford, State of New Hampshire, 03801, for consideration paid, grant to Cheryle St. Onge and Vincent E. Todd, co-Trustees of the Cheryle St. Onge Revocable Trust u/t/a dated October 22, 2013, with a mailing address of 8 Wiswall Road, Durham, County of Strafford, State of New Hampshire, 03824, with QUITCLAIM COVENANTS, the following described premises:

A certain tract of land situate on the Northerly side of the Wiswall Road and the Westerly side of the Packers Falls Road, in the Town of Durham, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning on the Westerly side of the said Packers Falls Road at the Northeasterly corner of other land now or formerly of Vincent E. and Hazel T. Todd, thence running N. 19 ¼ degrees W. by and along said Packers Falls Road a distance of One Hundred Sixty-Five (165) feet to land of the American Legion, so-called; thence turning and running in a Westerly direction by and along land of the said American Legion a distance of One Hundred (100) feet to a point; thence turning and running in a Northerly direction by and along land of the said American Legion a distance of One Hundred (100) feet to a stone wall and other land of the said American Legion; thence turning and running in a Westerly direction by and along said stone wall and land of the said American Legion a distance of Seventy-three (73) feet, more or less, to a corner, thence turning and running in a Northerly direction by and along said stone wall and land of the said American Legion a distance of One Hundred Twenty-three (123) feet, more or less, to a corner; thence turning and running in an Easterly direction by and along said stone wall and land of the said American Legion a distance of One Hundred Seventy-three (173) feet, more or less, to the said Packers Falls Road; thence turning and running by and along said Packers Falls Road a distance of One Hundred (100) feet to an iron pipe set in the ground; thence turning and running S. 79 ½ degrees W. by

and along other land now or formerly of Marguerite E. Carlisle a distance of Three Hundred Sixty-six (366) feet to an iron pipe set in the ground; thence turning and running S. 20 degrees E. by and along other land now or formerly of Marguerite E. Carlisle a distance of Seven Hundred Ten (710) feet to an iron pipe set in the ground on the Northerly side of said Wiswall Road; thence turning and running N. 78 degrees E. by and along said Wiswall Road a distance of Two Hundred Thirty-five and Five Tenths (235.5) feet to the Southwesterly corner of other land now or formerly of the said Todd; thence turning and running in a Northerly direction by and along other land of said Todd a distance of Two Hundred Twenty (220) feet to the Northwesterly corner of the land of said Todd; thence turning and running in an Easterly direction by and along other land of said Todd a distance of One Hundred Forty-six (146) feet to the point of beginning.

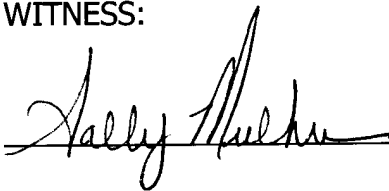
Meaning and intending to convey the same premises conveyed to the Grantors by Warranty Deed of Vincent E. Todd and Hazel T. Todd dated December 5, 1997 and recorded in the Strafford County Registry of Deeds at Book 1970, Page 0617.

Grantors expressly do not release homestead rights, pursuant to New Hampshire RSA Section 480:9.


No Title Search was requested. This is a non-contractual transfer.

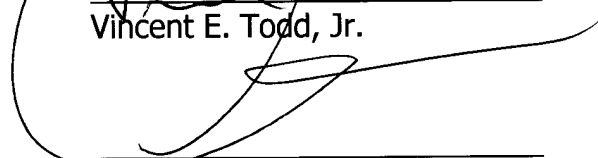
WITNESS our hands and seals this 22nd day of October, 2013.

WITNESS:



(to both)



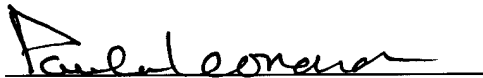
Vincent E. Todd, Jr.


Cheryle A. St. Onge

PAULA LEONARD
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
My commission expires July 28, 2015

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS**

The foregoing instrument was acknowledged before me this 22nd day of October, 2013, by Vincent E. Todd, Jr. and Cheryle A. St. Onge.



Notary Public