



The Nature Conservancy in New Hampshire
11 South Main Street, Suite 203
Concord, New Hampshire 03301

tel [603] 224.5853
nature.org/newhampshire

paid
5206
\$ 145.00

August 27, 2024

RECEIVED
Town of Durham

Michael Behrendt
Town Planner Town of Durham
8 Newmarket Road
Durham, NH 03824

SEP 03 2024
Planning, Zoning
and Assessing

Re: Minor Subdivision Tax Maps 227 and 218 Lot 36 - 280 Durham Point Rd, Durham, NH 03824

Dear Mr. Behrendt,

On behalf of the owner, the Gsottschneider Family Revocable Trust – Trustees Richard and Kathleen Gsottschneider, The Nature Conservancy (TNC) respectfully submits an application for a minor subdivision of property located at 280 Durham Point Road. The intent of the application is to subdivide the 33.57-acre parcel into two lots: a 5.01-acre parcel for the existing house, outbuildings, driveway and all utilities servicing the resident and an undeveloped 29.56-acre parcel which TNC has an option to purchase. Subdivision of the parcel will create no impact to any wetlands or buffers.

Should TNC be able to move forward with the acquisition, there would be no development on the remainder land. Several waivers are being requested in order to facilitate the approval process and ability for TNC to acquire the land. If you have any questions or need additional information, please contact Valerie Shelton / Appledore Real Estate who is assisting the owners and TNC in this effort. Thank you for your time and consideration. We look forward to presenting this project at the September 25, 2024 Planning Board meeting.

Sincerely,

The Nature Conservancy
Ben Wallace, Land Protection Lead

Enclosures

Ecopies:

Richard and Kathleen Gsottschneider, Property Owners
Adam Fogg, Atlantic Survey Co. LLC
Valerie Shelton, Appledore Real Estate, Inc.

AUTHORIZATION TO ACT AS AGENT

Ben Wallace is hereby designated as the person who is authorized to act as our agent with regards to obtaining approvals for the subdivision of land into 2-lots for our property located at 280 Durham Point Road, Durham NH. Agent is authorized to sign all applications, waivers and any other documents necessary to obtain said approvals and to appear before any Town or State Boards to represent us in this matter. All communications to the owner may be addressed to the agent. This Authorization is in effect until such time as revoked in writing by the undersigned party.

Signed:

 TSE

 8/26/24
Name: Richard Gsottschneider, Trustee Date

Signed:

 TSE

 8/26/24
Name: Kathleen Gsottschneider, Trustee Date

Agent Address:
Ben Wallace
Land Protection Lead
The Nature Conservancy
in New Hampshire
11 South Main Street, Unit 203
Concord, NH 03301
benjamin.wallace@tnc.org
Office: (603) 224-5853
Mobile: (510) 672-1260

AUTHORIZATION TO ACT AS AGENT

Adam Fogg is hereby designated as the person who is authorized to act as our agent with regards to obtaining approvals for the subdivision of land into 2-lots for our property located at 280 Durham Point Road, Durham NH. Agent is authorized to sign all applications, waivers and any other documents necessary to obtain said approvals and to appear before any Town or State Boards to represent us in this matter. All communications to the owner may be addressed to the agent. This Authorization is in effect until such time as revoked in writing by the undersigned party.

Signed: Richard Gsottschneider TSE 8/26/24
Name: Richard Gsottschneider, Trustee Date

Signed: Kathleen Gsottschneider TSE 8/26/24
Name: Kathleen Gsottschneider, Trustee Date

Agent Address:

Adam Fogg

Atlantic Survey Co. LLC

25 Nute Rd.


Dover, NH 03820

atlanticsurvey@comcast.net

Office: (603) 659-8939

AUTHORIZATION TO ACT AS AGENT

Valerie Shelton is hereby designated as the person who is authorized to act as our agent with regards to obtaining approvals for the subdivision of land into 2-lots for our property located at 280 Durham Point Road, Durham NH. Agent is authorized to sign all applications, waivers and any other documents necessary to obtain said approvals and to appear before any Town or State Boards to represent us in this matter. All communications to the owner may be addressed to the agent. This Authorization is in effect until such time as revoked in writing by the undersigned party.

Signed:  TSE 8/26/24
Name: Richard Gsottschneider, Trustee Date

Signed:  TSE 8/26/24
Name: Kathleen Gsottschneider, Trustee Date

Agent Address:

Valerie Shelton, Broker-Owner
APPLEDORE REAL ESTATE, INC.
124 Cushing Road
Newmarket, NH 03857
valerie@GreatBayNH.com
Office: (603) 659-0199
Mobile: (603) 770-3410

Subdivision (Minor) Checklist – for formal application

For a subdivision with three or fewer total lots or one without a new road

Town of Durham Planning Department

***To be filled out by the applicant/agent**

Project Name: Gsottsneider Map: 227 & 228 Lot: 36 Date: _____

Applicant/agent: The Nature Conservancy Signature: _____

Benjamin Wallace

dotloop verified
08/30/24 6:42 PM EDT
GG4L-YRMP-BVJF-0WHH

Please see the Durham Subdivision Regulations for more information. Note that various items may be submitted later.

<u>General Items</u>	Yes	No	N/A	Waiver Requested	Comments
15 sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electronic copy of plans and application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 sets letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fee for application and notices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list (See Admin Assist)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
 <u>Plan Information</u>					
Basic information including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - no less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff)	<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"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

(over)

	Yes	No	N/A	Waiver Requested	Comments
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Zoning</u>					
Zoning designations of subject parcel and in vicinity of parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district:					
• frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• lot dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• setbacks	<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>					
Surveyed property lines including:					
• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed pins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing and proposed locations of:					
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Topographic and Site Features</u>					
Existing buildings and 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"/>	_____
Contour lines and spot elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Soil types and boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Wetlands, including name of certified wetlands scientist & license #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	_____
Delineation of treed and open areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

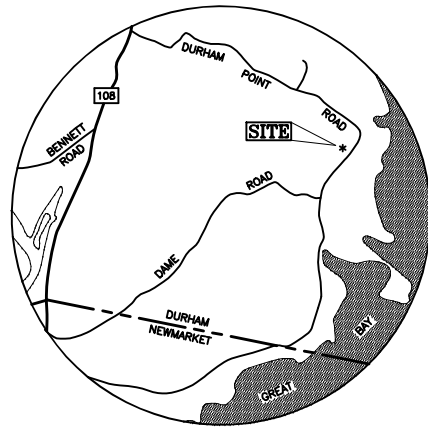
	Yes	No	N/A	Waiver Requested	Comments
Overview of types of trees and vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other natural/cultural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Utilities

Show existing and proposed for all subject lots and within right of way. Include plans, profiles, sizes, materials, and all details, as appropriate.

Water lines/well (with appropriate radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire hydrant locations and details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Electric, telephone, cable TV (underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Any proposed drainage or grading plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:



LOCATION PLAN

n/f
Theodore W. Hatem
PO Box 406
North Salem, NH 03073
Tax Map 218 Lot 73
SCRD 5054/251

n/f
N.M. Barrett Revocable Trust
206 Longmarsh Road
Durham, NH 03824
Tax Map 227 Lot 37
SCRD 5156/797

n/f
Scott L. & Anchalee Shamesman
312 Durham Point Road
Durham, NH 03824
Tax Map 227 Lot 33
SCRD 2118/239

n/f
Brett & Sara Carneiro
310 Durham Point Road
Durham, NH 03824
Tax Map 227 Lot 34
SCRD 4869/031

n/f
Michael & Cheryl Hoffman Rev. Living Trust
300 Durham Point Road
Durham, NH 03824
Tax Map 227 Lot 35
SCRD 5093/477

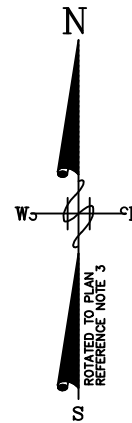
n/f
Nicholas J. & Nicole S. Smith
270 Durham Point Road
Durham, NH 03824
Tax Map 218 Lot 60
SCRD 4081/464

Lot 36-0
218,236 Sq. Ft.
5.01 Acres

PROPOSED
Lot 36-1
PREVIOUS AREA
1,462,450 Sq. Ft.
33.57 Acres
NEW AREA
1,244,214 Sq. Ft.
28.56 Acres

LINE DATA

L1	S75°17'49"W	7.67'	L29	S54°55'06"E	43.35'
L2	S47°14'52"W	60.14'	L30	S60°58'27"E	31.53'
L3	S39°33'47"W	44.18'	L31	S65°04'06"E	36.24'
L4	S51°07'43"W	31.05'	L32	S85°42'30"E	14.88'
L5	S54°06'09"W	36.93'	L33	N61°43'16"E	6.59'
L6	S70°09'09"W	50.77'	L34	S87°49'05"E	14.04'
L7	S35°25'55"W	40.70'	L35	N63°30'52"E	44.08'
L8	S07°25'36"W	18.68'	L36	N73°05'29"E	26.48'
L9	S33°20'16"E	37.99'	L37	S44°27'45"W	43.61'
L10	S02°24'25"E	17.14'	L38	N68°44'30"E	69.51'
L11	S07°37'02"W	57.58'	L39	S76°00'01"W	54.66'
L12	S42°01'02"W	60.58'	L40	S04°27'20"W	58.76'
L13	S29°07'11"E	30.30'	L41	N44°34'29"E	55.35'
L14	S49°19'41"E	60.78'	L42	N33°36'32"E	56.27'
L15	S58°28'28"E	33.78'	L43	N12°49'15"E	41.57'
L16	S49°28'27"E	54.56'	L44	N27°00'46"E	17.50'
L17	S37°21'28"E	42.14'			
L18	S70°45'40"E	22.77'			
L19	S70°17'54"E	60.46'			
L20	S60°42'55"E	33.06'			
L21	S03°00'49"E	38.46'			
L22	S13°58'36"E	11.42'			
L23	S54°30'16"E	30.00'			
L24	S70°52'58"E	31.34'			
L25	S81°46'26"E	48.63'			
L26	N85°37'39"E	24.82'			
L27	S74°11'14"W	40.14'			

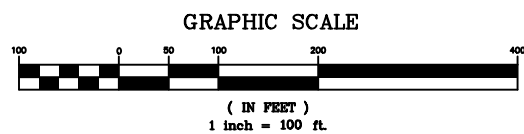


NOTES

- RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
- OWNERS OF RECORD:
GSOTTSCHNEIDER FAMILY REVOCABLE TRUST
RICHARD K. GSOTTSCHNEIDER AND KATHLEEN M. GSOTTSCHNEIDER, TRUSTEES
280 DURHAM POINT ROAD
DURHAM, NH 03824
TAX MAP 227, LOT 36
BOOK 2028, PAGE 222 S.C.R.D.
BOOK 4105, PAGE 582 S.C.R.D.
BOOK 4068, PAGE 328 S.C.R.D.
- APPLICANT:
THE NATURE CONSERVANCY
11 S MAIN ST #203
CONCORD, NH 03301
- REFERENCE PLAN:
"BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR KATHLEEN & RICHARD GSOTTSCHNEIDER AND MALCOM JEROME CHASE, JR. LOCATED AT DURHAM POINT ROAD, DURHAM, N.H." BY THIS OFFICE DATED JUNE, 2012. SCR D PLAN No. 104-44.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
a. ZONING DISTRICTS: RC & R (SOILS & WETLANDS OVERLAYS)
b. MINIMUM LOT SIZE IS 150,000 Sq.Ft.
c. MINIMUM LOT FRONTAGE IS 300 Ft.
d. BUILDING SETBACKS:
FRONT: 40'
REAR: 50'
SIDE: 50'

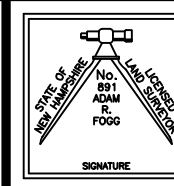
LEGEND

- TO BE SET 5/8" IRON ROD w/ID CAP STAMPED "ATLANTIC LLS 891"
- FOUND IRON ROD
- FOUND DRILL HOLE
- UTILITY POLE
- n/f NOW OR FORMERLY
- ⊙ EXISTING WELL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- STONE WALL
- BARBED WIRE FENCE



ATLANTIC
SURVEY CO, LLC
25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939



DATE: Aug. 30, 2024
FIELDWORK BY: AF
DESIGNED BY: AF
CAD FILE: 10140-Conservation
PROJECT No.: 10140
SHEET 1 of 1

Minor Subdivision Plan
PREPARED FOR
The Gsottschneider Family Revocable Trust & The Nature Conservancy
LOCATED AT
Durham Point Road, Durham, N.H.

FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
CERTIFIED _____
DATE _____

ABUTTERS:

TM218 L60
Nicholas J. Smith
Nicole S. Smith
270 Durham Point Rd.
Durham, NH 03824

TM218 L73
Theodore W. Hatem
PO Box 406
North Salem, NH 03073

TM 227 L37
N.M. Barrett Rev Trust
206 Longmarsh Rd.
Durham NH 03824

TM 227 L33
Scott L. Shamesman
Anchalee Shamesman
312 Durham Point Rd.
Durham, NH 03824

TM227 L34
Brett Carneiro
Sara Carneiro
310 Durham Point Rd.
Durham, NH 03824

TM227 L35
Michael & Cheryl Hoffman Rev. Living Trust
300 Durham Point Rd.
Durham, NH 03824

TM227 L13
Lawrence S. Gans
Anne Marie Darragh
289 Durham Point Rd.
Durham, NH 03824

TM227 L12
Miller Family Dynasty Trust
PO Box 326
Manchester, NH 03105

TM227 L11
Jane K. McDonough Rev. Trust
31 Bantry Road
Simsbury, CT 06070

TM227 L9
Richard J. Karwowski Rev Trust
279 Durham Point Rd.
Durham, NH 03824

TM227 L10
Peter J. Cashmere
Susan L. Cashmere
277 Durham Point Rd.
Durham, NH 03824

TM227 L8
Francis R. Lamy Jr.
Cathrine L. Lamy
275 Durham Point Rd.
Durham, NH 03824

TM227 L7
Stephen E. Chaletzky
20 Randolph Rd.
Chesnut Hill, MA 02467

EASEMENT HOLDERS:

Public Service Company of NH
780 N. Commercial Street
PO Box 330
Manchester NH 03105-0330

Verizon New England
185 Franklin St Rm 465
Boston, MA, 02110-1532

APPLICANT:

The Nature Conservancy
c/o Benjamin Wallace
11 South Main St., Unit 203
Concord, NH 03301

PROPERTY OWNER:

Gsottschneider Family Rev. Trust
Richard and Kathleen Gsottschneider
280 Durham Point Rd.
Durham, NH 03824

SURVEYOR:

Adam Fogg
Atlantic Survey Co. LLC
25 Nute Rd.
Dover, NH 03820

OWNER'S AGENT:

Valerie R. Shelton
Appledore Real Estate, Inc.
124 Cushing Road
Newmarket, NH 03857



TOWN OF DURHAM
Planning Department
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

Subdivision Application

Property Information

Property address/location: 280 Durham Point Rd.

Tax map #: 227 / 218; Lot #(s): 36; Zoning district: RC and R

Size of site: 33.57 acres;

Overlay zoning districts

Wetland Overlay? Yes: X; No: ; Shoreland Overlay? Yes: ; No: X

Flood Overlay? Yes: ; No: X; Aquifer Overlay? Yes: ; No: X

Proposed Project

Name of project (if applicable): Gsottschneider / The Nature Conservancy 2-Lot Subdivision

Which kind of subdivision is proposed? Conservation: ; Conventional: X

Total number of proposed lots: 2; Will there be a new street? Yes: ; No: X

If there will be a new street, what kind is proposed? Town road ; private road

Wetlands: Is fill proposed? NO; area to be filled: ; buffer impacts? NO

Utilities

Town water? yes no X; How far is Town water from the site? 3.5 miles

Town sewer? yes no X; How far is Town sewer from the site? 3.5 miles

Distance from nearest fire hydrant: 3.5 miles

Property Owner

Name (include name of individual): Gsottschneider Family Revocable Trust, Trustees Richard and Kathleen Gsottschneider

Mailing address: 280 Durham Point Road, Durham NH 03824

Telephone #: 603-781-0594 Email: rgsotts@gmail.com

(over)

Applicant/developer (if different from property owner)

Name (include name of individual): __The Nature Conservancy

Mailing address: __11 South Main Street, Unit 203 Concord, NH 03301

Telephone #: __Office: (603) 224-5853__ Email: __benjamin.wallace@tnc.org

Engineer

Name (include name of individual): _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): __Atlantic Survey Co. LLC (Adam Fogg)

Telephone #: __603-659-8939__ Email: __atlanticsurvey@comcast.net__

Other professional/designer/agent

Provide name(s) and contact information: __Valerie Shelton, Appledore Real Estate, Inc. 603-770-3410 valerie.shelton@comcast.net

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), *and/or* the agent. If not by the property owner, then a separate statement from the owner authorizing submission of the application with the authorization to enter the property (next page) is required.

I(we) hereby submit this Subdivision application to the Town of Durham Planning Board and attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. I(we) understand that any additional costs for review of this application will be borne by the owner/applicant.

Signature of property owner: *Neil Pitt TSE*
Katherine Smith TSE

Date: _____

Signature of applicant/developer:

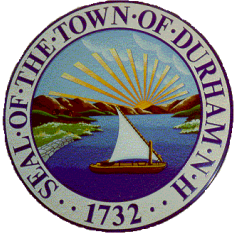
<i>Benjamin Wallace</i>	dotloop verified 08/27/24 10:23 AM EDT 8NY1-KZ8G-B6LO-DN9N
-------------------------	--

Date: _____

Signature of agent:

<i>Adam Fogg</i>	dotloop verified 08/29/24 1:45 PM EDT DQZ3-9UTH-4VMK-2LZT	<i>Valerie Shelton</i>	dotloop verified 08/27/24 10:15 AM EDT DUCS-V6ZC-T69C-3ORI
------------------	---	------------------------	--

Date: _____



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision 7.03 Section G - Hydrogeologic Assessment & Traffic Studies

Reason/justification(s) for the waiver request: The applicant believes these studies are not warranted given there is no change projected for the existing residence and the creation of one additional lot in excess of 28 acres would not impact traffic or hydrology of the area.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) _____ Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Valerie Shelton

Applicant? _____ Agent? Today's date August 29, 2024

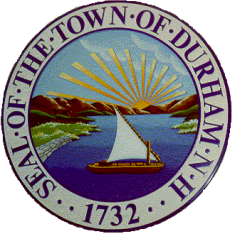
E-mail Address: valerie@greatbaynh.com Phone # 603-770-3410

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision 7.03 Section H - Energy Considerations Checklist

Reason/justification(s) for the waiver request: The applicant believes given the proposed size of the lots and existing use, completing the Energy Consideration Checklist is not warranted.

Development of the new lot could require this be completed prior to issuance of a building permit.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) _____ Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

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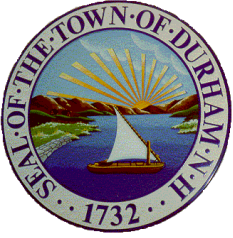
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PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision 7.04 - Ground Control

Reason/justification(s) for the waiver request: Utilities lines, stone boundaries and the culvert at Durham Point Road is readily apparent.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) _____ Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Valerie Shelton

Applicant? _____ Agent? Today's date August 29, 2024

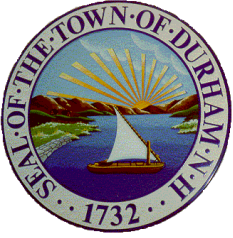
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PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision 7.05 - Construction Plan

Reason/justification(s) for the waiver request: No changes proposed to the existing house and improvements which is serviced by an on-site well and septic. No construction is anticipated.

It would be acceptable to the applicant to require compliance with 7.05 acceptable to the Town prior to issuance of a building permit for the proposed 28+ acre lot.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) _____ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

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Applicant? _____ Agent? Today's date August 29, 2024

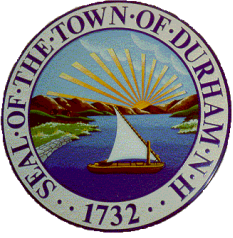
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Comments: _____

Signature: _____ Date: _____



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision 7.06 - Verification of Soils Data

Reason/justification(s) for the waiver request: No changes proposed to the existing house and improvements. It would be acceptable to the applicant to require compliance with 7.06 acceptable to the Town prior to issuance of a building permit for the proposed 28+ acre lot.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) _____ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Valerie Shelton

Applicant? _____ Agent? Today's date August 29, 2024

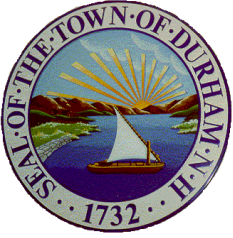
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Comments: _____

Signature: _____ Date: _____



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision - Section 8 - Construction Guarantee

Reason/justification(s) for the waiver request: No construction is anticipated which would warrant having to provide financial surety to protect the interests of the Town

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) _____ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Valerie Shelton

Applicant? _____ Agent? Today's date August 29, 2024

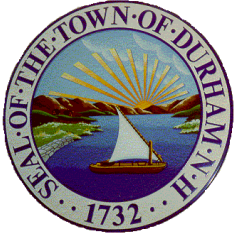
E-mail Address: valerie@greatbaynh.com Phone # 603-770-3410

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision - Section 9.01 - Design Standards

Reason/justification(s) for the waiver request: Applicant is agreeable to a condition that any future replacement system for the house would require Town and State approvals - it would be problematic to install a new system in another location to service the existing house. Development of the proposed 28+ acre lot would require Town and State approvals prior to issuance of building permit; there are other uses permitted. Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) _____ Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Valerie Shelton

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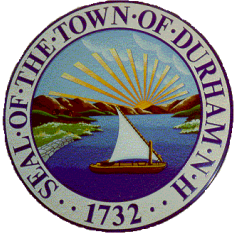
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Signature: _____ Date: _____



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision - Section 9.05.B - Non-municipal Utilities

Reason/justification(s) for the waiver request: It would serve no public purpose to require the above ground utilities servicing the existing buildings be removed and placed underground and it would be cost prohibited to do so given the house location is primarily granite and ledge and blasting for underground utilities would impact the structural integrity of the existing buildings.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

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Applicant? _____ Agent? Today's date August 29, 2024

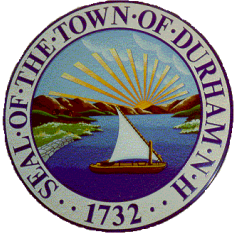
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Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Gsottschneider / The Nature Conservancy Minor Subdivision

Property Address 280 Durham Point Rd. Map and Lot # 227 & 228 - 36

Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision - Section 9.06 Stormwater Drainage

Reason/justification(s) for the waiver request: Given no proposed changes in the use or area of the existing buildings, there will be no changes to stormwater drainage. Given the size of the

proposed new lot, it's difficult to predict how it would be developed if it ever was - it would seem a Stormwater Drainage plan would be more applicable as a condition of a building and/or driveway permit.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) _____ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

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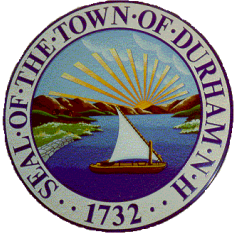
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Town of Durham, New Hampshire

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Site Plan: _____ Subdivision: Lot line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision Checklist - Topographic and Site Features (Not addressed under other waiver requests)

Reason/justification(s) for the waiver request: No changes to existing house area to be on 5.01 acres.

The proposed new lot will be 28.56 acres. Requiring plan to depict soils types and boundaries, ponds, streams, wetlands, delineation of trees and open areas, types of trees and vegetation, location of rock outcroppings, interior stone walls, location of trails and paths or other natural resources would be cost prohibited.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

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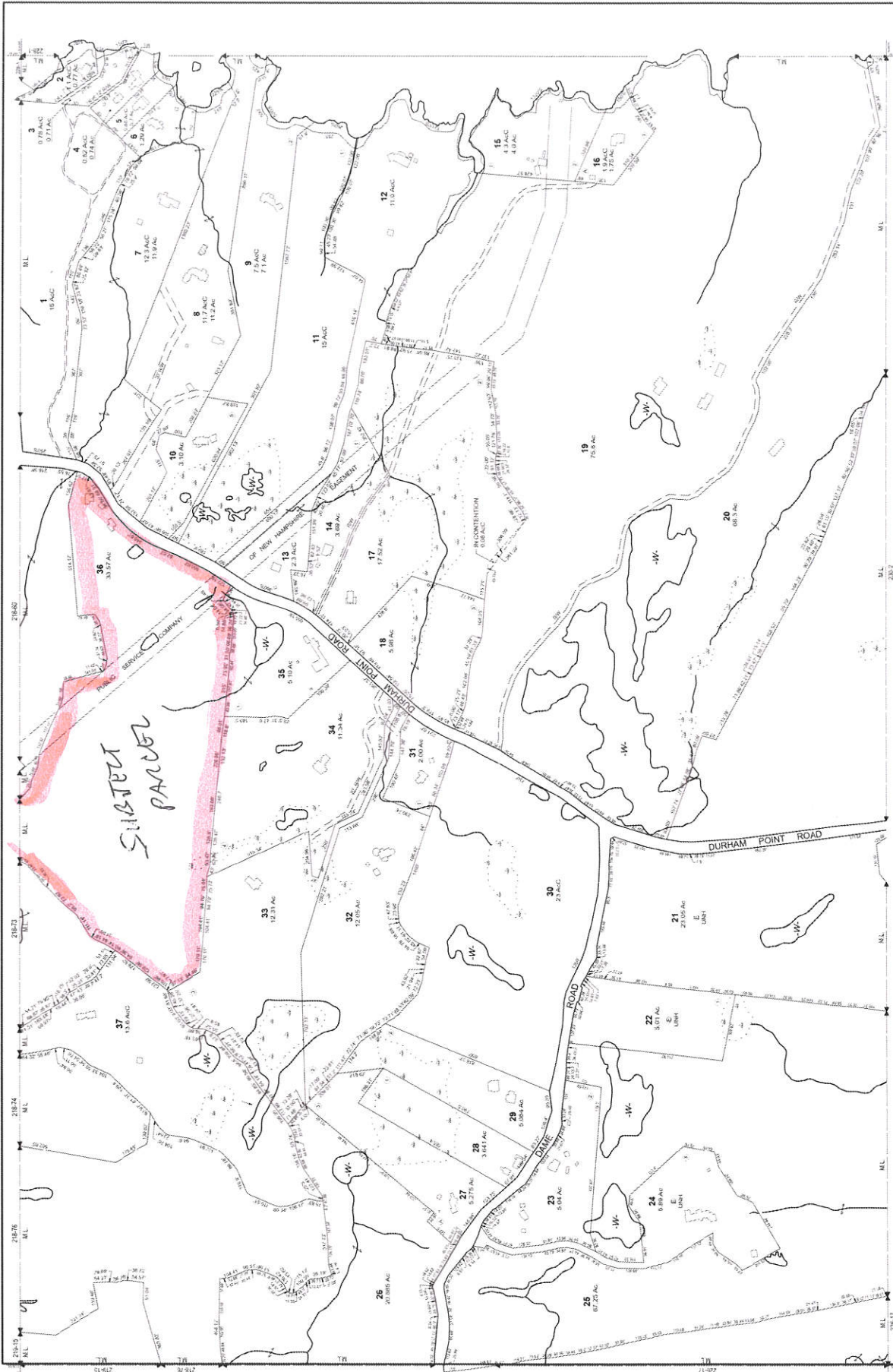
E-mail Address: valerie@greatbaynh.com Phone # 603-770-3410

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Comments: _____

Signature: _____ Date: _____



INDEX DIAGRAM

MAP NO.
227

PROPERTY MAPS
DURHAM
NEW HAMPSHIRE

SCALE: 1" = 200'

REVISED TO: MAY 1, 2023

LEGEND

- ROADS
- AREAS SHOWN BY THIS MAP
- UNPAVED ROADS
- STATE OF NEW HAMPSHIRE
- DURHAM TOWN ENGINEERING
- MAINTENANCE
- UTILITY

PRODUCED IN 2023 BY
Town of Durham GIS Department

FOR INFORMATION PURPOSES - IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE

THE ORIGINAL DATA IS THE NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM (NAD 83)

PHOTOGRAPHY DATE: APRIL 29, 2019

COMPLETION DATE: MAY 1, 2023

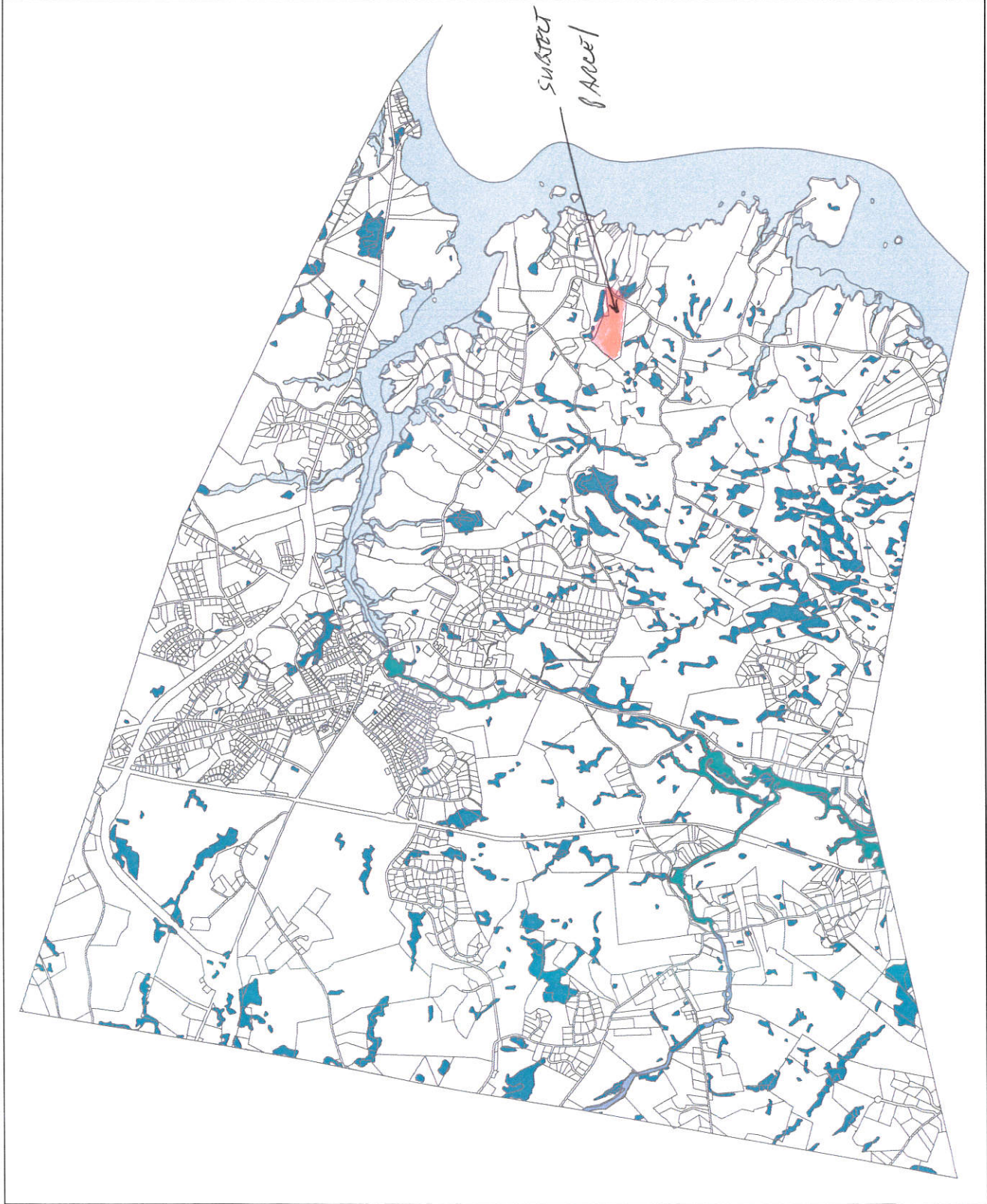
Town of Durham Wetlands Map



Legend

TYPE OF SYSTEM

- Estuary Related Wetlands
- Lake Related Wetlands
- Swamp Related Wetlands
- River Related Wetlands



Map produced October 15, 2007 by Karen Edwards.
Data dated 02/2005 and taken from NH GRANIT
Database. All GIS data used to create this map
was georeferenced to New Hampshire State Plane
Coordinate System, North American Datum "NAD83/86," feet as units.
X:\PRODUCTION\GIS CONSULTANT DIRECTORY\1
PRODUCTION GIS DATA\Karen's Maps\Wetlands Data\Wetlands Map

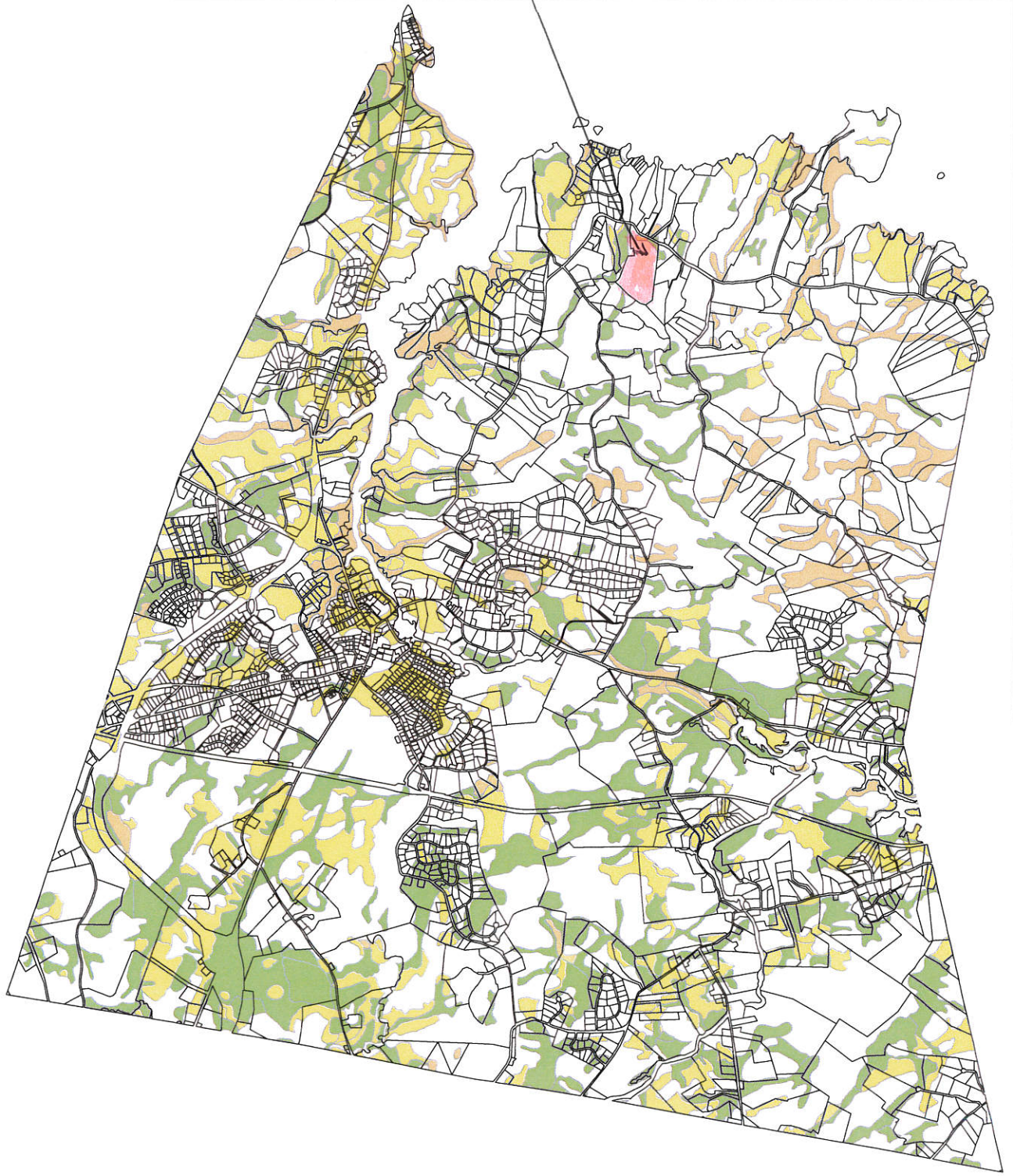
Town of Durham Soils Map



SUBJECT PARCELS

Soil Types

- Moderately well drained
- Poorly drained
- Very poorly drained



Map produced October 15, 2007 by Karen Edwards and updated September 2015. Data dated 2009 and taken from NH GRANIT Database. All GIS data used to create this map was georeferenced to New Hampshire State Plane Coordinate System, North American Datum: 'NAD83/86,' feet as units.

National Flood Hazard Layer FIRMette

70°52'57"W 43°6'55"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/29/2024 at 4:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



70°52'19"W 43°6'29"N

1:6,000

2,000

1,500

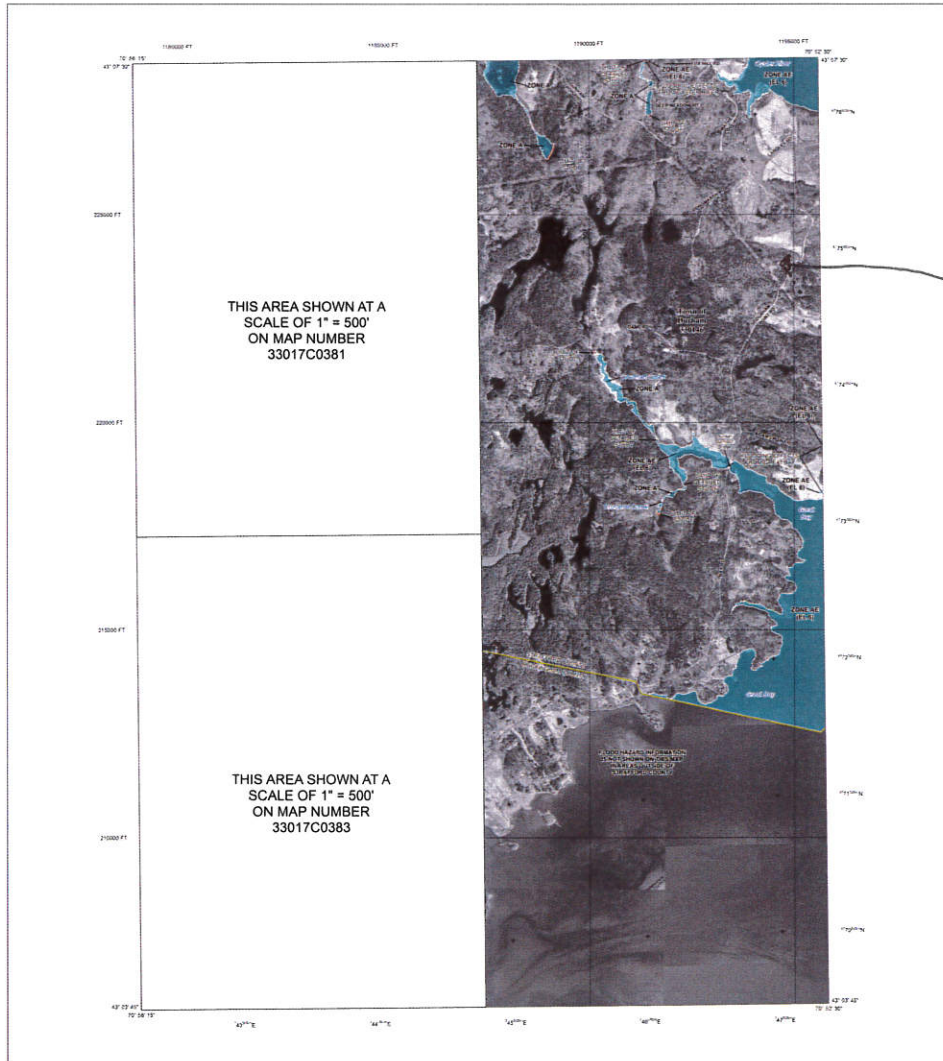
1,000

500

250

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Basemap Imagery Source: USGS National Map 2023



SUBJECT
PARCEL

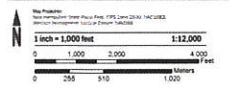
FLOOD HAZARD INFORMATION

- SEE FIS REPORT FOR ZONE DESCRIPTIONS**
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)
- Without Base Flood Elevation (BFE)
 - With BFE or Depth (1, 2, 3, 4, 5, 6, 7, 8)
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Flood Risk due to Levee
 - Areas Determined to be Outside the 0.2% Annual Chance Floodway
 - Area of Undetermined Flood Hazard
 - Channel, Culvert, or Storm Sewer
 - Accumulated or Periodically Accumulated Levee, Dike, or Floodwall
 - Non-accreted Levee, Dike, or Floodwall
 - Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Stationing
 - Hydrographic Features
 - Base Flood Elevation Line (BFE)
 - Line of Study
 - Jurisdiction Boundary

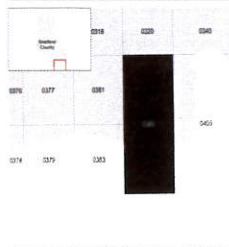
NOTES TO USERS

The information and statistics shown on this map were derived from the Flood Insurance Rate Study (FIRS) data for the State of New Hampshire. The information shown on this map is for informational purposes only and does not constitute a contract. The information shown on this map is subject to change without notice. The information shown on this map is not to be used for any purpose other than that for which it was intended. The information shown on this map is not to be used for any purpose other than that for which it was intended. The information shown on this map is not to be used for any purpose other than that for which it was intended.

SCALE



PANEL LOCATOR

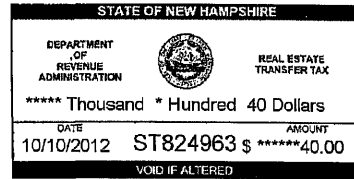
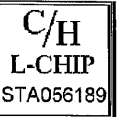


FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 STRAFFORD COUNTY,
 NEW HAMPSHIRE
 POLY 385-405

COMMUNITY NUMBER PANEL SUFFIX
 33017C0381 1 1

VERSION NUMBER
 2.2.2.1
 MAP NUMBER
 33017C0385E
 MAP REVISED
 September 30, 2015



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Richard K. Gsottschneider and Kathleen M. Gsottschneider** of 280 Durham Point Road, Durham, New Hampshire

for consideration paid, hereby grants to **Richard K. Gsottschneider and Kathleen M. Gsottschneider, Trustees of the Gsottschneider Family Revocable Trust of 2012** of 280 Durham Point Road, Durham, New Hampshire

with WARRANTY COVENANTS, the following described premises:

Certain real property, with the buildings and improvements thereon, situate on Durham Point in Durham, Strafford County, New Hampshire, described as follows:

Tract 1:

- 1) Easterly by the road leading from Durham Point to "Lubberland" so-called or to Newmarket;
- 2) Southerly by land now or formerly of Jeremiah Langley and Charles S. Langley;
- 3) Westerly by the land now or formerly of Langleys and land now or formerly of Sarah E. Rand;
- 4) Northerly by land now or formerly of Sarah E. Rand.

Tract 2: Beginning at a stone marker in the Westerly sideline of the Durham Point Road at the Southeasterly corner of other land formerly of Philip E. Johnson and Barbara C. Johnson; thence

- 1) North 30° West along other land of the said Johnsons 258 feet, more or less, to a large boulder; thence
- 2) South 75° East by land now or formerly of Samuel C. Smith and a stone wall to land as herein set forth in Tract 1; thence

- 3) Southwesterly and Southeasterly along land as herein set forth in Tract 1 to a marker in the Westerly sideline of the Durham Point Road; thence
- 4) Generally Southerly along the Durham Point Road to the stone marker at the point of beginning.

Tract 3: Beginning on the Westerly side of the Durham Point Road at the Northeasterly corner of land now or formerly of Kenneth E. Moore and Deborah P. Moore; thence

- 1) Northerly by said Durham Point Road to a square granite marker in the Westerly sideline of said Road at land as herein set forth in Tract 2; thence
- 2) North 30° West by said Tract 2 a distance of 258 feet, more or less, to a large boulder at land now or formerly of Samuel C. Smith; thence
- 3) Westerly by a stone wall and land now or formerly of said Smith to land formerly of Harry Rand; thence
- 4) Southerly by said Rand land and land formerly of Elmer Rand to land now or formerly of said Moore; thence
- 5) Easterly by said Moore land to the point of beginning.

Containing 33 acres, more or less.

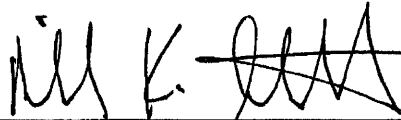
The within conveyed property is:

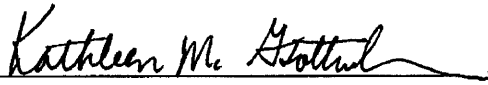
- (a) subject to any and all utility easements of record which may have been granted to New Hampshire Electric Company, Public Service Company of New Hampshire, and New England Telephone and Telegraph Company, including but not limited to the Easement of Kathleen M. Gsottschneider, Trustee of Ambler Acres Realty Trust to New England Telephone and Telegraph Company and Public Service Company of New Hampshire recorded at Book 1763, Page 53; and
- (b) subject to current use taxation, and any lien for change of use tax which may be due or become due and owing against the with conveyed property, notice of which is recorded at Book 1008, Page 442, in the names of Richard K. and Kathleen M. Gsottschneider recorded December 12, 1977.

Meaning and intended to convey the same premises conveyed to the Grantors herein by confirmatory Warranty Deed dated July 20, 1998 recorded in the Strafford County Registry of Deeds at Book 2028, Page 0222. For further reference see Deed of Evelyn Browne dated October 27, 1976 recorded at Book 989, Page 833.

See also "Boundary Line Adjustment prepared for Kathleen & Richard Gsottschneider and Malcolm Jerome Chase, Jr. located at Durham Point Road, Durham, N.H." by Atlantic Survey Co., LLC dated June 2012 to be recorded.

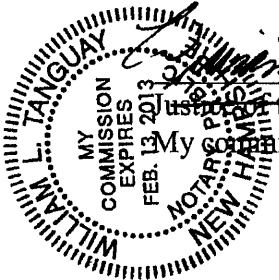
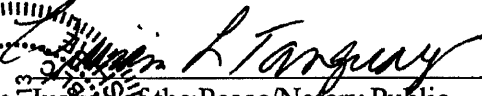
Signed this 10 day of October, 2012.


Richard K. Gsottschneider

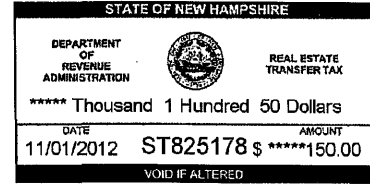

Kathleen M. Gsottschneider

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 10 day of October 2012, by Richard K. Gsottschneider and Kathleen M. Gsottschneider.

Notary Public
My commission expires: _____



WARRANTY DEED

MALCOLM JEROME CHASE, JR., a single person, having a mailing address of P. O. Box 920, Durham, New Hampshire 03824, for consideration paid, grants to **RICHARD K. GSOTTSCHNEIDER AND KATHLEEN M. GSOTTSCHNEIDER, TRUSTEES OF THE GSOTTSCHNEIDER FAMILY REVOCABLE TRUST OF 2012**, of 280 Durham Point Road, Durham, New Hampshire 03824, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land located on the westerly side of Durham Point Road in Durham, Strafford County, New Hampshire, depicted as **AREA TO BE CONVEYED, 43,560 Sq. Ft., 1.00 Acres** on plan entitled, "Boundary Line Adjustment Prepared for Kathleen & Richard Gsottschneider and Malcom Jerome Chase, Jr., Located at Durham Point Road, Durham, N.H." dated June, 2012, drawn by Atlantic Survey Co., LLC, to be recorded in the Strafford County Registry of Deeds ("the plan"), more particularly bounded and described pursuant to the plan as follows:

Beginning at a drill hole in a stone wall on the westerly sideline of Durham Point Road at the corner of land now or formerly of Malcolm Jerome Chase, Jr. shown as Lot 16-19-1 on the plan and land now or formerly of Kathleen J. and Richard K. Gsottschneider shown as Lot 16-20 on the plan, then running along said stone wall the following courses and distances: N 76° 46' 11" W a distance of 172.56 feet, more or less; N 82° 27' 43" W a distance of 158.71 feet, more or less; N 78° 17' 41" W a distance of 109.51 feet, more or less; S 89° 21' 50" W a distance of 89.84 feet, more or less; N 67° 33' 43" W a distance of 56.91 feet, more or less; N 78° 34' 28" W a distance of 70.95 feet to a drill hole at land now or formerly of said Lot 16-19-1 now or formerly of said Chase; then turning and running along said Lot 16-19-1 the following courses and distances: N 09° 18' 56" E a distance of 79.18 feet to a set 5/8" iron rod; then turning and running S 78° 36' 34" E a distance of 514.17 feet, more or less, to a set 5/8" iron rod; then turning and running S 60° 00' 00" E a distance of 156.62 feet, more or less, to a drill hole set on the westerly sideline of said Durham Point Road; then turning and running along the westerly sideline of Durham Point Road S 27° 00' 46" W a distance of 17.50 feet, more or less to the drill hole marking the point of beginning.

Containing 43,560 square feet, or 1.00 acres.

Meaning and intending to describe a portion of the premises conveyed to Malcolm Jerome Chase, Jr., by Samuel C. Smith, successor Trustee of the Elizabeth C. Smith Revocable Trust, u/d/t 1/16/96, by Warranty Deed dated December 31, 2010, recorded at Book 3894, Page 796 of the Strafford County Registry of Deeds.

The above described premises is conveyed subject to easements of record, as they may be applicable.

This conveyance is made to facilitate lot line adjustments between the Chase and Gsottschneider properties, as contemplated by the above referenced plan. It is the intent of this conveyance that the property owned by grantee (Gsottschneider) designated as Tax Map 16, Lot 20 be reconfigured to include the above described premises. The above described parcel is not conveyed as a separate lot.

Signed this 31 day of October, 2012.

William L. Tangway
Witness

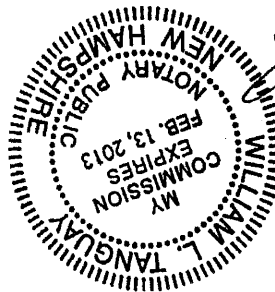
Malcolm Jerome Chase, Jr.
Malcolm Jerome Chase, Jr.

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

October 31, 2012

Personally appeared the above-named Malcolm Jerome Chase, Jr., who acknowledged the foregoing instrument as his voluntary act and deed.

Before me,



William L. Tangway
Notary Public/Justice of the Peace
My Commission Expires:

State of New Hampshire
Strafford, SS.
Dec. 6th, 1949.

Sydney J. Langley personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

Robert D. Rousseau
Notary Public

My commission expires Jan. 22, 1951.

(NOTARIAL SEAL)

Received 2:17 P. M. December 27, 1949.

Examined by *Jana M. Nube* Register.

KNOW ALL MEN BY THESE PRESENTS

THAT I, Stella A. Langley, of Newmarket, County of Rockingham, in the State of New Hampshire, in consideration of One Dollar and other considerations paid by the NEW HAMPSHIRE GAS AND ELECTRIC COMPANY, a New Hampshire corporation, hereinafter called the grantee, do hereby sell and convey unto said NEW HAMPSHIRE GAS AND ELECTRIC COMPANY and its successors and assigns, the perpetual and exclusive right and easement to enter upon and to construct, reconstruct, extend, repair, replace, maintain, operate, inspect and patrol, and at its pleasure remove lines for the transmission and/or distribution of electric energy, power and current, consisting of suitable and sufficient poles, or towers, or both, with wires, supported by the same, and necessary guys, cross arms, braces, insulators, counterpoises, and other usual fixtures, equipment and appurtenances used or adapted for the transmission and/or distribution of electric energy, power and current, including wires for the private telephone line of the grantee, over and across a strip of land One Hundred feet in width, Fifty feet on either side of the center line thereof, extending from Durham Point Road, so-called, to land of Jeremiah C. Chase and Jane W. Chase, and being a part of the premises of the grantor in said Durham, acquired by deed of Ada Langley Lundholm and Charles S. Langley, dated October 17, 1933, recorded in Strafford County Registry of Deeds, Book 455, Page 458, which are bounded and described as follows:

(U. S. Rev.)
(\$.55)
(S. A. L.)
(12/6/49)

Commencing at a point in the Northerly side line of Durham Point Road, distant in a direction N. 59° 11' E. 17.29 feet from a corner of land of Sherwood Rollins; thence by land of Stella A. Langley N. 24° 05' W. 1100.52 feet to land of Jeremiah A. and Jane W. Chase; thence by said Chase land S. 51° 36' E. 108.22 feet to a point; thence continuing by said Chase land S. 47° 53' E. 91.21 feet to other land of said Langley; thence by said Langley's other land S. 24° 05' E. 259.38 feet to other land of said Jeremiah A. and Jane W. Chase; thence by said Chase land S. 01° 51' W. 3.83 feet; thence on said Chase land S. 27° 39' E. 8.52 feet; thence by said Chase land S. 52° 36' E. 2.41 feet to other land of said Langley; thence by said Langley's other land S. 24° 05' E. 620.82 feet to the Northerly side line of said Durham Point Road; thence by the Northerly side line of said Durham Point Road S. 70° 57' W. 50.19 feet to a point; thence continuing by the Northerly side line of said Durham Point Road S. 59° 11' W. 50.35 feet to point of beginning.

Also the perpetual right and easement, at any time and from time to time, and without further payment therefor, to clear by cutting or use of chemicals and keep cleared said strip of trees, underbrush, buildings and other structures, to pass along said strip to and from the adjoining lands for all of the above purposes, including the removal of said line or lines, and to pass over the grantor's premises to and from said strip as reasonably required, together with the right to cut large trees adjacent to, but not within said strip.

The location of said strip and right of way is further described as being fifty feet on either side of the center line which is described as follows: Commencing at a point in the Northerly side line of the Durham Point Road, so-called, distant as said road runs S. 70° 57' W. 50.19 feet from the Southeasterly corner of the above described strip of land; thence N. 24° 05' W. 998.64 feet to land of Jeremiah A. and Jane W. Chase.

All directions herein are magnetic 1948.

For further description of said rights, privileges and easements, see map entitled "New Hampshire Gas & Electric Company, Portsmouth, N. H., 'North Line' Portsmouth to Epping Power line right of way 100 ft. in width. Plan showing portion of right of way across property of Stella A. Langley, located on the Northwesterly side of the Durham Point Road, in the Town of Durham, Strafford County, N. H.," by Albert Moulton, C. E., November 1948, hereto attached and made a part of this conveyance, and also separately recorded with Strafford County Registry of Deeds.

It is understood and agreed that the consideration paid for the rights and easements herein conveyed shall include any wood and timber cut which shall be and remain the property of the grantor after cutting is completed.

It is agreed that said line whether fixed to the realty or not shall be and remain the property of the Grantee, its successors and assigns.

To have and to hold the same to the said New Hampshire Gas and Electric Company and its successors and assigns forever; and the grantor covenant and agree that she has full right, title and authority to convey the foregoing rights and privileges and will defend the same against the claims or demands of all persons whomsoever.

And I am unmarried.

Witness the hand and seal of the grantor this 6 day of December, 1949.

In presence of

Jos. A. Rousseau

Stella A. Langley (SEAL)

See Plan recorded in Book 1, Page 217

State of New Hampshire
Rockingham, SS.
December 6, 1949.

Stella A. Langley personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me,

Jos. A. Rousseau
Justice of the Peace.

Received 2:17 P. M. December 27, 1949.

Examined by *Jos. A. Rousseau* Register.

Consideration under \$100

KNOW ALL MEN BY THESE PRESENTS

THAT we, Roger Laroche and Laura Laroche, both of Durham, County of Strafford in the State of New Hampshire in consideration of One Dollar and other considerations paid by the NEW HAMPSHIRE GAS AND ELECTRIC COMPANY, a New Hampshire corporation, hereinafter called the grantee, do hereby sell and convey unto said NEW HAMPSHIRE GAS AND ELECTRIC COMPANY and its successors and assigns, the perpetual and exclusive right and easement to enter upon and to construct, reconstruct, extend, repair, replace maintain, operate, inspect and patrol, and at its pleasure remove lines for the transmission and/or distribution of electric energy, power and current, consisting of suitable and sufficient poles, or towers, or both, with wires, supported by the same, and necessary guys, cross arms, braces, insulators, counterpoises, and other usual fixtures, equipment and appurtenances used or adapted for the transmission and/or distribution of electric energy, power and current, including wires for the private telephone line of the grantee, over and across a strip of land One Hundred feet in width, Fifty feet on either side of the center line thereof, extending from land of Charles M. Dale to the Easterly side line of the Town Road leading to Long Marsh Road, and being a part of the premises of the grantor(s) in said Durham, acquired by deed of Regina Laroche, dated October 9, 1938, recorded with Strafford County Registry of Deeds, Book 486, Page 47, which are bounded and described as follows:

Commencing at a point in the division line between lands of Charles M. Dale and Roger and Laura Laroche, distant Northeasterly as said division line runs approximately 1497.88 feet from the Northerly side of the Long Marsh Road, so-called; thence by said Laroche land N. 81° 40' W. 801.46 feet to the Easterly side line of the Town Road leading to Long Marsh Road, at a point distant Northeasterly 877 feet, more or less, from said Long Marsh Road; thence by said Town Road N. 11° 18' E. 100.14 feet to other land of said Laroche; thence by said Laroche's land 81° 40' E. 832.16 feet to land of Charles M. Dale; thence by said Dale land S. 28° 04' W. 106.24 feet to point of beginning.

Also the perpetual right and easement, at any time and from time to time, and without further payment therefor, to clear by cutting or use of chemicals and keep cleared said strip of trees, underbrush, buildings and other structures, to pass along said strip to and from the adjoining lands for all of the above purposes, including the removal of said line or lines, and to pass over the grantor's premises to and from said strip as reasonably required, together with the right to cut large trees adjacent to, but not within said strip.

The location of said strip and right of way is further described as being fifty feet on either side of the center line which is described as follows: Commencing at a point in the division line between lands of Charles M. Dale and Roger and Laura Laroche, distant Northeasterly as said division line runs 1551 feet, more or less, from the Northerly side of the Long Marsh Road; thence N. 81° 40' W. 816.81 feet to the Town Road leading to Long Marsh Road.

All directions herein are magnetic 1948.

For further description of said rights, privileges and easements, see map entitled "New Hampshire Gas & Electric Company, Portsmouth, N. H., 'North Line', Portsmouth to Epping Power line right of way 100 ft. in width. Plan showing portion of right of way across property of Roger and Laura Laroche located Northeasterly from the Long Marsh Road in the Town of Durham, Strafford County, N. H.," by Albert Moulton, C. E., October, 1948, hereto attached and made a part of this conveyance, and also separately recorded with Strafford County Registry of Deeds.

It is understood and agreed that the consideration paid for the rights and easements herein conveyed shall include any wood and timber cut which shall be and remain the property of the grantor after cutting is completed.

It is agreed that said line whether fixed to the realty or not shall be and remain the property of the Grantee, its successors and assigns.

To have and to hold the same to the said New Hampshire Gas and Electric Company and its successors and assigns forever; and the grantors covenant and agree that they have full right, title and authority to convey the foregoing rights and privileges and will defend the same against the claims or demands of all persons whomsoever.

And we and each of us, husband and wife hereby release all our rights by the Curtesy and of Dower in the foregoing premises so far as affected by the above conveyance.

Witness the hands and seals of the grantors this 5 day of December, 1949.

In presence of

Arthur P. Stewart
Arthur P. Stewart

Mr. Roger J. Laroche (SEAL)
Mrs. Laura Laroche (SEAL)

See Plan recorded in Book 1 page 217

NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY

- EASEMENT -

Know All Men By These Presents That AMBLER ACRES REALTY TRUST, KATHLEEN GSOTTSCHEIDER, TRUSTEE of the Town of Durham, County of Strafford State of New Hampshire, for good and valuable consideration paid, grant to NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a New York corporation having its principal place of business at 125 High Street, Room 305, Boston, Massachusetts 02107 and PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, a corporation duly established by law and having its principal place of business at Post Office Box 330, Elm Street, Manchester, New Hampshire 03105, and their successors and assigns forever, as tenants in common, with quitclaim covenants, the right to lay, construct, reconstruct, operate, maintain, replace and remove lines for the transmission of intelligence and for the transmission of electricity, including the necessary pipes, conduits, manholes, cabinets, cable terminals, wire distributing facilities, fixtures and appurtenances, with the wires and cables therein, upon, and under a portion of the following described premises in the Town of Durham, County of Strafford, State of New Hampshire, of which the trust is the sole owner, bounded and described as follows, to wit:

At New England Telephone pole # 1/85 and Public Service Company of New Hampshire pole # 21/86 on Durham Point Road, said anchor guy and pole to be located adjacent to Durham Point Road in the Town of Durham, New Hampshire.

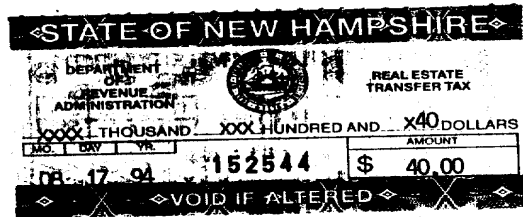
For Grantor's title, see deed recorded in Book 492, Page 115, at the Strafford County Registry of Deeds.

The above granted rights being more particularly described as the exclusive right within a strip of land ten feet (10') in width to lay, construct, reconstruct, operate, maintain, replace and remove the necessary cables and/or conduits, pipes, manholes, pedestals, cabinets, interfaces, wire distributing facilities, and such surface testing terminals, repeaters, markers and such other appurtenances with wires or cables therein, as the Grantees may from time to time desire, upon, and under said described premises, with the right to cut down and keep trimmed all trees, bushes, underbrush and growth, including the foliage thereon, as the Grantees may deem necessary in the exercise of all the above rights, and with the right to permit the attachments of and/or to lay or carry in conduits the telephone and telegraph wires and cables of any other company; the location of said strip to be determined by and to become permanent upon the laying of cables, and/or construction of conduits in said lines, with permission to enter upon said strip and upon said premises for access thereto for all the above purposes.

94 AUG 17 AM 11:05
REGISTER OF DEEDS
STRAFFORD COUNTY

012654

BK 1763 PG 053



(2)

The Grantor, for themselves, their heirs, executors, administrators and assigns, hereby covenants that they will not erect or permit any building or any other structure upon said strip which in the judgment of the Grantees, their successors and assigns, might interfere with the proper maintenance of said lines, or their service in connection therewith.

To have and to hold the above granted rights and privileges in, upon, under and over said premises to the said New England Telephone and Telegraph Company and Public Service Company of New Hampshire, their successors and assigns, for their own use and behoof forever.

Witness my hand and common seal this 28 day of July, 1994.

Witness [Signature]

Kathleen Gsottschneider
Ambler Acres Realty Trust
Kathleen Gsottschneider, Trustee

BK 1763PG0054

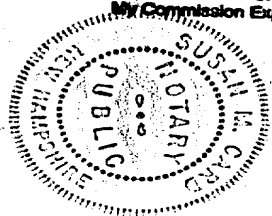
State of New Hampshire
County of Rockingham, ss
July 28, 1994

Then personally appeared Kathleen Gsottschneider, Trustee of Ambler Acres Realty Trust and acknowledged the foregoing instrument to be her voluntary act and deed. Before me.

My Commission Expires:

Susan M. Card
Notary Public/Justice of Peace

SUSAN M. CARD, Notary Public
My Commission Expires November 9, 1992



Leo Lessard
REGISTER OF DEEDS
STRAFFORD COUNTY