

Town of Newton, New Hampshire

APPLICATION FOR SUBDIVISION APPROVAL

I herein make application to the Planning Board of the Town of Newton for a Subdivision at the location listed below, as provided for in the Zoning Ordinances.

DATE: 12-14-23	PROPERTY LOCATION & ACREAGE: 24 New Boston Rd. 30± Ac	MBL#: 3-1-12
NUMBER OF NEW LOTS: 6	EXISTING FRONTAGE: 100.55'	ZONE: Residential A
NAME OF APPLICANT: CCL Holdings, LLC	MAILING ADDRESS: 85 Nassau St., Dracut, MA 01826 EMAIL ADDRESS:	PHONE: 978-328-8972
OWNER OF PROPERTY: CCL Holdings, LLC	MAILING ADDRESS: Same craig.comforthomes@gmail.com EMAIL ADDRESS:	PHONE: Same
NAME OF ENGINEER: Dennis Quintal, PE	MAILING ADDRESS: 8 Merrimac Rd. Newton, NH 03858 EMAIL ADDRESS: civilcon@myfairpoint.net	PHONE: 603-382-7650

Fees for Subdivision Application

Application Fee - \$ 250.00 - \$500.00

NPREA Fee - \$ 2,000.00 - \$5,000.00

Per Lot Fee Calculated by the Planning Board A.A.

Attachments:

3-2' x 3' Copies And 16-11" X 17" Copies of The Plan _____

A Digital Copy _____ Abutter Labels _____ Agent Letter _____

All Plans are stamped _____

ONLY FULLY COMPLETED APPLICATIONS WITH ALL REQUIRED ATTACHMENTS WILL BE FORWARDED TO THE PLANNING BOARD.

PLEASE REFER TO PROCEDURES SECTION OF THE NEWTON ORDINANCE MANUAL ONLINE FOR SUBMISSION REQUIREMENTS.

I declare that I am the applicant/owner of the property for which this application is made. I have read the provisions of the Newton Zoning Ordinances, the Newton Subdivision Regulations, and the Newton Policies and Procedures Manual. I agree to comply with them, and to be subject to all their provisions.

I certify the above statements are true and accurate:

Craig Huns
Signature of Applicant

12/14
Date

Craig Huns
Signature of Owner

12/14
Date

HAVE PERCOLATION TESTS BEEN PERFORMED FOR SEPTIC DESIGN? (ATTACH RESULTS & WITNESSED BY HEALTH INSPECTOR):

Yes

PROPOSED NEW STREET NAME AND LENGTH:

Bells Way

842' ±

ARE THERE ANY STRUCTURES CURRENTLY ON THE PROPERTY? (LIST LOCATION AND DESCRIPTION):

No

ARE THERE ANY WAIVERS REQUESTED? (ATTACH WRITTEN REQUEST):

ARE THERE ANY VARIANCES REQUESTED? (ATTACH DECISION):

HAVE YOU INCLUDED YOUR ABUTTER LABELS? (ABUTTER shall mean any person whose property adjoins or is directly across the street or stream from the land under consideration by the Planning Board. Include Owner, Applicant (if different) and any professionals who created/stamped your plans (per RSA 672:3). Please submit 3 self-adhesive labels per.):

I certify the above statements are true and accurate.

By signing this application to the Planning Board, I give permission for the Newton Planning Board to conduct a site walk should one so be ascertained to be necessary. An appointment for any such site walk will be arranged with the property owner and/or tenant beforehand. Refusal to allow a site walk will cause an immediate denial of the application.

Craig Harris
Signature of Applicant

12/14
Date

Craig Harris
Signature of Owner

12/14
Date

FOR OFFICE USE ONLY

PLANNING BOARD DECISION:	PLANNING BOARD SIGNATURE:	DATE:
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ACTION

<input type="checkbox"/> APPROVED	Attach Notice of Decision	Board Vote
Date Recorded	Number of Pages	Recording #
<input type="checkbox"/> DENIED	Reason(s) For Rejection	Board Vote

APPLICATION ADOPTED 5/25/2021

Subdivision fees shall be in accordance with the following:

	Application Fee	Initial Escrow Deposit
Design Review Phase	\$25.00	\$1,000.00*
Lot Line adjustments	\$100.00	\$450.00*
Subdivisions of 3 or fewer lots	\$250.00	\$2,000.00*
Subdivisions of 4 or more lots	\$500.00	\$5,000.00*
Number of new or revised lots or units created (whichever is greater) in subdivision	Additional Fee	
1 – 3	\$35.00 per lot	
4 – 7	\$45.00 per lot x6 = 270.00	
8 – 12	\$50.00 per lot	
13 – 25	\$60.00 per lot	
26 and above	\$65.00 per lot	

Site Plan fees shall be in accordance with the following:

	Application Fee	Initial Escrow Deposit
Design Review Phase	\$25.00	\$1000.00*
Accessory Apartments	\$100.00	\$275.00*
Home Based Business	\$100.00	\$325.00*
Minor Site Plan	\$250.00	\$650.00*
Site Plan	\$500.00	\$1,500.00 *
Square footage of proposed structure or expansion	Additional Fee	
Up to 2,000 square feet	\$150.00	
2,001 to 5,000 square feet	\$175.00	
Every increment of 1,000 square feet over 5,000 square feet	\$100.00, Total fee not to exceed \$3,500.00	

Additional Application fees, per abutter, for any type of application:

Abutter fees when an application has more than 10 abutters	Additional Application Fee
More than 10 but not more 25 abutters	\$50.00
Every increment of 25 more abutters above 25	\$100.00

**Initial deposit to accompany applications.*

Total fees shall be calculated according to the fee schedule by the Planning Board Administrative Assistant. The escrow account shall be replenished by the applicant, at the direction of the Board, if the initial escrow is not sufficient for the completion of reviews.

Adopted 13, Sept. 2022

NOTIFICATIONS LIST

Subject Lot:

Tax Map 3, Block 1, Lot 12
CCL Holdings, LLC
85 Nassau Street
Dracut, MA, 01826

ABUTTERS

Tax Map 3, Block 1, Lot (4-5)
Redlund 2016 Trust
David & Kathleen Redlund, Trs.
7 Keezer Lane
Newton, NH 03858

Tax Map 3, Block 1, Lot (4-6)
Erica O'Flaherty & Ryan Decker
4 Keezer Lane
Newton, NH 03858

Tax Map 3, Block 1, Lot 5
John & Paula Gynan
26 New Boston Road
Newton, NH 03858

Tax Map 3, Block 1, Lot 6
Amber Joy Macleod &
Dale Walker Matthews
22 New Boston Road
Newton, NH 03858

Tax Map 3, Block 1, Lot 7
Ashley Nicole &
Mohsena Khan
20 New Boston Road
Newton, NH 03858

Tax Map 3, Block 1, Lot 8
Joseph E. Perry, Jr.
18 New Boston Road
Newton, NH 03858

Tax Map 3, Block 1, Lot 9
Charles & Amy Melvin
16 New Boston Road
Newton, NH 03858

Tax Map 3, Block1 , Lot (10-1)
Herman Ocasio
64 Homestead Street
Haverhill, MA 01830

Tax Map 3, Block 1, Lot (10-2)
Estate of Norman E. West
c/o Gary West, Sr.
73 Miller Avenue
Blackstone, MA 01504-2044

Tax Map 3, Block 1, Lot 11
John & Dorothy Norman
10 New Boston Road
Newton, NH 03858

Tax Map 9, Block2, Lot 1
Cloutier Revocable Trust
Thomas Cloutier, Trustee
8 New Boston Road
Newton, NH 03858

Tax Map 4, Block 6, Lot 5
Town of Newton
2 Town Hall Road
Newton, NH 03858

Tax Map 3, Block 2, Lot 3
Steven & Elisa Giusti
21 New Boston Road
Newton, NH 03858

Tax Map 3, Block 2, Lot 3
James Martin
29 New Boston Road
Newton, NH 03858

PROFESSIONALS

Surveyor:

Albert T. Trudel, LLS
8 Merrimac Road
Newton, NH 03858

Engineer:

Dennis G. Quintal, PE, CWS, Designer
8 Merrimac Road
Newton, NH 03858

Soil Scientist:

James Gove, CSS, CWS
Gove Environmental Services, Inc.
8 Continental Drive, Unit H
Exeter, NH 03833

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LCHIP	ROA651888	25.00
TRANSFER TAX	RO123332	8,400.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

I, Raymond Neri, a married man, of 59 Bristow Street, Saugus, Massachusetts 01906

For Consideration Paid

Grant to CCL Holdings, LLC, a Massachusetts limited liability company, with a business address of 85 Nassau Street, Dracut, Massachusetts 01826

with WARRANTY COVENANTS,

A certain parcel of land with the buildings thereon, situated in Newton, in the County of Rockingham and State of New Hampshire, knows as Newton Lower Village near the vicinity of the Union Cemetery, being bounded and described as follows:

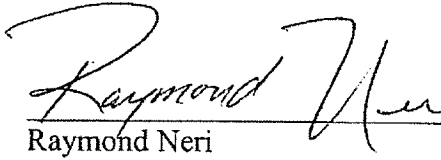
Beginning at the northwesterly corner of the described premises on the southeasterly side of New Boston Road at land now or formerly of one Anderson; thence running in a southeasterly direction by said road one hundred (100) feet to a point at land now or formerly of DiSabatino; thence turning and running in a southwesterly direction by said DiSabatino land one hundred thirty-two (132) feet to a point which is the southwesterly corner of said DiSabatino land; thence turning and running in an easterly direction on a course parallel to and one hundred thirty-two (132) southerly of New Boston Road one thousand two hundred twenty-four (1224) feet to a point at land now or formerly of Freeman Newton; thence turning and running in a southerly direction by said Newton land two hundred fifty-seven (257) feet to a point, which is the southwesterly corner of said land of Freeman Newton; thence turning and running in an easterly direction still by land of Freeman Newton two hundred ninety-five (295) feet to a point at land now or formerly of William Baker; thence turning and running in a southwesterly direction by said land of William Baker to a bound set in the ground on the northerly side of the brook; thence turning and running in a westerly direction by the brook to a bound set in the ground at land of the heirs of Walter Carter; thence turning and running in a northeasterly direction by said heirs of Walter Carter land and land of one Anderson to said New Boston Road at the point of beginning.

The Grantor and his spouse, Rosemarie Neri, hereby state that this is not homestead property and that there are no other persons entitled to any such rights of Homestead in the premises hereby conveyed.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by deed of Raymond Neri, Trustee of the Irene P. Realty Trust dated September 12, 2022 and recorded with the Rockingham County Registry of Deeds at Book 6438, Page 1474.

Property Address: 24 New Boston Road, Newton, New Hampshire 03858


Executed as a sealed instrument this 15th day of June, 2023.


Raymond Neri

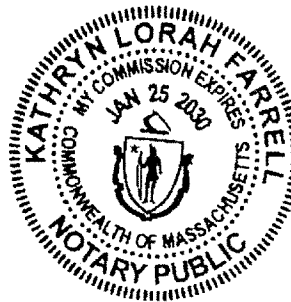
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 15th day of June, 2023, before me, the undersigned notary public, Raymond Neri personally appeared, proved to me through satisfactory evidence of identification, which was , to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:



Executed as a sealed instrument this 15th day of June, 2023.

Rosemarie Neri
Rosemarie Neri

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 15th day of June, 2023, before me, the undersigned notary public, Rosemarie Neri personally appeared, proved to me through satisfactory evidence of identification, which was DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]

Notary Public

My Commission Expires:

