

"BEL'S WAY"

RESIDENTIAL SUBDIVISION

~7 RESIDENTIAL LOTS~

ASSESSORS MAP 3, BLOCK 1, LOT 12

24 NEW BOSTON ROAD

NEWTON, NH

APPLICANT

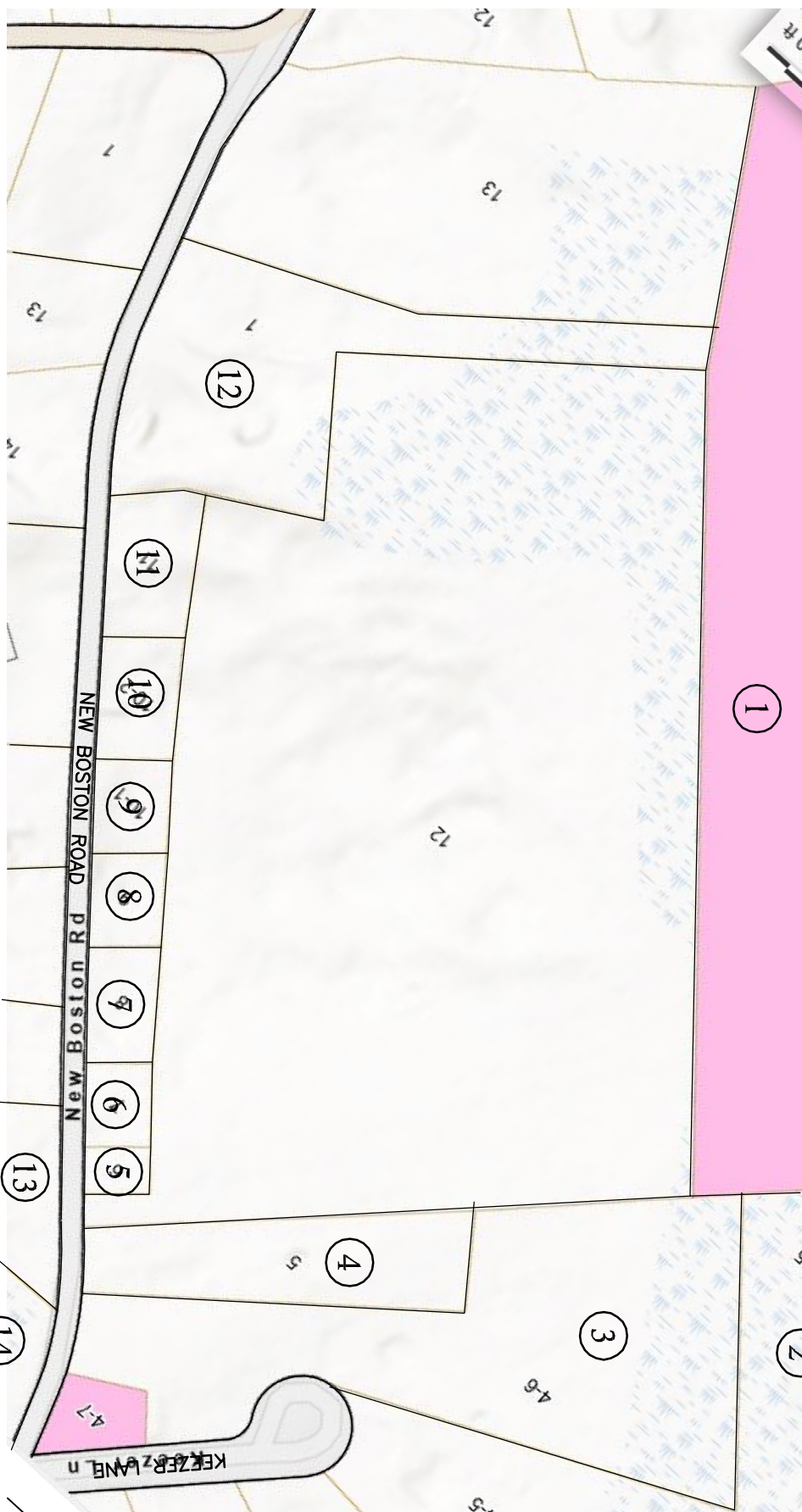
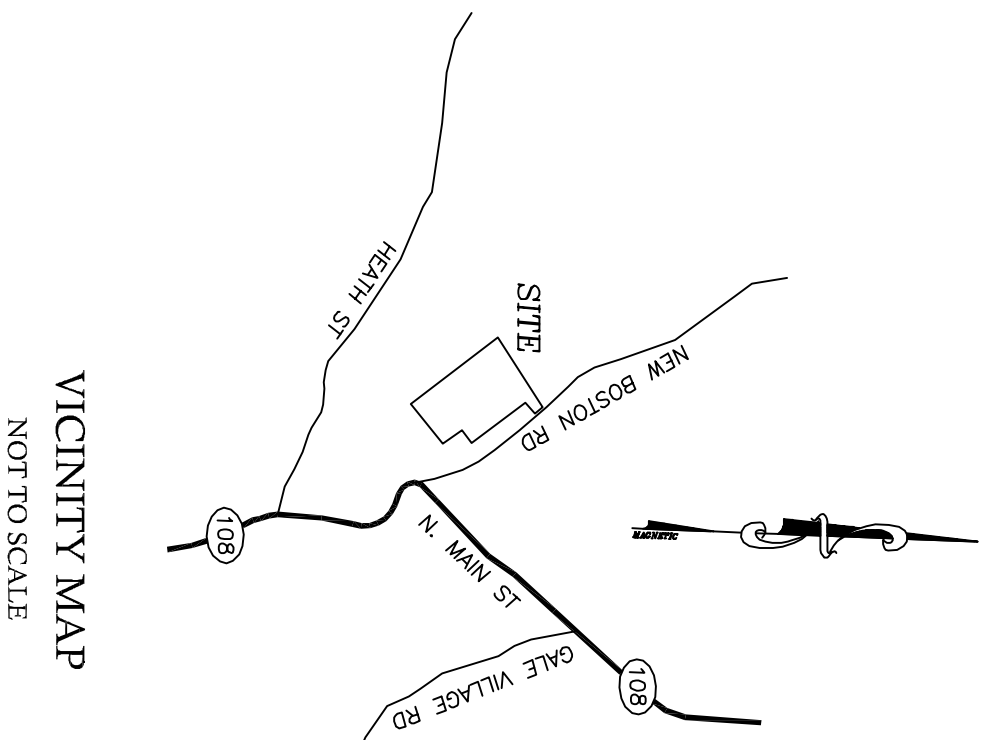
CRAIG LUSSIER

2100 LAKEVIEW AVENUE

DRACUT, MA. 01826

DECEMBER 2023

- LEGEND
- PROPERTY LINES
 - STONEWALL
 - EDGE OF PAVEMENT-EXISTING
 - EDGE OF PAVEMENT-PROPOSED
 - CONTOUR-EXISTING
 - CONTOUR-PROPOSED
 - EASEMENT-PROPOSED
 - BUILDING SETBACK
 - LIMIT OF WETLANDS
 - SUIT SENCE
 - HISS UNIT LIMIT
 - IRON PIPE/ROD-SET
 - IRON PIPE/ROD-FOUND
 - DRILL HOLE-SET
 - DRILL HOLE-FOUND
 - BOUND-SET
 - BOUND-FOUND
 - UTILITY POLE
 - WELL
 - WETLAND AREA
 - TEST PIT



- OWNER OF RECORD: CCL HOLDINGS, LLC
- APPLICANT: CRAIG LUSSIER, TRUSTEE
- ASSESSORS MAP: MAP 3, BLOCK 1, LOT 12
- PARCEL AREA: 1,306,800 SF, 30 AC±
- LOCAL DESIGN REGULATIONS:
- LAND SUBDIVISION REGULATIONS, NEWTON, NEW HAMPSHIRE
- SITE PLAN REVIEW REGULATIONS, NEWTON, NEW HAMPSHIRE
- NOTES:
1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE LOT INTO 7 SINGLE FAMILY RESIDENTIAL LOTS.
 2. VERTICAL DATUM IS BASED ON NGVD OF 1929.
 3. THE PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FIRM - FLOOD INSURANCE RATE MAP, NEWTON, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY-PANEL NUMBER # 330240, EFFECTIVE DATE: 5-17-2005
 4. GOVE ENVIRONMENTAL SERVICES, INC., PERFORMED THE SOIL MAPPING, USING THE METHODOLOGY PRESENTED IN THE SSSNIE SPECIAL PUBLICATION NO. 1 DATED APRIL 2008.
 5. GOVE ENVIRONMENTAL SERVICES, INC. PERFORMED THE WETLAND DELINEATION, IN ACCORDANCE WITH THE METHODOLOGY OF THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECH. REPORT Y-87-1 JAN. 1987) AND 2012 REGIONAL SUPPLEMENT, VERSION 2.0"
 6. WATERS: NONE
 7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

ABUTTERS

ASSESSORS MAP#-LOT#	OWNER NAME AND ADDRESS
1 4-6-5	TOWN OF NEWTON 2 TOWN HALL ROAD NEWTON, NH 03856
2 3-1-(4-5)	REDLUND 2016 TRUST DAVID & KATHLEEN REDLUND, TRUSTEES KEEZER LANE NEWTON, NH 03856
3 3-1-(4-6)	ERICA O'FLAHERTY & RYAN DECKER 4 KEEZER LANE NEWTON, NH 03856
4 3-1-5	JOHN & PAULA GRANA 22 NEW BOSTON ROAD NEWTON, NH 03856
5 3-1-6	AMBER JOY MACLEOD & DALE WALKER MATTHEWS 22 NEW BOSTON ROAD NEWTON, NH 03856
6 3-1-7	ASHLEY NICOLE & MOHSENA KHAN 20 NEW BOSTON ROAD NEWTON, NH 03856
7 3-1-8	JOSEPH E. PERRY, JR. 18 NEW BOSTON ROAD NEWTON, NH 03856
8 3-1-9	CHARLES & AMY MELVIN 16 NEW BOSTON ROAD NEWTON, NH 03856
9 3-1-(10-1)	HERMAN COASIO 64 HOMESTEAD STREET FAVERHILL, MA 01830
10 3-2-(10-2)	ESTATE OF NORMAN E. WEST 10 NEW BOSTON ROAD BLACKSTONE, MA 01904-2044
11 3-1-11	JOHN V. NORMAN, JR. & DOROTHY NORMAN 10 NEW BOSTON ROAD NEWTON, NH 03856
12 9-2-1	CLOUTIER REVOCABLE TRUST THOMAS CLOUTIER, TRUSTEE 8 NEW BOSTON ROAD NEWTON, NH 03856
13 3-2-4	STEVEN & ELISA GIUSTI 21 NEW BOSTON ROAD NEWTON, NH 03856
14 3-2-3	JAMES MARTIN 29 NEW BOSTON ROAD NEWTON, NH 03856

SHEET #	TITLE
1	SUBDIVISION PLAN
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	GRADING AND DRAINAGE PLAN
5	PLAN AND PROFILE
6	HIGHWAY ACCESS
D1	DETAIL SHEET
D2	DETAIL SHEET
D3	DETAIL SHEET



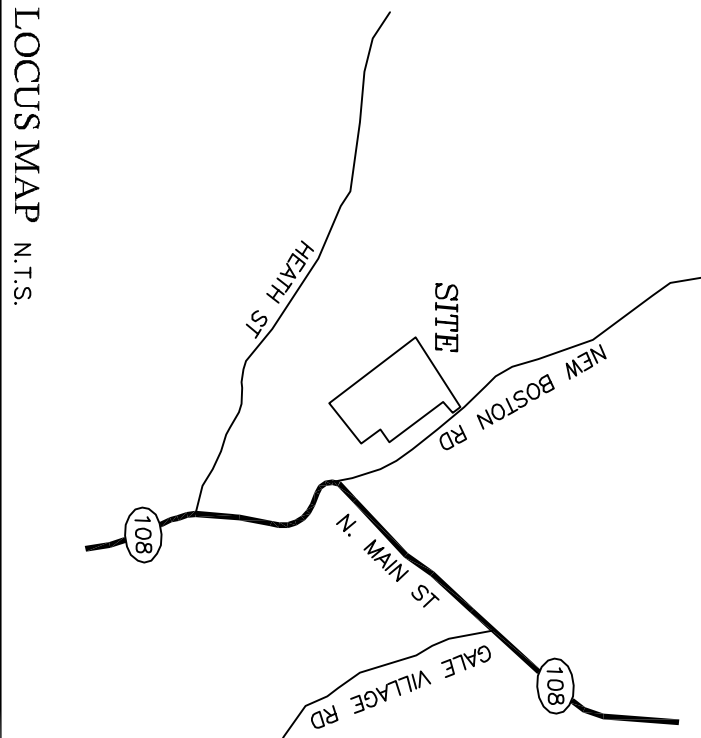
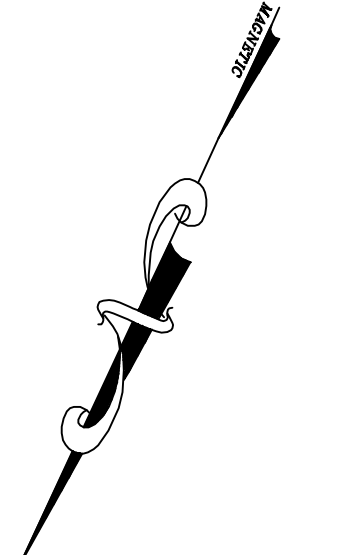
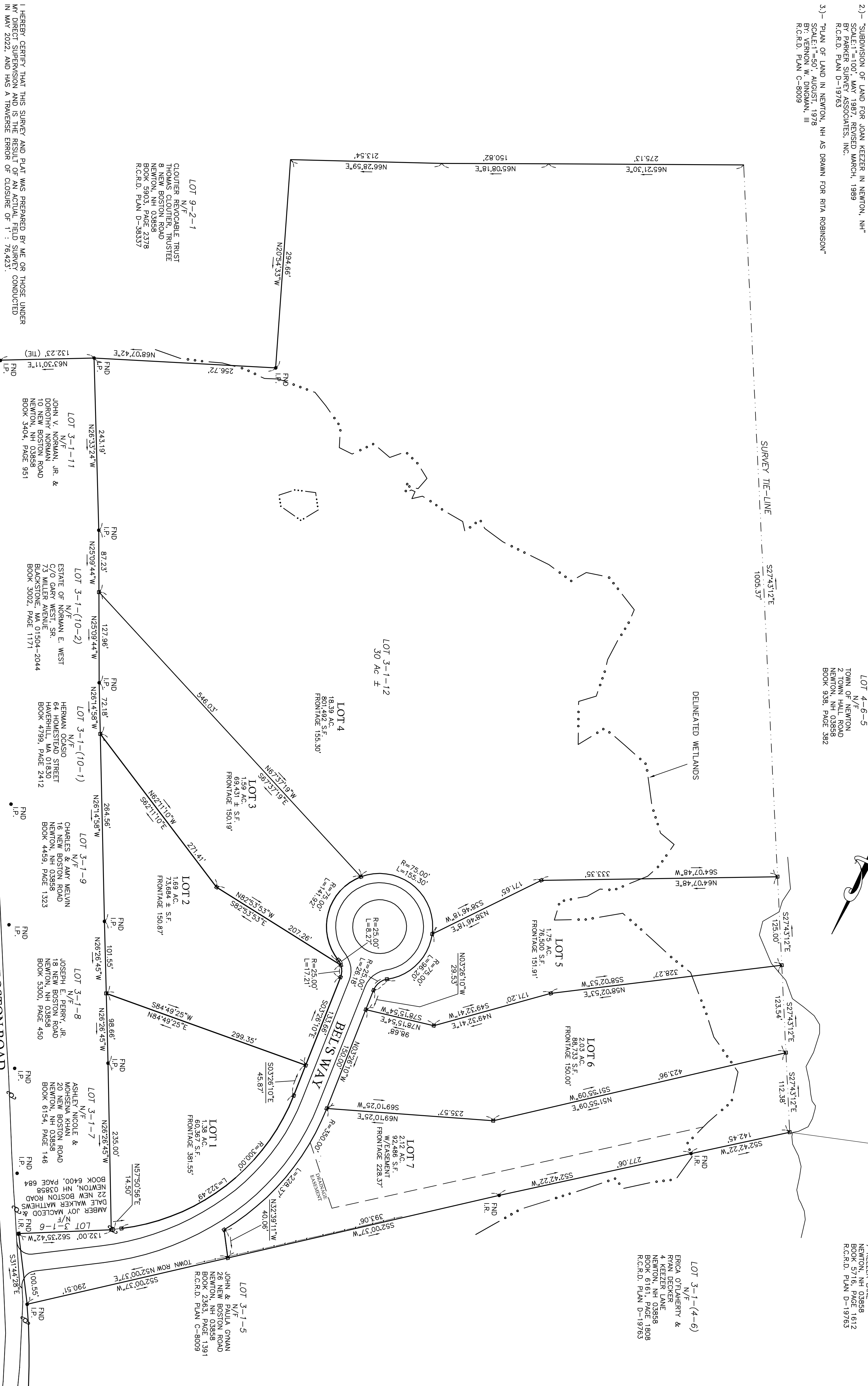
LICENSED LAND SURVEYOR:
ALBERT T. TRUDEL, LLS
CIVIL CONSTRUCTION MANAGEMENT, INC.,
NEWTON, NH 03858

PROFESSIONAL ENGINEER:
DENNIS QUINLAN, PE, CWS, DESIGNER
CIVIL CONSTRUCTION MANAGEMENT, INC.,
NEWTON, NH 03858

SOIL & WETLAND SCIENTIST:
JAMES GOVE, CSS, CWS
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, UNIT H, EXETER, NH 03833

#	DATE	REVISION EFFECTING SHEETS
---	------	---------------------------

- PLAN REFERENCE:
- 1.)- LOT LINE ADJUSTMENT PLAN AS DRAWN FOR OWNERS PARKER CONSTRUCTION, MAP D, BLOCK 1, LOT 3) & 1700'S LOCATED AT 2 & 8 NEW BOSTON ROAD, NEWTON, NH" SCALE:1"=50', JUNE, 2014 BY CIVIL CONSTRUCTION MANAGEMENT, INC. R.C.R.D. PLAN D-38337
- 2.)- "SUBDIVISION OF LAND FOR JOAN KEEZER IN NEWTON, NH" SCALE:1"=100', MAY 1987, REVISED MARCH, 1989 BY PARKER SURVEY ASSOCIATES, INC. R.C.R.D. PLAN D-19763
- 3.)- "PLAN OF LAND IN NEWTON, NH AS DRAWN FOR RITA ROBINSON" BY: VERNON W. DINGMAN, III R.C.R.D. PLAN C-8009



ASSESSORS MAP - MAP 3, BLOCK 1, LOT 12
PARCEL AREA - 1,323,600 SF
30 ± AC

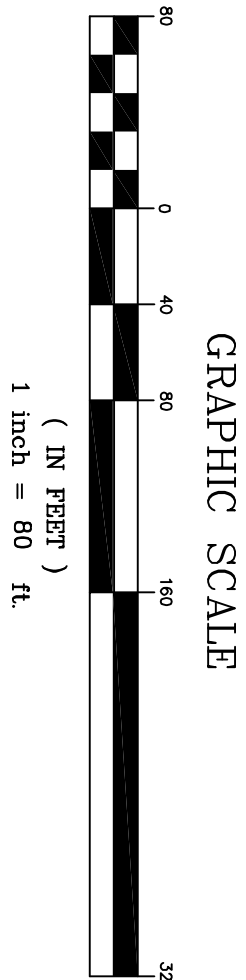
CURRENT OWNER - CCL HOLDINGS, LLC
85 MASSAU STREET
DRACUT, MA 01826

DEED - R.C.R.D. BOOK 6488, PAGE 2065

ZONING - RESIDENTIAL A
MIN LOT SIZE: 60,000 SF
MIN BUILDING SETBACK: 40 FEET
BUILDING SETBACK:
FRONT - 65 FEET
SIDE - 25 FEET
REAR - 25 FEET
WETLANDS - 50 FEET
SEPTIC SETBACK:
WETLANDS - 75 FEET

STATE SUBDIVISION APPROVAL: PENDING

APPROVAL DATE:	CHAIRMAN
NEWTON, NH PLANNING BOARD	
RECORDED (PROCKINGHAM COUNTY REGISTRY OF DEEDS)	
DATE:	REF:
PROJECT NAME: BEL'S WAY SUBDIVISION	
OWNER: CCL HOLDINGS, LLC	
APPLICANT/AGENT: CCOM	
ENGINEER: CCOM	
MAP-BLOCK-LOT: MAP 3, BLOCK 1, LOT 12	
PROJECT FILE NO.:	



THIS SHEET IS INTENDED FOR RECORDING IN THE REGISTRY OF DEEDS.
ALL OTHER SHEETS ARE ON FILE WITH THE TOWN.

DEFINITIVE SUBDIVISION PLAN

As Drawn For:

CCL HOLDINGS, LLC

(Tax Map 3, Block 1, Lot 12)

Located At:

24 New Boston Road

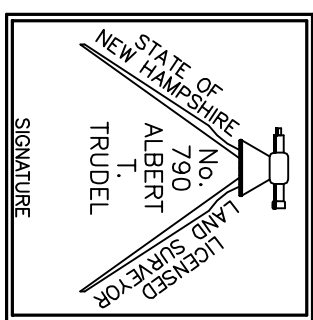
NEWTON, N.H.

SCALE:1"=80' DECEMBER 2023

Civil Construction Management Inc.
8 Merrimac Road
Newton, NH 03858
Tel (603) 382-7650

Sheet: 1

DRAWN BY: D. NALLY, MSCE
CHECK BY: A. TRUDEL, L.L.S.



ALBERT T. TRUDEL, L.L.S.

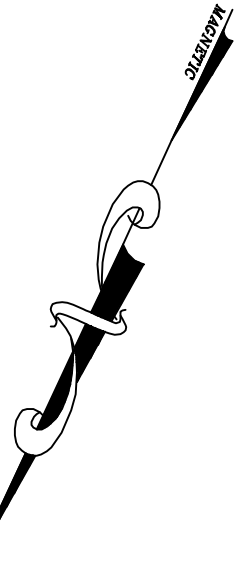
DATE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN MAY 2022, AND HAS A TRANSVERSE ERROR OF CLOSURE OF 1 : 76,423.

- PLAN REFERENCE:
- 1.)- LOT LINE ADJUSTMENT PLAN AS DRAWN FOR OWNERS PATRICIA COMEAU (TAX MAP 10, BLOCK 1, LOT 13) & THOMAS M. CLOUTIER (TAX MAP 9, BLOCK 2, LOT 1) LOCATED AT 2 & 8 NEW BOSTON ROAD, NEWTON, NH* SCALE:1"=50', JUNE, 2014
DRAWN BY: JAMES MARTIN
R.C.R.D. PLAN D-38337
- 2.)- SUBDIVISION OF LAND FOR JOAN KEEZER IN NEWTON, NH* SCALE:1"=100', MAY 1987, REVISED MARCH, 1989
DRAWN BY: DENNIS G. QUINTAL, III
R.C.R.D. PLAN D-19763
- 3.)- PLAN OF LAND IN NEWTON, NH AS DRAWN FOR RITA ROBINSON* SCALE:1"=50', AUGUST, 1978
DRAWN BY: DENNIS G. QUINTAL, III
R.C.R.D. PLAN C-8009

WETLAND DEMINATION, JUNE 2023
GOVE ENVIRONMENTAL SERVICES, INC.
PERFORMED THE WETLAND DEMINATION
ACCORDING TO THE METHODOLOGY OF
THE CORPUS OF ENGINEERS WETLAND Y-87-1 JAN. 1987
AND 2012 REGIONAL SUPPLEMENT, VERSION 2.07
HIGH INTENSITY SOIL SURVEY PROVIDED BY
GOVE ENVIRONMENTAL SERVICES, INC.

LOT 4-6-5
TOWN OF NEWTON
2 TOWN HALL ROAD
NEWTON, NH 03858
BOOK 938, PAGE 362



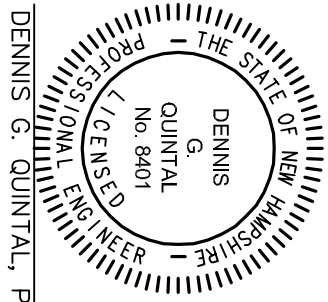
LOT 3-1-(4-5)
N/F
RELUEND 2016 TRUST
37 KEEZER LANE
NEWTON, NH 03858
BOOK 5716, PAGE 1612
R.C.R.D. PLAN D-19763

311BH HIGH INTENSITY SOIL TYPE IDENTIFIER

SURVEY TIE-LINE

DELINEATED WETLANDS

LOT 3-1-(4-6)
N/F
ERICA O'NEILL PROPERTY &
FRANK DECKER
4 KEEZER LANE
NEWTON, NH 03858
BOOK 6191, PAGE 608
R.C.R.D. PLAN D-19763

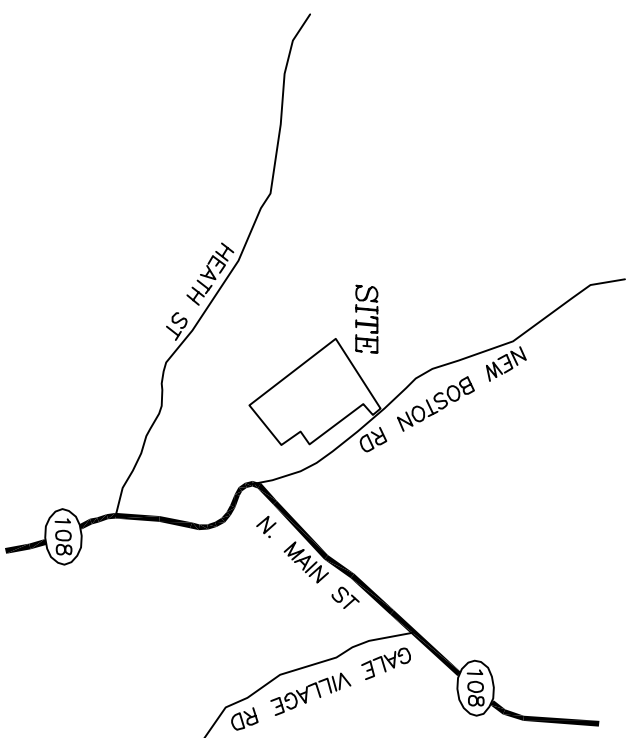


DENNIS G. QUINTAL, P.E.

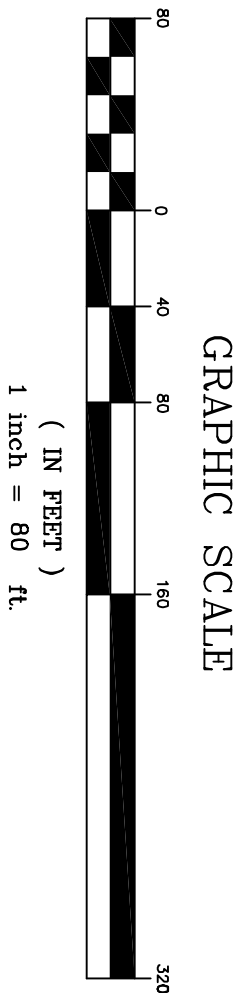
DATE

ASSESSORS MAP - MAP 3, BLOCK 1, LOT 12
PARCEL AREA 30 ± AC
CURRENT OWNER - CCL HOLDINGS, LLC
85 MASSAU STREET
DROCHT, MA 01926
DEED - R.C.R.D. BOOK 6488, PAGE 2065
ZONING - RESIDENTIAL A
MIN LOT SIZE : 60,000 SF
FRONTAGE : 150 FEET
BUILDING SETBACK:
FRONT - 65 FEET
SIDE - 25 FEET
REAR - 25 FEET
WETLANDS - 50 FEET
SEPTIC SETBACK:
WETLANDS - 75 FEET
STATE SUBDIVISION APPROVAL: PENDING

LOCUS MAP N.T.S.



APPROVAL DATE:	CHAIRMAN
NEWTON, NH	PLANNING BOARD
RECORDED (ROCKINGHAM COUNTY REGISTRY OF DEEDS)	
DATE:	REF:
PROJECT NAME:	LUSSIER SUBDIVISION
OWNER:	CCL HOLDINGS, LLC
APPLICANT/AGENT:	CCM
ENGINEER:	CCM
MAP-BLOCK-LOT:	MAP 3, BLOCK 1, LOT 12
PROJECT FILE NO.:	



EXISTING CONDITIONS PLAN

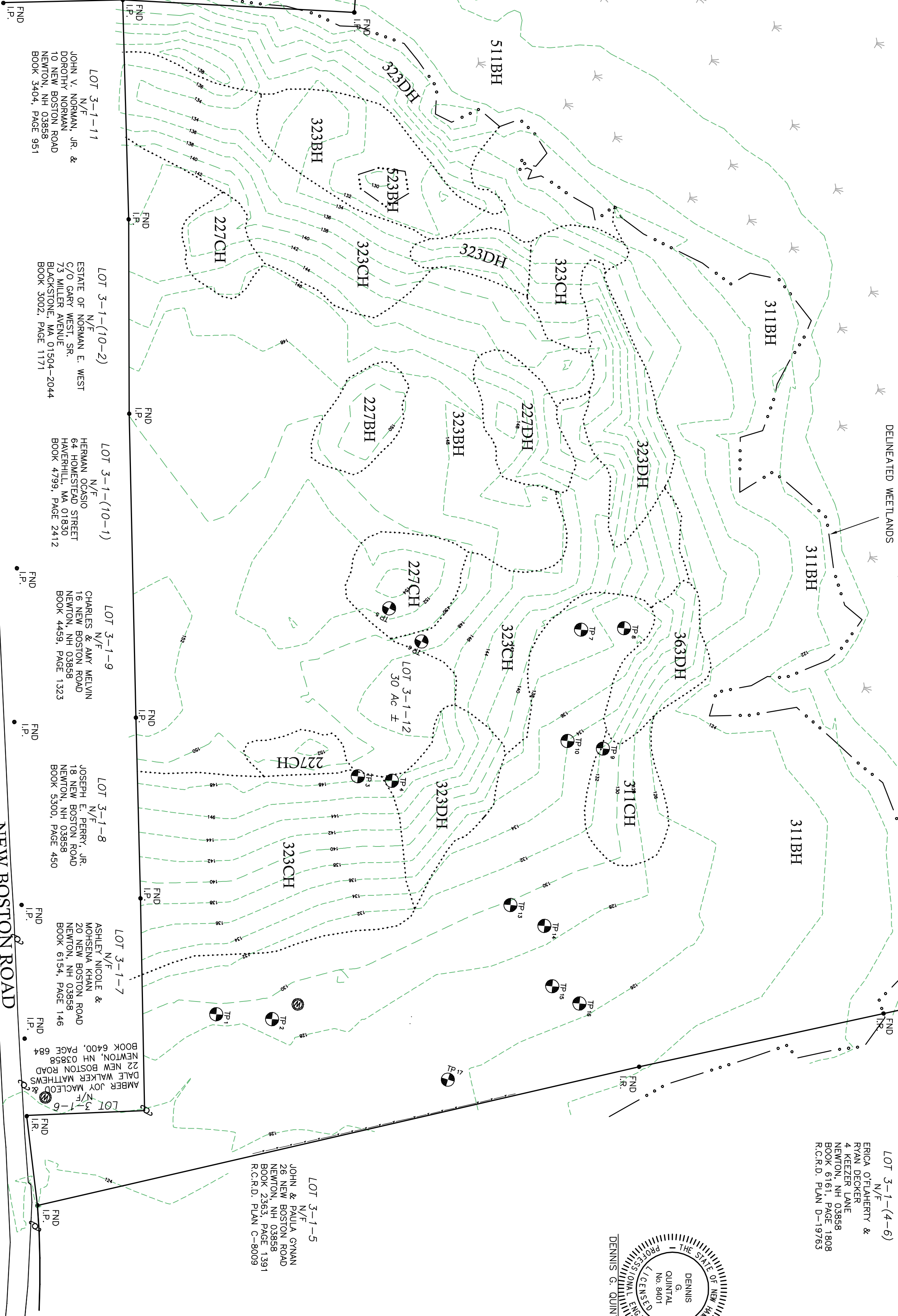
As Drawn For:
CCL HOLDINGS, LLC
(Tax Map 3, Block 1, Lot 12)

Located At:
**24 New Boston Road
NEWTON, N.H.**

SCALE:1"=80' JULY 2023

Civil Construction Management Inc.
8 Merrimack Road
Newton, NH 03858
Tel (603) 382-7650

Sheet:
2
DRAWN BY: D. MALLINCE
CHECK BY: A. TROBELLI, L.L.S.



LOT 3-1-11
N/F
JOHN V. NORMAN, JR. &
DOROTHY NORMAN
27 NEW BOSTON ROAD
NEWTON, NH 03858
BOOK 3404, PAGE 951

LOT 3-1-(10-2)
N/F
ESTATE OF NORMAN E. WEST
C/O GARY WEST, SR.
BLACKSTONE, MA 01504-2044
BOOK 3002, PAGE 1171

LOT 3-1-(10-1)
N/F
JERMAN, GREGORY
64 FOLKSTONE STREET
HAVERHILL, MA 01830
BOOK 4799, PAGE 2412

LOT 3-1-9
N/F
CHARLES & AMY MELVIN
16 NEW BOSTON ROAD
NEWTON, NH 03858
BOOK 4459, PAGE 1323

LOT 3-1-8
N/F
JOSEPH E. PERRY, JR.
16 NEW BOSTON ROAD
NEWTON, NH 03858
BOOK 5300, PAGE 450

LOT 3-1-7
N/F
ASHLEY NICOLE &
MOHSENA KHAN
20 NEW BOSTON ROAD
NEWTON, NH 03858
BOOK 6194, PAGE 146

LOT 3-2-4
N/F
STEVEN & ELISA CHRIST
21 NEW BOSTON ROAD
NEWTON, NH 03858
BOOK 6455, PAGE 2522
R.C.R.D. PLAN D-2844

LOT 3-2-3
N/F
JAMES MARTIN
24 NEW BOSTON ROAD
NEWTON, NH 03858
BOOK 5863, PAGE 818
R.C.R.D. PLAN C-18984

HIGH INTENSITY MAP SYMBOL
523BH

LOT 0-2-1
N/F
CLOUTIER REVOCABLE TRUST
THOMAS CLOUTIER, TRUSTEE
8 NEW BOSTON ROAD
NEWTON, NH 03858
BOOK 5903, PAGE 2378
R.C.R.D. PLAN D-38337

- DRAINAGE CLASS
- 5
1. Excessively drained
 2. Well drained
 3. Moderately well drained
 4. Somewhat poorly drained
 5. Poorly drained
 6. Very poorly drained
 7. Not determinable

PARENT MATERIAL

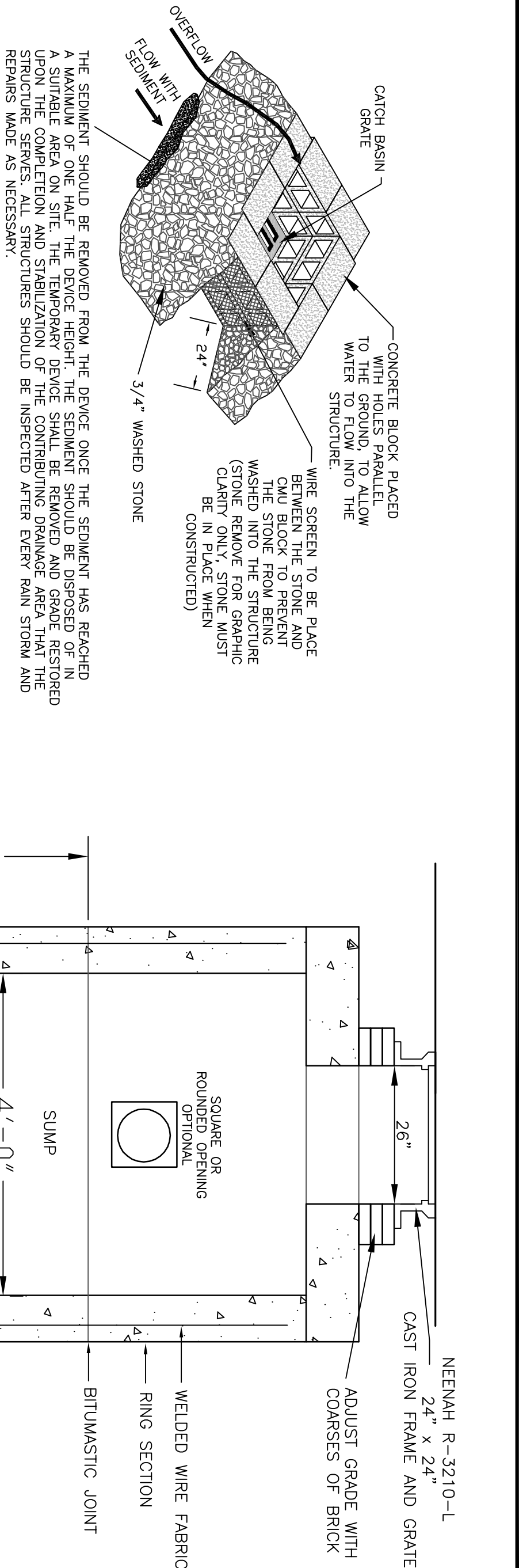
2

1. Glacioluvial

- RESTRICTIVE FEATURE
- 3
1. None
 2. Boulder, with more than 15% of surface covered
 3. Mineral restrictive layer(s) 40 in. depth
 4. Bedrock 0 in. to 40 in.
 5. Subject to flooding
 6. Subject to meet fill
 7. Standards
 8. Depth to bedrock variable, complex of soil types

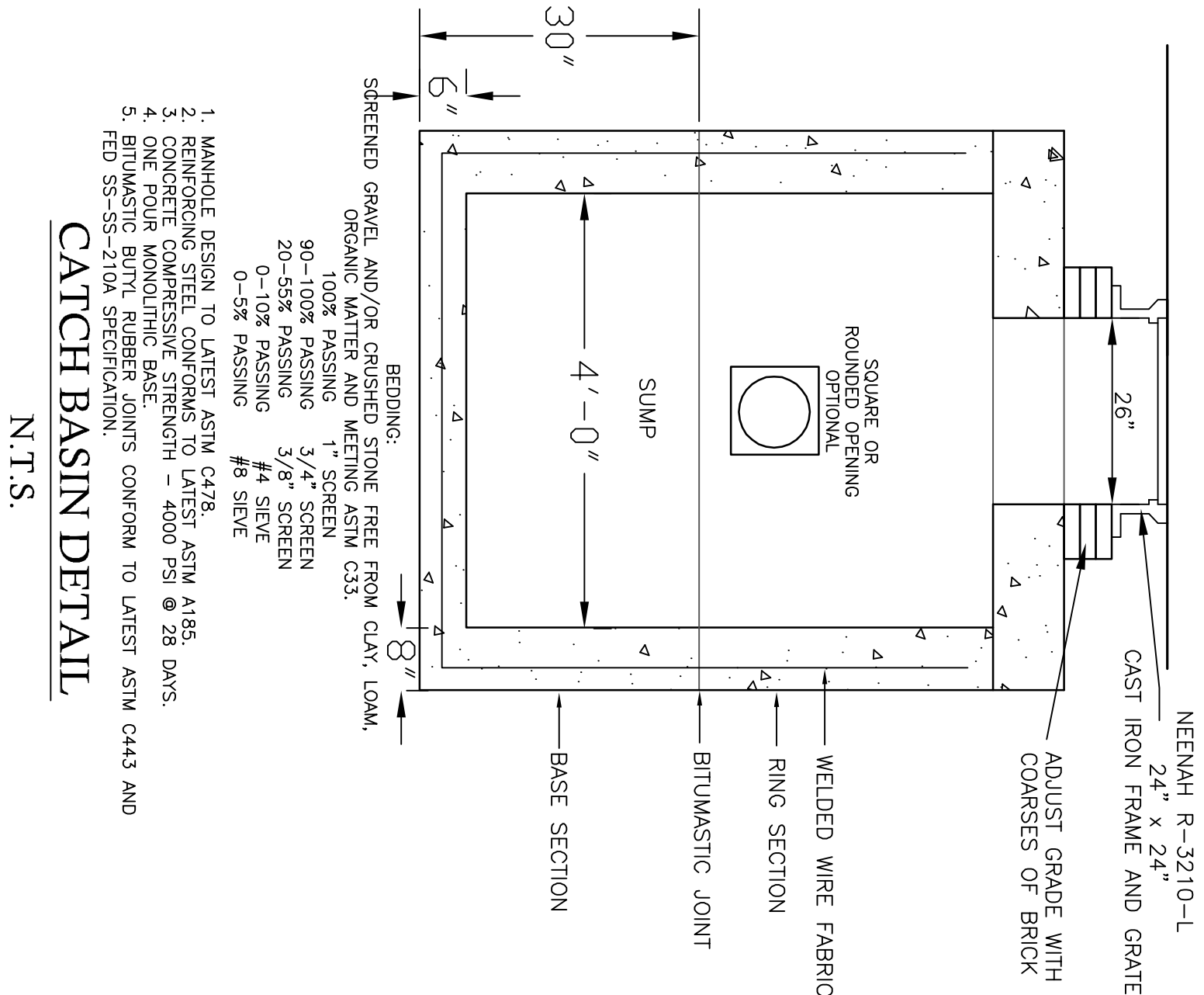
- IDENTIFIER
- H
- H. Indicates high intensity soil map
- P. Indicates preliminary map
- SLOPE CLASS
- 5
- B. 0 to 5%
 - C. 8 to 15%
 - D. 15 to 25%
 - E. More than 25%

High Intensity Map Symbol 523BH indicates a poorly drained glacial till soil with a restrictive feature, on a slope of 0 to 8%.



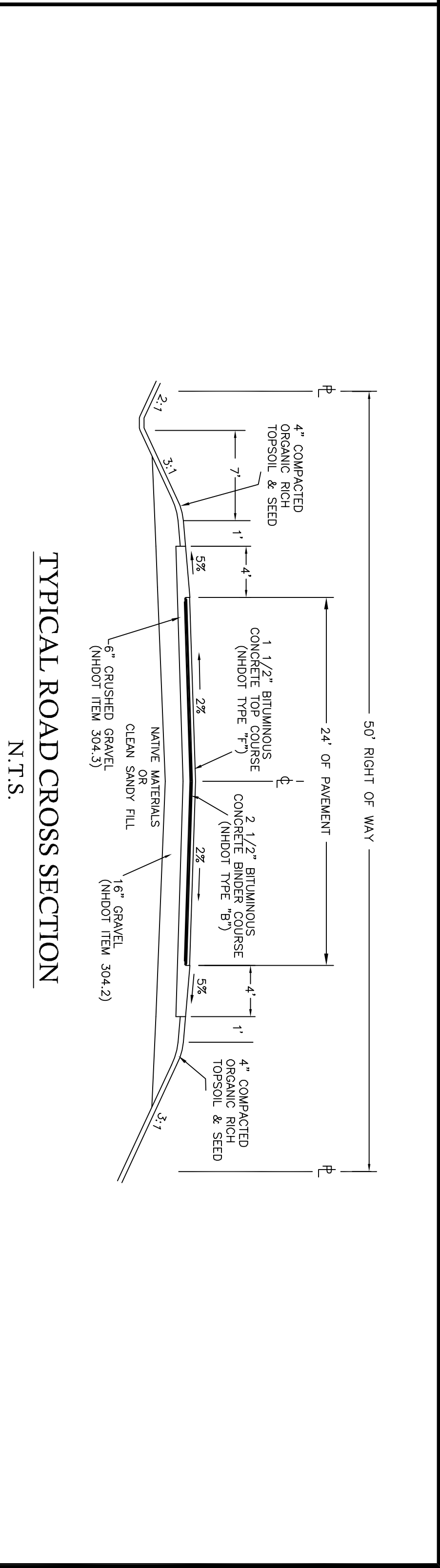
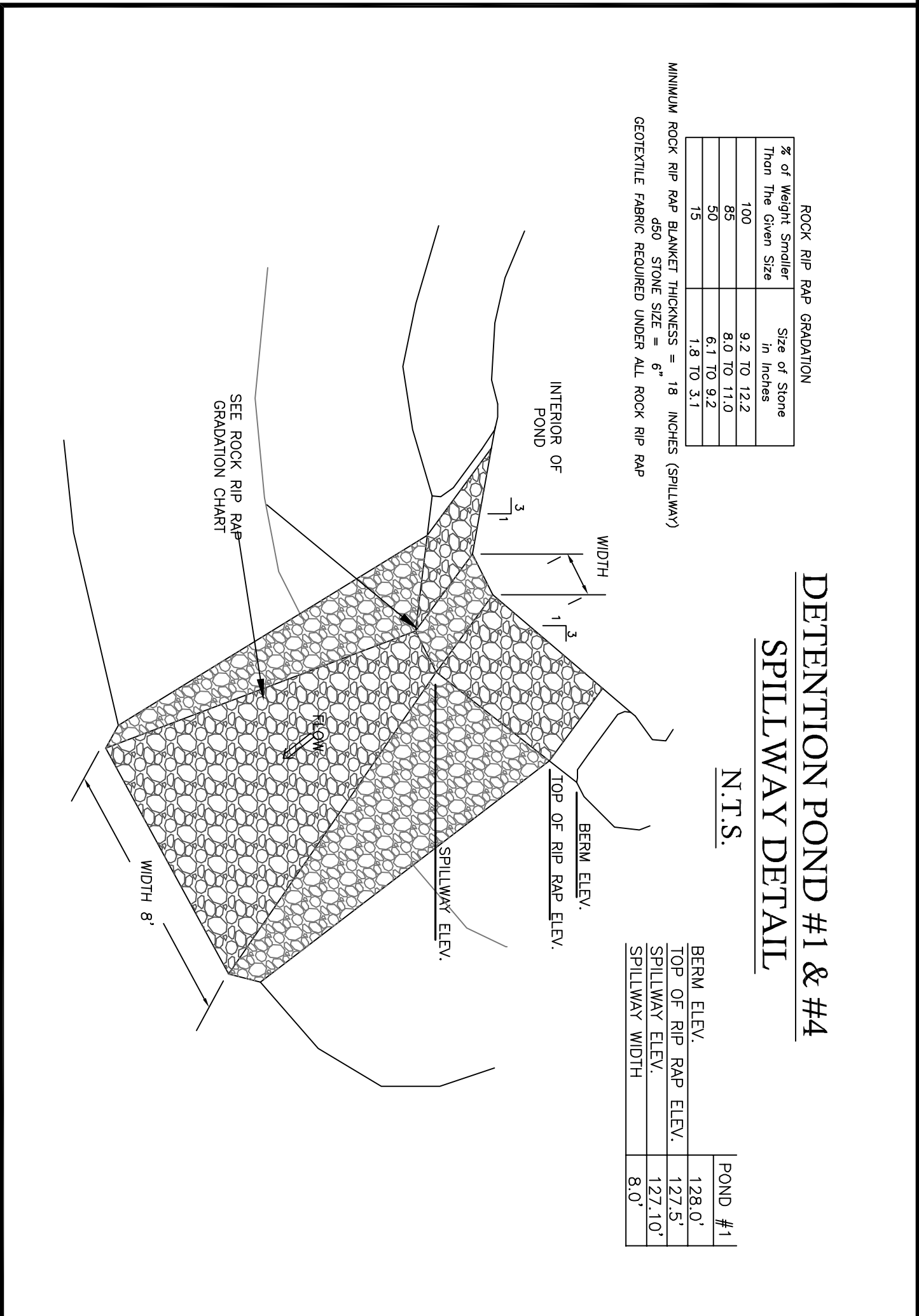
TEMPORARY CATCH BASIN INLET PROTECTION

N.T.S.



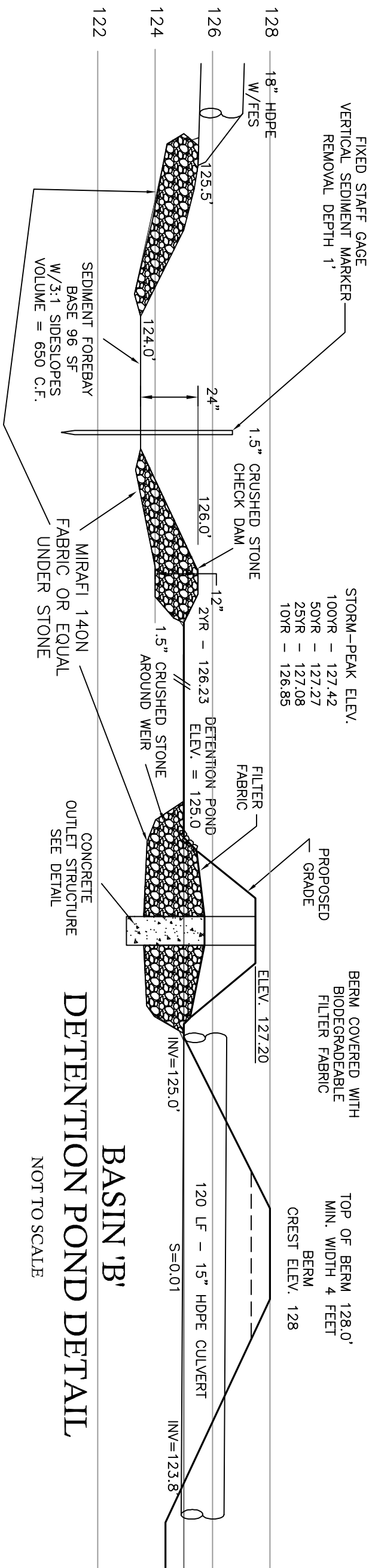
CATCH BASIN DETAIL

N.T.S.



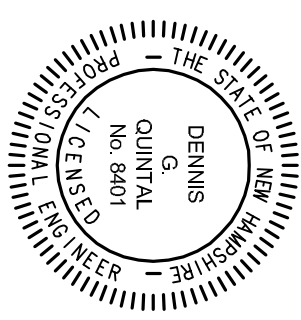
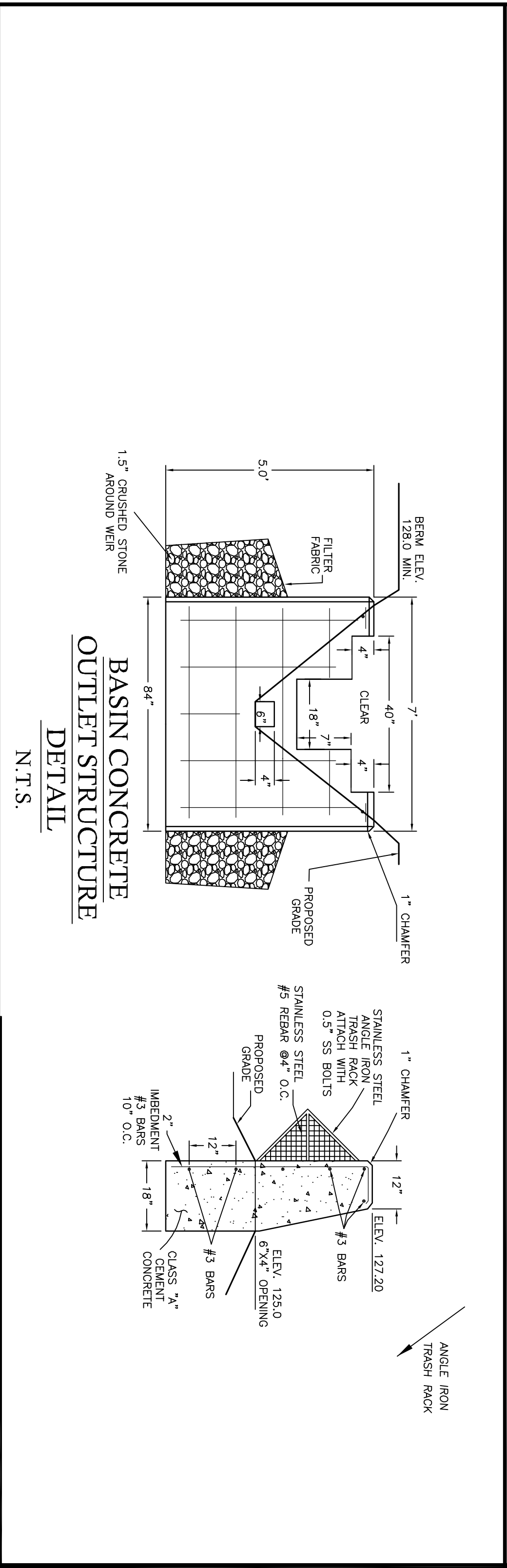
TYPICAL ROAD CROSS SECTION

N.T.S.



BASIN 'B'

NOT TO SCALE

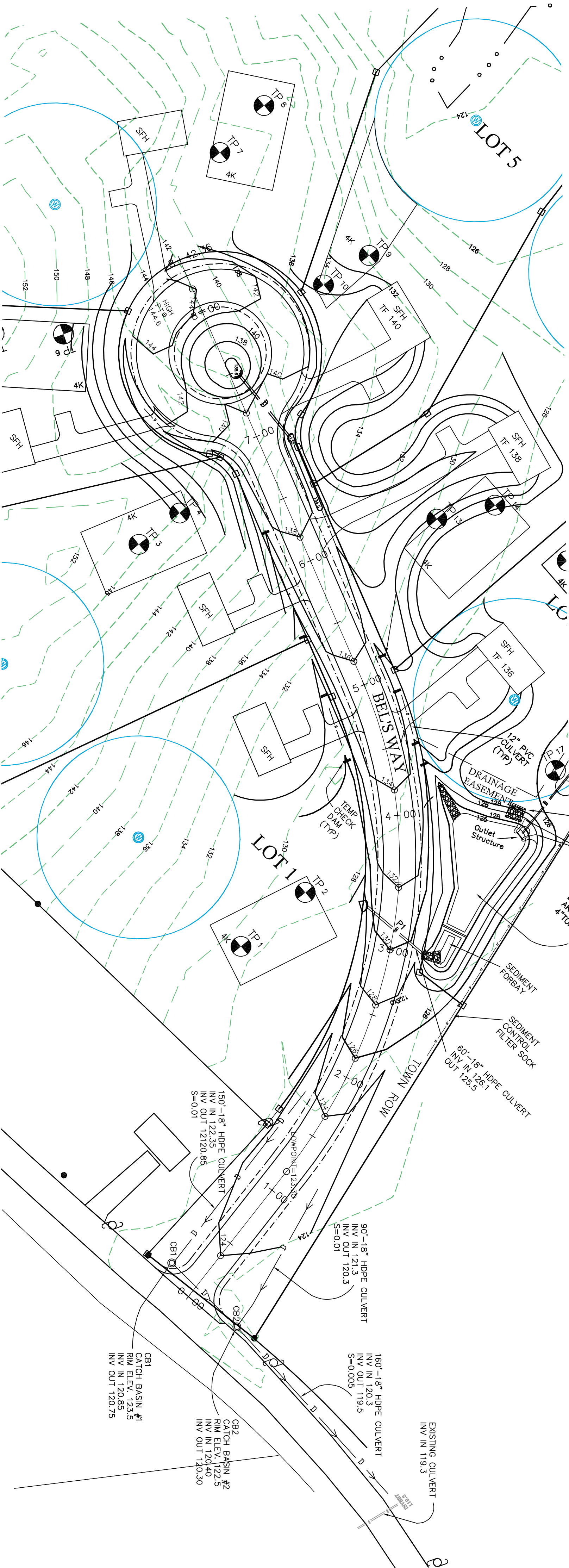


CCL HOLDINGS, LLC
(Tax Map 3, Block 1, Lot 12)

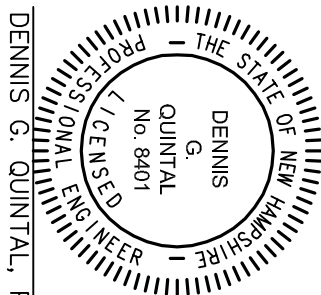
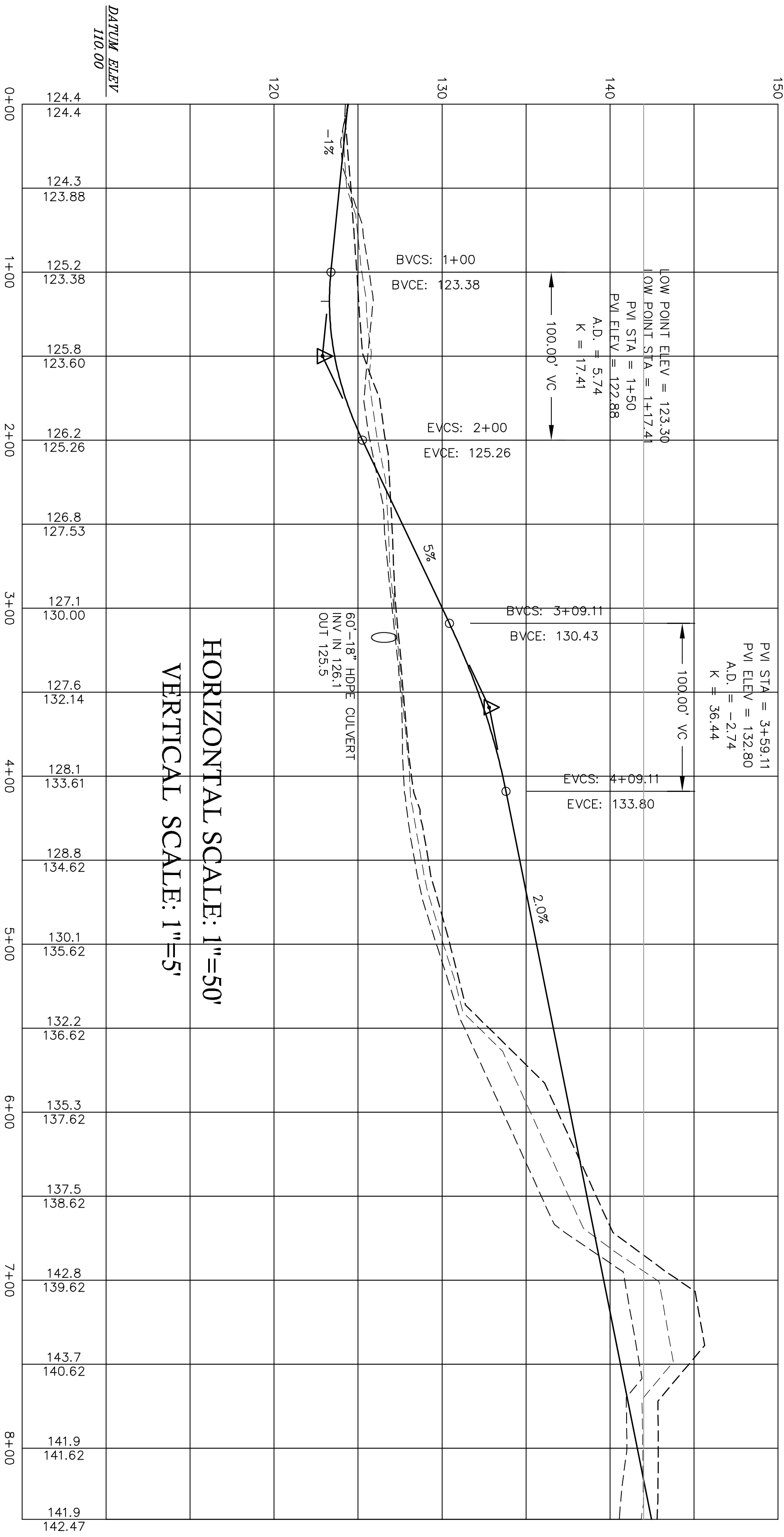
Located At:
24 New Boston Road
NEWTON, N.H.
SCALE: 1"=60' SEPTEMBER 2023

Civil Construction Management Inc.
8 Merrimack Road
Newton, NH 03858
Tel (603) 382-7650

Sheet:
D3
DRAWN BY: D. NALLY, M.S.C.E.
CHECK BY: D. QUINTAL, P.E.



HORIZONTAL SCALE: 1"=50'



DENNIS G. QUINTAL, P.E. DATE

ROADWAY PLAN & PROFILE

As Drawn For:
CCL HOLDINGS, LLC
(Tax Map 3, Block 1, Lot 12)
Located At:
24 New Boston Road
NEWTON, N.H.
SCALE: AS NOTED

Civil Construction Management Inc.
8 Merrimac Road
Newton, NH 03858
Tel (603) 382-7650

Sheet:

5

DRAWN BY: D. NALLY, MSCE
CHECK BY: D. QUINTAL, P.E.