



*Town of
Wolfeboro*

Planning and Development

TM #77-20

NOTICE OF DECISION

For

November 3, 2015

Applicant: Collden Corporation

Case #: 201511

Technical Review Committee Date: December 10, 2014

Formal Submission Date: July 7, 2015

Public Hearing Dates: July 7, 2015 and November 3, 2015

Project Name: 15-Lot Subdivision

Zoning District: Rural Agricultural District

Agent: Peter Holden

Holden Engineering and Surveying

Plan Reference:

Plan 1: Cover Sheet, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 2: Sheet Index and General Notes, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 3: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 4: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 5: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 6: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 7: Subdivision Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 29: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 30: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 31: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 32: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 33: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 34: Infiltration Pond Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 35: Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 36: Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 37: Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 38: Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Proposal: The applicant proposes a 15-lot re-subdivision of Phases 2-5 of the Collden Farm Subdivision.

Planning Board Decision:

The Planning Board approved the application subject to the following conditions:

1. The following plans, as amended by the Planning Board approval, are incorporated into the approval;
Plan 1: Cover Sheet, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 2: Sheet Index and General Notes, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 3: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 4: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 5: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 6: Existing Conditions Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 7: Subdivision Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 8: Subdivision Plan, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 29: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 30: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 31: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 32: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 33: Roadway Cross Sections, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 34: Infiltration Pond Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 35: Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 36: Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 37: Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

Plan 38: Construction Details, Collden Farms Subdivision, Wolfeboro, NH, Plan Dated January 14, 2015, Prepared by Holden Engineering and Surveying, 9 Constitutional Dr., Bedford, NH 03110.

2. The applicant shall be responsible for monumentation and the submittal of the monumentation certification and updated plans.
3. The applicant shall enter into a Construction Observation Agreement with the Town's consulting engineer. The cost shall be borne by the applicant.
4. The applicant shall provide a payment of financial security as specified in item #12 of the Planner Review, including correction of deficiencies and wear course paving for Phase I.
5. The following permits and approvals and any conditions attached thereto, is adopted by reference to this approval:
 - NH DES Subdivision Approval
 - NH DES Alteration of Terrain Permit
 - EPA Storm Water Management Permit
6. The applicant shall be required to monument the edge of Wetlands in compliance with § 175-10.2 *Wetlands Boundary Monumentation*.
7. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
8. The applicant shall pay all recording fees is required prior to the signing and recording of the plan; two separate checks are required for such, both checks made payable to the Carroll County Registry of Deeds.
 - A check in the amount of \$200.50 (\$32.50 for recording the Notice of Decision, \$12.00 for recording the Certificate of Monumentation & \$156.00 for recording the plans).
 - A check in the amount of \$25.00 (L-CHIP surcharge fee instituted by the State of NH, effective 7/1/08).

Any person aggrieved by the decision of the Planning Board may, within 30 days from the date of decision, file an appeal with the Carroll County Superior Court pursuant to RSA 677:15 or, where applicable, file an appeal with the Zoning Board of Adjustment pursuant to RSA 676:5,III.

Respectfully Submitted,

Lee Ann Keathley

Date of Issuance: November 13, 2015

*9 Union Street Post Office Box 629 Wolfeboro, New Hampshire 03894
(603) 569-5970*

