



TOWN OF WAKEFIELD PLANNING BOARD

2 High Street, Sanbornville, NH 03872
Phone: (603)522-6205 Ext.308
Fax: (603)522-2295

(For Office Use Only)

Date Rec'd: 1/23/24 By: AM
Tax Map: 58 Lot: 50-1

FEES:

Application Fee: \$100

Public Notice: \$125 per submission

Abutters: _____ @ \$* each _____

*per current U.S. Postal Service rate

Recording fee: _____ Other: _____

Total received: _____ cash ☐ check# _____

BOUNDARY LINE ADJUSTMENT PLAN APPLICATION

- New Application ☒ Amendment/Prior Approval Date N/A
- Property Address 120 Camp Road
- Zoning District Residential II Shorefront Overlay District(s) Aquifer Overlay District
1. Project Name Boundary Line Adjustment - Montvale Realty LLC, Train, Mueller Family Rev Trust
2. Existing Lot Size .40 acre Proposed Lot Size 2.79 acres
Existing Lot Size 26.94 acres Proposed Lot Size 24.56 acres
3. Brief Description for Public Notice Transfer 2.38 acres from M/L 58-50-1 to M/L 68-22
4. Name of Property Owner Montvale Realty LLC
Address 8360 Heritage Links Court Naples, FL 34102
Telephone 310-383-9166 E-mail alex.chaloff@gmail.com Fax _____
5. Name of Applicant/Agent (If other than Property Owner, attach Owner's Authorization Letter)
Name Mueller Family Revocable Trust, Paul V. & Debra L. Mueller, Trustees
Address 130 Baboosic Lake Road Merrimack, NH 03054
Telephone 603-498-9193 E-mail debra_L_mueller@hotmail.com Fax _____
- If Applicant is a corporation, is it licensed in NH? Yes ☒ No ☐
6. Name of Licensed Professionals preparing plan (e.g. Land Planner, Surveyor, Engineer, Architect, Soil Scientist)
- Name Steven M. Oles, LLS State of License and # NH #993
Address Norway Plains Associates, Inc. PO Box 268, Alton, NH 03809-0268
Telephone 603-335-3948 E-mail soles@norwayplains.com Fax X2101
- Name Daniel Coons, CWS State of License and # NH #264
Address ILEX Wetland Consultants PO Box 2185 Wolfeboro, NH 03894-2185
Telephone 603-520-8533 E-mail ilexwetlands@gmail.com Fax _____

7. What legal interest does this applicant, if other than owner, have in the property to be developed?

Option _____ Purchase & Sales Contract _____ Other (Explain) N/A

8. What interest does the applicant have in any abutting property? None

9. County Registry of Deeds: Book 3624 Page 355 Plan Book 245 Page 75

10. Describe any existing restrictive covenants, easements or rights of way Please See Plan Notes #6, 7, 8 & 9 regarding Access, Utility, Septic & Drainage Easements

11. Describe any proposed restrictive covenants, easements or rights of way None

12. Identify existing use(s) of land (e.g. residential, farmland, woodlot, etc.) 58-50-1: Vacant Land
68-22: SFD/Camp

13. If parcel includes any body of water, what type and name? N/A

14. Is any portion of the property within 250 feet of the high water mark of a pond, stream, or other body of water?

No _____ Yes ☒ Name Pine River Pond

15. Is any portion of the property within or adjacent to a special flood hazard area as identified by the Federal

Emergency Management Agency? No _____ Yes ☒ Zone 100-year Flood Zone

16. Does this development require extension of public infrastructure? No ☒ Yes _____ Type: Roads _____

Sidewalks _____ Sewer _____ Storm Drainage _____ Water lines _____ Fire Protection Equipment _____

Other _____

17. Estimated cost for infrastructure improvements N/A

18. Identify method of water supply to the proposed development:

Individual wells ☒ Connection to public water system _____ Central well with distribution lines _____

Other, please state alternative _____

19. Identify method of sewage disposal to the proposed development:

Individual septic tanks ☒ Central on-site disposal with distribution lines _____

Connection to public sewer system _____

Other, please state alternative _____

20. Proposed dedication to the public of any street, recreation, or common lands? If any:

Street(s) Yes ☐ No ☒ Estimated Length _____
Recreation area(s) Yes ☐ No ☒ Estimated Acreage _____
Common lands(s) Yes ☐ No ☒ Estimated Acreage _____

21. Requested waivers of any of the submission requirements? If yes, list and state reason(s).

Article IV.06.11 & 12 of the Development Regulations requiring that the plan depict wetlands
and slopes in excess of 25% on the remaining land because no development is being proposed
on Map 58, Lot 50-1.

Certification and Agreement: To the best of my knowledge, all information submitted on this Application is true and correct. All proposed development will be in conformance with the information contained on the Application, and in the approved plan as well as the provisions of Town Ordinances and Regulations. In consideration for approval and privileges accruing thereto, the applicant(s) hereby agree:

- A. To carry out the improvements agreed upon and as shown and intended by said plat including any work made necessary by unforeseen conditions, which become apparent during construction.
- B. To post all streets "private" and to provide and install standard street signs.
- C. To give the Town on demand, proper deeds for land rights-of-way reserved on the plat for streets, drainage or other purposes as agreed upon.
- D. To save the Town harmless from any obligation it may incur, or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. To make no changes whatsoever in the "Final Plat" as approved by the Board unless a revised plat or plats is submitted to and approved by the Board.

The owner/agent, by filing an application, hereby gives permission for any member of the Wakefield Planning Board, Conservation Commission and such agent/employee of the Town or other person(s) as the Planning Board may authorize, to enter upon the property which is the subject of the application at all reasonable times for the purpose of such examinations, surveys, test and inspection as may be appropriate.

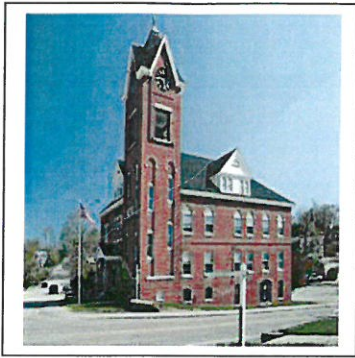
Applicant/Agent Signature:  Date: 1/22/24

Applicant/Agent Signature: _____ Date: _____

Owner Signature: Please see attached Letters of Authorization Date: _____

Owner Signature: _____ Date: _____

SIGNATURE PAGE MUST BE ORIGINALLY SIGNED, OR APPLICATION WILL NOT BE PROCESSED.



TOWN OF WAKEFIELD PLANNING BOARD

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Phone: (603)522-6205 Ext.308
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(For Office Use Only)

Date Rec'd: 1/23/24 By: AM
Tax Map: 58/50 Lot: 50-1

FEES:

Application Fee: \$100

Public Notice: \$125 per submission

Abutters: \$*448 each

*per current U.S. Postal Service rate

Recording fee: 26.00 Other: 150.00

Total received: ☐ cash ☐ check#

LCHIP + 25.00

*Included postage pd envelopes
for abutters*

BOUNDARY LINE ADJUSTMENT PLAN APPLICATION

- New Application ☒ Amendment/Prior Approval Date N/A
- Property Address 128 Camp Road
- Zoning District Residential II Shorefront Overlay District(s) Aquifer Overlay District
1. Project Name Boundary Line Adjustment - Montvale Realty LLC, Train, Mueller Family Rev Trust
2. Existing Lot Size .327 acre Proposed Lot Size 1.58 acres
Existing Lot Size 26.94 acres Proposed Lot Size 25.69 acres
3. Brief Description for Public Notice Transfer 1.25 acres from M/L 58-50-1 to M/L 68-21
4. Name of Property Owner Montvale Realty LLC
Address 8360 Heritage Links Court Naples, FL 34102
Telephone 310-383-9166 E-mail alex.chaloff@gmail.com Fax _____
5. Name of Applicant/Agent (If other than Property Owner, attach Owner's Authorization Letter)
Name Kevin M. Train
Address 1919 Championship Blvd Franklin, TN 37064
Telephone 615-948-0545 E-mail ktrain0@gmail.com Fax _____
If Applicant is a corporation, is it licensed in NH? Yes ☒ No ☐
6. Name of Licensed Professionals preparing plan (e.g. Land Planner, Surveyor, Engineer, Architect. Soil Scientist)
Name Steven M. Oles, LLS State of License and # NH #993
Address Norway Plains Associates, Inc. PO Box 268, Alton, NH 03809-0268
Telephone 603-335-3948 E-mail soles@norwayplains.com Fax X2101
Name Daniel Coons, CWS State of License and # NH #264
Address ILEX Wetland Consultants PO Box 2185 Wolfeboro, NH 03894-2185
Telephone 603-520-8533 E-mail ilexwetlands@gmail.com Fax _____

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9. County Registry of Deeds: Book 3543 Page 32 Plan Book 245 Page 75

10. Describe any existing restrictive covenants, easements or rights of way Please See Plan Notes #6, 7, 8 & 9 regarding Access, Utility, Septic & Drainage Easements

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13. If parcel includes any body of water, what type and name? N/A 68-21: SFD/Camp

14. Is any portion of the property within 250 feet of the high water mark of a pond, stream, or other body of water?

No _____ Yes ☒ Name Pine River Pond

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Other, please state alternative _____

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and slopes in excess of 25% on the remaining land because no development is being proposed
on Map 58, Lot 50-1.

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The owner/agent, by filing an application, hereby gives permission for any member of the Wakefield Planning Board, Conservation Commission and such agent/employee of the Town or other person(s) as the Planning Board may authorize, to enter upon the property which is the subject of the application at all reasonable times for the purpose of such examinations, surveys, test and inspection as may be appropriate.

Applicant/Agent Signature: [Signature] Date: 1-22-24

Applicant/Agent Signature: _____ Date: _____

Owner Signature: Please see attached Letters of Authorization Date: _____

Owner Signature: _____ Date: _____

SIGNATURE PAGE MUST BE ORIGINALLY SIGNED, OR APPLICATION WILL NOT BE PROCESSED.

CERTIFIED LIST OF ABUTTERS

According to RSA 672:3 “Abutter” is defined as “Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local Land Use Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local Land Use Board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B::3, XXIII.

The following information must be completed by the applicant in order to begin the subdivision/site plan review/lot line adjustment application process. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions, (if a regional notice is required), associations, and etc., not more than five (5) days prior to submission, per RSA 676:4,(b). Attach additional copies of this form if necessary. Include four (4) sets of mailing labels for each person listed below.

[illegible]

Name of Person Preparing List Lynne R. Brunelle

Date Prepared 1/22/2024

Preparer's Signature Dianne K. Hall

Date 1/22/24

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

PO Box 249
2 Continental Blvd (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948
www.norwayplains.com



PO Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948

January 22, 2024

Tom Dube, Chairman
Town of Wakefield Planning Board
2 High Street
Sanbornville, New Hampshire 03872

**RE: Boundary Line Adjustment Between Map 58, Lot 50-1, Map 68, Lots 21 & 22
Montvale Realty LLC, Kevin Train & Mueller Family Revocable Trust
Located at 120 & 128 Camp Road, Wakefield, New Hampshire**

Dear Chairman Dube & Planning Board Members:

On behalf of the above referenced applicants, we respectfully submit an application for Boundary Line Adjustment for the Board's review and approval. The subject properties are located at 120 & 128 Camp Road in the Residential II Shorefront District. A portion of Map 58, Lot 50-1 is located in the Agricultural District; however, this area of the lot is not included in the proposed transfer.

Paul & Debra Mueller, Trustees of the Mueller Family Revocable Trust, wish to transfer 2.38 acres from Map 58-50-1, owned by Montvale Realty LLC, to their lot located at 120 Camp Road. Their lot has an existing single-family dwelling, used by the family as a seasonal camp, and is supported by an individual onsite septic system and well. No further development is planned for the proposed 2.79-acre lot.

Kevin Train is seeking approval to transfer 1.25 acres from Map 58-50-1, owned by Montvale Realty LLC, to his lot located at 128 Camp Road. This lot has an existing single-family dwelling, used as a seasonal camp, and is supported by an onsite individual septic system and well. Plan Note #8 indicates that this lot is subject to a septic easement crossing Camp Road. No further development is planned for the proposed 1.58-acre lot.

Existing and proposed area amounts for each lot are as follows:

Map/Lot 58-50-1/Montvale Realty LLC: Current = 26.94 acres, Proposed = 23.3* acres
(*after both lots have been adjusted)

Map/Lot 68-21/Kevin Train: Current = .327 acre, Proposed = 1.58 acres

Map/Lot 68-33/Mueller Family Revocable Trust: Current = .40 acre, Proposed = 2.79 acres

Waivers of Article IV.06.11 & 12 of the Development Regulations are being requested requiring that the plan depict wetlands and slopes in excess of 25% on the remaining land of Map 58, Lot 50-1 because no development is being proposed.

I hope to answer any questions at the upcoming public hearing. Thank you for your attention in this matter.

Respectfully submitted,

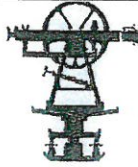
A handwritten signature in blue ink, appearing to read "Steven M. Oles".

Steven M. Oles, LLS
Project Manager
soles@norwayplains.com

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
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Rochester, NH 03866-0249
Fax (603) 332-0098
Phone (603) 335-3948 / (800) 479-3948



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www.norwayplains.com

January 15, 2024

Tom Dube, Chairman
Wakefield Planning Board
2 High Street
Sanbornville, NH 03872

Re: Letter of Authorization for Montvale Realty LLC
Boundary Line Adjustment Between Map 58, Lot 50-1 & Map 68, Lots 21 & 22
Located on Lord & Camp Roads, Sanbornville, New Hampshire

Dear Chairman Dube & Planning Board Members:

I, Alex Chaloff, owner of Map 58, Lot 50-1, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories on my behalf as part of the above referenced application for Boundary Line Adjustment.

Sincerely,

Alex Chaloff

MANAGER,

MONTVALE REALTY LLC

Date: January 19, 2024

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
2 Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603) 332-0098
Phone (603) 335-3948 / (800) 479-3948



P. O. Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax (603) 875-3948
www.norwayplains.com

January 14, 2024

Tom Dube, Chairman
Wakefield Planning Board
2 High Street
Sanbornville, NH 03872

Re: Letter of Authorization for Kevin M. Train - Boundary Line Adjustment
Between Tax Map 68, Lot 21 & Tax Map 58, Lot 50-1
Located at 128 Camp Road, Sanbornville, New Hampshire

Dear Chairman Dube & Planning Board Members:

I, Kevin M. Train, owner of Map 68, Lot 21, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories on my behalf as part of the above referenced application for Boundary Line Adjustment.

Sincerely,



Kevin M. Train

Date: 1/15/24

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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January 14, 2024

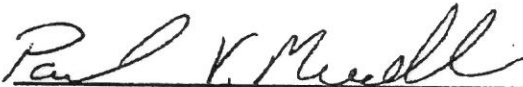
Tom Dube, Chairman
Wakefield Planning Board
2 High Street
Sanbornville, NH 03872

**Re: Letter of Authorization for Mueller Family Revocable Trust
Boundary Line Adjustment - Tax Map 68, Lot 22 & Tax Map 58, Lot 50-1
Located at 120 Camp Road, Sanbornville, New Hampshire**

Dear Chairman Dube & Planning Board Members:

We, Paul V. & Debra L. Mueller, Trustees of the Mueller Family Revocable Trust and owners of Map 68, Lot 22, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories on my behalf as part of the above referenced application for Boundary Line Adjustment.

Sincerely,



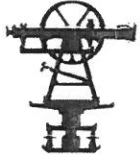
Paul V. Mueller, Trustee

Date: 15 JAN 2024



Debra L. Mueller, Trustee

Date: 1/15/24



Norway Plains Associates, Inc.
PO Box 268
Alton, NH 03809-0268

Abutters List

Applicants: **Montvale Realty LLC, Kevin Train, Mueller Family Revocable Trust**

Site Address: **120 & 128 Camp Road, Wakefield, New Hampshire**

Project: **Boundary Line Adjustment - Map 58, Lot 50-1 / Map 68, Lots 21 & 22**

Town Tax Map		Abutters: (Applicants in Italics)	Mailing Address:
Map #:	Lot #:		
58	50-1	<i>Montvale Realty LLC</i>	8360 Heritage Links Court Naples, FL 34102
68	21	<i>Kevin M. Train</i>	1919 Championship Blvd Franklin, TN 37064
68	22	<i>Mueller Family Revocable Trust Paul V. & Debra L. Mueller, Trustees</i>	130 Baboosic Lake Road Merrimack, NH 03054
52	1 & 50	Jason Irving	36R South Terrace Beverly, MA 01915
57	2	Edward F. & Leon E. Crowley	62 Camp Road Sanbornville, NH 03872
57	3	Robert A. & Judith Nason	76 Camp Road Wakefield, NH 03872
57	4	Judith Chiostrri Living Trust Judith & Richard Chiostrri, Trustees	6361 Soft Thunder Trail Columbia, MD 21045
57	5	David W. Anderson Abdelaali Boutaqmanti	39 Smithwheel Road #35 Old Orchard Beach, ME 04064
67	79	Donna S. Dodge	32 Baldpate Road Georgetown, MA 01833
67	80	Chaloff 2002 Revocable Trust Judith G. Chaloff, Trustee	53 Brassie Way North Reading, MA 01864
67	81 & 82	Michael Curtis & Alexis Mooney	309 E Street #23 Boston, MA 02127
67	83	Matthew W. & Cristina M. Addesa	66 Chestnut Street Andover, NH 01810
68	1 & 5	John L. & Cindy L. Pfeiffer, Jr.	252 Camp Road Wakefield, NH 03872
68	2, 3 & 4	Neureuter Family Revoc Living Trust Jed & Maureen Neureuter, Trustees	10 Woodland Way Mansfield, MA 02048
68	6	Donna J. & Robert T. Mondeau	36 Rolling Hills Drive East Bridgewater, MA 02333
68	7 & 11	Elizabeth Conner Revocable Trust Elizabeth A. Conner, Trustee	240 Camp Road Sanbornville, NH 03872
68	14	Donald R. & Nancy J. Gray	116 Mill Road North Haven, CT 06473



Norway Plains Associates, Inc.
PO Box 268
Alton, NH 03809-0268

Abutters List

68	16	Helen Abbott Revocable Trust Helen Abbott, Trustee	PO Box 234 Union, NH 03887-0234
68	17	Capener Family Trust John & Jennifer Capener, Trustees	606 East Beaumont Way Draper, UT 84020
68	18	Barrie G. Wagenfeld	29 Lothrop Street Saugus, MA 01906
68	19	Cullinan Family Revocable Trust Patrick & Mary Cullinan, Trustees	PO Box 479 Wolfeboro, NH 03894-0479
68	20	Richard H. & Maryann V. Anderson	140 Camp Road Sanbornville, NH 03872
Civil Engineer/Surveyor/Agent:		Steven M. Oles, LLS Norway Plains Associates, Inc.	PO Box 268 Alton, NH 03809-0268
Certified Wetland Scientist:		Daniel Coons, CWS ILEX Wetlands Consultants	PO Box 2185 Wolfeboro, NH 03894-2185