



**TOWN OF HILLSBOROUGH
PLANNING BOARD**

27 School Street, P.O. Box 7
Hillsborough, NH 03244
(603) 464-3877 Fax (603) 464-4270
E-Mail: robyn@hillsboroughnh.net
www.town.hillsborough.nh.us

Town of Hillsborough NH

September 5, 2023
Case No 2023-11

LEGAL/PUBLIC NOTICE

Notice is hereby given in accordance with RSA 676:4 & 675:7 that the Hillsborough Planning Board will hold a public hearing for a Lot Line Adjustment between Life Forest (Map 11E Lot 9, 13.1183 acres) and the Town of Hillsborough (Map 11E Lot 9-1, 24.96 acres). Following the Lot Line Adjustment, Map 11E Lot 9 will be 13.1557 acres +/-, and Map 11E Lot 9-1 will be 24.92 acres +/- . The hearing will be held on Wednesday, September 20, 2023, at 7:00 p.m. at the Hillsborough Town Offices, 27 School Street, Hillsborough, New Hampshire.

Upon a finding by the Board that the application meets the submission requirements, the Board will vote to accept the application as complete and the Public Hearing on the merits of the proposal may follow immediately. Copies of the application may be viewed at the Office of Community Planning, 27 School Street, Hillsborough, New Hampshire. Anyone with questions about this application should contact Robyn Payson, Planning Director at 603-464-7971 or by e-mail at robyn@hillsboroughnh.net

Town of Hillsborough, NH Planning Board
Subdivision Review Application

Case No. 2023-11

Date Received 8/28/23

Date Advertisement Submitted

Public Hearing Date

Office Use Only

1. Applicant Information & OWNER 1 INFORMATION

Name John O'Neil

Company Name Life Forest LLC

Mailing Address PO Box 1821 Hillsborough, NH 03244

Preferred Phone No. (603)-315-0790 Email Address inquiries@thelifeforest.com

2. Property Owner Information ☐ Same as Applicant ☒ Multiple Owners (attach list)

Name c/o Robyn Payson, Planning Director

Company Name Town of Hillsborough

Mailing Address PO Box 7, Hillsborough, NH 03244

Preferred Phone No. (603)-464-7971 Email Address robyn@hillsboroughnh.net

3. Property Information

Address Beard Road

Map(s) 11E Lot(s) 009-000 & 009-001 Total Acres 38.08

Zoning District(s) Agricultural Other District(s)

Existing Use of Property Cremation Cemetery

4. Application Type

☐ Minor Subdivision - Up to 3 lots/Lot Line Adjustment

☐ Major Subdivision - More than 3 lots

☐ Amendment of previously-approved Subdivision

☒ Lot Line Adjustment

5. Description of Project/Proposal ☐ Check here if description is attached

The purpose of this project is to adjust the lot lines of lot 11E-9 owned by Life Forest LLC and lot 11E-9-1 owned by the Town of Hillsborough. Benefits of the land exchange will establish connections for conservation trails between lot 11-9-1 with existing conservation land owned by the Town of Hillsborough, as well as providing more potential ADA accessible area for Life Forest. See plan for specific pre and post areas.

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6. Fee Calculation

Applications are subject to the fees indicated below. Please use the following table to calculate the amount of fees due to the Town.

Item	Fee	Unit	Quantity	Total
Subdivision	\$100.00	Per lot		
plus	\$50.00	Per dwelling unit		
plus	\$100.00	Per 1,000 sq. ft. of non-residential gross building area		
Request for Subdivision amendment	\$75.00	Per application		
Lot Line Adjustment	\$75.00	Per application	1	\$75.00
Scenic Road Review	\$75.00	Per application		
Subtotal				\$75.00

Applications requiring public hearings are also subject to the following fees:

Item	Fee		Quantity	Total
Certified Notice of Hearing	\$10.00	Per address	8	\$80.00
Certified Notice of Decision to Applicant	\$10.00			\$10.00
Newspaper Legal Notice				\$60.00
Recording Fee*				\$18.00
Subtotal				\$168.00

*Decisions consisting of more than two pages will require an additional \$4.00/page to be paid prior to the issuance of any other permits.

TOTAL \$ 243.00

PLEASE NOTE: All fees must be paid by the applicant at the time of filing the application with the designated agent of the Board. Failure to pay all applicable fees as determined by the Town will be valid grounds for refusal to accept the application as complete or for disapproval of the application.

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In reviewing applications, the Board may contract with consultants to review all or portions of an application. This review shall be at the applicant's expense and related costs shall be paid in advance. The Board, at its discretion, may request that an applicant prepare special studies, or contract with a consultant to perform these studies, at the applicant's expense.

All fees must be paid by check payable to "The Town of Hillsborough, NH".

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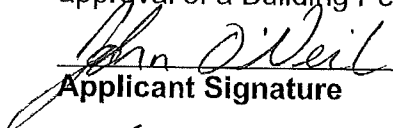
7. Acknowledgement and Signature

The named Applicant must sign this application where indicated below. The Owner(s) of the subject property shall also sign where indicated below or submit a signed original letter authorizing the applicant to submit the application on their behalf. All correspondence and notices from the Town regarding the project and any plans will be transmitted to the Applicant.

By signing this application, the Applicant is indicating that all information contained in this application and all supporting and accompanying plans, documents and attachments are complete, true and accurate to the best of their knowledge. The Applicant further agrees that if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

The undersigned acknowledge that the Board may require additional information and a site visit to the subject property in order to adequately determine compliance with ordinances and regulations, and to better assess impacts that may be generated by the project/proposal.

It is further understood that approval of an application by the Board does not constitute approval of a Building Permit. Please contact the Town's Building Inspector.


Applicant Signature

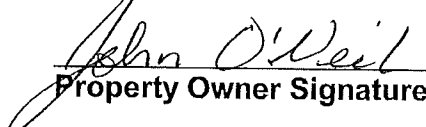
Date

August 24, 2023

John O'Neil
Applicant Print

Date

8/24/23


Property Owner Signature


Date

8/24/23

Town of Hillsborough
Property Owner Print

Date

9/5/23


Property Owner Signature

Date

9-5-23

Property Owner Print

Date

Property Owner Letter of Authorization

Attached [] Yes [] No

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The applicability, process and requirements of the Subdivision Regulations are contained in [Chapter 201](#) of the Code of the Town of Hillsborough. Subdivision Plats shall contain all information as indicated below, and as more specifically indicated in [Section 201-5](#) of the Subdivision Regulations. A waiver of specific submission requirements may be requested and shall be made in writing. Applications shall include an electronic copy, 3 full sets of plans measuring 22" X 34" with original signatures and stamps, and 15 copies of the full set of plans measuring 11" X 17".

8. Project Summary DataApplication is being submitted for: ☐ Preliminary Review ☒ Final Review/ApplicationA. Area of entire tract: 38.08 acres, 1,658,714 square feet

B. List number and size of all lots that will result from the proposed subdivision:

Lot Line Adjustment only of two existing lots. No new lots created.**9. Development Data**

A. Construction of Homes:

Number of dwelling units N/A Number of buildings N/A

B. Construction of Apartments:

Number of dwelling units N/A Number of buildings N/AC. Construction of non-residential units: ☐ Yes ☒ No

Explain _____

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10. Subdivision Plat Checklist (see Town Code Section [201-5](#) for more detail)

Data and information:	INFO SUBMITTED	WAIVER REQUEST	COMMENTS
1. Approval Block	✓		
2. Title Block	✓		
3. North arrow	✓		
4. Names, addresses and assessor's lot numbers	✓		
5. Locus plan	✓		
6. Boundaries with angles, bearings and distances	✓		
7. Radii for curvatures	N/A		
8. Irregular boundaries	✓		
9. Tie lines	✓		
10. Lot size and buildable area in acres and square feet	N/A		No building lots
11. Zoning district designation and boundary	✓		
12. Monuments	✓		
13. Legend	✓		
14. Setback lines/building envelopes	✓		
15. Existing/proposed easements	✓		
16. Existing/proposed utilities, buildings, parking, and drainage	✓		
17. Licensed Surveyor seal, signature and attestation	✓		

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Data and Information	INFO SUBMITTED	WAIVER REQUEST	COMMENTS
18. Test pits	N/A		No building lots
19. Soils map	✓		NRCS Soils
20. Wetlands boundaries		✓	Use wet from ref. plan
21. Surface waters		✓	From ref. plan
22. Certified Wetlands Scientist statement, seal and signature		✓	See above
23. Topographic survey of buildable area and access route with 2' contour intervals	✓		Lidar contours
24. Protective well radii and sewage disposal systems	N/A		
25. Special Flood Hazard Areas	✓		
26. Topographic survey of entire site with 20' contour intervals	✓		Lidar contours
27. Construction Plans with Engineer's seal and signature – plan/profile, details, and sequence/phasing	N/A		
28. Certified Septic Designer seal and signature	N/A		
29. Existing/proposed drainage structures	N/A		
30. Existing/proposed driveways, roads and sidewalks	✓		
31. Existing/proposed street names	✓		
32. Proposed addresses for new lots	N/A		

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Data and Information	INFO SUBMITTED	WAIVER REQUEST	COMMENTS
33. Right-of-way landscape plan		✓	
34. List of all required local, State and Federal permits	✓		NONE
35. Copies of all applications, correspondence and approvals from other agencies having jurisdiction	✓		
36. Scale of no less than 100' per inch	✓		Scale of 1" = 100'
37. Yield plan for Cluster Development	N/A		
38. Abutters List – Required of all applications.	✓		
39. Site Photographs should be submitted	✓		

11. List of required approvals from other agencies

Agency	Approval Required	Status
Conservation Commission	Yes	Accepted

RETURN APPLICATION TO:

Office of Community Planning
 27 School Street, PO Box 7
 Hillsborough, NH 03244

Application Questions may be directed to:

Robyn Payson, Planning Director
 Phone: 603-464-3877, ext. 227
 Email: robyn@hillsboroughnh.net



31 August 2023

Mrs. Susanne White, Chairman
Hillsborough Planning Board
Hillsborough Town Offices
27 School Street
Hillsborough, New Hampshire 03244

BOUNDARY
SURVEYS

Dear Madam Chairman:

**RE: WAIVER REQUESTS FOR THE LIFE FOREST & TOWN OF HILLSBOROUGH LOT
LINE ADJUSTMENT APPLICATION**

SUBDIVISIONS

This office has been retained by the Life Forest, LLC to prepare a lot line adjustment plan for their property and the Town property located on Beard Road. Approval of this proposed lot line adjustment will not create any new building lots and neither of the parcels can be developed. The intent of this adjustment is to maximize the area that Life Forest can use for the cemetery. Approval of this application will not significantly change the character of either parcel or the area.

ALTA/NSPS TITLE
SURVEYS

WAIVERS BEING REQUESTED:

TOPOGRAPHIC
SURVEYS

- Item 20 – Wetland boundaries delineated. The parcels were created by a 2006 subdivision plan. We have shown the wetlands from that plan for informational purposes but have not had them delineated again in 2023.
- Item 21 – Surface Waters Shown. Shown from reference plan and partial fieldwork
- Item 22 – Certified Wetland Scientist statement, seal, and signature. See item 20 above.
- Item 30 – Right of way landscape plan. No physical changes to the business or entranceway are proposed.

CONDOMINIUM
CONVERSIONS

This application results in an exchange of similarly sized parcels and does not change either of the frontages on Town roads. No new public improvements will be required because of this application.

GPS
SURVEYS

The intent of the regulations is to prove to the Planning Board and Staff that the proposed lots will be able to be developed without needing additional relief. Neither of these parcels will ever be used as a building lot. We believe the plan as submitted should be sufficient to prove compliance with the regulations and ordinances. The cost to fully comply with these requirements would be a burden to the applicant. We have made a good faith effort to satisfy the Town regulations, feel these requests are reasonable and respectfully request they be approved.

SEPTIC
DESIGNS

Thank you for your consideration of this matter.

Sincerely,

Joseph M. Wichert, Pres.
Joseph M. Wichert, L.L.S., Inc.

802 Amherst Street
Manchester, NH 03104

603.647.4282

FAX: 603.623.1910

EMAIL: inquire1@jmwlls.com

WEB: www.jmwlls.com

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12 Certified Notification List

Please type US Postal Service mailing address for Project/Public Hearing Notification (*Attach additional sheets as necessary*)

Applicant	Life Forest LLC
	PO Box 1821
	Hillsborough, NH 03244

Property Owner	Life Forest LLC
	PO Box 1821
	Hillsborough, NH 03244

Surveyor	Joseph M. Wichert, LLS.
	802 Amherst Street
	Manchester, NH 03104

Engineer	_____

Soil/Wetlands Scientist	_____

Architect	_____

MAILING LABELS

**This form must
be accompanied
by 4 sets of pre-
printed mailing
labels for each
addressee listed.
Individual labels
can be no larger
than 1" X 2 ¾".**

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ABUTTERS: All owners of property located in New Hampshire that adjoin or are directly across the street or stream from the subject property must be notified (see RSA 672:3). The list of abutters shall be those indicated in the Town Assessor's Office not more than 5 days prior to submission of the application (see RSA 676:4.I.(b)). The accuracy and completeness of the abutter notification list is solely the responsibility of the applicant.

1. Town of Hillsborough Map 11E
PO Box 7
Hillsborough, NH 03244 Lot 009-001
2. Eugener S. Caggiano & Helen B. Caggiano Map 11E
20 Jacques Road
Tynsboro, MA 01879 Lot 008-000
3. The D. Krakov Revocable Trust, David Krakov; Trustee Map 8
109 Jones Road
Hillsborough, NH 03244 Lot 111-000
4. Brett M. Davison & Tammy M. Davison Map 11I
216 Bible Hill Road
Hillsborough, NH 03244 Lot 50-000
5. Thomas P. Hambleton & Sheila K. Hambleton Map 11E
PO Box 175
Nahant, MA 01908 Lot 357-000
6. State of New Hampshire Department of Transportation Map 11A
C/O Cindy Poole - Right of Way
PO Box 483 Lot 10-000
Concord, NH 03302-0483
7. _____ Map _____

_____ Lot _____

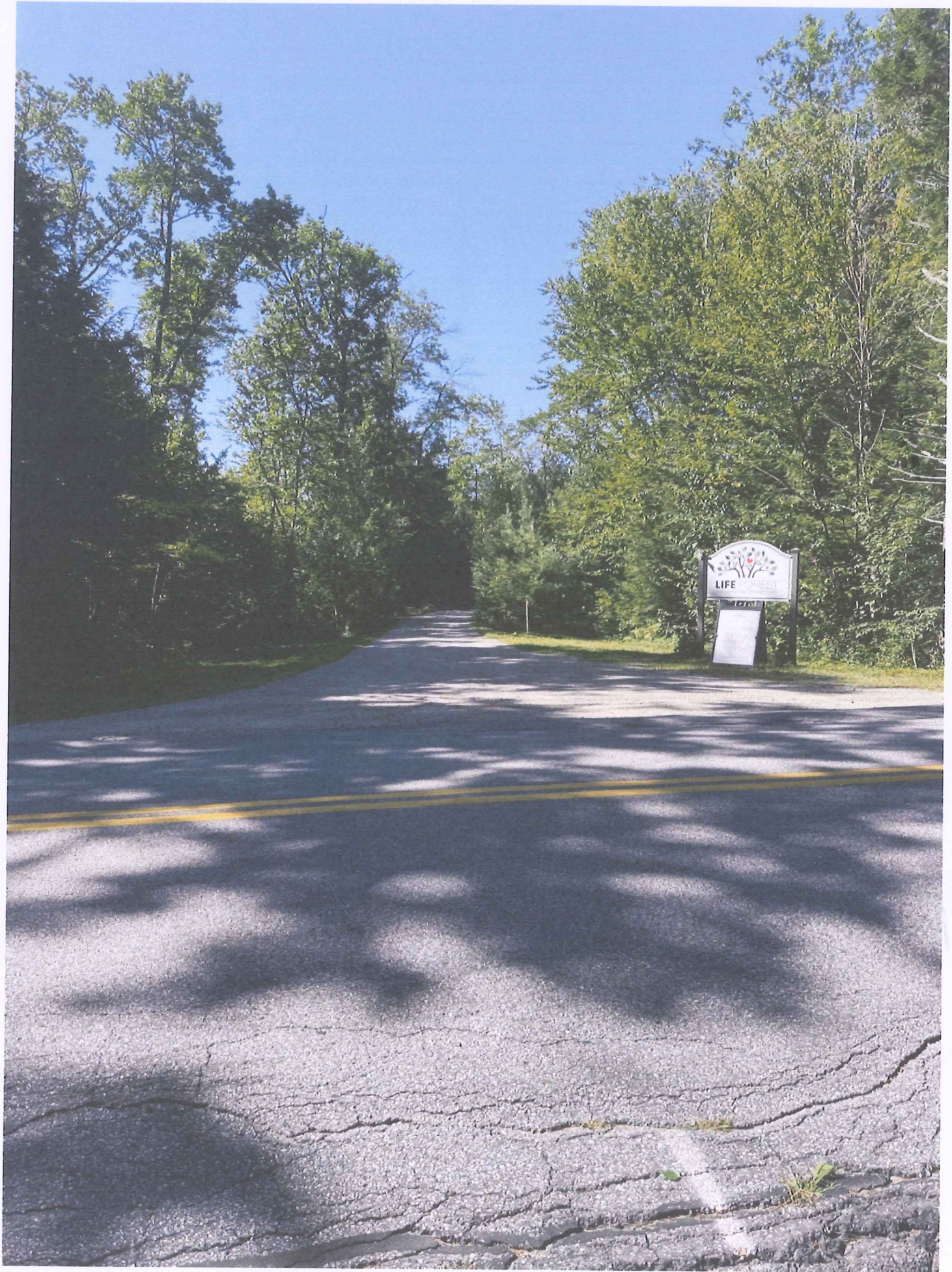


Photo looking up the trail



Privacy: Private





Road frontage looking into property
photo 1



Privacy: Private





Conservation
Easement
Boundary

111-101-101 Hillsborough, New Hampshire 03044

Choose Parent Folder

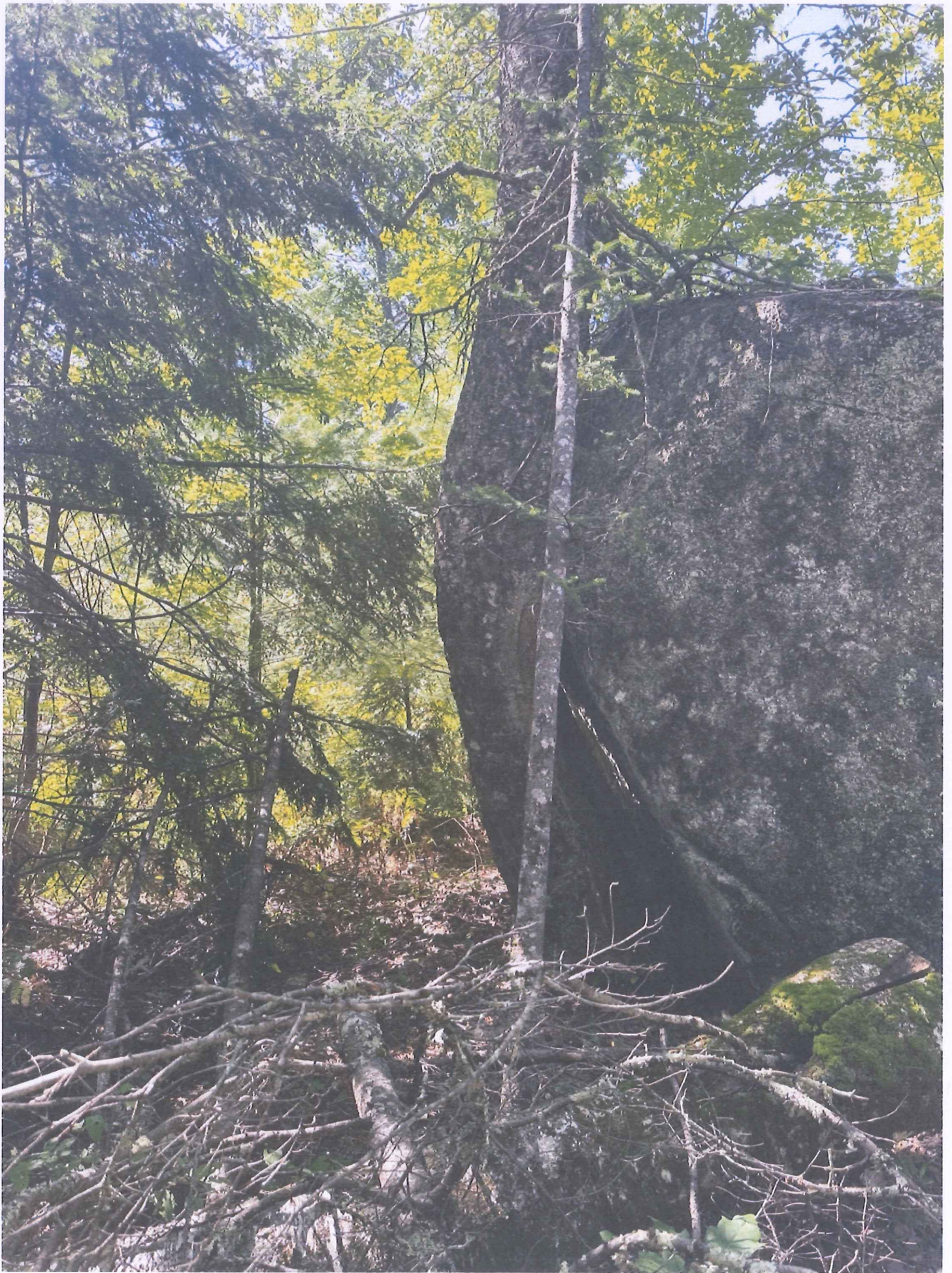


First boundary land swap point from
current drive of Life Forest



Privacy: Private





Area being deed to Life Forest photo 1



Privacy: Private





Area being deeded to the town photo



Privacy: Private





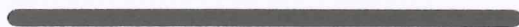
Choose Parent Folder



Area being deeded to the town photo



Privacy: Private



233°SW. Area being cleared
to Life Forest





Choose Parent Folder



Parking area looking back towards



Privacy: Private





Choose Parent Folder



Road frontage photo 2



Privacy: Private

