



# Chester Planning Board

84 Chester Street  
Chester, NH 03036  
Tel. (603) 887-3636 Ext. 105  
E-Mail: [Planning@ChesterNH.org](mailto:Planning@ChesterNH.org)

## Notice of Public Hearing

The Chester Planning Board will hold Public Hearings on Wednesday, **September 28<sup>th</sup>, 2022** at 7:15 P.M. in the Meeting Room at the Municipal Office Building, 84 Chester Street to act on the following:

1. Site Plan Review application by Old Sandown RD, LLC (owner – Paul Garabedian, Jr.) 352 South Broadway Street, Salem NH 03079, for a gravel pit located at 152 Fremont Road in Chester, NH (Map 5, Lot 85).

These documents can be viewed online, or during regular business hours in the Planning Board's Office and the Town Clerk's Office at the Municipal Office Building. Questions and/or comments should be directed to the Planning Board Office.

The meeting will also be broadcast live on Channel 20, and available on the Town's cable TV streaming service - go to <http://www.vod.chesterctv.com> and click "Watch Now".

Brian Sullivan  
Chairman

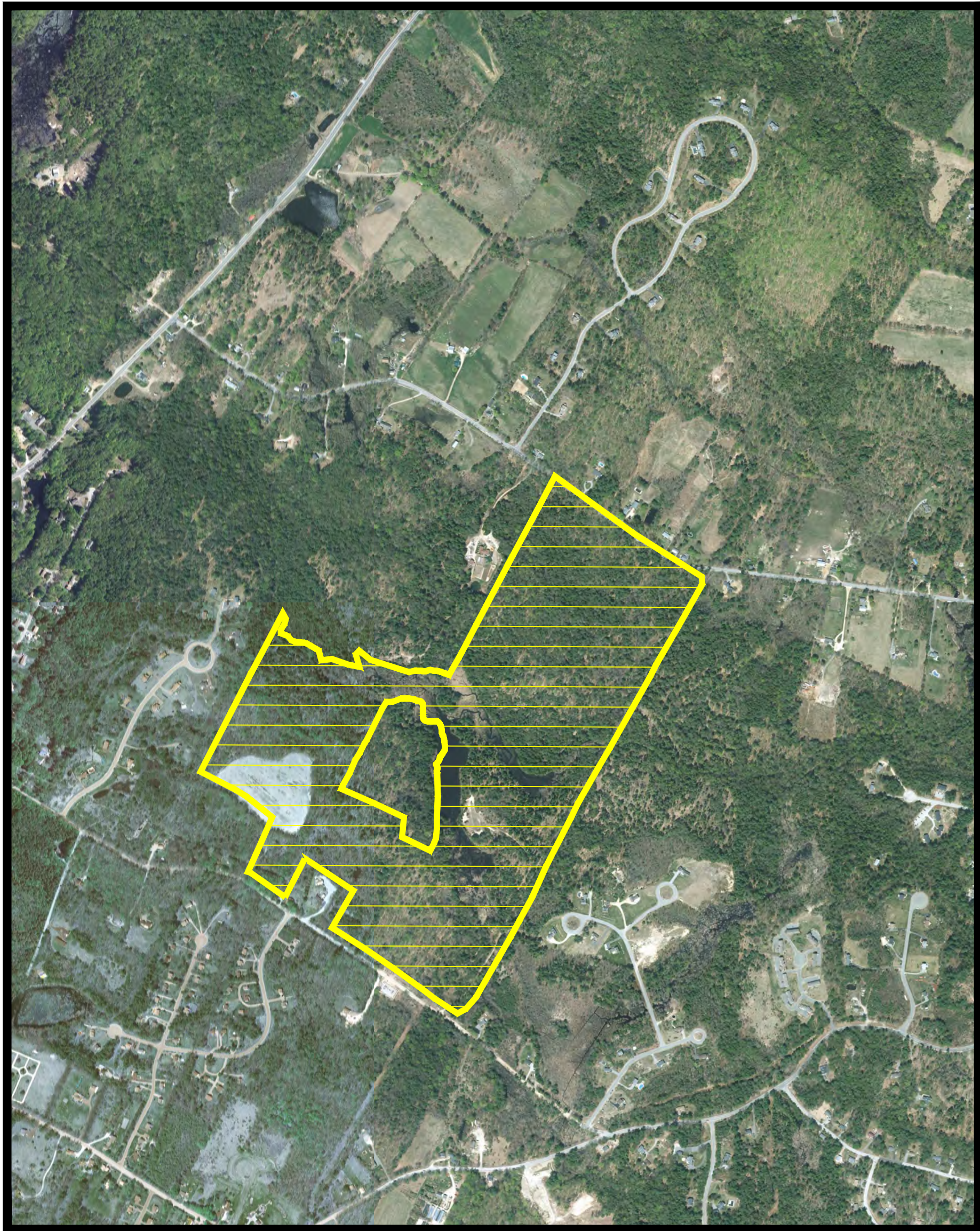
Posted: ALH 9/6/22



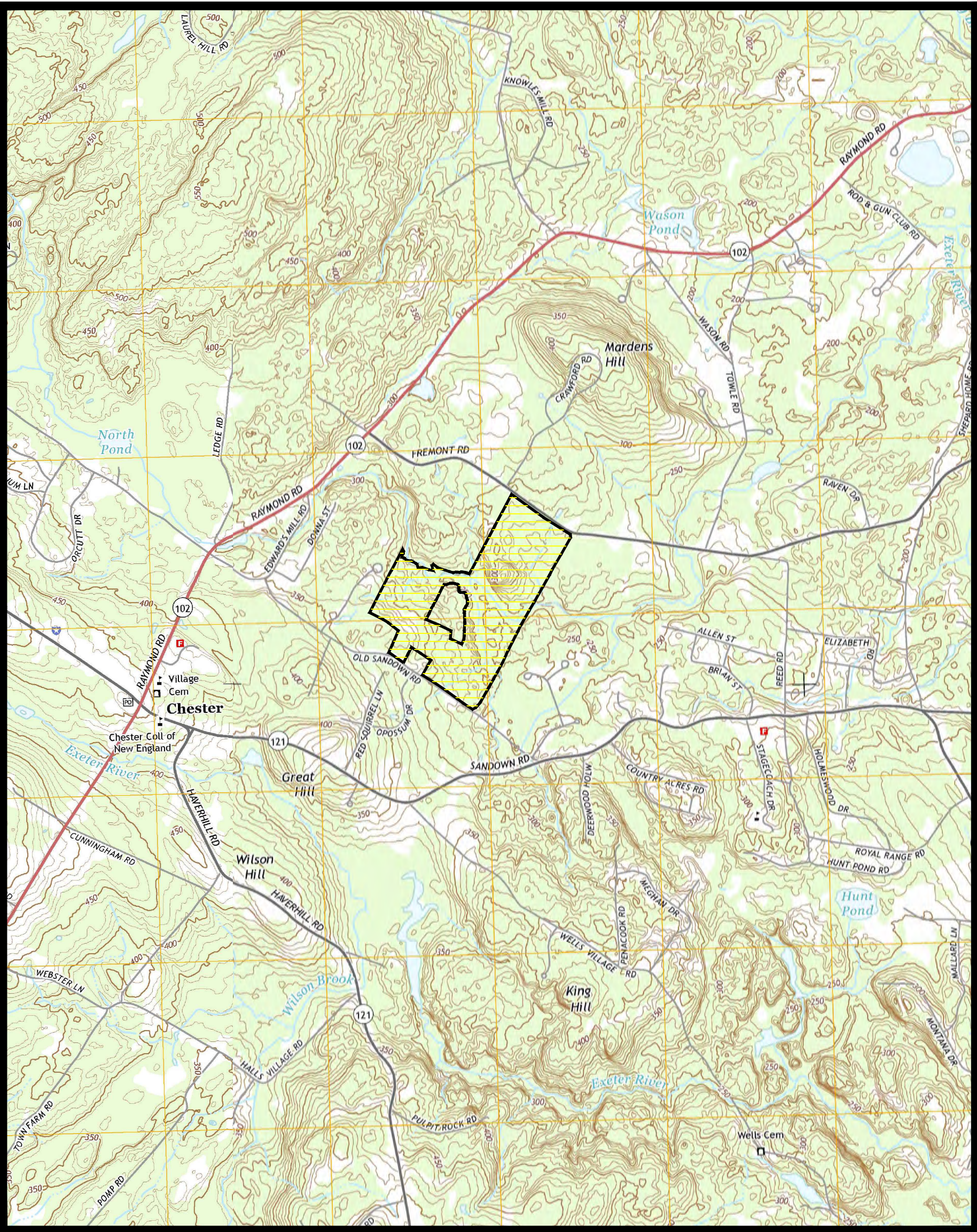
# CHESTER GRAVEL PIT

152 FREMONT ROAD  
CHESTER, NEW HAMPSHIRE

PREPARED FOR:  
OLD SANDOWN ROAD, LLC  
352 SOUTH BROADWAY STREET  
SALEM, NH 03079



**AERIAL MAP**  
SCALE: 1" = 800'



**USGS MAP**  
SCALE: 1" = 2000'

## SHEET INDEX

- |     |                                   |
|-----|-----------------------------------|
| 1   | Cover Sheet                       |
| 2   | Site Excavation Overview Plan     |
| 3   | Excavation & Reclamation Plan     |
| 4   | Cross-Section Plan                |
| 5   | Cut/Fill Analysis Plan            |
| 6   | Phasing Plan & Construction Notes |
| 7-8 | Site Details                      |

## WILDLIFE PROTECTION NOTES:

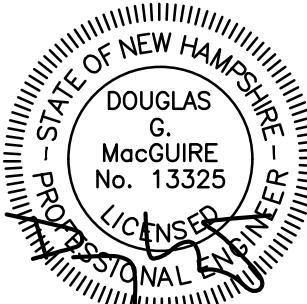
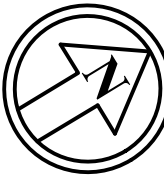
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFORVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB21-2386, PROJECT NAME, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G. IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.



**TheDubay Group, Inc.**  
136 Harvey Rd. Bldg B101  
Londonderry, NH 03053  
603-458-6462

Engineers  
Planners  
Surveyors

TheDubayGroup.com



REVISIONS:			
REV.	DATE:	COMMENT:	BY:
1	4/5/22	REVS PER TOWN COMMENTS & AOT SUBMISSION	JHD
2	8/8/22	REVS PER AOT & TOWN COMMENTS	JHD
3	8/26/22	REVS PER TOWN COMMENTS	JHD

DRAWN BY: JHD  
CHECKED BY: DGM  
DATE: SEPTEMBER 17, 2021  
SCALE: 1"=150'  
FILE: 493-Excavation Plan  
DEED REF: BK 2119 PG 081

PROJECT:  
**CHESTER GRAVEL PIT**  
MAP 5 LOT 85  
152 FREMONT ROAD  
CHESTER, NH  
FOR  
**OLD SANDOWN RD, LLC**  
352 SOUTH BROADWAY ST.  
SALEM, NH 03079  
OWNER  
**PAUL GARABEDIAN, JR**  
352 SOUTH BROADWAY ST.  
SALEM, NH 03079

SHEET TITLE:  
**TITLE SHEET**



CERTIFICATION:

I CERTIFY THAT THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A COMBINATION OF A FIELD SURVEY BY THIS OFFICE AND DATA COMPILED FROM VARIOUS SOURCES.

JOEL A. CONNOLLY, LLS 997 DATE

5-80-1  
ALFRED E. & CHRISTINE CAVEDON  
24 EMERSON RD  
CHESTER, NH 03036

5-80-5  
KRISTINE & SCOTT ANDERSON  
70 EMERSON RD  
CHESTER, NH 03036

5-80-6  
ABDALLAH CONSTRUCTION CORP.  
PO BOX 367  
CHESTER, NH 03036

5-80-4  
SHAWN & REBECCA HAGGART  
54 EMERSON RD  
CHESTER, NH 03036

5-80-3  
JOSEPH & JULIE LEONARD  
46 EMERSON RD  
CHESTER, NH 03036

5-80-2  
JANET M. & THOMAS A. JANIAK  
30 EMERSON RD  
CHESTER, NH 03036

5-82  
DEBORAH CHASE  
163 OLD SANDOWN RD  
CHESTER, NH 03036

5-102  
MICHAEL A. & VALERIE WEIDER  
80 RED SQUIRREL LN  
CHESTER, NH 03036

5-103  
OAK HILL II  
CONDO ASSOCIATION  
C/O SHANNON RICE  
18 OPOSSUM DR  
CHESTER, NH 03036

5-103  
OAK HILL II  
CONDO ASSOCIATION  
C/O SHANNON RICE  
18 OPOSSUM DR  
CHESTER, NH 03036

5-84  
THOMAS WAGNER &  
MARGARET VOSS  
PO BOX 274  
MARGARET VOSS REVOC. TRUST  
CHESTER, NH 03036

5-84-1  
SUZANNE & SCOTT ARTHUR  
199 OLD SANDOWN ROAD  
CHESTER, NH 03036

5-107-1  
ROBERT & PHYLLIS PEPE  
220 OLD SANDOWN ROAD  
CHESTER, NH 03036

5-107-3  
PIBIT ESTATES TRUST  
66 GILCREAST ROAD  
LONDONDERRY, NH 03053

5-86  
NEW HAMPSHIRE ELEC. COOP, INC  
579 TENNEY MTN HIGHWAY  
PLYMOUTH, NH 03264

5-111-1  
TOWN OF CHESTER  
84 CHESTER ST.  
CHESTER, NH 03036

5-111-103  
CHRISTOPHER MACLEAN  
266 OLD SANDOWN ROAD  
CHESTER, NH 03036

6-017-001  
MICHAEL R. SHACKELFORD &  
SUSAN M. SHACKELFORD  
265 OLD SANDOWN ROAD  
CHESTER, NH 03036

6-17-13  
JASON & SARAH ST JEAN  
41 SHETLAND ROAD  
CHESTER, NH 03036

6-17-14  
RICHARD OFCARCIK  
45 SHETLAND ROAD  
R & K OFCARCIK FAMILY TRUST  
CHESTER, NH 03036

6-18  
RICHARD WEST  
843 GOULD HILL ROAD  
CONTOOCOOK, NH 03229

6-19  
TOWN OF CHESTER  
84 CHESTER ROAD  
CHESTER, NH 03036

9-21-1  
DEREK & MEGHAN STEENBRUGGEN  
200 FREMONT ROAD  
CHESTER, NH 03036

8-75-1  
RJ PARIS &  
SHIRLEY PARIS  
173 FREMONT ROAD  
CHESTER, NH 03036

9-22  
WILLIAM L. GALLANT  
183 FREMONT ROAD  
CHESTER, NH 03036

8-74  
CHARLES & NANCY MYETTE  
159 FREMONT ROAD  
MYETTE FAMILY REVOC TRUST  
CHESTER, NH 03036

8-73  
MORGAN SALMON  
143 FREMONT ROAD  
CHESTER, NH 03036

8-75  
CHARLES & NANCY MYETTE  
159 FREMONT ROAD  
MYETTE FAMILY REVOC TRUST  
CHESTER, NH 03036

8-71  
ERIK SAUNDERS &  
ALYSSA TILTON  
127 FREMONT ROAD  
CHESTER, NH 03036

8-72  
JOHN J. PIROZZI & GLORIA J. PIROZZI  
126 FREMONT ROAD  
CHESTER, NH 03036

5-83  
LEWIS BUILDERS, INC.  
54 SAWYER AVE.  
ATKINSON, NH 03811

TAX MAP 5 LOT 85  
TOTAL AREA=158 AC ±

CURRENT EXCAVATION AREA  
18.5 ± ACRES

EXISTING EXCAVATION AREA  
TO BE RECLAIMED PER  
SECTION 155-E:5

FUTURE PHASE  
EXCAVATION AREA TO REQUIRE  
UPDATED EXCAVATION AND  
RECLAMATION PLAN  
10.0 ± ACRES

FUTURE PHASE  
EXCAVATION AREA TO REQUIRE  
UPDATED EXCAVATION AND  
RECLAMATION PLAN  
29.5 ± ACRES

OWNER'S SIGNATURE

PAUL GARABEDIAN, JR  
352 SOUTH BROADWAY  
SALEM, NH 03079

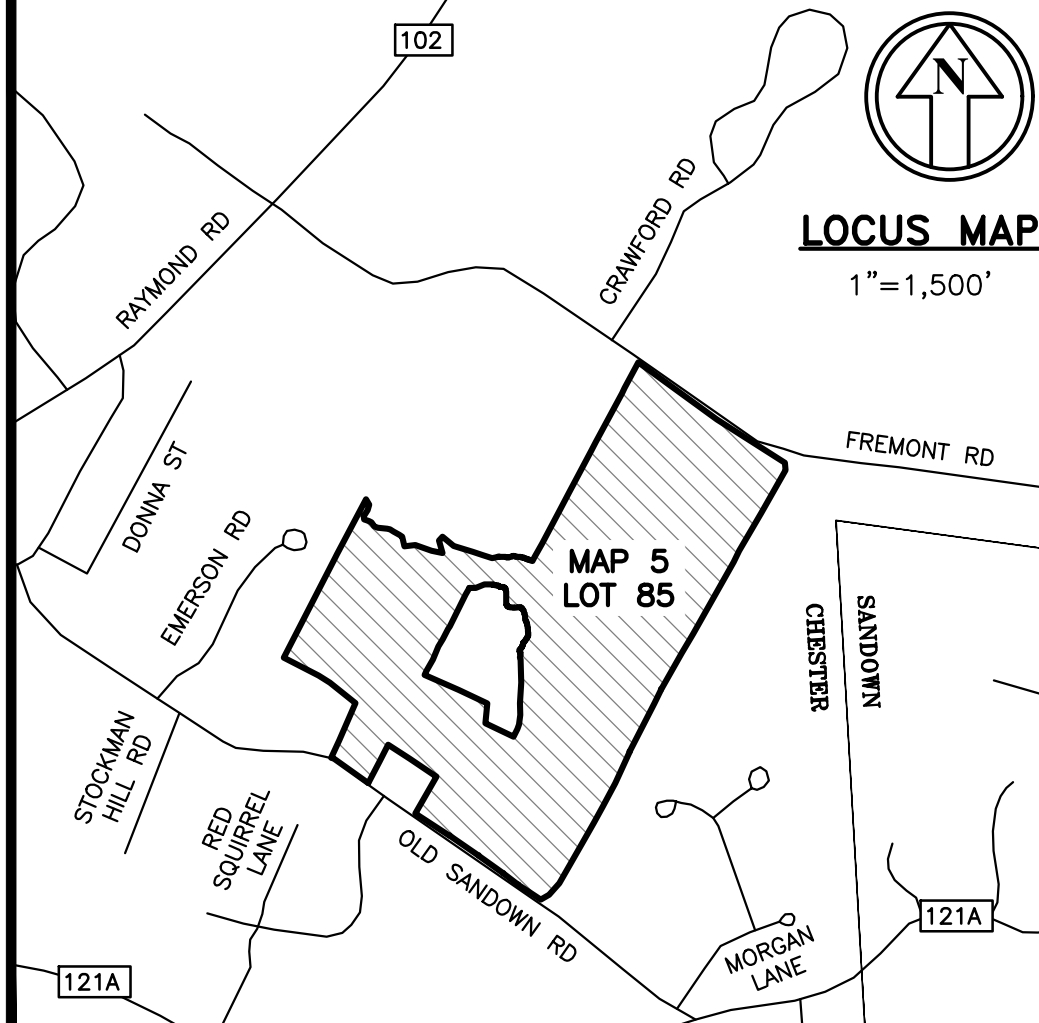
APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

COORDINATOR: \_\_\_\_\_



PLAN REFERENCES:

A. PLAN ENTITLED "EARTH EXCAVATION, OLD SANDOWN, STOWE, & FREMONT ROADS, CHESTER, NEW HAMPSHIRE", DATE: AUGUST 2, 1991; SCALE: 1"=200'; PREPARED BY APPLIEDORE ENGINEERING, INC..



The Dubai Group, Inc.

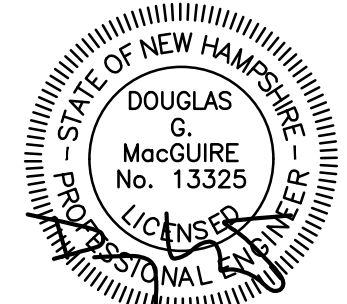
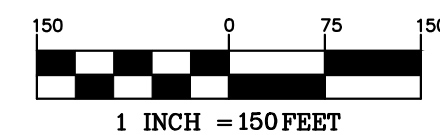
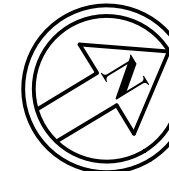
136 Harvey Rd. Bldg B101  
Londonderry, NH 03053  
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



REVISIONS:			
REV#	DATE	COMMENT	BY
1	4/5/22	REVS PER TOWN COMMENTS & AOT SUBMISSION	JHD
2	8/8/22	REVS PER AOT & TOWN COMMENTS	JHD

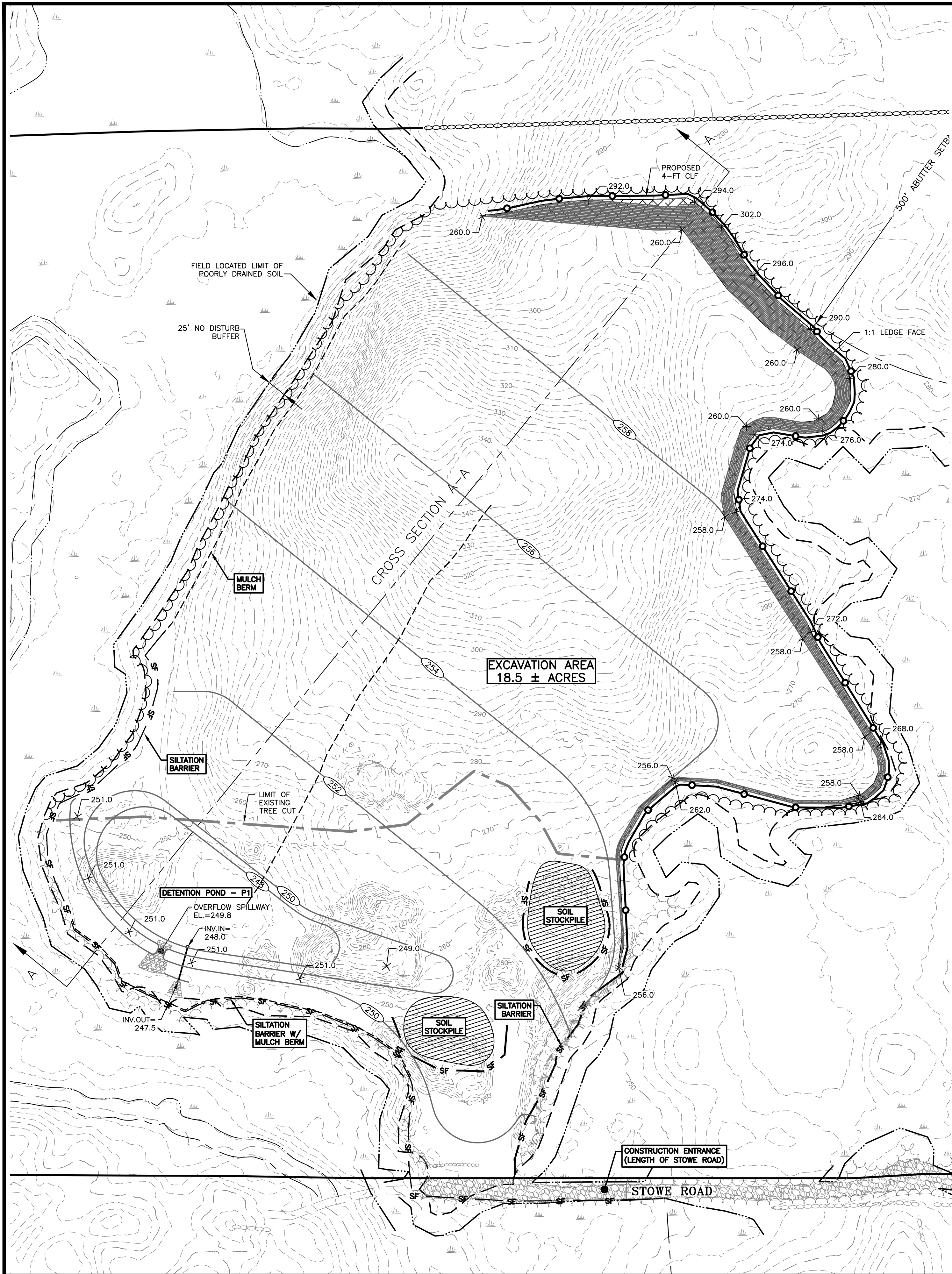
DRAWN BY: JHD  
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PROJECT:  
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MAP 5 LOT 85  
152 FREMONT ROAD  
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SHEET TITLE:  
**SITE EXCAVATION OVERVIEW PLAN**

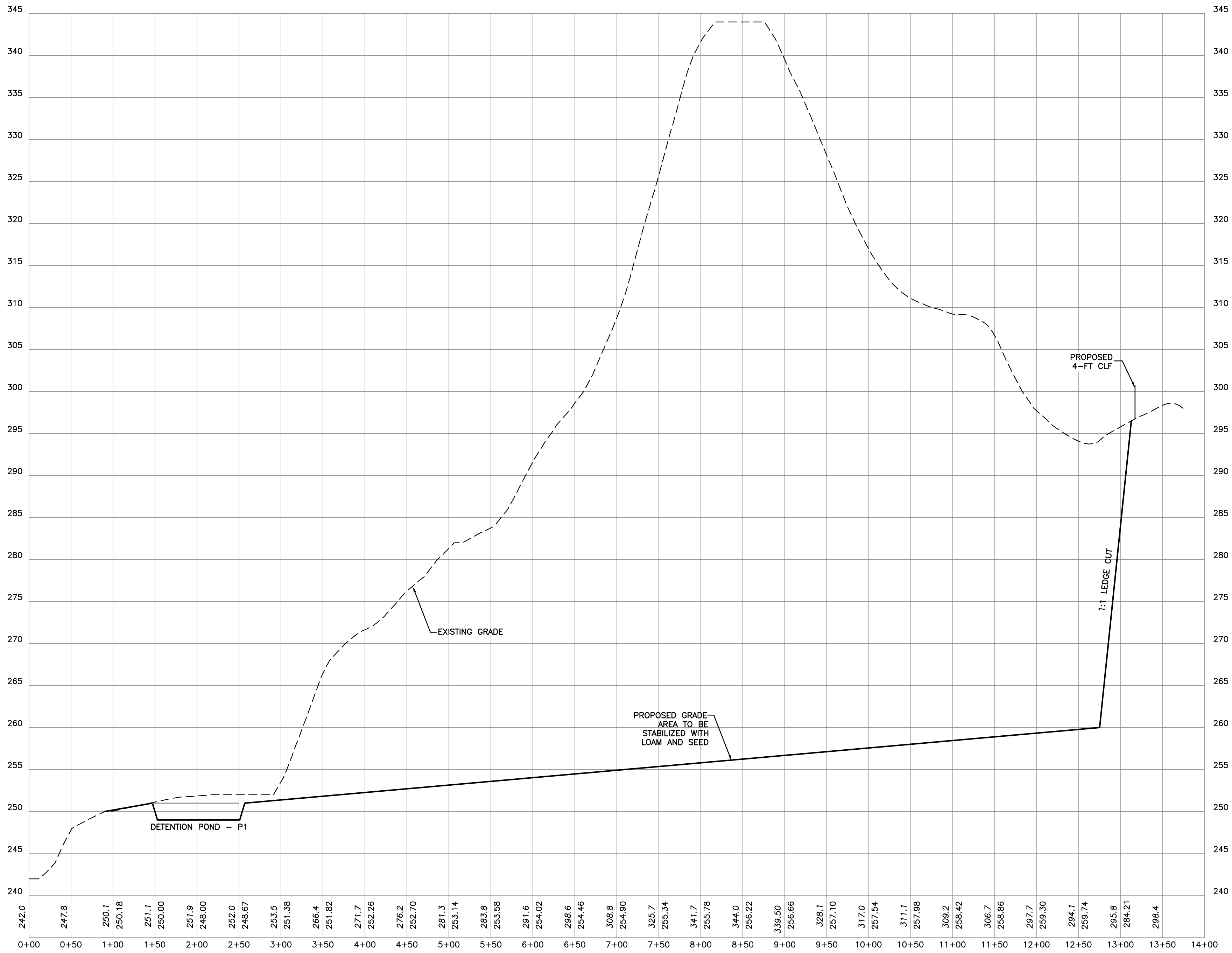
PROJECT #493 SHEET 2 of 8







N:\PROJECTS\493-Carabedian-Chester Gravel Pit\DWG\CURRENT\493-DETAILS.dwg



SECTION A-A



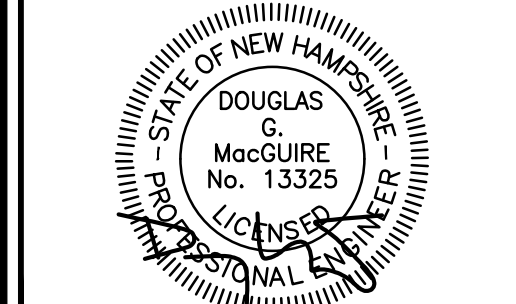
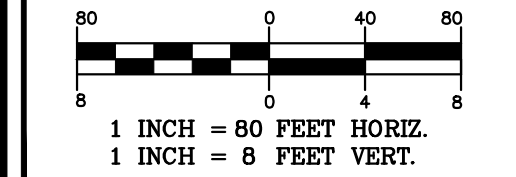
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DRAWN BY: SJK  
CHECKED BY: DGM  
DATE: SEPTEMBER 17, 2021  
SCALE: 1"=80'  
FILE: 493-DETAILS  
DEED REF: -

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352 SOUTH BROADWAY ST.  
SALEM, NH 03079  
OWNER  
**GARABEDIAN TESTAMENT TRUST**  
352 SOUTH BROADWAY ST.  
SALEM, NH 03079

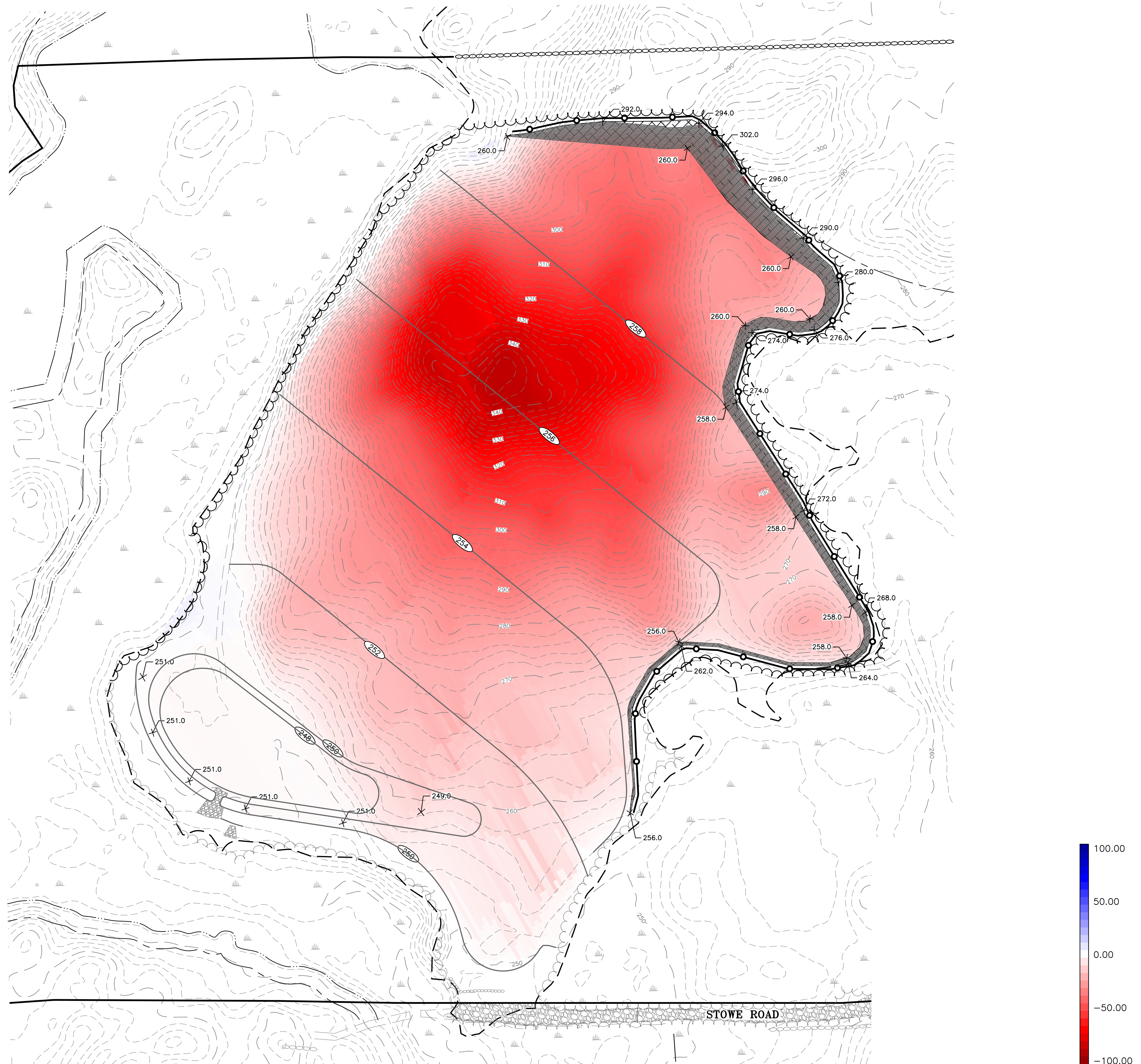
SHEET TITLE:  
**CROSS SECTION PLAN**



**\*\*A GROUNDWATER MONITORING PLAN MUST BE DEVELOPED IF LEDGE IS ENCOUNTERED ON SITE AND EXPECTED TO EXCEED 5,000 CUBIC YARDS OF BLAST MATERIAL. THE MONITORING PLAN MUST BE REVIEWED AND APPROVED BY NHDES PRIOR TO COMMENCING WITH BLASTING OPERATIONS\*\***

1. LOADING PRACTICES: THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:

- A. DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
- B. EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
- C. SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
- D. LOADED EXPLOSIVE SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
- E. LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
- F. EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.
2. EXPLOSIVE SELECTION: THE FOLLOWING BMPs SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED.
  - A. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
  - B. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.
3. PREVENTION OF MISFIRES: APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
4. MUCK PILE MANAGEMENT: MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
  - A. REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
  - B. MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
5. SPILL PREVENTION MEASURES AND SPILL MITIGATION: SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:
  - A. THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
    - 1) STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE.
    - 2) SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY.
    - 3) LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY.
    - 4) INSPECT STORAGE AREAS WEEKLY.
    - 5) COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
    - 6) WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
    - 7) SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
  - B. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
    - 1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
    - 2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS.
    - 3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
    - 4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
    - 5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
  - C. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
  - D. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES [NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT OR ITS SUCCESSOR DOCUMENT. (SEE <http://des.nh.gov/organization/commissioner/pip/factsheets/dwgb/documents/dwgb-22-6.pdf>)]



APPROXIMATE EARTHWORK ANALYSIS (EXISTING SURFACE GRADE TO FINISH)					
Cut Volume (CY)	Fill Volume (CY)	Export Volume (CY)	Cut to Fill Ratio	Total Area (Acres)	Average Cut Depth (Feet)
790,500	500	790,000	1.581	17.36	29.20



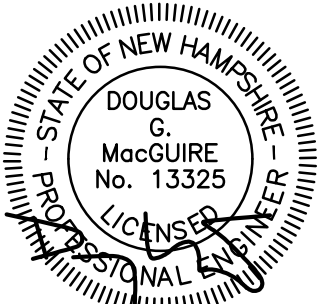
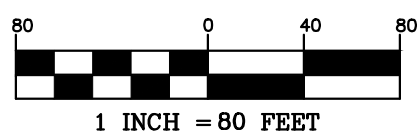
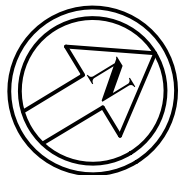
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603-458-6462

Engineers

## Planners

## Surveyors

TheDubayGroup.com

[illegible]

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DATE: SEPTEMBER 17, 2021  
SCALE: 1"=80'  
FILE: 493-DETAILS  
DEED REF: -

PROJECT:

# CHESTER GRAVEL PIT

MAP 5 LOT 85  
152 FREMONT ROAD  
CHESTER, NH

FOR

**OLD SANDOWN RD, LLC**

352 SOUTH BROADWAY ST.  
SALEM, NH 03079

WNE

**GARABEDIAN**

**TESTAMENT TRUST**  
352 SOUTH BROADWAY ST.  
SALEM, NH 03079

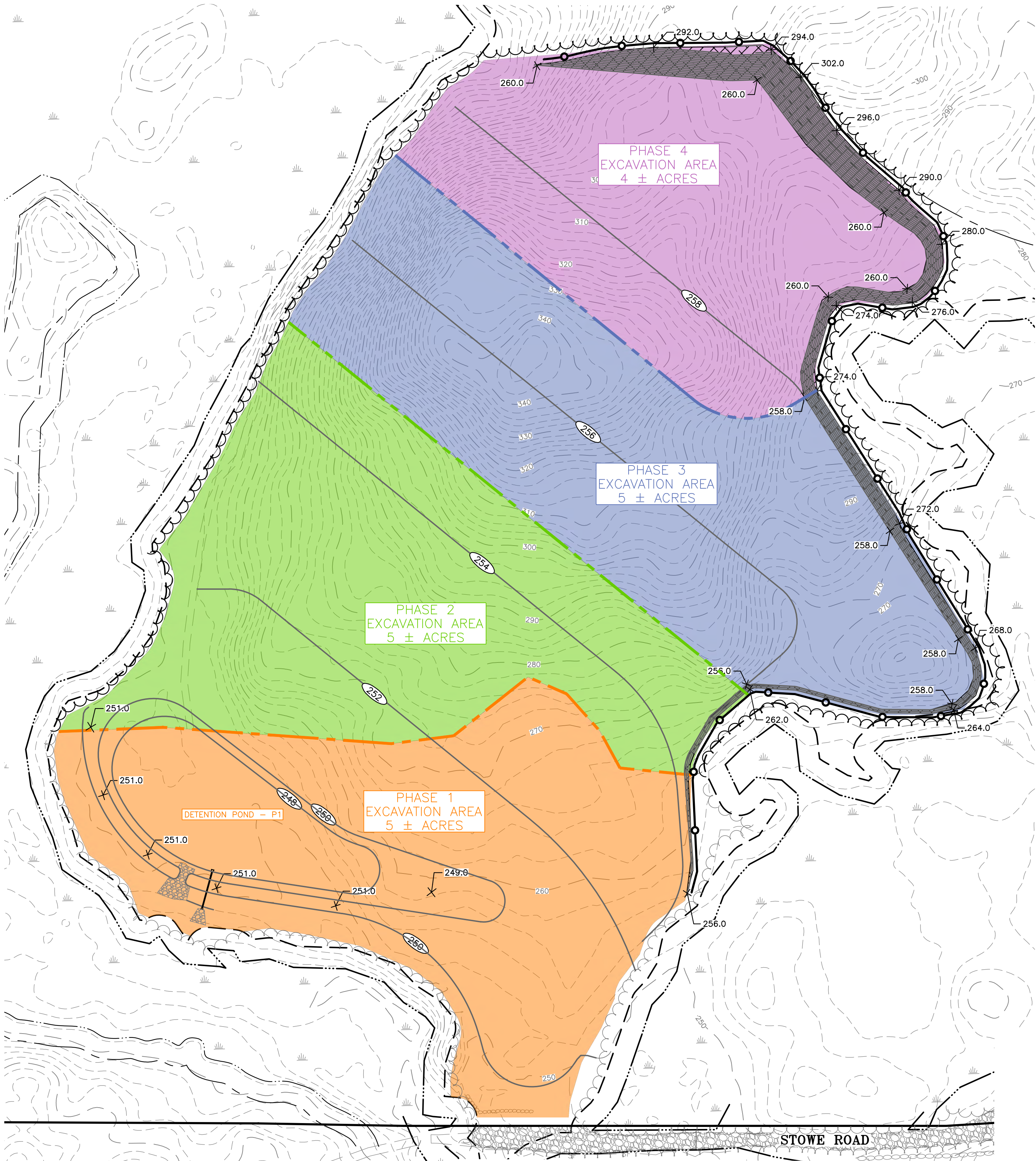
SHEET TITLE:

## CUT/FILL ANALYSIS PLAN

PROJECT #493 SHEET 5 of 8



N:\PROJECTS\493-Carabedian-Chester Gravel Pit\DWG\CURRENT\493-DETAILS.dwg



MOBILE FUELING NOTES:

MOBILE FUELING OF EXCAVATION EQUIPMENT WILL OCCUR ON SITE. SECONDARY CONTAINMENT MUST BE PROVIDED FOR ALL REGULATED CONTAINERS AND BE IN PLACE DURING REFUELING ACTIVITIES INVOLVING TRANSFERS OF FUEL FROM "ON-ROAD" DELIVERY TRUCKS, "OFF-ROAD" TANK TRUCKS (REFERRED TO AS "MOBILE REFUELERS") OR PORTABLE CONTAINERS TO FIELD EQUIPMENT. PORTABLE CONTAINMENT EQUIPMENT, SUCH AS A RIGID OR FLEXIBLE POP-UP POOL OR BERM, SHALL BE USED DURING MOBILE FUELING AND POSITIONED TO CATCH ANY FUEL SPILLS DUE TO OVERFILLING THE EQUIPMENT AND ANY OTHER SPILLS THAT MAY OCCUR DURING THE FUELING PROCESS. EQUIPMENT (SPILL KIT) TO CLEAN UP SPILLS AND LEAKS MUST BE LOCATED IN THE IMMEDIATE AREA. REFER TO THE NHDES FACT SHEET, WD-DWGB-22-6, BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, AVAILABLE AT: WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT (NH.GOV).

THE BEST MANAGEMENT PRACTICES NOTED IN WD-DWGB-22-6 SHALL BE IMPLEMENTED INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1. PROVIDE SECONDARY CONTAINMENT DURING FUEL TRANSFERS;
2. COMPLY WITH RELATED STATE AND FEDERAL REQUIREMENTS;
3. EMPLOYEE TRAINING TO PREVENT, CONTAIN AND CLEAN UP SPILLS;
4. IMMEDIATELY REPORT SIGNIFICANT OR UNCONTROLLED SPILLS;
5. PROPERLY STORE AND DISPOSE OF CONTAMINATED SOIL AND MATERIALS.

CONSTRUCTION SEQUENCE

1. PRIOR TO CONSTRUCTION, AN INITIAL PRE CONSTRUCTION MEETING(S) SHALL TAKE PLACE WITH THE CONTRACTOR, OWNER AND TOWN AGENTS.
2. THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
3. SWPPP INSPECTIONS SHALL OCCUR AT LEAST ONCE EVERY SEVEN (7) DAYS. COPIES OF INSPECTIONS REPORTS WITH PHOTOS SHALL BE SUBMITTED TO THE TOWN WITHIN 7-DAYS OF INSPECTION.
4. INSTALL PERIMETER CONTROLS, I.E SILT FENCE AND/OR SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATION.
5. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
6. CLEAR AND GRUB WITHIN AREAS OF DISTURBANCE UNLESS OTHERWISE NOTED.
7. CONSTRUCT AND STABILIZE DETENTION POND P1.
8. REMOVE AND STOCKPILE MATERIALS AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH AN EROSION CONTROL DEVICE TO PREVENT EROSION. STOCKPILE AREAS ARE LIMITED AND THUS MANAGEMENT OF MATERIALS WILL BE REQUIRED.
9. ESTABLISH STAGING AREAS.
10. PERFORM EXCAVATION OPERATIONS BY PHASE.
11. COMPLETE EACH PHASE 1-4; EACH PHASE MUST BE STABILIZED PRIOR TO DISTURBANCE OF SUBSEQUENT PHASE.
9. UTILIZE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES TO ENSURE EACH PHASE IS PROTECTED FROM POTENTIAL SEDIMENT TRANSPORT.
10. DIRECT SURFACE RUNOFF INTO EXCAVATED AREA OR SEDIMENT TRAPS. NO RUNOFF FROM EXCAVATED AREAS SHALL DISCHARGE OFFSITE.
11. LOAM AND SEED ALL DISTURBED AREAS.
12. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

CONSTRUCTION PHASE

1. EACH PHASE MUST BE STABILIZED PRIOR TO THE COMMENCEMENT OF SUBSEQUENT PHASE.
2. THE TEMPORARY BMPs ASSOCIATED WITH THE PHASING OF THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND LANDOWNER, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.
3. EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OF THE NHDOT". EROSION CONTROL SHALL BE INSTALLED DOWNHILL OF ALL AREAS WHERE WORK WILL EXPOSE UNPROTECTED SOIL TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS, DRAINAGE STRUCTURES AND/OR DRAINAGE WAYS.
4. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. IN ALL CASES EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. LAND SHALL NOT BE LEFT UNPROTECTED DURING THE WINTER MONTHS.
5. IF, DURING CONSTRUCTION, IT COMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO IMMEDIATELY INSTALL AND MAINTAIN THE NECESSARY EROSION PROTECTION.

ENV-WQ 1505.3 MAXIMUM OPEN AREA ALLOWED:

- (a) ALL AREAS OF UNSTABILIZED SOIL SHALL BE:
  - (1) TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR; AND
  - (2) PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.
- (b) SUBJECT TO (c) AND (f), BELOW, THE AREA OF UNSTABILIZED SOIL SHALL NOT EXCEED 5 ACRES AT ANY TIME.
- (c) THE DEPARTMENT SHALL AUTHORIZE AN APPLICANT TO DISTURB MORE THAN 5 ACRES AT ONE TIME IF THE APPLICANT:
  - (1) SUBMITS DOCUMENTATION THAT THE REQUIRED AREAS OF EARTH CUTS AND FILLS ARE SUCH THAT AN AREA OF DISTURBANCE OF 5 ACRES OR LESS WOULD UNREASONABLY LIMIT THE CONSTRUCTION SCHEDULE;
  - (2) SUBMITS A CONSTRUCTION SEQUENCE PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST; AND
  - (3) EMPLOYS AN ENVIRONMENTAL MONITOR DURING CONSTRUCTION.
- (d) SUBJECT TO (e), BELOW, THE ENVIRONMENTAL MONITOR SHALL:
  - (1) INSPECT THE PROJECT SITE AT LEAST ONCE EACH WEEK FROM THE START OF TERRAIN ALTERATION ACTIVITIES UNTIL ALL TERRAIN ALTERATION ACTIVITIES ARE COMPLETED AND THE SITE IS STABILIZED;
  - (2) IN ADDITION TO REGULAR WEEKLY INSPECTIONS, INSPECT THE PROJECT SITE DURING ANY RAIN EVENT IN WHICH 0.5 INCH OF PRECIPITATION OR MORE FALLS WITHIN A 24 HOUR PERIOD, PROVIDED THAT IF THE ENVIRONMENTAL MONITOR IS UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THE RAIN EVENT;
  - (3) SUBMIT A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, TO THE DEPARTMENT WITHIN 24 HOURS OF EACH INSPECTION THAT:
    - a. DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
    - b. IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
    - c. INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
  - (2) RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (3), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.
- (b) ROUTINE INSPECTION FREQUENCY MAY BE REDUCED FROM ONCE EACH WEEK TO AT LEAST ONCE EACH MONTH IF EITHER OF THE FOLLOWING CONDITIONS IS MET:
  - (1) WORK HAS BEEN SUSPENDED AND THE ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH ENV-WQ 1505.04; OR
  - (2) RUNOFF IS UNLIKELY BECAUSE:
    - a. THE GROUND IS FROZEN OR THE SITE IS COVERED WITH SNOW OR ICE; AND
    - b. THE PROJECT IS IN AN AREA WHERE FROZEN CONDITIONS ARE ANTICIPATED TO CONTINUE FOR MORE THAN ONE MONTH.
- (c) IF THE SITE IS WITHIN 50 FEET OF SURFACE WATER, HAS A GRADE OF 25% OR GREATER, OR CONTAINS SOILS HAVING AN ERODIBILITY FACTOR OF 0.4 OR GREATER, OR ANY COMBINATION OF THESE, THE OWNER SHALL, REGARDLESS OF THE SIZE OF THE OPEN AREA:
  - (1) SUBMIT A CONSTRUCTION SEQUENCE PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST;
  - (2) EMPLOY AN ENVIRONMENTAL MONITOR; AND
  - (3) COMPLY WITH (d) AND (e), ABOVE.

SOURCE: (SEE RN1 AT P. V) #9343, EFF 1-1-09; SS BY #12342, EFF 8-15-17 (FORMERLY ENV-WQ 1505.02) (SEE RN3 AT P. V)



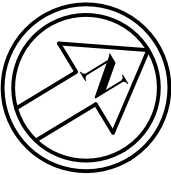
**The Dubai Group, Inc.**  
136 Harvey Rd. Bldg B101  
Londonderry, NH 03053  
603-458-6462

Engineers

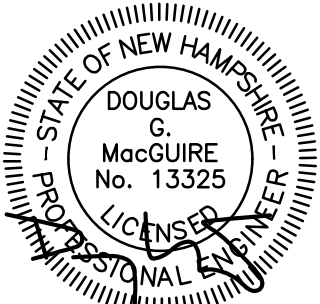
Planners

Surveyors

TheDubayGroup.com



80 0 40 80  
1 INCH = 80 FEET HORIZ.  
1 INCH = 8 FEET VERT.



REVISIONS:			
REV#	DATE:	COMMENT:	BY:
1	4/5/22	REVS PER TOWN COMMENTS & AOT SUBMISSION	JHD
2	8/8/22	REVS PER AOT & TOWN COMMENTS	JHD

DRAWN BY: SJK  
CHECKED BY: DGM  
DATE: SEPTEMBER 17, 2021  
SCALE: 1"=80'  
FILE: 493-DETAILS  
DEED REF: -

PROJECT:  
**CHESTER GRAVEL PIT**  
MAP 5 LOT 85  
152 FREMONT ROAD  
CHESTER, NH  
FOR  
**OLD SANDOWN RD, LLC**  
352 SOUTH BROADWAY ST.  
SALEM, NH 03079  
OWNER  
**GARABEDIAN TESTAMENT TRUST**  
352 SOUTH BROADWAY ST.  
SALEM, NH 03079

SHEET TITLE:  
**PHASING PLAN & CONSTRUCTION NOTES**











## Appendix F – Application for Site Plan Review

### Chester Planning Board

Map # 5 Lot # 85

To be completed by the Applicant:

1. Owner of Record: Paul Garabedian, Jr.  
Address 352 South Broadway  
Salem, NH 03079  
Telephone Number \_\_\_\_\_
2. Applicant if different than owner: Old Sandown Rd, LLC  
Address 352 South Broadway  
Salem, NH 03079  
Telephone Number 603-966-6981
3. List professionals directly involved in the plan preparation:  
Name The Dubay Group, Inc - c/o Doug MacGuire, PE  
Address 136 Harvey Road Bldg B101  
Londonderry, NH 03053  
Telephone Number 603-458-6462  
  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_
4. List owners with 10% or more interest. Include Deed Reference  
Name N/A



Address

Telephone Number

Name

N/A

Address

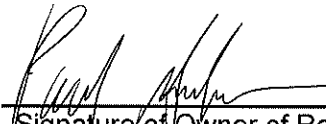
Telephone Number

5. Location of proposed plan:

Road Name

152 Fremont Road

6. Attach an abutters list and include the applicant's name. This list should state the names and addresses, as well as their Tax Map and Lot numbers.
7. Attach a sheet with the names and addresses of any additional professionals directly involved in the plan preparation.
8. Provide a written description of your intent for this project. A separate sheet may be used for this purpose. Consult the Regulations and Ordinances, Town of Chester, for more detailed information.

  
Signature of Owner of Record

**8/26/22**  
Date

*Corey C Garabedian*  
Representative of Owner of Record

**8/26/22**  
Date



## Appendix G – CPB Site Plan Review Checklist

Map # 5 Lot # 85

### A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: Chester Gravel Pit
2. Owner of Record: Paul Garabedian Jr.
3. Applicant: Old Sandown Rd, LLC c/o Corey Garabedian
4. Authorized Representative: Doug MacGuire, PE - The Duaby Group, Inc.
5. Street / Road Location: 152 Fremont Road
6. Is the property located in a Commercial Zone? C-1:        C-2:        No: X

#### **Instructions:**

- Mark each item with a "✓" (check) when submitted or with an "X" if it does not apply.
- Mark with an "\*" (asterisk) those items requiring review by the Town's consulting engineer.
- Note: All items listed are subject to review by the Town's engineer and may require additional information to be submitted during the review process.
- Note: Acceptance of this application by the Planning Board does not constitute agreement whether an item marked inapplicable is actually inapplicable. The Board shall make the final determination of which items are applicable for each specific plan.

### B. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – EXISTING

1.	Names of and Map & Lot Numbers for all abutters.	yes
2.	Locus drawn to an adequate scale.	yes
3.	3" X 5" Signature block for Planning Board Chairperson and Coordinator.	yes
4.	Name of Proposed Business or Site Plan.	x
5.	Name and Address of the Owner of Record with signature.	yes
6.	Name and Address of the Licensed Civil Engineer and/or Land Surveyor.	yes
7.	Name and Address of the Wetland and Soil Scientists and their seal.	Pending
8.	Title, scale, north arrow, date and surveyor's seal.	yes
9.	Error of Closure Statement and Signature.	x
10.	Certificate of Title (Deed Reference).	yes
11.	Streets and Street Names.	yes
12.	Existing structures, wells, septic and leach field on property, if applicable.	yes
13.	Services and Utilities.	x
14.	Boundaries, Rights-of-Way, Easements.	yes



Chester Planning Board  
Site Plan Review Checklist

15.	Total acreage and square footage of lot.	yes
16.	Individual acreage and square footage of each lot.	x
17.	Location and description of all permanent lot boundary markers inclusive of easement markers, if required.	
18.	Reference to any Variance/s or Special Exceptions from the ZBA.	

**C. SUBMISSION ITEMS – EXISTING**

1.	Supplemental sketch plan.	x
2.	Photographs.	x
3.	Witnessed test pit locations and results.	x
4.	Soil types and soil boundaries.	Pending

**D. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – PROPOSED**

1.	New grades, topographic contours	yes
2.	Structures; size, height	yes
3.	Streets, drives, parking spaces, sidewalks, dimensions and number	x
4.	Loading spaces, facilities	x
5.	Public and private utilities	x
6.	Landscaping; type, size and spacing	x
7.	Exterior lighting and signs	x
8.	Storm drainage plan, including snow removal plans	yes
9.	Circulation plan showing vehicular and pedestrian circulation	x
10.	Access plan; required public street changes, sight distance	x
11.	Dimensions between structures and property lines	x
12.	Stamp of NH Licensed Professional Engineer	yes
13.	Stamp of NH Licensed Land Surveyor	yes
14.	Stamp of NH Licensed Soil Scientist	Pending
15.	Public Land or Common Area	x

**E. SUBMISSION ITEMS – PROPOSED**

1.	Drainage calculations	yes
2.	Legal descriptions of easements, Condominium Assoc. Documents	x
3.	Community facilities impact studies (specify areas of study)	x
4.	Environmental Impact Statement (specify areas of study)	x
5.	Agreement for land conveyance to Town	x
6.	Other (specify)	

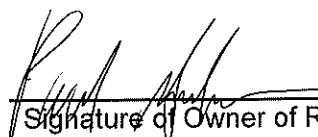


Chester Planning Board  
Site Plan Review Checklist

**F. APPROVALS**

<u>Required</u>	<u>Date of Approval</u>
Local Excavation Permit	Pending
NHDES Alteration of Terrain Permit	Pending
NHDES Water Resource Board Approval	x
ZBA Notices of Decisions – Variances or Special Exceptions	x
ZBA Meeting Minutes for Variances or Special Exceptions	x
Conservation Commission - Meeting Minutes	x
NHDES Dredge and Fill Approval	x
NHDES Approval for Sewage Disposal System – Design	x
NHDES Approval for Sewage Disposal System – Construction	x
NHDES Approval for Sewage Disposal System – Operation	x
NHDES Community Water Supply Approval	x
NHDES Underground Storage Tank Notification	x
Department of Transportation Permit	x
Other (specify)	

Please submit full-size six hard copies and a .pdf file of the plan set.

  
\_\_\_\_\_  
Signature of Owner of Record

**8/26/22**  
\_\_\_\_\_  
Date

*Corey C. Garabedian*  
\_\_\_\_\_  
Authorized Representative of Owner of Record

**8/26/22**  
\_\_\_\_\_  
Date

(Revised 10/3/2018)



I, Mary Sachuk,  
of North Andover, Essex

County, Massachusetts,

being unmarried, for consideration paid, grant to Paul Garabedian, Jr., Charles P. Garabedian and Jack Garabedian, as joint tenants with the right of survivorship, all of 67 Salem Street, Salem, New Hampshire

\*\*\*

with quitclaim covenants the following parcels of land situated in Chester, Rockingham County, New Hampshire:

[Description and encumbrances, if any]

Parcel No. 1: A certain tract of land situated in Chester, in said County of Rockingham, containing fifty (50) acres, more or less, bounded and described as follows, viz: Beginning at the easterly corner of said tract, at land formerly of Martin Mills, on line of cross road leading from Sandown Road to the Fremont Road, so-called; thence southwesterly by said cross road to the Sandown Road; thence northwesterly by said Sandown Road to land formerly of Charles Henry Hills; thence northeasterly by said Hills land and land now or formerly of William A. Healey to land formerly of said Martin Mills; thence southeasterly by said Mills land to the point of beginning.

Parcel No. 2: A certain tract of land situated in said Chester, containing two and one-half (2½) acres, more or less, bounded and described as follows, viz: Beginning at a stake and stones on the South side of a steep hill on line of land owned formerly by Martin Mills and known as the Jacob Green land and the land of Charles H. Hills known as the Enoch Long land; thence northerly in nearly a straight line to a stake and stones near the edge of meadow formerly owned by Andrew J. Currier; thence northeasterly to a stake and stones on line of land formerly owned by Martin Mills and known as the Green land and the land now or formerly of William A. Healey formerly belonging to the heirs of William D. Smith, also being a corner bound of said Healey; thence southerly by land of said Martin Mills known as the Jacob Green land to the point of beginning. It is hereby agreed and understood that said grantee, its successors and assigns, shall build and forever keep in repair the fence between the above described parcel of land and land of Charles H. Hills, or his heirs or assigns.

Parcel No. 3: A certain tract of land situated in said Chester, containing sixty (60) acres, more or less, on the South side of the highway leading from the dwelling now or formerly of James Heath to the dwelling now or formerly of James W. Towle, bounded and described as follows, viz: Northerly by said highway; easterly by the highway leading from said highway to Long's Corner, so-called; southerly by land formerly of Harriet Sanborn; and westerly by land formerly of Nathaniel Chase.

The aforesaid three parcels are the same conveyed to me by Theodore Langdell, Commissioner, by deed dated August 12, 1969, recorded in Rockingham County Registry of Deeds in Book 1981, Page 278.

Parcel No. 4: A certain parcel of land situated in said Chester bounded and described as follows: Beginning at an iron pipe on the northerly side of the Charles Smith Road, so-called, at the southeast corner of land of William Andrews; thence northerly twenty-four (24) rods to an iron post and westerly twenty-four (24) rods by said Andrews land to the middle stone wall between two lands at land formerly of Albert Warren and Ethel M. Warren; thence northerly by the middle stone wall

(\*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

XX

XX  
XX  
XX

01152

JAN 21 10 56 AM '72

RECORD ROCKINGHAM COUNTY  
REGISTRY OF DEEDS



past a stone wall leading in an easterly direction to a corner in a stone wall at the southwest corner of land of Spaulding and Frost; thence easterly, southerly and easterly by the stone wall and land of Spaulding and Frost to a corner in the stone wall at land now or formerly of Martin Mills; thence southerly by the stone wall and land of Martin Mills to the Charles Smith Road; thence westerly by the Charles Smith Road about twenty-five (25) rods to the point of beginning. Also the lane leading from the Charles Smith Road along the westerly side of said Andrews land to the above-described tract. Containing twelve (12) acres more or less and being Parcel "B" in deed of Albert Warren and Ethel M. Warren to Charles B. Wiggin, Jr. and Helen C. Wiggin recorded in Volume 1052, Page 211 of the Rockingham County Registry of Deeds.

Parcel No. 5: A certain tract of meadowland situated in said Chester bounded and described as follows: Westerly by land formerly of Sara J. Hills, now of Henry Mills; thence northerly by land formerly of Sara J. Hills and now of Henry Mills; thence easterly by land now or formerly of Jacob Green; thence southerly by land formerly owned by Cyrus W. Hills, now of Spaulding and Frost. Containing four (4) acres more or less and being the parcel "C" described in deed of Albert Warren and Ethel M. Warren to Charles B. Wiggin, Jr. and Helen C. Wiggin recorded in said volume and page of said Rockingham Registry of Deeds.

Parcel No. 6: A certain tract of sprout land situated in said Chester bounded and described as follows: Beginning at an iron post on the easterly side of the highway leading from Chester to the Freemont Road; thence northerly by the highway to land of Alvin Yapp; thence easterly by said Yapp land and a stone wall part way to land now or formerly of the heirs of Alvah Sanborn; thence southerly by said Sanborn land to land now or formerly of the heirs of Charles F. Hills; thence westerly by said Hills land to the point of beginning. Containing twenty (20) acres more or less and being the tract described as Parcel "D" in said deed of Albert Warren and Ethel M. Warren to Charles B. Wiggin, Jr. and Helen C. Wiggin.

Parcel No. 7: A certain tract of land with the buildings thereon situated in the said Town of Chester, bounded and described as follows: Beginning at the southeast corner of the premises on the northerly line of the Charles Smith Road, so-called, at a lane formerly of Albert Warren and Ethel M. Warren and mentioned above in Parcel No. 4; thence westerly by the northerly line of the Charles Smith Road to a stone wall at land of one LeClair; thence northerly and westerly by the stone wall and said LeClair land to land of Charles Smith; thence northerly by the stone wall and land of said Charles Smith to the north bank of a brook at land of Henry Mills; thence easterly by the north bank of the brook and land of Henry Mills to land of Spaulding and Frost; thence southerly by Spaulding and Frost land and a wire fence part way to the middle stone wall of a double lane; thence continuing southerly by said middle wall and land formerly of Albert Warren and Ethel M. Warren described in Parcel No. 4 above to the point of beginning. Containing twenty-eight (28) acres more or less and being the Parcel "E" described in said deed of Albert Warren and Ethel M. Warren to Charles B. Wiggin, Jr. and Helen C. Wiggin.

The aforesaid Parcel Nos. 4 through 7 are the same premises described as Tracts 1 through 4, inclusive, in a deed from Mabel E. Hobbs to me dated December 3, 1965, recorded in Rockingham County Registry of Deeds in Book 1801, Page 274.

The foregoing parcels are subject to an easement in favor of the New Hampshire Electric Cooperative, Inc., to maintain and repair transmission lines, recorded in Rockingham County Records, Book 1761, Page 178.



2119 083

Witness my.....hand and seal this.....20th.....day of January.....1972.

John E. Arthur, Quiddess  
Tommy Sochuk

Mary Sachuk



The Commonwealth of Massachusetts

Essex, ss.

January 20, 1972

Then personally appeared the above named Mary Sachuk

and acknowledged the foregoing instrument to be her free act and deed before me

John E. Fenton, Jr., Notary Public

My Commission Expires October 15