

# DAVID M. DOLAN ASSOCIATES, PC

P.O. Box 1581, Center Harbor, NH 03226

Telephone: 603-253-8011

www.dolansurvey.com

Land Surveying-Consulting-Permitting

**HAND DELIVERED**

10 April 2018

Aimee Manfredi-Sanschagrin, Clerk  
Center Harbor  
Planning Board  
PO Box 140  
36 Main Street  
Center Harbor, NH 03226

RE: Application for Boundary Line Adjustment Approval  
Land of Cynthia A. Christensen Trust  
Trust Tax Map 103 Lot 10  
And Land of Daniel P. Christensen Trust  
Trust Tax Map 103 Lot 13

Dear Ms. Manfredi-Sanschagrin;

In reference to the above, enclosed please find five each of the following:

- Letter of Authorization by owners for agent representation.
- An Application for Subdivision Approval, including, list of abutters and abutter mailing labels.
- Project Description.
- Letter of Request for Waivers, dated 10 April 2018.
- Five (5) copies of a plan entitled "Boundary Line Adjustment Plan of Land Cynthia A. Christensen Trust, Tax Map 103 Lot 10, 6 Lakeview Landing Lane, And Land of Daniel P. Christensen Trust, Tax Map 103 Lot 13, Dew Point Lane, Center Harbor, Belknap County, NH"; dated 10 April 2018.
- Five (5) copies of a plan entitled "Vicinity Plan Showing Boundary Line Adjustment Plan of Land Cynthia A. Christensen Trust, Tax Map 103 Lot 10, 6 Lakeview Landing Lane, And Land of Daniel P. Christensen Trust, Tax Map 103 Lot 13, Dew Point Lane, Center Harbor, Belknap County, NH"; dated 10 April 2018.

Also attached is and Application Fee in the form of a check for the amount of \$ 290<sup>00</sup>

If you are in need of further information please contact me at this office.

Respectfully submitted,



David M. Dolan, LLS

**David M. Dolan Associates, PC**

Agent for the Applicant.

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## HAND DELIVERED

10 April 2018

Charles Hanson, Chairman  
Center Harbor  
Planning Board  
PO Box 140  
36 Main Street  
Center Harbor, NH 03226

### RE: WAIVER REQUESTS

Application for Boundary Line Adjustment Approval  
Land of Cynthia A. Christensen Trust  
Trust Tax Map 103 Lot 10  
And Land of Daniel P. Christensen Trust  
Trust Tax Map 103 Lot 13

Dear Mr. Chairman and Members of the Center Harbor Planning Board;

Regarding the above encaptioned matter, for purposes of acceptance of the application for discussion, on behalf of the applicant I am respectfully requesting a waiver of the following submission requirements as listed on the Center Harbor Planning Board Subdivision Checklist, specifically:

- Item P - Topographic Contours
- Item S - Percolation Tests
- Item U - Location of soil and groundwater test pits
- Item 7 - Soil Test Data
- Item 8 - Percolation Test Data
- Item 1 - Approval for Subdivision
- Item 2 - Approval for Septic System Approval

The application is for a Boundary Line Adjustment consisting of an exchange of parcels of land between the properties, and no new lots are being created. Both properties are served by the municipal sewer system.

If you are in need of further information please contact me at this office. Thank you in advance for your consideration in this matter.

Respectfully submitted,



David M. Dolan, LLS

David M. Dolan Associates, PC

Agent for the Applicant.

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## Application for Boundary Line Adjustment Land of Cynthia A. Christensen Trust Tax Map 103 Lot 10; 6 Lakeview Landing Lane And Land of Daniel P. Christensen Trust Tax Map 103 Lot 13; Dew Point Lane Center Harbor

### Project Description:

The Boundary Line Adjustment involves land owned by Cynthia A. Christensen Trust (Tax Map 103 Lot 10), located at 6 Lakeview Landing Lane, and land of Daniel P. Christensen Trust (Tax Map 103 Lot 13) located at Dew Point Lane.

Tax Map 103 Lot 10 ("Cynthia Trust") was created as part of a three lot subdivision approved by the Center Harbor Planning Board in 1989, and is identified as Lot 3 on the approved subdivision plan (the "Lakeview Landing" Subdivision, recorded at BCRD Plan Drawer L7 #21). The property is approximately 0.91 acres in size, has over 200 feet of frontage on Lake Winnepesaukee, and is presently developed with a dwelling, patios, boathouse and a dock. The property has an onsite well, and off-site (Bay District) sewer.

Access to the Cynthia Trust property is via a shared common drive, known as Lakeview Landing Lane, that runs from Whittier Highway, through a common area, and then to the property. Lakeview Landing is located partially within a common area identified as Tax Map 103 Lot 7. Town records indicate Tax Map 103 Lot 7 as being owned by Dew Drop Farms, LLC. However, per the "Lakeview Landing" subdivision Covenants and Restrictions recorded at BCRD Book 2049 page 831, and the subsequent conveyance of Lots 1, 2 and 3 within this subdivision, Lot 7 (the "common area") is owned in common by said lots 1, 2 and 3. Lots 2 and 3 have subsequently been merged and comprise what is identified as Center Harbor Tax Map 103 Lot 9.

Tax Map 103 Lot 13 ("Daniel Trust") was created as part of a seven lot subdivision approved by the Center Harbor Planning Board in 2005, and is identified as Lot 1 on the approved subdivision plan (the "Lakeview Landing II" Subdivision). The property is approximately 1.34 acres in size, has over 150 feet of frontage on Lake Winnepesaukee. Access to the property is via Dew Point Lane, a private road. Structures or improvements on the lot include a playhouse, located on the northerly portion of lot; and a paved and gravel drive runs along the westerly side of the property. The lot is subject to a sewer easement, and off-site sewer service (Bay District) is available to the property.

Proposed is a Boundary Line Adjustment consisting of a transfer of Parcel A, (consisting of approximately 2,044 square feet) from Tax Map 103 Lot 10 (Cynthia Trust) to Tax Map 103 Lot 13 (Daniel Trust); and the transfer of Parcel B (consisting of approximately 6,444 square feet) from Tax Map 103 Lot 13 (Daniel Trust) to Tax Map 103 Lot 10 (Cynthia Trust).

As a result of the transfers, the area of Lot 10 (Cynthia Trust) will be increased to approximately 1.01 acres (43,861 Sq. Ft.±); Lot 13 will have an area of approximately 1.24 acres (54,096 Sq. Ft.±).

The Boundary Line Adjustment will also result in the aforementioned playhouse being located entirely on Lot 10, and in conformance with town required property line setbacks.

If you are in need of further information please contact me at this office. Thank you in advance for your consideration in this matter.

Respectfully submitted,



David M. Dolan, LLS

**David M. Dolan Associates, PC**

Agent for the Applicant.

Charley Hanson, Chairman  
Center Harbor Planning Board  
PO Box 140  
Center Harbor, NH 03226

RE: Application for Boundary Line Adjustment Approval  
Land of Cynthia A. Christensen Trust  
Trust Tax Map 103 Lot 10  
And Land of Daniel P. Christensen Trust  
Trust Tax Map 103 Lot 13

Mr. Chairman:

This letter is to serve as authorization for David M. Dolan, LLS of David M. Dolan Associates, PC to act as agent before the Center Harbor Planning Board in regard to the above referenced application.

Sincerely,

*Cynthia A. Christensen, Trustee*

Cynthia A. Christensen, Trustee  
Cynthia A. Christensen Trust

4/3/18  
Date

Charley Hanson, Chairman  
Center Harbor Planning Board  
PO Box 140  
Center Harbor, NH 03226

RE: Application for Boundary Line Adjustment Approval  
Land of Cynthia A. Christensen Trust  
Trust Tax Map 103 Lot 10  
And Land of Daniel P. Christensen Trust  
Trust Tax Map 103 Lot 13

Mr. Chairman:

This letter is to serve as authorization for David M. Dolan, LLS of David M. Dolan Associates, PC to act as agent before the Center Harbor Planning Board in regard to the above referenced application.

Sincerely,

 TRUSTEE

Daniel P. Christensen, Trustee  
Daniel P. Christensen Trust

4/3/18  
Date

FILE NO: 2018-0501  
TAX MAP & LOT NO. 103-101  
103-043

PLANNING BOARD – TOWN OF CENTER HARBOR  
APPLICATION FOR SUBDIVISION/BOUNDARY LINE ADJUSTMENT APPROVAL

The undersigned subdivider hereby submits to the Center Harbor Planning Board a subdivision/boundary line adjustment plat dated \_\_\_\_\_ 20\_\_\_\_ entitled Boundary Line Adjustment ... Land of C. Christensen Trust & D. Christensen Trust plat under Map/Lot(s) Map 103 Lots 10 & 13. In consideration for approval and the privileges accruing thereto, the subdivider hereby agrees:

1. 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.
2. To post all streets "Private" until accepted by the Town and to provide and install standard street signs as approved by the Town for all street intersections.
3. To provide the Town on demand, good, sufficient and property executed deeds of other legal instruments for land or rights-of-way reserved on the plat for streets, drainage, or other purposes, and to provide good, sufficient and properly executed documentation of any covenants or easements as may be agreed upon during the planning process.
4. To indemnify and save the Town harmless from any obligation it may incur, or repairs it may make, because of the subdivider's failure to carry out any of the foregoing provisions.
5. To make no changes whatsoever in the Final Plat as approved by the Board unless a revised plat or plat of re-subdivision is submitted to and approved by the Board.

The undersigned subdivider understands that the Center Harbor Planning Board must have on file a COMPLETED APPLICATION as outlined in its subdivision regulations fifteen (15) days prior to a regularly scheduled meeting, it has sixty-fix (65) days to approve or disapprove the COMPLETED APPLICATION subject to extension or waiver as provided in accordance with NHRSA Chapter 676:4 (c) (1) 1998.

(Name) Cynthia A. Christensen Trust  
(Address) 66 High Range Road  
Londonderry, NH 03053

Names and addresses of all persons with 10% or more interest

Cynthia A. Christensen, Trustee; Cynthia A. Christensen Trust; 66 High Range Road, Londonderry, NH 03053

By Cynthia A. Christensen, Trustee  
Owner/President or Treasurer of a Corporation

January 2005

FILE NO: 2018-0501  
TAX MAP & LOT NO. 103-010 +  
103-013

PLANNING BOARD – TOWN OF CENTER HARBOR  
APPLICATION FOR SUBDIVISION/BOUNDARY LINE ADJUSTMENT APPROVAL

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(Name) Daniel P. Christensen Trust

(Address) 66 High Range Road  
Londonderry, NH 03053

Names and addresses of all persons with 10% or more interest

Daniel P. Christensen, Trustee; Daniel P. Christensen Trust; 66 High Range Road, Londonderry, NH 03053

By *Daniel P. Christensen*, TRUSTEE  
Owner/President or Treasurer of a Corporation

January 2005



(Planning Board Use Only)

Completed Application with Plat(s) Received Date: 4/11/18 by: Mary Richardson / AWC  
Application Fee Received (\$100 per lot) x2 Date: 4/11/18 by: Mary Richardson / AWC  
Notification Fees Received (90) 9x10 Date: 4/11/18 by: Mary Richardson / AWC  
Preliminary approval by Board Date: \_\_\_\_\_ by: \_\_\_\_\_  
Final Plat(s) and supporting data received Date: \_\_\_\_\_ by: \_\_\_\_\_

65 day statutory deadline for Planning Board action begins when completed application is accepted.

Deadline for Board Action \_\_\_\_\_

Final approval by Board \_\_\_\_\_

**Application for Boundary Line Adjustment**  
**Cynthia A. Christensen Trust**  
**Tax Map 103 Lot 10**  
**6 Lakeview Landing Lane, Center Harbor**  
**and**  
**Daniel P. Christensen Trust**  
**Tax Map 103 Lot 13**  
**Dew Point Lane, Center Harbor**

**Abutter's List**

<b>Map</b>	<b>Lot</b>	<b>Lot Owner</b>
Owner of Record:		
103	10	Cynthia A. Christensen Trust 66 High Range Road Londonderry, NH 03053
103	13	Daniel P. Christensen Trust 66 High Range Road Londonderry, NH 03053
Owner's Agent:		
David M. Dolan, L.L.S. David M. Dolan Associates, P.C. PO Box 1581 Center Harbor, NH 03226		
Abutters:		
103	7	Dew Drop Farms LLC PO Box 771 Center Harbor, NH 03226
103	9	Belle Vest LLC 287 Hanover Street Apt 5-2 Boston, MA 02113
103	11	Magic Realty, LLC PO Box 1359 Center Harbor, NH 03226
103	12 & 14	Mehmet Duymazlar 10 Sudbury Drive Nashua, NH 03062

