| Town of Wilmot | For Office Use Only | |
|---|---|---|
| | Permit # | SBD 2026-01 |
| | Date Approved | |
| | Name | Christopher + Brianna Marino |
| | Map/Lot | 013-057-0000 |
| | Fees | $860 + $26 + $25 = $911 |

**DIRECTIONS**

***Read*** *the Wilmot Subdivision Regulations* for a full understanding of subdivision application requirements and process. A copy is available in the Town Office and at the town website (wilmotnh.org). If you have questions, please call or email the Town Office (603-526-4802 or property@wilmotnh.org).

***Complete*** the Application Section below.

***Submit*** *ALL the items on the Subdivision Checklist* to the Planning Board. If your application information is deemed incomplete at the time of the hearing you will be required to re-submit your application, along with all fees and requirements.

**NOTE:** All applications must be received 28 days prior to the next regularly scheduled planning board meeting.

**APPLICATION SECTION**

**Property owner** or **Applicant / agent (if different from owner)** **Circle one**

Name Christopher S. & Brianna L. Marino

Address 200 Kearsarge Mountain Road

Phone/email csmmarino@protonmail.com

**Purpose of Application** (check one):

☒ Subdivision ☐ Re-Subdivision ☐ Special Use (Cluster)

☐ Lot Line Adjustment ☐ Annexation ☐ Other_____

Location of Property (Street Address) 200 Kearsarge Mountain Road

Tax Map # 13 Lot # 57 Zoning district Residential District

Number of lots proposed 2

| | | | | | |
|---|---|---|---|---|---|
| Shoreland/buffer affected? | Yes ☐ | No ☒ | Protected stream/buffer affected | Yes ☐ | No ☒ |
| Wetland/buffer affected? | Yes ☐ | No ☒ | Current Use status affected? | Yes ☐ | No ☒ |
| Steep slopes affected? | Yes ☐ | No ☒ | Conservation easement? | Yes ☐ | No ☒ |
| Located over an aquifer? | Yes ☐ | No ☒ | Septic system/water well affected? | Yes ☐ | No ☒ |

See axisgis.com/wilmotnh# to determine Shoreland/wetland/steep slopes/aquifer information for your parcel.

DAYLIGHT
ENGINEERING &
SURVEYING

# Executive Summary

This application proposes the subdivision of an existing 9.12-acre parcel located at 200 Kearsarge Mountain Road (Tax Map 13, Lot 57) into two conforming residential lots. Proposed Lot 1 contains 5.07 acres and includes the existing residence. Proposed Lot 2 contains 4.05 acres and is intended for a future single-family home. Both lots satisfy the applicable dimensional requirements of the Wilmot Zoning Ordinance and are served by individual on-site well and septic systems. No new public roads or utilities are proposed as part of this application.

# 100 feet Abutters List Report

Wilmot, NH
June 26, 2026

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 13-57 | Mailing Address: | MARINO, CHRISTOPHER S. MARINO, BRIANNA L. |
| CAMA Number: | 13-57 | | 200 KEARSARGE MOUNTAIN ROAD |
| Property Address: | 200 KEARSARGE MT RD | | WILMOT, NH 03287 |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 13-10-8 | Mailing Address: | DAVIS TRUSTEE, ANN W ANN W DAVIS TRUST |
| CAMA Number: | 13-10 | | 187 KEARSARGE MOUNTAIN RD |
| Property Address: | 187 KEARSARGE MT RD | | WILMOT, NH 03287 |
| Parcel Number: | 13-10-6 | Mailing Address: | GOODNOW LIVING TRUST, PHILIP M VACCARO REV LIVING TRUST, THER |
| CAMA Number: | 13-10-6 | | GOODNOW TRUSTEE, PHILIP M/VACC |
| Property Address: | 210 OLD WINSLOW RD | | 216 RAGGED MOUNTAIN CLUB ROAD |
| | | | ANDOVER, NH 03216 |
| Parcel Number: | 13-10-7 | Mailing Address: | EATON LIVING TRUST, NICHOLAS & |
| CAMA Number: | 13-10-7 | | EATON, NICHOLAS W & MARGARET M |
| Property Address: | KEARSARGE MT RD | | 99 KEARSARGE MOUNTAIN ROAD |
| | | | WILMOT, NH 03287 |
| Parcel Number: | 13-56-5 | Mailing Address: | RACITI, MARILYN RACITI, DAVID |
| CAMA Number: | 13-56-5 | | 176 KEARSARGE MTN RD |
| Property Address: | 176 KEARSARGE MT RD | | WILMOT, NH 03287 |
| Parcel Number: | 13-58-1 | Mailing Address: | O'CONNOR MARITAL GST EXEMPT TR |
| CAMA Number: | 13-58-1 | | O'CONNOR TTEES, REBECCA C.. & |
| Property Address: | KEARSARGE MT RD | | PO BOX 270 |
| | | | WILMOT, NH 03287 |
| Parcel Number: | 13-58-3 | Mailing Address: | BURTON, JAMES BURTON, ELISE |
| CAMA Number: | 13-58-3 | | 41 ETHERIDGE ROAD |
| Property Address: | 276 KEARSARGE MT RD | | WHITE PLAINS, NY 10605 |
| Parcel Number: | 13-9 | Mailing Address: | BISHOP, GWENDOLYN A |
| CAMA Number: | 13-9 | | PO BOX 70 |
| Property Address: | 221 KEARSARGE MT RD | | WILMOT, NH 03287 |

Surveyor: Mario Focareto, PE, LLS
Daylight Engineering & Surveying, LLC
PO Box 14
Bristol, NH 03222

Wetland Scientist: John St. John, CWS
36 Dunklee Street
Concord, NH 03301

# Town of Wilmot

**Application Fee Form**

Name of applicant Christopher S. & Brianna L. Marino

Date fee received _____ Received by _____

| Type of application | Fee schedule | Fee calculation |
|---|---|---|
| ☒ Subdivision | $150 filing fee | $150 |
| | $300 per lot / site / unit | $600 |
| | $10 per notice for each abutter + applicant | $90 + $20 |
| ☐ Site plan review | $150 filing fee | _____ |
| | $75 per 1,000 square foot building | _____ |
| | $10 per notice for all abutters + applicant | _____ |
| ☐ Home occupation / cottage industry | $50 filing fee | _____ |
| ☐ Annexation/ lot-line adjustment | $75 filing fee | _____ |
| | $10 per notice for each abutter + applicant | _____ |
| ☐ Voluntary merger | $75 filing fee | _____ |
| | Subtotal | ~~$840~~ $860 |

You will need to write three checks.
Please make check payable to: **Town of Wilmot** for the above amount
For subdivision, annexation/lot-line adjustment, voluntary merger please make checks payable to:
**Merrimack County Registry of Deeds** for $25 for LCHIP fee
**Merrimack County Registry of Deeds** for $26 per plat for recording fee

**FOR PLANNING BOARD USE ONLY**

| | Received | Date |
|---|---|---|
| ☑ | Application form including plans | |
| ☑ | Executive summary* | |
| ☑ | List of abutters | |
| ☑ | Notification fee | |
| ☑ | Application fee | |
| ☑ | Any additional documents (e.g., deeds) | |
| ☐ | Return receipts | |

| | Done | |
|---|---|---|
| ☑ | Notification list checked | |
| ☐ | Notifications mailed | |
| ☐ | Notices posted | |
| ☐ | Newspaper notice placed | |
| ☐ | Non-responding abutters listed | |
| ☐ | First hearing date | |
| ☐ | Continued hearing dates | |
| ☐ | Application determined complete | |
| ☐ | Contingencies met | |
| ☐ | Site plan approved | |
| ☐ | Approved with contingencies | |
| ☐ | Site plan not approved | |
| ☐ | PB paperwork filed | |

| | Sent | |
|---|---|---|
| ☐ | Incomplete application letter | |
| ☐ | Approval letter | |
| ☐ | Contingencies letter | |
| ☐ | Disapproval letter | |

*This is a brief description of the project, essentially a written explanation of what is on the plat.

## SUBDIVISION APPLICATION REQUIREMENTS CHECKLIST - PAGE 1

| Item | Submitted | Accepted | Waived |
|---|---|---|---|
| 1. Complete application section and pages 2 and 3 of application | X | | |
| 2. Letter of authorization | X | | |
| 3. Impact studies (traffic, school, regional, environmental, scenic) | N/A | | |
| 4. List of abutters (and others to be notified) | X | | |
| 5. Executive summary | X | | |
| 6. Application and notification fee | X | | |
| 7. Waiver requests in writing | N/A | | |
| 8. Survey plat - 1 mylar and 4 paper copies | X | | |
| A. Correct Format (See detail, next page) | X | | |
| B. Complete Information (See detail, next page) | X | | |
| C. Topographic map | X | | |
| D. Soils map | X | | |
| E. Utilities & fire protection plan map | N/A | | |
| F. Drainage plan map | N/A | | |
| 9. Erosion & sediment control plan | N/A | | |
| 10. Stormwater management plan | N/A | | |
| 11. Drainage construction | N/A | | |
| 12. Soils report | X | | |
| 13. Wildlife habitat impact report | N/A | | |
| 14. Legal documents | X | | |
| A. Deed(s) to the property (or properties) | X | | |
| B. Agreement to convey land for public purposes | N/A | | |
| C. Easements & rights-of-way | N/A | | |
| D. Drainage easements | N/A | | |
| E. Covenants | X | | |
| F. Security and/or performance bond | N/A | | |
| G. Covenant restricting lot sales | N/A | | |
| H. Indemnification | N/A | | |
| I. Maintenance until acceptance | N/A | | |
| J. Easements for water supplies for firefighting purposes | N/A | | |
| 15. Fire chief recommendation (Form PB-007) | X | | |
| 16. Police chief recommendation (Form PB-007) | X | | |
| 17. Road agent recommendation (Form PB-007) | X | | |
| 18. Other Wilmot official recommendation(s) | | | |
| 19. Agency or permit approvals | | | |
| A. State subdivision approval for septic system | | | |
| B. Alteration of Terrain permit - NH DES | | | |
| C. State or town driveway permit(s) | | | |
| D. Community water/connection approval(s) | | | |
| E. Wetland dredge & fill permit – NH DES | | | |
| 20. Offers of cession of land to town | | | |
| 21. Other study _____ | | | |

# Town of Wilmot

☐ Driveway permit

☐ Site plan review

☐ Subdivision

## Request for Review by POLICE DEPARTMENT

Applicant name Christopher S. & Brianna L. Marino Contact # csmmarino@protonmail.com

Project name Subdivision of Christopher S. & Brianna L. Marino Property

Tax map 13 Lot # 57

Location 200 Kearsarge Mountain Road

Proposed use

Single Family Home

Public hearing date August 20, 2026

The planning board is currently reviewing the above-named site plan / subdivision. Your input is required before final action by the board.

Please review the site plan or subdivision plan, which are available either in the selectboard's office or from the applicant. Complete the comment section below and sign the statement at the bottom of this form if your department approves of the proposed site plan / subdivision. Please return this to the selectboard's office before the public hearing date shown above.

**Comments**

None

**Statement of intent**

It is my intention as an authorized representative of the Police Department to approve the proposed site plan / subdivision, provided the above comments are satisfactorily addressed in the public hearing.

Signature [signature] Date 7/20/26

Chief D. Dorney

201700004072 Recorded in Merrimack County, NH In the Records of Kathi L. Guay,CPO, Register
BK: 3549 PG: 151, 3/10/2017 2:00 PM LCHIP $25.00 TRANSFER TAX $4,913.00 RECORDING $18.00 SURCHARGE $2.00

MERRIMACK COUNTY RECORDS Kathi L. Guay, CPO, Register

Return To:

Christopher S. Marino
Brianna L. Marino
200 Kearsarge Mountain Road
Wilmot, NH 03287

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2 00
25

4913.00

# WARRANTY DEED

PUBLIC RECORD

*KNOW ALL MEN BY THESE PRESENTS*, That, **John G. Hill, married, as Trustee of the John G. Hill Revocable Trust** , with a mailing address of 1680 Piccadilly Circle, Port Charlett, FL 33980, for consideration paid grants to **Christopher S. Marino and Brianna L. Marino, husband and wife, as joint tenants with rights of survivorship,** with a mailing address of 1494 Route 103, Newbury, NH 03255, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon situated in the Town of Wilmot, County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

Beginning at a metal stake situated on the Easterly side of Mountain View Road eight hundred seventy five (875) feet, more or less Southwest of a corner of a stonewall on the Southeast side of an intersection of the roads leading from Winslow State Park on Kearsarge Mountain and the road to Freedom Acres in Wilmot, New Hampshire, and being the Southwest corner of the tract herein conveyed and being the Northwest corner of land previously conveyed to Peter E. and Patricia M. Kyprides; thence in a Southeasterly direction eight hundred seventy five (875) feet, more or less, along land of said Kyprides to a stake; thence Northerly one thousand two hundred seventy (1270) feet, more or less to said corner of stonewall at the above intersection; thence Southwesterly along the Easterly side of Mountain View Road a

201700004072 Recorded in Merrimack County, NH In the Records of Kathi L. Guay,CPO, Register
BK: 3549 PG: 152, 3/10/2017 2:00 PM LCHIP $25.00 TRANSFER TAX $4,913.00 RECORDING $18.00 SURCHARGE $2.00

distance of eight hundred seventy five (875) feet, more or less to the point of beginning.

Subject to any easements for power lines existing on said premises.

Subject to an easement granted the New Hampshire Electric Cooperative and the New England Telephone & Telegraph, dated January 28, 1974, recorded in Book 1203, Page 383.

Subject to utility easement to NH Electric Cooperative, Inc. and Kearsarge Telephone Co., dated April 10, 1984, recorded in Book 1482, Page 963.

Meaning and intending to describe and convey the same premises as conveyed to John G. Hill, as Trustee of the John G. Hill Revocable Trust by deed from John G. Hill dated August 12, 2004 recorded in the Merrimack County Registry of Deeds in Book 2696, Page 114.

The grantor hereby release all rights of homestead in the above-described property. This is not homestead property of grantor's spouse.

Pursuant to New Hampshire RSA 564-A:7 II: (1) The undersigned Trustee, John G. Hill, as trustee of the John G. Hill Revocable Trust and as grantor, under trust dated August 21, 2000 has full and absolute power in said trust agreement to execute, sign and deliver any deed or instrument necessary to sell and convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof. (2) The Trustee has received all necessary or desirable direction from the beneficiaries of the trust agreement. (3) The trust agreement is a trust as defined by New Hampshire RSA 564-A:1 I. The trust has not been revoked and is still in full force and effect.

Executed this 8th day of March, 2017.

John G. Hill Revocable Trust

John G. Hill, individually

John G. Hill, Trustee

Witness

2017 00004072 Recorded in Merrimack County, NH In the Records of Kathi L. Guay,CPO, Register
BK: 3549 PG: 153, 3/10/2017 2:00 PM LCHIP $25.00 TRANSFER TAX $4,913.00 RECORDING $18.00 SURCHARGE $2.00

Florida
State of ~~New Hampshire~~
County of Charlotte ; ss:

Personally appeared the above named John G. Hill, Individually and as Trustee of the John G. Hill Revocable Trust, before me this 8th day of March, 2017 known to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

JACQUELINE HOFFNER-HERRON
MY COMMISSION # FF 195489
EXPIRES: February 3, 2019
Bonded Thru Budget Notary Services

Jacqueline Hoffner-Herron
Notary Public/~~Justice of the Peace~~

My Commission Expires: Feb. 3, 2019

PUBLIC RECORD

**Town of Wilmot**

| For Office Use Only | |
|---|---|
| Permit # | SBD 2026-01 |
| Date Approved | |
| Name | Christopher + Brianna Marino |
| Map/Lot | 013-057-0000 |
| Fees | $360 + $26 + $25 = $911 |

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applicat

**NOTE:**

meeting

**APPLIC**

**Property owr**

Name Ch

Address 2(

Phone/email

**Purpose of A**

☒ Subdivisi

☐ Lot Line

Location of P

Tax Map # _

Number of l

Shoreland/buffer

Wetland/buffer af

Steep slopes affe

Located over an a

See axisgis.com/wiln

CHRISTOPHER S MARINO
BRIANNA L MARINO
200 KEARSARGE MOUNTAIN ROAD
WILMOT, NH 03287

08-18

1078

54-7014/2117
06

7/21/26

PAY to the Order of Merrimack County Registry of Deeds | $ 25.00

Twenty five and 00/100 Dollars

Sugar River Bank
Newport, N.H. 03773

For

⑈211770145⑈ 2 30 198558⑈ 1078

Harland Clarke

COLONIAL CLASSIC

CHRISTOPHER S MARINO
BRIANNA L MARINO
200 KEARSARGE MOUNTAIN ROAD
WILMOT, NH 03287

08-18

1077

54-7014/2117
06

7/21/26

PAY to the Order of Merrimack County Registry of Deeds | $ 26.00

Twenty six dollars and 00/100 Dollars

Sugar River Bank
Newport, N.H. 03773

For LCHIP

⑈211770145⑈ 2 30 198558⑈ 1077

Harland Clarke

COLONIAL CLASSIC

CHRISTOPHER S MARINO
BRIANNA L MARINO
200 KEARSARGE MOUNTAIN ROAD
WILMOT, NH 03287

08-18

1076

54-7014/2117
06

7/21/26

PAY to the Order of Town of Wilmot | $ 860.00

Eight hundred and Sixty and 00/100 Dollars

Sugar River Bank
Newport, N.H. 03773

For

⑈211770145⑈ 2 30 198558⑈ 1076