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Direct: 781-873-0023

December 29, 2019

John Scarinza, Chairman  
Coos County Planning Board  
PO Box 10  
West Stewartstown, NH 03597

**RE: Mount Washington Railway Company**

**Site Plan Review Application – Lean-tos at Waumbek Junction**

Dear Chairman Scarinza and members of the Planning Board:

Enclosed herewith is a Site Plan Review Application (“Application”) for the Mount Washington Railway Company (“Railway”) for the lean-tos constructed at Waumbek Junction.

As discussed, no new or increased use will be associated with the lean-tos constructed at Waumbek Junction.

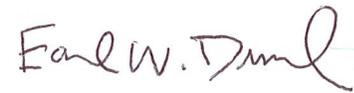
Included with the Application please find the following:

1. Site Plan Review Application;
2. A check payable to Coos County for filing fees and notice fees;
3. List of Abutters;
4. Request For Waivers;
5. Exhibit A (Deed and Property Map 1605 – Coos County Unincorporated Places)
6. Exhibit B (Location Map);
7. Exhibit C (Site Plan, Earth Anchors and Photographs of lean-tos at Waumbek Junction).

For your convenience, I have included 12 copies of the Application for easy distribution to the Planning Board members. I have also emailed a courtesy copy to Tara Bamford, M.S., Community Planning Consultant.

We look forward to meeting with Planning Board on Wednesday, January 22, 2020.  
Thank you.

Very truly yours,  
Duval & Klasnick LLC



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By: Earl W. Duval  
Attorney at Law

EWD/tbm

Enclosures

cc: Wayne W. Presby, President  
Mount Washington Railway Company

**COÖS COUNTY, NEW HAMPSHIRE  
UNINCORPORATED PLACES**

**SITE PLAN REVIEW APPLICATION**

**INSTRUCTIONS:**

- Step 1: Carefully read Zoning Ordinance and Site Plan Review Regulations.
- Step 2: Complete this application (Sections I through VIII).
- Step 3: Obtain required exhibits (A through E).
- Step 4: Compile abutters list containing the names and addresses of all abutters as indicated in County records not more than five (5) days before the day you will file this application; names and addresses of all holders of conservation, preservation, or agricultural preservation restrictions; and names and business addresses of every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any exhibit.
- Step 5: Application Fee: Include check or money order for application fee and cost of notices payable to the *Treasurer, Coös County*.
- Step 6: Mail your completed application with abutters list, fees and all required exhibits, to:  
Coös County Planning Board PO Box 10, W. Stewartstown, NH 03597  
Or hand deliver to:  
County Administrator, 136 County Farm Rd., West Stewartstown

If you have any questions, please call 603-246-3321.

**The Planning Board may require, in certain cases, additional information not included in this application.**

**I. APPLICATION TYPE:**

\_\_\_\_ Preliminary      X \_\_\_\_ Final

**II. PROPOSED USE:**

Existing use of the property/# of dwelling units Mount Washington Railway Company

Proposed use of the property/# of dwelling units Construction of lean-tos at Waumbek Junction

**III. OWNERSHIP INFORMATION:**

Applicant's Name: Mount Washington Railway Company

Mailing Address: 3168 Base Station Road  
Bretton Woods, NH 03575

E-mail: wayne@thecog.com

Telephone # 603-991-8795

**Exhibit A. Title, Right or Interest**

Submit as Exhibit A proof that you have title, right or interest to the land where you are seeking to develop. For this exhibit you must submit one of the following:

- A complete copy of your deed or the volume/page of the recorded deed;
- A complete copy of your lease; or
- A copy of the binding option to purchase all the necessary interest in the property or a similar contractual document.

**IV. AGENT (if applicable)**

Name Earl W. Duval, Esq., Duval, Klasnick & Thompson LLC  
Mailing address: 3 North Spring Street, Suite 101  
Concord, NH 03301  
E-mail: eduval@dkt-legal.com  
Telephone # 781-873-0023

**V. LOCATION INFORMATION:**

Where is the parcel you are seeking site plan approval for?

Name of the Unincorporated Place: Thompson & Meserves Purchase

Property address: 3168 Base Station Road, Bretton Woods, NH 03575

Street that will provide access: Base Station Road

Tax map and lot # 1605-011

Lot size 26 acres or \_\_\_\_\_ sq ft

**Exhibit B. Location Map:**

Attach to this application as Exhibit B a copy of a USGS topographical or similar base map which is marked the location of your property. Please mark the location of your property clearly with an "x" and then draw a larger circle around the "x".

**VI. ZONING**

What is the present zoning classification for the property you are proposing to develop?

\_\_\_ Management District (MD)      Protected Overlay District(s):  
X General Development (DD-G)      PD6  
\_\_\_ Resort District (DD-Resort)      \_\_\_\_\_  
\_\_\_ Residential (DD-R)      \_\_\_\_\_

## VII. SITE PLAN

### General Requirements:

- a. Maximum plan size: 22" x 34"
- b. Suggested scale: 1" = 40'
- c. Submit three (3) copies of blue or black line prints
- d. Date, title, north point, scale
- e. Name and address of developer, owner, and applicant if not the owner
- f. Name, address and stamp of the Registered Professional Engineer and/or Registered Land Surveyor who prepared the plan.

### Exhibit(s) C:

1. Surveyed property lines showing bearings, distances, monuments, the lot area and names of all abutters.
2. Existing and proposed grades, drainage systems and structures, with topographic contours at intervals not exceeding 2 feet with spot elevations where grade is less than 5% (percent), otherwise not exceeding 5 foot contour intervals.
3. The location of all buildings within 50 feet of sight lines of existing abutting streets, and the location of all intersecting roads or driveways within 200 feet, together with an identification of the use of abutting properties.
4. Natural features such as streams, marshes, lakes or ponds, types of vegetation, and ledge outcrops. Man-made features such as, but not limited to, existing roads, structures and landscaping. Such map shall indicate which of such features are to be retained and which are to be removed or altered.
5. A vicinity sketch (suggested scale 1" equals 400') showing the location of the site in relation to the surrounding public street system. The zoning districts and boundaries for the site and up to 1,000 feet from the site shall be shown. One hundred year flood elevation line shall be included where applicable.
6. The size and proposed location of water supply and sewage facilities and provision for future expansion of sewage and water facilities, and all distances from existing water and sewage facilities on the site and on abutting properties to a distance of 200 feet.
7. The size and location of existing and proposed public and private utilities and utility connections, with all necessary engineering data. Include provisions for fire protection.
8. The shape, size, height and location of the proposed structures, including expansion of existing buildings.
9. The location, type and size of all proposed landscaping and screening.

- 10. Exterior lighting plan and proposed signs (advertising and instructional) to be located on the site.
- 11. A storm drainage plan, including plans for retention and slow release/recharge of storm water where necessary, including the location, elevation and site of all catch basins, dry wells, drainage ditches, swales, culverts, retention basins and storm sewers. Indicate direction of flow through the use of arrows. Show the engineering calculations used to determine drainage requirements. A plan for long-term maintenance of the stormwater facilities must be included. Indicate plan for snow removal and storage.
- 12. A circulation plan of the interior of the lot showing provisions for both auto and pedestrian circulation. An access plan showing means of accesses and egress, and proposed changes to existing streets, sidewalks or curbs, including any traffic control devices or signs necessary in conjunction with the site development plan.
- 13. Proposed streets with street names, driveways, parking spaces, sidewalks, with indication of direction of travel for one way streets and drives, and inside radii of all curves. The width of streets, driveways, sidewalks and the total number of parking spaces shall be shown. In addition, loading spaces and facilities associated with the structures on the site shall be done.
- 14. Construction drawings including, but not limited to, pavements, walks, steps, curbing and drainage structures.
- 15. The location of all buildings setbacks required by the Zoning Ordinances.
- 16. Location of zoning district boundaries.
- 17. The lot area and street frontage.
- 18. The location of all existing and proposed deed restrictions, easements, covenants, etc.
- 19. A soils classification map, together with descriptive information for each type of soil (required for onsite sewage disposal only).
- 20. Copies of all applicable state approvals and permits and associated application material.
- 21. Visual and noise reduction barriers to adjacent properties, if applicable.

**Exhibit D. Any required state or federal permits, or application material if permit not yet obtained**

- NHDOT Driveway
- NHDES Alteration of Terrain
- NHDES Dredge and Fill
- NHDES Shoreland
- Other \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Exhibit E. List of any waivers requested with explanation of how the request is consistent with the requirements of Section VIII of the Coos County Site Plan Review Regulations.**

**PLEASE NOTE:** The Planning Board may require such additional other information as it deems necessary in order to apply the regulations contained herein. The cost of all such additional information will be paid by the applicant.

**VIII. SIGNATURES**

I hereby declare that I have examined this application, including the accompanying exhibits and to the best of my knowledge and belief, it is true and complete. By signing this application I am providing permission for the Planning Board to enter the property for the purpose of conducting a publicly-noticed site visit.

NOTE: If there are multiple owners, a valid application requires the signature of each owner. If this is a leased lot, the application requires the signature of both the owner(s) and the leaseholder(s).

Signature(s): Wayne Presby

Date: 12/28/19

**FOR COUNTY USE:**

For Preliminary Plans:

\_\_\_\_\_ Date application received

\_\_\_\_\_ Date of Notice of Planning Board Meeting

\_\_\_\_\_ Date of Meeting

For Final Applications:

\_\_\_\_\_ Date application received

\_\_\_\_\_ Date of public notice for submission of final application to Planning Board

\_\_\_\_\_ Date of submission of application to Planning Board

\_\_\_\_\_ Date of acceptance of submission as complete

\_\_\_\_\_ Date of public notice for public hearing

\_\_\_\_\_ Date of public hearing

\_\_\_\_\_ Date of decision by Planning Board

\_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved with Conditions

\_\_\_\_\_  
Planning Board Clerk

\_\_\_\_\_  
Date

**ABUTTERS LIST**

1. **New Hampshire Department of Natural and Cultural Resources (formerly NH-DRED)**  
Tax Map 201, Lot 2  
  
Tax Map 201, Lot 4  
Tax Map 201, Lot 7  
  
172 Pembroke Road  
Concord, NH 03301
  
2. **US Forest Service – US Department of Agriculture**  
Tax Map 201, Lot 8  
  
271 Mast Road  
Durham, NH 03824
  
3. **Mount Washington Railway Company (applicant)**  
Tax Map 201, Lot 5  
Tax Map 201, Lot 6  
Tax Map 1605, Lot 010  
Tax Map 1605, Lot 011  
  
3168 Base Station Road  
Mt. Washington, NH 03589
  
4. **Presby Construction, Inc.**  
244 Main Street  
Franconia, NH 03580
  
5. **Wayne Presby**  
Mount Washington Railway Company  
3168 Base Station Road  
Mt. Washington, NH 03589
  
6. **Attorney Earl W. Duval (Counsel for applicant)**  
Duval & Klasnick LLC  
3 No. Spring St., Suite 101  
Concord, NH 03301

## **REQUEST FOR WAIVERS**

Site Plan Review Application

Mount Washington Railway Company

Lean-tos at Waumbek Junction

The Mount Washington Railway Company (“Applicant”) hereby requests Waivers from the following submission requirements set forth in Section V. SUBMISSION REQUIREMENTS of the Site Plan Review Regulations, Unincorporated Places – COOS COUNTY, New Hampshire, as amended, February 26, 2015.

1. Waiver Requested
2. Waiver Requested
3. Not Applicable
4. Waiver Requested
5. Included
6. Not Applicable
7. Not Applicable
8. Included
9. Waiver Requested
10. Not Applicable
11. Not Applicable
12. Not Applicable
13. Not Applicable
14. Waiver Requested
15. Included
16. Waiver Requested
17. Waiver Requested
18. Waiver Requested
19. Not Applicable
20. Not Applicable
21. Not Applicable

The Applicant request the above Waivers as the requirements would be superfluous and would not aid the Planning Board in its evaluation of the Application:

The Applicant would also respectfully request any and all additional Waivers that the Board deems appropriate and reserves the right to modify this waiver request, as needed.

## EXHIBITS

### DESCRIPTION

### EXHIBIT

Deed

A

Coos County Unincorporated Places – Map No.: 1605

Location Map

B

Site Plan

C

Earth Anchors

Photographs

IN WITNESS WHEREOF, the said Mount Washington Summit House, Inc. has caused this deed to be signed by its duly authorized officer and to be sealed with its corporate seal, this sixteenth day of November, 1962.

In the presence of: Kenneth F. Graf MOUNT WASHINGTON SUMMIT HOUSE, INC. By Arthur S. Teague President (Corp. Seal)

STATE OF NEW HAMPSHIRE, COOS, SS. November 16, 1962

Before me, the undersigned officer, personally appeared Arthur S. Teague, who acknowledged himself to be the President of the Mount Washington Summit House, Inc., and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

Kenneth F. Graf Justice of the Peace.

Received Nov. 27, 11-06 AM 1962 Examined, ATTEST:-

Alan A. Roth Register. (U.S. Stamps \$38.50)

Deed Trustees of Dartmouth College to Marshfield, Inc.

KNOW ALL MEN BY THESE PRESENTS, that the Trustees of Dartmouth College, a corporation duly existing under the laws of the State of New Hampshire and having its principal place of business in Hanover, County of Grafton, State of New Hampshire, for consideration paid, grants to Marshfield, Inc., a New Hampshire Corporation having its principal place of business on the Summit of Mount Washington, in Sargent's Purchase, County of Coos, State of New Hampshire, its successors and assigns, the following described real estate:

TRACT I

A certain tract or parcel of land, with the buildings thereon, situated in Thompson & Meserve Purchase, County of Coos, State of New Hampshire, bounded and described as follows:

Beginning at a point at the intersection of the center line of the Ammonoosuc River with the southerly line of the right of way of the Mount Washington Railway Company said point being forty-nine and five tenths (49.5) feet distant from the center line of said right of way; thence southerly by said center line of the Ammonoosuc River, two hundred sixty-three and thirty-four hundredths (263.34) feet to a point; thence S55°46'W from the True Meridian, three hundred fifty-three and seven tenths (353.7) feet to a spruce post set in stones at the southwesterly corner of the Laundry Lot, so-called; thence S34°14' W, four hundred eighty-seven and seven tenths (487.7) feet to a spruce post set in stones at the southeasterly corner of the Hotel Lot, so-called; thence S78°24' W along the southerly line of said Thompson & Meserve Purchase, eight hundred fifteen and seven tenths (815.7) feet to the southwesterly corner of said Hotel Lot; thence S78°43'W along said southerly line of said Purchase, one thousand eighty-two and four tenths (1082.4) feet to a spruce post set in stones; thence N11°49'W to the southerly line of said right of way, said southerly line being forty-nine and five tenths (49.5) feet distant from the center line of said right of way; thence in a general easterly and northeasterly direction along said southerly line of said right of way to the point of beginning, together with the land in said right of way on which the northerly end of the New Marshfield House rests including a strip four (4) feet in width adjacent to and on the westerly, northerly and

easterly sides of the northerly end of said New Marshfield House and also rights of way across other land of the Mount Washington Railway Company to the new toilet building and telescope or any replacements thereof located on the northerly side of said right of way.

Meaning and intending to describe tract (a) in an Indenture dated December 15, 1939 by and between Mount Washington Railway Company and Mount Washington Club, Inc., which deed is recorded in the Coos County Registry of Deeds in Volume 306, at Page 10. Being a portion of Exception #2 in a Petition for Condemnation filed in U.S A. vs. Conway ~~Lumber Co., et als,~~ Lumber Co., et als, dated October 18, 1915, and recorded in said Registry in Volume 176, at Page 87.

TRACT II

A certain tract or parcel of land, with the buildings thereon, situated in said Thompson & Meserve Purchase, in said County and State, bounded and described as follows:

Beginning at a spruce post set in a mound of stones on the southerly side of the right of way of the Mount Washington Railway Company at the southwesterly corner of the within described premises; thence N11°49'W, three hundred eighty-two and one tenth (382.1) feet across said right of way to a spruce post set in a mound of stones on the South Bank of the Ammonoosuc River; thence N11°49'W, thirty-one (31) feet, more or less, to the center of said River; thence easterly, northeasterly and southeasterly by the center of said River to a point at the intersection of the southerly line of said right of way, which point is the northeast corner of Tract I described above; thence in a general westerly and southwesterly direction along said southerly line of said right of way to the point of beginning.

Being a portion of Exception #2 in said Petition for Condemnation referred to above.

TRACT III

A certain tract or parcel of land, with the buildings, railroad tracks, trestles, water tanks, and appurtenances thereon, bounded and described as follows:

A strip of land ninety-nine (99) feet in width extending from the easterly edge of the premises described above as Tracts I and II at the base of Mount Washington to the northerly edge of the grantor at the summit of Mount Washington, which tract is referred to as the "right of way" of the Cog Railway.

Meaning and intending to convey the same premises described in deed of David Pingree, et als to Mount Washington Railway Company dated April 30, 1894, and recorded in said Registry of Deeds in Volume 68 at Page 310, to which deed reference is made for a more particular description. Also conveying the right to use and occupy land adjacent to said "right of way" for the purposes of collecting water as conveyed in the aforesaid deed from David Pingree, et als. Being the same premises described as Exception #3 in said Petition for Condemnation.

All of the tracts described above are hereby conveyed subject to all restrictions conditions, liens, reservations and encumbrances of record and subject to and with the benefit of all rights, privileges and easements inuring thereto.

Said tracts are conveyed to the grantee subject to all real estate taxes for the year 1962 which the grantee by acceptance of this deed assumes and agrees to pay.

Reserving to the grantor, its agents and servants, a right of way for travel by motor vehicle or on foot over and across the within described tracts of land for access to the grantor's premises at the Summit of Mount Washington. Said right of way is to run with the land of the grantor at the Summit of Mount Washington, which land is more particularly described in deed of Mount Washington Summit House, Inc., to the grantor dated November 16, 1962 and to be recorded herewith.

IN WITNESS WHEREOF, the said Trustees of Dartmouth College has caused this deed to be signed by its duly authorized officer and to be sealed with its corporate seal, this 20th day of November, 1962.

In the presence of:

Paul F. Young

STATE OF NEW HAMPSHIRE, COOS, SS.

TRUSTEES OF DARTMOUTH COLLEGE  
By John F. Meek (College Seal)  
Treasurer

November 20, 1962

Before me, the undersigned officer, personally appeared John F. Meek, who acknowledged himself to be the Treasurer of the Trustees of Dartmouth College, and that he, as such Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

Paul F. Young  
Justice of the Peace.

Received Nov. 27, 11-07 AM 1962

Examined, ATTEST:-

*John F. Meek* Register.  
-----  
(U.S. Stamps \$5.50) RIGHT OF WAY

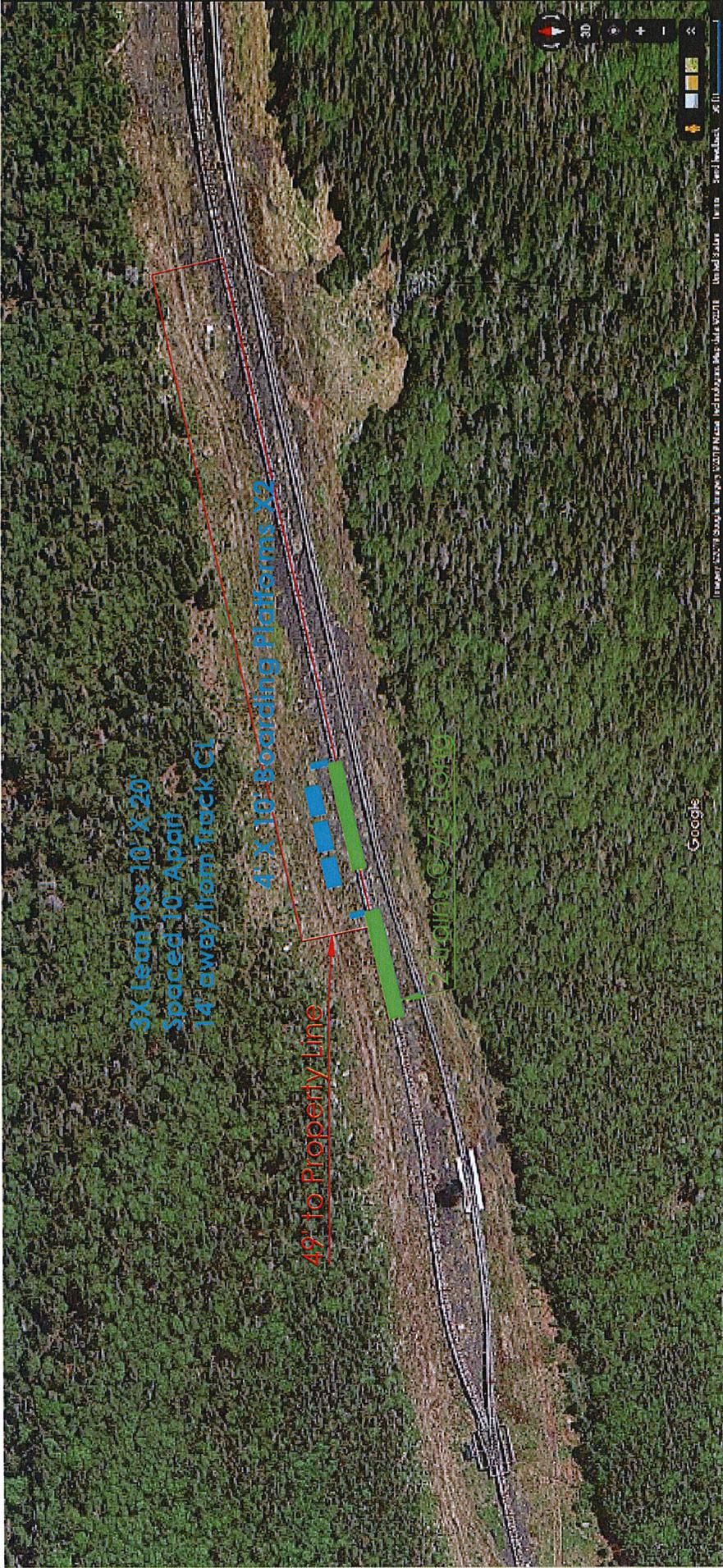
Right of Way  
Trustees of Dartmouth College  
to  
Marshfield, Inc.

The Trustees of Dartmouth College, a corporation duly existing under the laws of the State of New Hampshire and having its principal place of business in Hanover, County of Grafton, State of New Hampshire, for consideration paid, grants to Marshfield, Inc., a New Hampshire corporation having its principal place of business on the summit of Mount Washington in Sargent's Purchase, County of Coos, State of New Hampshire, its successors and assigns, the perpetual right and easement to operate a railroad on the following premises of the grantor near the summit of Mount Washington, in Sargent's Purchase, County of Coos, State of New Hampshire:

(1) A strip of land ninety-nine (99) feet in width, the external boundaries of which are forty-nine and one-half (49.5) feet from the center cog of the Mount Washington Cog Railroad as now located and constructed, which strip extends from the northerly line of the parcel described as Tract III in deed from Mount Washington Summit House, Inc., to the Trustees of Dartmouth College, in a southerly and westerly direction across said tract and Tract II in said deed to the southerly line of the within described premises, which line is formed by a line drawn parallel to and fifty (50) feet easterly of the easterly side of the Mount Washington Summit House, which line is extended southerly on the same bearing to form the southerly line of the within described premises.

(2) Also a strip of land fifty (50) feet in width, the external boundaries of which are twenty-five (25) feet from the center cog of the Mount Washington Cog Railroad as now located and constructed, extending from the southerly line of the parcel described above as Tract I to the terminus of said Cog Railroad as now constructed on the summit of Mount Washington.





### Waumbek Junction Lean To Layout Approx. Dimensions

**PROPRIETARY AND CONFIDENTIAL**  
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF <INSERT COMPANY NAME HERE>. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <INSERT COMPANY NAME HERE> IS PROHIBITED.

UNLESS OTHERWISE SPECIFIED:	NAME	DATE
DIMENSIONS ARE IN INCHES		
TOLERANCES:		
FRACTIONAL: ±		
ANGULAR: MACH ±		
BEND ±		
TWO PLACE DECIMAL ±		
THREE PLACE DECIMAL ±		
INTERPRET GEOMETRIC TOLERANCING PER:		
MATERIAL		
FINISH		
USED ON		
APPLICATION		
DO NOT SCALE DRAWING		



Caleb Gross

SIZE DWG. NO. REV

# A Waumbek

SCALE: 1:2 WEIGHT: SHEET 1 OF 1



# American Earth Anchors

The best screw you will have in the dirt™

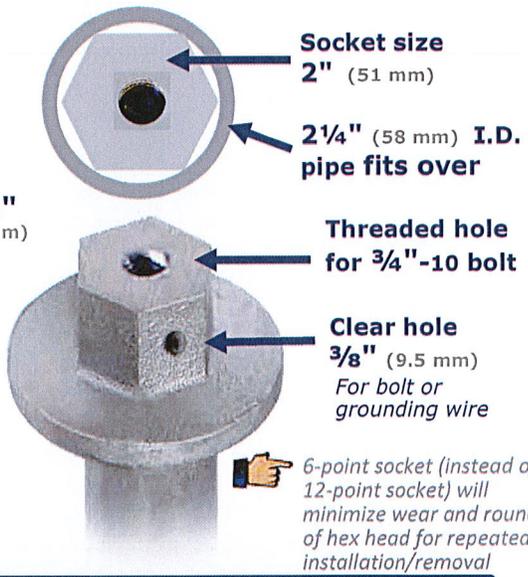
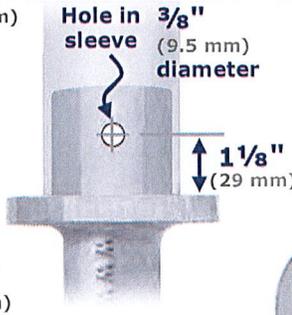
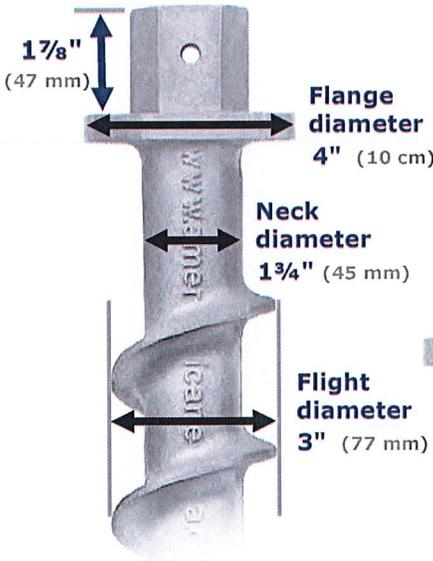
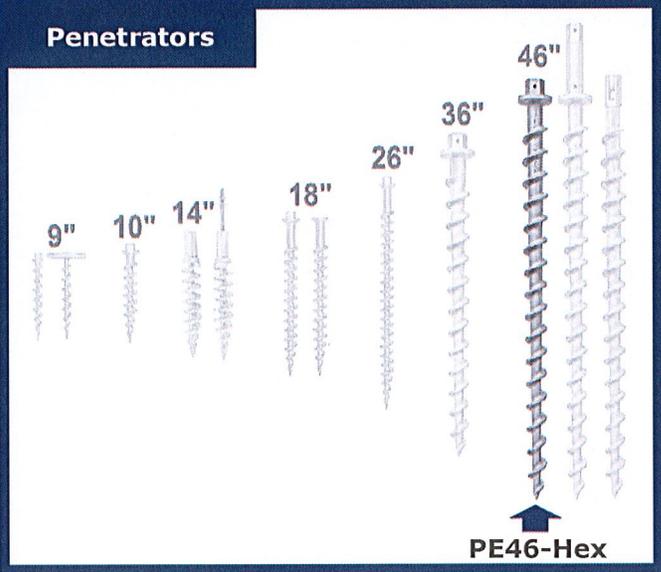
americaneearthanchors.com

QUICK REFERENCE

## PE46-Hex | Specifications

### 46" Penetrator™ with hex head

- Aircraft-quality cast aluminum 356 alloy
- Heat-treated to T6 specification
- Install with 2" or 51 mm socket
- Removable



### LOAD CAPACITY

Pullout strength with flight fully embedded

Soil Class 1	Soil Class 2	Soil Class 3	Soil Class 4	Soil Class 4
Hardpan Asphalt	Sandy gravel Very dense sand	Silty/clayey sand Silty gravel	Loose/med dense sands Loose sands Firm clays	Loose fine un-compacted sand
<b>14,000 lb</b> 62.3 kN	<b>9,500 lb</b> 42.3 kN	<b>3,300 lb</b> 14.7 kN	<b>2,000 lb</b> 8.90 kN	<b>750 lb</b> 3.34 kN

Soil classification per ASTM D-2487/2488

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Q.R.-PE46-Hex Mar 2018



American Earth Anchors  
info@americanea.com  
americaneearthanchors.com

Contact us for CUSTOM WORK  
Size, length, shape, material,  
prototypes, cable assemblies

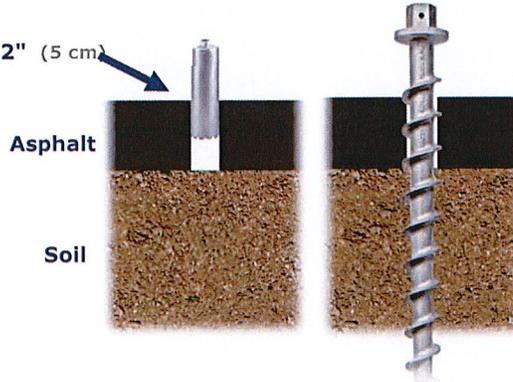
866-520-8511  
+1 508-520-8511

# PE46-Hex | Installation

## Through asphalt

Drill PILOT HOLE through asphalt

Diameter: 2" (5 cm)



## Installation methods



Impact wrench

Watch the video:  
Click [here](#)  
or visit [aeavideo.com](http://aeavideo.com)



### Power take-off

Watch the video: Click [here](#)  
or visit [aeavideo.com](http://aeavideo.com)  
(Video shows PE46-Guy)

## Attachment accessories

We will make custom brackets or sleeves to your specification



TIE-OFF CABLE  
PE-TC46

Can be doubled over to make large loop around structural member

### U-BRACKETS

For 4"x 4" post  
(10 cm x 10 cm)



For 2" pipe  
(5 cm)

### SLEEVES



