

DATE RECEIVED:

FILE UNDER:

**JACKSON PLANNING BOARD
PO BOX 268, JACKSON, NEW HAMPSHIRE 03846**

APPLICATION FOR SUBDIVISION OF LAND

Note: This form and all required information must be filed with and received by the Chair of the Planning Board at least 21 full days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Selectmen's Office, Town Offices Building, Main Street, Jackson.

1. Name, mailing address and telephone number of the Applicants:

VERDANTAS c/o Wes Smith
3641A White Mountain Highway
North Conway, NH 03860-5199
(603) 444-4111

2. Name, mailing address and telephone number of owner(s) if other than the Applicant:

Michael J. Mallett	The Mallett Corp.
PO Box 567	PO Box 803
Jackson, NH 03846	Jackson, NH 03846
(603) 387-2094	(603) 387-2094

3. Location of Proposed Subdivision: 47 & 107 N.H. Route 16, White Mountain Highway

4. Town of Jackson Tax Map Number V01, Lot Number 2, 5

5. Name of Proposed Subdivision (should match Subdivision Name on Title Box of Survey Plan):

Subdivision of The Mallett Corporation and Michael J. Mallet

6. Number of Lots and/or Units for which approval is sought: Lots 3, Units _____

7. Type(s) of Dwellings proposed in the Subdivision (check one or more than one):

Single-Family Duplex Multi-Family Cluster Condominiums

8. State of NH Dept. of Environmental Services Wetlands S.P.C.D. Subdivision No. (if applicable):

pending

9. Name, mailing address and telephone number of the Surveyor and/or Agent:


VERDANTAS - James Rines
3641A White Mountain Highway
North Conway, NH 03860-5199
(603) 444-4111

10. Abutters - and all persons to whom a Notice of Public Hearing is to be sent:
- Attach a separate sheet listing the Town of Jackson Tax Map, Lot Number, Name and Mailing Address of the Subdivider and all abutters, including those across any street, brook or stream, and all others to whom a Notice of Public Hearing is to be sent (see Section 7.01(5)). Names should be those of all current owners as recorded in the Town of Jackson Tax Records five (5) days prior to the submission of this application. *Note: failure to list all abutters may cause significant delay in the processing of this application.*
 - Attach suitable mailing labels (approximately 1" x 2.5", 3 copies for each name) showing names and addresses for each of those on the list described in the above bullet.
11. The Subdivision Checklist must be reviewed by the applicant or applicant's surveyor and submitted herewith for Planning Board review.
12. Payment of all applicable fees to be made at time of Application, check payable to Town of Jackson:
- | | |
|---|--------|
| Filing Fee for Major Subdivision | \$200. |
| Filing Fee for Each Lot, Condominium or Time-Share Unit | \$ 30. |
| Filing Fee for Common Land, per acre | \$ 10. |
| Filing Fee for Minor Subdivision (3 lots or fewer) | \$ 75. |
| Recording Fee at Carroll County Registry of Deeds | \$ 40. |
| Posting and Publication of Notices | \$ 24. |
| Secretary's Time | \$ 36. |
| Postage fees <i>at current rate for certified mail, return receipt</i> , for each Abutter Notification letter, to abutters and to all others on the list at #10, above* | |


Note: additional costs may be billed for Special Investigative Study Costs or Legal Opinions

Also: Check payable to Carroll County Registry of Deeds for L-CHIP fee \$25

The Applicant (owner or agent) hereby certifies that this application is correctly and fully completed with all required attachments and necessary preliminary requirements met, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Jackson in processing this application shall be borne by the applicant and/or owner. Please PRINT and SIGN NAMES.

Date: 3/19/2026 Applicant (s): 
Wesley Smith

"I hereby authorize the Jackson Planning Board and its agents to access my land for the purpose of reviewing this Subdivision plan, performing road inspections, and any other inspections deemed necessary by the Board or its agents, to ensure compliance of the on-site improvements with the approved plan and conformance with the Town of Jackson's ordinances and regulations."

Date: 3/19/26 Owners (s): 

Letter of Transmittal

Date March 19, 2026
To Town of Jackson
From Verdantas LLC
Subject Mallett Subdivision
Project Number 250227

Items Attached:

ITEM	DATE	DESCRIPTION
1	3/19/26	Subdivision Application
1	3/19/26	Check for Fees \$347.60
1	3/19/26	L-Chip Check \$25.00
10	3/19/26	Copies of Plans
3	3/19/26	Labels

Transmitted as checked:

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> For Signature | <input type="checkbox"/> As Requested |
| <input type="checkbox"/> For Review/Comment | <input type="checkbox"/> For your use |
| <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> Other |

REMARKS:

COPY TO: _____

SIGNED: _____

If enclosures are not as noted, kindly notify Verdantas LLC at once.

JACKSON PLANNING BOARD
PO BOX 268
JACKSON, NH 03846

File Under _____ Date Received _____
Tax Map # & Lot(s) #

SUBDIVISION APPLICATION CHECKLIST

Application Submission Requirements (See Jackson Land Subdivision Regulations):

	Yes	No	N/A	PB <input checked="" type="checkbox"/>
Application signed by Owner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abutters list provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All applicable fees paid?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application identified as Minor Subdivision or Major Subdivision?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 print copies of Subdivision Plat(s) (7.01.1) Prints at 24"x 36", or 22"x34"; provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No	<input type="checkbox"/>
1 mylar copy of Subdivision Plat(s) with original signatures provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the Proposed Lot front a Town Class V or better Street or Road? (RSA 674:41)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No	<input type="checkbox"/>

Plat(s) must show:

	Section	PB <input checked="" type="checkbox"/>
1. Title Box showing name of proposed subdivision or identifying title, Town, and plan date	(7.01.7a)	<input checked="" type="checkbox"/>
2. Name(s) and address(es) of applicant and of the owners, if other than applicant, of property to be subdivided	(7.01.7b)	<input checked="" type="checkbox"/>
3. Tax Map and Lot Number of the lot to be subdivided	(7.01.7c)	<input checked="" type="checkbox"/>
4. "E 911" address for proposed lot(s), if available	(7.01.7d)	<input checked="" type="checkbox"/>
5. Name of Zoning District(s) where lot to be subdivided is located	(7.01.7d)	<input checked="" type="checkbox"/>
6. Minimum zoning frontage requirement	(7.01.7e)	<input checked="" type="checkbox"/>
7. Plat scale at 1 inch = 100 feet or better	(7.01.7e)	<input checked="" type="checkbox"/>
8. North arrow	(7.01.7f)	<input checked="" type="checkbox"/>
9. Location Map <u>clearly showing</u> centered site location and adjacent named roads	(7.01.7f)	<input checked="" type="checkbox"/>
10. Name, license number, address, seal and signature of surveyor	(7.01.7g)	<input checked="" type="checkbox"/>
11. Surveyor certification statement ("I certify that...")	(7.01.7h)	<input checked="" type="checkbox"/>
12. Name, address and seal of engineer (on all engineering sheets)	(7.01.7i)	<input checked="" type="checkbox"/>
13. Boundary survey including bearings and distances for all lot lines both current and proposed; show entire parcel being subdivided, with lots numbered according to Jackson's system	(7.01.7j & k)	<input checked="" type="checkbox"/>
14. Existing and proposed topographic contours at 5 foot intervals or better	(7.01.7l)	<input checked="" type="checkbox"/>
15. All zoning ordinance setback lines - i.e., building setback and year-round streams	(7.01.7m)	<input checked="" type="checkbox"/>
16. Soil map indicating soil types and soil boundaries with poor and very poorly draining hydric soils	(7.01.7n)	<input checked="" type="checkbox"/>
17. Square feet and acreage of lot to be subdivided, and of each proposed lot	(7.01.7o)	<input checked="" type="checkbox"/>
18. Soils/minimum lot size chart demonstrating that each proposed lot meets zoning minimum lot size requirements based on Section 6 of the Zoning Requirements	(7.01.7o)	<input checked="" type="checkbox"/>
19. Abutter Names, Tax Map and Lot Numbers matching separate abutter list	(7.01.5)	<input checked="" type="checkbox"/>
20. Flood plain land (if applicable) clearly demarcated - include Base Flood Elevation (BFE) data, floodway, flood hazard area (100 year), flood plain boundary, and the boundary of the River Conservation District (if applicable)	(7.01.7p)	<input type="checkbox"/>
21. Existing building(s) and other human-made objects remaining	(7.01.7q)	<input checked="" type="checkbox"/>
22. All existing or proposed easements, rights-of-way, buildings, other, and other essential site features such as rock ledges, stone walls and tree lines, as applicable	(7.01.7r)	<input checked="" type="checkbox"/>
23. Surface waters clearly identified and delineated (RSA 485-A:2, XIV)	(7.01.7 s)	<input checked="" type="checkbox"/>
24. Open Space to be preserved (see also Section 9.07)	(7.01.7 s)	<input checked="" type="checkbox"/>
25. Deed restrictions if any, and all right-of-way easements and utility easements; or statement indicating no knowledge of deed restrictions or easements existing	(7.01.7t)	<input checked="" type="checkbox"/>
26. Indication of existing Dry Hydrant and/ or Fire Pond within 200 feet, as applicable	(7.01.7u)	<input checked="" type="checkbox"/>
27. If a Private Road will be located within any of the subdivided parcels, a deed to each such lot, parcel or tract shall contain the same restrictions set forth in Section 9.02(3) which shall run with the land. A copy of such deed containing the restrictions shall be submitted to the Board with submission of the final plat. In addition, a statement of responsibility for the maintenance and repair of the Private Road shall be delivered to the Board with submission of the final plat, along with information pertaining to compliance with Town requirements.	(7.01.9 & 9.02)	<input checked="" type="checkbox"/>
28. Subdivision Regulation compliance statement	(7.01.8)	<input checked="" type="checkbox"/>
29. All utility system installations shall be show on the final plat, and installed as required	(9.05.1 & 2)	<input checked="" type="checkbox"/>

NOTE: The following information may not be required for Minor Subdivisions (those that do not create more than 3 lots). For Major Subdivisions, Engineering sheets showing location and details of the following may be required:

- | | | |
|--|-------------------------------|-----------|
| 30. Where 3 or more dwelling units are planned, indicate proposed Dry Hydrant or Fire Pond locations | 7.01.7w) | <u>NA</u> |
| 31. Location and profiles, with elevations, of existing and proposed water supplies (i.e., water wells) within 200 feet of the lot to be subdivided. Show protective radii for these water wells | (7.01.7v) | <u>✓</u> |
| 32. Location of existing and proposed sewers and septic systems within 200 feet of the involved lots | (7.01.7v) | <u>✓</u> |
| 33. Location of culverts, drains, and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage | (7.01.7v) | <u>✓</u> |
| 34. Location of all test pits and percolation tests within delineated 4,000 s.f. area | (7.01.7x) | <u>✓</u> |
| 35. Engineering sheets showing Drainage System and Erosion/Sediment Control | (9.04) | <u>NA</u> |
| 36. Engineering sheets showing location and details of all proposed streets and driveways. Include class, names, ROW widths, road profiles and cross-sections | (7.01.7z & aa, 9.01 and 9.02) | <u>NA</u> |
| 37. Statement of responsibility and liability for private streets and roads | (7.01.7bb, 9.02) | <u>NA</u> |

NOTE: Regarding major subdivisions, the Jackson Planning Board may require specific studies including, but not limited to, traffic impact, fiscal impact and environmental impact.

Non-Plat Data to be Submitted, as applicable:

- | | | |
|---|---------------|----------------|
| 1. Copy of State of NH Dept. of Environmental Services W.S.P.C.D. Subdivision certification sheet and approval number. Place State S/D Number at item 8 on Page 1 of Subdivision Application | (7.01.10a) | <u>Pending</u> |
| 2. Copy of State of NH Dept. of Environmental Services W.S.P.C.D. Septic "Construction Approval" certification sheet and approval number, if applicable | (7.01.10b) | <u>Pending</u> |
| 3. Copy of State Wetlands Board certification and approval number, if applicable | (RSA 482-A) | <u>NA</u> |
| 4. Copy of State Highway Access permit if applicable (from District Engineer) | 7.01.10c) | <u>---</u> |
| 5. Performance guarantee | (8.01 – 8.09) | <u>NA</u> |
| 6. Open Space dedication documents, if applicable | (9.07) | <u>NA</u> |
| 7. Condominium and Homeowner Association documents, if applicable | (7.01.11e) | <u>NA</u> |
| 8. If electric lines and other utilities are to be installed, a letter of intent from the corporation, utility or municipal department doing the installation shall be submitted, stating that the work will be done in reasonable time and at no expense to town | (8.04) | <u>---</u> |
| 9. 30 foot access easement for subdivisions with frontage or access to surface waters, if applicable | (9.06) | <u>NA</u> |
| 10. Engineering calculations related to, Stormwater Drainage and Erosion/Sediment Control | (9.04) | <u>NA</u> |

Planning Board Action: Application Accepted? Yes No Dated: _____

Approved _____ Denied _____ Dated: _____

Does the application comply with all Zoning Ordinance provisions and Subdivision Regulations? Yes No

Approved with Conditions/ Denied for Reasons: _____

FEE SCHEDULE FOR
LAND SUBDIVISIONS
and
BOUNDARY LINE ADJUSTMENTS or LOT LINE ADJUSTMENTS

TOWN OF JACKSON
April 2018

Payable to Town of Jackson:

Major Subdivision Filing Fee	\$ 200.00
Filing Fee for each lot, condominium, or dwelling unit	\$ 30.00
Filing Fee for Common Land, per acre	\$ 10.00
Minor Subdivision Filing Fee (3 lots or fewer), or Boundary Line / Lot Line Adjustment	\$ 75.00 × 1 = 75
Voluntary Merger Filing Fee	\$ 36.00
Recording Fees at Carroll County Registry of Deeds	\$ 30.00 × 1 = 30
Notice Publication and Posting Fees	\$ 50.00 × 1 = 50
Postage costs for mailing Certified letters, as required	\$ 10.44 - as may be billed × 15 = 156.6
Secretary's Time	\$ 36.00 × 1 = 36
Costs for special study or legal opinion	- as may be billed
	<u>Total = \$347.60</u>

Payable to Carroll County Registry of Deeds:

L-CHIP Fees at Carroll County Registry of Deeds	\$ 25.00 × 1 = 25
Fees for recording Deeds and Mortgages - 1 st page	\$ 12.49
Each additional page	\$ 4.00
Fees for recording Discharges of Mortgages - 1 st page	\$ 17.49
Each additional page	\$ 4.00
Each additional Mortgage being released	\$ 5.00
	<u>Total = \$25.00</u>

JACKSON PLANNING BOARD
PO BOX 268
JACKSON, NH 03846

Abutter Notification

Notice of Submission of Application for a 3 Lot Sub-division

Under the provisions of NH RSA 676:4, I (d), you are advised that an application for a subdivision of land has been filed with the Planning Board for the Town of Jackson and that the matter will be considered at the Planning Board's public hearing on April 16, 2026, at 7:00 PM* at the Town Office 54 Main St. Jackson, NH or via a virtual meeting on Zoom.

Meeting ID – 819 4142 1018 Password - 154745

Information relative to the proposed Subdivision is as follows:

1. Tax Map and Parcel Numbers, and the owner of the land involved are:
Map V01, Lots 2,5 Owner(s) Michael Mallett and The Mallett Corp.
2. The land is located at **47 & 107 Rt. 16, White Mountain Hwy.**
3. The general description of the lot line adjustment is as follows: The owners propose 3 lot subdivisions.

* This meeting shall constitute the public hearing on this proposal and may be recessed to further meeting dates for deliberation as may be announced at any such hearings.

Applicants are requested to appear at 7:00 PM or at least 15 minutes before the scheduled time of the hearing.

All applications can be viewed on the Jackson Town website at: <https://www.jackson-nh.org/planning-board/pages/submitted-applications>.

April 1, 2026

Town of Jackson
Planning Board
Public Hearing

The Planning Board has received the following application(s):

1. 3 Lot Subdivision: the owners of the proposed subdivision at 47 & 107 Rt. 16, Tax Map V01 Lots 2 and 5. The owner of the property is Michael Mallett and The Mallett Corp.

This application can be viewed on the Town of Jackson website at: <http://www.jackson-nh.org/planning-board/pages/submitted-applications>.

The application will be presented, and questions or concerns will be heard at the Planning Board hearing scheduled for Thursday, April 16, at 7:00 pm at the Town of Jackson Office at 54 Main Street, Jackson, NH, or via Zoom.

Zoom Meeting Info:
Meeting ID 819 4142 1018
Password 154745

March 17, 2026

 Town of Jackson
 Abutter List
 Mallett

List of Abutters

<u>Tax Map</u>	<u>Parcel</u>	<u>Name</u>	<u>Address</u>
Subject			
V01	↘ 5	Michael J. Mallett	PO Box 567 Jackson, NH 03846
V01 R13	↘ 2 29	The Mallett Corporation	PO Box 803 Jackson, NH 03846
V01	↘ 1	NH Electric Coop, Inc	579 Tenny Mountain Highway Plymouth, NH 03264
V01	↘ 3	Caitlin & Nicholas Aceto	PO Box 1214 Intervale, NH 03845
V01	↘ 4	Caitlin & Nicholas Aceto	76 Douglass St Portland, ME 04102
V01	↘ 6, 37A	Wentworth Resort Townhouse Condominium Assoc.	PO Box 516 Jackson, NH 03846
V01	↘ 6-GOLF	AG Wentworth LLC	PO Box 272 Thompson, CT 06277
V01	↘ 7	Leah Lippman	528 Spurwink Avenue Cape Elizabeth, ME 04107
V01	↘ 8	Pittenger Green Hill Realty Trust Frederick L. & Nancy L. Pittenger, TTEs	PO Box 13 Jackson, NH 03846

V01

9

Brian & Kathy Byrne

PO Box 322
Jackson, NH 03846

V01

20

Jackson Water Precinct

PO Box 151
Jackson, NH 03846

V01

29

Michael & Sara Schiavi

7 Geneseo Circle
Milford, MA 01757

R13

20

Daniel P. Samson, Jr.

15015 N. Lynwood
Spokane, WA 99208

Wetland Scientist

North Country Soil Services
PO Box 442
West Ossipee, NH 03890

Agent

Horizons Engineering, Inc.
PO Box 440
Ossipee, NH 03864-0440

