

TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

Tel: 603-485-4747

ZONING BOARD OF ADJUSTMENT MEETING AGENDA

May 28, 2019

7:00 P.M. Pembroke Town Hall 311 Pembroke St.

I, Call to Order

II, Attendance

III, Public Hearing

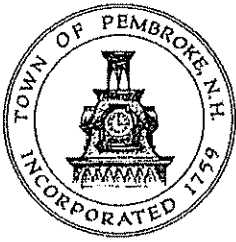
Case 19-02-Z A request has been made for a **Variance under Article IV Use Regulations, § 143-19 Table of Use Regulations Residential #3 Multifamily dwelling.** The applicant, Jerred Rounds of 626 Buck St. Pembroke NH 03275 is requesting a **Variance** to construct a third separate living unit on Lot 939-9. Multi-family homes are not permitted in the R3 Zone. The property is located at 626 Buck St. in the R-3 Zoning District and is owned by Jerred & Jennifer Rounds of 626 Buck St.

Case 19-05-Z A request has been made for a **Variance under Article V Use Regulations, § 143-21 Table of Dimensional and Density Regulations I Maximum Height.** The applicant Continental Paving Inc. of 1 Continental Drive Londonderry NH 03053 is requesting a variance to construct 4 holding tanks fifty (50) Feet in height and 4 Silo tanks at ninety five (95) Feet in height where thirty five (35) feet is permitted. The property is located at 773-793 North Pembroke Rd. in the C1 Zoning district and is owned by Continental Paving Inc. of 1 Continental Drive Londonderry NH 03053.

IV, Approval of Minutes

V, Other Business / Correspondence

VI, Adjournment



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

Tel: 603-485-4747

NOTICE OF PUBLIC HEARING TOWN OF PEMBROKE ZONING BOARD OF ADJUSTMENTS

Notice is hereby given that the Pembroke Zoning Board of Adjustment will hold a Public Hearing on **Tuesday May 28, 2019 at 7:00 p.m.** at the Pembroke Town Hall, 311 Pembroke Street, Pembroke, New Hampshire concerning the following:

Case 19-02-Z A request has been made for a **Variance under Article IV Use Regulations, § 143-19 Table of Use Regulations Residential #3 Multifamily dwelling.** The applicant, Jerred Rounds of 626 Buck St. Pembroke NH 03275 is requesting a **Variance** to construct a third separate living unit on Lot 939-9. Multi-family homes are not permitted in the R3 Zone. The property is located at 626 Buck St. in the R-3 Zoning District and is owned by Jerred & Jennifer Rounds of 626 Buck St.

Case 19-05-Z A request has been made for a **Variance under Article V Use Regulations, § 143-21 Table of Dimensional and Density Regulations I Maximum Height.** The applicant Continental Paving Inc. of 1 Continental Drive Londonderry NH 03053 is requesting a variance to construct 4 holding tanks fifty (50) Feet in height and 4 Silo tanks at ninety five (95) Feet in height where thirty five (35) feet is permitted. The property is located at 773-793 North Pembroke Rd. in the C1 Zoning district and is owned by Continental Paving Inc. of 1 Continental Drive Londonderry NH 03053.

Bruce Kudrick, Chair
Pembroke Zoning Board of Adjustment

RECEIVED

MAY 06 2019

**TOWN OF PEMBROKE
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR A VARIANCE**

Pembroke Bldg Inspector

CASE NO. 19-052

DATE FILED _____

Name of Applicant Continental Paving, Inc.

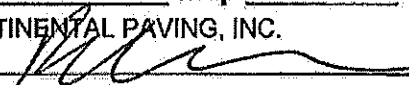
Address One Continental Drive, Londonderry, NH 03053

Telephone 603-437-5387 Fax 603-437-5393

E-mail Address rcharbonneau@continentalpaving.com

Owner of Property Continental Paving, Inc.

Location of Property 773-793 North Pembroke Road Map 559 Lot 6

Signature of Owner of Property By: CONTINENTAL PAVING, INC.


If the property owner is not the applicant, the property owner **MUST** provide a notarized letter (original) authorizing the applicant to file an application.

You are applying to develop your property in a way that is prohibited by the requirements in the Zoning Ordinance. Please state the Article V and Section 143-21 of the Zoning Ordinance from which you are requesting a variance.

Please give a detailed description of your proposal below.

To construct four holding tanks up to 50 feet in height and four storage silo tanks up to 95 feet in height
to hold materials associated with an asphalt mixing/manufacturing facility where 35 feet in height is the
maximum permitted height.

Has this property received a Special Exception or Variance in the past? Yes

If "YES", please provide copies of past Zoning Board of Adjustment Notices of Decision.

Please provide copies of the property tax card, plot plan, and any other information that you feel would be helpful for the Zoning Board to have when reviewing the application.

35 v 90

Please describe how the requested variance would comply with the following criteria:

1. The variance will not be contrary to the public interest;

The current use of the site is mining and excavating and the future proposed use is for an asphalt manufacturing facility, a permitted use, which requires storage tanks for liquid asphalt and the finished product of hot asphalt. Vertical tanks are more efficient than horizontal tanks for liquid asphalt and are necessary for finished product storage. Due to the remoteness, the extra height will not be noticeable and will not alter the character of the neighborhood. There are no threats to public health or safety.

2. The spirit of the ordinance is observed;

The spirit of the ordinance is to control heights of structures for both aesthetic impacts and fire safety. Due to remoteness of the site, the additional height will not affect the character of the neighborhood. Neither liquid asphalt nor finished hot asphalt are flammable products at the heat of storage. However, should the equipment combust for any reason, fire suppression equipment and fire fighting equipment and apparatus of the Town can adequately control any fire which breaks out.

3. Substantial justice is done;

Allowing tanks to be vertical instead of horizontal significantly improves efficiency and allows the proposed manufacturing use, and if allowed, because of the isolated and remote location and size of the property, will not harm any public or private interest.

4. The values of surrounding properties are not diminished; and

The increased height will have no impact on values of surrounding properties given the isolated and remote location.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

(ii) The proposed use is a reasonable one.

The property is a 160+/- acre gravel excavation site, with no true visible frontage from a public way, and zoning was recently changed to allow manufacturing. It is truly too remote to be developed into a standard manufacturing use, however, an asphalt manufacturing facility is a natural fit. Enforcing the maximum height restrictions on unoccupied structures on this property which is in a remote area and of sufficient size having more than sufficient area to accommodate "fall zones", has no fair and substantial relationship to the purpose of fire safety, public safety or aesthetics. The proposed use is a reasonable use.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

CONTINENTAL PAVING, INC.

Applicant By: _____

(Signature)

Date 5-3-19

**TOWN OF PEMBROKE
ZONING BOARD of ADJUSTMENT**

FEE SCHEDULE WORKSHEET

NAME Continental Paving, Inc. CASE # _____

<u>DESCRIPTION</u>	<u>FEE</u>	<u>QUANTITY</u>	<u>TOTAL</u>
APPLICATION	\$100	<u>100 -</u>	<u>100 -</u>
NEWSPAPER LEGAL AD	\$120	<u>120 -</u>	<u>120 -</u>
CERTIFIED NOTICES	\$10 per Abutter	<u>20</u>	<u>200 -</u>
NOTICES OF DECISION	\$10 EA	<u>2</u>	<u>20</u>
TOTALS			

ABUTTER LIST

An abutter is defined as any person whose property adjoins or is directly across the street or stream from the land under consideration by the Zoning Board of Adjustment.

An abutter list must be provided that consists of the mailing address and map and lot numbers for all abutters.

Abutter information can be obtained from the Planning Department located upstairs in the Town Hall.

All fees must be paid at the time the application is submitted or the application will not be accepted.

Submissions must be made in accordance with the adopted Zoning Board of Adjustment submission deadline, which is posted at the Town Hall.

All applicants are encouraged to meet with the Code Enforcement Officer prior to submitting an application to avoid delays due to incomplete information.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.



nobis

Abutters List

May 1, 2019

Map/Lot# 559-6
 Address: 773-793 North Pembroke Road, Pembroke, NH 03275
 Applicant/Owner of Record: Continental Paving, Inc.

NOD

(Pembroke) Abutter's Name	Address	Map and Lot #
Continental Paving, Inc.	1 Continental Drive Londonderry, NH 03053	559-6 (subject lot)
Nobis Engineering, Inc. Attn. Brett Kay	18 Chenell Drive Concord, NH 03301	(agent)
Wellington Way Homeowner Assoc., Inc. c/o Dan Aversa	137 Carter Hill Road Concord, NH 03304	256-1
Gary R. & Jonna L. Gaskell	840 Borough Road Pembroke, NH 03275	258-12
Elizabeth & David Bowles	2693 Chinook Trail Rte. 113A Wonalancet, NH 03897	258-13-1
D A L Pembroke, LLC	P.O. Box 179 Epsom, NH 03234	557-4
Pratap & Sunita Thapa	741 North Pembroke Road Pembroke, NH 03275	559-1-1
Douglas S. & Jane E. Wells, Trustees	757 North Pembroke Road Pembroke, NH 03275	559-2
Justin E. Dubois Crystal L. Weber	765 North Pembroke Road Pembroke, NH 03275	559-2-2
Continental Paving, Inc.	1 Continental Drive Londonderry, NH 03053	559-3, 559-5, 559-6-1, 559-16-2
Sandra A. Maroney	29 State Highway 52, #18 Longmont, CO 80504-9497	559-4
City of Concord	41 Green Street Concord, NH 03301	559-8
Silver Hill Development Corp. c/o Frank Merrill	35 Veteran's Drive Loudon, NH 03307	559-12-3
F L M & S J M, LLC	35 Veteran's Drive Loudon, NH 03307	559-16-1

NOD



(Concord) Abutter's Name	Address	Map and Lot #
Ladd Marital Trust, Lucille A. Ladd, Trustee	4 Loudon Ridge Road	45 Z 18
Ladd Family Trust, Levi Ladd, Trustee	Loudon, NH 03307-1704	
Wal-Mart Stores, Inc.	P.O. Box 8050 MS 0555	46 Z 45
Wal-Mart Property Tax Department	Bentonville, AR 72712-8050	
Jeld-Wen, Inc.	2645 Silver Crescent Drive	61 Z 13
Attn: Tax Department	Charlotte, NC 28273-3566	

559-6/19-05-Z

Continental Paving, Inc.
1 Continental Dr
Londonderry, NH 03053
559-6/19-05-Z

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Londonderry, NH 03053

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Concord, NH 03301

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Wellington Way Homeowner Assoc
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Concord, NH 03304

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Pembroke, NH 03275

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Elizabeth & David Bowles
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1

C-3
SHEET

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CONCORD SAND &
GRAVEL
ASPHALT PLANT
NORTH PEMERKE ROAD
PEMBROKE, NEW HAMPSHIRE

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DATE	APRIL 2018
NCBS PROJECT NO.	12345678
DRAWN BY:	MP
CHECKED BY:	BN
CAD DRAWING FILE:	NCBS-04-2018-2.TBANK.PICTURE
SHEET TITLE	

**TYPICAL LIQUID
ASPHALT
STORAGE
TANKS**

C-4
SHEETS

[illegible]

FIGURE-3

TYPICAL LIQUID ASPHALT
AND FUEL OIL STORAGE TANKS

PROJECT NO. 02660.03

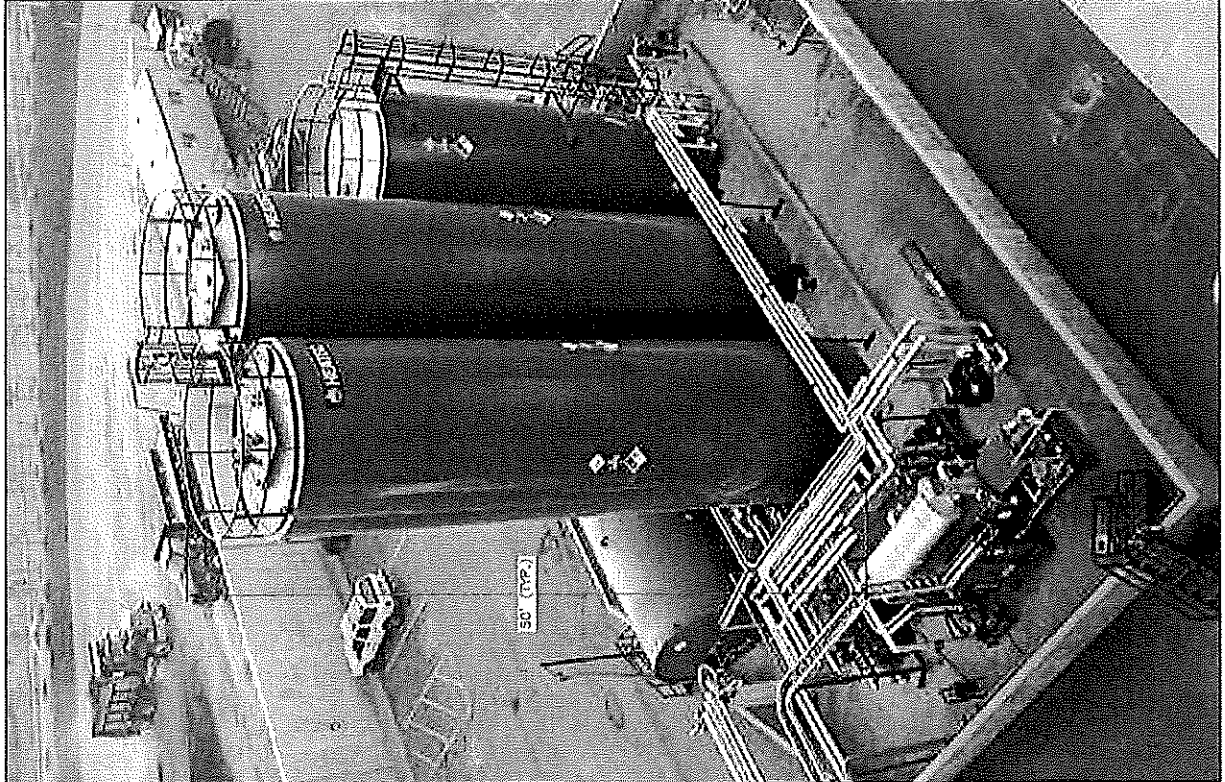
CONTINENTAL PAVING, INC.
PICKER ROAD ASPHALT PLANT
PENNSBORO, NEW HAMPSHIRE
JANUARY 2011

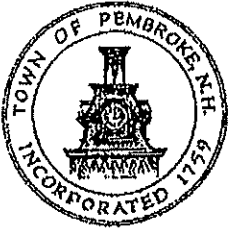
DATE	
REVISIONS	
BY	

DESIGN	ME
DRAWING	ME
CHECKED	ME
APPROVED	ME



- NOTES:
1. THE DRAWING IS THE PROPERTY OF NOBLE ENGINEERING & CONSTRUCTION, INC. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS TO BE KEPT IN THE OFFICE OF THE ENGINEER AND NOT REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NOBLE ENGINEERING & CONSTRUCTION, INC.
 2. THE HAZARDOUS MATERIALS OF THE PROJECTED LIQUID ASPHALT AND FUEL OIL STORAGE TANKS ARE IDENTIFIED IN THE TANK DATA SHEET ATTACHED TO THIS DRAWING. THE ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER HANDLING AND STORAGE OF THESE MATERIALS.
 3. HAZARDOUS MATERIALS SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THE USER OF THIS DRAWING. THE ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER HANDLING AND STORAGE OF THESE MATERIALS.
 4. NOBLE ENGINEERING & CONSTRUCTION, INC. IS NOT RESPONSIBLE FOR THE PROPER HANDLING AND STORAGE OF THESE MATERIALS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE PROPER HANDLING AND STORAGE OF THESE MATERIALS.





TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275 Tel: 603-485-4747

Notice of Decision Pembroke Zoning Board of Adjustment

Case 09-18-Z A request has been made for a **Special Exception** under §143-113. The applicant, Concord Sand and Gravel, Inc., by its President, Robert A. Cole, is requesting permission to expand its present mineral extraction and processing operations into nearby properties owned by the Property Owners. This use is only permitted by **Special Exception** in the R-3 Zoning District per §143-19 **Table of Uses**. The property is located at North Pembroke Road Map (559) Lots (3&5) in the R-3 Rural/Agricultural-Residential Zoning District.

The Zoning Board of Adjustment voted 5 to 0 to approve the **Special Exception** with the following conditions:

- (1.) Must follow all state and local regulations

William R. Bonney Chairman
Zoning Board of Adjustment
Pembroke, NH 03275

September 28, 2009

Under the provisions of RSA 677:2 a request of rehearing must be filed with the ZBA within 30 days after a decision of the ZBA has been made. The request for rehearing is required to set forth fully every ground upon which it is claimed that the decision or order is unlawful or unreasonable. In the event that a rehearing is granted, a new application along with the appropriate fee must be presented to the Code Enforcement Officer in accordance with the posted schedule.

Property Location: 773-793 NO PEMBROKE RD
Vision ID: 1309

Account # 001309

MAP ID: 5591 / 6 / 1

Bldg Name: 1 of 1 Card 1 of 2

State Use: 4010

Print Date: 10/26/2018 16:32

CURRENT OWNER CONTINENTAL PAVING, INC		TOPO. 4 Rolling		UTILITIES 1 Paved		STREET/ROAD 5 Rural		LOCATION 5 Industrial		CURRENT ASSESSMENT Description Code Appraised Value Assessed Value RES LAND 1300 13,000 18,000 INDUSTRIAL 4010 143,800 143,800 IND LAND 4010 91,700 91,700 INDUSTRIAL 4010 106,900 106,900 IND LAND 4100 1,279,100 1,279,100 FARM 6000 13,400 13,400 FOREST 7000 185,300 185,300		2121 PEMBROKE, NH	
LONDON DERRY, NH 03053 Additional Owners:		Other ID: TIF Taxpayer Reg Flood Plain Admin Review For Sale		SUPPLEMENTAL DATA Abatement D.O.B.						VISION			
GIS ID:		ASSOC PID#								Total 1,838,200 1,838,200			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Yr. Code		PREVIOUS ASSESSMENTS (HISTORY)		Assessed Value			
CONTINENTAL PAVING, INC		3527/1982		08/25/2016		90 1300		18,000 2016 1300		18,000			
CONTINENTAL PAVING, INC		3416/1470		10/23/2013		45 1300		143,800 2016 4010		143,800			
CONTINENTAL PAVING, INC		3383/1812		05/03/2013		31 4010		91,700 2016 4010		91,700			
COLE, ROBERT A. TRUSTEE		3171/0761		12/21/2009		18 4010		106,900 2016 4010		106,900			
LADD, LEVI K. TRUSTEE		2821/0872		09/16/2005		1A 4100		1,279,100 2016 4100		1,279,100			
						Total:		1,644,672		1,644,672			
EXEMPTIONS		Year		Type		Description		Code		Amount			
ASSESSING NEIGHBORHOOD		Total:											
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch					
E/A													
NOTES													
57613 QUARTERLY COMP, NO CHANGE - RR													
5/313 3383/1812 UNIT/NET EASEMENT													
10/23/13 3416/1470 LOT MERGER W/559-7													
11/21/13 ELECTRICAL COMP, NVC - JS													
3/18/14 LOT MERGER W/559-7 - MH													
4/21/15 FOUNDATION ONLY = CK 2016													
BUILDING PERMIT RECORD		Permit ID		Issue Date		Type		Description		Amount			
C-2015-40		11/04/2015		CO ISSUED		CO		ELECTRIC		25,000			
C-2015-35		06/15/2015		PL		PL		PLUMBING		15,000			
C-2015-34		06/15/2015		HA		HA		HVAC		50,000			
C-2015-16		04/08/2015		CM		CM		Commercial		240,000			
C-2014-43		08/22/2014		NC		NC		New Construct		5,000			
C-2013-17		04/19/2013		EL		EL		Electric					
LAND LINE VALUATION SECTION		B #		Use		Zone		D		Front Depth			
1 4010 IND W/STES		R-3D											
1 4100 SAND&GRAVL		R-3D											
1 6000 SAND&GRAVL		R-3D											
1 7000 WP U		R-3D											
Total Card Land Units:		162.37 AC		Parcel Total Land Area:		167.37 AC							
Total Land Value:		1,569,500											

CONSTRUCTION DETAIL

Element	Code	Description	Element	Code	Description
Style	40	Industrial			
Model	96	Ind/Comm			
Grade	03	Average			
Stories	1				
Occupancy	1				
Exterior Wall 1	27	Pre-finish Medi			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	4010	IND WHSES			
Total Rooms					
Total Bedrms					
Total Baths					
Hent/AC	00	NONE			
Frame Type	06	FIREPRF STEEL			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Rooms/Prms	01	LIGHT			
Wall Height	8				
% Conn Wall					

CONSTRUCTION DETAIL (CONTINUED)

Code	Description	Percentage
4010	IND WHSES	100

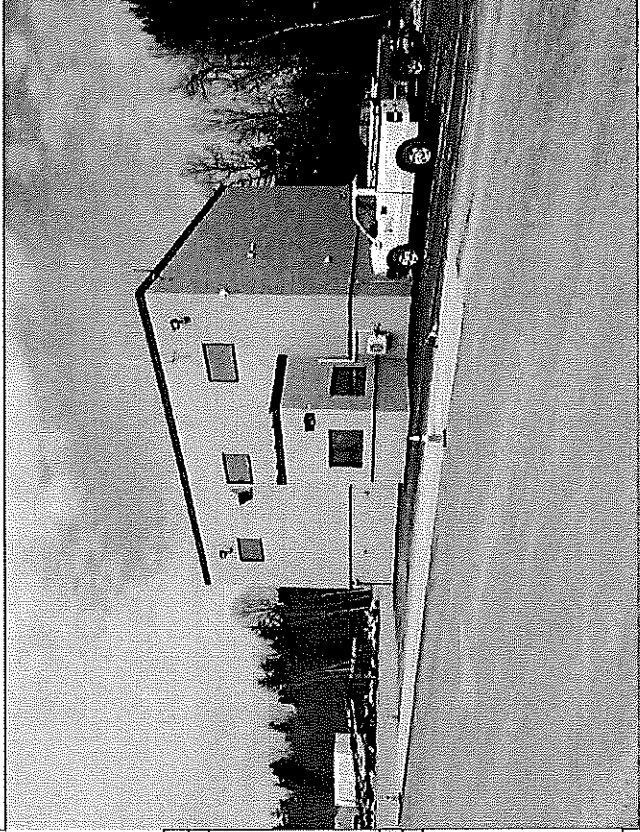
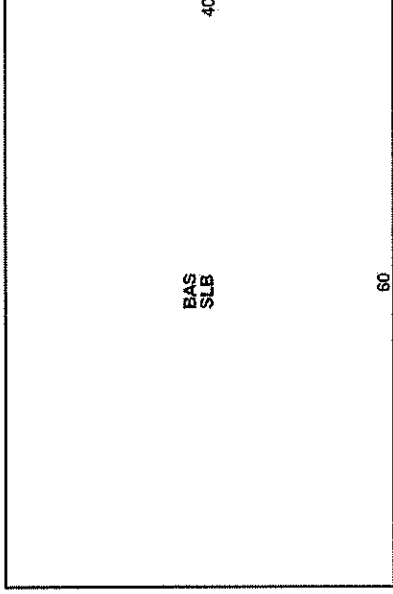
COST/MARKET VALUATION	
Adj. Base Rate:	54.11
Net Other Adj:	143.770
Replace Cost	0.00
AYB	143.770
EYB	2015
Dep Code	2014
Remodel Rating	A
Year Remodeled	
Dep %	0
Functional Obsoles	0
External Obsoles	0
Cost Trend Factor	1
Condition	
% Complete	100
Overall % Cond	143.800
Apprais Val	0
Dep % Orr	0
Dep Orr Comment	
Misc Imp Orr	0
Misc Imp Orr Comment	
Cost to Cure Orr	0
Cost to Cure Orr Comment	

OB-OUTBUILDING & YARD ITEMS(I) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Unit Price	Yr	Gde	Dp Rr	Chd	%Chd	Apr Value
SCL2	SCALES-ELEC	L	150	950.00	2015	N	N	100	106,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underprec. Value
AOE	Offices (Average)	156	156	257	89.14	13,906
BAS	First Floor	2,400	2,400	2,400	54.11	129,864
SLB	Slab	0	2,400	0	0.00	0
Tot. Gross Liv/Lease Area:		2,556	4,956	2,657		143,770



Property Location: 773-793 NO PEMBROKE RD
Vision ID: 1309

MAP ID: 559 / 6 / 1

Bldg Name:

Sec #: 1 of 1 Card 2 of 2

State Use: 4010

Print Date: 10/26/2018 16:32

Bldg #: 1 of 1

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Ch	Description	Element	Cd	Ch	Description

TOWN OF PEMBROKE
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR A VARIANCE

4/29/19 MTR

BEC'D 3/5/19

CASE NO. 19-02-2

DATE FILED 02/11/19

Name of Applicant Jerred Rounds

Address 626 Buck Street

Telephone 603-851-0024

Fax _____

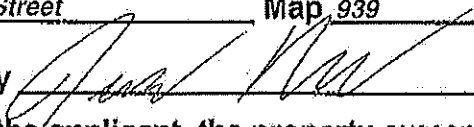
E-mail Address jerred.rounds@yahoo.com

Owner of Property Jerred Rounds

Location of Property 626 Buck Street

Map 939

Lot 9

Signature of Owner of Property 

If the property owner is not the applicant, the property owner **MUST** provide a notarized letter (original) authorizing the applicant to file an application.

You are applying to develop your property in a way that is prohibited by the requirements in the Zoning Ordinance. Please state the Article 143-19 and Section Table of Uses - Residential #3 of the Zoning Ordinance from which you are requesting a variance.

Please give a detailed description of your proposal below.

I would like to add a small, single wide manufactured home to my property as a residence for my retired parents

Has this property received a Special Exception or Variance in the past? No

If "YES", please provide copies of past Zoning Board of Adjustment Notices of Decision.

Please provide copies of the property tax card, plot plan, and any other information that you feel would be helpful for the Zoning Board to have when reviewing the application.

Please describe how the requested variance would comply with the following criteria:

1. The variance will not be contrary to the public interest;

I do not believe this would be contrary to the public interest as the driveway access is already in place, the manufactured home would not be within site of a public road and would not generate a substantial increase of traffic. Also, as I have owned the property for 2 years I have made significant upgrades to the buildings and have obtained building permits for every project and have a track record of completing projects correctly and by code.

2. The spirit of the ordinance is observed;

I believe the spirit of the ordinance is being observed as the addition of the manufactured home will not add congestion to traffic, will be located in an area that it won't be overcrowded, it is not a use or structure that is not common to the area and will not be a detriment to the character of the area, in particular since it won't be visible.

3. Substantial justice is done;

I do not believe this is a request that would benefit the public in any way by being denied and would deeply benefit my family to utilize a property that has the space, access and provisions to allow for an additional dwelling that meets the spirit of the Town Ordinance structure.

4. The values of surrounding properties are not diminished; and

The value of surrounding properties would not be diminished by my requested addition as the home would not be visible from the street and the residents would be of retirement age and would not present or act in any disruptive way. In addition, my property is kept very well and as I continue to advance my property it will only enhance neighboring values.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

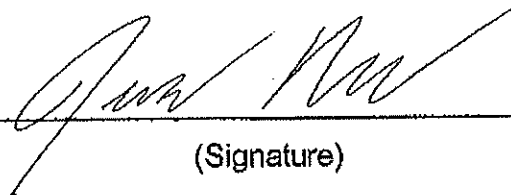
(ii) The proposed use is a reasonable one.

I do not believe there is any relationship between the general public and my request. I do also believe that my request is a reasonable one.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Lastly, when I bought my property 2 years ago it was in serious disrepair from years of neglected maintenance and very poor repair decisions. Since the day I took possession I have made significant repairs and plan to continue my improvements. Anything I do to my property, including the addition of this manufactured home, will only happen if I feel it enhances my property and does not diminish the work I have completed so far.

Applicant



(Signature)

Date 2/11/19

**TOWN OF PEMBROKE
ZONING BOARD of ADJUSTMENT**

FEE SCHEDULE WORKSHEET

NAME Jerred Rounds

CASE # _____

<u>DESCRIPTION</u>	<u>FEE</u>	<u>QUANTITY</u>	<u>TOTAL</u>
APPLICATION	\$100	<u>(1)</u>	<u>\$100</u>
NEWSPAPER LEGAL AD	\$120	<u>(1)</u>	<u>\$120</u>
CERTIFIED NOTICES	\$10 per Abutter	<u>(7)</u>	<u>\$70</u> 80
NOTICES OF DECISION	\$10 EA	<u>(1)</u>	<u>\$100</u>
TOTALS			<u>\$390</u> 400

ABUTTER LIST

An abutter is defined as any person whose property adjoins or is directly across the street or stream from the land under consideration by the Zoning Board of Adjustment.

An abutter list must be provided that consists of the mailing address and map and lot numbers for all abutters.

Abutter information can be obtained from the Planning Department located upstairs in the Town Hall.

All fees must be paid at the time the application is submitted or the application will not be accepted.

Submissions must be made in accordance with the adopted Zoning Board of Adjustment submission deadline, which is posted at the Town Hall.

All applicants are encouraged to meet with the Code Enforcement Officer prior to submitting an application to avoid delays due to incomplete information.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.



125 foot Abutters List Report

Pembroke, NH
January 23, 2019

Subject Property:

Parcel Number: 939-0009-000-000
CAMA Number: 939-0009-000-000
Property Address: 626 BUCK ST

Mailing Address: ROUNDS, JERRED H & JENNIFER A
626 BUCK ST
PEMBROKE, NH 03275

Abutters:

Parcel Number: 870-0009-000-000
CAMA Number: 870-0009-000-000
Property Address: 621 BUCK ST

Mailing Address: CLEVELAND, DONALD & KATHLENE
621 BUCK ST
PEMBROKE, NH 03275

Parcel Number: 870-0010-000-000
CAMA Number: 870-0010-000-000
Property Address: 623 BUCK ST

Mailing Address: FORDE, JOANN M, TRUSTEE JOANN M
FORDE REV TRUST 1/20/15
623 BUCK ST
PEMBROKE, NH 03275

Parcel Number: 870-0011-000-000
CAMA Number: 870-0011-000-000
Property Address: 3 OLD BEAR BROOK RD

Mailing Address: DANEALT, ZACHERY S & CORENTE,
CHARLENE
3 OLD BEAR BROOK RD
PEMBROKE, NH 03275

Parcel Number: 870-0018-000-000
CAMA Number: 870-0018-000-000
Property Address: 631 BUCK ST

Mailing Address: FOWLER, SCOTT & CARLA
631 BUCK ST
PEMBROKE, NH 03275

Parcel Number: 870-0028-000-000
CAMA Number: 870-0028-000-000
Property Address: 655 THOMPSON RD

Mailing Address: LANDRY, JR, ROBERT J
655 THOMPSON RD
PEMBROKE, NH 03275

Parcel Number: 870-0036-000-000
CAMA Number: 870-0036-000-000
Property Address: 654 THOMPSON RD

Mailing Address: GOFF, ERIC & CATHERINE
654 THOMPSON RD
PEMBROKE, NH 03275

Parcel Number: 870-0037-000-000
CAMA Number: 870-0037-000-000
Property Address: 652 THOMPSON RD

Mailing Address: ESCABI, JR, MELVIN & DUBOIS, JASON
652 THOMPSON RD
PEMBROKE, NH 03275

Parcel Number: 939-0010-000-000
CAMA Number: 939-0010-000-000
Property Address: 622 BUCK ST

Mailing Address: LAI, THOMAS ANDREW
622 BUCK ST
PEMBROKE, NH 03275

Parcel Number: 939-0011-000-000
CAMA Number: 939-0011-000-000
Property Address: 610-616 BUCK ST

Mailing Address: A B HEISER II, LLC
P O BOX 63
SUNCOOK, NH 03275



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



19-02-Z/939-9

Jerred & Jennifer Rounds
526 Buck St
Pembroke, NH 03275
19-02-Z/939-9

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526 Buck St
Pembroke, NH 03275
19-02-Z/939-9

Joann Forde, Trustee
523 Buck St
Pembroke, NH 03275
19-02-Z/939-9
Zachery Daneault &
Charlene Corente
3 Old Bear Brook Rd
Pembroke, NH 03275
19-02-Z/939-9

Scott & Carla Fowler
631 Buck St
Pembroke, NH 03275
19-02-Z/939-9

Eric & Catherine Goff
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Pembroke, NH 03275
19-02-Z/939-9
Melvin Escabi Jr &
Jason Dubois
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19-02-Z/939-9

Thomas Lai
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19-02-Z/939-9

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Suncook, NH 03275

CURRENT OWNER ROUNDS, JERRED H & JENNIFER A		TOPO 4 Rolling 2 Above Street		UTILITIES 2 Public Water 6 Septic		SIRT/ROAD 1 Paved		LOCATION 3 Rural		CURRENT ASSESSMENT Code Assessed 1010 25,200 1050 188,000 1050 99,100 1050 10,000				2121 PEMBROKE, NH																	
626 BUCK ST		Alt Pct ID TIF		SUPPLEMENTAL DATA ASKING \$ D.O.B.										VISION																	
PEMBROKE NH 03275		GIS ID		Assoc Pct#						Total 322,300				322,300																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
ROUNDS, JERRED H & JENNIFER A		3539 0180		11-28-2016		U		I		223,000		13		Assessed Year Code Assessed V Year Code Assessed																	
GAY, JR, RAYMOND W & HESTER H, TRUS		2257 1614		04-26-2001		U		V				0		2018 25,200 1010 15,300 2017 1010 20,900 188,000 1050 188,000 1050 188,000 99,100 1050 99,100 1050 99,100 10,000 1050 10,000 1050 10,000																	
		Total								Total 322,300		Total 312,400		Total 318,000																	
This signature acknowledges a visit by a Data Collector or Assessor																															
EXEMPTIONS																															
Year		Code		Description		Amount		Number		Amount		Comm Int																			
ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name		B		Tracing		Batch																							
E																															
NOTES																															
BROWN - 2 SKYLIGHTS																															
2/14/12 CORRECT OB'S & SKETCH - BH																															
1/22/13 QTLY COMP, CORRECT SKETCH & OB'S																															
2/3/14 INT INSP COMP, CRL TO UBM, TTL																															
BDRM 3 TO 6, TTL RM 13, DEP G TO A - JS																															
4/27/17 ROOF ON MAIN HOUSE COMP - JH																															
ROOFSIDING/WINDOWS=GD																															
10/17/17 #A RENO'S NOT STARTED CK '18-JH																															
2/20/18 RENO'S IP, CK '18 - JH																															
4/2/18 VISUALLY NO CHG, RENO'S IP CK '19																															
11/2/18 #A & #D ALL RENOS COMP - JH																															
BUILDING PERMIT RECORD																															
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments															
R-2018-387		11-30-2018		PS		Pellet Stove		1,000				0				PELLET STOVE															
R-2018-378		11-16-2018		PS		Pellet Stove		1,200				0				PELLET STOVE															
R-2018-377		11-16-2018		EL		Electric		5,000		11-02-2018		100		11-02-2018		ADD OUTLET F/PELLET STO															
R-2017-303		09-21-2017		RN		Renovations		1,000		11-02-2018		100		11-02-2018		#A - REMOVE & INSTALL KIT															
R-2017-302		09-21-2017		EL		Electric		1,000		11-02-2018		100		11-02-2018		#D = ELECTRICAL F/RENO I															
R-2017-301		09-21-2017		PL		Plumbing		15,000		11-02-2018		100		11-02-2018		#D = PLUMBING F/BATH RE															
R-2017-300		09-21-2017		RN		Renovations		15,000		11-02-2018		100		11-02-2018		#D = RENO 160SF INC KITH															
LAND LINE VALUATION SECTION																															
B		Use Co		Description		Zone		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustment		Adj Unit P		Land Value	
1		1050		THREE FAM		R-3B				75,000 SF		0.99		1.10000		6		1.00		1,000						1.0000		1.09		81,700	
1		1050		THREE FAM		R-3B				3,470 AC		5,000.00		1.00000		0		1.00		1,000						1.0000		5,000.00		17,400	
										Total Card Land Units		75,000 SF				Parcel Total Land Area		5.1918								Total Land Value		99,100			