

TOWN OF PEMBROKE

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

Tel: 603-485-4747

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

August 27, 2018

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

I, Call to Order

II, Attendance

III, Public Hearing

Case 18-04-Z Continued from July 30, 2018 A request has been made for a **Special Exception under Article IV Use Regulations, § 143-19 Table of Use Regulations #3**. The applicant, Gallo Reality Group, 34 Rundlett Hill Road Suite 4, Bedford NH 03110-5824 is requesting a **Special Exception** to construct 2,6 unit townhouses. A **Special Exception** is required under **§ 143-19 Table of Use Regulations #3** in the R-1 and B-1 Zoning Districts. The property is owned by, Potential Properties Corp. 34 Rundlett Hill Road Suite 4, Bedford NH 03110-5824. The property is located at 109 Wilkins Avenue, Map 266 lot 117 in the R-1 Medium Density-Residential, B-1 Business / Residential and the AC Aquifer conservation zoning Districts.

Case 18-07-Z Continued from July 30, 2018 A request has been made for a **Variance under Article IV Use Regulations section §143-19 table of uses Community Facilities #2**. The applicant Pace Career Academy, 65 Pinewood Rd. Allentown NH, 03275 proposes to move a Charter School into 716-718 Riverwood Dr. map 632 lot 18-4 in the **C1 (Commercial/light Industrial)** and the **AC Aquifer conservation Zoning District**. The owner of the property is Riverwood Drive LLC, 28 Plumb Island Dr. Newbury Ma. 01951.

Case 18-12-Z A request has been made for a **Variance under Article V use regulations section § 143-21 Table of Dimensional and Density Regulations B minimum contiguous lot frontage (feet)**. The applicant Wilfrid Poirier 4100 North Ocean Dr. #2501 Singer Island Florida proposes to subdivide lot **563-90 Center Rd in the R1 zone** into four lots with less than the required amount of frontage on a class V road. Lots 90-1 and 90-2 require 120' and lot 90-3 requires 135'. The owner of the property is Wilfrid Poirier 4100 North Ocean Dr #2501 Singer Island Florida

Case 18-13-Z A request has been made for a **Special Exception for the Aquifer Conservation District (AC) Article IX Use Regulation section §143-68**. The applicant Pace Career Academy, 65 Pinewood Rd. Allenstown NH, 03275 proposes to move a Charter School into **716-718 Riverwood Dr. map 632 lot 18-4 in the C1 (Commercial/light Industrial) and the AC Aquifer conservation Zoning District**. The owner of the property is Riverwood Drive LLC, 28 Plumb Island Dr. Newbury Ma. 01951.

IV, Approval of Minutes

V, Other Business / Correspondence

VI, Adjournment

TOWN OF PEMBROKE
ZONING BOARD OF ADJUSTMENT
SPECIAL EXCEPTION APPLICATION

CASE NO. 18-13-2

Name of Applicant FACE CAREER ACADEMY

Address 65 PINEWOOD DR., ALLENTOWN, NH 03275

Telephone 603-210-1882 Fax _____

E-mail Address GENE.CALVANO@GMAIL.COM

Owner of Property RIVERWOOD DRIVE LLC

Location of Property 716-718 RIVERWOOD DR. Map 632 Lot 18-4

Signature of Owner of Property ATTACHED TO VARIANCE APPLICATION

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 for permission to use your property in a way that is **PERMITTED** in the Zoning Ordinance under "Special Exception", Article IX Section 143-6B

Please give a detailed description of your proposal below.

FACE CAREER ACADEMY DESIRES TO LEASE SPACE AT
716-718 RIVERWOOD DR. (6,000 SQ FT). BUILD OUT
OF SPACE WILL INCLUDE 4 CLASSROOMS, OFFICES AND
BATHROOMS.

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.

1. Please describe how the requested use is essential or desirable to the public convenience or general welfare.

THIS LEASED SPACE WILL PROVIDE ADA COMPATIBLE
ACCESS TO STUDENTS.

2. Please state how the requested use will not impair the integrity or character of the district or adjoining zones, nor be detrimental to the health, morals or general welfare.

THE PROPOSED USE IS CONSISTENT WITH THE
PRESENT USE OF THE SURROUNDING AREA AND
NO TOXIC MATERIAL, ETC WILL BE ON SITE
THAT WOULD BE DETRIMENTAL.

3. Please describe how the specific site is an appropriate location for the proposed use and that the character of adjoining uses will not be affected adversely.

NO EXTERIOR CHANGES WILL BE MADE. SUFFICIENT
PARKING AREAS ARE PRESENT.

4. Please show that no factual evidence is found that the property value in the district will be adversely affected by such use.

A CHARTER SCHOOL IS LOCATED ACROSS THE
STREET (OVER 200 STUDENTS). PROPERTY
VALUES SHOULD NOT BE AFFECTED

5. Will undue traffic, nuisance or unreasonable hazard result from your proposed use? Yes or no and please explain your answer:

NO - TRAFFIC WILL BE ROUTED IN A ONE
WAY DRIVEWAY THAT CURRENTLY IS IN PLACE
AROUND THE ENTIRE BUILDING,

6. Please explain how adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use.

TRASH SERVICES AND BOTH INDOOR & OUTDOOR
MAINTENANCE WILL BE CONTRACTED BY PACE
CAREER ACADEMY

7. Please show that there are no valid objections from abutting property owners based on demonstrable fact.

ALL ABUTTERS HAVE BEEN NOTIFIED AND NO
VALID OBJECTIONS RECEIVED.

8. Please show that the proposed use has an adequate water supply and sewerage system and meets applicable requirements of the State.

WATER USAGE IS ESTIMATED AT 200-300 GALLONS
PER DAY AND SEWERAGE SYSTEM MEETS ALL
REQUIREMENTS.

9. If the proposed use is for multi-family dwellings, will it be served by the Town water system and by the Town sewerage system.

NOT APPLICABLE

Please provide a copy of the property tax card, the plot plan, and any other information you feel would be relevant for the Zoning Board of Adjustment to have when reviewing the application.

SEE VARIANCE APPLICATION

**TOWN OF PEMBROKE
ZONING BOARD of ADJUSTMENT**

FEE SCHEDULE WORKSHEET

NAME PACE CAREER ACADEMY 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	_____	_____
CERTIFIED NOTICES	\$10 per Abutter	<u>4</u>	<u>40</u>
NOTICES OF DECISION TOTALS	\$10 EA	<u>1</u>	<u>10</u>

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.

18-13-Z/632-18-4

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65 Pinewood Dr
Allenstown, NH 03275
18-13-Z/632-18-4

PACE Academy
65 Pinewood Dr
Allenstown, NH 03275
18-13-Z/632-18-4

Riverwood Drive, LLC
28 Plum Island Blvd
Newbury, MA 01951
18-13-Z/632-18-4

Bow Junction Associates
PO Box 1200
Concord, NH 03302
18-13-Z/632-18-4
NSA Property Holdings, LLC
C/o Optivest Properties
24901 Dana Pt. Harbor Dr #200
Dana Point, CA 92629
18-13-Z/632-18-4

Strong Foundations Elementary
715 Riverwood Dr
Pembroke, NH 03275

18-13-Z/632-18-4

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715 Riverwood Dr
Pembroke, NH 03275

Dana Pendergast

From: Stetson Heiser <harunga1@msn.com>
Sent: Friday, July 27, 2018 12:24 PM
To: Dana Pendergast
Subject: Re: Conservation letter for Pace

I, Ammy Heiser, representing the Pembroke Conservation Commission, give approval to Pace Career Academy to occupy the building located at 716-718 Riverwood Drive, Pembroke, NH.

This property is located in the Aquifer District and the proposed use of this site has little to no impact on the aquifer. I understand no building or soil disturbance is involved in this changeover. Therefore, the Conservation Commission has no objection.

However, it is important for the new occupants to be aware of any activities which could potentially be detrimental in this sensitive area.

Sincerely,

Ammy Heiser,
Pembroke Conservation Commission Chair

> On Jul 26, 2018, at 2:55 PM, Dana Pendergast <dpendergast@pembroke-nh.com> wrote:

>

> Ammy,

>

> The Address is 716-718 Riverwood Dr. map #632 lot 18-4. The mane of the

> people moving in is Pace Career Academy and the owner of the building

> Riverwood Dr LLC 28 Plumb Island Dr. Newbury MA.

>

> Dana

>

>

> -----Original Message-----

> From: Stetson Heiser [mailto:harunga1@msn.com]

> Sent: Thursday, July 26, 2018 2:03 PM

> To: dpendergast@pembroke-nh.com

> Subject: Conservation letter for Pace

>

> Hi Dana

>

> I would like to send the letter regarding Pace. Could you please send the

> map, lot number, address and the name so I am sure to get all the info

> correct.

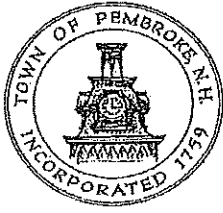
> It was good to meet you on Tuesday.

>

> Thanks,

> Ammy

>



TOWN OF PEMBROKE

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

Tel: 603-485-4747

To: Pembroke Zoning Board
From: Carolyn Cronin, Town Planner
Date: August 13, 2018
Re: Special Exception #18-13-Z, Pace Academy

I have reviewed the request for a special exception for educational use in the Aquifer Conservation Overlay District.

Due to the nature of the use and that no redevelopment is proposed on the site, it does not appear that the proposal is detrimental to the aquifer.

The proposal will need to come before the Planning Board for a minor site plan because it is considered a change in use.

If you have questions, feel free to get in touch.

Carolyn Cronin
Town Planner
Town of Pembroke

Pembroke Zoning Board
Pembroke, NH 03275

RECEIVED

1 JUN 1993

Pembroke Bldg Inspector

RE: PACE Career Academy
716 Riverwood Drive
Pembroke, NH 03275

As Health Officer for the Town of Pembroke,
it is my opinion that:

1. The proposed use will not have a detrimental effect on the quality of the ground water
2. The proposed use will not cause a significant reduction in the long term volume of water contained in the aquifer
3. That the proposed use will not discharge waste water on the site other than those permitted

Dr. Vincent Greco
Health Officer
Town of Pembroke

RECEIVED

MAY 03 2018

TOWN OF PEMBROKE
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR A VARIANCE

Pembroke Bldg Inspector

CASE NO. 18-007-Z

Name of Applicant PACE CAREER ACADEMY DATE FILED _____
Address 65 PINEWOOD DRIVE, ALLENSTOWN, NH 03275
Telephone 603-210-1882 Fax _____
E-mail Address GENE.CALVANO@GMAIL.COM
Owner of Property RIVERWOOD DRIVE LLC
Location of Property 716-718 RIVERWOOD DR. Map 632 Lot 18-4
Signature of Owner of Property SEE ATTACHED

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 of the Zoning Ordinance from which you are requesting a variance.
2-2

Please give a detailed description of your proposal below.

PACE CAREER ACADEMY, A DISTRICT SPONSORED CHARTER HIGH SCHOOL WITH A MAXIMUM OF 50 STUDENTS, DESIRES TO LEASE ADA COMPATIBLE SPACE AT 716-718 RIVERWOOD DR. (6,000 SF OF 14,500 SF TOTAL). 4 PARKING SPACES PER CLASSROOM ARE AVAILABLE. ALL TRAFFIC WILL BE ROUTED ONE-WAY AROUND BUILDING. BUILD OUT OF SPACE WILL INCLUDE CLASSROOMS, OFFICES, MEETING ROOMS AND BATHROOMS. SEE ATTACHED SITE PLAN AND FLOOR PLAN.

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;

THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE
NEIGHBORHOOD. NO EXTERIOR CHANGES TO THE BUILDING ARE PLANNED,
AN EXISTING CHARTER ELEMENTARY SCHOOL WHOSE DROP-OFF AND
PICK-UP HOURS DIFFER FROM PACE IS ACROSS THE STREET. GRANTING
THE VARIANCE WOULD NOT THREATEN THE PUBLIC HEALTH, SAFETY OR
WELFARE.

2. The spirit of the ordinance is observed;

SEE #1 ABOVE.

3. Substantial justice is done;

THE PROPOSED USE IS CONSISTENT WITH THE PRESENT USE OF
THE SURROUNDING AREA AND SHOULD NOT HAVE AN ADVERSE
EFFECT ON INDIVIDUAL NEIGHBORS. THERE ARE 4 ABUTTERS;

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

NO CHANGES TO THE EXTERIOR ARE BEING MADE AND PROPOSED
USE SHOULD NOT CHANGE THE VALUE OF SURROUNDING
PROPERTIES.

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.

PACE HAS SEARCHED FOR ADA ACCESSIBLE SPACES OF
6,000 SF OR GREATER AND THERE ARE NONE IN THE AREA.
716-718 RIVERWOOD IS THE ONLY PROPERTY AVAILABLE IN
THE LAST 3 YEARS THAT MEET OUR NEEDS AND THE
DEPT. OF EDUCATION REQUIREMENTS.

(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.

Applicant

Gene Calvano

Date

5/3/18

(Signature)

GENE CALVANO, PACE BOARD MEMBER

ATTACHED
2 sets
3/11/00

LIST OF ABUTTERS

Please Type

All abutters must be notified per RSA 676:7, including applicant.

Please Type

OWNER: RIVERWOOD DRIVE LLC MAP & LOT #: 632-18-5

28 PLUM ISLAND BLVD

NEWBURY, MA 01951

OWNER: BOW JUNCTION ASSOCIATES MAP & LOT #: 632-17

P.O. BOX 1200

CONCORD, NH 03302

OWNER: NSA PROPERTY HOLDINGS LLC MAP & LOT #: 632-18-3

C/O OPTIVEST PROPERTIES

24901 DANA PT. HARBOUR DR. #200

DANA POINT, CA 92629

OWNER: STRONG FOUNDATION MAP & LOT #: 632-18-9

ELEMENTARY SCHOOL

715 RIVERWOOD DR.

PEMBROKE, NH 03275

OWNER: _____ MAP & LOT #: 632-18-10

OWNER: _____ MAP & LOT #: _____

Use additional copies of this form as needed

18-07-Z/632-18-4

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**TOWN OF PEMBROKE
ZONING BOARD of ADJUSTMENT**

FEE SCHEDULE WORKSHEET

NAME PACE CAREER ACADEMY CASE # _____

<u>DESCRIPTION</u>	<u>FEE</u>	<u>QUANTITY</u>	<u>TOTAL</u>
APPLICATION	\$100	<u>1</u>	<u>100.00</u>
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CERTIFIED NOTICES	\$10 per Abutter	<u>4</u>	<u>40.00</u>
NOTICES OF DECISION	\$10 EA	<u>1</u>	<u>10.00</u>
TOTALS			<u>\$ 270.00</u>

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GENE T. CALVANO
527 E HIGH ST.
MANCHESTER, NH 03104-5339

54-153/114

1122

DATE 5/3/10

PAY TO THE
ORDER OF

TOWN OF PEMBROKE

\$ 270.00

TWO HUNDRED SEVENTY & 00/100 -

DOLLARS  Security Features
Included.
Details on Back.

※Citizens Bank® 18-07-Z

MEMO FACE VARIANCE APP.

Gene T. Calvano

⑆011401533⑆ 3302405725⑈ 1122

NOTES

RECEIPT

DATE 5/3/2018 NO. 689202

RECEIVED FROM Gene Calvano

ADDRESS

For budget January 2018 \$ 270.00

FOR Face ZBA

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	<u>270</u>	<u>00</u>
BALANCE DUE			MONEY ORDER		

ck # 1122

BY [Signature]

©2001 REDIFORM • BLOOMER

Riverwood Drive, LLC
79 Parker Street
Newburyport, MA 01950

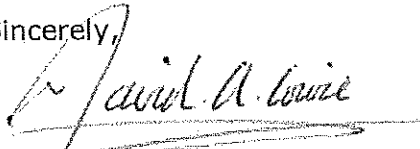
April 16, 2018

Re: 716-718 Riverwood Drive, Pembroke, New Hampshire

To Whom It May Concern:

Riverwood Drive, LLC (the "Owner") is the owner of the property located at 716-718 Riverwood Drive, Pembroke, New Hampshire (the "Property"). The Owner has entered into negotiations to lease a portion of the Property to Pace Career Academy. Pace Career Academy intends to use a portion of the Property to operate a school. By this letter, the Owner hereby authorizes Pace Career Academy to seek a variance or any other permits it may need to use a portion of the Property as a school.

Sincerely,

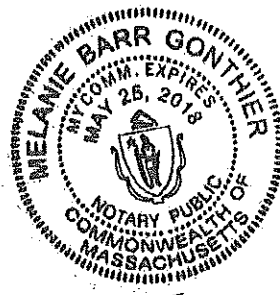


David A. Cowie
Manager, Riverwood Drive, LLC

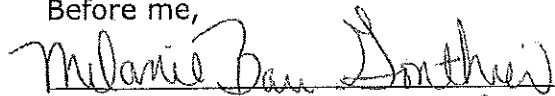
Commonwealth of Massachusetts
County of Essex, ss.

April 16, 2018

Then personally appeared the above David A. Cowie, Manager of Riverwood Drive, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Riverwood Drive, LLC.



Before me,



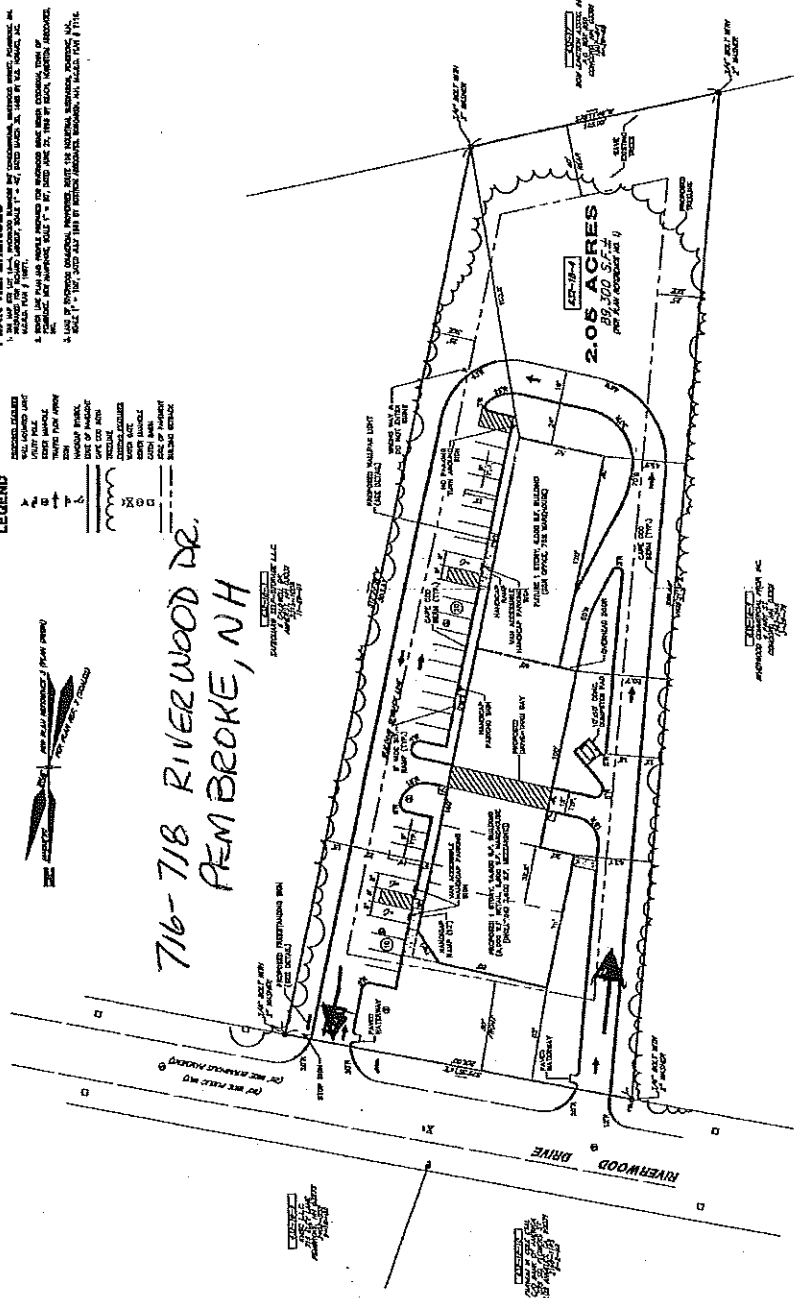
Printed name: Melanie Barr Gonthier
Notary public

REFERENCES

THE NEW YORK PUBLIC LIBRARY, ASTOR LENOX AND TILDEN FOUNDATIONS, 410 FIFTH AVENUE, NEW YORK 17, N.Y.

LEGEND

716-718 RIVERWOOD DR.
PEMBROKE, NH

[illegible]

NOTES

- [illegible]

CHARTER'S ACCOUNTS

3/10/68

DATE

CHARTER

RENEWABLE PLANNING BOARD APPROVAL

UNDER THE PROVISIONS OF RES. 674-1 OF THE TOWN OF PEABODY, PLANNING BOARD IN ACCORDANCE WITH THE BOARD VOTE DATED 12/27/85 APPROVAL OF THIS SITE PLAN IS LIMITED TO ALTERATIONS, AMENDMENTS AND BUILDINGS AS SHOWN:

[Signature] CHAIRMAN

TAX MAP 632 LOT 18-4
SITE LAYOUT PLAN
RIVERWOOD DRIVE
PINEHURST, NEW HAMPSHIRE 03054
NE. TOOL & EQUIPMENT INC.
281 SOUTH BROADWAY
SAUGUS, MA 01906
SCALE: 8"=40'
DECEMBER 23, 2004

SCALE: 1"=10'
DATE: JAN 09/04

		Send Options: ☐ Working Engineer ☐ Trade Engineer ☐ Lead Engineer ☐ Lead Planner ☐ Laboratory personnel		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
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TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5		Send: ☐ 100+ ☐ 25-100 ☐ 10-25 ☐ 5-10 ☐ 1-5	
TFM					

CERTIFICATION

RECEIVED BY SEA 07/16/1974 AND SEA 07/25/74

THIS SURVEY PLOT IS NOT A RESEARCH
ACCOUNT TO THIS TITLE AND THAT THE LACK OF EFFECTS
AND THAT THERE ARE MORE OF THEM IN THE
ALSO BEING RECORDED AND THAT NO NEW
IS THE PLOT.

THE ABOVE CATERPILLAR IS PROVED TO LACK EVIDENCE OF
RESEARCHED INVESTIGATIONS AND IS NOT A CONTRIBUTION TO TITLE
IS ON BEHALF OF PROPERTY PLOT.

THE ABOVE CATERPILLAR IS FOR
HOLLY CRYSTAL. THIS IS NOT A CONTRIBUTION
TO RESEARCHED INVESTIGATIONS.

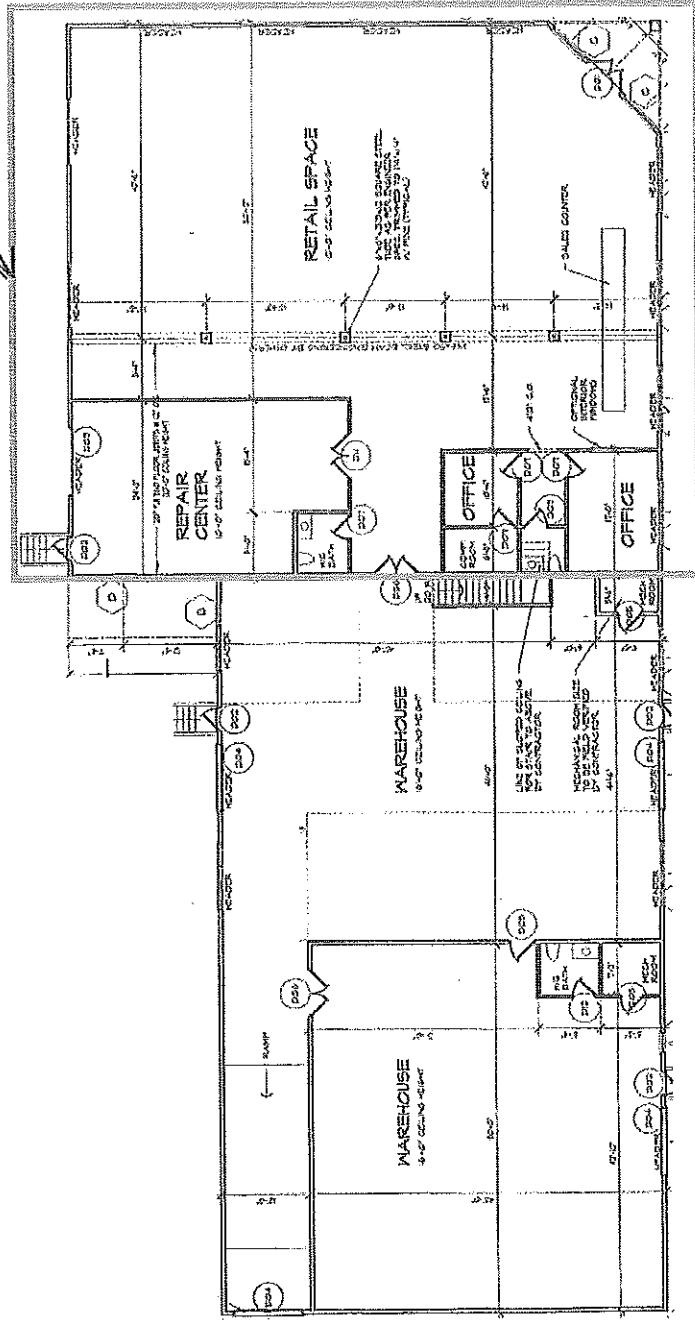


[Signature]

100

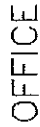
716-718 RIVERWOOD DR.
PEMBROKE, NH

✓ AREA TO BE
LEASED



CURRENT FLOOR PLAN

PROPOSED
FLOOR PLAN
FOR LEASED
AREA



COMP.
ROOM

OFFICE

OFFICE

**MECH.
ROOM**

UP 20 R.

CURRENT OWNER		UTILITIES		STREET/ROAD		LOCATION		CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		VISION	
RIVERWOOD DRIVE, LLC		4	Rolling	2	Public Water	1	Faved	5	Industrial	Description		Code	
28 PLUM ISLAND BLVD		3	Public Sewer							3220		3220	
NEWBURY, MA 01951										3220		3220	
Additional Owners:		SUPPLEMENTAL DATA		Abatement		D.O.B.		Total		892,100		892,100	
		Other ID:		Taxpayer Req		Flood Plain		Admin Review		For Sale		GIS ID:	
		ASSOC PID#		Total		892,100		892,100		2121		PEMBROKE, NH	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/R		W/T		SALE PRICE		P.C.		PREVIOUS ASSESSMENTS (HISTORY)		VISION	
RIVERWOOD DRIVE, LLC		35230051		07/18/2016		Q		1		800,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
NANTUCKET RIVERWOOD REALTY II, LLC		330000610		06/24/2010		Q		1		856,000	00	2017	3220	704,100	2016	3220	704,100
NANCO, LLC		27310935		12/15/2004		U		Y		110,000	00	2017	3220	163,000	2015	3220	163,000
NANCO, LLC		26581249		05/21/2004		U		Y		80,000	00	2017	3220	25,000	2015	3220	25,000
BMJ REALTY, LLC		22971070		09/20/2001		U		Y			00	2017	3220				
		Total:		892,100		Total:		892,100		Total:		892,100		Total:		892,100	

EXEMPTIONS				OTHER ASSESSMENTS										
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.						
									Total:	892,100	Total:	892,100	Total:	892,100
This signature acknowledges a visit by a Data Collector or Assessor														

ASSESSING NEIGHBORHOOD					APPRaised VALUE SUMMARY	
					Appraised Bldg. Value (Card)	659,100
					Appraised XF (B) Value (Bldg)	45,000
Total:						

NBHD SUB		NBHD Name		Street Index Name		Tracing		Batch	
E/A									
NOTES									
GRAY									
4/8/11 DIST PANEL #718 COMP - DV									
12/85 1547/1055 DRAINAGE DEED									
4/13/12 716 VACANT, PART INSP - RS									
12/15/04 2731/095 EXTEND ROAD									
7/22/14 VACANT/4SALE/CONCORD COMM 2253200									
3/10/09 BANNER COMP NVA - DI									
7/1/4: ASKING 895,000 MLS 4254763									
8/16/10 718 = NATIONAL POWER SPORTS (2)									
2/28/11 SPRINKLERS COMP. VERIFIED 2 UNIT									
Appraised OB (L) Value (Bid)						25,000			
Appraised Land Value (Bid)						165,000			
Special Land Value						0			
Total Appraised Parcel Value						892,100			
Valuation Method:						C			
Adjustment:						C			
Net Total Appraised Parcel Value						892,100			

LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION	
B Use	Code	Description	Zone	D Front	Depth	Units	Unit Price	I Factor	S.A. Disc	C Factor	ST. Adj.	Notes-Adj	Special Pricing	S Adj	Facet	Adj. Unit Price	Land Value
1	3220	STORE/SHOP	C-1A			87,120 SF	0.93	2.0000	1	1.0000	1.00	0.00		1.00	1.00	1,86	162,000
1	3220	STORE/SHOP	C-1A			0.05 AC	10,000.00	2.0000	0	1.0000	1.00	0.00		1.00	1.00	20,000.00	1,000
Total Card Land Units:		2.05 AC		Parcel Total Land Area:		2.05 AC		Total Land Value:		163,000							

Property Location: 716-718 RIVERWOOD DR
Vision ID: 2287

Account # 002287

MAP ID: 632/18/4/

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

State Use: 3220
Print Date: 12/11/2017 10:42

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Code	Ch	Description	Element	Code	Ch	Description
Style	96		Office/Wareh				
Model	94		Comm/Ind				
Grade	04		Average +10				
Stories	2						
Occupancy	1						
Exterior Wall 1	25		AL/Vinyl				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	09		Enam Mtl Shing				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	03		Concr-Finished				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Buc				
AC Type	01		None				
Bldg Use	3220		STORE/SHOP				
Total Rooms							
Total Bedrms							
Total Baths	02						
Heat/AC	01		HEAT/AC PKGS				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	05		SUS-CELL & WL				
Rooms/Ptnts	02		AVERAGE				
Wall Height	9						
% Conn Wall							

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

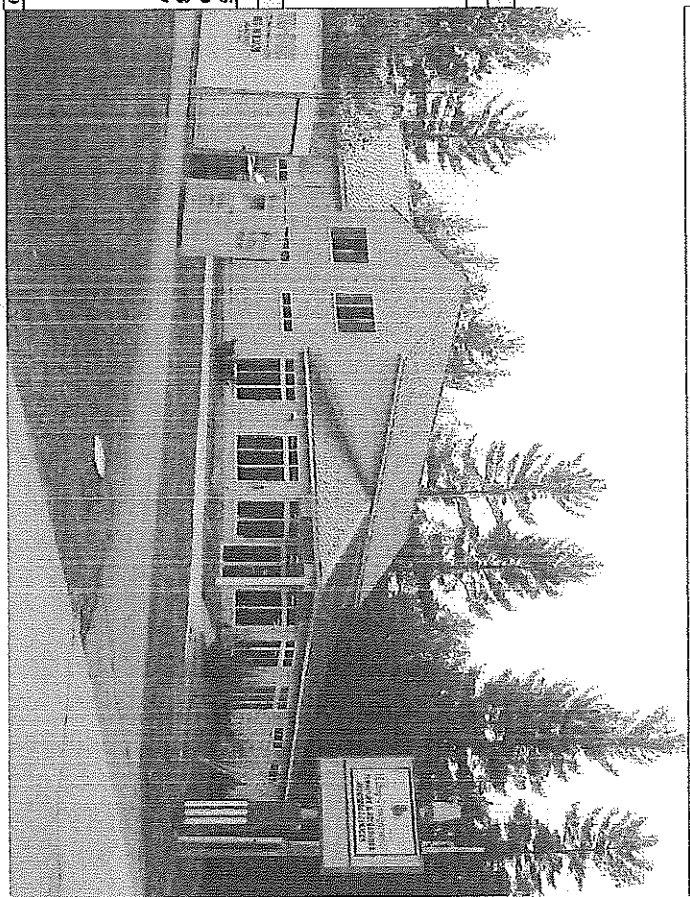
Code	Description	Sub	Sub Descript	U/B Units	Unit Price	Yr	Code	Dp R	Ord	%Cnd	App Value
PAY1	PAVING COM	L		22,201	1.50	2005	C	2		75	25,000
LDL1	LOAD LEVEL	B		1	3,500.00	2008	C	2		100	3,500
SPR3	DRY	B		13,701	1.80	2008	C	2		100	22,700
AC	AIR CONDITIO	B		8,640	2.40	2008	C	2		100	19,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec. Value
AOF	Office, (Average)	2,640	2,640	2,640	49.21	129,925
BAS	First Floor	8,640	8,640	8,640	49.21	425,209
FOP	Porch, Open, Finished	0	112	28	12.30	1,378
SDA	Store Display Area	3,248	3,248	3,248	49.21	159,847
Tot. Gross Liv/Less Area:		14,528	14,640	14,556		716,359

COST/MARKET VALUATION

Adj. Base Rate:	49.21	716,359
Net Other Adj:	0.00	
Replace Cost:	216,359	
AYB	2005	
EYB	2008	
Dep Code	A	
Remodel Rating		
Year Remodeled		
Dep %	8	
Functional Obsolescence		
External Obsolescence		
Cost Trend Factor		
Condition		
% Complete		
Overall % Cond	92	
Apprais Val	659,100	
Dep % Ovr	0	
Dep Ovr Comment		
Misc Imp Ovr	0	
Misc Imp Ovr Comment		
Cost to Cure Ovr	0	
Cost to Cure Ovr Comment		



RECEIVED

JUL 26 2018

TOWN OF PEMBROKE
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR A VARIANCE

TOWN OF PEMBROKE
PLANNING DEPT.

CASE NO. 18-12-2

DATE FILED 7/26/18
Name of Applicant WILFRID G. POIRIER
Address 4100 NORTH OCEAN DR. #2501, SINGER ISLAND, FL.
Telephone 603 724-3937 Fax 33404
E-mail Address POIRIERW@COMCAST.NET
Owner of Property WILFRID G. POIRIER
Location of Property CENTER RD + Map 563 Lot 90
THIRD RANGE RDg
Signature of Owner of Property Wilfrid G. Poirier

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 and Section 21-13 of the Zoning Ordinance from which you are requesting a variance.

Please give a detailed description of your proposal below.

TO SUBDIVIDE LOT 563-90, 100 ACRES ±, INTO FOUR (4) LOTS IN A R-1 ZONE. TWO (2) LOTS HAVE EXISTING HOUSES ON THEM AND THE OTHER LOT PREVIOUSLY HAD AN EXISTING HOME. THE 87 ACRE ± LOT WILL BE SOLD TO THE CONSERVATION COMMISSION. SEE ATTACHED PLANS. LOTS 563, 90-2 + 90-3 WILL BE RESPONSIBLE FOR

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.

THE MAINTENANCE + REPAIR OF THE ACCESS ROAD BY A RECORDED COMMON DRIVE WAY AGREEMENT.

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

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

see ATTACHED sheet

2. The spirit of the ordinance is observed;

see ATTACHED sheet

3. Substantial justice is done;

see ATTACHED SHEET

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

see ATTACHED sheet

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.

See ATTACHED sheet

(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.

Applicant

Jeffrey S. Morris
(Signature)

Date

7/26/18

From: James Coughlin Jr jencjr@yahoo.com
Subject: Fwd: Limited Power of Attorney
Date: April 4, 2018 at 8:30 AM
To: polnierw@comcast.net

Wil:

Please find attached the Limited Power of Attorney. Print this out and execute in front of a Notary and have it acknowledged by him or her. Send the original back to me.

James Coughlin
PO Box 210
Center Harbor, NH 03226

Sent from my iPad

Begin forwarded message:

From: James Coughlin Jr <jencjr@yahoo.com>
Date: April 3, 2018 at 2:53:42 PM EDT
To: jencjr@yahoo.com
Subject: Limited Power of Attorney

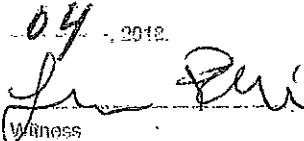
LIMITED POWER OF ATTORNEY

Know all persons by these presents that I, Wilfred Polier of 4100 North Ocean Dr., Singer Island, FL 33404, (The Principal) do hereby appoint, James E M Coughlin Jr of P O Box 210, Center Harbor, NH 03226, (The Agent) to act in my name and place,

to the fullest extent on my behalf in all matters relative to and involved in a certain parcel of land with buildings thereon containing 100 acres more or less on Center Road and Third Range Road, Pembroke, NH know as Tax Map 563-90. " The Agent " shall have authority to represent " The Principal " in all matters involving the Pembroke town officials including but not limited to the Pembroke ZBA, Planning Board, Conservation Commission, Administrator or any other town representative.

This Limited Power of Attorney shall become effective on the date The Principal signs this instrument and shall expire one year from the effective date. The Agent shall not delegate the powers granted to the Agent by this Limited Power of Attorney.

In Witness whereof, The Principal has executed this instrument this 4 day of

04, 2018.

Witness

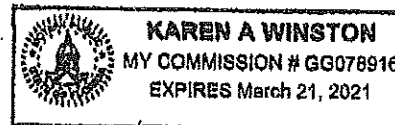

Wilfred Polier (Principal)

State of FLORIDA
County of PALM BEACH

Personally appeared, Wilfred Polier, The Principal, who is known to me or was otherwise suitably identified, did acknowledge to me that the execution of this Limited Power of Attorney was his free act and deed.


Notary Public
Print Name: KAREN WINSTON

Commission Expires: 3/21/21



From: James Coughlin Jr jemcjr@yahoo.com
Subject: Pembroke Zoning Board of Adjustment
Date: Jul 24, 2018 at 1:12:04 PM
To: jemcjr@yahoo.com

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

This is a pre- existing condition since the 1950's. Mr. Poirier has owned the property since 1980. The properties on lot 563-90 were always assessed separately but under the same tax map and number. The use of the existing property is residential which is permitted by the zoning ordinance. The variance request is for relief of the frontage area requirement of Article 143 Section 21-B on a Class V road. The variance does not alter the essential character of the residential area of the neighborhood and is not contrary to the public interest.

2. The spirit of the ordinance is observed:

The three (3) house lots meet all the requirements of Article 143 Section 21 in a R1 zone except Road frontage on a Class V road. In fact, the houses on the north side of Center Road have no existing frontage as of the present time. The plan shows that we will be adding 6,291 feet to the Town's right of way and therefore providing frontage for these existing homes. The granting of the variance would not threaten the public health, safety or welfare of the residents. The variance is consistent with the spirit of the zoning ordinances and does not violate the basic zoning objectives and not contrary to public interest.

3. Substantial justice is done:

The guiding rule is that substantial justice is any loss to the individual owner that is not outweighed by a gain to the general public is injustice. The Supreme Court has considered whether the proposed use is consistent with the present uses in the neighborhood and that the purpose of the zoning

ordinances were not adopted specifically to alter the types of uses in a neighborhood.

4. The values of surrounding properties are not diminished:

The values are not diminished since the properties in the area are all residential homes of similar value, type and usage.

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

The property was originally a hospital built in the 1950's prior to the adoption of the zoning ordinances in 1974. There were multiple buildings and houses on the property at that time. The purpose of the owner's request is to subdivide the land into three(3) house lots to be sold separately and an 87 acre parcel to be sold to the Conservation Commission. The unnecessary hardship is that the peculiar characteristics of the land makes it impossible to comply with the exact terms of the frontage requirement of the ordinance. All other requirements of the ordinance are met. The use of the property is the same as the surrounding area and does not violate or alter the character of the district or the purpose of the ordinance. The use is a responsible one and complies with the types of homes in the neighborhood.

Sent from my iPad

**TOWN OF PEMBROKE
ZONING BOARD of ADJUSTMENT**

FEE SCHEDULE WORKSHEET

NAME _____ 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>34</u>	<u>340 -</u>
NOTICES OF DECISION	\$10 EA	<u>2</u>	<u>20 -</u>
TOTALS			<u>580 -</u>

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.

ASSURED REALTY TRUST

PO BOX 210
CENTER HARBOR, NH 03226

54-185/114

1594

DATE 7/26/18



PAY TO THE
ORDER OF



Town of Lemaroke

\$ 580.00

Five Hundred + Eighty

DOLLARS

00/100
XXX



BANK OF
NEW ENGLAND (18-11-2)
Salem, New Hampshire

MEMO

ZBA Application
Lemaroke

James M. Bough
Trust

⑆011401850⑆

50500118

1594

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK LOCATED ON THE BACK

563-90/18-12-Z

Wilfrid Poirier
4100 North Ocean Dr., #2501
Singer Island, FL 33404
563-90/18-12-Z

Wilfrid Poirier
4100 North Ocean Dr., #2501
Singer Island, FL 33404
563-90/18-12-Z

James Coughlin
PO Box 210
Center Harbor, NH 03226
563-90/18-12-Z

James Coughlin
PO Box 210
Center Harbor, NH 03226
563-90/18-12-Z
SBA 2012 TC II, LLC
Attn: Tax Dept NH47170-A
8051 Congress Ave
Boca Raton, FL 33487-1307
563-90/18-12-Z

James Ross
414 Grandview Rd
Pembroke, NH 03275
563-90/18-12-Z

Paul & Evelyn Gelinas
29 Roland Dr
Allenstown, NH 03275
563-90/18-12-Z

Robert Gelinas, Jr
495 Fourth Range Rd
Pembroke, NH 03275
563-90/18-12-Z

Kathleen Lochhead Trustee
229 Brickett Hill Rd
Pembroke, NH 03275
563-90/18-12-Z

Kelli Lynch
473 Pembroke St
Pembroke, NH 03275

563-90/18-12-Z

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Pembroke, NH 03275

563-90/18-12-Z

Kirsten & Thomas Balon Jr
471 Pembroke St
Pembroke, NH 03275

563-90/18-12-Z
Lonny Meloon &
Catherine Sullivan
209 Bean Hill Rd
Pembroke, NH 03275
563-90/18-12-Z

Dixie & Joseph Cloutier Trustees
207 Bean Hill Rd
Pembroke, NH 03275
563-90/18-12-Z

Esther Drouin
455 Carrie Ave
Pembroke, NH 03275
563-90/18-12-Z

Steven Yanulavich
453 Carrie Ave
Pembroke, NH 03275
563-90/18-12-Z

Michael Payeur
451 Pembroke St
Pembroke, NH 03275
563-90/18-12-Z

Robert Brousseau Trustee
449 Pembroke St
Pembroke, NH 03275
563-90/18-12-Z

Christopher & Donna Nedean
204 Center Rd
Pembroke, NH 03275
563-90/18-12-Z

Kimberly Cleary
208-2 Center Rd
Pembroke, NH 03275
563-90/18-12-Z

Barbara Nobrega
208 Center Rd
Pembroke, NH 03275

563-90/18-12-Z

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Lonny Meloon &
Catherine Sullivan
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Dixie & Joseph Cloutier Trustees
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Esther Drouin
455 Carrie Ave
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Steven Yanulavich
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Michael Payeur
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Robert Brousseau Trustee
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Concord, NH 03302
563-90/18-12-Z

Bruce & Debra Coffin
477 Third Range Rd
Pembroke, NH 03275
563-90/18-12-Z
Town of Pembroke
Beck Conservation Area
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Bert Whittemore Trustee
C/o Patriot Investment Co
4 Park St
Concord, NH 03301
563-90/18-12-Z
Frederick Whittemore
C/o Morgan Stanley
1221 Ave of the America's 30th
New York, NH 10020
563-90/18-12-Z

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428 Deerpath lane
Pembroke, NH 03275

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Diane & Claude Jumet
1619 Third Ave, # 14K
New York, NY 10128

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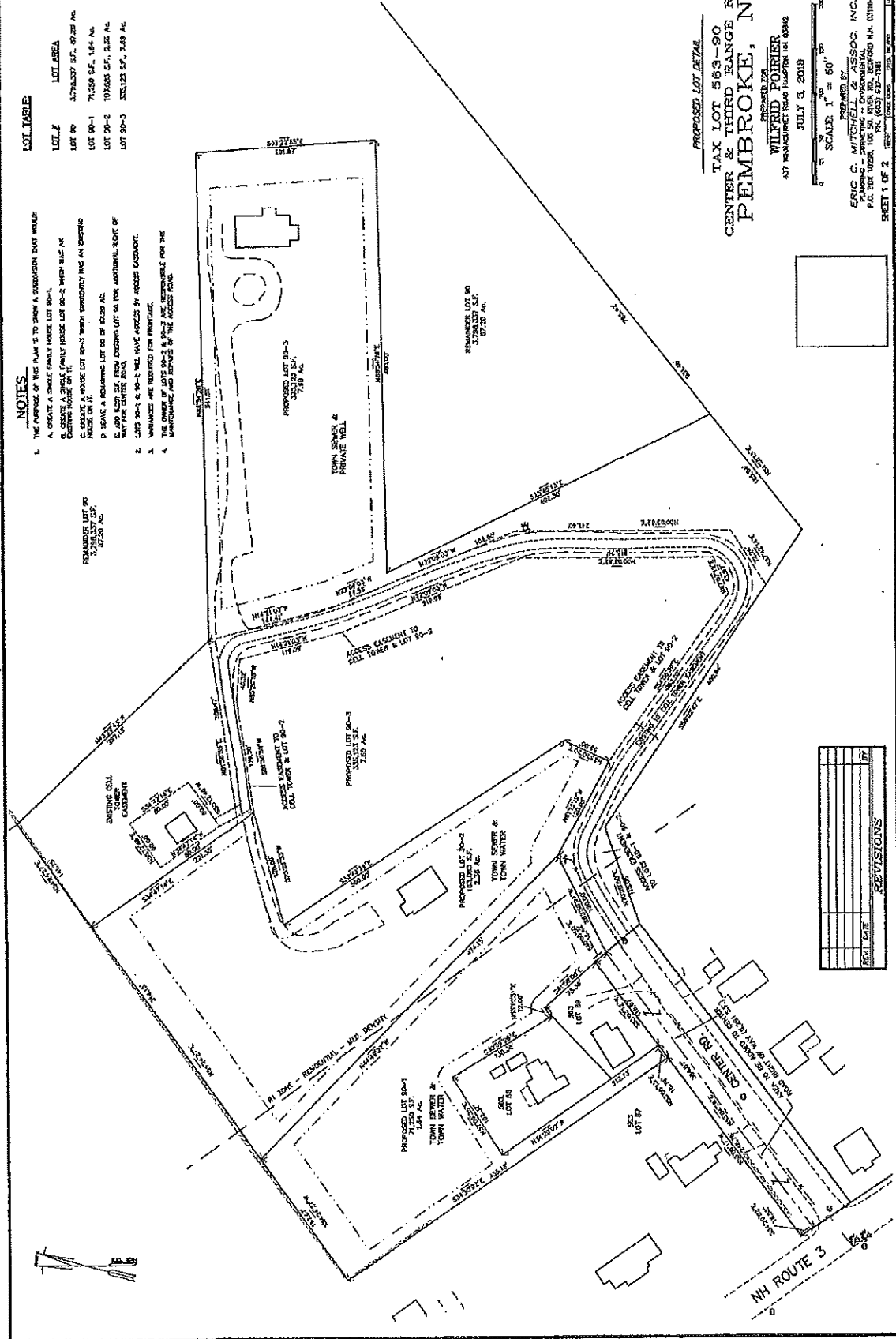
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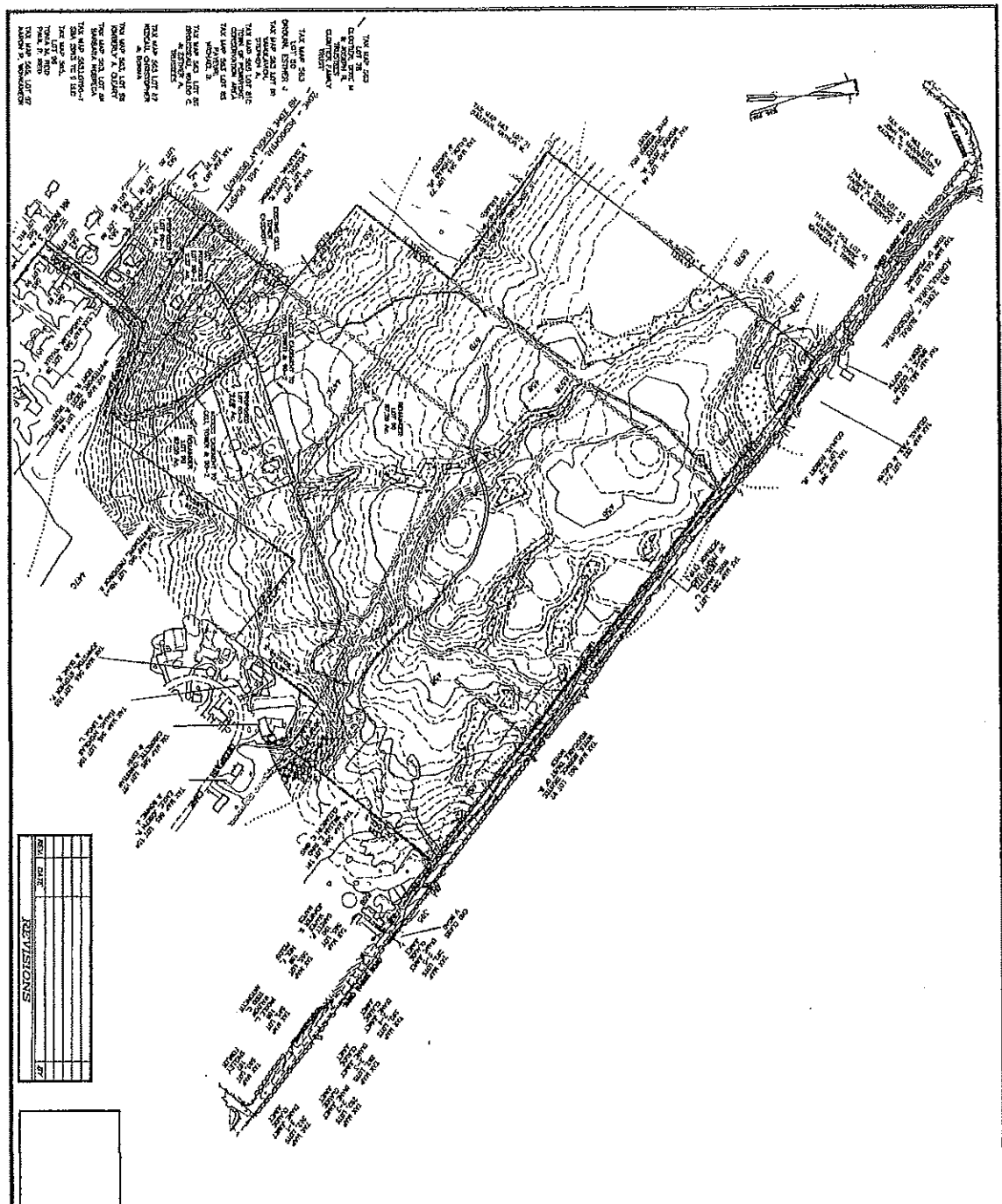
Diane & Claude Jumet
1619 Third Ave, # 14K
New York, NY 10128

LOT TABLE-

1. THE PURPOSE OF THIS PLAN IS TO SHOW A SUCCESSION THAT WOULD:
 - a. CREATE A SINGLE FAMILY HOUSE LOT 80-1
 - b. CREATE A SINGLE FAMILY HOUSE LOT 80-2 WHICH HAS AN EXISTING HOUSE ON IT.
 - c. CREATE A HOUSE LOT 80-3 WHICH CURRENTLY HAS AN EXISTING HOUSE ON IT.
 - d. LEAVE A RESERVE LOT TO BE 80-20 AC.
 - e. JOE AND JOEY FROM EXISTING LOT 80 FOR ADDITIONAL BROTHER OF LOT 80-1.
 - f. LOT 80-4 & 80-2 WILL HAVE ACCESS BY ACCESS EASEMENT.
 - g. UNITS ARE NOT REQUIRED FOR FINANCING.
 - h. THE OWNERS OF LOTS 80-2 & 80-3 ARE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENT OF THE ACCESS ROAD.

LOT #	LOT AREA
LOT 00	3,794.337 S.F., 87.23 AC
LOT 90-1	71,250 S.F., 1.64 AC
LOT 90-2	103,003 S.F., 2.36 AC
LOT 90-3	335,123 S.F., 7.69 AC





REV.	DATE	REVISIONS
1	06/15/2016	ADDED LOT 100, 101, 102, 103, 104, 105
2	06/15/2016	ADDED LOT 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

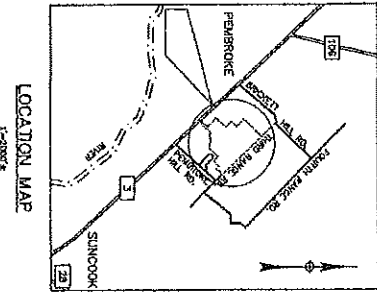
OVERALL PLAN
TAX LOT 563-90
CENTER & THIRD RANGE ROADS
PEMBROKE, NH.
 PREPARED BY
WILFRID POIRIER
 437 WINDHAM ROAD WINDHAM NH 03093
 JUNE 15, 2016
 REVIEWED BY
ERIC C. MITCHELL & ASSOC. INC.
 700 BIRCH HILL RD. DUNSMITH NH 03045
 SHEET 2 OF 2

LOT #	LOT AREA
LOT 100	2,000 S.F. 0.045 AC.
LOT 101	7,200 S.F. 0.164 AC.
LOT 102	10,000 S.F. 0.228 AC.
LOT 103	10,000 S.F. 0.228 AC.

- LEGEND**
- STREET WALL
 - WETLANDS
 - FENCE
 - EXISTING TRESTLE
 - EXISTING CONTAINMENT
 - SOIL BOUNDARY

SOIL TYPES

40	MONTGOMERY FINE SANDY LOAM, VERY STONY	A	0 - 2%
41	FAIRBANKS FINE SANDY LOAM, VERY STONY	B	0 - 2%
42	FAIRBANKS FINE SANDY LOAM, VERY STONY	C	0 - 2%
43	FAIRBANKS FINE SANDY LOAM, VERY STONY	D	0 - 2%
44	FAIRBANKS FINE SANDY LOAM, VERY STONY	E	0 - 2%
45	FAIRBANKS FINE SANDY LOAM, VERY STONY	F	0 - 2%
46	FAIRBANKS FINE SANDY LOAM, VERY STONY	G	0 - 2%
47	FAIRBANKS FINE SANDY LOAM, VERY STONY	H	0 - 2%
48	FAIRBANKS FINE SANDY LOAM, VERY STONY	I	0 - 2%
49	FAIRBANKS FINE SANDY LOAM, VERY STONY	J	0 - 2%
50	FAIRBANKS FINE SANDY LOAM, VERY STONY	K	0 - 2%
51	FAIRBANKS FINE SANDY LOAM, VERY STONY	L	0 - 2%
52	FAIRBANKS FINE SANDY LOAM, VERY STONY	M	0 - 2%
53	FAIRBANKS FINE SANDY LOAM, VERY STONY	N	0 - 2%
54	FAIRBANKS FINE SANDY LOAM, VERY STONY	O	0 - 2%
55	FAIRBANKS FINE SANDY LOAM, VERY STONY	P	0 - 2%
56	FAIRBANKS FINE SANDY LOAM, VERY STONY	Q	0 - 2%
57	FAIRBANKS FINE SANDY LOAM, VERY STONY	R	0 - 2%
58	FAIRBANKS FINE SANDY LOAM, VERY STONY	S	0 - 2%
59	FAIRBANKS FINE SANDY LOAM, VERY STONY	T	0 - 2%
60	FAIRBANKS FINE SANDY LOAM, VERY STONY	U	0 - 2%
61	FAIRBANKS FINE SANDY LOAM, VERY STONY	V	0 - 2%
62	FAIRBANKS FINE SANDY LOAM, VERY STONY	W	0 - 2%
63	FAIRBANKS FINE SANDY LOAM, VERY STONY	X	0 - 2%
64	FAIRBANKS FINE SANDY LOAM, VERY STONY	Y	0 - 2%
65	FAIRBANKS FINE SANDY LOAM, VERY STONY	Z	0 - 2%



AERIAL VIEW - GOOGLE MAPS



CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	09		Family Flat				
Model	01		Residential				
Grade	03		Average				
Stories	2						
Occupancy	1						
Exterior Wall 1	25		AL/Vinyl				
Exterior Wall 2	08		Wood on Sheath				
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gl/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2	06		Inlaid Sht Gds				
Heat Fuel	04		Electric				
Heat Type	07		Electr Basebrd				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs	6						
Total Rooms	02						
Bath Style	02		Average				
Kitchen Style	02		Typical				

COST/MARKET VALUATION

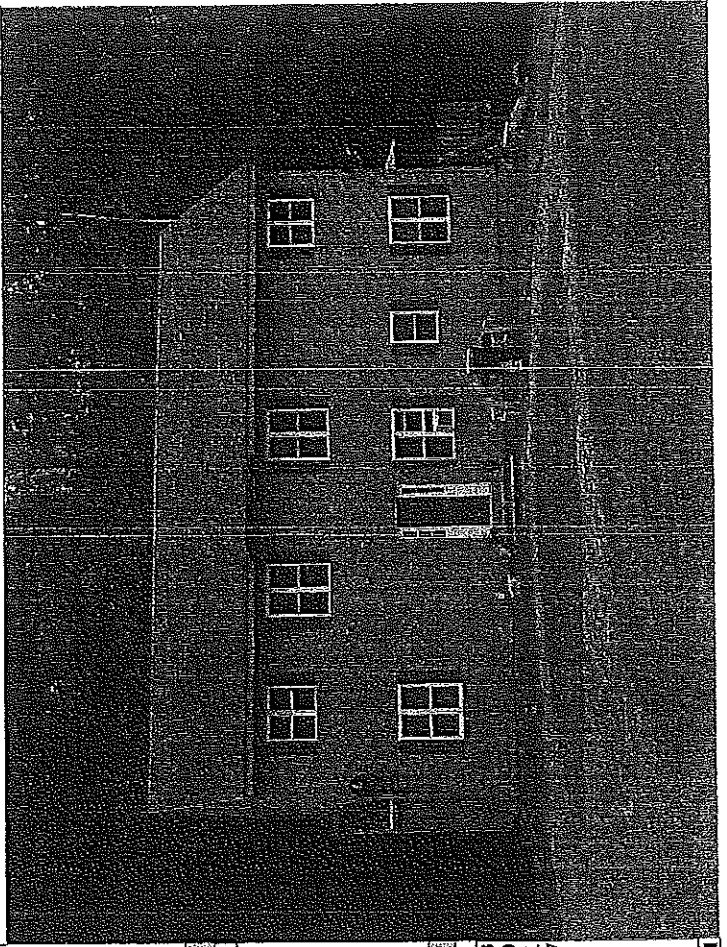
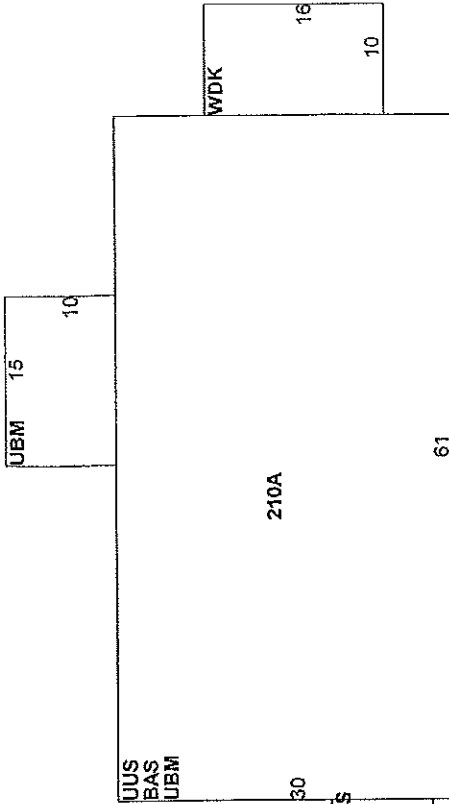
Adj. Base Rate:	56.69
Net Other Adj:	180,501
Replace Cost	10,000.00
AYB	190,501
EYB	1980
Dep Code	1995
Remodel Rating	A
Year Remodeled	
Dep %	19
Functional ObsInc	
External ObsInc	1
Cost Trend Factor	
Condition	
% Complete	81
Overall % Cond	
Apprais Val	154,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / X-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dr	Rt	Cnd	%Cnd	Appr Value
RPV1	PAVING RES			L	7	400.00	2004	C			F	30	800
BTL	BOX TRAIL			L	2	5,000.00	2007	C			A	50	5,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	1,857	1,857	1,857	56.69	105,273
UBM	Basement, Unfinished	0	1,980	396	11.34	22,449
UUS	Upper Story, Unfinished	0	1,830	915	28.35	51,871
WDK	Deck, Wood	0	160	16	5.67	907
Ttl. Gross Liv/Lease Area:		1,857	5,827	3,184		190,501



[illegible]