



FOUNDED DECEMBER 15, 1727

CHARTERED JANUARY 1, 1991

NEWMARKET ZONING BOARD OF ADJUSTMENT
MONDAY, FEBRUARY 14, 2022
TOWN COUNCIL CHAMBERS
7:00 PM

AGENDA

- 1. Pledge of Allegiance**
- 2. Review and Approval of Minutes**
 - a. 11/22/21
 - b. 10/18/21
- 3. Regular Business**
 - a. Public hearing for an application for a Variance from Section 32-89 Dimensions Table, requested by Robert & Carol Hardy, regarding 10' side setback requirements, to permit the construction of a 10'x8' deck on the back of the existing home. The deck will be built 3' from the existing property line. The property is located at 7 South Street, Tax Map U3, Lot 149, M2 Zone.
- 4. New/Old Business**
- 5. Adjourn**



Town Hall
186 Main Street
Newmarket, NH 03857

Tel: (603) 659-3617
Fax: (603) 659-8508

Founded December 15, 1727
Chartered January 1, 1991

TOWN OF NEWMARKET, NEW HAMPSHIRE

ATTACHMENTS:

Description	Upload Date	Type
Minutes	2/7/2022	Backup Material

NEWMARKET ZONING BOARD OF ADJUSTMENT
MONDAY, NOVEMBER 22, 2021
TOWN COUNCIL CHAMBERS
7:00 PM

Present: Bob Daigle (Chair), Wayne Rosa (Vice Chair), Diane Hardy (Zoning Administrator), James Drago (arriving at 7:05 PM), Steve Minutelli, and Henry Smith (Alternate) and Al Zink.
Absent: John Greene

The Chair called the meeting to order at 7:01 PM

1. Pledge of Allegiance

2. Review and Approval of Minutes

a. October 18, 2021

Motion: Al Zink made a motion to table the minutes of 10/18/2021 until the next meeting.

Second: Wayne Rosa

Vote: Unanimously Approved

3. Regular Business

a. Michael Mangan - Continuation of a public hearing for an application for Variances from Section 32-87 Setbacks and Section 32-89 Dimensions Table, requested by Michael Mangan, to permit the building of a 27' x 18' structure, for personal use, with storage for tenants/owners on the lower level and a multi-purpose space for tenants/owners to do arts/crafts or play music, for example, that has a 16' setback on/from the Washington Street property line, where 25' is required. The property is located at 10 Nichols Avenue, Tax Map U2, Lot 237, R3 Zone.

Mr. Mangan returned this evening to make a stronger argument for the unnecessary hardship portion of his variance request. He also presented members with a drawing of his two options: one moving the structure to meet the setbacks and one which he originally wanted to use in order to obtain the variance. Mr. Mangan's revised Variance Criteria may be found at: <https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1900&MeetingID=135> on pages 13-16.

The Board has questions about the proposed loss/moving of the tenant parking spaces. Diane Hardy pointed out that Town site review regulations requires a 9 x 18 ft space for each parking place and his current plan does not meet the site review requirements of the Town. The driveway aisle would be within the setback and there is not enough turning radius.

The Chair opened the meeting to public comments at 7:14 PM. No one had any appropriate comments. Public comments were closed at 7:15 PM.

1 The Board began to deliberate and ask questions. Mr. Mangan does not want to upset his neighbors
2 by moving parking closer to their property and believes this would be contrary to the spirit of the
3 ordinance. **Diane Hardy** explained that the lot and apartments are ‘grandfathered’ because it was
4 built and in place prior to the Town’s adoption of the current zoning ordinance. However, the
5 applicant may not add to the non-compliance of the lot.

6
7 The Chair is focusing on the unnecessary hardship upon the applicant. The lot is large enough to
8 build the structure and not add to the non-compliance of the lot. It may not be convenient, but it
9 can be accomplished by moving the required parking for the tenants. **James Drago** asked if the
10 applicant had a list of the costs which may cause financial hardship. Mr. Mangan estimated that he
11 has spent thousands of dollars to put in pavers for the recreation area out back and on the new
12 pavement for the revised tenant parking area. He believes that he could incur many unanticipated
13 costs if he tried to move the building to a different location to meet the setback requirement.

14 **Motion:** **Al Zink** made a motion to deny the request for a variances from Section 32-87
15 Setbacks and Section 32-89 Dimensions Table, requested by Michael Mangan, to permit the
16 building of a 27’ x 18’ structure, for personal use, with storage for tenants/owners on the lower
17 level and a multi-purpose space for tenants/owners to do arts/crafts or play music, for example,
18 that has a 16’ setback on/from the Washington Street property line, where 25’ is required. The
19 property is located at 10 Nichols Avenue, Tax Map U2, Lot 237, R3 Zone.

20
21 Finding of Fact: The materials presented by the applicant do not meet Criteria 5 - Unnecessary
22 Hardship. There is no physical hardship inherent in the land which unreasonably restricts the
23 property and there are other viable alternatives which could be implemented which would achieve
24 the same goals for the applicant without the need for a variance.

25
26 **Second:** **James Drago**

27 **Discussion:** If the motion is approved to deny the variance, the applicant has 30 days to appeal by
28 introducing new evidence. The applicant may also return with a totally new building permit which
29 meets the setbacks requirements.

30 **Vote:** **Unanimously Approved**

31
32 **b. Chris Redmond - Variance from Section 32-89 Dimensions Table, requested by Chris**
33 **Redmond, to permit the construction of a 16’X26’ bedroom addition to be 24.4’ from the**
34 **property line, where 25’ is permitted. The property is located at 67 Grant Road, Tax Map**
35 **R4, Lot 8, R1 Zone.**

36
37 Mr. Redmond presented his reasons for requesting a variance to the Board. His Variance Criteria
38 may be found at:

39 [https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1951&MeetingID=1](https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1951&MeetingID=135)
40 [35](https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1951&MeetingID=135) on pages 5-7,

41
42 The Chair opened the meeting for public comments at 7:55 PM.

43
44 Abbuter, Ms. Adrienne Rubino, 71 Grant Road, rose to ask about possible updates to the septic

1 system. The answer is that no update is necessary. The current system is already set up for a two
2 bedroom home. The Board thanked Ms. Rubino for attending.

3 The Chair closed public comments at 8:00 PM.
4

5 **Motion:** James Drago made a motion to approve the application as submitted for variance
6 from Section 32-89 Dimensions Table, requested by Chris Redmond, to permit the construction of
7 a 16'X26' bedroom addition to be 24.4' from the property line, where 25' is permitted. The
8 property is located at 67 Grant Road, Tax Map R4, Lot 8, R1 Zone.
9

10 **Findings of Fact:** The materials presented by the applicant met the 5 Criteria required for
11 approval.
12

13 **Second:** Al Zink

14 **Discussion:** None

15 **Vote:** Unanimously Approved
16

17 **4.New/Old Business**

18 None.

19 **5. Adjourn**
20

21 **Motion:** James Drago

22 **Second:** Al Zink

23 **Vote:** Unanimously Approved
24

25

26

The meeting was adjourned at 8:06 PM

27

28

29 Respectfully submitted,

30

31 Sue Frick, Recording Secretary
32



Town Hall
186 Main Street
Newmarket, NH 03857

Tel: (603) 659-3617
Fax: (603) 659-8508

Founded December 15, 1727
Chartered January 1, 1991

TOWN OF NEWMARKET, NEW HAMPSHIRE



Town Hall
186 Main Street
Newmarket, NH 03857

Tel: (603) 659-3617
Fax: (603) 659-8508

Founded December 15, 1727
Chartered January 1, 1991

TOWN OF NEWMARKET, NEW HAMPSHIRE

ATTACHMENTS:

Description	Upload Date	Type
Application	1/27/2022	Cover Memo
Plan	1/27/2022	Backup Material
Revised Plan	2/7/2022	Cover Memo

January 24,2022

Zoning Board
For Appeal of Administrative Decision

I am requesting a variance hearing for placement of a deck (off of first floor) at the back of my home on 7 South St. The deck does not meet the set back requirements. All requested paperwork is attached. I will be representing myself and my husband Robert Hardy at the Zoning Board Meeting. The Contractors names are Chris Magness and Steve Perigny. The structural engineer's name is Jeffrey Garnett. The deck will be properly engineered upon approval.

Thank you for your consideration,

Carol Hardy
7 South St
Newmarket, NH 03857
508-566-9933

RECEIVED

JAN 24 2022

NEWMARKET, NH
PLANNING BOARD

Post
\$191.00
30

**APPLICATION – ZONING BOARD OF ADJUSTMENT
TOWN OF NEWMARKET, NH**

Do not write in this space

Date filed

11/24/12

Initials SB

Applicant: Bob and Carol Hardy

Mailing Address: 7 South Street, Newmarket NH 03857

Property owner: Bob and Carol Hardy

Mailing Address: 7 South Street, Newmarket, NH 03857

Telephone: 508-566-9933 Cell Phone: _____

Email Address: chardy458@gmail.com

Location of property: 7 South Street Tax Map U-3 Lot 149 Zone M-2

Description of property: Single family residence.

Proposed use or existing use affected: Addition of rear deck.

The following pages contain forms for Appeal from Administrative Decision, Special Exception, Variance, & Equitable Waiver. Please fill out appropriate request sheet. All applications will need completed abutters list.

SECTION 1 APPEAL FROM ADMINISTRATIVE DECISION

Relating to the interpretation and enforcement of the provision of the zoning ordinance.

Decision of the Building Official to be reviewed:

Denial of construction permit base on building setback, letter attached.

Section of the Newmarket Zoning Ordinance in question: 32-89

 10 foot side setback

SECTION 3 VARIANCE

A variance is requested from Section _32-89 of the Newmarket Zoning Ordinance to permit _a rear deck construction. _____

See attached pages for variance criteria

-AND-

How the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake _____

3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area _____

4. Explain how the cost of correction far outweighs any public benefit to be gained.

Please sign below for all applications:

Applicant Carol Hardy
Signature

Applicant Carol Hardy, HardyClan LLC
Please Print

Owner RHC Hardy

Owner Robert Hardy, Hardy Clan LLC

VARIANCE CRITERIA

The local ordinance cannot limit or increase the powers of the Board to grant variances under this authority, but this power must be exercised within bounds. In several decisions from 1952 to the present, the Supreme Court has declared that each of the following criteria must be found in order for a variance to be legally granted:

CRITERION 1. Granting the Variance would not be contrary to the public interest.

Decks are standard and routine, as such a deck added to the rear of 7 South Street would reflect many of the abutting properties.

Further, a10x16 is a standard deck and has specifications that employ simple, dimensional lumber.

CRITERION 2. If the variance were granted, the spirit of the ordinance would be observed because:

_Setback ordinances are in place to curve egregious construction. Again, this addition is standard fare and would reflect similar, abutting properties.

CRITERION 3. Granting the variance would do substantial justice because:

 7 South Street was constructed in 1903, well before setbacks constrain expansion. The setback requirement, in this circumstance, is constraining a very standard construction on an existing home.

CRITERION 4. If the variance were granted, the values of the surrounding properties would not be diminished.

Many of the abutting properties have decks similar to the one proposed. Improvements to 7 South Street will bolster the values of surrounding properties.

CRITERION 5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

1. No fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because:

 A rear deck will enhance owner's use of property. Centering a deck on the rear gable will maintain architectural balance and aesthetic while a small second floor balcony will provide life safety egress.

See attached photos. _____

AND

2. The proposed use is a reasonable one because:

The first floor of the home is level above grade. This standard construction will enhance outdoor accessibility.

B. Explain how, 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 reasonable use of it.

The district's 10 foot side setback impedes reasonable use of the rear of the property. To abide by the setback would force asymmetrical construction of an awkward, unattractive structure with limited use.

Signature *Carol Hardy
Hardy Clean LLC*

Please Print *Carol Hardy
Hardy Clean LLC*

Date 1/28/22

ABUTTERS LIST

1. List the tax map, lot number, name(s) and mailing address of the **property owner(s), applicant (if different from property owners) and all abutters and any others requiring notification**, as shown in Town records, not more than five days prior to submittal per RSA 676:4,I(b). This may be typed on a separate sheet. Please indicate the date of preparation and sign your name on each sheet.
2. As applicable, list the name, mailing address, daytime phone number, and fax number of the Applicant's Authorized Representative and any surveyor, engineer, architect or soil scientist whose stamp and signature appear in the application materials. Use a separate piece of paper if needed.
3. **Fill out two adhesive mailing labels for EVERY entry on the list. Labels must not exceed 1" tall by 2.75" long in order to fit on the certified mail tags.**

4. **The determination of abutters is the responsibility of the applicant.** This list will not be reviewed for compliance with statutory requirements. Use abutters information available at Town Hall Assessing Office. Do not use information from any other source to determine abutters (online, website, memory, etc.)

Map	Lot	Owner	Mailing Address
<u>PROPERTY OWNER-MUST BE INCLUDED PER STATE LAW</u>			
<u>APPLICANT, IF DIFFERENT FROM PROPERTY OWNER</u>			
<u>AUTHORIZED AGENT, IF APPLICABLE-PER STATE LAW</u>			

All abutters (use separate sheet, if necessary):

		see attached	

Date of preparation: _____
 I hereby certify that all information presented on this form is, to the best of my knowledge, correct. Carol Harvey Harvey Clean LLC
 Signature of preparer

CHECKLIST

Go over the list and make sure that you have included everything on it **BEFORE** submitting your application.

1. Letter of Violation/Denial - From the Administrative Officer. _____
2. Plot map – As close to scale as possible showing
 - a. boundaries _____
 - b. setbacks _____
 - c. streets _____
 - d. existing or proposed structures _____

Carol and Robert Hardy
7 South St.
Newmarket,NH

C/O Glenn Shaw
31R Guinea Rd.
Stratham, NH 03885

23 Beech St. Extension
1 Beech St. Properties
7 Kent Place
Newmarket,NH 03857

25 Beech St. Extension
Elizabeth and Andrew Buzzell
1 Great Cove
Newmarket, NH 03857

Town of Newmarket
186 Main St.
Newmarket, NH 03857

Kelli Hardy
5 South st
Newmarket,NH 03857

Judith Wall & William Hereford
6 South St
Newmarket, NH 03857

8 South ST.
KimBail Family Rev. Trust
5 Mitchell Rd
Lee, NH, 03861

[print this list](#)**Abutters List**

Date: January 21, 2022

Carol + Robert Hardy

Subject Property Address: 7 SOUTH ST Newmarket, NH

Subject Property ID: U3-149

Search Distance: 0 Feet

Prop ID: U3-147

Prop Location: 23 BEECH ST EXT(KENT PL) Newmarket, NH

Owner: ASSOCIATION KENT PLACE

Co-Owner: 1 BEECH STREET PROPERTY MANAGEMENT

Mailing Address:

7 KENT PLACE
NEWMARKET, NH 03857-1540

Prop ID: U3-148

Prop Location: 25 BEECH ST EXT Newmarket, NH

Owner: BUZZELL DAVID K

Co-Owner: BUZZELL ELIZABETH T

Mailing Address:

BUZZELL ANDREW J
1 GREAT COVE
NEWMARKET, NH 03857

Prop ID: U3-149-1

Prop Location: 29 BEECH ST EXT Newmarket, NH

Owner: TOWN OF NEWMARKET

Co-Owner: PARKING

Mailing Address:

186 MAIN ST
NEWMARKET, NH 03857-1838

Prop ID: U3-154

Prop Location: 5 SOUTH ST Newmarket, NH

Owner: HARDY KELLI J

Mailing Address:

5 SOUTH ST
NEWMARKET, NH 03857-1602

Prop ID: U3-155
Prop Location: 9 SOUTH ST Newmarket, NH
Owner: 9 SOUTH STREET REAL ESTATE LLC
Co-Owner: C/O GLENN SHAW
Mailing Address:
31R GUINEA RD
STRATHAM, NH 03885-2508

Abutters List

[print this list](#)

Date: January 21, 2022

Subject Property Address: 6 SOUTH ST Newmarket, NH
Subject Property ID: U2-19

Search Distance: 0 Feet

Prop ID: U2-17
Prop Location: 8 SOUTH ST Newmarket, NH
Owner: KIMBALL WESLEY & DEBORAH TTEE
Co-Owner: KIMBALL FAMILY REV TRUST
Mailing Address:

5 MITCHELL RD
LEE, NH 03861-6321

FEE SCHEDULE

1. Application fee - \$60 per application.
2. Abutters - \$7.00 per abutter, including yourself, agents representing you (see instruction page for full details). This is to cover certified mailing fees. Notices must be sent by certified mail per State Law.
3. Newspaper Notice - \$75.00. Notice of the hearing must be published in a newspaper of general circulation per State Law.

App. Fee	\$ 60
8 abutters	\$ 56
Newspaper	\$ 75
	<hr/>
	\$ 191

- e. access roads _____
- f. abutters _____

3. List of abutters – Every owner of every property, the owner of the property involved in the request, the applicant if different from the property owner, any authorized agent representing the owner or applicant at the meeting, with correct mailing addresses (see instruction sheet for full details). _____

4. **Two adhesive mailing labels per every abutter not to exceed 1” tall by 2.75” long,**

5. Section number of the ordinance involved. 32-89

6. Fees. _____

7. Letter of permission from property owner(s) if someone is representing them at the meeting. _____

Department of
Building Safety

Founded December 15, 1727
Chartered January 1, 1991



TOWN OF NEWMARKET, NEW HAMPSHIRE

Date: January 6, 2022

Owner: Bob and Carol Hardy
7 South Street
Newmarket NH 03857

Project Address: 7 South Street

Property ID: Map U-3 Lot 149

Zoning District: M-2

Flood Zone: X Zone – No Flood Hazard

Mr. & Mrs. Hardy,

I have reviewed your building permit application to construct a 10' x' 16' ground level deck with a 4' by 8' second floor balcony. At this time I must *deny* the permit for the following reasons;

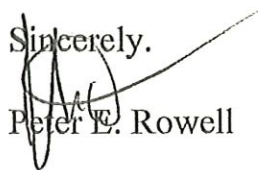
1. Your plan shows that the deck will be constructed within the required 10' side setback. The proposed distance from the property line is not shown on the plan submitted.
2. The location of the balcony is not shown on the plan submitted. This may also be within the 10' required setback.
3. The site plan submitted is 20 years old. The Newmarket Zoning Board Adjustment (ZBA) may require an updated survey showing the exact location of the proposed addition and any changes that many have been made to the lot.

4. A plan showing the construction details will need to be submitted before the permit can be issued. Your description states that "braces" will be used to support the second floor deck. These will need to be designed by a NH licensed design professional.

You have the right to apply for a variance or appeal this decision to the ZBA.
Please use forms supplied by the board

If you receive the variance you will need to reapply to the building department for this construction. Please supply a copy of the Notice of Decision from the ZBA along with construction details for both the deck and the balcony.

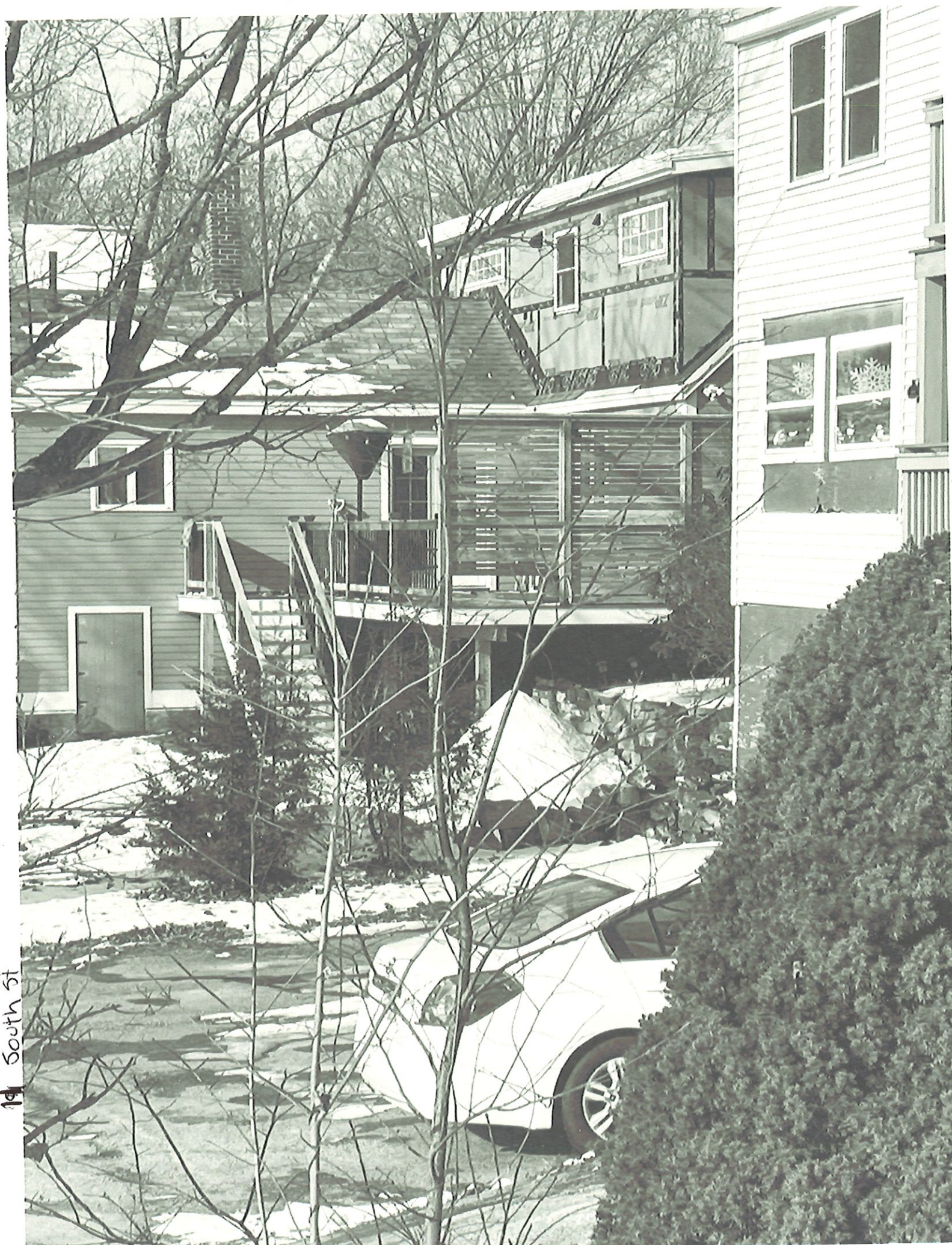
Sincerely,



Peter E. Rowell

Interim Building Inspector

CC by Email, Town Planner
Contractor



19 South St

Map by NH GRANIT

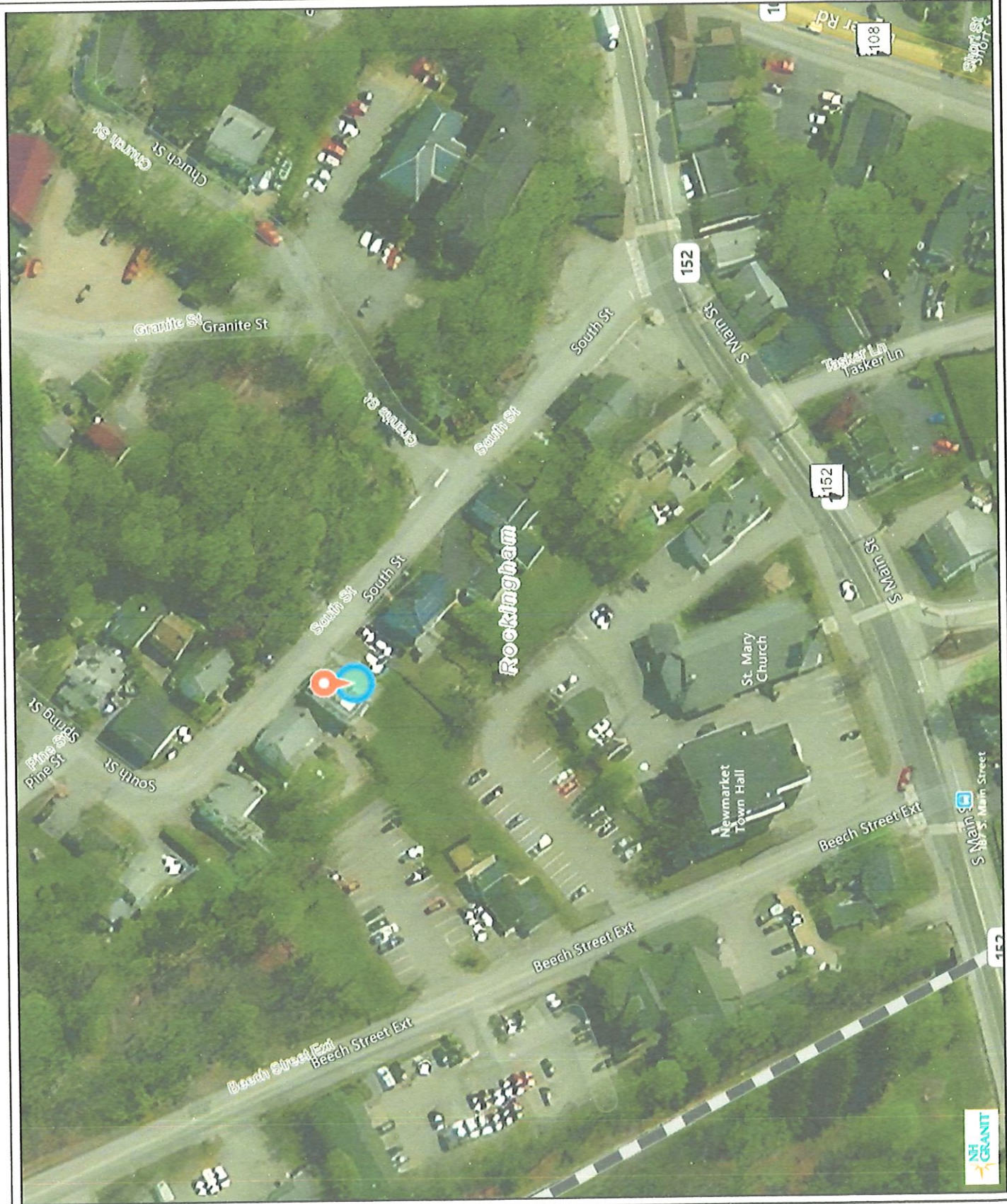
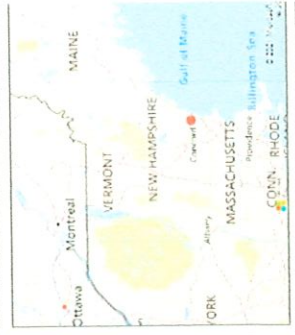
Legend

- State
- County
- City/Town

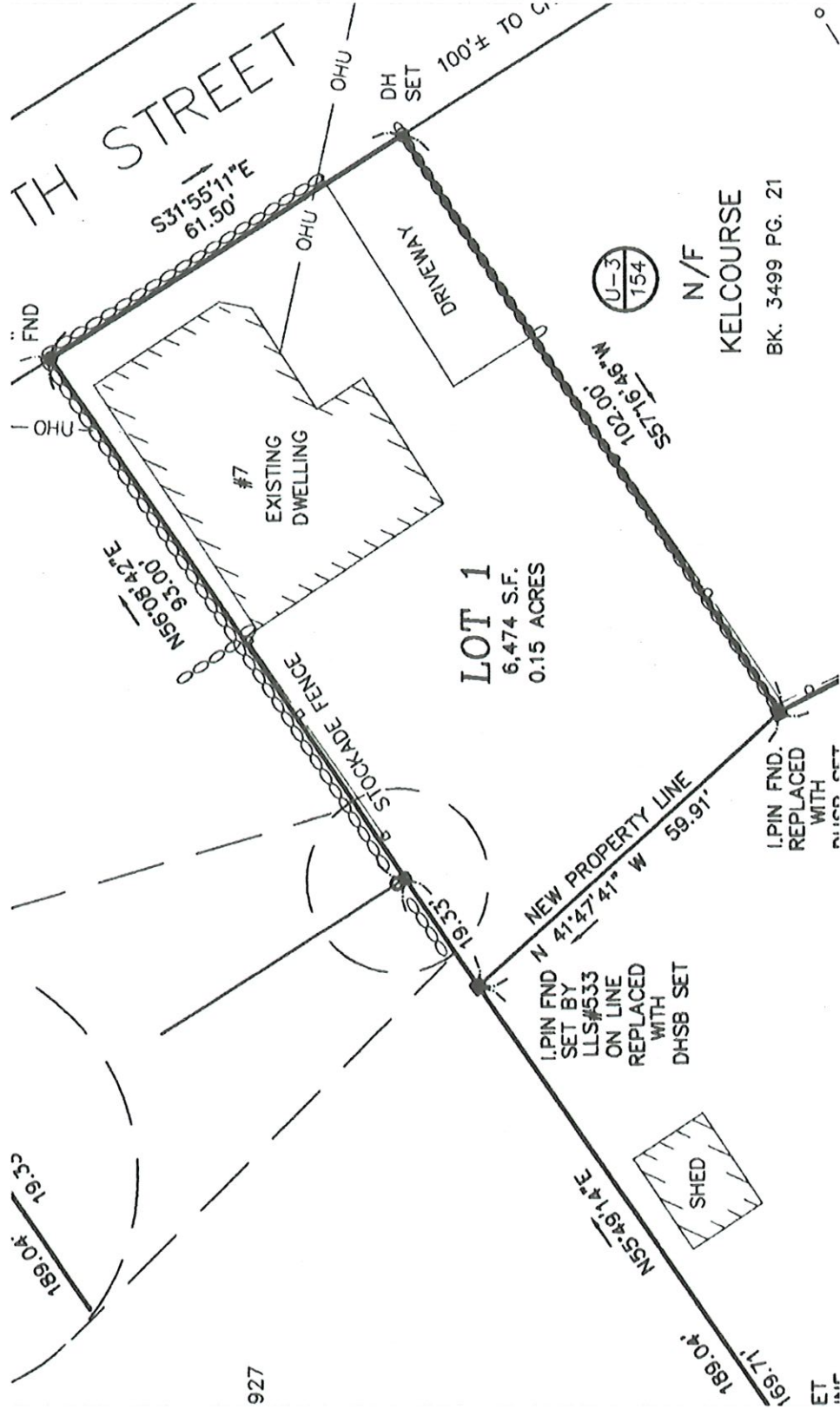
Map Scale
1: 1,226

© NH GRANIT, www.granit.unh.edu
Map Generated: 5/20/2021

Notes



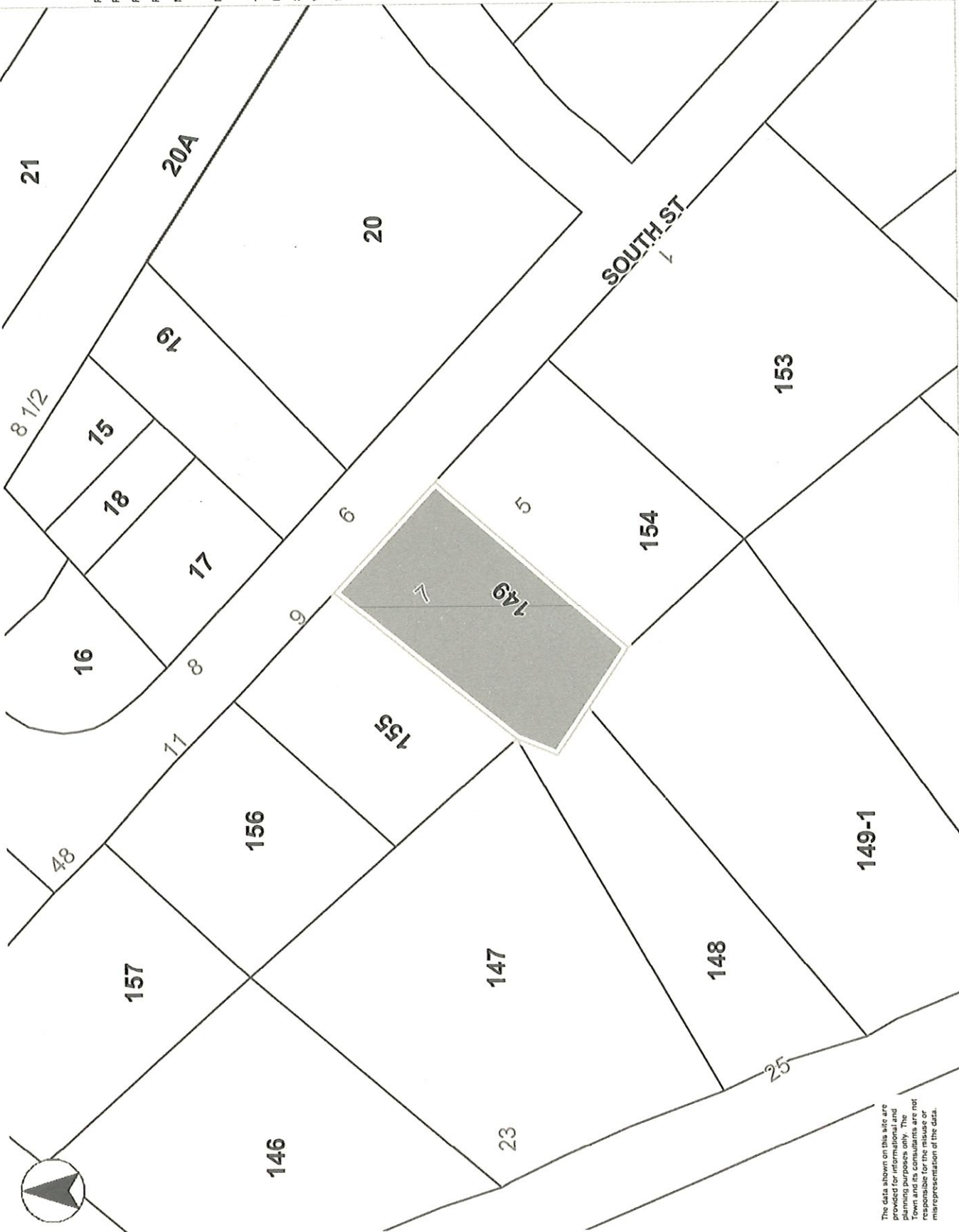
Done DD#4 - Plan D-...





Parcels for Identity - Public

- Parcels
- Railroad
- ROWs
- NH Highways Interstate
- US Highway State Highway
- ME Highways Interstate
- US Highway State Highway
- Town Boundary
- Hillshade Donut Area
- Streets
- Water Bodies
- NH Open Water



MapsOnline - Newmarket, NH

Printed on 01/19/2022 at 01:13 PM

0 76 152 ft

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



35 Beers St

7 South St

Deck ↑



9 South St



THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST, EVEN A REASONABLE AND DILIGENT SEARCH OF THE RECORDS OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

TOWN OF NEWMARKET, NH
PLANNING BOARD APPROVAL

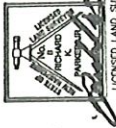
William D. Davis
Roseanne Wheeler

DATE: July 11, 2007

ZONING DISTRICT M-2
MINIMUM REQUIREMENTS
AREA 1/4 ACRE
FRONTAGE 50'

THE CERTIFICATIONS SHOWN HEREON ARE INTERESTED PARTIES TO THIS SURVEY AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS ARE ADVISED THAT THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE IN THE FIELD BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THIS PLAN CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



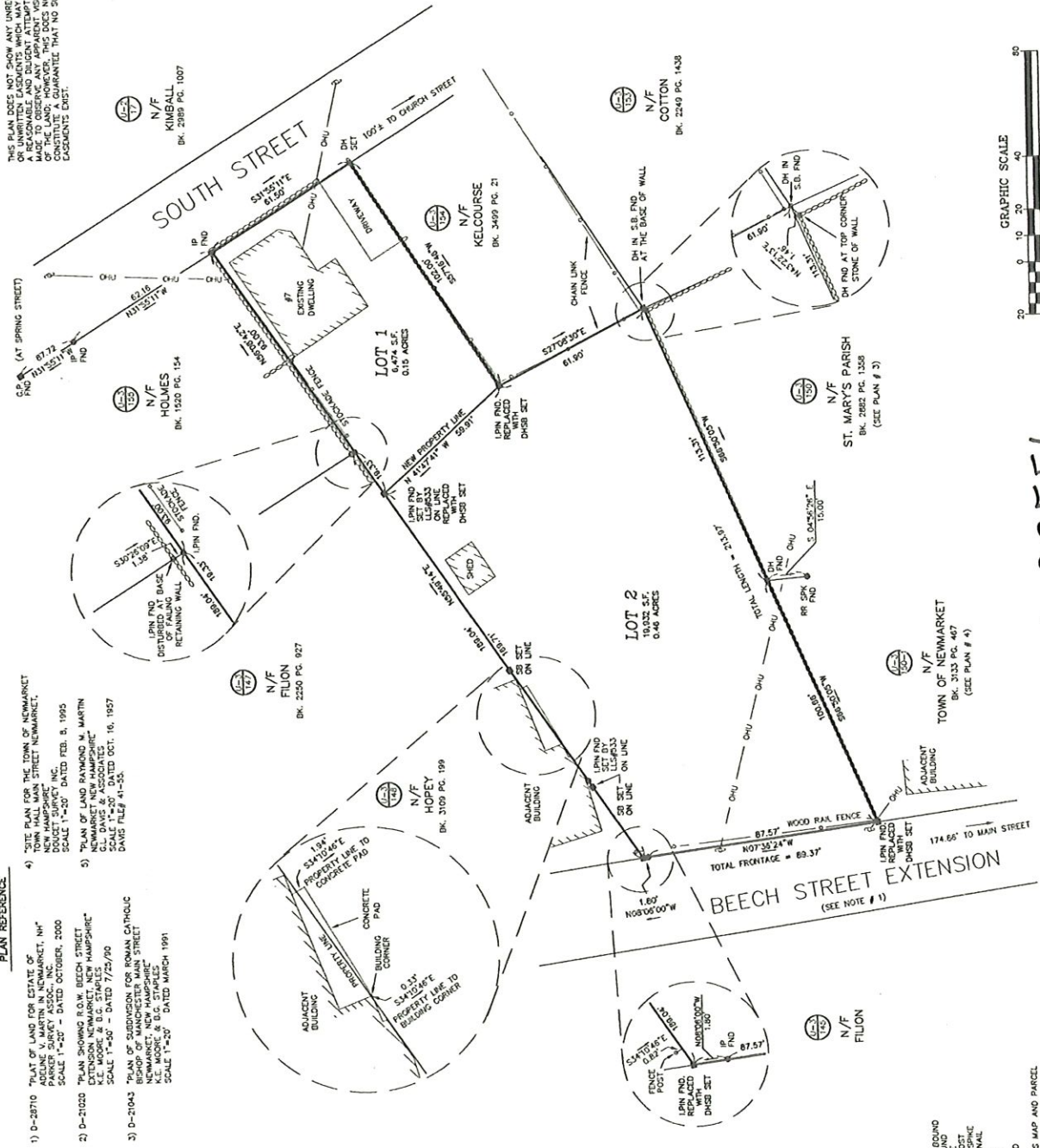
PLAN OF LAND
IN
NEWMARKET, N.H.

SHOWING
SUBDIVISION AT 7 SOUTH STREET
(ASSESSORS MAP U-3 LOT 149)

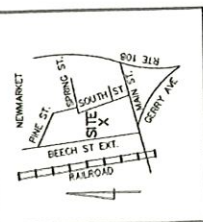
PREPARED FOR
TOWN OF NEWMARKET
186 MAIN STREET NEWMARKET, NH 03857

PARKER SURVEY & ENGINEERING
ENGINEERS AND LAND SURVEYORS
13 HAMPTON ROAD EXETER, NH 03833

SCALE: 1"=20'
DATE: DEC. 20, 2001
CALC. BY: H.H.B.
CHKD. BY: R.K.P.
PROJECT: 201176



- PLAN REFERENCE**
- 1) D-20710 "PLAN OF LAND FOR ESTATE OF ADOLINE S. MARRAS, NEWMARKET, NH" SCALE 1"=20' - DATED OCTOBER, 2000
 - 2) D-21020 "PLAN SHOWING B.O.W. BEECH STREET EXTENSION NEWMARKET, NEW HAMPSHIRE" K.E. MORSE & D.G. STABLES SCALE 1"=20' - DATED 7/23/90
 - 3) D-21043 "PLAN OF SUBDIVISION FOR ROMAN CATHOLIC BISHOP OF MANCHESTER STREET" K.E. MORSE & D.G. STABLES SCALE 1"=20' - DATED MARCH 1991
 - 4) "SITE PLAN FOR THE TOWN OF NEWMARKET TOWN HALL MAIN STREET NEWMARKET, NEW HAMPSHIRE" SCALE 1"=20' DATED FEB. 9, 1995
 - 5) "PLAN OF LAND PARAGRAPHS & MARTIN EXTENSION NEWMARKET, NEW HAMPSHIRE" G.L. DAVIS & ASSOCIATES SCALE 1"=20' DATED OCT. 16, 1957 DATED FILE# 41-254

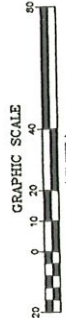


LOCUS MAP
N.T.S.

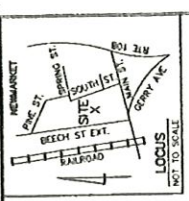
TOTAL AREA
(PRIOR TO SUBDIVISION)
28,408 S.F.
0.65 ACRES

RECORD OWNER
N/F
TOWN OF NEWMARKET
BK 3338 PG. 658
(SEE PLAN # 1)

- LEGEND**
- CONCRETE FOUNDATION
 - STONE FOUNDATION
 - DRILL HOLE
 - BRICK
 - BRICK SPK
 - PA
 - MASONRY WALL
 - FENCE
 - FENCE FROM ROOF
 - FOUNDATION
 - NOT FOUND
 - (with 'X') ASSESSORS MAP AND PARCEL



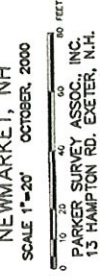
D-29556



- LEGEND**
- RD RAILROAD
 - CON CONCRETE
 - ASPH ASPHALT
 - AC ADJUSTED
 - N/A NOT ADJUSTED
 - C.P.M. CURB & GUTTER
 - U.T. UTILITY
 - POLE UTILITY POLE
 - CONCRETE RETAINING WALL
 - CG CONCRETE
 - HD HOUSE
 - DR DRAIN
 - BR BRICK
 - RA RAILROAD SPUR
 - SP SPUR
 - FO FENCE
 - IS IRON PIPE
 - AS ASPHALT
 - AD ADJUSTED
 - AC ASPHALT
 - N/A NOT ADJUSTED
 - C.P.M. CURB & GUTTER
 - U.T. UTILITY
 - POLE UTILITY POLE
 - CONCRETE RETAINING WALL
 - CG CONCRETE

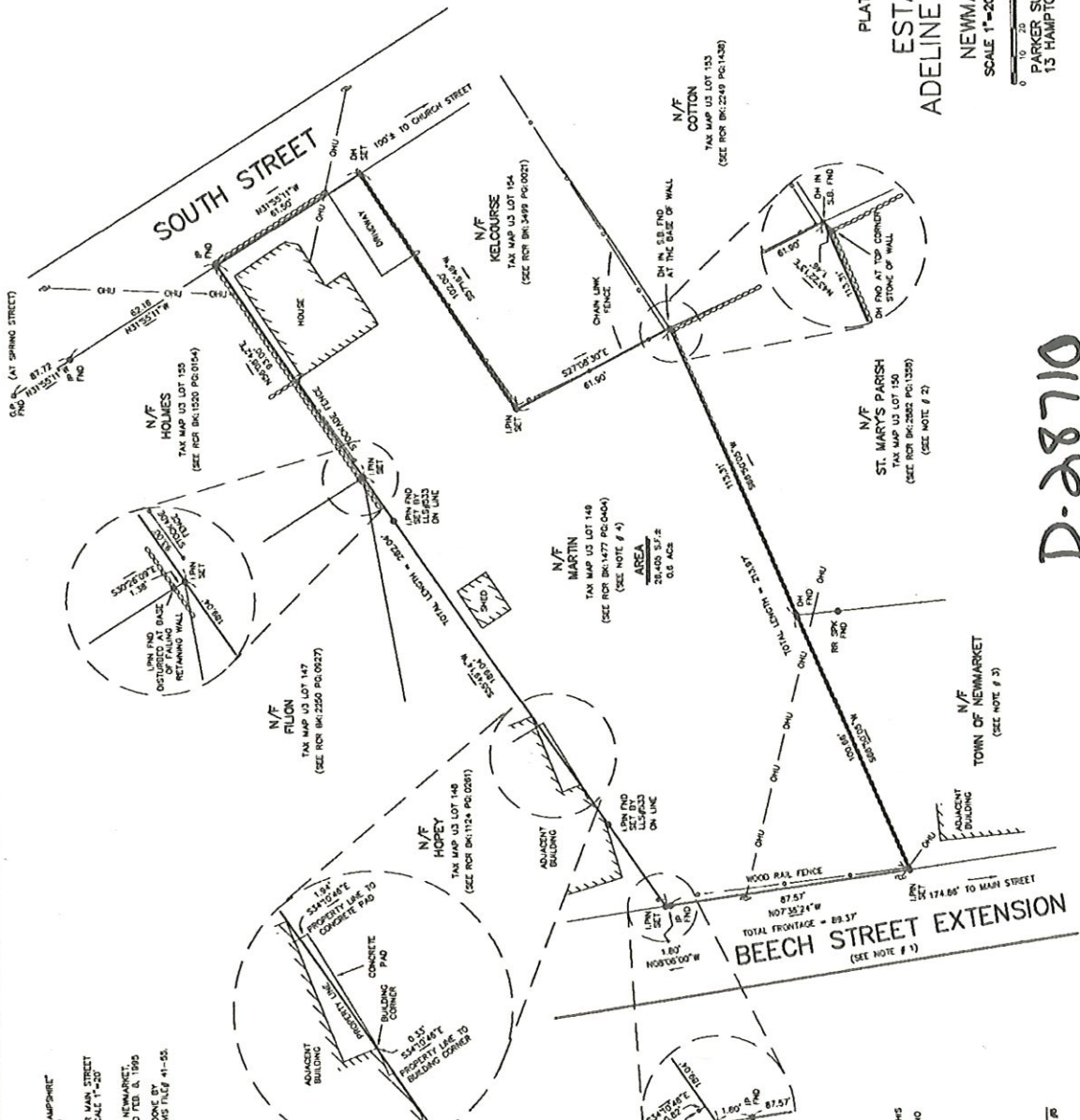
OWNER OF RECORD
ADELINE V. MARTIN
NEWMARKET, NH 03857
TAX MAP US LOT 148
(SEE ROR BK:1477 PG:0404)
(SEE NOTE # 4)

PLAT OF LAND
FOR
ESTATE OF
ADELINE V. MARTIN
IN
NEWMARKET, NH
SCALE 1"=20'
OCTOBER, 2000



PARKER SURVEY ASSOC., INC.
15 HAMPTON RD. EXETER, N.H.

7756



NOTES

- 1) SEE PLAN SHOWING R.O.W. BEECH STREET EXTENSION NEWMARKET, NEW HAMPSHIRE, DRAFTED BY K.C. MOORE & S.G. STAPLES - SCALE 1"=50' - DATED 7/27/90 ROR PLAN 0-21030.
- 2) SEE PLAN OF SUBDIVISION FOR ROMAN CATHOLIC BISHOP OF MANCHESTER MASH STREET NEWMARKET, NEW HAMPSHIRE, DRAFTED BY K.C. MOORE & S.G. STAPLES - SCALE 1"=20' DATED MARCH 1989 - ROR PLAN 0-21030.
- 3) SEE TITLE PLAN FOR BEECH STREET EXTENSION TOWN HALL MASH STREET NEWMARKET, NEW HAMPSHIRE, DRAFTED BY PARKER SURVEY ASSOC., INC. - SCALE 1"=20' - DATED FEB. 8, 1995.
- 4) SEE PLAN OF SUBDIVISION OF ADELINE V. MARTIN, NEWHAMPSHIRE, DRAFTED BY K.C. MOORE & S.G. STAPLES - SCALE 1"=20' - DATED OCT. 16, 1987 - PAVIS TABLE 41-55.



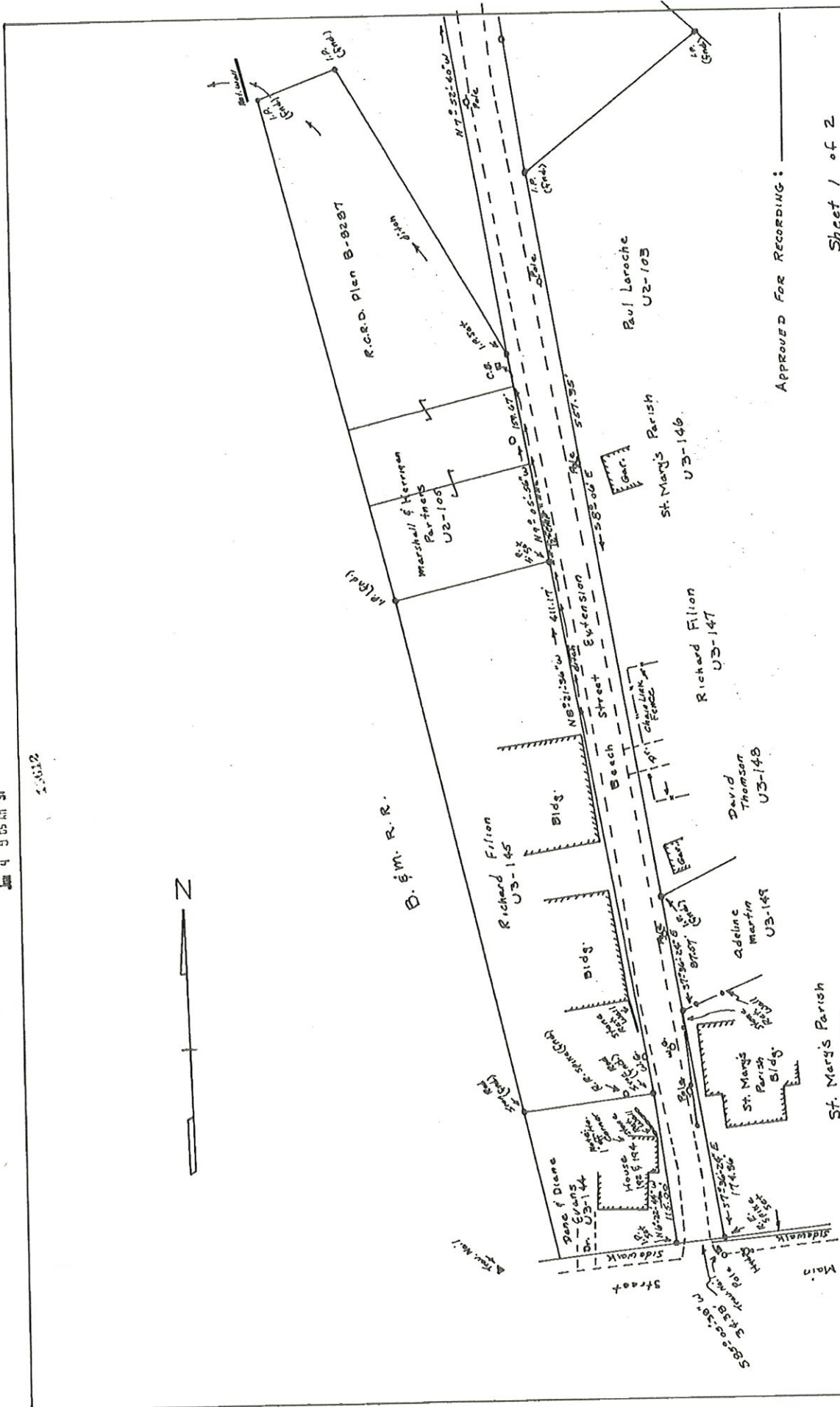
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE, AND THAT THE LINES OF STREETS AND PROPERTY ARE ESTABLISHED AND THAT NO NEW LINES ARE SHOWN.

OCTOBER, 2000
DATE
Richard Parker, Jr.
REGISTERED SURVEYOR, JR., LL.S. P.R.

D-28710

Jan 4 9 05 AM '91

1.0312

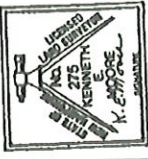


APPROVED FOR RECORDING:

Sheet 1 of 2

PLAN SHOWING
 BEECH STREET EXTENSION
 NEWMARKET, NEW HAMPSHIRE

K.E. Moore & B.G. Staples
 Land Surveyors
 Dover, New Hampshire
 Scale 1" = 50'
 Date Aug. 1989



I certify that this survey and shows the property lines and the lines of existing ownerships and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.

Date 7/25/89
 K. E. Moore
 Licensed Land Surveyor

D-21020

Sheet 1 of 2

7/25/89



Parcels for Identity - Public

- Parcels
- Railroad
- ROWs
- NH Highways
- Interstate
- US Highway
- State Highway
- ME Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Hillshade Denut Area
- Streets
- Water Bodies2
- NH Open Water



MapsOnline - Newmarket, NH

Printed on 01/21/2022 at 09:37 AM



The data shown on this site are for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

THIS PLAN DOES NOT SHOW ANY OR UNWRITTEN EASEMENTS WHICH A REASONABLE AND DILIGENT ATT MADE TO OBSERVE ANY APPAREN OF THE LAND; HOWEVER, THIS DO CONSTITUTE A GUARANTEE THAT I EASEMENTS EXIST.

G.P. FND (AT SPRING STREET)

U-3
155

N/F
HOLMES
BK. 1520 PG. 154

U-2
17

N/F
KIMBALL
BK. 2989 PG. 1007

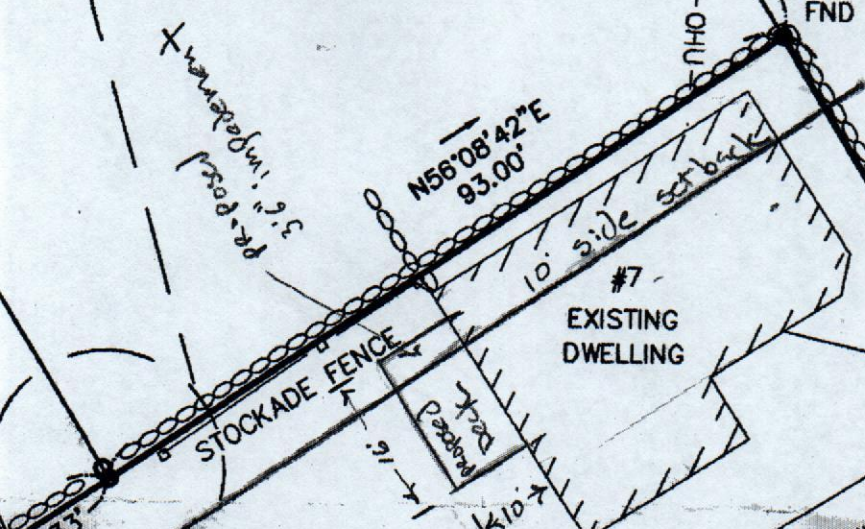
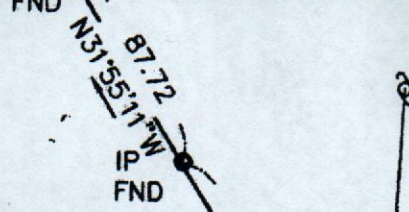
SOUTH STREET

LOT 1
6,474 S.F.
0.15 ACRES

Hardy

U-3
154
N/F
KELCOURSE
BK. 3499 PG. 21

Hardy



NEW PROPERTY LINE
N 41°47'41\"/>

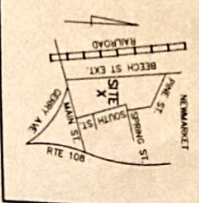
I.PIN FND.
REPLACED
WITH
DHSB SET

S27°08'30\"/>

CHAIN LINK
FENCE

OHU
OHU
OHU
DH SET
100'± TO CHURCH STREET

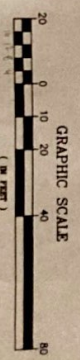
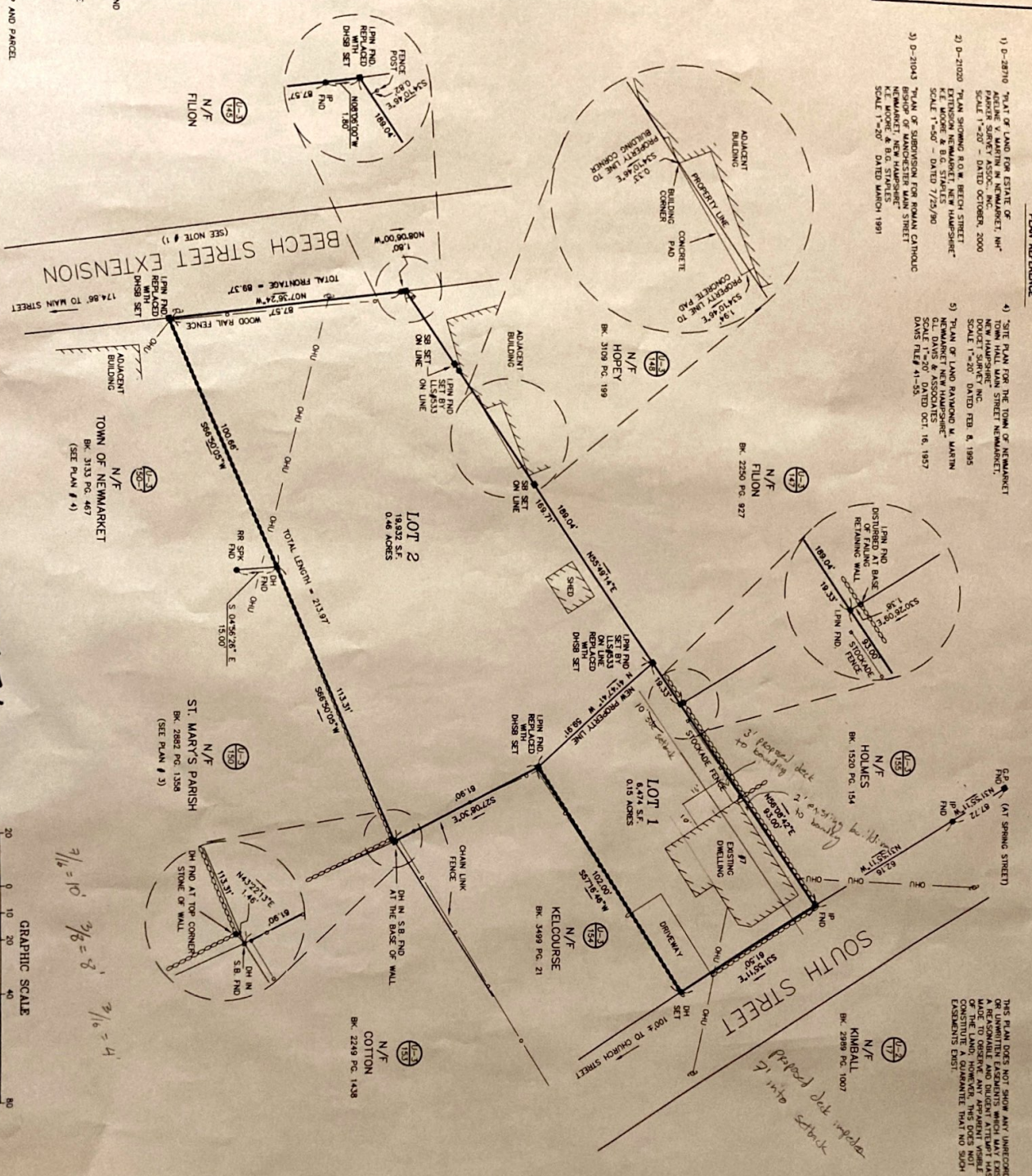
- PLAN REFERENCE**
- 1) D-28710 "PLAN OF LAND FOR ESTATE OF ASHLEY MARTIN IN NEWMARKET, NH" SCALE 1"-20" - DATED OCTOBER, 2000
 - 2) D-21020 "PLAN SHOWING R.O.W. BEECH STREET EXTENSION NEWMARKET, NEW HAMPSHIRE" SCALE 1"-50" - DATED 7/29/90
 - 3) D-21043 "PLAN OF SUBDIVISION FOR ROMAN CATHOLIC BRANCH OF SACRAMENTS FOR NEWHAMPSHIRE" SCALE 1"-20" DATED MARCH 1991
 - 4) "SITE PLAN FOR THE TOWN OF NEWMARKET TOWN HALL MAIN STREET NEWMARKET, NH" SCALE 1"-20" DATED FEB. 8, 1995
 - 5) "PLAN OF LAND RAYMOND W. MARTIN NEWMARKET NEW HAMPSHIRE" SCALE 1"-20" DATED OCT. 16, 1957 DAVIS FILE# 41-55



TOTAL AREA
(PRIOR TO SUBDIVISION)
24.448 S.F.
0.61 ACRES
TOWN OF NEWMARKET
RECORD OWNER
N/F

LOCUST MAP
N.T.S.

- LEGEND**
- CONCRETE FOUND
 - STONE FOUND
 - D.H.
 - CF SPK
 - IRON PIPE
 - IRON PIPE FOUND
 - FOUND
 - NOT FOUND
- ASSESSORS MAP AND PARCEL



D-29556

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNLIT MORTGAGES OR OTHER ENCUMBRANCES WHICH MAY EXIST. THE SUBDIVISION IS BASED ON THE RECORD MAPS MADE TO OBSERVE ANY APPARENT VISIBLE USES AND CONDITIONS. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH ENCUMBRANCES EXIST.

TOWN OF NEWMARKET, NH
PLANNING BOARD APPROVAL
John W. ...
DATE: **Feb 11, 2012**

ZONING DISTRICT M-2
MINIMUM REQUIREMENTS
AREA FROM/AZ 5/4 ACRE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO BE TRUE AND CORRECT. THE SUBDIVISION IS BASED ON THE RECORD MAPS MADE TO OBSERVE ANY APPARENT VISIBLE USES AND CONDITIONS. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH ENCUMBRANCES EXIST.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER, 2000 AND NOVEMBER, 2001 THAT THIS PLAN CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR NH URBAN SPACES.

LICENSED LAND SURVEYOR
[Signature]
DATE: **12/29/11**

PLAN OF LAND
IN
NEWMARKET, N.H.

SHOWING
SUBDIVISION AT 7 SOUTH STREET
(ASSESSORS MAP U-3 LOT 149)

PREPARED FOR
TOWN OF NEWMARKET
198 MAIN STREET NEWMARKET, NH 03857

PARKER SURVEY & ENGINEERING
ENGINEERS AND LAND SURVEYORS
13 HAMPTON ROAD EXETER, NH 03833
SCALE: 1"-20"
DATE: DEC. 20, 2011
CALC. BY: H.A.B.
CHRGD. BY: R.A.F.
PROJECT: 201176