FOUNDED DECEMBER 15, 1727 CHARTED JANUARY 1, 1991

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

AGENDA

1. **Pledge of Allegiance**
2. **Review and Approval of Minutes**
   - **a.** 10/18/21
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.
   - **b.** Chris Redmond - Variance from Section 32-89 Dimensions Table, requested by Chris Redmond, to permit the construction of a 16'X26' bedroom addition to be 24.4' from the property line, where 25' is permitted. The property is located at 67 Grant Road, Tax Map R4, Lot 8, R1 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
10/18/21	11/22/2021	Backup Material

NEWMARKET ZONING BOARD OF ADJUSTMENT
MONDAY, OCTOBER 18, 2021
TOWN COUNCIL CHAMBERS
7:00 PM

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

The Chair called the meeting to order at 7:06 PM

1. Pledge of Allegiance

2. Review and Approval of Minutes
a. August 23, 2021

Motion: **Bob Daigle** made a motion to approve the minutes of 08/23/2021.
Second: **Wayne Rosa**
Vote: Unanimously Approved

The Chair announced to the applicants present that they are allowed to postpone their hearing as only four members were present instead of the five required for a hearing. If they choose to go forward this evening, they would still need three of the four members for approval of their request. The parties agreed to go forward.

3. Regular Business

a. Jason & Sarah Mansfield - Public Hearing for an application for Variances from Section 32-87 Setbacks and Section 32-89 Dimensions Table of the Newmarket Zoning Ordinance requested by Jason & Sarah Mansfield, to permit the construction of a 20'x28' single car garage with a five foot rear setback from Sewall Farm's lift station parcel, where thirty feet is required, and an eighteen foot side yard variance that allows the garage to be twelve feet from the edge of the Ladyslipper Drive right-of-way on the east side of the property. The property is located at 32 Ladyslipper Drive, Tax Map R4, Lot 136, R2 Zone.

The Planner stated that all documents have been received and notifications have been made.

Jason Mansfield is present to review the history of the project, his previous presentations to the Board, approved variances of the project, and to present new materials for his request for a variance for the property at 32 Ladyslipper Drive. He provided new material which was updated on September 9, 2021 and came forward to the computer and television monitor with his thumb drive. This project is an application from last year involving some changes. Since last year, he has had the lot surveyed by a professional and found differences in the property line. He requests a variance to permit the construction of a 20'x28' single car garage with a five foot rear setback from Sewall Farm's lift station parcel, where thirty feet is required, and an eighteen foot side yard

variance that allows the garage to be twelve feet from the edge of the Ladyslipper Drive right-of-way on the east side of the property.

Diane Hardy, Town Planner, informed the members that she had worked very closely with Mr. Mansfield on the preparation of his application to make sure that the request was clear to all and followed the regulations. She attested to his accuracy of the information in this presentation and the application.

The Chair opened the meeting to public for comments at 7:19 PM. Hearing no comments, he closed public comments at 7:20 PM.

Mr. Mansfield had Rick Malasky out for a consultation walk. Mr. Malasky was not concerned with the current placement of the fire hydrant as long as it is six (6) ft. from the edge of the proposed driveway like several other properties along Ladyslipper Drive. He was also not concerned with having two driveways on the property.

Motion: **James Drago** made a motion to approve the application for Variances from Section 32-87 Setbacks and Section 32-89 Dimensions Table of the Newmarket Zoning Ordinance requested by Jason & Sarah Mansfield, to permit the construction of a 20'x28' single car garage with a five foot rear setback from Sewall Farm's lift station parcel, where thirty feet is required, and an eighteen foot side yard variance that allows the garage to be twelve feet from the edge of the Ladyslipper Drive right-of-way on the east side of the property. The property is located at 32 Ladyslipper Drive, Tax Map R4, Lot 136, R2 Zone. Please refer to the minutes of the ZBA meeting of October 19, 2020 when the first application was approved with a condition which has been met.
Second: **Al Zink**
Vote: Unanimously Approved

b. Robert & Natalie Hassold There will be a public hearing on an application for a Variance from Section 32-155 (C)(4) Wetland Protection Overlay District, requested by Robert & Natalie Hassold, to permit the expansion of an existing deck 10'x16'deck with a 10'X12 addition. The proposed deck expansion will infringe upon a 25 foot wide "no cut, no disturbance' wetlands buffer adjacent to poorly drained "hydric" soils along the easterly side of the property. The encroachment is an area of approximately 25 square feet. The property is located at 6 Honeycomb Way Lot, Tax Map R3, Lot 23-19, M4 Zone. The full application is available to view under the October 18, 2021 Zoning Board agenda on the website.

The applicants, Robert and Natalie Hassold, are present this evening. Mr. Hassold presented his request for a variance. He explained a notice of denial was made on August 19, 2021 by Peter Rowell, Interim Building Inspector, denying a building permit to expand their existing deck which would infringe upon a 25 foot wide "no cut, no disturbance" wetlands buffer adjacent to poorly drained 'hydric' soils along the easterly side of the property. Mr. Hassold read the five criteria from his application into the record this evening. His narrative explaining how the criteria has been met is provided on Addendum page 1 and page 2 at the end of these minutes.

He noted that one direct abutter, David and Linda Older of 8 Honeycomb Way, has submitted a letter in support of the application.

The Chair opened the meeting to public for comments at 7:39 PM.

Mr. Stanley Chamallas, 25 Honeycomb Way, rose to speak in favor of the variance application. He indicated that, in his opinion, the disturbance to the wetlands for the posts to hold the deck addition would be minimal. The Chairman informed the Board that there were also other abutter letter sent in with the application from Joyce Gilbert at 4 Honeycomb and Dave and Linda Older at 8 Honeycomb who also did not object to the granting of the variance. Hearing no other comments, the Chair closed the public comments at 7:40 PM.

Members had a brief discussion and there were no more questions.

Motion: **Al Zink** made a motion to approve the application for a Variance from Section 32-155 (C)(4) Wetland Protection Overlay District, requested by Robert & Natalie Hassold, to permit the expansion of an existing deck 10'x16'deck with a 10'x 12' addition. The proposed deck expansion will infringe upon a 25 foot wide "no cut, no disturbance' wetlands buffer adjacent to poorly drained "hydric" soils along the easterly side of the property. The encroachment is an area of approximately 25 square feet. The property is located at 6 Honeycomb Way Lot, Tax Map R3, Lot 23-19, M4 Zone.
Second: **James Drago**
Vote: Unanimously Approved

4. New/Old Business

None.

5. Adjourn

Motion: **James Drago** made a motion to adjourn.
Second: **Bob Daigle**
Vote: All in favor

The meeting was adjourned at 7:43 PM

Respectfully submitted,

Sue Frick, Recording Secretary.

Addendum Page 1

Addendum to Zoning Board of Adjustment Application Robert and Natalie Hassold
September 22, 2021

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:

The Applicant wishes to expand an existing 10 foot x 16 foot deck with a 10 foot x 12 foot addition to the deck. Approximately 25 square feet will encroach upon the 25 foot buffer as shown on the attached site plan. The impact to the wetland buffer will be minimal as the area was previously disturbed during site construction. The existing deck is elevated. The only disturbance to existing conditions will be the installation of two support posts: a corner pos, one approximately five (5) feet and the second two (2) feet from the wetlands buffer line.

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

The public interest served by this application is to preserve wetlands and their buffers. The only impact will be the installation of two (2) support posts, which will not adversely affect the wetlands and their buffers.

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

The spirit of the ordinance will be observed through thoughtful development that preserves and protects our natural resources, reflecting that the property owner will maintain the adjacent area with the planting of plants and lawn, as has already been done, to enhance the wetlands that are nearby.

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

The granting of the variance would do substantial justice as the expanded deck would allow the Applicant to better enjoy the nature beauty, ecological integrity and promote a place for his family and guests to enjoy the amenities in their backyard while maintaining and preserving the quality of nearby wetlands as set forth in the Vision Statement of the Master Plan.

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

As presented in the letters of support from the abutting property owners, the proposed deck would not be injurious to adjacent properties, would not cause a diminution of property values in the area, would not constitute a nuisance, or danger to the health, safety, and general welfare of the community.

CRITERION 5. Unnecessary Hardship

Addendum Page 2

Addendum to Zoning Board of Adjustment Application Robert and Natalie Hassold
September 22, 2021

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:

There is unnecessary hardship related to the unique and unusual configuration of Lot 19, which provides only a limited area to build a home, without impacts to the adjacent wetlands and their buffers. The wetlands buffer line runs in a curved fashion across the lot which is within five (5) feet of the existing home, making reasonable use of my property very difficult. "Reasonable" use is a word that is central to the development of common law which defines zoning law as it applies to the situation.

AND

2. The proposed use is a reasonable one because:

The strange configuration of the wetlands buffer on the lot makes reasonable use of the property very constraining and should have been considered by the builder in laying out this lot in design of the subdivision. Instead a physical hardship was created rendering a large portion of the lot as being unusable, depriving us of full enjoyment of our land.

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.

All properties in the subdivision are not equal with respect to wetland buffers. Each property in the development has unique values and each that is impacted by wetlands has varying functional values defining their significance. The current regulations do not allow for a reasonable deck expansion and therefore, it cannot be used in strict conformance with the Zoning Ordinance and, therefore, a variance is necessary to enable reasonable use of the property.

Town Hall
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Founded December 15, 1727
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TOWN OF NEWMARKET, NEW HAMPSHIRE

ATTACHMENTS:

Description	Upload Date	Type
Legal Notice, Application, Plans, REVISED NARRATIVE 10/29/21	11/10/2021	Backup Material

FOUNDED DECEMBER 15, 1727 CHARTERED JANUARY 1, 1991

TOWN OF NEWMARKET, NEW HAMPSHIRE
OFFICE *of the* ZONING BOARD OF ADJUSTMENT

LEGAL NOTICE

NEWMARKET ZONING BOARD OF ADJUSTMENT

MONDAY, AUGUST 23, 2021
7:00 P.M.

TOWN COUNCIL CHAMBERS

There will be 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.

THIS NOTICE WAS POSTED
8/12/21
TOWN HALL ✓ REC DEPT ✓
POST OFFICE ✓ LIBRARY ✓
WEBSITE ✓ NEWSPAPER ✓
SIGNED S. Jordan

PAID $205.00 SCG

APPLICATION – ZONING BOARD OF ADJUSTMENT
TOWN OF NEWMARKET, NH

Do not write in this space
Date filed 2/22/21
Initials SCG

Applicant: Michael Mangan

Mailing Address: 5 Creighton St. Newmarket, NH

Email Address: MAMANGAN@COMCAST.NET

Property owner: Michael & Blaine Mangan Revoc TRT

Mailing Address: _____

Home Phone: _____ Cell Phone: 603-767-2794

Email address: MAMANGAN@COMCAST.NET

Location of property: 10 Nichols Ave Map U2 Lot 237 Zone R3

Description of property: Multi-family on .26 Acres

Proposed use or existing use affected: New building with 16' setback from Washington St. Approximate size of building is 27' x 18' (See plan attached).

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.

Amended Narrative provided by Michael Mangan, dated October 29, 2021

****

SECTION 3 **VARIANCE**

A variance is requested from Section 32-87 and 32-89 of the Newmarket Zoning Ordinance to permit: Building of a structure that has a 16' setback on/from Washington St. property line instead of a 25' setback.

See attached pages for variance criteria

Please sign below for all applications:

Applicant _____
Signature

Applicant Michael Manton
Please Print

Owner _____
Signature

Owner Michael Manton
Please Print

Date 7/29/21

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 done 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 email address 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. <u>Labels must not exceed 1" tall by 2.75" long in order to fit on the certified mail tags.</u>**

4. **<u>The determination of abutters is the responsibility of the applicant</u>**. 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
U7	237	Michael Mauzay	5 Creighton ST. Newmarket, NH 03857

PROPERTY OWNER-MUST BE INCLUDED PER STATE LAW

_____ _____ _____

APPLICANT, IF DIFFERENT FROM PROPERTY OWNER

_____ _____ _____

AUTHORIZED AGENT, IF APPLICABLE-*PER STATE LAW*

All abutters (use separate sheet, if necessary):

_____ _____ _____

_____ _____ See Attached

_____ _____ _____

_____ _____ _____

Date of preparation: 2/24/21

I hereby certify that all information presented on this form is, to the best of my knowledge, correct. _____

Signature of preparer

Surveyor

Norway Plains c/o Randolf R. Tetrault LLS 729
2 Continental Blvd.
Rochester, NH 03866
603-335-3948
rtetreault@norwayplains.com

Plan Draft

Newmarket Plains c/o Paul LeBeau
443 Wadleigh Falls Road
Newmarket, NH 03857
603-659-0985
Paul@NewmarketPlain.com

Abutter's List – 10 Nichols Ave., Newmarket, NH

Michael Mangan

Date 7/29/21

Map U2, Lot 222
Michael P. Filion & Jaqueline B Filion
9 Stagecoach d
Durham, NH 03824

Map U2, Lot 236
Janine Bergeron Trust 2006
21 Nichols Ave.
Newmarket, NH 03857

Map U2, Lot 239
Amanda J. Frick
5 Lincoln Ave.
Newmarket, NH 03857

Map U2, Lot 238
One Lincoln Ave. Realty, LLC
9 Carter Way
Strafford, NH 03844

Map U2, Lot 220
William H. Connery III
105 W River Dr., Apt. 30
Manchester, NH 03104

Map U2, Lot 245
Friends of Lamprey Health Care
207 South Main St.
Newmarket, NH 03857

Map U2, Lot 240
Patricia Kilroy
7 Lincoln Ave.
Newmarket, NH 03857

Map U2, Lot 219
Bruce S. Abbott/Sharon Abbott
5 New Rd.
Newmarket, NH 03857

Map U2, Lot 219-1
Craig A. Bitter
160 Fern Ave.
Rye, NH 03870

OFFICE OF THE
ZONING BOARD OF ADJUSTMENT

INCORPORATED
DECEMBER 15, 1727
CHARTER JANUARY 1, 1991

July 22, 2021

Michael and Elaine Mangan Revocable Trust
5 Creighton Street
Newmarket, NH 03857

Re: Property at 10 Nichols Ave
Newmarket, NH 03857
Tax Map U2, Lot 237, R3 Zone

Dear Mr. and Ms. Mangan,

Thank you for your e-mail of June 21, 2021 concerning the property at 10 Nichols Ave, Newmarket, NH 03857. We understand that you are interested in building a new two-story 27' x 18' accessory structure on your property to be used for storage for your tenants on the lower level and as a multi-purpose space on the second floor for arts/crafts and playing music for your personal use and that of your tenant. The second floor space will not be used as a commercial entertainment venue which will be open to the general public As we have discussed your lot is a non-conforming lot of .27 acres upon which there is an existing four unit multi-family apartment building. As we have discussed, the existing apartment building is non-conforming as it does not meet current lot size and residential density requirements.

In your request before the Town, you will need to request a variance from the Zoning Board of Adjustment from front setback requirements, pursuant to Sec. 32-87 and Sec. 32-89 of the Newmarket Zoning Ordinance. You would like to build the structure so it has a 16 foot setback on and from the Washington Street right-of-way instead of the 25 foot setback that is required in the R-3 Zone. Because the lot is a corner lot and is non-conforming in size, you would like to be able to situate the proposed two story building without impacting the existing paved parking area that is used for tenant parking.

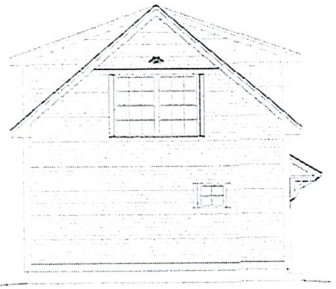
Therefore, your request for a building permit for this proposal must be denied. You may seek relief from these zoning restrictions from the Zoning Board of Adjustment. Please contact Susan Jordan, our Administrative Assistant, who can provide you with the Zoning Board of Adjustment application, filing requirements, and schedule you to appear before the Board. Meanwhile, if you have any questions regarding this letter, please feel free to contact me.

Sincerely,

Diane Hardy
Diane Hardy
Zoning Administrator

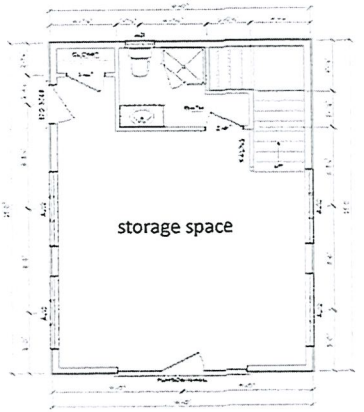
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



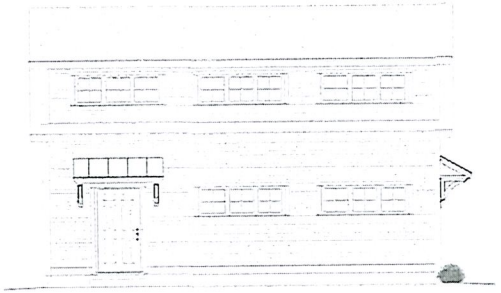
REAR ELEVATION

SCALE: 1/4" = 1'-0"



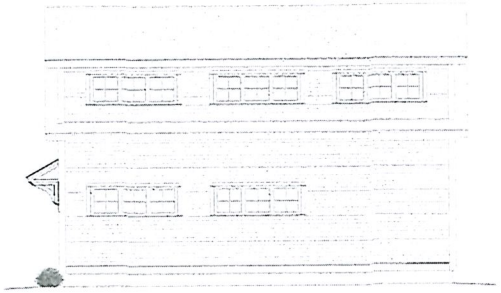
LEVEL ONE PLAN

466 SQUARE FEET
SCALE: 1/4" = 1'-0"



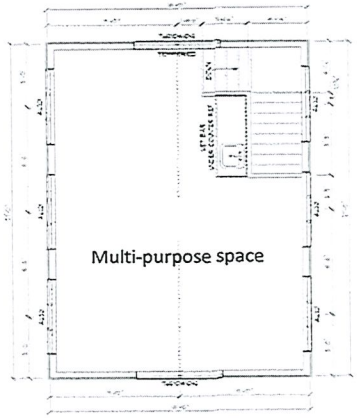
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEVEL TWO PLAN

466 SQUARE FEET
SCALE: 1/4" = 1'-0"

ELEVATION GRADES AND FOUNDATION DROPS SHOWN ARE CONCEPTUAL. FOUNDATION DROPS AND GRADE WILL BE DETERMINED ON SITE BY CONTRACTOR

MEMBER AIBD
AMERICAN INSTITUTE OF BUILDING DESIGN

NEWMARKET PLAINS, LLC.
HOME DESIGN SERVICE
NEWMARKETPLAINS@LLC.COMCAST.NET
WWW.NEWMARKETPLAINSLLC.COM
603-659-0385

DESCRIPTION	DATE
DRAFT PLANS NOT FOR CONSTRUCTION	8/19/21

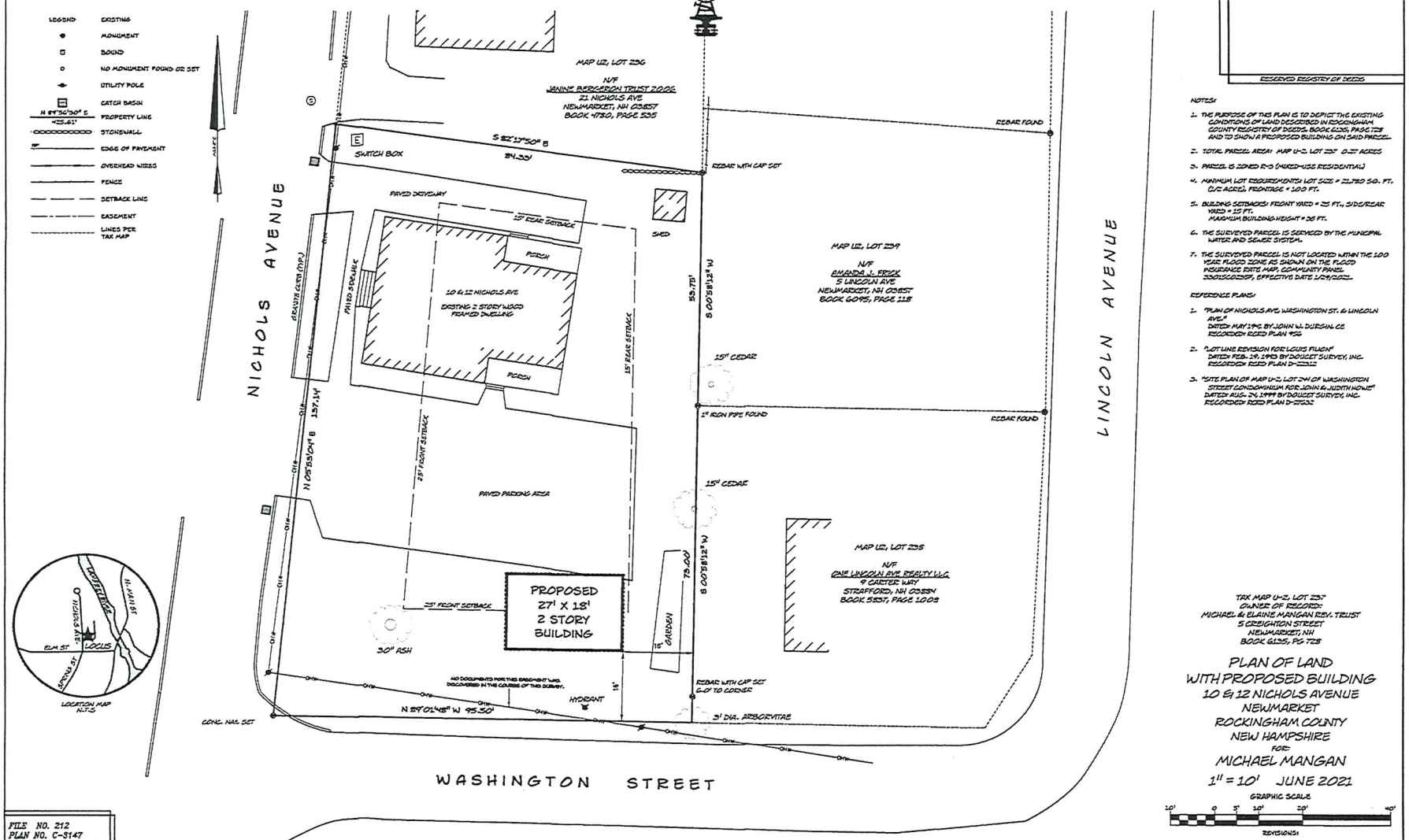
MICHAEL MANGAN
10 & 12 NICHOLS AVE
NEWMARKET, NH 03857

SHEET NUMBER
A1

PLAN NUMBER
1238

LAND SURVEYORS

CIVIL ENGINEERS



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF LAND DESCRIBED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS, BOOK 6135, PAGE 728 AND TO SHOW A PROPOSED BUILDING ON SAID PARCEL.
2. TOTAL PARCEL AREA: MAP U-2, LOT 237 0.37 ACRES
3. PARCEL IS ZONED R-O (MIXED-USE RESIDENTIAL)
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 21,780 SQ. FT. (1/2 ACRE), FRONTAGE = 100 FT.
5. BUILDING SETBACKS: FRONT YARD = 25 FT., SIDE/REAR YARD = 15 FT.
   MAXIMUM BUILDING HEIGHT = 35 FT.
6. THE SURVEYED PARCEL IS SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE SURVEYED PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 33015C0270F, EFFECTIVE DATE 1/29/2021

REFERENCE PLANS:

1. "PLAN OF NICHOLS AVE, WASHINGTON ST. & LINCOLN AVE." DATED: MAY 1916 BY JOHN W. DURGIN CE RECORDED: RCRD PLAN #56
2. "LOT LINE REVISION FOR LOUIS FILIONI" DATED: FEB. 19, 1990 BY DOUCET SURVEY, INC. RECORDED: RCRD PLAN D-22311
3. "SITE PLAN OF MAP U-2, LOT 241 OF WASHINGTON STREET CONDOMINIUM FOR JOHN & JUDITH HOWE" DATED: AUG. 24, 1999 BY DOUCET SURVEY, INC. RECORDED: RCRD PLAN D-25321

TAX MAP U-2, LOT 237
OWNER OF RECORD:
MICHAEL & ELAINE MANGAN REV. TRUST
5 CREIGHTON STREET
NEWMARKET, NH
BOOK 6135, PG 728

PLAN OF LAND
WITH PROPOSED BUILDING
10 & 12 NICHOLS AVENUE
NEWMARKET
ROCKINGHAM COUNTY
NEW HAMPSHIRE

FOR:

MICHAEL MANGAN

1" = 10' JUNE 2021

GRAPHIC SCALE

10' 0 5' 10' 20' 40'

REVISIONS:

FILE NO. 212
PLAN NO. C-3147
DWG. NO. 21016 B-1

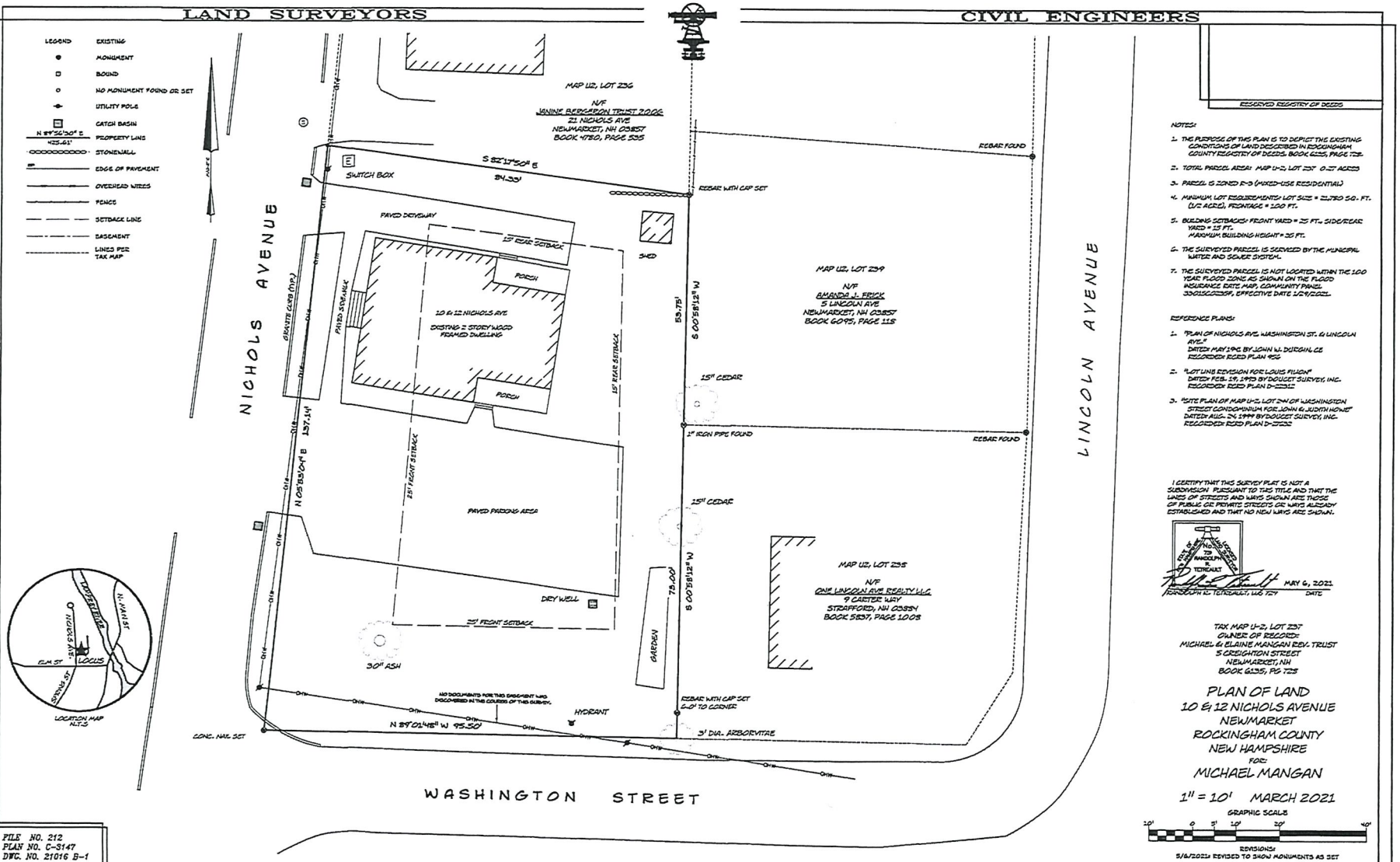
31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

LAND SURVEYORS

CIVIL ENGINEERS



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF LAND DESCRIBED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS, BOOK 6135, PAGE 728.
2. TOTAL PARCEL AREA: MAP U-2, LOT 237 0.37 ACRES
3. PARCEL IS ZONED R-3 (MIXED-USE RESIDENTIAL)
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 21,780 SQ. FT. (1/2 ACRE), FRONTAGE = 100 FT.
5. BUILDING SETBACKS: FRONT YARD = 25 FT., SIDE/REAR YARD = 15 FT.
   MAXIMUM BUILDING HEIGHT = 35 FT.
6. THE SURVEYED PARCEL IS SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE SURVEYED PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 33015C0035D, EFFECTIVE DATE 1/29/2021.

REFERENCE PLANS:

1. "PLAN OF NICHOLS AVE, WASHINGTON ST. & LINCOLN AVE." DATED: MAY 1940 BY JOHN W. DURGIN, CE RECORDED: RCRD PLAN 425
2. "LOT U18 REVISION FOR LOUIS FLUGH" DATED: FEB. 19, 1993 BY DOUCET SURVEY, INC. RECORDED: RCRD PLAN D-22312
3. "SITE PLAN OF MAP U-2, LOT 234 OF WASHINGTON STREET CONDOMINIUM FOR JOHN & JUDITH HOWE" DATED: AUG. 24, 1999 BY DOUCET SURVEY, INC. RECORDED: RCRD PLAN D-23322

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

RANDOLPH W. TOTHERAULT, LLS 724 — MAY 6, 2021 — DATE

TAX MAP U-2, LOT 237
OWNER OF RECORD:
MICHAEL & ELAINE MANGAN REV. TRUST
5 CREIGHTON STREET
NEWMARKET, NH
BOOK 6135, PG 728

PLAN OF LAND
10 & 12 NICHOLS AVENUE
NEWMARKET
ROCKINGHAM COUNTY
NEW HAMPSHIRE

FOR:

MICHAEL MANGAN

1" = 10' MARCH 2021

GRAPHIC SCALE

-20' 0 5' 10' 20' 40'

REVISIONS:
5/6/2021: REVISED TO SHOW MONUMENTS AS SET

FILE NO. 212
PLAN NO. C-3147
DWG. NO. 21016 B-1

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948


221
3.9 AC
223
222
220
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219-1
213
214
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240
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239
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238
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245
246
247
248
LINCOLN ST
WASHINGTON ST
17-19
18
13-15
14-16
10-12
5-7
1-3
6
11
7
5
1
8
36
32
30
28
26
24-22
14
10
6-8
1
33
29
25
9
Parcels for Identify - PL
Parcels
Railroad
ROWs
NH Highways
Interstate
US Highway
State Highway
ME Highways
Interstate
US Highway
State Highway
Town Boundary
Hillshade Donut Area
Streets
Water Bodies2
NH Open Water
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.
0
100
200 ft
Printed on 06/14/2021 at 11:01 AM
MapsOnline - Newmarket, NH

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.

Granting a variance to reduce the 25' set back to 16' would not be contrary to the public interest. The proposed structure to be built is a 27' x 18' building with storage for tenants and/or owners on the lower level and a multi-purpose space on the second level. The multi-purpose space on the second level would be used, for example, for arts/crafts and playing music by tenants and/or owners. A legally non-conforming four-unit multifamily is located on the same lot. Excepting the new construction on Lincoln, the existing multifamily and many (if not all) of the buildings in that neighborhood have substantially less than 25' setbacks. Having a 16' setback would be entirely consistent with the look and feel of the neighborhood's streetscape. It would not block road signs, impede vehicular or foot traffic on Washington Street, or impede fire safety vehicle access. The 16' setback will enable preservation of an existing common recreation space for tenants as well as a parking area that currently allows for off-street parking for all of the resident(s) in the multifamily that's located on the lot. The building will be attractive; gutters and pervious ground cover and landscaping will aid in effectively managing water shedding from the roof and, overall, generally enhance the appearance of the area.

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

In granting a variance to reduce the 25' set back to 16' the spirit of the ordinance would be observed. Again, there is a legally non-conforming four-unit multifamily located on the same lot. However, the proposed locus of the proposed building would leave plenty of light and air/open space on the lot, including a large ash tree. Density is actually encouraged in the R3 district, with the Nichols Ave. neighborhood being composed almost entirely of duplexes and multifamily buildings that are quite proximate to each other and to the street. The property in question actually abuts the M-2A district which permits even greater density per acre. The adjacent M2-A zone setbacks are 10 feet side and rear, and 5 feet minimum road setback, which makes them considerably less than those applied to 10 Nichols Ave, even though it is directly across the street in the same neighborhood. A 16' setback for the proposed structure would be entirely consistent with and maintain the look and feel of the neighborhood's streetscape. It would not block road signs, impede vehicular or foot traffic on Washington Street, or present fire safety vehicle access issues. Gutters, pervious ground cover and landscaping will manage water shedding from the roof. The 16' setback will allow for the preservation of the existing common space and parking area that presently allows for recreation and off-street parking for all of the resident(s) in the multifamily there. Generally, the structure and landscaping will enhance the appearance of the area. Since it's a corner lot, enforcement of the setback code means having a 25' setback from both Nichols Avenue and Washington Street. These setbacks render the lot unusable for the purposes of building

expansion. Under the 25' setback rule, nothing can be built there that allows for the preservation of the existing parking area and common space used by tenants. No other part of the property is amenable for locating the aforementioned structure. To build in compliance with the required 25' setback from Washington Street, I would need to locate a structure on what is the current parking area, outside of 25" front and 15" rear setbacks. This would mean the loss of two maybe three existing parking spaces and the loss of a common recreation area used by tenants. Thus, I'd need to locate (legally) new parking spaces and common recreation area on the NE, rear side of the house, since there's no other suitable space on the property to do so. This would very likely involve (legally) paving a substantial amount of currently pervious ground from the NE side of the existing multifamily up to the rear 15' setback. I've spoken with the neighbor/abutter Amanda J. Frick of 5 Lincoln Ave. who recently purchased that property and who's made a lot of improvements to it. She voiced a preference to me that there'd be no parking in that area as it impacts the overall aesthetic of the place as well as provides water management on that side of the property. I'd also prefer not to have parking in that area as well for the same reasons. Importantly, no abutters, even those directly abutting the property, have objected to the building as I've proposed and for which I am seeking a variance. However, literal enforcement of the setback code could possibly lead to conditions contrary to the spirit of the ordinance. It would seem that granting a variance would do more to observe the spirit of the ordinance than to not grant it. For example, the ordinance seeks to minimize the amount of impervious parking as a way to minimize flooding and adverse water quality stormwater impacts.

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

Substantial justice will be done by granting the variance. The property historically was composed of two lots. It was legally merged in 2019 to allow for better utilization of the existing space. Since it's a corner lot, enforcement of the setback code means having a 25' setback from both Nichols Avenue and Washington Street. These setbacks render the lot unusable for the purposes of building expansion. And under the 25' setback rule, nothing can be built there which allows for the preservation of the existing parking area and common space which can used by tenants. No other part of the property is amenable for locating the afore-mentioned structure. To build in compliance with the required 25' setback from Washington St., I would need to locate a structure on what is the current parking area, outside of 25" front and 15" rear setbacks. This would mean the loss of two maybe three existing parking spaces and the loss of a common recreation area used by tenants. Thus, I'd need to locate (legally) new parking spaces and common area on the NE, rear side of the house, since there's no other suitable space on the property to do so. This would very likely involve (legally) paving a substantial amount of currently pervious ground from the NE side of the existing multifamily up to the rear 15' setback. I've spoken with the neighbor/abutter Amanda J. Frick of 5 Lincoln Ave. who recently purchased that property and who's made a lot of improvements to it. She voiced a preference to me that there'd be no parking in that area as it impacts the overall aesthetic of the place as well as water management on that side of the property. I'd also prefer not to have parking in that area as well for the same reasons. Importantly, no abutters, even those directly abutting the property have objected to the building as I've proposed and for which I am seeking a variance. However, literal

enforcement of the setback code could possibly lead to conditions contrary to the spirit of the ordinance. It would seem that granting this variance would do substantial justice.

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

The building and landscaping will be more attractive, without additional pavement and would enhance the area. It is unlikely to negatively impact surrounding property values.

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:

The property is unique in this area as most, if not all, surrounding buildings in the neighborhood are not corner lots; have no open space in front and substantially smaller setbacks than the required 25' front setbacks. Having a 16' setback would be entirely consistent with the look and feel of the neighborhood's streetscape and allow for the preservation of current parking area and open, pervious space on the NE, rear side of the existing multifamily. The unnecessary hardship is that to build in compliance with the required 25' setback from Washington Street, I would then need to locate a structure on what is the current common recreation and parking area, outside of 25' front and 15' rear setbacks. This would mean the loss of two maybe three existing parking spaces and the loss of a common recreation area used by tenants. Thus, I'd need to locate (legally) new parking spaces and common area on the NE, rear side of the house, since there's no other suitable space on the property to do so. This would very likely involve (legally) paving a substantial amount of currently pervious ground from the NE side of the existing multifamily up to the rear 15' setback. I've spoken with the neighbor/abutter Amanda J. Frick of 5 Lincoln Ave. who recently purchased that property and who's made several improvements to it. She voiced a preference to me that there'd be no parking in that area as it impacts the overall aesthetic of the place as well as water management on that side of the property. I'd also prefer not to have parking in that area as well for the same reasons. Importantly, no abutters, even those directly abutting the property have objected to the building as I've proposed and for which I am seeking a variance.

AND

2. The proposed use is a reasonable one because:

The proposed new structure location will allow me to make the best use of the limited available land in a way that's consistent with the surrounding look and feel of the neighborhood while not requiring loss of (and necessary replacement of) parking spaces or a

common recreation area that is currently used for tenants. The building and landscaping will be attractive and an enhancement to that corner area.

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.

I believe the criteria in A are established. However, it is true that the property cannot be reasonably used in strict conformance with the ordinance. Building outside of setbacks is possible, but would involve loss of existing parking and a common recreation area for tenants, which would need to be relocated to the NE rear of the existing multifamily. This could mean legally paving a substantial amount of currently pervious ground, from the NE side of the existing multifamily up to the NE 15' rear setback. That would impact the aesthetics of that space as well as impact open, pervious ground that serves in water management. In my opinion, this would constitute an unreasonable restriction on my land and an excessive hardship to me as the property owner. This would be inconsistent, not only with the spirit of the ordinance but also with my own goals to have reasonable use of the property, and with the expressed wishes of my neighbor/abutter Amanda J. Frick of 5 Lincoln Ave.

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
Legal Notice, Application, Plans	11/10/2021	Backup Material

FOUNDED DECEMBER 15, 1727

CHARTERED JANUARY 1, 1991

TOWN OF NEWMARKET, NEW HAMPSHIRE
OFFICE *of the* ZONING BOARD OF ADJUSTMENT

LEGAL NOTICE

NEWMARKET ZONING BOARD OF ADJUSTMENT

MONDAY, NOVEMBER 22, 2021
7:00 P.M.

TOWN COUNCIL CHAMBERS

There will be a public hearing for an application for a Variance from Section 32-89 Dimensions Table, requested by Chris Redmond, to permit the construction of a 16'X26' bedroom addition to be 24.4' from the property line, where 25' is permitted. The property is located at 67 Grant Road, Tax Map R4, Lot 8, R1 Zone. The full application is available to view under the November 22, 2021 Zoning Board agenda on the Town website www.newmarketnh.gov and in the Zoning Office at the Town Hall during business hours,

pd 8/5/2008

APPLICATION – ZONING BOARD OF ADJUSTMENT
TOWN OF NEWMARKET, NH

Do not write in this space
Date filed 11/5/24
Initials WC

Applicant: CHRIS REDMOND

Mailing Address: 67 GRANT RD.

Email Address: c.redmond@mightyroots.com

Property owner: CHRIS REDMOND

Mailing Address: 67 GRANT RD.

Home Phone: _____ Cell Phone: 603-303-1013

Email address: c.redmond@mightyroots.com

Location of property: 67 GRANT RD. Map R4 Lot 8 Zone R1

Description of property: 1BR SINGLE FAMILY HOME

Proposed use or existing use affected: _____

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.

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 done 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 email address 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. <u>Labels must not exceed 1" tall by 2.75" long in order to fit on the certified mail tags.</u>**

4. **<u>The determination of abutters is the responsibility of the applicant</u>**. 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
R4	8	Chris & Pilar Redmond	67 Grant Rd.
		PROPERTY OWNER-MUST BE INCLUDED PER STATE LAW	
		APPLICANT, IF DIFFERENT FROM PROPERTY OWNER	
		AUTHORIZED AGENT, IF APPLICABLE-PER STATE LAW	

All abutters (use separate sheet, if necessary):

R52B + R4	7	Peter + Nadia Cardozo	63 Grant Rd.
R4	9	Adrienne Rubino	71 Grant Rd.

Date of preparation: 11-1-21

I hereby certify that all information presented on this form is, to the best of my knowledge, correct. CC Redmond

Signature of preparer

Please sign below for all applications:

Applicant CC Redmond Applicant Chris Redmond
Signature Please Print

Owner same Owner same
Signature Please Print

Date 11-1-21

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.

The proposed addition is in keeping with the architectural style in the surrounding area. I believe there would be no adverse effect on the public interest.

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

The proposed addition is located on the only portion of the property where it could be located. There are only two small triangles that stretch into the side setback area.

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

The properties surrounding this property are all between 2-4 Bedroom homes. I'm hoping to turn this property ~~into~~ from a 1BR to a 2BR home. By granting this variance, I believe substantial justice would be done.

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

I believe granting this variance would only have a positive impact on the values of surrounding properties because it will turn this property into a viable home for a small family.

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:

The property has a steep slope running downward from west to east. Because of this slope, the proposed addition can only be located on the eastern side of the existing structure.

AND

2. The proposed use is a reasonable one because:

It is in keeping with the character of the neighborhood and does not negatively impact the abutters or the town.

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.

Because of the special conditions of the property, including the slope and small lot size, I believe there is no way to create a home on the property that is suitable for my small family, (myself and two daughters.) under strict conformance with the ordinance.

****

DENIED

TOWN OF NEWMARKET
BUILDING PERMIT APPLICATION
Entire section must be completed:

Owner: Chris Redmond

Address: 67 Grant Rd. (street, town, state)

Phone: 603-303-1013

Email: cmredmond@comcast.net

Contractor: owner

Address: _____ (street, town, state)

Phone: _____

Email: _____

Project address: 67 Grant Rd.

Map/lot R4 | 8

Type of project: 16' x 26' Addition

Full Description/Scope of Project

Two-story Addition, 1 new bedroom

Is/does the property: In a special flood hazard area? YES (NO) Contain wetland YES (NO)
In Coastal Protection Zone YES (NO)

Impervious Building Footprint 900 sq. ft. Impervious Pavement 0 sq. ft.

Date of application: 11-1-21 gross area _____ square feet per floor

Estimated cost of work $ 95,000.- Permit fee $ 525.-

CC Redmond _____
(owner's signature) AND/OR (applicant's signature)

****

Approved _____ Denied X by _____ Date 11-9-21

NOTES: See Attached Letter - denial

Neither the review of any applications or plans by officials of the Town of Newmarket nor any subsequent inspection of the premises should be relied upon as an assurance of conformity to legal requirements. The applicant shall remain fully responsible for complying with all applicable United States, New Hampshire or Newmarket laws, ordinances, regulations and requirements.

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently.

Encroachments on public property, not specifically permitted under the Building Code, must be approved by the jurisdiction. The issuance of this permit does not release the applicant from the conditions of any applicable site plan or subdivision restrictions or requirements.

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until final inspection has been made.

Separate permits are required for all electrical, plumbing, gas piping and mechanical installations.

All projects require a final inspection without exception.

Inspections can be scheduled by calling 659-8501 ext 1310.
Inspection requests are the responsibility of the applicant

I have read and understand the statement above.

CC Redmond — 11-1-21

Signature — Date

Department of
Building Safety

Founded December 15, 1727
Chartered January 1, 1991

TOWN OF NEWMARKET, NEW HAMPSHIRE

November 11, 2021

Chris Redmond
67 Grant Road
Newmarket NH

RE: Permit Application -16' x 26' Addition

Mr. Redmond,

I have reviewed the permit application along with the site plan done by Ambit Engineering, Inc. dated 10/15/21 to construct a 16' x 26' bedroom addition. After review I find that I must **deny** the permit because the *Newmarket Town Code Sec. 32-89 Dimension Table*, for the R1 Zoning District, requires a 25' setback from the property line to any building. Your site plan shows that you are proposing a 24.4' setback where 25' is required.

You have the right to apply to the Newmarket Board of Adjustment for a variance to this setback requirement.

If you feel the denial is in error you have the right to apply to the Newmarket Board of Adjustment for an appeal of this decision. All appeals must be taken in a reasonable time on forms supply by the board.

If you receive the variance you must resubmit for the building permit and supply a complete set of building plans.

If you have any question please feel free to contact this office.

Sincerely,

Peter E. Rowell

Interim Building Inspector

11-24

R4/8

MP
8.28

WQPA

78

80

64.8'

SWQPA

BOULDER
RETAINING WALL

GRAVEL WALK

LAWN

84

DECK

#67 – 1 STORY
WOOD FRAME
1ST FLOOR FF=88.5
WALKOUT
BASEMENT FF=79.9
ROOF PEAK=102.8

PROPOSED
ADDITION
404 S.F.

24.7'

24.4'

80

DECK

LAWN

PROPANE
TANK

39.3'

40.8'

86

82

88

BUILDING SETBACK (TYP.)

STONE
FIRE PIT

86

78

SWQPA

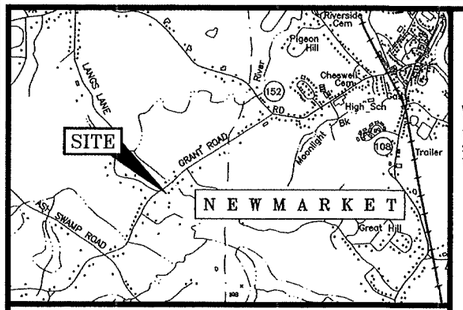
63.5'

74

ELEV.=77.80

EXPOSED
LEDGE (TYP.)

67 Grant Rd



LOCATION MAP 1"= 2,000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
SWQPA	250' NHDES PROTECTED SHORELAND
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
GS	GAS SHUT OFF
WS	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
HYD	HYDRANT
G M E	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
T	TELEPHONE MANHOLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
AC	AIR CONDITIONER UNIT
	SIGNS
EL.	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB
LSA	LANDSCAPED AREA

PLAN REFERENCE:

1) PLAN OF LOT, CHARLES L. NORTON NEWMARKET, NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED AUGUST 1970. R.C.R.D. PLAN #2010.

WETLAND NOTES:

1) PISCASSIC RIVER REFERENCE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 6/29/21 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

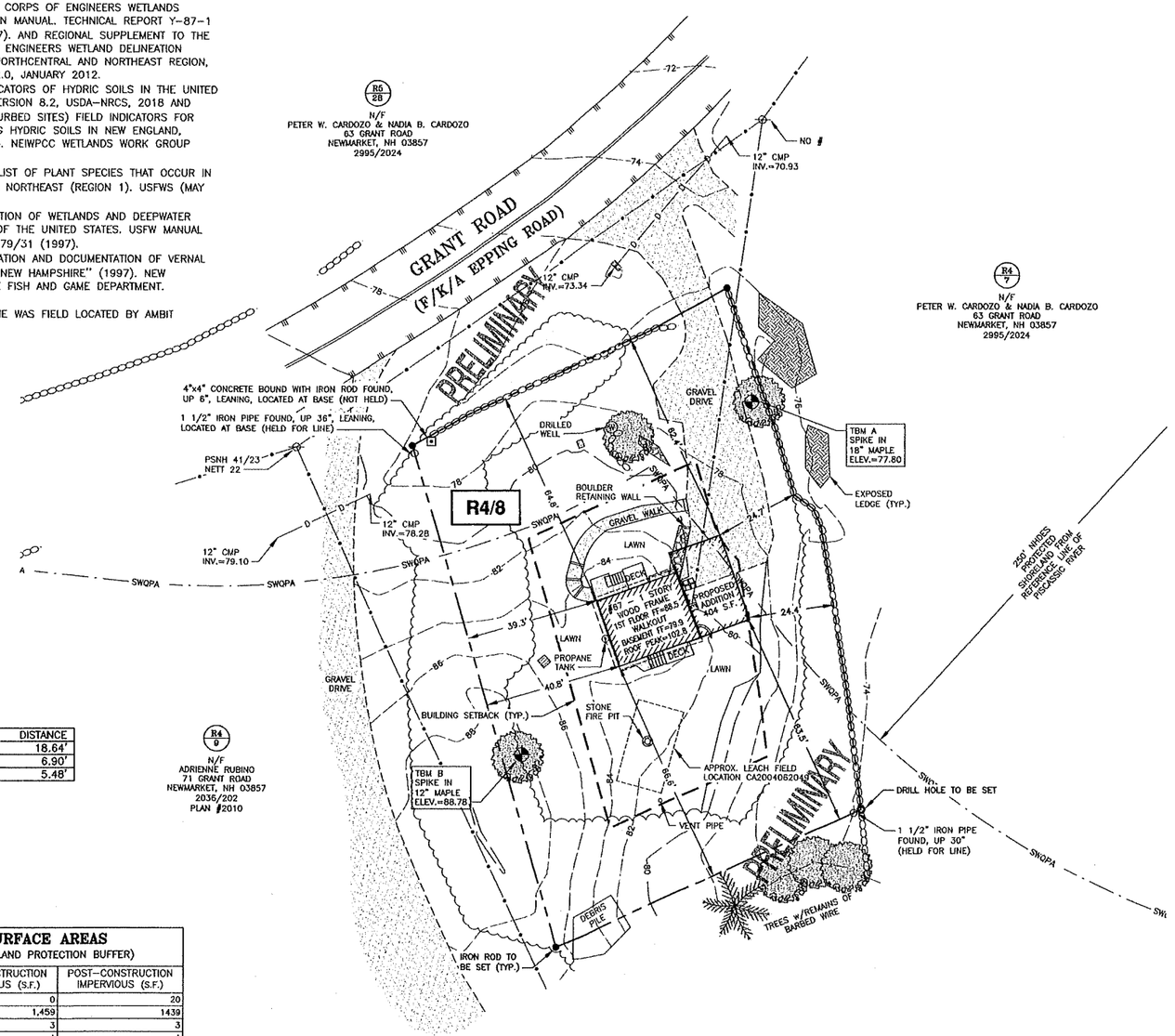
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).

C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).

E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) REFERENCE LINE WAS FIELD LOCATED BY AMBIT ENGINEERING, INC.



NORTH NAD83(2011)
N
GRID NH SPC

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N60°39'44"E	18.64'
L2	S52°43'24"E	6.90'
L3	S22°57'42"E	5.48'

IMPERVIOUS SURFACE AREAS
(WITHIN 250' NHDES SHORELAND PROTECTION BUFFER)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
ADDITION	0	20
GRAVEL DRIVE	1,459	1439
GRAVEL WALKWAY	3	3
CONCRETE SLAB	4	4
TOTAL	1,466	1466
LOT SIZE	15,796	15,796
% LOT COVERAGE	9.3%	9.3%

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PRELIMINARY

PAUL A DOBBERSTEIN, LLS DATE

GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE TOWN OF NEWMARKET ASSESSOR'S MAP R4 AS LOT 8.

2) OWNERS OF RECORD:
CHRISTOPHER MICHAEL REDMOND &
PILAR REDMOND
67 GRANT ROAD
NEWMARKET, NH 03857
6137/2399

3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0230F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA:
15,796 S.F.
0.3626 ACRES

5) PARCEL IS LOCATED IN THE R1 RESIDENTIAL ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		2 ACRES
FRONTAGE:		200 FEET
SETBACKS:	FRONT	40 FEET
	SIDE	25 FEET
	REAR	25 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP R4 LOT 8 IN THE TOWN OF NEWMARKET.

10) GRANT ROAD WAS WIDENED TO 3 RODS (49.5') WIDE BY THE TOWN OF NEWMARKET ON JUNE 4, 1823.

PRELIMINARY

STRUCTURE ADDITION REDMOND RESIDENCE 67 GRANT ROAD NEWMARKET, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/15/21
	REVISIONS	

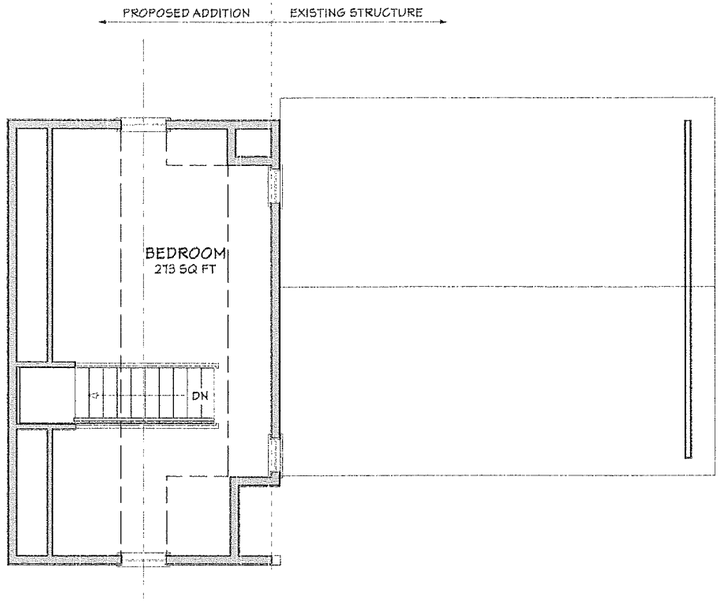
1"=20' OCTOBER 2021

BUILDING PERMIT PLAN

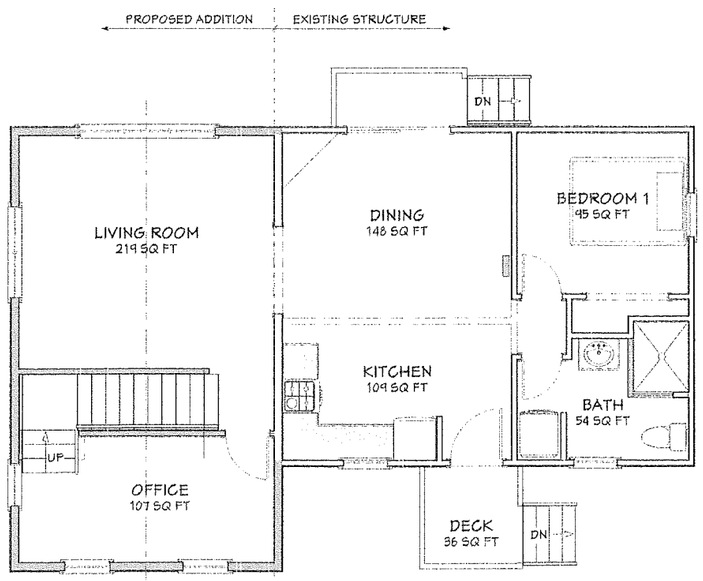
C2

FB 233 PG 49

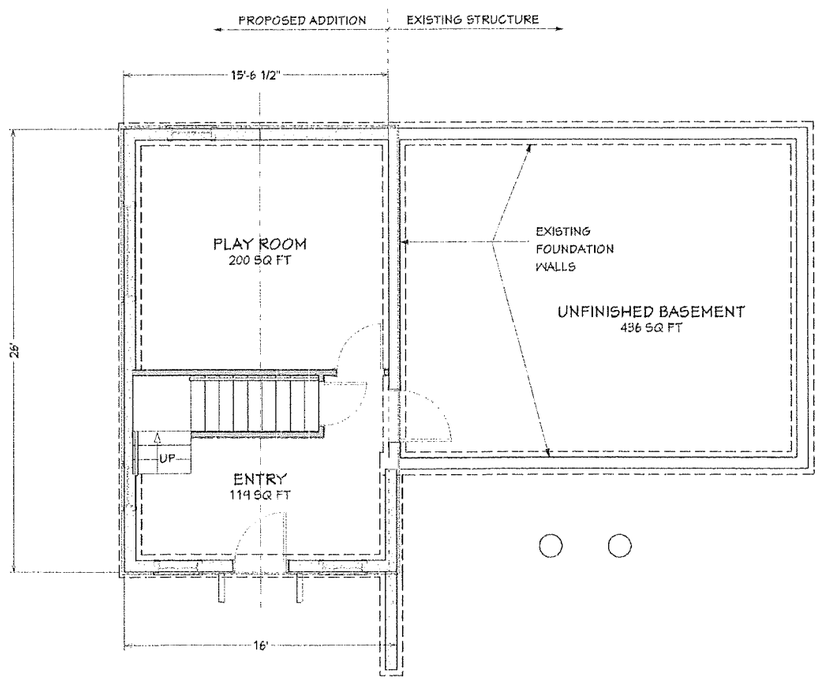
3362



SECOND FLOOR PLAN



FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

REDMOND - ADD/RENO
67 Grant Road, Newmarket, NH

DRAWINGS PROVIDED BY: CMR

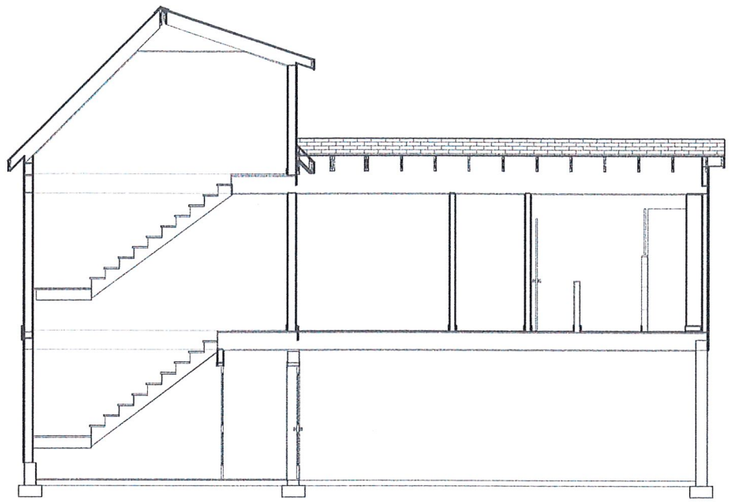
FLOOR PLANS

DATE:
10/30/2021

SCALE:

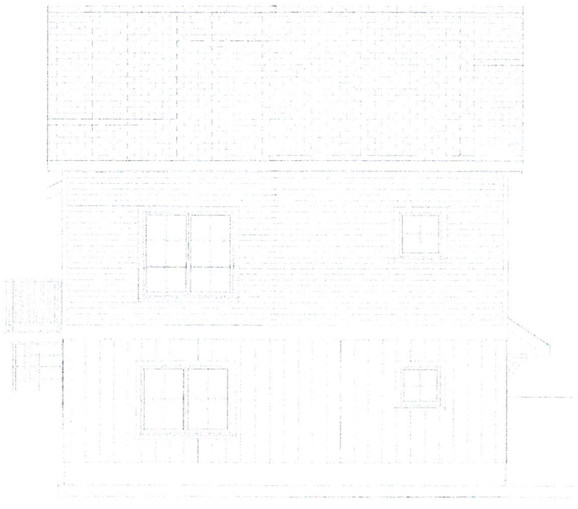
SHEET:
A-1

FRONT ELEVATION



BUILDING SECTION

REAR ELEVATION



LEFT SIDE ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

REDMOND - ADD/RENO
67 Grant Road, Newmarket, NH

DRAWINGS PROVIDED BY: CMR

ELEVATIONS & SECTION

DATE:
10/30/2021

SCALE:

SHEET:
A-2