

EXHIBIT 1(a)

OWNER INFORMATION	SALES HISTORY	PICTURE																								
VIRGIN, JAMES M & MAHEUX, MELANIE J PO BOX 500 TILTON, NH 03276	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>07/28/2022</td> <td>3520</td> <td>995</td> <td>U V 38</td> <td></td> <td>1 VIRGIN, JAMES M &</td> </tr> <tr> <td>06/28/2022</td> <td>3515</td> <td>113</td> <td>U V 90</td> <td>120,000</td> <td>BURL, DAVID R</td> </tr> <tr> <td>12/16/2003</td> <td>1985</td> <td>704</td> <td>Q V</td> <td>74,200</td> <td>MCGLYNN,THOS/DOROTHY</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	07/28/2022	3520	995	U V 38		1 VIRGIN, JAMES M &	06/28/2022	3515	113	U V 90	120,000	BURL, DAVID R	12/16/2003	1985	704	Q V	74,200	MCGLYNN,THOS/DOROTHY	
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LISTING HISTORY	NOTES
06/06/23 GWH 05/16/23 GWH POSTED 07/01/07 GWH 10/14/03 DJRL 03/02/90 TC	07 AC PER TAX MAP; CLASS VI RD, ROLLING, WOODED W/ SOME WET AREAS, NEED TO UPGRADE RD TO IMPROVE W/ DWELLING, LOT @ END OF CLASS V FRONTAGE -10 ACC; 2022 VARIANCE DENIED TO BUILD SFD ON CL VI RD 8/19/21 - CASE DISMISSED WITHOUT PREJUDICE PENDING REMOVAL OF GATES & BARS VOTED ON THAT AREA OF CANAAN ROAD AT TOWN MEETING MARCH 14, 1978; 2023 LOGGING IN PROCESS, WILL NEED VARIANCE IN ORDER TO BUILD, 3BR SEPTIC APPROVAL FOR OP 8/29/22 (ECA2022082903) S#1993 (22/14)

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																							
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes	GILMANTON ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE																						

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LAND VALUATION													LAST REVALUATION: 2019		
Zone: RUR RURAL Minimum Acreage: 2.00 Minimum Frontage: 200													Site: UND/CLR Driveway: N/A Road: GRAVEL/DIRT		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
UNMNGD OTHER	2.000 ac	65,800	E	100	70	100	100	100 -- ROLLING	90	41,500	65	N	65	ACCESS	
UNMNGD OTHER	25.200 ac	x 2,000	X	73					90	33,100	65	N	823	TOPO	
WETLANDS	12.800 ac	x 2,000	X	73					90	16,800	100	N	189		
	40.000 ac									91,400			1,077		

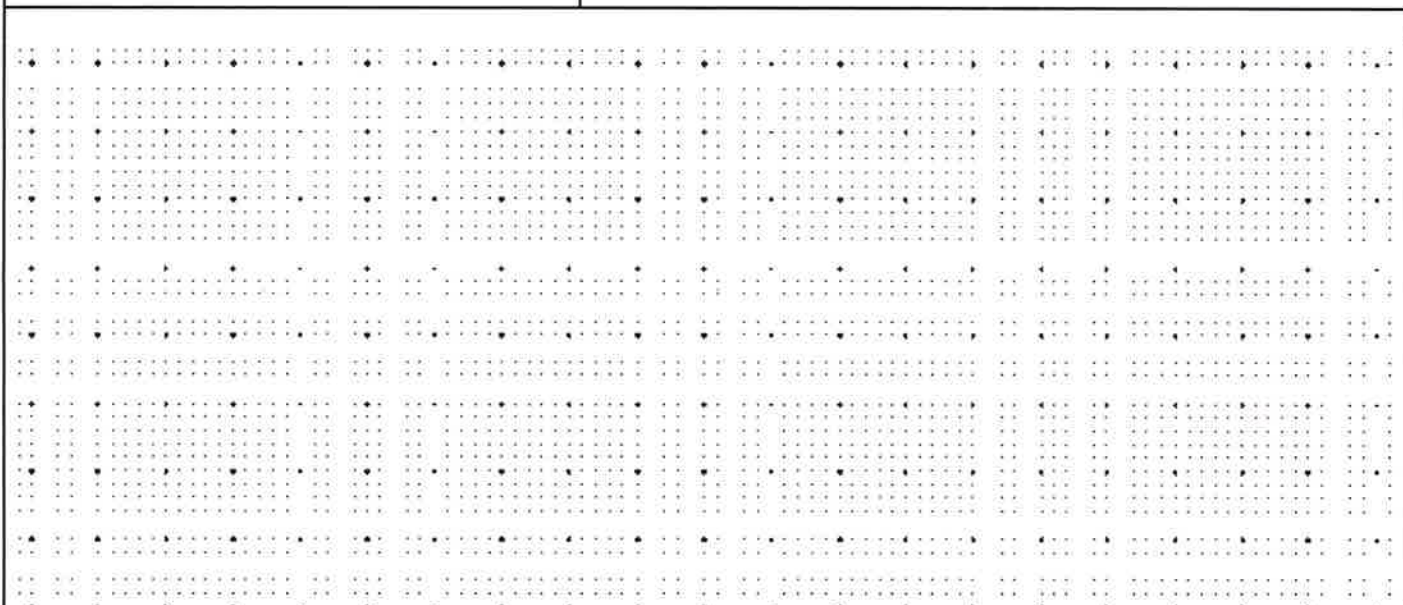
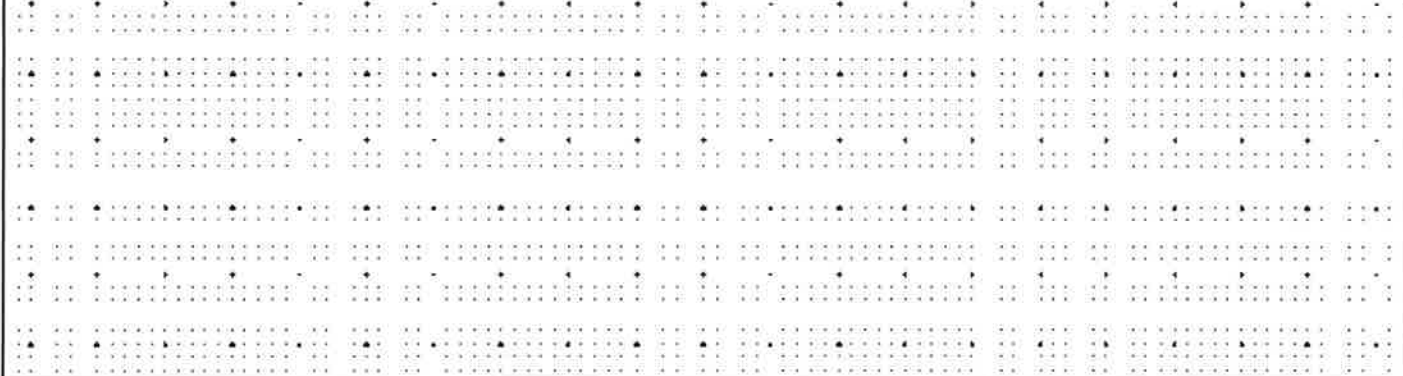
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			BUILDING SUB AREA DETAILS						
			2019 BASE YEAR BUILDING VALUATION						
			Year Built: Condition For Age: Physical: Functional: Economic: Temporary:						

EXHIBIT 1(b)

Map: 000411

Lot: 015000

Sub: 000000

Card: 1 of 1

CANAAN RD

GILMANTON

Printed: 07/05/2022

OWNER INFORMATION		SALES HISTORY						PICTURE																
VIRGIN, JAMES M & MAHEUK, MELANIE J PO BOX 500 TILTON, NH 03237		Date	Book	Page	Type	Price Grantor																		
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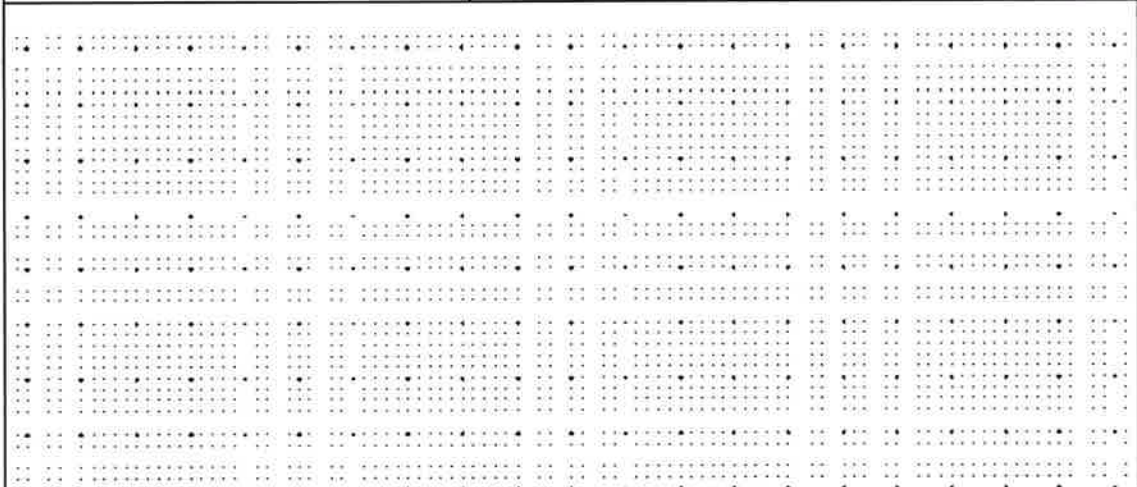
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EXHIBIT 2(a)



Exhibit 2(a). Canaan Road at its intersection with Route 140.

EXHIBIT 2(b)



Exhibit 2(b). Facing north on Çanaan Road from its intersection with Route 140

EXHIBIT 2(c)



Exhibit 2(c). Looking south on Canaan Road from the Turn-around to lot 14.

EXHIBIT 2(d)



Exhibit 2(d) Looking south on Canaan Road from proposed driveway area on the Property to the Turn-around.

EXHIBIT 2(e)



Exhibit 2(e) At the Turn-around looking south on Canaan Road

EXHIBIT 3

TOWN OF GILMANTON DISCONTINUED ROADS

March 11, 1862

Article 15. Voted to discontinue the Highway commencing at the road leading from the school house in district #16 to Reuben Page's house, thence running northwesterly by the Kelley farm (so called) to land owned by Isaac B. Sanborn.

March 11, 1862

Article 16. Voted to discontinue the highway leading from Joseph S. Kelley's in said town northwesterly to the Thompson place (so called).

March 10, 1863

Article 15. Voted to discontinue the highway commencing near a causeway near Samuel Grant's house and running northwesterly, by the northeasterly side of said Grant's house, to the line of Upper Gilmanton.

March 8, 1873

Article 15. Voted to discontinue the old road beginning at the gate near Charles G. Kelley's watering trough and leading to the new road near Levi T. Young's house.

March 10, 1875

Article 14. Voted to discontinue the road leading from Julia A. Osborn's to the road leading by John L. Sargent's to George W. Griffin's.

November 1890

Article 5. Voted to discontinue the Lowell Road.

March 18, 1893

Article 10. Voted to discontinue the old road from the intersection of roads near the house of Rufus Clark to the intersection of roads near the house of William N. Swain.

August 29, 1893

Article 3. Voted to discontinue the old highway leading from the highway from Gilmanton Academy (so called) past the Quaker Meeting House to the house of Richard J. Varney.

March 13, 1894

Article 10. Voted to discontinue the road beginning on the easterly side of the new road (so called) a highway leading from Gilmanton Academy Village (so called) to Gilmanton Iron Works (so called) at a point about 60' in a southerly direction from the southeast corner of the house of Mary P. Varney and the northwesterly corner of the Friends Cemetery (so called) in said Gilmanton. Thence running in an easterly direction by the house of Richard J. Varney to a stake and stone in the new road (so called) leading from Gilmanton Academy to Gilmanton Iron Works.

November 3, 1896

Article 2. Voted to discontinue the old road on Sweatts Hill (so called) from its junction with the new road laid out by the Selectmen as far as the driveway leading to the dwelling house of Joseph Leavitt.

March 11, 1902

Article 16. Voted to discontinue the old Hussey Road (so called).

March 8, 1904

Article 15. Voted to discontinue the Town Farm Road (so called) and the Bean Road (so called).

March 13, 1906

Article 16. Voted to discontinue the old road known as the Gilman Road, leading from the highway near the residence of Edmund Stone to the highway leading from Gilmanton Iron Works to Lower Gilmanton, but shall be left open for use, but a notice shall be posted up at each end of said road, "Private, passway dangerous".

March 14, 1911

Article 8. Voted to discontinue the highway leading from the northwest corner of the barn formerly owned by George Griffin, to Howe's Corner, (so called) in the Town of Gilmanton, and to discontinue the highway leading over Pancake Hill from the corner of A.L. Osgood's field to where the said road intersects with the road leading from said Griffin barn to Howe's Corner.

March 14, 1911

Article 11. Voted to discontinue the road known as the Gilman Road leading from the highway near the residence of Edmund Stone to the highway leading from Gilmanton Iron Works to Lower Gilmanton.

March 11, 1913

Article 10. Voted to discontinue the road from Kelley's red gate, (so called) to the place where the building stood, formerly owned by Levi J. Young.

March 12, 1918

Article 11. Voted to discontinue old road around ledge between Nehemiah Durgin's and the corner of the road leading to Gilmanton Corner.

March 8, 1921

Article 22. Voted to discontinue the road leading from the foot of Cogswell Hill to the house formerly occupied by Warren Smith, also the road leading from said road, by the Burke place to the Stone Road, (so called). (Garrett Hill Road)

March 13, 1923

Article 15. Voted to discontinue as a highway the road leading to the H.N. Sweet buildings, from Province Road.

March 13, 1923

Article 18. Voted that the new road leading to the Belmont line be discontinued, from the residence of George F.M. Knowles to the Belmont line.

March 9, 1926

Article 14. Voted to discontinue the following roads:

1. From Middle Route Road to Aldic Lamprey's, (Sawyer Lake Road) (part).
2. From Middle Route Road to Leon Tilton place.
3. From Rogers schoolhouse to intersection by M.S. Bennet's place, (Howard Road).

March 8, 1927

Article 18. Voted to discontinue the Snowshoe Hill Road leading from the highway near the residence of Guy Dickey to the Canterbury line.

March 13, 1928

Article 11. Voted to discontinue the old road leading from Iron Works Village to the entrance of the Edgerly field, leading to the cemetery on the hill.

March 12, 1929

Article 16. Voted to discontinue the following roads:

1. From King Little's to Pierre Blais, (Rogers Road).
2. The old road leading from State Road to the south of residence of Charles Price to State Road north of residence of Charles Price.

March 14, 1933

Article 16. Voted to discontinue road, (Parsonage Hill), from Smith Meeting House to near Albert Hill place. Voted to discontinue as open highway, subject to gates and bars.

March 14, 1933

Article 20. Voted to discontinue road from Province Road to Charles Pulsifer place. Subject to gates and bars. Voted closed as open road.

March 10, 1942

Article 17. Voted to discontinue two sections of road left unused by the relocation of the Province Road.

1. A short distance northwest of the Barnstead line, joining the black road at Kelley's red gate.
2. A short piece of road by the side of Charles G. Kelley's barn, between the black road from Loudon and from Pitts.
3. Beginning 40' north of Fred Twombly's house and ending at the black road at Brown's Hill (so called).

March 10, 1942

Article 18. Voted to discontinue the road from the bridge at Camp Manning to the Alton Town line.

March 8, 1949

Article 21. Voted to build a new road from Poverty Corner across Price's pasture to new road and to discontinue two pieces of road from Poverty Corner to new road near Jeffrey's corner, and from Poverty corner to new road near Prices' pines and to maintain a road to Lyndell Smith's house.

April 1, 1949

Re-open a portion of the Old Range Road from Route 107 to the property of Robert Thistle. (By Petition)

March 13, 1951

Article 15. Voted to authorize the Selectmen to discontinue (Gale and Nelson) roads from farm buildings of Royal Page to Guinea Ridge, subject to gates and bars.

March 11, 1952

Article 18. Voted to close that part of the camp Manning Road, formerly known as the Old Moulton Road, which leads easterly from the Guinea Ridge Road from the easterly end of the abutment of the bridge over Moulton Brook to a point opposite the westerly boundary of property of Leo Foundation, Inc. Subject to gates and bars.

March 13, 1956

Article 20. Voted to approve the action of the Selectmen in their claims that the Highway layout of Loon Pond Road made by the Selectmen of Gilmanton and approved by the Town of Gilmanton and dated 1815 and substantiated by recent survey, is authentic and that the Town of Gilmanton is the rightful owner now of all lands enclosed in said layout.

March 13, 1956

Article 21. Voted to discontinue as highway that part of the lands included in the Loon Pond highway layout of 1815, which is in excess of a three rod wide highway as determined from the center line of the road, as traveled at the present time, and to convert said excess lands to Town Recreational purposes, to be used as Town Bathing Beach and Town Park, and to be restricted to residents and summer residents and their guests, and to authorize the Selectmen to have suitable boundary monuments erected.

March 10, 1959

Article 21. Voted to discontinue the portion of Geddes Road (Pine Hill Road), (so called) from David Geddes residence to Barnstead line, subject to gates and bars.

March 10, 1959

Article 22. Voted to discontinue the portion of road known as Bill Page Road starting opposite Benjamin Twombly's residence through the Page farm to Stone Road near Ham Farm.

March 10, 1959

Article 23. Voted to discontinue road from Kelley's school past the William Webster residence to Route No. 129.

March 14, 1961

Article 22. Voted to close the highway leading from Route 107 (Munsey Hill Road), to the residence of Mrs. Laura Miller.

March 10, 1964

Article 22. Voted to discontinue a portion of the Grant Hill Road beginning 100' north of the drive leading to Joseph Gagnon's house and ending at the intersection of the Grant Hill Road with the Middle Route Road.

March 10, 1964

Article 21. Voted to discontinue the portion of the Old Stage Road opposite the land of Eugene Denault that was cut off in 1956 by the construction of the Old Stage Road.

March 9, 1965

Article 19. Voted to continue and maintain the portion of the Old Belmont Road known as Currier Hill, beginning northwest of Barry Donaghy's driveway and ending southeast of James Zanes' driveway.

March 14, 1967

Article 27. Voted to discontinue section of original Route 140 that leads from Prices' corner on the Shannon Road so called, easterly to the new location of Route 140.

March 12, 1968

Article 20. Voted to reopen Camp Manning Road (Guinea Pond Road) AKA Old Mountain Road which leads easterly from the Guinea Ridge Road, from the westerly boundary of property of Leo Foundation, Inc. to the easterly end of abutment of the bridge over Moulton Brook, which was closed March 11, 1952.

March 11, 1972

Article 49. Voted to post closed, subject to gates and bars, the Sanborn Hill Road from the southerly boundary line of the Kelley School to the intersection of the Upper City Road by the property of Bosiak. 59-yes; 51-no.

March 11, 1972

Article 43. Voted to authorize and direct the Road Agent and Selectmen to provide winter maintenance, the cost of which shall be paid by the Town, on the following described private roads in the Shellcamp Lake Development: Lakeview Lane (right-of-way), and Lakeshore Drive (entire main road) 1.4 miles.

March 11, 1972

Article 47. Voted to accept conveyance of a parcel of land fifty feet (50') by three hundred ninety-two feet (392') with newly constructed highway thereon, beginning at its intersection with Route 140, passing by the easterly side of buildings now owned by Vernon Slaunwhite, to a point of intersection with the so-called Tibbetts Road, and accept said road as a public highway.

March 11, 1972

Article 48. Voted to discontinue a section of the so-called Tibbetts Road, 425' in length, beginning at Route 140 near the corner of the Alton Road Cemetery, passing by the westerly side of buildings now owned by Vernon Slaunwhite, to a point of intersection with the above mentioned new highway.

March 14, 1978

Article 50. Voted to close the following Class VI roads, subject to gates and bars:

- (a) Weeks Road: From the old barn on property of Christopher Robertson southeasterly to the basement of the old Weeks Place.
- (b) Durrell Mt. Road: From the late Stafford Good buildings to the Gilford Town Line.
- (c) Perkins Road: From the Perkins homestead to the intersection with Gale Schoolhouse Road
- (d) Sawtooth Road: From Darbyshire's driveway to Rosenthal's drive, (near its intersection with Middle Route).
- (e) Joe Jones Road: From the driveway of Rudy Blesh's to the intersection with Smith Meeting House Road.
- (f) Doe Road: Entire length from Stone Road to Stage Road.
- (g) Potter Road: From the Webster Place (now Kenney) to the intersection with Gilman Road.
- (h) Canaan Road: From the turn-around by Joseph Gomes' place to the Belmont Town Line.
- (I) Lougee Road: From the Lougee place to the Loudon Town Line.
- (j) Brick School Lane: From Route 107 to Stage Road.
- (k) Mary Butler Lane: Entire length from the old Belmont Road to Route 140. (amended).
- (l) Prescott Road: From Route 107 by Richard and Pearl Brown's place to Cota's camp.
- (m) From Route 107 nearly opposite Sawyer Lake Road to Everett Johnson's buildings.
- (n) Old Meeting House Road: From Fred Hiltz's driveway to intersection of the new Smith Meeting House Road.

March 14, 1978

Article 51. Voted to indefinitely postpone to discontinue 330 feet of Class VI road, not maintained by the Town for the past 20 years or more, running northeast from Griffin Road to the barn on the property of Donald Shulkey, the rest of said road, now a wooded fire road, having been discontinued by vote of the Town per Article 8 of the Warrant for the March 1911 Town Meeting. (By petition).

March 14, 1989

Article 24. Voted to discontinue a section of Town Road, previously old Route 106, from the Belmont Town line south to the new Route 106. (State Highway reference 56T00 and the Belmont-Gilmanton Town line) approximately 1,300 feet.

March 12, 1994

Article 27. Voted to designate Pancake Hill Road in Lower Gilmanton a **Scenic Road** in accordance with the provisions of RSA 231:157 and to designate the Gilmanton Planning Board as the official municipal body to implement the provisions of this article.

EXHIBIT 4(a)



Exhibit 4(a). On Canaan Road looking north from the Turn-around.

EXHIBIT 4(b)



Exhibit 4(b). On Canaan Road looking south to the Turn-around

EXHIBIT 5(a)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, Joseph L. Clairmont, of Gilmanton, in the County of Belknap and State of New Hampshire, FOR CONSIDERATION PAID grant to Thomas W. McGlynn and Dorothy G. McGlynn, husband and wife, of Farmingdale in the County of Nassau and State of New York, with warranty covenants, to the said Thomas W. McGlynn and Dorothy G. McGlynn, as joint tenants with rights of survivorship, the certain parcel of land with the buildings thereon, situate in said Gilmanton, bounded and described as follows:

Bounded on the East by a public road known as Canaan Road, formerly known as the State Road; Northerly by a wire fence and land of George Curley; Westerly by a wire fence which runs along the town line between the towns of Gilmanton and Belmont; and Southerly by a wire fence and land of Grantor; and containing thirty (30) acres, more or less.

Being a portion of those premises conveyed to me by deed of Lawrence (Laurence) Clairmont dated January 2, 1946 and recorded in Belknap County Records, Book 279, Page 489.

I further certify that Canaan Road is a public road.

I, Catherine Clairmont (wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands and seals this 27th day of January, 1962.

WITNESSES:

Mrs. Florence Bunker

Joseph L. Clairmont
Joseph L. Clairmont

(Seal)

Melvin C. Bunker

Catherine Clairmont
Catherine Clairmont

(Seal)

STATE OF NEW HAMPSHIRE

COUNTY OF Belknap

On this the 27th day of Jan., 1962, before me, Melvin C. Bunker the undersigned officer, personally appeared Joseph L. Clairmont and Catherine Clairmont known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Melvin C. Bunker
Notary Public (Notary Seal)
My commission expires May 15, 1963

Received: February 11, 1962 9 H 20 M AM

Recorded and examined; attest:

Charles P. Raymond, Registrar
by Dorothea Hilliard, Deputy

EXHIBIT 5(b)

Return to:
David Burl

File No. 03014431

328512

RECEIVED

2003 DEC 16 PM 12:35
Rachel M. Normanda
REGISTRY OF DEEDS
BELKNAP COUNTY
Registrar

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
****1	THOUSAND	1	HUNDRED AND 13 DOLLARS
12/16/2003		635966	\$ ****1113.00
WARRANTY DEED		VOID IF ALTERED	

Know All Men By These Presents That I, Dorothy G. McGlynn, Single

of 14 Roxbury Street, Farmingdale,
County of Nassau and State of New York
for consideration paid, grant to David Burl and Patricia Burl, Husband and Wife

of 397 Hermit Road, Manchester,
County of Hillsborough and State of New Hampshire
as joint tenants with rights of survivorship
with WARRANTY COVENANTS

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION
MADE A PART HEREOF.

Reference is hereby made to a deed from Joseph L. Clairmont
dated January 27, 1962 to Dorothy G. McGlynn and recorded in
the Belknap County Registry of Deeds in Book 421, Page 361

The said Grantor(s), Dorothy G. McGlynn

release to said Grantee(s), all rights of homestead and other interests therein.

In Witness Whereof, I have hereunto set my/our hand(s) this December 10, 2003.

Joseph D Meares
Witness to all

Dorothy G. McGlynn
Dorothy G. McGlynn

BK 1985 PG 0704

State of New York
County of Nassau

On this December 10, 2003 personally appeared before me the above-named
Dorothy G. McGlynn
and acknowledged the foregoing to be his/her/their free act and deed.

Joseph D Meares
Notary Public/Justice of the Peace

My commission expires:

JOSEPH D MEARES
Notary Public, State of New York
No. 4953460
Qualified in Nassau County
Term Expires July 10, 2007

File No: 03014431

Exhibit A - Deed

A certain parcel of land with the buildings thereon, situate in said Gilmanton, County of Belknap, State of New Hampshire, bounded and described as follows:

Bounded on the East by a public road known as Canaan Road, formerly known as the Stage Road;

Northerly by a wire fence and land of George Curley;

Westerly by the town line between the towns of Gilmanton and Belmont;

Southerly by a wire fence and land of Grantor;

Containing 30 acres, more or less.

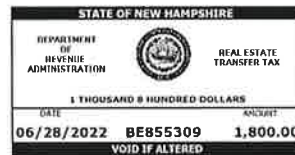
BK1985PG0705

EXHIBIT 5(c)

Judith A. McHath



Return to:
James M. Virgin
Melanie J. Maheuk
PO Box 500
Tilton, NH 03276
\$1,800



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That David Burl and Patricia Burl, husband and wife, of 397 Hermit Road, Manchester, NH 03109, for consideration paid grant to James M. Virgin and Melanie J. Maheuk, both single, with a mailing address of PO Box 500, Tilton, NH 03276, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land with the buildings thereon, situate in said Gilmanton, County of Belknap, State of New Hampshire, bounded and described as follows:

Bounded on the East by a public road known as Canaan Road, formerly known as the Stage Road;

Northerly by a wire fence and land of George Curley;

Westerly by the town line between the towns of Gilmanton and Belmont;

Southerly by a wire fence and land of Grantor.

Containing 30 acres, more or less.

Meaning and intending to describe and convey the same premises conveyed to David Burl and Patricia Burl by virtue of a Deed from Dorothy G. McGlynn dated December 10, 2003 and recorded in the Belknap Registry of Deeds in Deed Book 1985 at Page 704.

This is not homestead property.

Executed this 24 day of June, 2022.


David Burl


Patricia Burl

State of New Hampshire
County of Chillsborough

Then personally appeared before me on this 24 day of June, 2022
the said David Burl and Patricia Burl and acknowledged the foregoing to be their
voluntary act and deed.



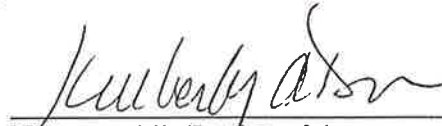

Notary Public/Justice of the Peace
Commission expiration: 4/17/24

EXHIBIT 6

TOWN OF GILMANTON

DRIVEWAY TOWN

DRIVEWAY PERMIT TOWN ROAD

Permit Number: 2022000220 Date: 07/26/2022
Map: 000411 Lot: 015000 Sub Lot: 000000

Permit issued to: VIRGIN, JAMES M &

at: CANAAN RD

Permission to: AS PER PAUL PERKINS INSTRUCTIONS

Owner Address: PO BOX 500 TILTON, NH 03237 | Phone:

Permit Fee: \$25.00 | Estimated Cost: \$0

DRIVEWAY ENTRANCE TO BE INSTALLED IN STRICT ACCORDANCE WITH ALL GUIDANCE PROVIDED BY
HIGHWAY DEPARTMENT / ROAD AGENT PAUL PERKINS

Signed: _____ Telephone: 603-364-7711

ROAD AGENT

NOTE: THIS PERMIT EXPIRES JULY 26, 2023.

EXHIBIT 7



Exhibit 7. Looking from driveway area on the Property to the Turn-around

EXHIBIT 8



APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 8/29/2022

APPROVAL NUMBER: eCA2022082903

I. PROPERTY INFORMATION

Address: CANAAN ROAD
GILMANTON NH 03237
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name:
County: BELKNAP
Tax Map/Lot No.: 411/15

II. OWNER INFORMATION

Name: JAMES M VIRGIN
Address: P.O. BOX 500
TILTON NH 03276

III. APPLICANT INFORMATION

Name: JACQUES E BELANGER
Address: 61 OLD HOPKINTON RD
DUNBARTON NH 03046

IV. DESIGNER INFORMATION

Name: JACQUES E BELANGER
Address: 61 OLD HOPKINTON RD
DUNBARTON NH 03046
Permit No.: 00816

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: ENVIROSEPTIC

B. NO. OF BEDROOMS: 3

C. APPROVED FLOW: 450 GPD

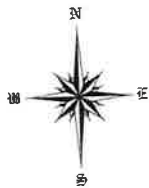
D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

EXHIBIT 9

NO SCALE TO BE USED FOR CONSTRUCTION



MAP 411 LOT 15
JAMES VIRGIN AND
MELANIE MAHEUK
PO BOX 500 TILTON NH
BOOK 3515 PAGE 113

IRON STAKE
FND

OLD FENCE LINE

MAP 411 LOT 14
ANDREW AND COLLEEN BELAND
41 CANAAN RD
GILMANTON NH
BOOK 3246 PAGE 722

295.14'
S 55°14'31" E

EXISTING GRAVEL
TURNAROUND AREA

IRON STAKE
FND

CANAAN ROAD

MAP 411 LOT 20
THOMAS AND JAMIE DOW
38 CANAAN RD
GILMANTON NH 03237
BOOK 2351 PAGE 147

PROPOSED HOUSE

PROPOSED DRIVEWAY

CANAAN ROAD

REPAIR WITH CAP



LEGEND

■ CONCRETE/GRANITE FOUND	□ WALL BOX	— LOT LINE
○ IRON PIPE/STAKE	⊕ WATER CONTROL VALVE	- - - SETBACK LINE
● BRASS PILE	⊖ GAS CONTROL VALVE	- - - SLOPE LINE
● RE-BAR/STEEL PIN	○ WELL	- - - TREE LINE
⊙ TEST PIT	○ UTILITY POLE	- - - EDGE OF GRAVEL
⊙ WELL	— STREET SIGN	- - - CONTOUR
⊙ UTILITY POLE	□ DRAIN INLET	- - - STONE WALL
— STREET SIGN	○ SEWER MANHOLE	- - - STONE PIPE
□ DRAIN INLET	⊙ WATERWATER MANHOLE	
○ SEWER MANHOLE	○ HYDRANT	
⊙ WATERWATER MANHOLE		
○ HYDRANT		

- PLAN REFERENCE**
- TAX MAP 22 LOT 9, SUBDIVISION PLAN ROBERTI BOLLINGER GENERAL CONSTRUCTION LLC, NH RTE 140 AND CANAAN ROAD, GILMANTON, NH, DATED MAY 2005, BY LEFENE ENGINEERING AND SURVEYING RECORDED AT BELKNAP COUNTY OF DEEDS PLAN DRAWER 52 PAGE 58
 - TAX MAP 411 LOT 20 BOUNDARY SURVEY FOR JAMES ZANES, JOHANNA ZANES AND JUNE ZANES, CURRIER HILL ROAD, DATED JUNE 2008 BY A GREEN ENTERPRISES RECORDED AT BELKNAP COUNTY OF DEEDS PLAN DRAWER 63 PAGE 028
 - SUBDIVISION PLAN JAMES ZANES, JOHANNA ZANES AND JULIE CAREN 288 CURRIER ROAD, GILMANTON NH DATED APRIL 2009, BY PAUL M DARGYSHIRE ASSOCIATES RECORDED AT BELKNAP COUNTY OF DEEDS PLAN DRAWER 57 PAGE 053

- NOTES**
- FIELD SURVEY PERFORMED BY THIS OFFICE USING A TOTAL STATION ON JULY 2023, WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000
 - BASIS OF BEARINGS IS NH STATE PLANE GRID, NAD 83/11, DERIVED FROM GPS OBSERVATION
 - THE PROPERTY IS ZONED RUR RURAL
 - PLAN INTENT IS TO DEPICT PROPOSED HOUSE AND CANAAN ROAD AS IT EXISTS ON A PORTION OF MAP 411 LOT 15 FOR JAMES M VIRGIN
 - THE PROPERTY WILL BE SERVED BY AN ON SITE WELL AND SEPTIC SYSTEM WITH AN APPROVAL EC24222082903 JAMES M VIRGIN DATED AUG 2022

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

DATE _____ LICENSED LAND SURVEYOR

I CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF _____ IN ACCORDANCE WITH RSA 816:10 (f)(1)

DATE _____ LICENSED LAND SURVEYOR



<p>EXISTING CONDITIONS PLAN OF A PORTION OF TAX MAP 411 LOT 15</p> <p>CANAAN ROAD GILMANTON BELKNAP COUNTY</p>	<p>OWNER OF RECORD MAP 411 LOT 15 JAMES VIRGIN AND MELANIE MAHEUK PO BOX 500 TILTON NH BOOK 3515 PAGE 113</p>
<p>J.E. BELANGER LAND SURVEYING PLLC LICENSED LAND SURVEYOR 61 OLD HOPKINTON ROAD, DENVERPORT, NH 03846</p> <p>* BOUNDARY SURVEYS * SUBDIVISIONS * LAND PLANNING * SEPTIC DESIGN</p> <p>PLAN DATE: JULY, 2023 SCALE: 1" = 20' PROJECT NO.: JAMES VIRGIN SHEET 1 OF 4</p> <p>TEL (603) 774-3461</p>	

EXHIBIT 10

OWNER INFORMATION		SALES HISTORY					PICTURE
BELAND, ANDREW & COLLEEN 41 CANAAN RD GILMANTON, NH 03237-4341		Date	Book	Page	Type	Price	Grantor
		06/28/2019	3246	722	Q 1	214,000	CLARK, KATHERINE
		09/10/2011			U 1 38		KING, KATH/MARR CERT
		12/29/2006	2370	62	U 1 39		KING, DAVID T
LISTING HISTORY		NOTES					
10/01/13	MPRM	BLU, 99 16X30 REMODELED, NEW KITCH, PAVED DRIVEWAY, 5-2-1, 04 HEARINGS=ADD PANELING TO INT WALL LIST, 07 AC PER TAX MAP; 2009 HEARINGS - # OF BEDROOMS TO 3, 10-13 NO CHANGE; 2019 ROOF NOW PREFAB METAL, VLT EST, REMODELED KITCHEN, REPLACEMENT WINDOWS, LAM & PINE FLOORING; S#1484 (22/13)					
10/14/09	GWH						
06/15/09	GWH						
07/08/08	GWH						
07/11/07	GWH						
07/01/07	GWH						
06/27/06	GWH						
07/01/05	GWH						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	GILMANTON ASSESSING OFFICE			
SHED-WOOD	240	20 x 12	127	8.00	80	1,951					
						2,000					
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2022	\$ 138,100	\$ 2,000	\$ 69,100					Parcel Total: \$ 209,200			
2023	\$ 138,100	\$ 2,000	\$ 69,100					Parcel Total: \$ 209,200			

LAND VALUATION												LAST REVALUATION: 2019			
Zone: RUR RURAL Minimum Acreage: 2.00 Minimum Frontage: 200												Site: AVERAGE Driveway: PAVED Road: GRAVEL/DIRT			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	2.000 ac	65,800	E	100	100	100	105	100 -- MILD	100	69,100	0	N	69,100		
										69,100					
										2.000 ac					
										69,100					

PICTURE



OWNER

BELAND, ANDREW &
COLLEEN
41 CANAAN RD
GILMANTON, NH 03237-4341

TAXABLE DISTRICTS

District	Percentage
No Precinct	% 100

BUILDING DETAILS

Model: 1 STORY RANCH
 Roof: GABLE HIP/PREFAB METALS
 Ext: VINYL SIDING/GLASS/THERMO
 Int: PLYWOOD PANEL/DRYWALL
 Floor: HARD TILE/CARPET
 Heat: OIL/FA DUCTED

Bedrooms: 3 Baths: 1.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:

Quality: A0 AVG
 Com. Wall:
 Size Adj: 1.0050 Base Rate: RSA 84.00
 Bldg. Rate: 1.0352
 Sq. Foot Cost: \$ 86.95

PERMITS

Date	Project Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	144	0.10	14
FFF	FST FLR FIN	1597	1.00	1597
PRS	PIERS	176	-0.05	-9
ENT	ENTRANCE	12	0.10	1
VLT	VAULTED	384	0.05	19
BMG	BASEMENT	518	0.25	130
BMU	BSMNT	711	0.15	107
CRL	CRAWL SPACE	192	0.05	10
GLA:	1,597	3,734		1,869

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 162,510
Year Built:	1960
Condition For Age:	VERY GOOD 15 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Valuc:	\$ 138,100

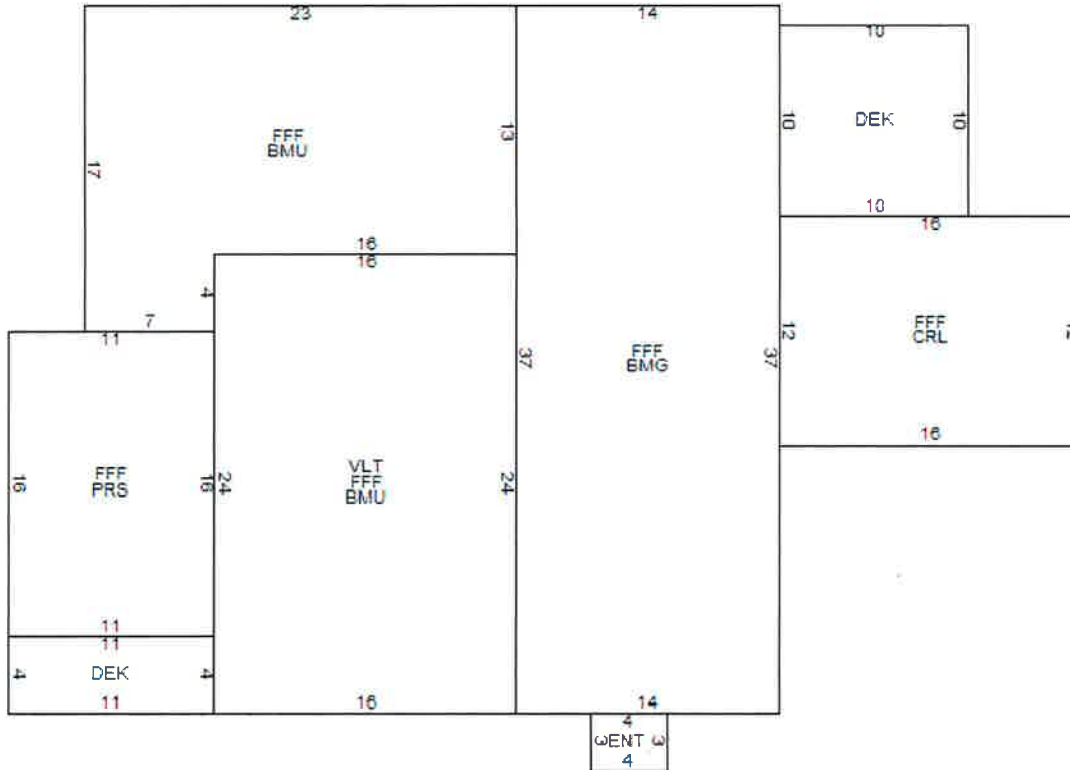


EXHIBIT 11(a)

SHORT FORM WARRANTY DEED

I, HELEN FOSTER, of Gilmanton, in the County of Belknap and State of New Hampshire, single woman, for consideration paid, grant to JOSEPH R. GOMES and MARY E. GOMES, of 260 Woodland Street, Holliston, Massachusetts, as joint tenants with rights of survivorship, with Warranty covenants,

Deeds Cert. see Book 944 Page 490 EOW

A certain piece or parcel of land situated in the Town of Gilmanton, County of Belknap and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin on the westerly side of the so-called Canaan Road off Route 140 on the north side of the power line and running in a westerly direction along a fence 300 ft. (three hundred feet) to an iron pin by land of Thomas and Dorothy McGlynn; thence running in a southerly direction 300 ft. (three hundred feet) to an iron pin by land of Joseph L. Clairmont; thence running in an easterly direction 300 ft. (three hundred feet) to an iron pin by land of said Joseph L. Clairmont; thence northerly along said Canaan Road 300 ft. (three hundred feet) to point of beginning.

Meaning hereby to describe and convey the same premises conveyed to Thomas E. Foster and Helen Foster, as joint tenants, by Joseph L. Clairmont by his deed dated August 20, 1962, recorded in Book 426, Page 326, Belknap County Records. For Grantor's title see Equity #8137, Belknap County Superior Court Records, in which decree Helen M. Foster was awarded this property free from any claim of Thomas E. Foster. (See below)

I, the grantor, am a single woman, and release any rights of Homestead in the above premises.

Taxes for 1968 are to be pro-rated as of date of deed.

Witness my hand and seal this 16th day of August 1968.

WITNESS:

[Signature]

Helen Foster

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP

On this the 16th day of August 1968, before me, the undersigned officer, personally appeared Helen Foster, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal

[Signature]
Notary Public

Subject, however, to two certain easements to the New Hampshire Electric Co-operative, recorded in Book 427, Page 43, and Book 427, Page 276, Belknap County Records.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
R.S.A. 78:4
SEP-9'68
02.50
P.S. 10668
007426

FILED

1968 SEP -9 AM 9:57

Quinn D. Wadell
REGISTRAR OF DEEDS
BELKNAP COUNTY

EXHIBIT 11(b)

SHORT FORM WARRANTY DEED

ESTATE OF MARY E. GOMES, JOYCE M. PINA, of Marston Mills, County of Barnstable, Commonwealth of Massachusetts, BARBARA RALSTON, of 65 Maple Street, Holliston, County of Middlesex, Commonwealth of Massachusetts, DAVID GOMES, 65 Maple Street, Holliston, County of Middlesex, Commonwealth of Massachusetts, and JOSEPH GOMES, JR., of Spruce Street, Manchester, County of Hillsborough, State of New Hampshire, for consideration paid, grant to DAVID T. KING and KATHERINE H. KING, husband and wife, of Route 11, West Alton, County of Belknap, State of New Hampshire, as joint tenants with rights of survivorship, WITH WARRANTY COVENANTS -

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Gilmanton, County of Belknap, State of New Hampshire, bounded and described as follows:

Beginning at an iron pin on the westerly side of the so-called Canaan Road off Route 140 on the north side of the power line and running in a westerly direction along a fence 300 feet to an iron pin by land of Thomas and Dorothy McGlynn; thence running in a southerly direction 300 feet to an iron pin by land of Joseph L. Clairmont; thence running in an easterly direction 300 feet to an iron pin by land of said Joseph L. Clairmont; thence northerly along said Canaan Road 300 feet to point of beginning.

Meaning and intending hereby to convey the premises described in deed of Helen Foster to Joseph R. Gomes and Mary E. Gomes, dated August 16, 1968, recorded in the Belknap County Registry of Deeds, Book 506, Page 395. The said Mary E. Gomes was the surviving joint tenant. For Estate of Mary E. Gomes, see Belknap County Probate Court Docket No. 85040.

This is not the homestead property of the grantors.

We have signed this Short Form Warranty Deed this 19TH day MAY, 1985.

STATE OF NEW HAMPSHIRE
TAX TRANSFER
GENERAL PROPERTY
COMM. DIVISION
FEE
MAY 28 1985
397.00

28 6 5 9 of

1111111111

BK 902 PGE 629

ESTATE OF MARY E. GOMES

By: Joyce M. Pina
Joyce M. Pina, Co-Executor

By: Barbara Ralston Co-Executor
Barbara Ralston, Co-Executor

Joyce M. Pina
Joyce M. Pina

Barbara Ralston
Barbara Ralston

David Gomes
David Gomes

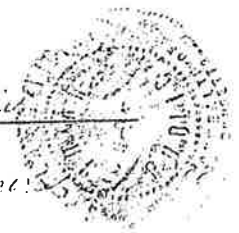
Joseph Gomes, Jr.
Joseph Gomes, Jr.

THE COMMONWEALTH OF MASSACHUSETTS
COUNTY OF BARNSTABLE

On this the 17TH day of MAY, 1985, before me, the undersigned officer, personally appeared the above-named Joyce M. Pina, Co-Executor of the Estate of Mary E. Gomes, and individually, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed it for the purpose therein contained.

Shirley I. Miceni
Notary Public

My commission expires 11/1/87



THE COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this the 15th day of MAY, 1985, before me, the undersigned officer, personally appeared the above-named Barbara Ralston, Co-Executor of the Estate of Mary E. Gomes, and individually, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed it for the purpose therein contained.

Frederick F. Cole
Notary Public
My Comm. Expires 7-28-88



THE COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this the 15th day of MAY, 1985, before me, the undersigned officer, personally appeared the above-named David Gomes, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it for the purpose therein contained.

Frederick F. Cole
Notary Public
My Comm. Expires 7-28-88



THE STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 17th day of MAY, 1985, before me, the undersigned officer, personally appeared the above-named Joseph Gomes, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it for the purpose therein contained.

Frederick F. Cole
Notary Public
My Comm. Expires 7-28-88



RECEIVED
Lucille M. Wilson
1985 MAY 24 PM 4:01
Registra
REGISTRY OF DEEDS
BELKNAP COUNTY

EXHIBIT 11(c)

621616

RECEIVED

2006 DEC 29 PM 3:17
Rachel M. Normandin
REGISTRY OF DEEDS
BELKNAP COUNTY
Registrar

✓ ENV

Prepared by & Return to:
Fiserv Lending Solutions
5401 Gamble Drive - Suite 300
St. Louis Park, MN 55403

2007684-R
50066

QUITCLAIM DEED

Non-Contractual

KNOW ALL MEN BY THESE PRESENTS, that We, DAVID T. KING, an unmarried man, and KATHERINE H. KING, an unmarried woman, who acquired title as Husband and Wife, both of Belknap County, State of New Hampshire,

For consideration paid, grant to KATHERINE H. KING, an unmarried woman, of 41 Canaan Rd, Town/City of Gilmanton, Belknap County, State of New Hampshire, 03237;

With quitclaim covenants, the land together with the buildings and improvements thereon, in the County of Belknap, State of New Hampshire, bounded and described as follows:

A CERTAIN TRACT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE TOWN OF GILMANTON, COUNTY OF BELKNAP, STATE OF NEW HAMPSHIRE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF THE SO-CALLED CANAAN ROAD OFF ROUTE 140 ON THE NORTH SIDE OF THE POWER LINE AND RUNNING IN A WESTERLY DIRECTION ALONG A FENCE 300 FEET TO AN IRON PIN BY LAND OF THOMAS AND DOROTHY MCGLYNN; THENCE RUNNING IN A SOUTHERLY DIRECTION 300 FEET TO AN IRON PIN BY LAND OF JOSEPH L. CLAIRMONT; THENCE RUNNING IN AN EASTERLY DIRECTION 300 FEET TO AN IRON PIN BY LAND OF SAID JOSEPH L. CLAIRMONT; THENCE NORTHERLY ALONG SAID CANAAN ROAD 300 FEET TO POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID T. KING AND KATHERINE H. KING, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, BY DEED FROM THE ESTATE OF MARY E GOMES RECORDED 05/24/1985 IN DEED BOOK 902 PAGE 629, IN THE REGISTER'S OFFICE OF BELKNAP COUNTY, NEW HAMPSHIRE.

TAX ID# 22-13-00

IN WITNESS WHEREOF, I have hereunto set my hand this 7 day of December 2006.

David T. King
DAVID T. KING

Katherine H. King
KATHERINE H. KING

BK2370P6062

STATE OF NEW HAMPSHIRE)
COUNTY OF Belknap)

On this the 7 day of Dec, 2006, before me, Robin Watson,
the undersigned officer, personally appeared **DAVID T. KING**, known to me (or satisfactorily
proven) to be the person whose names are subscribed to the within instrument and acknowledged
that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Robin Watson
Notary Public

ROBIN WATSON, Notary Public
My Commission Expires February 6, 2007



STATE OF NEW HAMPSHIRE)
COUNTY OF HILLSBOROUGH)

On this the 15th day of DECEMBER, 2006, before me, VALERIE M DOTSON,
the undersigned officer, personally appeared **KATHERINE H. KING**, known to me (or
satisfactorily proven) to be the person whose names are subscribed to the within instrument and
acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Valerie M Dotson
Notary Public

VALERIE M. DOTSON
NOTARY PUBLIC
New Hampshire
My Commission Expires Sep. 13, 2011

BK2370PG0063

EXHIBIT 11(d)

Book: 3246 Page: 722

E # 1906325 06/28/2019 01:29:29
Book 3246 Page 722 Page 1 of 2
Register of Deeds, Belknap County

Judith A. McHath



Return to:
Andrew Beland and Colleen Beland
41 Canaan Road
Gilmanton, NH 03237

WARRANTY DEED

Transfer Tax: \$3,210.00

KNOW ALL PERSONS BY THESE PRESENTS, That I, Katherine Clark fka Katherine H. King, Married, of 340 Northfield Road, Bernardston, MA 01337, for consideration paid, do hereby grant to

Andrew Beland and Colleen Beland, Husband and Wife, of 133 Airport Road, Concord, NH 03301,

As joint tenants with rights of survivorship, with **WARRANTY COVENANTS**

A CERTAIN TRACT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE TOWN OF GILMANTON, COUNTY OF BELKNAP, STATE OF NEW HAMPSHIRE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF THE SO-CALLED CANAAN ROAD OFF ROUTE 140 ON THE NORTH SIDE OF THE POWER LINE AND RUNNING IN A WESTERLY DIRECTION ALONG A FENCE 300 FEET TO AN IRON PIN BY LAND OF THOMAS AND DOROTHY MCGLYNN; THENCE RUNNING IN A SOUTHERLY DIRECTION 300 FEET TO AN IRON PIN BY LAND OF JOSEPH L. CLAIRMONT; THENCE RUNNING IN AN EASTERLY DIRECTION 300 FEET TO AN IRON PIN BY LAND OF SAID JOSEPH L. CLAIRMONT; THENCE NORTHERLY ALONG SAID CANAAN ROAD 300 FEET TO POINT OF BEGINNING.

Subject to two certain easements to the New Hampshire Electric Co-operative, Inc. recorded in Book 427, Page 43, and Book 427, Page 276, in the Belknap County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Katherine H. King (nka Katherine Clark) by virtue of a deed dated December 7, 2006 and recorded in the Belknap County Registry of Deeds at Book 2370, Page 62.

This is not homestead property.

Executed under seal this 28th day of June, 2019.

Katherine Clark
KATHERINE CLARK FKA KATHERINE H. KING

STATE OF New Hampshire
COUNTY OF merrimack, ss.

Then personally appeared before me on this 28th day of June, 2019, the said Katherine Clark fka Katherine H. King and acknowledged the foregoing to be their voluntary act and deed

Ronargo
Notary Public:
My commission expires:



EXHIBIT 12



ZONING BOARD OF ADJUSTMENTS

SELECTMEN'S OFFICE

TOWN OF GILMANTON

PO Box 550, Gilmanton, NH 03237

Ph: (603) 267-6700 Fax: (603) 267-6701

Website: www.gilmantonnh.org

Mon - Fri 9:00 a.m. - 4:30 p.m.

June 13, 2023

James M. Virgin &
Melanie J. Maheux
PO Box 500
Tilton, NH 03276

Re: Canaan Rd Building Permit

Dear Mr. Virgin & Ms. Maheux,

The Town of Gilmanton is in receipt of your building permit application for Canaan Rd, Gilmanton, NH, known as map & lot 411-015. Upon review of your application, we find your property is a non-conforming lot according to the current Zoning Ordinances. The property does not meet the Lot Requirements as indicated in Article IV, Table 2 (enclosed). A non-conforming lot can be used to build upon so long as it meets the requirements of Article VII.C:1, as cited below:

Non-Conforming Lots:

1. *A non-conforming lot may be used to build a new structure for residential purposes if:*
 - a. *the lot has frontage on a Class V or better road,*
 - b. *the setback requirements of Article IV, Table 2 are met,*
 - c. *if applicable, prior to the issuance of a building permit, the owner obtains a NewHampshire State approved septic system design without a waiver from encroachment, well setback, or slope requirements, and*
 - d. *the owner complies with all other requirements of applicable Town and State laws and regulations, except for the non-conforming aspects of the lot.*

We have found the property does not meet sub-paragraph *a*. For this reason, a variance is required before issuance of the building permit. I am enclosing an application to the Zoning Board of Adjustments for your convenience. I am also enclosing a meeting schedule which includes application deadlines.

Additionally, pursuant RSA 674:41, a building permit cannot be issued unless the parcel of land is accessed by a Class V road or better. In order to build on a class VI road, a liability waiver must be approved by the Board of Selectmen. Please find a copy of the waiver enclosed. This

will firstly be reviewed by the Planning Board who will make a recommendation to the Selectmen.

Please let our office know if you have any questions or concerns. We look forward to working with you during this application process.

Sincerely,



Bre Daigneault
Community Development Director

Cc: Scott LaCroix, Building Inspector/Code Enforcement Officer
Civil Technology, LLC, Contractor

EXHIBIT 13

<u>Name</u>	<u>Class</u>	<u>Class</u>	<u>Location From</u>	<u>Location To</u>	<u>Area</u>
ABNAKI PATH	P		Lakeshore Drive	Dead End	Shellcamp
ACORN AVE	P		Forrest Ave.	Dead End	Sawyer Lake
ADMIRALS WAY	P		Spring Drive	Loops.Around	Crystal Lake
ALLENS MILL RD	5		Rt 140	Rt 106	Corners
ANDERSON RD	P		Crystal Lake Road	Dead End	Crystal Lake
APPLEWOOD AVE	P		Hemlock Drive	Dead End	Sawyer Lake
ARROWHEAD LN	P		Lakeshore Drive	Dead End	Shellcamp
ASH AVE	5		Sawyer Lake Road	Hemlock Drive	Sawyer Lake
ASPEN AVE	P		Wood Drive	Dead End	Sawyer Lake
AVERY HILL ROAD	5		Mountain Rd in Alton		
BARK AVE	P		Wood Drive	Dead End	Sawyer Lake
BARRY WAY	P		Pine Circle	Dead End	Crystal Lake
BEAN RD	D		Province Road	Loon Pond Road	
BEAR AVE	5		Hemlock Drive	Deer Drive	Sawyer Lake
BEAUTY HILL RD	5		Stage Road	Barnstead Town Line	
BEAVER DR	P		Deer Drive	Hemlock Dr	Sawyer Lake
BEECHWOOD DR	5		Allens Mill Rd	Ridgewood Dr	Ridgewood
BENNETTS PT	P		Crystal Lake Road	Dead End	Crystal Lake
BERRY AVE	P		Hemlock Drive	Dead End	Sawyer Lake
BINGHAM RD	5		Province Road	Dead End	Frisky Hill
BIRCH AVE	P		Wood Drive	Maple Ave	Sawyer Lake
BLAKE RD	P		Pine Circle	Pine Circle	Crystal Lake
BLUEBERRY LN	5		Middle Route	Dead End	
BOAT RAMP ROAD	5		Crystal Lake Road	Dead End	Crystal Lake
BOULDER DR	P		Heath Drive	Dead End	Crystal Lake
BROOK AVE	P		Hemlock Drive	Dead End	Sawyer Lake
BUCK LN	P		Lakeshore Drive	Dead End	Shellcamp
BULLHORN DR	P		Lakeshore Drive	Dead End	Shellcamp
BUNKER LN	5		Province Road	Province Road	
BURKE RD	5	D	Stone Road	Dead End	
BUTTERNUT LN	P		Winter Street	Dead End	Valley Shores
BUZZELL RD	5		Shellcamp Road	Dead End	
CAMP FATIMA ROAD	P		Stage Road	Barnstead Town Line	Iron Works
CANAAN RD	5	6	Rt 140	Belmont Town Line	Corners
CANNEY HILL RD	5		Mountain Rd	Alton Town Line	
CANOE LN	P		Lakeshore Drive	Dead End	Shellcamp
CAT ALLEY	5		Province Road	Currier III Road	
CEDAR DR	P		Winter Street	Dead End	Valley Shores
CHERRY AVE	P		Wood Drive	Dead End	Sawyer Lake
CHESTNUT AVE	P		Hemlock Drive	Dead End	Valley Shores

<u>Name</u>	<u>Class</u>	<u>Class</u>	<u>Location - From</u>	<u>Location - To</u>	<u>Area</u>
CHIPMUNK LN	5		Blueberry Lane	Dead End	Whitetail
CHURCH ST	5		Rt 140	Dead End	
COGSWELL RD	5		Rt 140	Rt 140	
COPP RD	5		Province Rd	Dead End	
COTTAGE WAY	P		Heath Drive	Dead End	Crystal Lake
CRYSTAL LAKE RD	5		Rt 140		
CURRIER HILL RD	5		Province Rd	Rt 140	
DALE AVENUE	P		Cedar Drive	Butternut Lane	Valley Shores
DANIEL WEBSTER WAY	P		Places Mills Rd		Boy Scouts
DEER DR	P		Bear Avenue	Beaver Drive	Sawyer Lake
DELANO DR	P		Pine Circle	Dead End	Crystal Lake
DIMOCK DR	P		Spring Drive	Admirals Way	Crystal Lake
DOCK RD	P		Wood Drive	Dead End	Sawyer Lake
DOE RD	6		Stone Road	Beauty Hill Road	
DONOVAN RD	6		Gale Road	Perkins Road	
DOW RD	5		Shellcamp Road	Loudon Town Line	
DRAKE AVE	P		Sawyer Lake Road	Fir Avenue	Sawyer Lake
DURRELL MTN RD	5	6	Sargent Road	Gilford Town Line	
EAGLE LN	P		Pine Circle	Dead End	Crystal Lake
EDGERLY RD	D		Elm Street	Dead End	
EDWARDS DR	5		Burke Road	Dead End	
EILEEN SHORE RD	P		Griswold Road	Dead End	Boy Scouts
ELM ST	5		Rt 140	White Oaks Road	
EVERGREEN LN	P		Rt 140	Dead End	
FALL AVE	P		Winter Street	Intervale Dr	Valley Shores
FERN AVE	P		Hemlock Drive	Dead End	Sawyer Lake
FIR AVE	P		Hemlock Drive	Dead End	Sawyer Lake
FLINTLOCK CR	P		Lakeshore Drive	Dead End	Shellcamp
FORREST AVE	P		Wood Drive	Dock Road	Sawyer Lake
FOSS RD	D		Geddes Road	Dead End	
FOX DR	P		Bear Avenue	Beaver Drive	Sawyer Lake
FRENCH RD	5	D	Rt 129	Lougee Road	
GALE RD	5	6	Middle Route	Nelson Road	
GARDNER COVE RD	P		Province Road	Dead End	
GARRETT HILL RD	D		Rt 140	Stone Road	
GEDDES RD	5		Hatch Road	Hussey Road	
GILMAN RD	5	D	Stage Road	Stone Road	
GLEN ECHO RD	P		Crystal Lake Rd	Dead End	
GOVERNORS RD	6		Meeting House Rd	Joe Jones Road	
GRANT HILL RD	5	D	Middle Route	Middle Route	

<u>Name</u>	<u>Class</u>	<u>Class</u>	<u>Location - From</u>	<u>Location - To</u>	<u>Area</u>
GRAPE AVE	P		Hemlock Drive	Dead End	Sawyer Lake
GREELEY FARM RD	5		Rt 140	Dead End	
GRIFFIN RD	5		Loon Pond Road	Lougee Road	
GRISWOLD RD	P		Places Mills Rd	Round Pond	Boy Scouts
GUINEA RIDGE RD	5		Sargent Road	Places Mill Road	
GUN WAY	P		Lakeshore Drive	Dead End	Shellcamp
HALLS HILL RD	5		Rt 140	Rt 140, Alton	
HALMAR RD	5		Allens Mill Road	Dead End	
HARVEST HILL RD	5		Middle Route	Sawtooth Road	
HATCH RD	5		Stage Road	Barnstead Town Line	
HATTIE SMITH RD	5		Rt 140	Dead End	
HAWES RD	5		Stage Road	Dead End	
HEATH DR	5	P	Crystal Lake Road	Dead End	Crystal Lake
HEMLOCK DR	5	P	Ash Ave		Sawyer Lake
HERITAGE LN	P		Meeting House Rd	Dead End	
HIGH ST	5		Province Road	Currier Hill Rd	
HILL RD	P		Crystal Lake Road	Spaulding Rd	Rainbo Club
HILL TOP FARM RD	P		Middle Route	Dead End	
HOLIDAY DR	P		Crystal Lake Road	Dead End	
HOWARD RD	5	D	Rt 140	Sawtooth Road	
HUSSEY ROAD	5		Stage Road	Foss Road	
HYSLOP DR	5		Rt 140	Rt 140	Corners
INDIANHEAD LN	P		Leatherstocking Ln	Leatherstocking Ln	Shellcamp
INTERVALE DRIVE	P		Summer Street	Dead End	Valley Shores
IRIS AVE	P		Hemlock Drive	Dead End	Sawyer Lake
IVY AVE	P		Sawyer Lake Road	Birch Avenue	Sawyer Lake
JOE JONES RD	5	6	Province Road	Governors Road	
JUSTAMERE LN	P		Glen Echo Road	Terrell Way	Crystal Lake
KITCHEN LANE	P		Province Road	Dead End	Loon Pond
LAKESHORE DR	5		Shellcamp Road		Shellcamp
LAKEWOOD DR	5		Mountain Road	Dead End	Crystal Lake
LAUREL AVE	P		Bear Avenue	Dead End	Sawyer Lake
LEATHERSTOCKING LN	5		Lakeshore Dr	Lakeshore Dr	Shellcamp
LEAVITT RD	5		Middle Route	Dead End	
LEVI LANE	D		Middle Route	Sawyer Lake Road	
LEVITT ROAD, ALTON	5		Places Mill Rd(Alton)	Dead End	
LOCUST AVE	P		Hemlock Drive	Dead End	Sawyer Lake
LOON POND ROAD	5		Province Road	Meadow Pond Rd	
LOU LN	5		Gale Road	Dead End	
LOUGEE ROAD	5	D	Griffin Road	Thistle Road	

<u>Name</u>	<u>Class</u>	<u>Class</u>	<u>Location- From</u>	<u>Location - To</u>	<u>Area</u>
MAJOR DR	5		Halmar Road	Dead End	
MALECITE LN	P		Lakeshore Dr	Dead End	Shellcamp
MALLARD AVE	P		Wood Drive	Hemlock Drive	Sawyer Lake
MANNING LAKE RD	5		Guinea Ridge Road	Dead End	Crystal Lake
MAPLE AVE	P		Sawyer Lake Road	Hemlock Drive	Sawyer Lake
MARSHALL LN	P		Manning Lake Road	Dead End	Manning Lake
MARYBUTLER LN	6		Currier Hill Road	Rt 140 & Allens Mill Rd	Corners
MAS S AVE	P		Heath Drive	Dead End	Crystal Lake
MEADOW POND RD	5		Rt 140	Loudon Town Line	
MEETING HOUSE RD	5		Rt 140	Province Road	
MIDDLE RT	5		Rt 140	Belmont Town Line	
MITCHELL DRIVE	P		Rt106	Dead End	A.E.Mitchell
MOCCASIN PATH	P		Leatherstocking Ln	Leatherstocking Ln	Shellcamp
MOHEGAN TR	P		Lakeshore Dr	Dead End	Shellcamp
MONTAUK WAY	P		Lakeshore Dr	Dead End	Shellcamp
MOORE RD	P		Rt 140	Dead End	
MOUNTAIN RD	5		Crystal Lake Road	Alton Town Line	
MUNSEY HILL RD	5		Province Road	Sawyer Lake Road	
MUSKET TR	P		Lakeshore Drive	Dead End	Shellcamp
NELSON RD	6		Guinea Ridge Road	Dead End	
NH RT 106	State		Belmont	Loudon	
NH RT 129	State		Province Road	Loudon	
NH RT 140	State		Belmont	Alton	
NIGHTHAWK HOLLOW DR	5		Burke Road	Dead End	
NORTH RD	5		Rt 140	Barnstead Town Line	
OAKCREST LN	5		Allens Mill Road	Dead End	
OLD TOWN RD	5	6	Rt 140	Rt 140	
ORANGE AVE	P		Hemlock Drive	Dead End	Sawyer Lake
OVERLOOK WAY	P		Crystal Lake Road	Dead End	Crystal Lake
PAGE RD	5	6	Rt 140	Meeting House Road	
PANCAKE HILL RD	5	D	Rt 129	Thistle Road	
PARSONAGE HILL ROAD	6		Meeting House Road	Meeting House Road	
PEACH AVE	P		Hemlock Drive	Dead End	Sawyer Lake
PENACOOK LN	P		Lakeshore Drive	Dead End	Shellcamp
PENOBSCOTT PATH	P		Lakeshore Drive	Dead End	Shellcamp
PERCH PT	P		Anderson Road	Dead End	Crystal Lake
PERKINS RD	5	6	Crystal Lake Road	Donovan Road	
PICKEREL PT	P		Anderson Road	Dead End	Crystal lake
PINE CIR	P		Crystal Lake Road	Crystal Lake Road	Crystal Lake
PINE HILL RD	D		Geddes Road	Barnstead Town Line	

<u>Name</u>	<u>Class</u>	<u>Class</u>	<u>Location - From</u>	<u>Location - To</u>	<u>Area</u>
LACES MILL RD	5		Crystal Lake Road	Alton Town Line	
LOURDES WAY	P		Rt 106	Dead End	Rocky Pond
LUM AVE	P		Hemlock Drive	Dead End	Sawyer Lake
OCUMTUCK WAY	P		Penobscott Path	Dead End	Shellcamp
POINT BREEZE DR	P		Pine Circle	Dead End	Crystal Lake
POTTER RD	5	6	Stage Road	Gilman Road	
POWDER HOUSE LN	P		Province Road	Dead End	
PRESCOTT RD	5	6	Province Road	Province Road	
PROVINCE RD	State		Belmont Town Line	Barnstead Town Line	
RAINBO LN	P		Crystal Lake Road		Rainbo Club
RIDGEWOOD DR	5		Allens Mill Road	Dead End	Ridgewood
RIVER RD	5	P	Elm Street	Dead End	
ROBINSWOOD WAY	P		Currier Hill Road	High Street	
ROCKY RD	P		Rt 106	Dead End	Stratham Tire
ROGERS RD	5	D	Sawyer Lake Road	Sawtooth Road	
ROLLINS POND RD	5		Rt 129	Dead End	
ROSE AVE	P		Bear Ave	Dead End	Sawyer Lake
RAGAMORE AVE	P		Sawyer Lake Road	Dead End	Sawyer Lake
RANBORN HILL RD	D		Rt 129	Upper City Road	
RAPWOOD AVE	P		Wood Drive	Dead End	Sawyer Lake
RARGENT RD	5		Middle Route	Durrell Mt. Road	
SAWTOOTH RD	5	6	Rt 140	Harvest Hill Road	
SAWYER LAKE RD	5	D	Province Road	Middle Route	Sawyer Lake
SECORD RD	5		Cogswell Rod	Dead End	
SEIBEL RD	5	6	Rt 140	Howard Road	
SHANNON RD	5	6	Rt 140	Elm Street	
SHELLCAMP RD	5		Allens Mill Road	Lakeshore Drive	
SHORT AVE	P		Hemlock Drive	Wood Drive	Sawyer Lake
SKELLEY MANOR RD	P		Shellcamp Road	Dead End	
SNOWSHOE HILL RD	D		South Road	Canterbury Town Line	
SOUTH RD	5		Rt 106	Belmont Town Line	
SPAULDING RD	P		Hill Road	Water Road	Rainbo Club
SPRING DR	P		Mountain Road		Crystal Lake
SPRUCE AVE	P		Hemlock Drive	Dead End	Sawyer Lake
STAGE RD	5		Elm Street	Province Road	
STARFISH LN	P		NH Rt 106	Dead End	Driveway
STEVENS RD	5		Meeting House Rd	Dead End	
STOCKWELL HILL RD	5		Lakeshore Drive	Loon Pond Road	
STONE RD	5		Meeting House Rd.	Stage Road	
SUGAR HOUSE RD	P		Province Road	Dead End	Driveway

<u>Name</u>	<u>Class</u>	<u>Class</u>	<u>Location - from</u>	<u>Location - To</u>	<u>Area</u>
SUMMER ST	P		Meadow Pond Rd	Winter Street	Valley Shores
TAMARACK TR	P		Lakeshore Drive	Dead End	Shellcamp
TEPI LN	P		Lakeshore Drive	Dead End	Shellcamp
TERRELL WAY	P		Glen Echo Road	Justamere Lane	Crystal Lake
THISTLE RD	5	D	Province Road	Lougee Road	
TIBBETTS RD	5		Rt 140	Dead End	
TIBS DR	P		Pine Circle	Dead End	Crystal Lake
TIMBER LN	P		Mountain Road	Dead End	Crystal Lake
TOWN FARM RD	D		Province Road	Meadow Pond Road	
TWIGG ST	P		Province Road	Loon Pond Road	
UPPER CITY RD	5		Rt 129	Loudon Town Line	
VALLEY SHORE DR	P		Meadow Pond Rd	Loops Around	Valley Shores
VARNEY RD	5		Mountain Road	Dead End	
WALNUT AVE	P		Sawyer Lake Road	Hemlock Drive	Sawyer Lake
WARBONNET LN	P		Lakeshore Drive	Dead End	Shellcamp
WATER RD	P		Rainbo Lane	Hill Road	Rainbo Club
WEBSTER RD	P		Stage Road	Potter Rd	
WEEKS RD	5	6	Sargent Road	Dead End	
WHISPERING PINES RD	P		Varney Road	Dead End	Crystal Lake
WHITE OAK RD	5		Shannon Road	Barnstead Town Line	
WILDWOOD LN	P		Bennett's Point	Dead End	Crystal Lake
WILLOW AVE	P		Hemlock Drive	Dead End	Sawyer Lake
WILLOWGRASS LN	5		Howard Road	Dead End	
WINTER ST	P		Valley Shore Drive	Summer Street	Valley Shores
WOOD DR	5		Sawyer Lake Road	Hemlock Drive	Valley Shores

This list was compiled using several different lists including the original list dated 1990, the list of discontinued roads from Town Meeting records, the map of discontinued roads, the E-911 road list and E-911 road maps.

April 5, 2005

EXHIBIT 14



Town of Gilmanton, NH

1 inch = 94 Feet



www.cai-tech.com

June 20, 2023



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