

APPLICATION FOR A VARIANCE

Do not write in this space.
Case No. _____
Date Filed _____
_____ (signed - ZBA)

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant _____

Address _____

Phone # _____ Email: _____

Owner _____
(if same as applicant, write "same")

Location of Property _____
(property address) (map & lot number)

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

Application for a Variance

A variance is requested from article _____ section _____ of the zoning ordinance to permit _____

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

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

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

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

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

- and -

- ii. The proposed use is a reasonable one because:

- 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 a reasonable use of it.

Please provide the following information regarding the subject property:

1. Is the land, building or structure in question located on a Class V road? _____
2. What is the frontage of the lot? _____
3. What is the height of the structure? _____
4. Does the proposed construction involve the addition of any bedrooms to an existing home? _____
5. Is a septic system design approval from the NH Department of Environmental services necessary for the proposed construction? _____
If so, what is the State approval number? _____
6. If property is vacant, please provide a description of the location, a neighboring house address, and/or the utility pole number on the subject property:

If the previous questions are not answered completely, the applicant may be notified that this appeal could be rejected for lack of information.

I understand that I must appear in person or be represented by my agent at the public hearing. The agent who represents me at this hearing must be familiar with the case and I agree to be bound by his or her testimony.

By signing this application, you as owner or applicant representing the owner, hereby give permission for any member of the Zoning Board of Adjustment or Conservation Commission, to enter onto the property in order to make a decision based on attributes of the property.

Applicant Jeremy Doucet Date _____
(Signature)

Applicant _____ Date _____
(Signature)

If your variance is granted, the building permit will be issued no sooner than 30 days following the decision in order for the appeal process to expire.

TOWN OF GILMANTON
ZONING BOARD OF ADJUSTMENT

APPLICATION FOR VARIANCE

Applicant: Lighthouse Contracting Group
Owner: Argue Living Trust
Address: 59 Timber Lane
Parcel ID: Map: 000109, Lot: 015000

The applicant requests a variance of Article IV, Section B, in order expand the existing lake side deck by approximately 10'-2" while maintaining the current setbacks on property located at 59 Timber Lane, Map 000109, Lot 015000, in the Rural Zone. Gilmanton Building Inspector/Code Enforcement Officer Scott LaCroix informed the Applicant that because the proposed construction did not meet the Setback from Water Bodies requirement set forth in Article IV, Section B, that an application for a variance would be necessary.

A. BACKGROUND

1. Existing Property

The subject property is single-family residential home, owned by the Argue Family Trust. The Owner has contracted with the Applicant Lighthouse Contracting Group to, among other things, expand an existing lake side deck. The owner's written authorization for the Applicant to apply for the requested variance is attached hereto as **Exhibit 1**. The Property Card and Property Boundary Card are attached hereto as **Exhibit 2**. The Property is located entirely within the Rural (R) District. The owner previously applied for, and was granted, a variance with respect to distance to water body on the subject property. A copy of that application and the Decision is attached hereto as **Exhibit 3**. In 1999 the Gilmanton ZBA granted the variance allowing the construction of a home with its lake side deck set back 54 feet from the shoreline after the Board determined that the variance was necessary and appropriate given that the placement of the home was dictate primarily by the location of the septic system.

2. Proposed Use

The applicant proposes to expand the existing lake side deck approximately 10'-2". An Exterior Plan Set for the Lake Side Deck is attached hereto as **Exhibit 4**. The expanding area would match the depth of the existing deck that is approximately 54 feet from the shoreline, as noted in the attached 1999 site drawing. The 1999 site drawing is attached hereto as **Exhibit 5**.

B. GROUNDS FOR VARIANCE

1. Granting the variance would not be contrary to the public interest.

"The requirement that the variance not be contrary to the public interest is 'related to the requirement that the variance be consistent with the spirit of the ordinance.' [T]o be contrary to the public interest ... the variance must unduly, and in a marked degree conflict with the ordinance such that it violates the ordinance's basic zoning objectives. One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality. Another approach to [determine] whether granting the variance would violate basic zoning objectives is to examine whether granting the variance would

threaten the public health, safety or welfare.” Malachy Glen Assoc., Inc. v. Town of Chichester, 155 NH 102 (2007)(internal citations omitted).

The proposed use would not alter the essential character of the local area. The subject property contains an existing deck with its face set back 54’ from the water body. The proposed construction would extend the deck laterally 10’-2” while maintaining the existing setbacks and continuing the present use of the land.

The proposed use would not threaten the public health, welfare, or other public interest in any way. Granting the variance will be of some benefit to the public interest because it is an improvement upon the property that could increase the value of the home and with it the tax base.

2. The spirit of the ordinance is observed.

“To adjudge whether granting a variance is not contrary to the public interest and is consistent with the spirit of an ordinance, we must determine whether to grant the variance would ‘unduly, and in a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.’ Thus, for a variance to be contrary to the public interest and inconsistent with the spirit of the ordinance, its grant must violate the ordinance’s ‘basic zoning objectives.’ Mere conflict with the terms of the ordinance is insufficient.” Harborside Associates, LP v. Parade Residence Hotel, LLC, 162 NH 508 (2011)(internal citations omitted).

The New Hampshire Supreme Court has “recognized two methods for ascertaining whether granting a variance would violate an ordinance’s ‘basic zoning objectives.’ One way is to examine whether granting the variance would ‘alter the essential character of the neighborhood.’ Another approach ‘is to examine whether granting the variance would threaten the public health, safety or welfare.’” Id.

As discussed above, the proposed improvement is consistent with the use and design of the existing structure and continues the present use of the land. Further, the addition of the additional decking will not cause any nuisance or hazard to the public health, safety, or welfare.

3. Substantial Justice is Done.

In addressing the substantial justice factor, the Supreme Court has stated “Perhaps the only guiding rule on this factor is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.” Id.

Denying the variance would provide no gain to the general public. Conversely, denying the variance would deny the homeowner the enjoyable use of their property and monetary loss. Acting on the belief that it could improve the property consistent with the existing, previously approved setbacks, the homeowner has incurred significant cost and expense having plans prepared for the proposed construction. The proposed addition is consistent with the existing structure and would not encroach any further on the water body. The owner of the property has already applied for and been granted the required Shoreland Permit by Notification at additional cost to the owner. A copy of the Accepted Shoreland Permit by Notification (RSA 483-B) is attached hereto as **Exhibit 6**. Denying the requested variance would cause the owner to incur financial loss and diminish the enjoyment of their property, with no corresponding benefit to the public of any kind.

4. The values of surrounding properties are not diminished.

The Superior Court has found that the ZBA may “consider noise, traffic, aesthetics and intensity of use in considering what effect, if any, the variance would have on surrounding property values.” *Farrar v. City of Keene*, 158 NH 684 (2009)(internal citations omitted).

The requested variance would have no impact on noise, traffic, aesthetics, or intensity of use. The proposed use will similarly not adversely affect nor diminish property value in the neighborhood. If anything, the improvement will increase the value of the home and raise the tax base.

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

(a) For purposes of this subparagraph, “unnecessary hardship” means that the following special conditions of the property distinguish it from other properties in the area.

- i. Owing to these special conditions, no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- ii. The proposed use is a reasonable one.

To demonstrate unnecessary hardship, a variance applicant must prove: (1) a zoning restriction as applied to their property interferes with their reasonable use of the property, considering the unique setting of the property in its environment, (2) no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property, and (3) the variance would not injure the public or private rights of others. *Hill v. Town of Chester*, (2001) 146 N.H. 291, 771 A.2d 559.

The subject property is unique primarily due to the location of the septic system, which resulted in the main house being set back from the water body less than the 75 feet required under Article IV, Section B of the zoning ordinance. The Gilmanton ZBA recognized this distinction back in 1999 when it granted the request for a variance to build the existing home. At that time the Board determined that the site was an appropriate one in which to remove an older home and replace it with a more modern structure. Factoring primarily into the Board’s decision was its finding that, “[t]he setback requirement from body of water is not met but the placement of the house is dictated largely by the location of the septic system. Testimony was received to that point, therefore moving the house further back in order to increase the distance from the waterbody is not practical.” The ZBA, granting the variance, ultimately held that denial of the variance would cause unnecessary hardship since the house site is dictated by the current location of the septic system and that the granting of the variance is not contrary to the terms or intent of the ordinance.

The existing house was built in accordance with the 1999 variance and the plans associated therewith. The plans included construction of a deck attached to the lake side of house set back 54 feet from the shoreline. The applicant proposes to expand that deck laterally by 10’-2”, while maintaining the existing 54-foot setback from the waterbody.

Owing to the special conditions, no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. The overall purpose of the Zoning Ordinance is to promote the health, safety, convenience and general welfare of the community by providing for efficient and proper use of land in the Town of Gilmanton. The stated purpose of Article XV, which address shore front development, is to provide for the regulation of shore front development in order to protect water quality and to prevent overcrowding of shore front in the interests of public safety and preservation of aesthetic values.

In this instance, the Gilmanton ZBA previously determined that the location of the septic system warranted construction of the existing structure with a 54-foot setback from the shoreline. The same factors the Board previously considered still exist. The proposed addition to the existing deck is minimal, maintains the existing setback from the water body, is consistent with the design and aesthetics of the existing structure, and would have no impact on the general welfare of the community or public safety.

Finally, the proposed use is a reasonable one. To establish whether the proposed use is reasonable, a landowner need not show that the variance is *necessary* to enable the use and enjoyment of a property, only that the proposed use is *reasonable* given the property's special conditions. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, (2011) 162 N.H. 508, 34 A.3d 584. Here, the expansion of an existing deck by 10'-2" along the lake side of the house that is set back 54 feet from the water body is a reasonable use given the special characteristics of the property.

C. CONCLUSION

For the foregoing reasons, the applicant requests a variance of Article IV, Section B to permit the proposed extension of the deck in conformance with the existing setbacks.

Respectfully submitted,

Lighthouse Construction Group
By its attorneys,
Shaheen & Gordon, PA

Dated: December 22, 2023

By: /s/William C. Baker
William C. Baker, Esq.
wbaker@shaheengordon.com
PO Box 977, Dover, NH 03821-0977
Tel. (603) 749-5000

EXHIBIT 1

**Written Authorization to Apply for Zoning Variance
for Proposed Construction at 59 Timber Lane**

I, David Argue, am a Trustee for the Argue Living Trust. The Argue Living Trust owns real property located at 59 Timber Lane, Gilmanon, NH 03837. As Trustee of the Trust, I authorize Lighthouse Contracting Group to apply for a variance from the Gilmanon Zoning Ordinance to permit an addition to the existing deck on the lake side of the house on the property.

DocuSigned by:

David Argue

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David Argue

Trustee for the Argue Living Trust

EXHIBIT 2

OWNER INFORMATION

ARGUE TR, DAVID & SHARI
 ARGUE LIVING TRUST
 203 MCLEAN PL
 SEVERNA PARK, MD 21146

SALES HISTORY

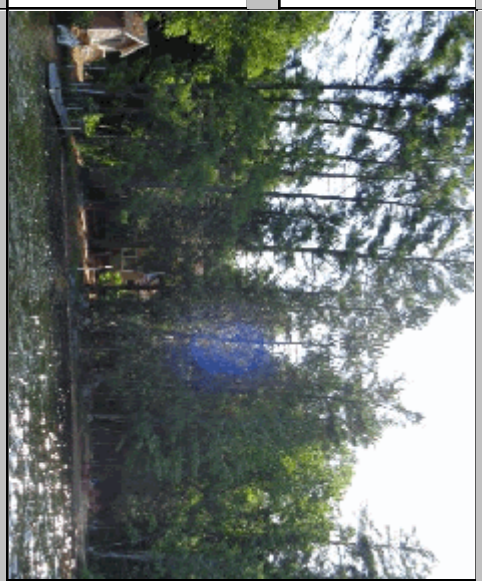
Date	Book	Page	Type	Price	Grantor
10/25/2022	3538	501	U138	1,000,000	ARGUE CO-TR, MARY E & ARGUE, MARY E
06/02/2009	2572	785	U199		ARGUE, MARY E
02/04/2007			U199		ROS/JOHN

LISTING HISTORY

06/08/15 GWH OWNER
 07/10/13 MPRL
 06/09/07 GWH
 08/13/03 DJRL
 03/09/00 GWH
 03/31/98 GWH
 04/24/90 EST

NOTES

GRN, 230' ON CRYSTAL LK. PFF 5-0-1.5 UFF 3-3-3 PC & 4 PC BTH, REAR 13' OF GAR USED AS SHOP, ZERO CLEARANCE WOOD BURN FPL, MAPLE/FORM KIT, ARTESIAN WEL/SEPTIC, 7-3-3.5, 07 AC PER TAX MAP, LONG DRIVE, LEVEL WF WITH GOOD VIEW 07-13 ADJ OUTBUILDINGS - BUNKHOSUE NO PLUMB OR HEAT - ADJ SKETCH - 3 PIECE BATH - LEVEL FRONT, BEACH: 2015 120 LP TANK REPLACED PER BP S#72 (37/9)



MUNICIPAL SOFTWARE BY AVITAR

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
COTTAGE	7/68		81	25.00	75	11,664	12X36 & 12X28
DETACHED DECK	16	4 x 4	400	7.00	50	224	ATT TO COTTAGE
DETACHED DECK	16	4 x 4	400	7.00	50	224	ATT TO COTTAGE
SHED-WOOD	18	3 x 6	400	8.00	75	432	
SHED-WOOD	247	19 x 13	125	8.00	75	1,853	
PATIO AREA	360	30 x 12	104	7.00	50	1,310	IRREG SHAPE
LEAN-TO	72	3 x 24	282	4.00	75	609	
FIREPLACE-1-STAND	1		100	3,000.00	100	3,000	
						19,300	

GILMANTON ASSESSING OFFICE

Year	Building	Features	Land
2022	\$ 260,300	\$ 19,300	\$ 286,100
		Parcel Total: \$ 565,700	
2023	\$ 260,300	\$ 19,300	\$ 286,100
		Parcel Total: \$ 565,700	

LAND VALUATION

LAST REVALUATION: 2019

Zone:	RUR CRYSTAL LAKE WF	Minimum Acreage:	2.00	Minimum Frontage:	200	Site:	GOOD	Driveway:	GRAVEL/DIRT	Road:	GRAVEL/DIRT			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.770 ac	58,816	F	110	105	100	100	100--MILD	90	61,100	0	N	61,100	ACC
IF RES WTRFRNT	1.000 wf	x 180,000	X	100					125	225,000	0	N	225,000	LOC/SITTE/BCH WF
	0.770 ac									286,100			286,100	



PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

ARGUE TR. DAVID & SHARI
 ARGUE LIVING TRUST
 203 MCLEAN PL
 SEVERNA PARK, MD 21146

District	Percentage
No Precinct	% 100

PERMITS

Date	Project Type	Notes
05/09/14	FUEL TANK	SWAP GAS TANK
01/12/10	GAS RELATED	INSTALL TANK & PIPING TO COOK

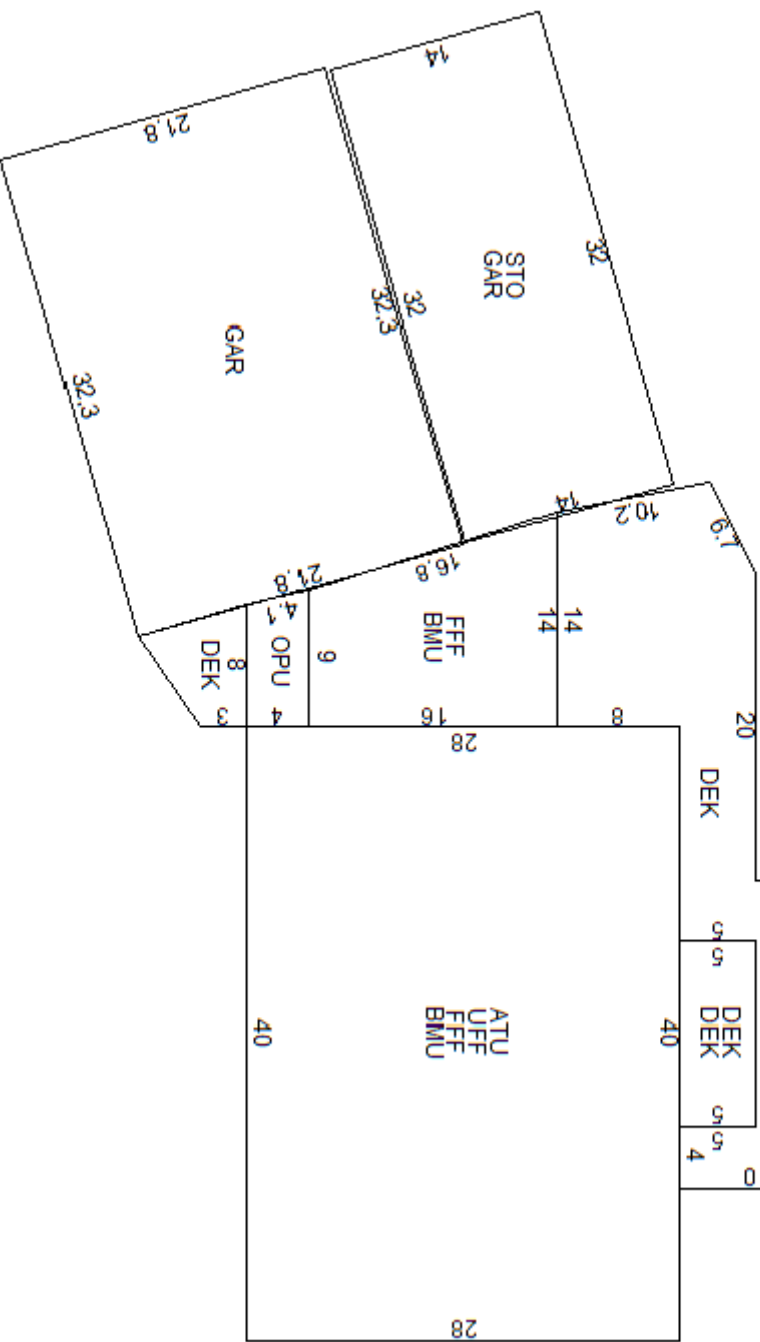
Model: **2.00 STORY COLONIAL**
 Roof: **GABLE HIP/ASPHALT**
 Ext: **VINYL SIDING**
 Int: **DRYWALL**
 Floor: **CARPET/LINOLEUM OR SIM**
 Heat: **OIL/HOT WATER**
 Bedrooms: **3** Baths: **3.5** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators: **1**
 Quality: **A2 AVG+20**
 Corn. Wall:
 Size Adj: **0.8666** Base Rate: **RSA 84.00**
 Bldg. Rate: **1.0176**
 Sq. Foot Cost: **\$ 85.48**

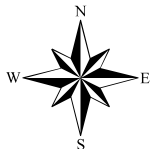
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	536	0.10	54
ATU	ATTIC	1120	0.10	112
UFF	UPPER FLR FIN	1120	1.00	1120
FFF	FST FLR FIN	1304	1.00	1304
BMU	BSMNT	1304	0.15	196
OPU	OPEN PORCH	34	0.15	5
GAR	GARAGE ATTCHD	1153	0.45	519
STO	STORAGE AREA	448	0.25	112
GLA:	2,424	7,019		3,422

2019 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 292,513**
 Year Built: **1999**
 Condition For Age: **GOOD** **11 %**
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: **11 %**
 Building Value: **\$ 260,300**





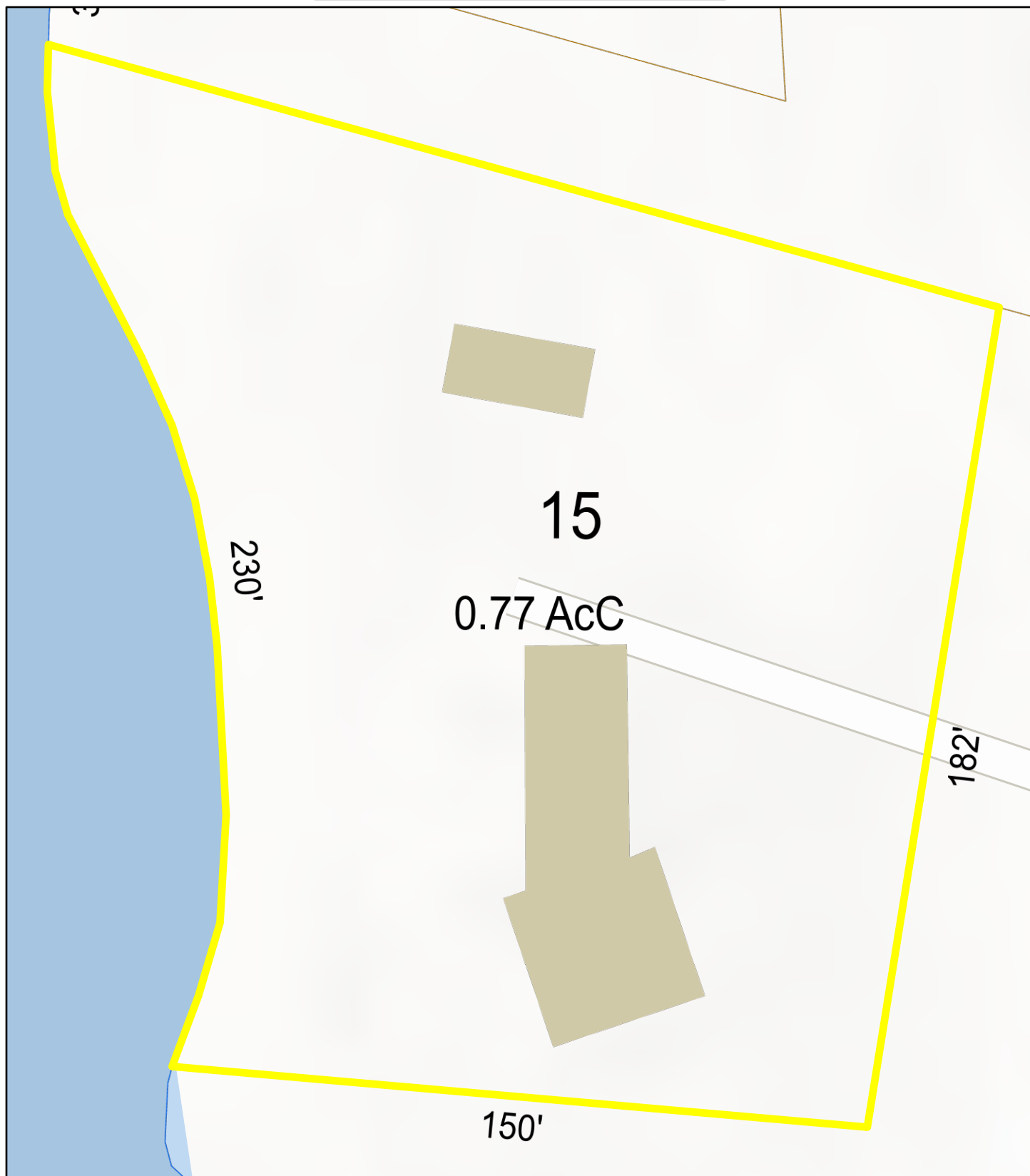
Town of Gilmanston, NH

1 inch = 30 Feet



www.cai-tech.com

September 4, 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.

EXHIBIT 3

3

No building permit is to be issued until copy of the septic system design has been presented to the Town.

The foregoing is a true and accurate record of the decision of the Gilmanton Zoning Board of Adjustment.

John O'Shea, Jr.
Chairman
Gilmanton Zoning Board of Adjustment

c:\zba\record.doc

RECEIVED
99 JUL -9 AM 11:03
Rachel M. Normandin
REGISTRY OF DEEDS
BELKNAP COUNTY
Registrar

BK1540 PG0300

BOARD OF ADJUSTMENT
TOWN OF GILMANTON
P.O. BOX 550
GILMANTON, NH 03237
(603) 267-6700

NOTICE OF DECISION

John S. & Mary E. Argue
(Owner(s))
55 Fairview Road
(Address)
Pittsfield, NH 03263

(Applicant if other than Owner)

Off Mountain Road
(Address of Property)
37-09
(Map and Lot Number)

Case # 6-99

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Book/Page

The Gilmanton Zoning Board of Adjustment, on 06/21/99 approved the following activity on the above-described property in the Town of Gilmanton subject to the conditions attached.

The Board **denied** the request for variance for the side setback as it does not meet the hardship criteria.

It was stated the house cannot be moved back because of the large septic system located behind the proposed location, and feels that is the basis for hardship.

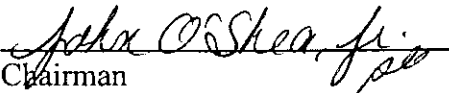
The Board **approved** the request for variance with respect to distance to water body, lot size and road frontage, and approve Appeal from Administrative Decision because of the following:

1. The site is an appropriate one in which to remove an older home and replace it with a more modern structure.
2. The use will not adversely affect nor diminish the values in the neighborhood. The request continues the present use of the land.
3. Adequate and appropriate facilities are provided. Testimony indicated that the septic design was for five bedrooms. The old house had four bedrooms, and the new house has three.
4. There is no nuisance or hazard implied.
5. The setback requirement from body of water is not met but the placement of the house is dictated largely by the location of the septic system. Testimony was received to that point, therefore moving the house further back in order to increase the distance from the waterbody is not practical.
6. Granting of this variance will be of some benefit to the public interest because of increase in the tax base and improved appearance, particularly when seen from the lake.
7. Denial of the variance would cause unnecessary hardship since the house site is dictated by the current location of the septic system.
8. The granting of this variance is not contrary to the terms or intent of the ordinance.

Condition: That the porch as shown on the plans submitted not be enclosed other than by a suitable railing and ball, or used as sleeping facilities balustrade.

No building permit is to be issued until copy of the septic system design has been presented to the Town.

The foregoing is a true and accurate record of the decision of the Gilmanton Zoning Board of Adjustment.


Chairman
Gilmanton Zoning Board of Adjustment

BOARD OF ADJUSTMENT

TOWN OF GILMANTON
P.O. BOX 550
GILMANTON, NH 03237
(603) 267-6700

DRAFT

Zoning Board of Adjustment

June 21, 1999

Minutes

The meeting was called to order by Chairman John O'Shea at 7:08 ~~p.m.~~ Present were Chairman O'Shea, William Angevine, Pete Osler, Elizabeth Hackett and Alternate Carolyn Baldwin; Executive Secretary Pamela A. Barriault.

Chairman O'Shea opened the meeting and explained the procedures of the meeting.

Case #4-99 - Tamra Kennedy & Nancy Thompson - Request for variance of Article VII.B.2, setbacks. Applicant wishes to place a trailer coach with less than required setback from water body. Property located on Hemlock Drive in a Residential Lake District, map/lot 10-0003-18.

Tamra Kennedy explained that she purchased the property to place her camper near the water. She has physical limitations and has found it difficult to walk up and down to the water so is requesting permission to place the camper within setback to the water. The camper is self contained and has contracted Laconia Septic to pump the tank when necessary. The camper will be no closer to the water than the neighbor. The camper is close to the road now, moving it will improve the visibility along the road. The camper is new and Ms. Kennedy will keep the property well maintained. She has two children and is only there on weekends because she needs to have a second person there in order for the children to be able to swim. She would be putting in a new driveway lower on the property.

C. Baldwin asked if she has had an engineer design the driveway. She has contacted Bobby Potter and he has stated it can be done and has also contacted Mickey Daigle for advice.

P. Osler stated that the lower retaining walls are 59 ft. from the water, camper is 19 feet wide, including the awning with screen room plus there is a 3 ft. room on back. This would put the camper about 40 ft. from the water.

Ms. Kennedy stated the camper is 31 ft. x 8 ft., the screen room is 8 ft. x 8 ft. Currently, the camper is next to the road and it is at least 20 ft. from side lines. Boulders will be placed on the property so there will be no washout onto abutters' property, but is unsure of the height. The camper will be placed on the lot in the spring and removed in the fall.

Chairman O'Shea explained a previous hearing when the previous owner, Joseph April, owned the lot.

DRAFT

**Zoning Board of Adjustment
June 21, 1999**

Fred McVey, Sawyer Lake Commissioner, addressed the Board regarding retaining walls of less than 20 ft., and more than 4 ft high. If Ms. Kennedy's trailer is allowed to be placed on the lower level, then the septic pump truck will have problems getting in and out of the property. He also feels there will be drainage off the lot and EPA would need to be contacted.

Hilde Meriki, abutter, spoke against the application feeling this is not a hardship and that if the trailer was allowed closer to the water, it would create an environmental impact.

Kathy Manning, abutter, spoke against the application and feels these issues were addressed with the Joseph April hearing, and felt the Board made a decision at that time not to allow the camper closer to the water. Ms. Manning feels this decision was for the protection of the lake and the lot. She feels the existing wall is spreading yearly and is afraid the wall will collapse. She feels that Ms. Kennedy purchased the lot in this condition, and feels it should remain this way.

Chairman O'Shea stated that an article on March 1996 to limit retaining walls to 2 ft. without a permit, was defeated, although the definition of structure does include walls.

P. Osler asked about the boulders that Ms. Kennedy spoke about. Ms. Kennedy explained that she is proposing a stone wall made of boulders to retain the driveway.

Dolores Manning, abutter, felt that the driveway plans are not pertinent since there is no engineering plan. She asked that her sister, Theodora Malhowski's, letter be read.

Richard Adams, 43 Hemlock Drive, stated that there are rules regarding trailers to discourage them and does not want to see the variance granted.

A letter from Jo-Ann & Billy Stevens of 57 Hemlock Drive, opposing the application, was read.

Public Hearing Closed: C. Baldwin moved to close the Public Hearing, seconded by W. Angevine. Motion carried 5-0.

Case #5-99 - Claude L. Vezina - Request for Variance of Article VII.B.2, setbacks, and Application for Appeal from Administrative Decision regarding RSA 674:42, private road. Applicant wishes to build a shed with less than required setback on a Private Road. Property located on Lakeshore Road/Abnaki Path in a Rural Zone, map/lot 47-118.

DRAFT

**Zoning Board of Adjustment
June 21, 1999**

Mr. Vezina explained that he wishes to build a storage shed to the rear of his property which will be 12 1/2 feet from the rear lot line. He has chosen to put it at that location in order to hide it from view and to leave as many trees standing as possible.

A letter from Shawn and Rhonda Young, abutters, was read in favor of the application.

Maureen Sordelinne, abutter spoke in favor of the variance.

While doing a site visit, another abutter verbally informed W. Angevine that he has no objections to the application.

Currently, there are two sheds on the property. P. Osler suggested taking down the two existing sheds and replace with a larger one in that location then it would meet setbacks.

Public Hearing Closed: W. Angevine moved to close the Public Hearing, seconded by P. Osler. Motion carried 5-0.

Case #6-99 - John & Mary Argue - Request for variance of Article VII.C.3, minimum acreage, Special Exception of Article VII.B.2, setbacks, and Appeal from Administrative Decision regarding RSA 674:41, private road. Applicant wishes to build a new house to replace an existing house with less than required acreage, less than required setbacks on a private road. Property located on a private right of way off Mountain Road in a rural zone., tax map/lot 37-9

Dr. Argue explained that they have had a summer cottage there for years and he is now retired and wishes to build a year round residence and become residents. Setbacks are further than current setbacks to the side and to the water, although they do not meet the current zoning requirements.

Ken Anderson from Ken Anderson House & Homes, explained and presented a blueprint for the proposed house which would be 16 ft. from the lot line, attached to an existing shed which is 12 ft. from the lot line. It would be approximately 54 ft. from the lake.

P. Osler spoke to Mrs. Argue when he did a site visit, and it was stated that the house could be repositioned if the septic system was in a different location. P. Osler also asked about the bunk house which has four bunks in it, and asked the capacity of the septic system. Chief Clough had found it had been approved for 5 bedrooms.

The shed is set on concrete piers, which has been there for many years. The pool house (formally the bunk house) will remain, it has no plumbing.

DRAFT

**Zoning Board of Adjustment
June 21, 1999**

Chairman O'Shea read a letter from abutter, John Bellush, who was also present. He is primarily opposed due to the old shed being attached to the new structure, which is already 12' feet from the boundary. The shed has been there for more than 40 years .

Bryan Bailey, surveyor for Mr. Bellush, addressed the Board regarding Mr. Argue's application. He stated that the shed is rolling off the piers, the floor is unlevel, the walls are deteriorating and the only objection Mr. Bellush has is attaching this old shed to the new house. He stated the dimensions shown on the plan are accurate. He presented a plan of how the new home could be located to meet setbacks by placing it parallel to the boundary in addition to moving the shed which would also meet setbacks. He would like to see the septic system design.

Chairman O'Shea read a letter from abutters Mary-Alyce and James Tuska, in favor of the application, providing the private road access through their property is not altered.

Chairman O'Shea asked Dr. Argue to respond to Bryan Bailey's suggestion. Dr. Argue stated that Mr. Bailey's employees were taking measurements on his property and buildings without permission. He appreciates Mr. Bailey's recommendation, but would like to leave the existing shed where it is.

The question arose as to whether a variance is required or not because it is a new structure replacing an existing one. C. Baldwin stated it is a change of use from seasonal to year round. W. Angevine asked Mr. Anderson if the building location can be changed and still have the shed attached. Mr. Anderson stated that the house can easily be moved 4 ft. to meet setback, but the shed should remain where it is. Mr. Bailey stated that Mr. Bellush would have no objection to that.

C. Baldwin stated that regarding Article VII.B.2, does this application constitute the structure being moved. P. Osler felt that if the house is town down then not replaced for a long time, it is a new structure. However, he feels that setback to the water is an issue and feels it requires a variance. He further feels that the house could meet setback to water except for the location of the septic system and would like the septic system moved in order to relocate the house, as it does not meet the hardship criteria for a variance.

Mr. Anderson stated that if a new septic was required, then exceptions would be required from the State.

Public Hearing Closed: E. Hackett moved closed the Public Hearing. P. Osler seconded. Motion carried 5-0.

DRAFT

**Zoning Board of Adjustment
June 21, 1999**

DELIBERATIONS:

Case #4-99 - Tamra Kennedy

MOTION: C. Baldwin moved to deny application based on hardship being personal to the owner and serious questions about the steepness of the lot and physical possibility of putting the camper on that extremely steep lot without creating serious erosion problems into the lake. P. Osler seconded.

C. Baldwin stated that if anything is ever done to that lot, they would need to present major erosion control plans. Also, she wanted it noted that there has already been a lot of tree cutting against the shoreline protection act.

VOTE: Motion carried 5-0. Application denied.

Case # 5-99 - Claude Vezina

MOTION: C. Baldwin moved to approve the application with the finding that the hardship being that the lot is extremely small and that the location of the shed in the woods without further damaging the trees which would be required if the shed was required to fully meets setbacks. This is granted with the condition that the shed be used for non-residential purposes only. W. Angevine seconded.

It was noted that the abutter to the rear of the lot was in favor of the application, as well as two other abutters were in favor of the application.

VOTE: Motion carried 4-0 (P. Osler opposed.)

Case #6-99 - John Argue

The applicant has agreed to move the house 4 ft. so that it meets setback to the side.

MOTION: W. Angevine moved to deny request the variance for the side setback as it does not meet the hardship criteria. C. Baldwin seconded. It was discussed that the hearing was noticed for a variance due to minimum acreage, however, because it is a new structure, and setbacks are not met, then a variance must be granted for setbacks.

VOTE: Motion granted 5-0.

W. Angevine stated the house cannot be moved back because of the large septic system located behind the proposed location, and feels that is the basis for hardship.

MOTION: W. Angevine moved to approve the variance with respect to distance to water body, lot size and road frontage, and approve Appeal from Administrative Decision. We have heard testimony from the site visit and in the meeting lead to these conclusions because of the following:

DRAFT

**Zoning Board of Adjustment
June 21, 1999**

1. The site is an appropriate one in which to remove an older home and replace it with a more modern structure.
2. The use will not adversely affect nor diminish the values in the neighborhood. The request continues the present use of the land.
3. Adequate and appropriate facilities are provided. Testimony indicated that the septic design was for five bedrooms. The old house had four bedrooms, and the new house has three.
4. There is no nuisance or hazard implied.
5. The setback requirement from body of water is not met but the placement of the house is dictated largely by the location of the septic system. Testimony was received to that point, therefore moving the house further back in order to increase the distance from the waterbody is not practical.
6. Granting of this variance will be of some benefit to the public interest because of increase in the tax base and improved appearance, particularly when seen from the lake.
7. Denial of the variance would cause unnecessary hardship since the house site is dictated by the current location of the septic system.
8. The granting of this variance is not contrary to the terms or intent of the ordinance.

Condition: That the porch as shown on the plans submitted not be enclosed other than by a suitable railing and ball, or used as sleeping facilities balustrade.

No building permit is to be issued until copy of the septic system design has been presented to the Town.

P. Osler seconded. VOTE: Motion carried 4-1 (P. Osler opposed)


Minutes:

W. Angevine moved to approve the minutes of the May 17, 1999 meeting as written. E. Hackett seconded. Motion carried 5-0.

Adjournment:

P. Osler moved to adjourn at 10:30 p.m. E. Hackett seconded. Motion carried 5-0.

Sincerely,


Pamela A. Barriault
Executive Secretary

APPENDIX FIG 1d

To: BOARD OF ADJUSTMENT
TOWN OF GILMANTON
P.O. BOX 555
GILMANTON, NH 03237

Do Not Write in this space
Case No. # 6-99
Date Filed 05/28/99
Check No. # 4381
970.00

Check One: APPLICATION FOR A VARIANCE
 APPLICATION FOR A SPECIAL EXCEPTION
 APPLICATION FOR APPEAL FROM ADMINISTRATIVE DECISION

This application must be completed accurately and in its entirety in order for it to be processed.

NAME OF APPLICANT: JOHN S. ARGUE & MARY E. ARGUE

MAILING ADDRESS: 35 Fairview Rd
Pittsfield NH 03263 TELEPHONE NO. 364-7727

Owners of Property concerned SAME
(If same as above, write same)

Address: SAME
(If same as above, write same)

Location of Property: Be specific! Include directions to assist Board members in locating your property. Map 37 Lot 9. Off Mountain Rd - between Bellush & Tuska properties
(Give length of frontage, side and rear lines)

Town Tax Map Number - Map #: 37 Lot #: 9
Has a previous appeal(s) been made with respect to this property? Yes

If yes, date(s), type of requests and decisions 8-18-97
Addition to Game Room. Approved.

NOTE:

1. A plot plan or reasonably representative sketch of the proposed change must be presented with this application, together with a check for \$60.00 with the addition of \$5.00 per abutter listed. The application fee is non-refundable and payable to Treasurer, Town of Gilmanton.
2. Names and mailing addresses of owners of properties abutting this property must be supplied with this application.

<u>Abutting Property Owners Name</u>	<u>Mailing Address</u>
<u>Mr. John Bellush</u>	<u>30 Boston Rd, Morristown, N.J. 07960</u>
<u>Mr. James Tuska</u>	<u>7 Rocky Lane, Durham N.H. 03824</u>

APPENDIX FIG 1c

 Mail or deliver the completed application, with all attachments to the Clerk of the Board or to the Office of the Board of Selectmen. A fee is charged sufficient to cover the cost of preparing and mailing the legally-required notices. Make check payable to Town of Gilmanton and remit with your application.

The Board will schedule a public hearing within 30 days of receipt of your properly-completed application. Public notice of the hearing will be posted and printed in a newspaper, and notice will be mailed to you and to all abutters and to other parties whom the Board may deem to have an interest, at least 10 days before the date of the hearing. You and all other parties will be invited to appear in person or by agent or counsel to state reasons why the appeal should or should not be granted.

After the public hearing, you Board will reach a decision. You and all other parties to the case will be sent a notice of decision.

If you believe the Board's decision is wrong, you have the right to appeal. The Selectmen, or any party affected, have similar rights to appeal the decision in your case. To appeal, you must first ask the Board for a re-hearing. The motion for re-hearing may be in the form of a letter to the Board. The motion must be made within 20 days of the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable. The Board may grant such a re-hearing if, in its opinion, good reason is stated in the motion. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a re-hearing is held, you must have requested one before you can appeal to the courts. When a re-hearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters. See RSA Chapter 677 for more detail on re-hearing and appeal procedures.

As Amended 3/14/89

APPENDIX FIG 1e

Abutting Property Owners Name

Mailing Address

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Fill out Section 1, 2, or 3 as applicable.

SECTION 1.

APPEAL FROM AN ADMINISTRATIVE DECISION

Relating to the interpretation and enforcement of the provisions of the Zoning Ordinance:

Decision of the enforcement officer to be reviewed No frontage on a town maintained road

_____ Article VII, Section A or B, of the Gilmanton Zoning Ordinance; on a pre-existing, non-conforming lot (unapproved road) in question:

The undersigned alleges that an error has been made in the decision, determination, or requirement, by Jemes Clough, on 5-27-99 (Title Administrator) (Date) to John S. Argue in relation to Article _____ (Person requesting permit)

Section B2, of the Gilmanton Zoning Ordinance and hereby appeals said decision for the following reasons: (use additional paper if necessary)

subject lot is a pre-existing grandfathered building lot

As Amended 3/20/92

APPENDIX FIG 1f

SECTION 2

APPLICATION FOR A VARIANCE

A variance is requested from Article VII Section B2 of the Zoning Ordinance to permit: replacement of an existing 4 bedroom two story house with a 3 bedroom two story house with a three bay garage, maintaining the existing setbacks from Lake & sideline, which are less than required by the zoning ordinance

1. The proposed use would not diminish surrounding property values because:

the proposed structure does not infringe further on the appropriate distances from sidelines & water. The proposed structure is a substantial improvement in appearance

2. Granting the variance would be of benefit to the public interest because: reduces the number of bedrooms from 4 to 3, replaces the existing old cottage on stone piers with a new house on full foundation & meeting present health, safety & construction codes

3. Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property that distinguish it from other properties similarly zoned:

due to the physical size of the property, strict adherence to the setbacks would not permit the full and appropriate use of the property permitted under the Zoning Ordinance

4. Granting the variance would do substantial justice because:

it would permit full and appropriate use of the property, while enhancing the value of the surrounding property values

5. The use is not contrary to the spirit of the ordinance because:

a single family home & garage is a permitted use, the use is less intense than present (4 bedrooms) and the permanency of the investment enhances the surrounding values

As Amended 3/20/92

APPENDIX FIG 1g

SECTION 3

APPLICATION FOR A SPECIAL EXCEPTION

The undersigned hereby requests a Special Exception as provided in Article IX, Section B, of the Zoning Ordinance:

Proposed Use 3 bedroom single family home
with garage

The undersigned alleges that the following circumstances exist which legally justifies the Special Exception:

This is a preexisting grandfathered building
lot. The proposed structure does not encroach
on the existing septic system

SECTION 4

Additional questions: Please Complete:

1. Is the land, building or structure in question located on an unapproved Town or State road? No
2. What is the frontage of the lot? 228.91' on lake
3. What are the front, rear and side setbacks? front 5.5', rear 5.5', north 88', south 16'
4. What is the height of the structure? 2 stories plus attic
5. Does the proposed construction involve the addition of any bedrooms to an existing home? No
6. Is a septic system approval from the N.H. Water Supply and Pollution Control Commission necessary for the proposed construction? If so, the approved site plan must be submitted with your application. No

As Amended 3/20/92

APPENDIX FIG 1h

If the above questions are not answered completely, the applicant may be notified that this appeal could be rejected for lack of information.

I understand that I must appear in person or be represented by my agent at the public hearing. The agent who represents me at this hearing must be familiar with the case and I agree to be bound by his or her testimony.

Date May 28, 1999

Signed Judith Mary Elliott Orger
(Applicant)

Draw a sketch of the property in question showing dimensions of the lot, dimensions and location of buildings (existing and proposed), rights of way and building setbacks. Give length of frontage, side and rear setbacks. If a professional plot plan is available, it may be used in place of or in addition to a sketch on this page.

See attached plot plan

BOARD OF ADJUSTMENT
TOWN OF GILMANTON
P.O. BOX 555
GILMANTON, NH 03237

DRAFT

ZONING BOARD OF ADJUSTMENT
MINUTES
August 18, 1997

Meeting was called to order at 7:30 PM. Present were Chairman John O'Shea, William Angevine, George Kelley, Bert Philipps and Elizabeth Hackett.

Minutes: W. Angevine moved to accept the minutes of the 07/21/97 meeting, as amended. Seconded by B. Philipps. Motion carried 5-0.

Chairman O'Shea explained the procedure.

Case #11-97 - John S. Argue - To act on a request for a Special Exception of Article VII.A.2, and for Appeal from Administrative Decision of RSA 674:41. Applicant wishes to build a 12' x 36' addition onto a preexisting non-conforming structure with less than required setback to water. Property located on a private right of way off Mountain Road, Tax Map/Lot #37-9 in a Rural Zone.

John Cicchetto, builder, explained the he applied for the building permit on behalf of Mr. Argue. The property is on a private right of way, and the existing building is only 38' from the lake, therefore, the permit was denied. The addition will be 90' from one side setback, 30' from the other side setback, 50' from the right of way and 38' from the water. At the time, he understood that the permit would be approved, so built the addition before obtaining the permit. The existing building is called a bunkhouse, which used to have 8 bunks. Most have been removed so it is now used mostly as a game room. The addition will be used only as a game room. It has no plumbing or kitchen. There will be some wiring, although it is not listed on the permit.

Code Enforcer Jim Clough stated he reviewed the design with the builder originally. The contractor felt the permit would be approved so the addition was erected. When the permit was reviewed, it was denied for setback to water and the private right of way. Jim stated that the structure exceeds code and is well built. It is no closer to the water than the existing building and does not encroach any closer on any setbacks.

J. O'Shea asked if there were any further questions. There being none, he declared the public hearing closed.

Case #12-97 - Robert & Beth Robillard - To act on a request for Appeal from Administrative Decision regarding Article III.C, Obnoxious Uses and Article IV, Table 1, Permitted Uses and Special Exceptions. Property located on Route 107, Tax Map/Lot #49-88 in a Rural Zone.

DRAFT

Phylis Buchanan spoke in favor of the application.

Alan Kingsbury, Sawyer Lake District President, verified that it has been a problem as to where the some of the roads actually are. He also spoke in favor of the application.

Public Hearing Closed: Chairman O'Shea asked if there were any further questions from the Board. There being none, G. Kelley moved to close the public hearing. Seconded by W. Angevine. Motion carried 4-0.

MOTION - John Argue: W. Angevine moved to approve the Appeal from Administrative Decision and to grant the Special Exception requested for John S. Argue. The proposed structure does not infringe further on the appropriate distances from water. There has been testimony that the specific site is appropriate for such activity and location. There was no testimony heard as to adverse effect within the neighborhood. There has been testimony that there will be no use of water or other facilities or strain on the septic system. There will be no nuisance of hazard created. The structure does meet all the dimensional requirements of Table II, and there were no further requirements from Article X of this Ordinance. These approvals are granted with the condition that the proposed recreation room not be used for sleeping or bunk quarters. It is the finding of Board that the issuance of the permit will not tend to distort the official map or increase the difficulty of carrying out the master plan upon which it is based and will not cause hardship to future purchasers or undue financial impact on the municipality. In addition, the Town of Gilmanston neither assumes responsibility for maintenance of the unimproved road or liability for any damage resulting from the use of the unimproved road.

Seconded by G. Kelley. Motion carried 4-0.

MOTION - Mary Sawyer: The Board agreed that Article VII.C.3 regarding frontage is not applicable since the lot is already developed.

B. Philipps moved to approve the request of Variance of Article VII.A.2 and Appeal from Administrative Decision by Mary Sawyer on the basis that all the Gelinas requirements has been met including hardship. It is the finding of Board that the issuance of the permit will not tend to distort the official map or increase the difficulty of carrying out the master plan upon which it is based and will not cause hardship to future purchasers or undue financial impact on the municipality. In addition, the Town of Gilmanston neither assumes responsibility for maintenance of the unimproved road or liability for any damage resulting from the use of the unimproved road.

Seconded by W. Angevine. Motion carried 4-0.

60-28

OUNTAIN RD

OWNER INFORMATION

ARGUE, JOHN S
 MARY E
 5 FAIRVIEW RD
 PITTSFIELD, NH 03263

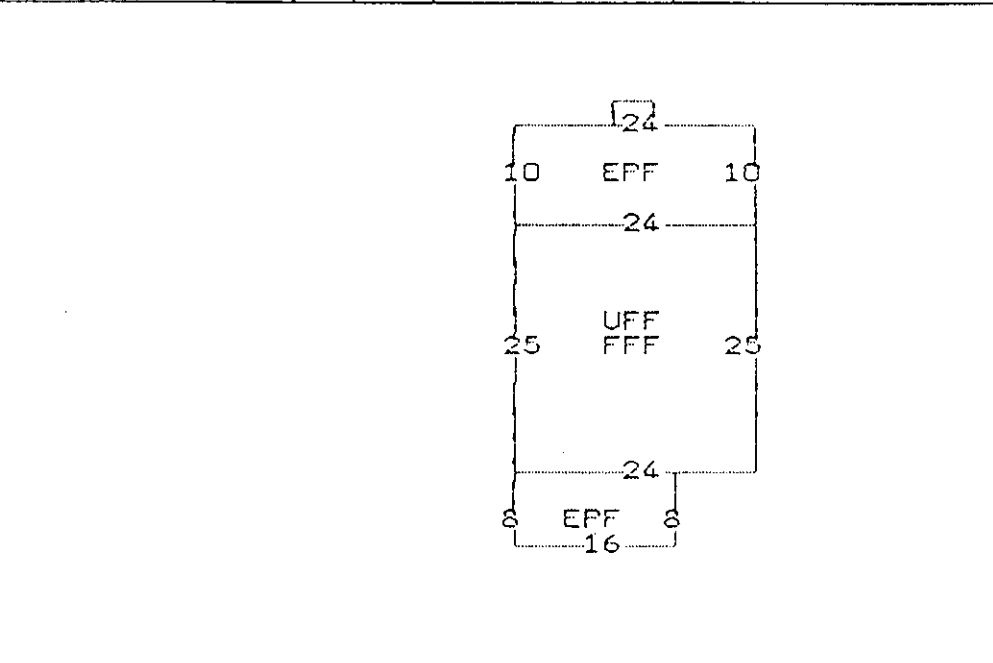
BUILDING VALUATION

BASE RATE: RCP 33.00
 DEX 0.97X1.20 1.164
 QUALITY ADJUSTMENT A2
 SIZE ADJUSTMENT 1.0899
 STORY HEIGHT FACTOR 0.950
 COMM FRAME

PRINT DATE 04/07/98

BUILDING STRUCTURAL DETAILS

WALLS	I CLAP BOARD
ROOF STYLE	C GABLE HIP
ROOF COVER	C ASPHALT
WALLS	E CUSTOM WOOD
FLOOR COVER	E PINE/SOFT WD
HEATING FUEL	B OIL
HEATING TYPE	D FA DUCTED
CENTRAL AIR	NO
BEDROOMS	5.00
BATHROOMS	1.50
STORIES	D 2.00 STORY



ADJ. BASE RATE 39.77

AREA ID	ACTUAL AREA	COST FACTOR	EFFECTIVE AREA
---------	-------------	-------------	----------------

EFF	368	0.70	258
UFF	600	1.00	600
FFF	600	1.00	600
OPF	16	0.25	4

SKETCH CODING

EFF=D10R24) (UFF, FFF=D25L2)
) (EFF=D8R16) L2U43 (OPF=U4L

TOT.	1584	TOT.	1462
------	------	------	------

BUILDING REPLACEMENT = COST NEW 58,144

STYLE CAME YB 1960 YD 1970

NOTES BLUE 230' ON CRYSTAL LAKE, 1998 12X36 ADDITION TO 12X28 COTTAGE (CABIN), 12X28 STUDS/SUBFLR, 12X36 STUDS/INSUL/SUBFLLR S#72

TYPE	DEPRECIATION NOTES	%
NORMAL		24
ADD PHNS.		0
FUNCTIONAL		0
ECONOMIC		0
TEMPORARY		0

LAND DESCRIPTION AND VALUATION

LAND USE	ZONE	NUMBER OF UNITS	TYPE	UNIT PRICE	CD	FACT	COND	NOTES-ADJUSTMENTS	CU COND	CURRENT USE VALUE	MARKET LAND VALUE
1W	RUR	0.800	AC	11640.00	F	1.10	6.50	WF			83200

TOTAL DEPRECIATION = 24

BUILDING DEPRECIATED = VALUE 44,200

TOTAL ACRES = 0.800 CU VALUE = 0 MARKET VALUE = 83200 TAXABLE VALUE = 83200

SUMMARY OF VALUES

DESCRIPTIONS	EXTRA FEATURES VALUATION			SOUND VALUE
	DIMENSIONS	UNITS	RATE	
AN OF GILMANTON Selectmens Office P.O. Box 555 Gilmanton, NH 03237	GARAGE COTTAGE	247	16.25	2408
		768	20.25	

BUILDING	44,200
EXTRA FEATURES	14,100
LAND	83,200
C-U CREDIT	

CARD TOTAL 141,500

PARCEL TOTAL 141,500

BOARD OF ADJUSTMENT
TOWN OF GILMANTON
P.O. BOX 550
GILMANTON, NH 03237
(603) 267-6700

ZONING BOARD OF ADJUSTMENT

PUBLIC NOTICE

MONDAY, JUNE 21, 1999 - 7:30 PM

GILMANTON ACADEMY, ROUTE 107

AGENDA

- 1) **Case #4-99 – Tamra Kennedy & Nancy Thomson** - Request for variance of Article VII.B.2, setbacks. Applicant wishes to place a trailer coach less than required setback from water body. Property located on Hemlock Drive in a Residential Lake District, map/lot 10-0003-18.
- 2) **Case #5-99 – Claude L. Vezina** - Request for Variance of Article VII.B.2, setbacks, and Application for Appeal from Administrative Decision regarding RSA 674:42, private road. Applicant wishes to build a shed with less than required setback on a Private Road. Property located on Lakeshore Road/Abnaki Path in a Rural Zone, map/lot 47-118.
- 3) **Case #6-99 – John S. & Mary Argue** - Request for variance of Article VII.C.3, minimum acreage, Special Exception of Article VII.B.2, setbacks, and Appeal from Administrative Decision regarding RSA 674:41, private road. Applicant wishes to build a new house to replace an existing house with less than required acreage, less than required setbacks on a private road. Property located on a private right of way off Mountain Road in a rural zone., tax map/lot 37-9
- 4) **Other Business**

John O'Shea, Chairman
Zoning Board of Adjustment

You are invited to appear in person or by agent or counsel and state reasons why the request should or should not be granted. The complete application is on file for public inspection at the above address. Written comments may also be submitted to the above address for consideration.

P 546 368 823

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

John & Mary Argue
55 Fairview Road
Pittsfield, NH 03263

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	6661
Return Receipt Showing to Whom, Date, & Addressee's Address	6661
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

Stick postage stamps to article to cover First-Class postage, certified mail fee, and charges for any selected optional services (*See front*).

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached, and present the article at a post office service window or hand it to your rural carrier (*no extra charge*).
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach, and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make an inquiry.

P 546 368 825

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

James Tuska
7 Rocky Lane
Durham, NH 03824

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

Stick postage stamps to article to cover First-Class postage, certified mail fee, and charges for any selected optional services (See front).

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached, and present the article at a post office service window or hand it to your rural carrier (no extra charge).
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach, and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make an inquiry.

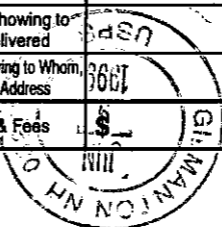
P 546 368 824

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

John Bellush
 30 Gaston Road
 Morristown, NJ 07960

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	USPS
Return Receipt Showing to Whom, Date, & Addressee's Address	3681
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

Stick postage stamps to article to cover First-Class postage, certified mail fee, and charges for any selected optional services (See front).

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached, and present the article at a post office service window or hand it to your rural carrier (*no extra charge*).
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach, and retain the receipt, and mail the article.
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4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make an inquiry.

7 Rocky Lane
Durham, NH 03824-1947

June 2, 1999

Gilmanton Iron Works Zoning Board:

Re: Replacement of existing house on land of Dr. and
Mrs. Argue on Crystal Lake, Gilmanton I.W., NH

We have been told by telephone of the plans for Dr. and Mrs. Argue to replace an existing house on their Crystal Lake property with a new house having substantially the same "footprint". Based on what we were told during that telephone explanation, we do not have any objections to their replacing the house.

We continue to be opposed to any widening, straightening, or otherwise "improving" the portion of the access road that is on our property. Approximately one half of the existing access road is on our property, and the remainder is on Bellush property.

Sincerely,

Mary-Alyce H. Tuska

Mary-Alyce H. Tuska

James W. Tuska

James W. Tuska

June 2, 1999

Dear Mary Elliot and Jack,

*Hope this letter
helps you as you
begin "one of life's
greatest adventures"!*

*We wish you
good luck, and we'll
see you in July -*

Mary-Alyce and Jim

June 14, 1999

JUN 16 1999

Board of Adjustment
Town of Gilmanston
P.O. Box 555
Gilmanston, N.H. 03237

Attn: John O'Shea, Chairman
Re: Case # 6-99 - John + Mary Argue

Gentlemen:

I am the owner of lot "A" Mountain Rd. abutting the referenced # 6-99 John + Mary Argue application for variance.

I have received and reviewed a sketch sent me by the Argue's, and also discussed the contents thereof with Mr. Argue by telephone. Based on that material, which was not intended to be accurate, I

have particular concerns regarding the invasion of the sideyard setback with the new proposed construction. The sketch also proposes to annex and attach an existing tool shed that may be ten or twelve feet into the 20 ft. sideyard set back line. I have no concern with the tool shed remaining in its present location as a free standing building and its continuing use as such. However

I would be apposed to attaching same to any new construction and/or any change of use, primarily because of its location which is partly located within the 20 ft. setback area.

I expect to attend the public meeting relative to this matter on June 21, 1999. For the record, I am apposed to the granting of this variance as I have outlined heretofore. In the course of the meeting there may be other issues that may need to be addressed, but these were my major concerns.

Very truly yours
 John R. Bellush
 30 Gaston Road
 Morristown, N.J.
 07960

N.J. Tel. 1-973-539-8739
 N.H. Tel 364-7895

June 14, 1999

JUN 16 1999

Board of Adjustment
Town of Gilmanston
P.O. Box 555
Gilmanston, N.H. 03237

Attn: John O'Shea, Chairman
Re: Case # 6-99 - John & Mary Argue

Gentlemen:

I am the owner of lot "A" Mountain Rd. abutting the referenced #6-99 John & Mary Argue application for variance.

I have received and reviewed a sketch sent me by the Argues, and also discussed the contents thereof with Mr. Argue by telephone. Based on that material, which was not intended to be accurate, I

have particular concerns regarding the invasion of the sideyard setback I with the new proposed construction. The sketch also proposes to annex and attach an existing tool shed that may be ten or twelve feet into the 20 ft. sideyard setback line. I have no concern with the tool shed remaining in its present location as a free standing building and its continuing use as such. However

2.

I would be apposed to attaching same to any new construction and/or any change of use, primarily because of its location which is partly located within the 20 ft. setback area.

I expect to attend the public meeting relative to this matter on June 21, 1999. For the record, I am apposed to the granting of this variance as I have outlined hereofore. In the course of the meeting there may be other issues that may need to be addressed, but these were my major concerns.

Very truly yours

John R. Bellush
30 Easton Road
Morristown, N.J.
07960

N.J. Tel. 1-973-539-8739
N.H. Tel. 364-7895

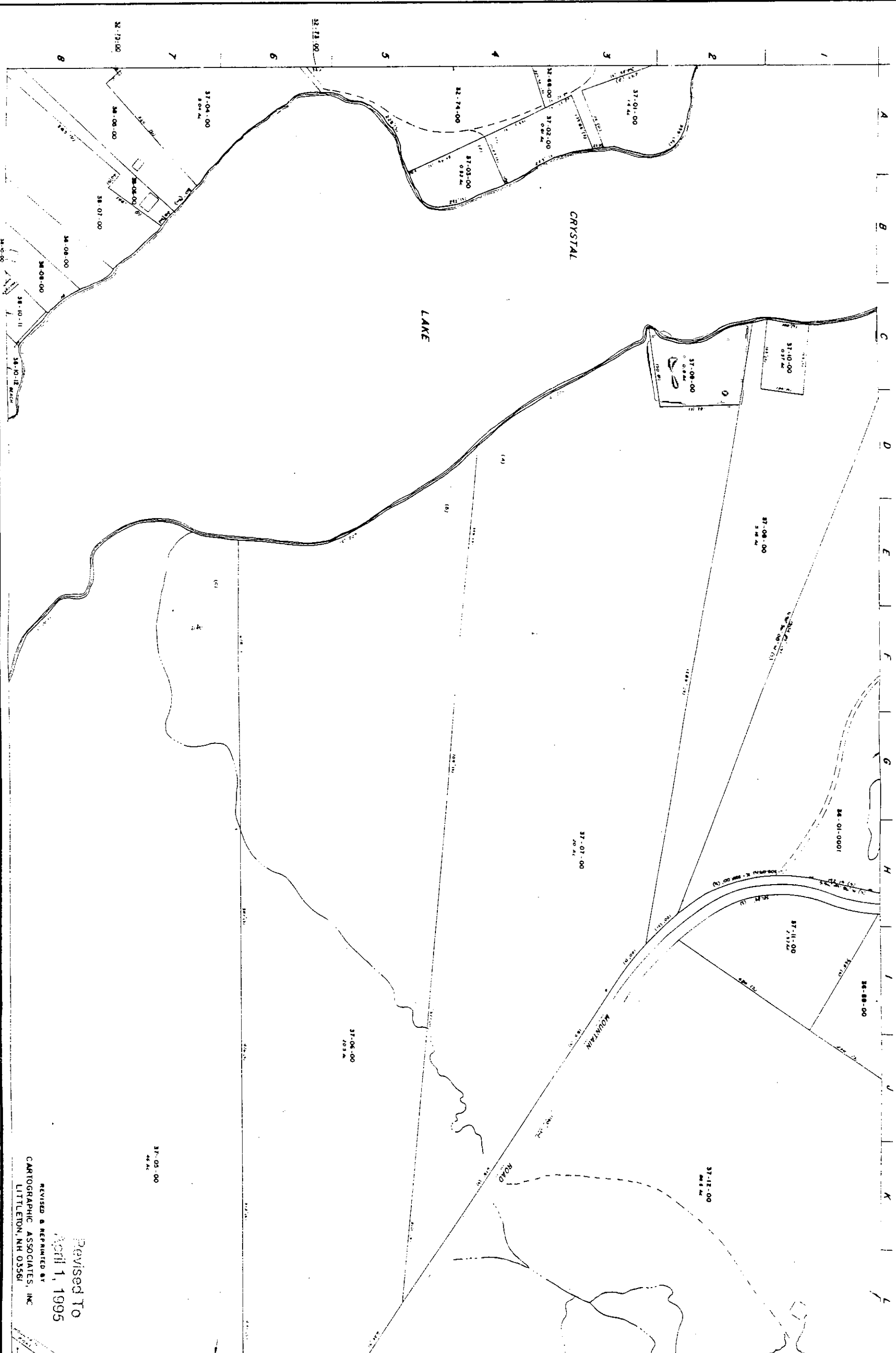
BOARD OF ADJUSTMENT
TOWN OF GILMANTON
P.O. BOX 555
GILMANTON, NH 03237


You are hereby notified that a public hearing will be held on Monday, June 21, 1999 at 7:30 p.m. at the Gilmanton Academy concerning the following:

Case #6-99 – John S. & Mary Argue - Request for variance of Article VII.C.3, minimum acreage, Special Exception of Article VII.B.2, setbacks, and Appeal from Administrative Decision regarding RSA 674:41, private road. Applicant wishes to build a new house to replace an existing house with less than required acreage, less than required setbacks on a private road. Property located on a private right of way off Mountain Road in a rural zone., tax map/lot 37-9

You are invited to appear in person or by agent or counsel and state reasons why the request should or should not be granted. The complete application is on file for public inspection at the above address. Written comments may also be submitted to the above address for consideration.

John O'Shea, Chairman
Zoning Board of Adjustment




 LITTLETON ASSOCIATES, INC.
 1000 W. 10th Street, Suite 100
 Littleton, Colorado 80120
 (303) 751-1000

NOTE
 ALL DISTANCES ARE IN FEET
 UNLESS OTHERWISE NOTED
 LEGAL DESCRIPTIONS ON TRANSFER OF
 PROPERTY

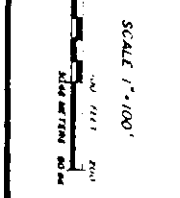
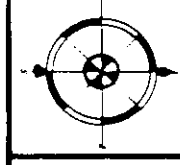
SYMBOLS
 S1 SURVEY DISTANCE
 S2 DISTANCE
 S3 SCALED DISTANCE
 S4 NUMBER
 S5 NAME

LAND INVENTORY MAP

TOWN OF GILMANTON

NEW HAMPSHIRE

LEGEND
 UNDEVELOPED LAND
 WOODLAND
 PASTURE
 AGRICULTURE
 WETLANDS
 WATER BODIES
 ROADS
 UTILITIES
 BOUNDARIES
 EASEMENTS
 ETC.



MAP SHEET KEY

31	36	35
32	37	36
33	38	35

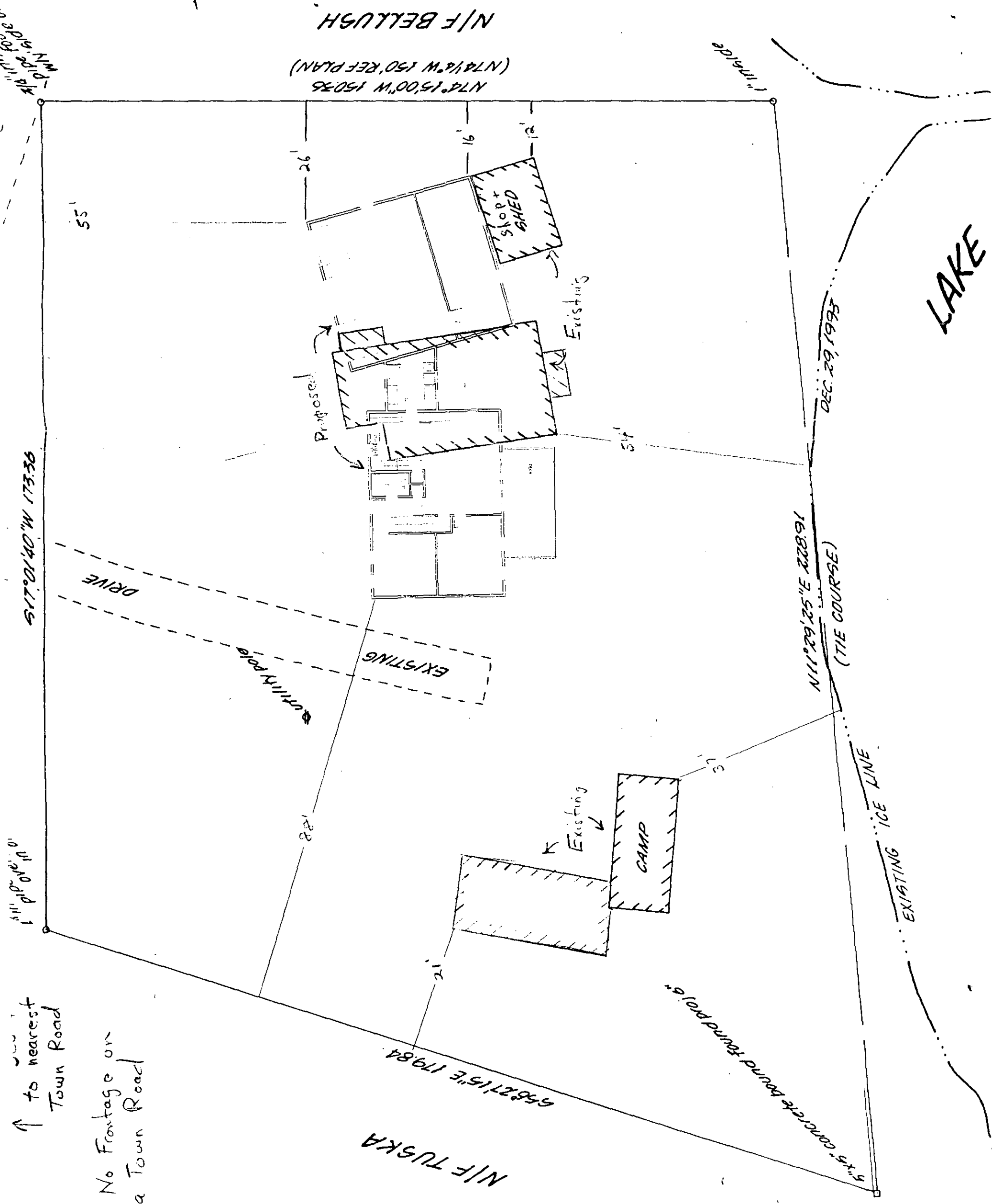
Revised to
 April 1, 1995
 REVISIONS & REPRINTED BY
 CARTOGRAPHIC ASSOCIATES, INC.
 LITTLETON, NH 03581

REFERENCE PLANNING

NOTES:

- 1) DEED REFERENCE TO RECORD ARE JOHN S. & PITTSFIELD, N.H.
- 2) THIS PLAN IS THE RESULT WITH A RELATIVE ERROR 1/10,000.
- 3) FOR FURTHER REFERENCE ET ALS RECORDED IN PL

John S. Bryne
 Scale 1"=20'
 Plot Plan



↑ to nearest Town Road
 No Frontage on a Town Road

LAKE

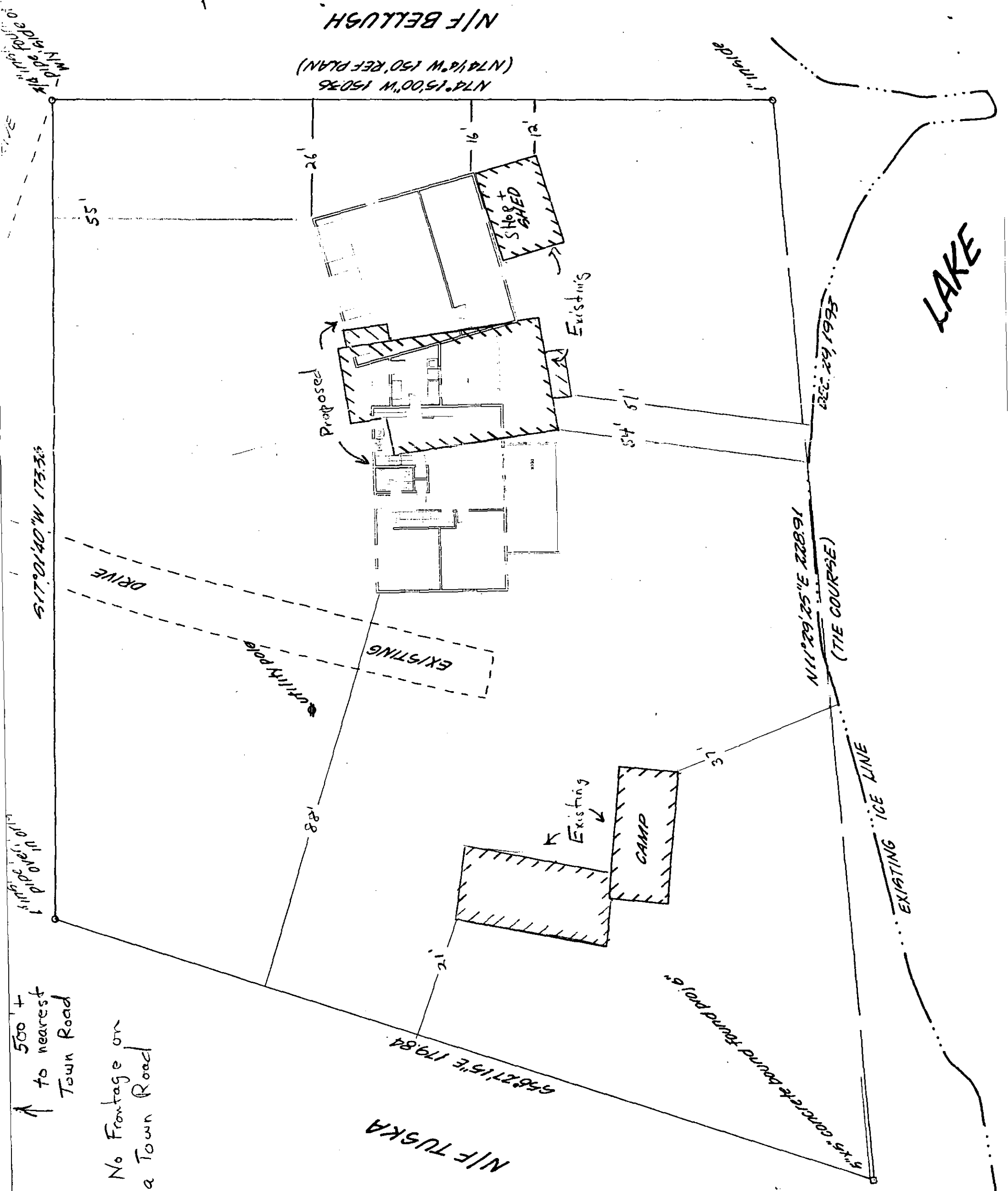
DEC. 29, 1993

REFERENCE PLAN NO.

NOTES:

- 1) DEED REFERENCE TO T. RECORD ARE JOHN S. & PITTSFIELD, N.H.
- 2) THIS PLAN IS THE RESULT WITH A RELATIVE ERROR 10,000.
- 3) FOR FURTHER REFERENCE ET AL'S RECORDED IN PL.

John S. Argue
 Scale 1" = 20'
 Plot Plan



500' +
to nearest
Town Road

No Frontage on
a Town Road

LAKE

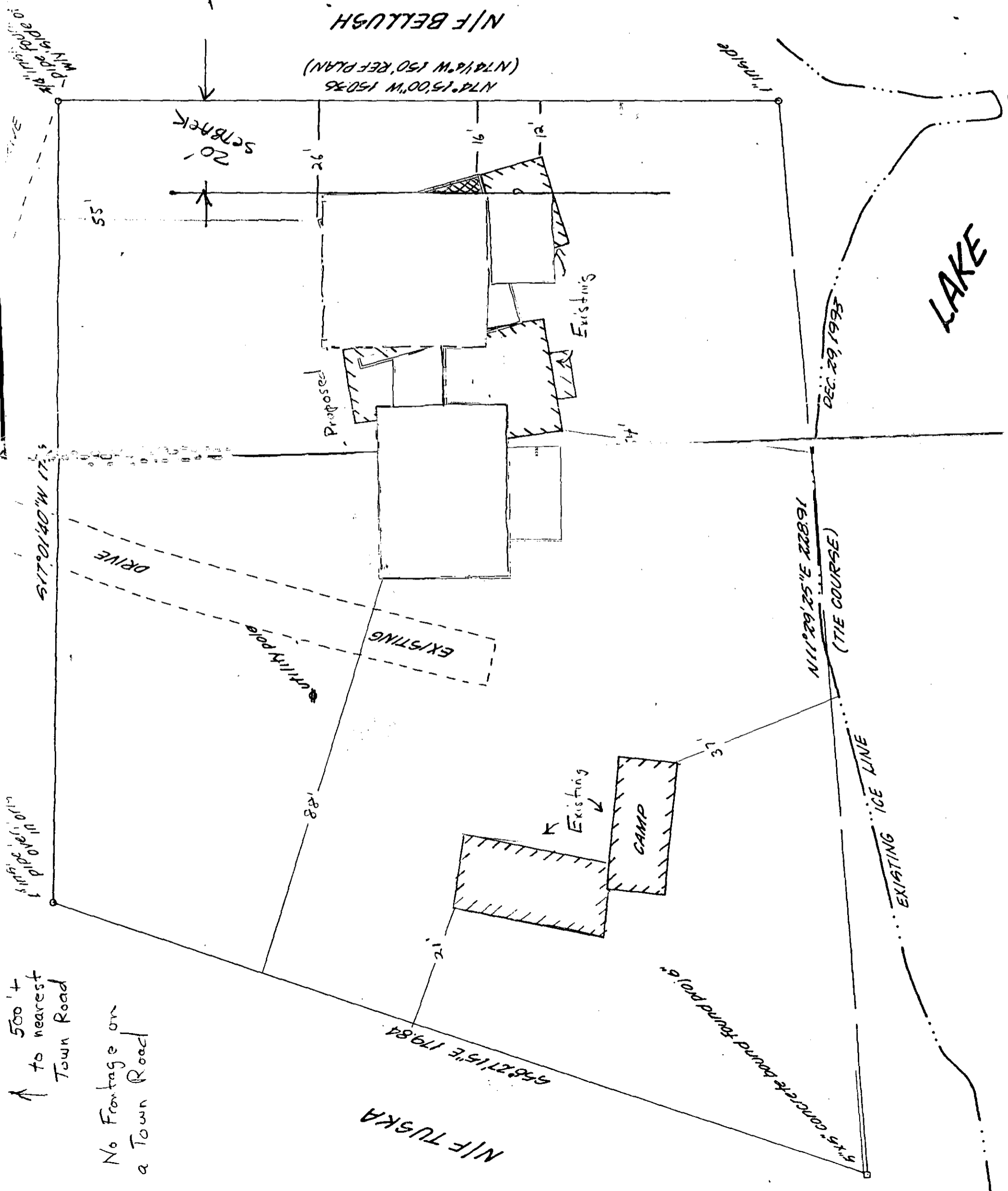
DEC. 29, 1993

REFERENCE PLAN N

NOTES:

- 1) DEED REFERENCE TO RECORD ARE JOHN S. & PITTSFIELD, N.H.
- 2) THIS PLAN IS THE RESULT WITH A RELATIVE ERROR 10,000.
- 3) FOR FURTHER REFERENCE ALSO RECORDED IN PL

John S. Argue
 Scale 1" = 20'
 Plot Plan



500' +
 to nearest
 Town Road

No Frontage on
 a Town Road

LAKE

DEC. 29, 1993

N/F TUSKA

N/F BELLUSH

TOWN OF GILMANTON
BUILDING DEPARTMENT
P.O. BOX 128 GILMANTON I.W., NH 03837
364-2500

June 7, 1999

John and Mary Argue
55 Fairview Road
Pittsfield, NH 03263

Re: Location: Mountain Road
Map/Lot: 37-09

Dear Mr. and Mrs. Argue,

This is to advise you that your recently submitted Building Permit Application has been denied for the following reason(s):

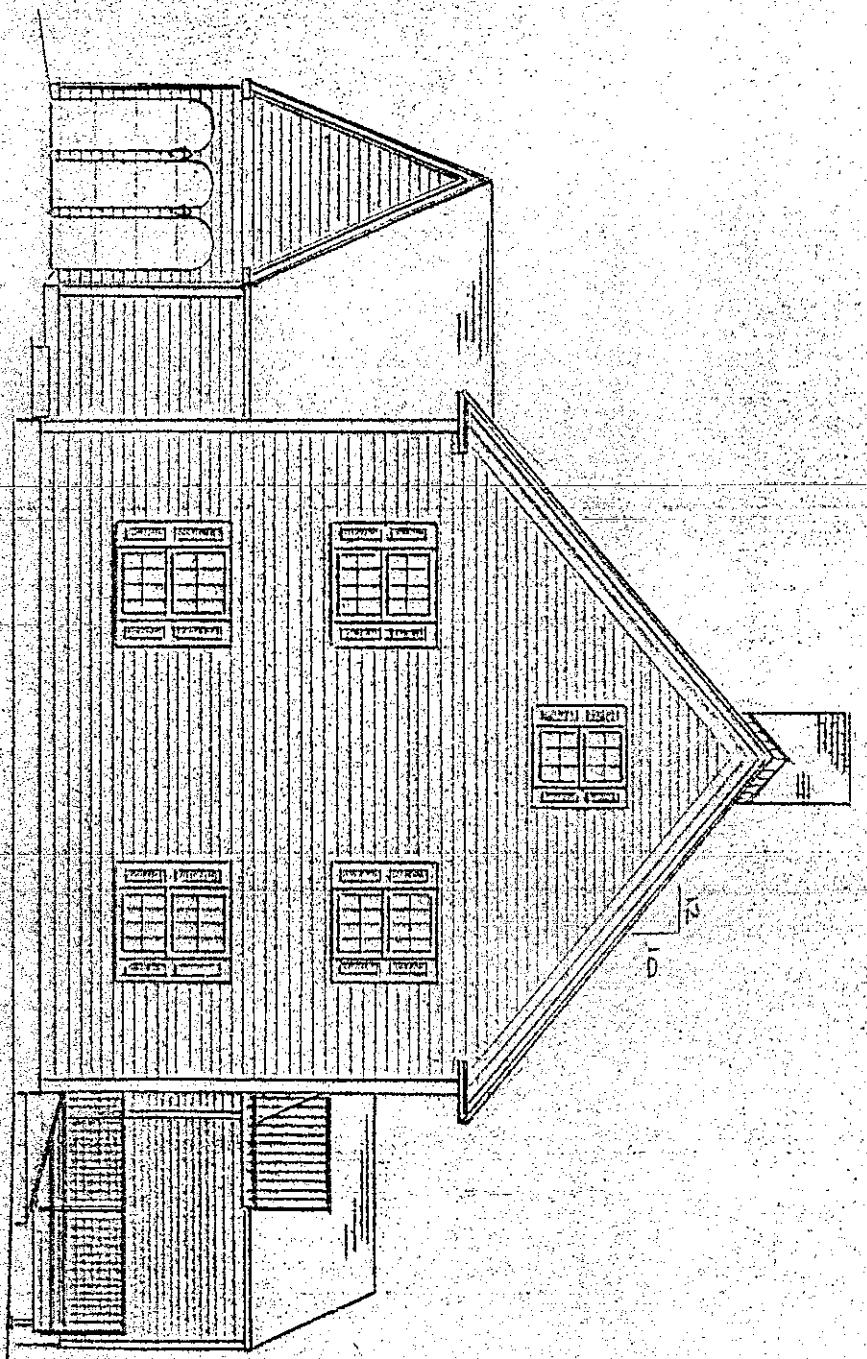
- Minimum acreage is not met as outlined in Article IV, Table 2. Per Article VII.C.3 of the Zoning Ordinance, a Variance is required.
- Minimum frontage is not met as outlined in Article IV, Table 2. Per Article VII.C.3 of the Zoning Ordinance, a Variance is required.
- Setbacks are not met as outlined in Article IV.B.2, a Special Exception is required.
- Road class is Private or Class VI. As per State RSA 674.41, an Appeal for Administrative Decision is required.
- The proposed use is not allowed and requires a Special Exception/Variance.
- Other: A non-conforming use or structure may be enlarged, expanded or relocated by a Special Exception, as outlined in Article VII.B.2.

I understand you have applied to the Zoning Board of Adjustment to have your application reviewed for further approval.

Please contact Pam in the Selectmen's Office at 267-6700 if you need further assistance.

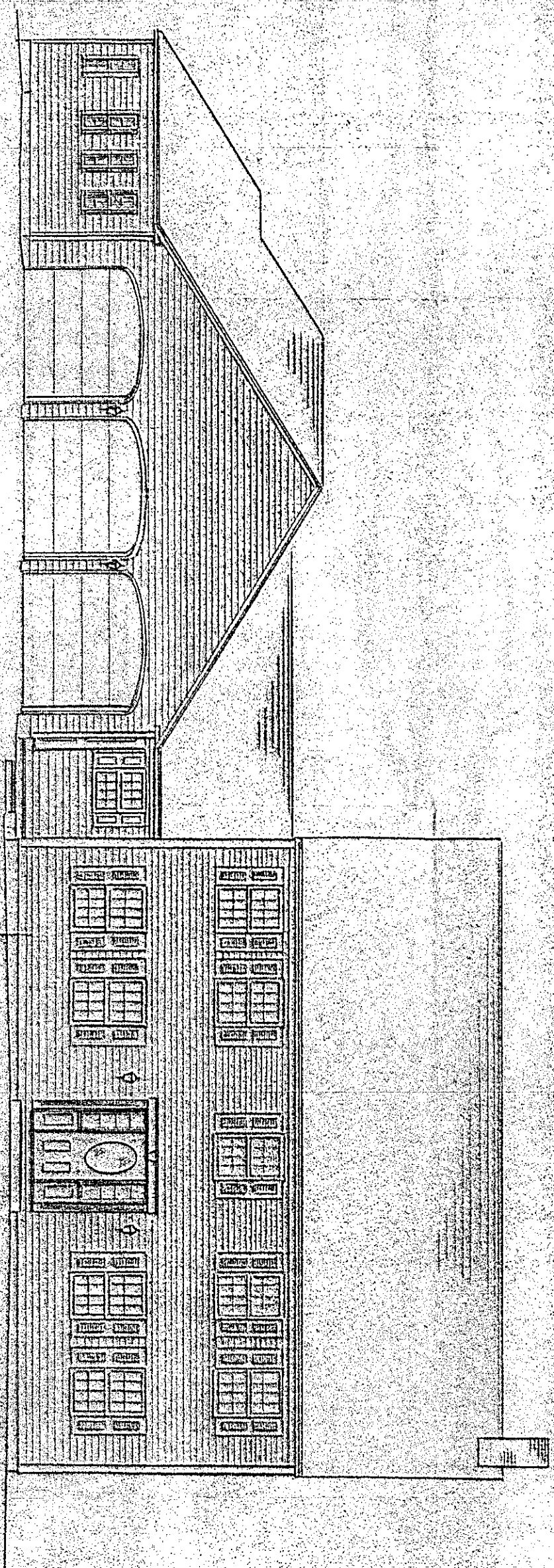
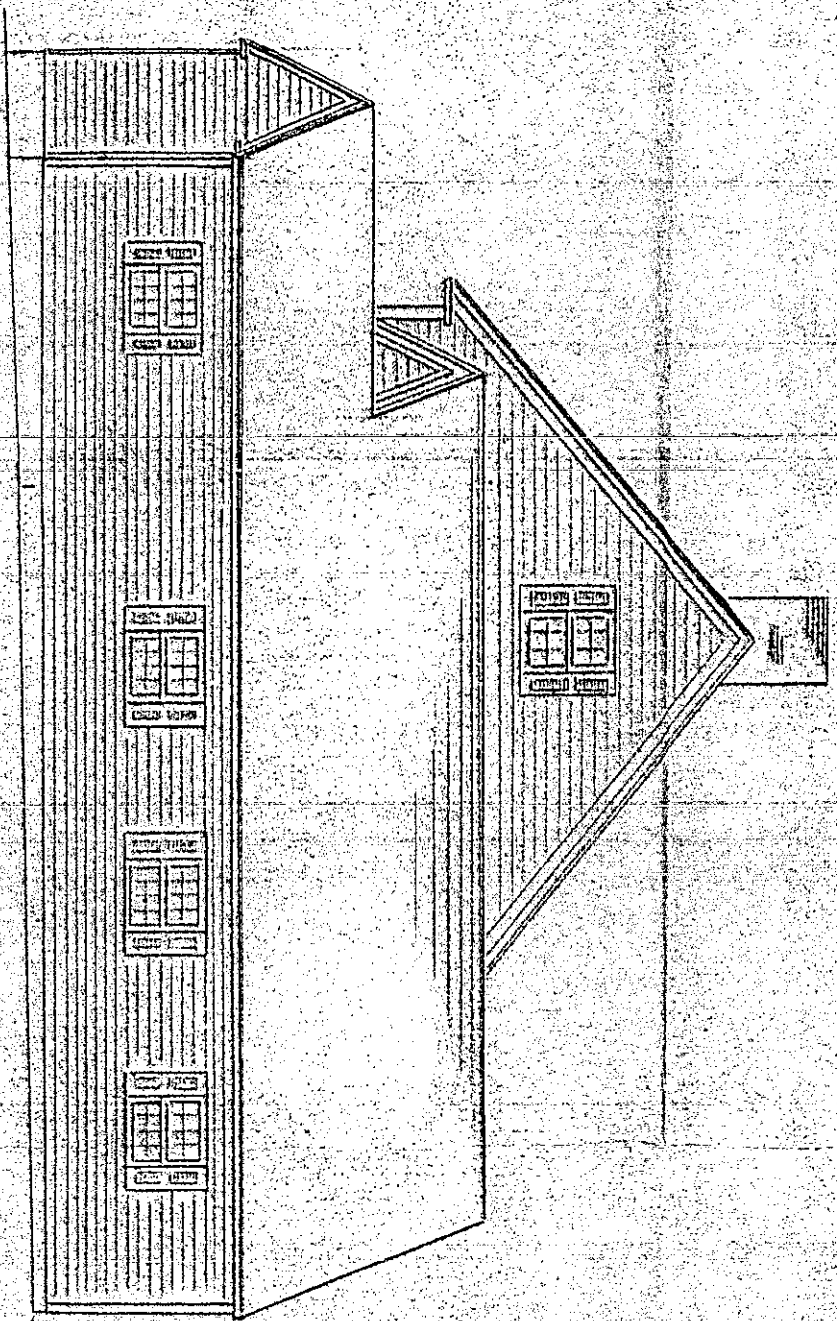
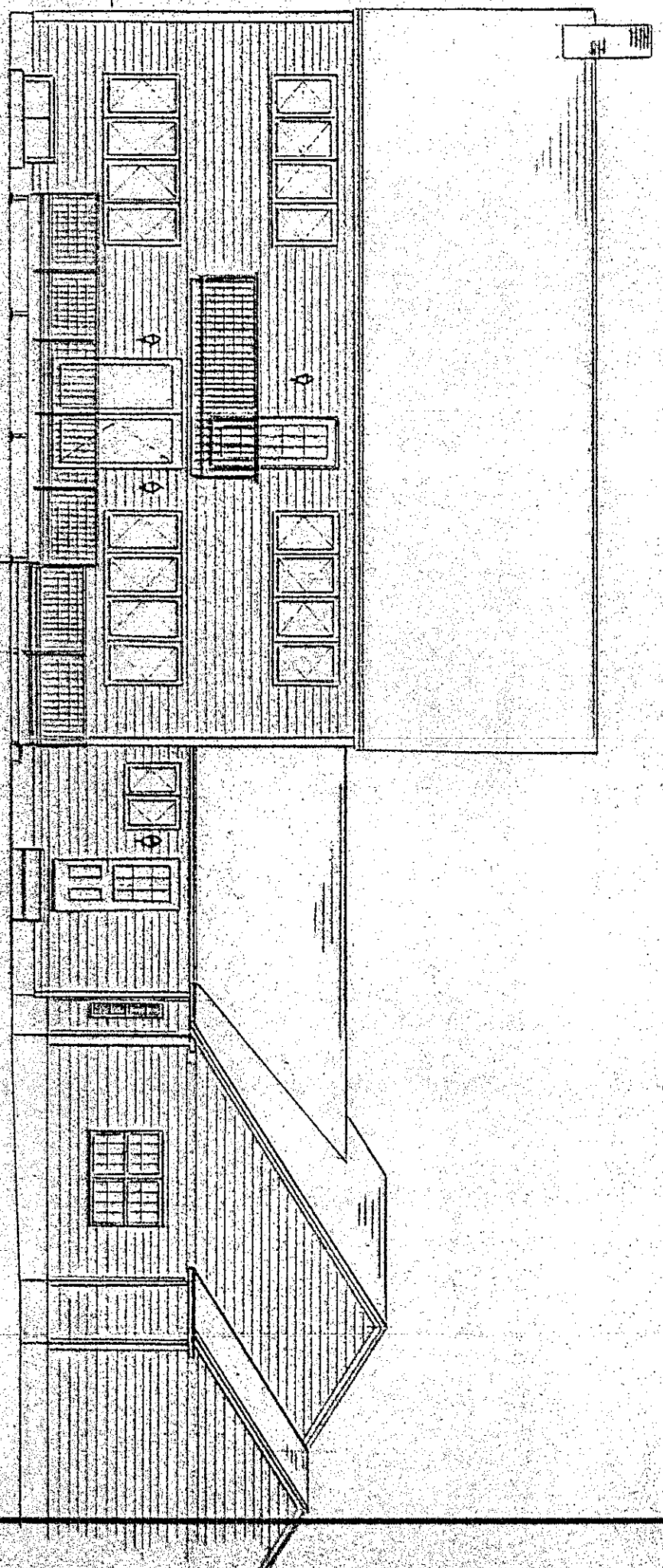
Sincerely,


Lynne R. Brunelle
Building Clerk



2 1/2
1 1/2

3/4 x 60 Coveless Boards
Mountain Cove Siding



White Shingles
Coveless & Vinyl Siding
Coveless Siding
Arched Windows

JUN 30 1999

ELEVATIONS

DR & MRS. JOHN ARCADE

MOUNTAIN ROAD

GILMANTON BRANWICKS, N.H. 03837

OSZLOPA Scale: 1/4" = 1'-0"

By: P. Richardson

HILL TOP DESIGN

A 9

EXHIBIT 4

EXHIBIT 6



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

September 28, 2023

DAVID/SHARI ARGUE
203 MCLEAN PLACE
SERVERNA PARK MD 21146

Re: Accepted Shoreland Permit by Notification (RSA 483-B)
NHDES File Number: 2023-02536
Subject Property: 59 Timber Lane, Gilmanton Iron Works, Tax Map #000109, Lot #015000

Dear Applicant:

On September 18, 2023, the New Hampshire Department of Environmental Services (NHDES) Shoreland Program received the above-referenced Shoreland Permit by Notification (SPBN). In accordance with RSA 483-B:5-b, I and Env-Wq 1406.19, on September 28, 2023, the NHDES accepted the SPBN. The enclosed SPBN form is your permit. Any individual conducting work under this permit is advised to post a copy of the enclosed SPBN form on site in a prominent location, visible to inspecting personnel, at all times during construction.

Only the impacts shown on the submitted plans and accepted by NHDES as part of the SPBN are authorized under RSA 483-B. Any and all impacts not shown on the accepted plans or permitted through another SPBN or Shoreland Permit Application will render this SPBN invalid and will be in violation of RSA 483-B.

Please note that this SPBN cannot be amended. Prior to any change to the size or location of the proposed impacts, please contact me at Peter.J.Conti@des.nh.gov or (603) 271-8348 to determine the appropriate method to obtain any additional approval under RSA 483-B:5-b as may be required. Please do not hesitate to contact me as noted above if you have additional questions.

Sincerely,

Peter J. Conti
Shoreland/Shoreline Specialist, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

Enclosure

cc: Municipal Clerk

NHDES-W-06-039



**SHORELAND PERMIT BY NOTIFICATION (PBN)
NOTIFICATION FORM**
Water Division/Land Resources Management
Shoreland Program
Check the Status of your PBN



RSA/Rule: RSA 483-B/Env-Wq 1400

	Administrative Use Only	<input checked="" type="checkbox"/> PBN Accepted, Expires: 9/28/2028	Reviewer's Initials: RJL
		<input type="checkbox"/> PBN Rejected	Admin's Initials:
		File No.: 2023-02536	Amount: 400-
		Check No.: 19713	

This form requests authorization to excavate, fill, or construct new structures within the protected shoreland, which is 250 feet landward of the reference line of public waters, as regulated under RSA 483-B. Refer to the cover sheet to determine your eligibility to use this form in lieu of the standard Shoreland Permit Application. **Please note:** Notification packages missing required components will be rejected and the fee will not be returned.

SECTION 1 - PROPERTY OWNER (RSA 483-B:5-b; Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.: Argue, David and Shari			
MAILING ADDRESS: 203 McLean Place	TOWN/ CITY: Severna Park	STATE: MD	ZIP CODE: 21146
PHONE: 240-476-5097	EMAIL: dargue@secretariat-intl.com		
SECTION 2 - PROJECT LOCATION (RSA 483-B:5-b; Env-Wq 1406.17)			
ADDRESS: 59 Timber Lane	TOWN/ CITY: Gilmanton Iron Works	STATE: NH	ZIP CODE: 03837
WATERBODY NAME: Crystal Lake	TAX MAP/ LOT: 000109/015000		
SECTION 3 - CONTRACTOR OR AGENT (Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.: Brock, Amelia (Samyn - D'Elia Architects)			
MAILING ADDRESS: PO Box 229	TOWN/ CITY: Holderness	STATE: NH	ZIP CODE: 03245
PHONE: 6039687133	EMAIL: amelia@sdarchitects.com		
SECTION 4 - PROJECT DESCRIPTION (Env-Wq 1406.17)			
Provide a brief description of the proposed project including square footage of impacts and dimensions of new structures.			
We propose to expand the existing lake side deck approximately 8'-3". The expanding area would match the depth of the existing deck that is approximately 54ft from the shoreline, as noted on the provided 1999 site drawing.			
TOTAL SQUARE FEET OF IMPACT: 250 TOTAL SQUARE FEET OF NET CHANGE IN IMPERVIOUS AREA: 112			

shoreland@des.nh.gov or (603) 271-2147
NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
www.des.nh.gov

NHDES-W-06-039

Total impact area is determined by the sum of all areas disturbed by excavation, fill, and construction. Examples include, but are not limited to: constructing new driveways, constructing new structures, removing or replacing structure foundations, grading, and installing a new septic system or well.

SECTION 5 - PBN CRITERIA (RSA 483-B:5-b; Env-Wq 1406.05)

Check one of the following project type criteria.

1. This project impacts less than 1,500 square feet in total, with a net increase in impervious area, if any, of no more than 900 square feet. *PBN Impact Limit: 1,500 square feet/ Fee: \$400.*
2. This project is proposed for the purpose of stormwater management improvements, erosion control, or environmental restoration or enhancement. *PBN Impact Limit: None/ Fee: \$200.*
3. The project is for the maintenance, repair, and improvement of public utilities, public roads, and public access facilities. *PBN Impact Limit: None/ Fee: \$400.*
4. The project consists of geotechnical borings, test wells, drinking water wells or is a site remediation project and meets the requirements of Env-Wq 1406.05. *PBN Impact Limit: None / Fee: \$400.*

SECTION 6 - FEE (RSA 483-B:5-b; Env-Wq 1406.16)

Consult Section 5 to determine fee. Make checks and money orders payable to "Treasurer - State of NH". Undated checks **cannot** be accepted. TOTAL FEE: \$400

SECTION 7 - PHOTOS (RSA 483-B:5-b; Env-Wq 1406.16)

- Dated photographs of each area proposed to be impacted are required for all projects.

SECTION 8 - PLAN REQUIREMENTS (RSA 483-B:5-b; Env-Wq 1406.16)

Check YES or NO to **all** statements, and review the applicable plan requirements. If your plans do not include the information that is required, your notification will be rejected.

<input checked="" type="checkbox"/> YES	Required for all projects: A clear and detailed plan of work depicting, at a minimum, all impact areas, the <u>reference line</u> , and property lines. Plans that are not to scale must show all relevant dimensions and distances from the reference line and dimensions.	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	This project proposes an increase in <u>impervious</u> (i.e. non-permeable) area. Plans must include the dimensions and locations of all existing and proposed impervious surfaces on the lot that are within 250 feet of the reference line. Decks are typically considered impervious.	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	< 20%	This project proposes an increase in impervious area, and the total post-construction impervious area on the lot within 250 feet of the reference line will not exceed 20%.
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	20 – 30%	This project proposes an increase in impervious area such that the total impervious area of the lot within 250 feet of the reference line will be greater than 20% but less than 30%. Plans must include a <u>stormwater management system</u> that will infiltrate increased stormwater runoff from development per RSA 483-B:9, V(g)(2) and in accordance with Env-Wq 1500.
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	> 30%	This project proposes an increase in impervious area such that the total impervious area on the lot within 250 feet of the reference line will be greater than 30%. Plans must include a <u>stormwater management system</u> designed and certified by a professional engineer to account for all new development, and plans must demonstrate how the vegetation point score is met per RSA 483-B:9, V(g)(1,3).
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	This project proposes impacts within 50 feet of the reference line. Plans and photos must show each area of the <u>waterfront buffer</u> that will be impacted, including groundcover, and calculate the tree and sapling point scores in accordance with the <u>Vegetation Management Fact Sheet</u> .	

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

NHDES-W-06-039

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	This project proposes impacts between 50 and 150 feet of the reference line. Plans must depict the 25% area of the woodland buffer to be designated and maintained as natural woodland. See the <u>Vegetation Management Fact Sheet</u> .	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	This project proposes to install or expand an <u>accessory structure</u> , such as a patio or shed, within 50 feet of the reference line. All plans <i>must</i> demonstrate that the height, size, and setback limitations for accessory structures will be met. These limitations are described within the <u>Accessory Structure Fact Sheet</u> . The <u>shoreland frontage</u> on this lot is: <input type="text"/> linear feet. <input type="checkbox"/> N/A – There is no direct frontage on this lot.	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	This project proposes a pervious (i.e. permeable) surface technology. Plans must include the location and type of the surface and a cross-section depicting the construction method, materials, and specifications as to how this surface will be maintained as a pervious technology. The notification must also include a maintenance plan describing how the surfaces will be maintained pervious.	
SECTION 9 - CONDITIONS (Env-Wq 1406.20; RSA 483-B:9, V, (d)) Initial each of the required conditions below.		
<input checked="" type="checkbox"/>	1. Erosion and siltation control measures shall: be installed prior to the start of work; be maintained throughout the project; and remain in place until all disturbed surfaces are stabilized.	
<input checked="" type="checkbox"/>	2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.	
<input checked="" type="checkbox"/>	3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.	
<input checked="" type="checkbox"/>	4. Any fill used shall be clean sand, gravel, rock, or other suitable material.	
<input checked="" type="checkbox"/>	5. For any project where mechanized equipment will be used, orange construction fence shall: be installed prior to the start of work at the limits of the temporary impact area as shown on the plans approved as part of a permit or accepted as part of the permit by notification; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.	
SECTION 10 - CERTIFICATIONS (Env-Wq 1406.18) Initial each of the required certifications below.		
<input checked="" type="checkbox"/>	1. The property owner shall sign the notification form below.	
<input checked="" type="checkbox"/>	2. The signature(s) shall constitute certification that: the information provided is true, complete, and not misleading to the knowledge and belief of the signer; the signer understands that any permit by notification obtained based on false, incomplete, or misleading information is not valid; the project as proposed complies with the <u>minimum standards</u> established in RSA 483-B:9, V and will be constructed in strict accordance with the proposal; the signer accepts the responsibility for understanding and maintaining compliance with RSA 483-B and these rules; the signer understands that an accepted shoreland permit by notification shall not exempt the work proposed from other state, local, or federal approvals; the signer understands that incomplete notifications shall be rejected and the notification fee shall not be returned; and the signer is subject to the applicable penalties in RSA 641, <i>Falsification In Official Matters</i> .	
<input checked="" type="checkbox"/>	3. The signature of the property owner certifies that the property owner has authorized the agent to act on the property owner's behalf for purposes of the notification. (<input type="checkbox"/> Not Applicable)	
SECTION 11 - REQUIRED SIGNATURE (RSA 483-B:5-b; Env-Wq 1406.18)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY:	DATE:

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

DocuSigned by:

NHDES-W-06-039.

David Argue

[Redacted]	David Argue	09/07/2023
SIGNATURE (AGENT, IF APPLICABLE): <i>Amelia M. Brock</i>	PRINT NAME LEGIBLY: <i>Amelia M. Brock</i>	DATE: <i>9/14/2023</i>

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov



100 feet Abutters List Report

Gilmanton, NH
December 21, 2023

Subject Property:

Parcel Number: 109-015-000
CAMA Number: 109-015-000-000-000
Property Address: 59 TIMBER LN

OWNER:

Mailing Address: ARGUE TR, DAVID & SHARI ARGUE
LIVING TRUST
203 MCLEAN PL
SEVERNA PARK, MD 21146

Abutters:

Parcel Number: 109-014-000
CAMA Number: 109-014-000-000-000
Property Address: 291 MOUNTAIN RD

Mailing Address: BELLUSH JR, JOHN RICHARD LIFE
BELLUSH, JOHN RICHARD III
31 HARWICH ROAD
MORRISTOWN, NJ 07960

Parcel Number: 109-016-000
CAMA Number: 109-016-000-000-000
Property Address: TIMBER LN

Mailing Address: KUDACH, JEANNETTE T TRUSTEE/TR
PATTERSON, EVELYN T & TUSKA JA
15715 HOLBEIN DR
COLORADO SPRINGS, CO 89021

Parcel Number: 109-017-000
CAMA Number: 109-017-000-000-000
Property Address: 56 TIMBER LN

Mailing Address: KUDACH, JEANNETTE T TRUSTEE/TR
PATTERSON, EVELYN TUSKA
15715 HOLBEIN DR
COLORADO SPRINGS, CO 80921

APPLICANT:

Lighthouse Contracting Group
105 Lilly Pond Road
Gilford, NH 03249

AGENT:

William C. Baker, Esq.
Shaheen & Gordon, PA
P.O. Box 977
Dover, NH 03821



www.cai-tech.com

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

JOHN R. BELLUSH, JR &
JOHN R. BELLUSH, III
31 HARWICH ROAD
MORRISTOWN, NJ 07960

JOHN R. BELLUSH, JR &
JOHN R. BELLUSH, III
31 HARWICH ROAD
MORRISTOWN, NJ 07960

JOHN R. BELLUSH, JR &
JOHN R. BELLUSH, III
31 HARWICH ROAD
MORRISTOWN, NJ 07960

JEANNETTE T. KUDACH,
TRUSTEE OF THE EVELYN &
TUSKA PATTERSON TRUST
15715 HOLBEIN DR
COLORADO SPRINGS, CO 80921

JEANNETTE T. KUDACH,
TRUSTEE OF THE EVELYN &
TUSKA PATTERSON TRUST
15715 HOLBEIN DR
COLORADO SPRINGS, CO 80921

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TUSKA PATTERSON TRUST
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COLORADO SPRINGS, CO 80921

DAVID & SHARI ARGUE,
TRUSTEES OF THE ARGUE
LIVING TRUST
203 MCLEAN PLACE
SEVERNA PARK, MD 21146

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TRUSTEES OF THE ARGUE
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SEVERNA PARK, MD 21146

DAVID & SHARI ARGUE,
TRUSTEES OF THE ARGUE
LIVING TRUST
203 MCLEAN PLACE
SEVERNA PARK, MD 21146

LIGHTHOUSE CONTRACTING
GROUP
105 LILLY POND ROAD
GILFORD, NH 03249

LIGHTHOUSE CONTRACTING
GROUP
105 LILLY POND ROAD
GILFORD, NH 03249

LIGHTHOUSE CONTRACTING
GROUP
105 LILLY POND ROAD
GILFORD, NH 03249

WILLIAM C. BAKER, ESQ.
SHAHEEN & GORDON PA
P.O. BOX 977
DOVER NH 03821

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