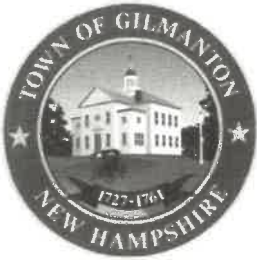


JAN 17 2023



Application Site Plan Review

- Minor Site Plan
- Major Site Plan
- Design Review
- Insignificant Change of Use
- Conditional Use Permit

Application: PB #	_____
Submission Date:	___/___/___
Hearing Date:	___/___/___
Fees Paid	
Application Fee:	\$ _____
Abutter Fee:	\$ _____
Public Notice Fee:	\$ _____
Recording Fee:	\$ _____
Total Fees Paid:	\$ _____
<small>For Municipal Use Only</small>	

APPLICATION MUST BE TYPED OR PRINTED LEGIBLY IN PEN

Applicant Information

Property Owner(s) of Record: R+N Abbott Properties, LLC
All Owner(s) of Record Must Be Listed and REQUIRED Sign the Application

Property Address: 110 NH 106 Gilmanston, NH Private Road or Class V

Mailing Address: 263 Dover Rd, Chichester, NH, 03258
If Different than the subject property Street or PO Box City/Town State Zip

Home # _____ Cell # 603-798-5000 E-mail Russ@AtlanticAuctionsCompany.com

Applicant(s): R+N Abbott Properties, LLC

Mailing Address: 263 Dover Rd, Chichester, NH, 03258
If Different than the property Owner(s) Street or PO Box City/Town State Zip

Home # _____ Cell # 603-798-5000 E-mail _____

Land Agent: Jeffrey L. Green Land Surveying Services

Mailing Address: 416 Bumfagon Rd, Loudon, NH, 03307
Street or PO Box City/Town State Zip

Business # _____ Cell # 603-455-1607 E-mail Jlg-enterprises@Comcast.net

Please describe in detail ALL existing uses on the subject property. Include primary use and all accessory uses:
Online Auction House w/ Display, Auto Repair + Auto Sales, Retail Sales.

Please describe in detail the proposed development:
Allowance of Residential use in the existing structure along with the online Auction.

Subject Property

Zoning District: BUS Total Acreage: 3.58

Has the subject property received previous Site Plan Approval? Yes or No

If yes, when: Oct 2015 + Dec 2022

Previously Approved Development: online Auction House.

If denied, state the reason for the denial: N/A

Is the property subject to:

- Deeded Covenants or Restrictions Yes or No
- Current Use Yes or No
- Conservation Easement Yes or No
- Private Easement(s) Existing Yes or No
- Public Utility Easements Granted (Electric or Telephone) Yes or No
- Right-of-Way Granted Yes or No
- State Driveway Permit Yes or No
- Local Driveway Permit Yes or No

Facility Data

- | | | |
|-------------------------------|--|------------------------|
| | <u>Existing</u> | <u>Proposed</u> |
| State Approved Private Septic | <input checked="" type="radio"/> Yes or No | Yes or No |
| Private Well/Water Supply | <input checked="" type="radio"/> Yes or No | Yes or No |

Other Considerations

Yes or No Does the proposal meet all Zoning Ordinance Requirements of Article IV, Table 2?

Yes or No If no, have you received or applied for a Variance from the ZBA? If yes, when? Sign Site Approved/Denied/Pending

Yes or No If ZBA approval is required; would you like to request a Joint Meeting?

Yes or No Is a Conditional Use Permit in conjunction with this application required according to Zoning Ordinance Requirements of Article IV, Table 1?

Yes of No Are there specific conditions set forth by the ZBA? Please list: _____



Yes or No Does the proposal require the development of a road(s)?

Yes or No If a new road is proposed, are sidewalks or streetlights, culverts and other improvements included on the plan?

Yes or No Does the proposal require that a Right-of-Way be provided?

Certification & Signature Page

1. The Applicant and/or owner, and/or agent, certifies that this application is correctly completed with all required attachments and that any additional reasonable costs for engineering or professional services incurred by the Planning Board or the Town of Gilmanon in the final application process of this property shall be borne by the following party: (Please initial the line of the respective party)

 Applicant
 _____ Owner
 _____ Agent
 

*** Failure to indicate a responsible party for fees associated costs will result in the denial of the application without a public hearing in accordance with NH RSA 676:4 I(e)(2) - (As amended)*

2. The Owner/Agent hereby authorizes the Gilmanon Planning Board and its agents to access the subject land for the purpose of reviewing this site plan, performing road inspections and any other inspections deemed necessary by the Board or its Agents, to insure conformance of the on-site improvements with the approved plan and all Town of Gilmanon Ordinances and Regulations.
3. The undersigned Owner/Agent hereby submits to the Gilmanon Planning Board a Completed Application Package and respectfully requests its approval of said plat. In considerations for approval and the privileges occurring thereto, the owner hereby agrees, as applicable:
 - To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions, which become apparent during construction.
 - To provide and install standard street signs as approved by the Town for all street intersections.
 - To give the Town on demand, proper deeds for land or rights of ways reserved on the plat for streets, drainage or other purposes as agreed upon during the public hearing.
 - To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
 - To make no changes whatsoever in the Final Plat as approved by the Board unless a revised plan or a plat or new application is submitted and approved by the Planning Board.
 - To construct improvements or post the Planning Board's Performance Guarantee to insure completion of the improvements shown on the plat and related drawings.
 - There are no known violations of the Town of Gilmanon Zoning Ordinance or Gilmanon Planning Board Regulations present on the property that have not been disclosed as part of this application.
 - To insure proper boundary monumentation at the project's completion in accordance with the Town of Gilmanon Site Plan Review Regulations.



Authorization to Act as Agent

Mr./Mrs./Ms. Jeffrey L. Green (Please Print) is hereby designated as the person who is authorized to act as my agent in securing any and all permits necessary from the Gilmanon Planning Board for the development of my property, all communications to the owner may be addressed to the agent with copy provided to the property owner.

Certification:

Owner of Record signature:  Date: 1/13/2023

Owner of Record signature: _____ Date: _____

 Plan Checklist for Site Plan Review				
		Town of Gilmananton		
		Planning Board		
	A completed application accompanied by a plan with:			Yes No N/A
1)	Names and addresses of all abutters, taken from the town records not more than five (5) days before the day of filing.		✓	
2)	Names and addresses of all persons whose name and seal appears on the plat.		✓	
3)	Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions.			✓
4)	Payment in full of all applicable application fees.		✓	
5)	One (1) Mylar, seven (7) paper copies of the Plat, one (1) 11" x 17" copy prepared according to the standards of the NH Land Surveyors Association and the County Registry of Deeds as follows:		✓	
	a) Plats shall be at any scale between 1"=20' and 1"=400';			
	b) The outside dimensions of the plat shall be 22" x 34", or as other wise specified by the County Registry of Deeds;			
	c) The material composition shall be suitable for electronic scanning and archiving by the Registry of Deeds;			
	d) All plats shall have a minimum 1/2" margin on all sides;			
	e) All title blocks should be located in the lower right hand corner, and shall indicate:			
	i) Type of survey;			
	ii) Owner of record;			
	iii) Title of the plan;			
	iv) Name of the town(s);			
	v) Current Tax Map and Lot Number;			
	vi) Plan date and revision dates;			
6)	A letter of authorization from the owner(s), if the applicant is not the owner(s) of record.		✓	
7)	A statement of whether the application is intended to qualify as workforce housing under RSA 674:58-61.			✓
The plat shall show the following information:				
1)	Proposed site plan name or identifying title; name and address of the applicant and of the owner, if other than the applicant.		✓	
2)	North arrow, scale-written and graphic, date of the plan; name license number and seal of the surveyor or other person whose seal appears on the plan.		✓	

		Yes	No	N/A
3)	Signature block for Planning Board endorsement and date of approval; 2-signature lines: PB Chair and the Administrator.	✓		
4)	Locus plan showing general location of the total tract within the town and the zoning district.	✓		
5)	Boundary Survey including bearings, horizontal distances and the location of permanent markers. Curved boundary lines shall show radius.	✓		
6)	Names of all abutting subdivisions, streets, easements, building lines, parks and public places, and similar facts regarding abutting properties.	✓		
7)	Location of all property lines and their dimensions; lot areas in square feet and acres. Lots numbered according to the Town tax map numbering system.	✓		
8)	Location and amount of frontage on public right-of-way.	✓		
9)	Location of building setback lines, including 50 ft wetland setback for buildings.	✓		
10)	Location of all parcels of land proposed to be dedicated to public use.			✓
11)	Location of all existing and proposed buildings and other structures.	✓		
12)	Location & description of any existing or proposed easements.	✓		
13)	Existing and proposed wells, culverts, drains, sewers; proposed connections or alternative means of providing water supply supply and disposal of sewage and surface drainage.	✓		
14)	Existing and proposed streets with names, classification, travel surface widths, right-of-way widths.	✓		
15)	Final road profiles, center line stationing and cross sections.			✓
16)	Location and width of existing and proposed driveways.			
17)	Water courses, ponds, standing water, rock ledges, stone walls; existing and proposed foliage lines; open space to be preserved; and any other man-made or natural features.	✓		
18)	Existing and proposed topographic contours based upon the USGS topographical data, w/ spot elevations where necessary.	✓		
19)	Soil and wetland delineation.	✓		
20)	Location of percolation tests and test results; certification of Town officials witnessing the tests; and outline of 4,000 sf septic area with any applicable setback lines.			✓
21)	Location of existing and proposed well, with 75-foot well radius on its own lot.	✓		
22)	Base flood elevations and flood hazard areas, based on the FEMA maps. (Available in the Planning Office)	✓		

		Other Information					
1)	Plan for Stormwater Management and Erosion Control.					✓	
2)	State approval for septic systems; septic design.				✓		
3)	Alteration of Terrain Permit from NH DES.						✓
4)	State/Town driveway permit, as applicable.				✓		
5)	Any deed restrictions; and all deeds covering land to be used for public purposes, easements & rights-of-way over property to remain in private ownership.						✓
6)	Any other state and/or federal permits.						✓
7)	Any additional reports or studies deemed necessary by the Board to make an informed decision, including but not limited to: traffic, school, fiscal and environmental impact analyses. The Board reserves the right to request such information an application has been accepted as complete, as well as before acceptance.						✓
8)	The Board reserves the right to request peer review by a company of the Boards choosing at the Applicants expense.						

APPLICATION FOR:

- Change/Addition of Commercial/~~Industrial Use~~
- Change/Addition of Commercial/Industrial Tenant

JAN 17 2023

APPLICATION MUST BE TYPED OR PRINTED LEGIBLY IN PEN.

Applicant: R+N Abbott Properties, LLC Contact Person: Russ Abbott
 Tele: _____ Cell Phone 603-798-5000 Fax: _____ Email: Russ@Atlantic auction company.com
 Business Name: _____

Mailing Address: 263 Dover Rd, Chichester, NH 03258

Land Owner (if different): Same Contact Person _____
 Tele: _____ Cell Phone _____ Fax: _____ Email: _____

Mailing Address: _____

Land Agent (if any): Jeffrey K. Green Contact Person: Jeffrey Green
Land Surveying Services

Mailing Address: 416 Bumfagon Rd, Loudon, NH 03307

Address of Property: 110 NH Route 106 Tax Map & Lot #(s) 421-2

Describe existing tenant(s)/use(s) on the property Repair Shop, Automobile sales, online Auction sales.

Which (if any) existing tenant(s)/use(s) will be eliminated or otherwise changed? a portion of the online Auction sales Building

Fully describe your proposed use - include all activities related to this use
a portion of the Commercial office will be changed back to a residence for a part time use during the year to allow the owners a place to stay and relax while operating the Business

Days/Hours of Weekly Operating 24 hours / 7 days a portion of the year.

Number of persons on site engaged in your business: _____

Describe size and area to be used inside structure: 417 SF +/-, Kitchen, Bed, Bathroom

List all activities that will occur inside structure Residential use

Describe any inside repairs/modifications/expansions: None for this use

Describe size and area to be used **outside** structure: 1 Parking Space, Deck Area.

List all activities that will occur **outside** structure: Parking and Relaxing

Describe any **outside** repairs/modifications/expansions: NONE

Describe any proposed signage (permit required): NONE

Include sketch or map of property showing areas to be used.

STATEMENT OF ASSURANCE

I hereby certify that to the best of my knowledge this information is valid and that there is no violation of the approved ordinances, codes, and/or regulations of the Town of Gilmanton. I authorize the Members of the Board or their designee to enter onto my property for the purposes of this review.

Date
1/16/2023
Date

Signature of Business Owner
[Signature]
Signature of Land Owner (if different)
agent.

FOR PLANNING BOARD USE ONLY

- Application Fees Paid in Full
- Scheduled on Planning Board Agenda



Gilmanton, NH

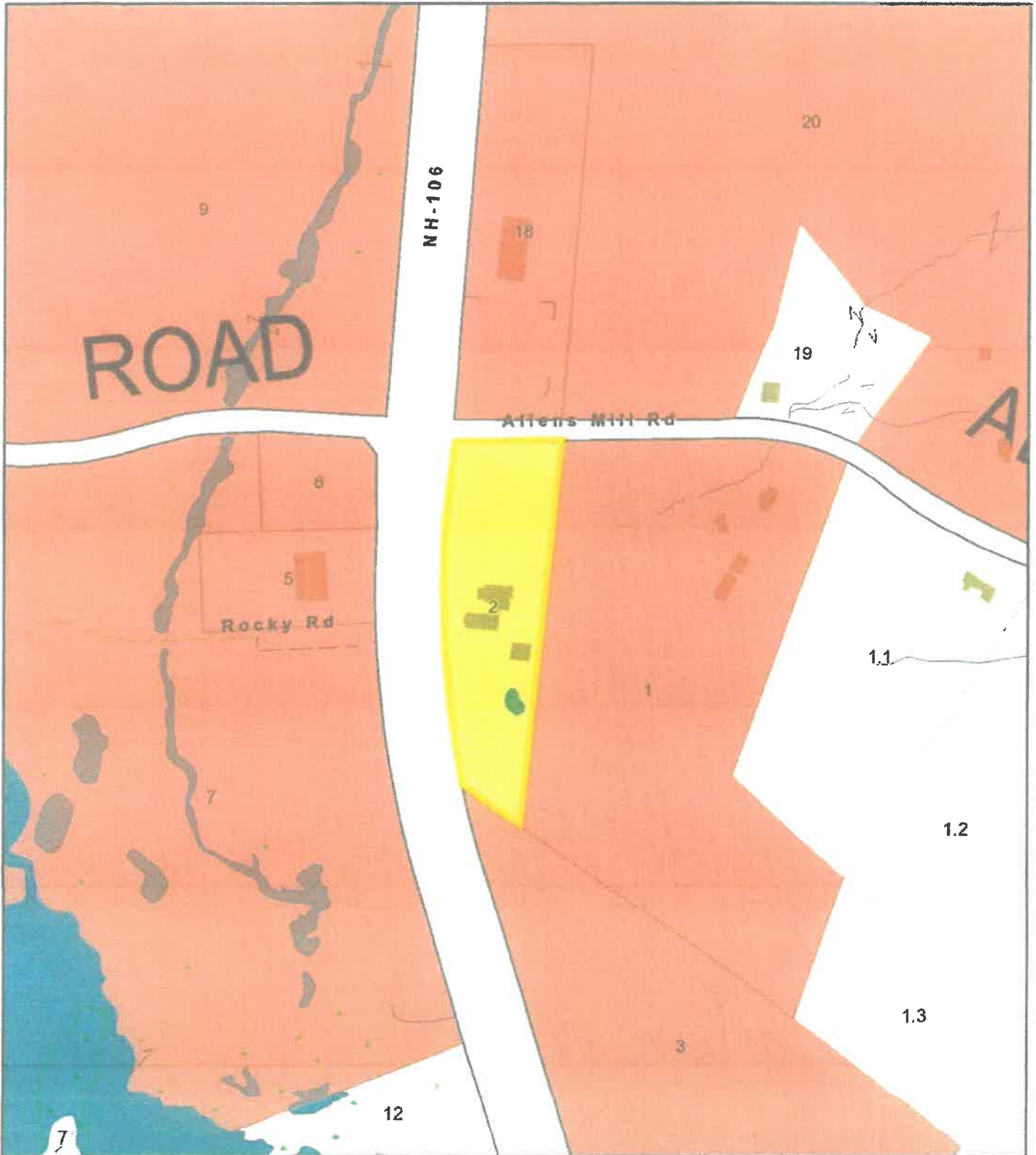
1 inch = 300 Feet



October 19, 2022



www.cai-tech.com



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.

Tax Map 421, Lot 2 (Subject)

R & N Properties, LLC
263 Dover Road
Chichester, NH 03258

Tax Map 421, Lot 1

WE & ML Burgess
Revocable Trust
389 Allens Mill Road
Gilmanton, NH 03237

Tax Map 421, Lot 3

Barr Outdoor Advertising, LLC
59 High Street
Gilmanton, NH 03237
(Deed: 0/0 MCRD)

Tax Map 421, Lot 7

State of New Hampshire
PO Box 483, 1 Hazen Dr
Concord, NH 03301

Tax Map 421, Lot 5

Earl Franklin Holdings, LLC
309 Sawtooth Road
Gilmanton, NH 03237

Tax Map 421, Lot 6

Sean & Gennella McDonald Trust
60 Old Gilmanton Road
Canterbury, NH 03224

Tax Map 421, Lot 18

Bear Investments, LLC
320 Brook Road
Sanbornton, NH 03269

Tax Map 421, Lot 20

Robert L. Kelliher
Patricia Kelliher
22 Fuller Street
Magnolia, MA 01930

Surveyor

Jeffrey L. Green
Land Surveying Services
416 Bumfagon Road
Loudon, NH 03307