



Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov

Tel: 603-746-3170

Fax: 603-746-3049

HOPKINTON ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE – AGENDA JANUARY 3, 2019

Notice is hereby given that the **Hopkinton Zoning Board of Adjustment** will meet on Thursday, January 3, 2019, at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and to take action on the following.

- I. **Call to Order** (Determine quorum, review attendance of regular members and seating of alternate members, if necessary).
- II. **Applications.**

~~**#2019-01 Charles & Joyce Rose** Administrative Appeal of the Select Board's decision to deny a Building/Use Application, per Zoning Ordinance Section 1.2, to construct a residence on property for which the access road, Thain Road, is subject to a flowage easement by the Army Corps of Engineers. The property is in the R-4 district, shown on Tax Map 216 as Lot 24.~~

#2019-02 James Matte Variance to convert the building at 2201 Hopkinton Road into a seven (7) unit residential multi-family dwelling. The property is owned by Alexander Klan and Jeannette Brown, and is in the R-3 district, shown on Tax Map 240 as Lot 3. The application was submitted per Zoning Ordinance Table of Uses 3.6.A.3.

#2019-03 James Matte Special Exception to construct a porch onto an existing, non-conforming residential structure where the setback of the addition will be no less than the setback of the existing structure. The property is located at 2201 Hopkinton Road, owned by Alexander Klan and Jeannette Brown, and is in the R-3 district, shown on Tax Map 240 as Lot 3. The application was submitted per Zoning Ordinance Section 4.4.8.

- III. **Review of the Minutes and Notices of Decisions for November 27, 2018.**
 - IV. **Other Business.**
 - V. **Adjournment.**
-

RECEIVED

DEC 17 2018
\$215.- CK1030
HOPKINTON
PLANNING DEPT.



December 17, 2018

HAND DELIVERED BY JAMES MATTE

*Maria T. Dolder

Donald F. Hebert

Law Office

95 North State Street

Suite 4

Concord, NH

03301

603-717-0380

603-717-0382 fax

E-mail:
info@hebertanddolder.com

A Professional Limited
Liability Company

*Also admitted in
Massachusetts, Maine
and Missouri

Attn: Karen Robertson
Town of Hopkinton Zoning Board of Adjustment
330 Main Street
Hopkinton, NH 03229

**RE: James Matte; Variance and Special Exception
2201 Hopkinton Road**

Dear Members of the Town of Hopkinton Zoning Board of Adjustment:

I am writing on behalf of my client, James Matte, in connection with a Variance and Special Exception application for property located at **2201 Hopkinton Road.**

Enclosed please find eight (8) copies of the following: **Variance and Special Exception** Application with Attached Narrative, the abutters list, the letter dated December 11, 2018 from your office, the deed for the property, the tax map depicting the property location and authorization letters from my client, as well as the owners of the property. My client will also provide you with a check for the filing fee.

Please be advised that Dan Higginson of Higginson Land Services will be hand delivering the copies of the plans to you directly.

Please let me know if you have any questions or should you need any further information from me. Otherwise, please be so kind as to place this matter on the agenda for the ZBA hearing on January 3rd.

Thank you very much.

Sincerely,

Maria T. Dolder, Esquire
mdolder@hebertanddolder.com

Enclosures
Cc: James Matte

240-003-000

Town of Hopkinton, New Hampshire
Zoning Board of Adjustment
330 Main Street, Hopkinton, NH 03229
Tel: (603) 746-4487 • Fax (603) 746-2952
e-mail: planzone@hopkinton-nh.gov

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DEC 17 2018

2019- CK 1030
HOPKINTON
PLANNING DEPT.

HOPKINTON ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL

Name of Applicant: James Matte
Mailing Address: P.O. Box 393, Hopkinton, NH 03229
Telephone (days): 832-606-8531
Name of Property Owner: Alexander Klan & Jeannette Brown
Mailing Address: 2201 Hopkinton Road, Hopkinton, NH 03229
Telephone (days): _____
Tax Map: 240 Lot: 3 Location of Property: 2201 Hopkinton Road

Zoning of property in question (circle one): R-1 R-2 R-3 R-4 B-1 M-1 VR-1 VB-1 VM-1
○ ○ ● ○ ○ ○ ○ ○ ○ ○

Section of Hopkinton Zoning Ordinance under which your application was denied or you believe your proposal relates to: Section: 3.6.A.3 Paragraph/Table: Table of Uses/ and 4.4.8 Additions

A copy of your denied Building/Use Application or administrative decision must be attached.

This application is for: Variance Special Exception Equitable Waiver Administrative Appeal

The undersigned hereby requests a Variance, Special Exception, Equitable Waiver, and Administrative Appeal in order to permit the following:

A Variance for the establishment of a residential multi-family dwelling with up to 7 units in an R-3 District. A Special Exception to allow the construction of a porch onto an existing, non-conforming residential structure where the setback of the addition is no less than the setback of the existing structure.

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

- Hearing, Abutter, Notification Fees:**
 - Variance – \$100.00
 - Special Exception – \$100.00
 - Equitable Waiver – \$100.00
 - Administrative Appeal – \$100.00
 - Rehearing – \$100.00
 - Notification of each Owner, Applicant, Agent, Abutter – \$5.00
 - Published Notice – \$75.00
- List of names and mailing addresses of all abutters to the property as defined by NH RSA 672:3. Supply information on separate sheet. Abutter is any person whose property adjoins or is directly across the street or stream from the land under consideration.**
- Attach location map showing exact location of property in relation to at least one prominent landmark (road junction, business, town building, etc.). Include north arrow and label road names. Indicate with an X the location of the property in question.**

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4. **Attach site plan of property showing:** Boundaries and area of parcel; north point, scale and legend; location, size and type of all existing and proposed buildings, uses, parking, signs, roadways, screening, etc.
5. **List provisions to be made for septic disposal, fire protection, water supply, parking, noise, smoke, surface drainage, etc.** Supply information on separate sheet.
6. **Letter of Authorization to allow an Agent or Attorney to represent Applicant, if applicable.**
7. **Copy of property deed of the subject property.**
8. **Any other pertinent information that you feel the Board may need to assist in their decision making process.**

You must appear at the public hearing or be presented by an authorized agent or attorney for the Board to take action on your application. The application will be terminated or tabled for failure to appear at a scheduled public hearing, without first providing written notification to the Planning Department.

You are fully responsible for researching and knowing any and all laws, which may be applicable and affect the outcome of the Board's decision on your application request. The Town of Hopkinton assumes no responsibility or liability relating to your failure to research and know all applicable laws including, but not limited to, state, federal and local laws, codes, land development regulations and comprehensive plan. The Town of Hopkinton strongly encourages all applicants to consider consulting an attorney regarding their application.

You are encouraged to review the attached Rules of Procedures used by the Board of Adjustment at the public hearing.

I/we being duly sworn, depose and say that I am/We are the owner(s)/lessee(s) of land included in the application and that the foregoing statements herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability represent the arguments on behalf of the application herewith submitted and that the statements and attached exhibits referred to are in all respect true and correct to the best of my/or knowledge and belief.

In addition, I/We understand this application must be filed with all pertinent information as it pertains to the requirements of the Town of Hopkinton Zoning Ordinance and all other information requested or required by the Zoning Board of Adjustment in order to be considered complete. I/We understand that this application will not be filed until all required information has been received, and do further understand that the Town of Hopkinton reserves the right to postpone this request until such time as the requirements are met.

Furthermore, I/We understand that I/We, our representative as stated on the application, should appear at the public hearing. If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, said evidence will become property of the Town of Hopkinton and will remain on file for future reference.

Also, I/We recognize and understand that the public hearing before the Board of Adjustment regarding land development is considered quasi-judicial in nature. **State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is discussed at a public hearing.**

Applicant's Signature:	<u><i>J. Matte</i></u>	Date:	<u>12/14/18</u>
Applicant's Printed Name:	<u>James Matte</u>	Date:	<u>12/14/18</u>
Owner's Signature:	<u><i>J. Matte</i></u>	Date:	<u>12/14/18</u>
Owner's Printed Name:	<u>James Matte</u>	Date:	<u>12/14/18</u>

VARIANCE
(Section XV)

In order to secure a variance, the Zoning Board of Adjustment must determine by law that your variance request satisfies the following criteria of the Zoning Ordinance. Please provide a written response along with any other supporting documentation for each of the following criteria. Please note that all criteria must be satisfied and supported by the Zoning Board of Adjustment in order for a variance to be granted. Should the space provided be inadequate, please attach additional pages to this application.

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

Please see attached narrative.

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

Please see attached narrative.

3. **By granting the variance substantial justice would be done because:**

Please see attached narrative.

4. **The spirit and intent of the Ordinance will not be broken by granting the variance because:**

Please see attached narrative.

5. **Literal enforcement of the ordinance results in unnecessary hardship.**

(a) **For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:**

(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.**

Please see attached narrative.

(ii) **The proposed use is a reasonable one.**

Please see attached narrative.

(b) **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 see attached narrative.

SPECIAL EXCEPTION
(Section XV)

In order to secure a variance, the Zoning Board of Adjustment must determine by law that your Special Exception request satisfies the following criteria of the Zoning Ordinance. **Please provide a written response along with any other supporting documentation for each of the following criteria.** Please note that all criteria must be satisfied and supported by the Zoning Board of Adjustment in order for a Special Exception to be granted. Should the space provided be inadequate, please attach additional pages to this application.

1. **Standards provided by this Ordinance for the particular use permitted by special exception.**
Section 4.4.8 of the Zoning Ordinance permits, by Special Exception, the construction of an addition onto an existing, non-conforming structure where the setback of the addition is no less than the setback of the existing structure. The Applicant is proposing to construct a porch onto the existing, non-conforming structure and the setback of the addition will not be less than the setback of the existing structure.

2. **No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.**
There will not be any storage of hazardous or toxic materials on the property. There are no known toxic materials existing. The property will be utilized for residential purposes.

3. **No detriment to property values in the vicinity or change in the essential characteristics of a residential neighborhood on account of the location or scale of buildings and other structures, parking areas, access ways, odor(s), smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials.**
The building is pre-existing, and, but for the addition of the proposed porch, there is no other change to its size or scale. The construction of the porch will not encroach within the setback any further than what already exists on the property. As such, the porch shall not have any impact to the essential character of the neighborhood. The use shall remain residential and the porch shall be consistent with such a use.

4. **No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.**
The construction of the porch will not create any traffic hazard or substantial increase in the level of traffic. As stated above, the porch will not be located closer to the front boundary line than what already exists on the property.

5. **No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection, and schools.**
The construction of a porch onto the existing building will not have any impact on municipal services.

6. **No significant increase of storm water runoff onto adjacent property or streets.**
There will not be any significant increase in storm water runoff off from the site as a result of the construction of the porch on the property.

7. **An appropriate location for the proposed use.**
The use of the property, even as proposed, is to remain residential. It is appropriate to have a front porch on a residential use. At one point in time, the building did have a porch in the same general location as being proposed today, without causing any issue.

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8. **Not affect adversely the health and safety of the residents and others in the area and not be detrimental to the use or development of adjacent or neighboring properties.**

The construction of a porch onto the existing building will not have any impact on the health and safety of the area, nor be detrimental to surrounding properties. Such a use is consistent in a residential setting and with the neighborhood and surrounding area.

9. **In the public interest and in the spirit of the ordinance.**

The ordinance clearly anticipates the construction of an addition on an existing non-conforming structure where the setback of the addition will not be less than the setback of the existing structure. The construction of a porch onto an existing residential structure that conforms with this section of the ordinance is clearly in the spirit of the ordinance and is not contrary to the public interest

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**Narrative in Support of Variance and Special Exception Application
James Matte**

History of the Property

The property was built in the late 1700s and is amongst one of the oldest structures in the Town. The property has had an interesting history and has served many purposes over the years, including as a stagecoach stop in the 1800s. The property was most prominently used as an inn, known as the Mount Lookout House, from approximately 1915 until the early 1970s. It was described as an elegant inn with beautiful and extravagant furnishings. The inn advertised in such places as the New York papers and often catered to wealthy guests. The inn was designed and used to accommodate up to fifty guests at a time. Today, the main building consists of four floors and has over 5,000 square feet of space and a barn area, with another three stories. The barn area still contains what appears to be a kitchen preparation area used in connection with the inn. The Town tax card for the property also indicates that there was a permitted home business on the property at one point in time.

The Proposal

The Applicant is proposing to rehabilitate the existing building located at 2201 Hopkinton Road and convert it into a seven (7) unit residential building. The Applicant is proposing that the units will be two bedrooms each. It is located within the R-3 District and therefore requires a Variance for the use. The Applicant is also proposing to re-construct a portion of the porch that was previously located on the property. Such an addition is permitted by Special Exception in the Zoning District where the setback of the addition is no less than the setback of the existing structure.

The Applicant is able to provide the required parking for this proposal on site. The existing driveway location provides the required 400 foot all season safe site distance in both directions. The property has private well and septic, therefore, the use will not impact such municipal services.

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Relief Requested

A Variance to Section 3.6.A.3, Table of Uses for the establishment of a residential multi-family dwelling with up to 7 units in an R-3 District.

A Special Exception under Section 4.4.8, Additions to allow the construction of a porch onto an existing, non-conforming residential structure where the setback of the addition is no less than the setback of the existing structure.

The arguments that favor granting the requested variance are largely identical, but where noted, additional arguments are advanced. This narrative is being submitted with the application in order to provide the reasoning and support for the variance request. The Special Exception criteria is addressed in the attached application.

Facts Supporting The Variance Request

1. The proposed use would not diminish surrounding property values because: The existing building itself is in a state of disrepair and needs a large amount of work. The rehabilitation of the property will be a significant improvement to the values in the vicinity. The building itself already exists on the property and, with the exception of the proposed porch, the Applicant is not proposing any exterior changes to the building. Since there is no change to its size or location, the proposal does not have any adverse impact to the neighborhood, but shall instead be a benefit to the area. The use will remain residential and the use will be contained on site.
2. Granting the variance would not be contrary to the public interest because: To 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. To ascertain whether granting the variance would violate basic zoning objectives you must examine whether it would alter the essential characteristics of the neighborhood or would threaten the public health, safety or welfare of the public. The Applicant's requested variance does

neither. The building itself already exists on the property and, with the exception of the proposed porch, the Applicant is not proposing any exterior changes to the building. But for the residential structure across the street, the location of the residential building is relatively secluded. The building sits on a wooded lot which provides a dense natural buffer from abutting properties, even in the winter time. Similarly, the use of the property will remain residential. The Applicant is proposing to rehabilitate the property and bring it into closer conformity to its original stature. The main building has four floors of living area and contains over 5,000 square feet, with another three stories in the barn. As such, the property can support the proposed use. To further demonstrate this, the Applicant is able to provide the required parking for the proposed use on site. The property is located on a main road, with the existing driveway location providing the required 400 foot all season safe site distance in both directions. Accordingly, the granting of the relief requested herein shall have no impact on public safety, health or general welfare of the public and will not be contrary to public interest. Instead, granting the variance will allow the Applicant to utilize this property in a reasonable manner.

3. By granting the variance substantial justice would be done because: One of the guiding rules in evaluating substantial justice is that any loss to the individual that is not outweighed by a gain to the general public is an injustice. Under this standard, the Applicant clearly satisfies this requirement. As stated above, the building itself already exists on the property and, with the exception of the proposed porch, the Applicant is not proposing any exterior changes to the building. The use will remain residential and will not have any adverse impact on the neighborhood. Given the size of the structure, along with the fact that it was historically used and designed as an inn, it is not reasonable to expect that the property can be utilized as a single family residence. The property, as designed and in its current state, has twelve (12) bedrooms. Clearly, this is not a typical layout for a single family residence. Furthermore, the existing building itself is in a state of disrepair and needs a significant amount of work. It is not reasonable to expect that purchasers of a single family home will have the resources to perform the extensive renovations that are required. By granting the variance, substantial justice will be done since a denial would be a tremendous loss to the Applicant without any justified gain to the public.

Substantial justice is also achieved by granting variances which do not adversely impact on nearby property owners and which allow a property to be used reasonably. As stated above, even with the requested relief, the difference between that required under the Ordinance and that being proposed shall not create any adverse affect on the adjoining neighborhood. The building sits on a wooded lot which provides a dense natural buffer from abutting properties, even in the winter time. Given this and the fact that the use of the property will remain residential, the proposed use will not adversely impact on nearby property owners, but alternatively, will allow the property to be used reasonably, therefore resulting in substantial justice.

4. The spirit and intent of the Ordinance will not be broken by granting the variance because: One of the stated purposes of the R-3 District is to allow for uses that that can be accommodated on the land without major disruptions of the natural terrain and vegetation. Given that the building itself is pre-existing, there is no conflict with such an intent. Similarly, the Applicant is making a concerted effort to design the on-site parking in a manner that complies with the Zoning Ordinance, but maintains the natural terrain and causes minimal disruption to the vegetation. As previously stated, the location of the residential building is relatively secluded due to the fact that it sits on a wooded lot which provides a dense natural buffer from abutting properties, even in the winter time. Additionally, the Applicant is proposing a maximum of seven (7) units, which complies with the multi-family requirements in the Zoning Ordinance. One of the general purposes of the Zoning Ordinance is to encourage the most appropriate use of land throughout the Town. In this particular case, granting the variance would be consistent with such a purpose.

5. Literal enforcement of the Ordinance results in unnecessary hardship.
 - (a) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (i) No fair and substantial relationship exists between the general purposes of the Ordinance provision and the specific application of that provision to the property.

This property is certainly unique in several ways. First of all, it is amongst one of the oldest structures in the Town and has served many purposes over the years. One of the most unique aspects of the property is its previous use and design as an inn, known as the Mount Lookout House. As previously stated, the barn area still contains what appears to be a kitchen preparation area used in connection with the inn. Along with that, the property, as designed and in its current state, has twelve (12) bedrooms spanned over four (4) floors in the main building, with another three (3) stories in the barn. This is not a typical layout for a single family residence and such a use of the property is not reasonable. Furthermore, the existing building and barn are in a state of disrepair and need a significant amount of work. It is not reasonable to expect that purchasers of a single family home will have the resources to perform the extensive renovations that are required. On the other hand, the proposed use will allow the property to be upgraded, making it more aesthetic in appearance and compatible with surrounding uses, while providing reasonable housing opportunities in the Town. The relief being requested by the Applicant is the minimum relief required in order to allow the Applicant to reasonably re-develop the site. It is also important to once again note that the location of the residential building is relatively secluded due to the fact that it sits on a wooded lot which provides a dense natural buffer from abutting properties. Even with the proposal, the Applicant is able to maintain a large buffer. Given that the proposed use will not alter the essential characteristics of the neighborhood or the property, but instead will allow the property to be used for and in the same spirit as designed, there is no fair and substantial relationship between the general purposes of the Zoning Ordinance and the specific restrictions on the property.

(ii) The proposed use is a reasonable one. As stated above, the use of the property, even as proposed, will remain residential. It will continue to maintain a natural buffer from abutting properties. The variance relief will simply allow the Applicant to rehabilitate the property and use it in the most appropriate manner for the existing building. Given its location in the R-3 District, the proposed use cannot be established without the requested variance.

(b) 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. As stated above, this property is unique in several ways. First of all, it is amongst one of the oldest structures in the Town and has served many purposes over the years. One of the most unique aspects of the property is its previous use and design as an inn, known as the Mount Lookout House. In fact, the barn area still contains what appears to be a kitchen preparation area used in connection with the inn. Along with that, the property, as designed and in its current state, has twelve (12) bedrooms spanned over four (4) floors in the main building, with another three (3) stories in the barn. This is not a typical layout for a single family residence and such a use of the property is not reasonable. Furthermore, the existing building and barn are in a state of disrepair and need a significant amount of work. It is not reasonable to expect that purchasers of a single family home will have the resources to perform the extensive renovations that are required. On the other hand, the proposed use will allow the property to be upgraded, making it more aesthetic in appearance and compatible with surrounding uses, while providing reasonable housing opportunities in the Town. In this case, a multi-family residence is the most appropriate use of the land and the only way to achieve such a reasonable use, is with the requested variance.

Abutters to 2201 Hopkinton Rd, Hopkinton, NH 03229

240-004	Dorothy E Martin 2241 Hopkinton Rd Hopkinton, NH 03229	Land Use: Residential
240-001	Dorothea G Jensen (Rev Tr) & David Jensen (TRE) 16 Gould Hill Rd Contoocook, NH 03229	Land Use: Farm Land
240-021	Neola D Crathern (TR) & (Trustee) 163 Gould Hill Rd Contoocook, NH 03229	Land Use: Unmngd Pine
240-017	George D Schell & Martha L Lovejoy 2208 Hopkinton Rd Hopkinton, NH 03229	Land Use: Residential
240-003 (Owners):	Alexander Kian & Jeannette Brown 2201 Hopkinton Rd Hopkinton, NH 03229	
Applicant:	James Matte PO Box 393 Hopkinton, NH 03229	
Attorney:	Maria T. Dolder, Esquire Hebert & Dolder, PLLC 95 North State Street Concord, NH 03301	
Surveyor:	Dan Higginson Higginson Land Services 76 Patterson Hill Road Henniker, NH 03242	

240-003-000



Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov
Tel: 603-746-3170 Fax: 603-746-3049

December 11, 2018

James Matte
P.O. Box 393
Hopkinton, NH 03229

Re: Building/Use Application – Multi-Residential Units
2201 Hopkinton Road, Tax,Map 240, Lot 3, R-3 District

Dear Mr. Matte:

On December 10, 2018, the Hopkinton Select Board reviewed your request to convert a single-family residence into multi-residential units.

In reviewing the application, it was determined that the use requires a Variance from the Zoning Board of Adjustment per 3.6.A.3 Table of Uses of the Hopkinton Zoning Ordinance. In addition to the Variance, you will need to apply to the Planning Board for Site Plan Review and Architectural Design Review to ensure that adequate measures will be taken to protect public health, convenience, safety, and the welfare of the neighborhood. See attached pertinent sections of the Hopkinton Zoning Ordinance and Site Plan Review Regulations.

Should you decide to go forward with your proposal, please feel free to contact me if you should have questions or need assistance.

Sincerely,


Karen Robertson
Planning Director

✓ cc: Alexander Klan/Jeanette Brown

240-003-000

①
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Docket Number: 201500002530
Recorded in Merrimack County, NH
Kathi L. Guay, CPO, Register
BK: 3469 PG: 2822. 2 24 2015 11:38 AM
LCHIP \$25.00 RECORDING \$14.00
TRANSFER TAX \$1,575.00
SURCHARGE \$2.00

Return to:
Alexander M. Klan and Jeannette H. Brown
2201 Hopkinton Road
Hopkinton, NH 03229-2837

MERRIMACK COUNTY RECORDS

Kathi L. Guay, CPO, Register

QUITCLAIM DEED

1575.00

KNOW ALL MEN BY THESE PRESENTS: That Sugar River Bank, a New Hampshire Banking Corporation, of 10 North Main Street, Newport NH 03773, for consideration paid grants to Alexander M. Klan and Jeannette H. Brown, of 2201 Hopkinton Road, Hopkinton, NH 03229-2837, as joint tenants with rights of survivorship, with QUITCLAIM COVENANTS:

A certain parcel of land, with the buildings thereon and the appurtenances thereto, situated on the westerly side of the highway leading from said Hopkinton to Contoocook Village, known as State Route #103 in said Hopkinton, said premises being known as Mt. Lookout House, and bounded and described as follows:

Beginning on the westerly side of said highway at land now or formerly of Ira Putney and at a stone wall about ten (10) feet from a maple tree; thence westerly by said Putney's land and said stone wall three hundred twenty (320) feet, more or less, to a corner of a wall; thence northerly by a stone wall one hundred sixty (160) feet, more or less, to a corner made by said stone wall and a fence; thence easterly four hundred ten (410) feet by said fence and another stone wall to a turn in the wall; thence easterly one hundred (100) feet, more or less, by a stone wall to said highway to or near an ash tree; thence southerly by said highway four hundred fifty (450) feet to the point of beginning.

Together with the right of way to use water, maintain power pump and pump house and a right-of-way to and from a certain artesian well for the purpose of operating and maintaining said well right, and also the right to maintain a sewer system as now constructed on a certain tract of adjoining land. See Merrimack County Registry of Deeds at Book 462, Page 155.

Reserving to Maude E. Dubois, her heirs and assigns, the right of way from the said highway to her land adjoining the above-described premises over and along the existing lane. See said Registry of Deeds at Book 453, Page 99.

Subject to the reservations of uranium, etc. under the Atomic Energy Act of 1946 as contained in the Deed of Carl R. Gray, Jr., Administrator of Veterans Affairs recorded in said registry at Book 714, Page 499.

Meaning and intending to describe and convey all and the same premises conveyed to the grantor by foreclosure deed of Sugar River Bank fka Sugar River Savings Bank dated April 7, 2014 and recorded in the Merrimack County Registry of Deeds at Book 3435, Page 1762.

This is not homestead premises.

Executed this February 13, 2015

Terri A. Crate

Sugar River Bank

By: Terri Crate, Vice President, duly authorized

State of New Hampshire
County of Sullivan

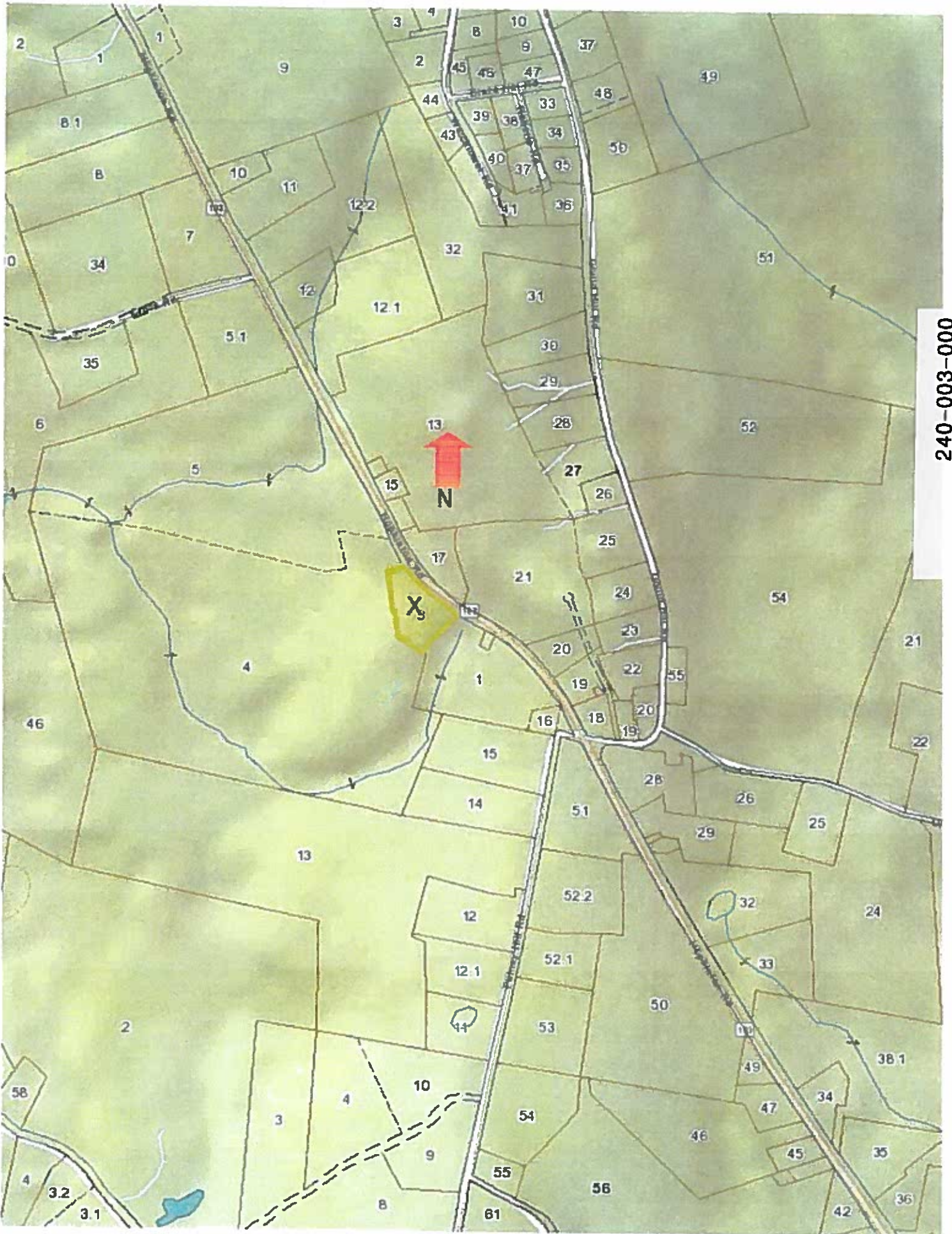
Then personally appeared before me on this 13 Feb 2015 by Terri Crate, Vice President, duly authorized on behalf of Sugar River Bank, and acknowledged that she executed the same for the purposes contained therein.

Terry L. Beaulieu

Notary Public/Justice of the Peace

Commission expiration:





240-003-000

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/24/2015	3469	2822	U137	105,000	SUGAR RIVER SAVINGS
04/07/2014	3435	1762	U151	155,000	CARROLL-GEORGE

LISTING HISTORY

Date	Type	Price
01/26/17	EORM	
01/26/12	RERM	
11/14/07	RR ML	
06/14/01	DD	
05/08/01	TO	
02/12/01	RW	

NOTES
 5/2/07-ADD VET CREDIT (NES)-FPL-NON FUNC; THIRD FL NO HEAT, NO PLUMBING, NO ELCETRIC CLOSED OFF.; 2017 CYC: NO INT, MIN INFO GIVEN BY OWNER-NEW PLUMB: NEW DRYWALL: SOMB NEW PAINT: WINDOWS--SOME NEW: REMOVE SHED; NOH: NC TO MEASE: PU201P- NOH, LITTLE CHANGE SINCE LAST CYC; OWNER HAS MADE FIRST FLOOR LIVEABLE AND NOW WORKING ON 2ND; THIRD FLOOR UNTOUCHED; TEMP UC TO 15%

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Code	Market Value	Notes
FIREPLACE 2-1 STAND	1		100	3,000.00	50	1,500	1,500

Town of Hopkinton

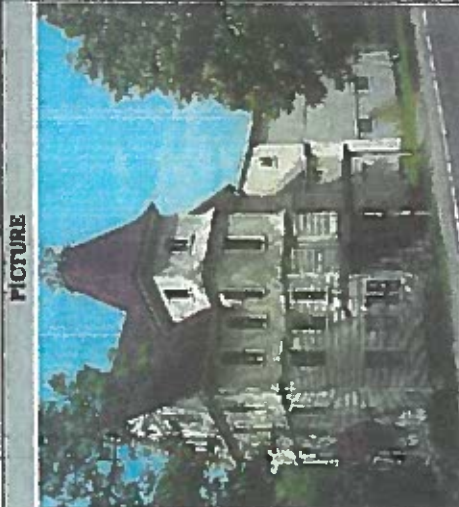
MUNICIPAL SOFTWARE BY AVITAR

Year	Building	Features	Land
2016	\$ 56,800	\$ 1,900	\$ 60,100
Parcel Total: \$ 118,800			
2017	\$ 140,200	\$ 1,500	\$ 60,100
Parcel Total: \$ 201,800			
2018	\$ 164,300	\$ 1,500	\$ 60,100
Parcel Total: \$ 225,900			

LAND VALUATION

Zone	R-3	Minimum Acreage: 2.75	Minimum Frontage: 300
Land Type	Units	Base Rate	NC
IF RES	2.750 ac	60,000 E	100
IF RES	0.050 ac	x 2,000 X	100
	2.800 ac		

Site	Reed	DWay	Topography	Code	Ad Valorem	SPI	R	Tax Value	Notes
100	100	100	100	100	60,000	0	N	60,000	
100	100	100	100	100	60,100	0	N	60,100	



OWNER
 KLAN ALEXANDER M
 BROWN JEANNETTE H
 2201 HOPKINTON RD
 HOPKINTON, NH 03229

TAXABLE DISTRICTS
 District Percentage
 District 1 - TWN % 100

PERMITS
 Date Project Type Notes
 05/16/16 HOME BUSINESS HOME BUSINESS - STONE AND ASSOC. PROD

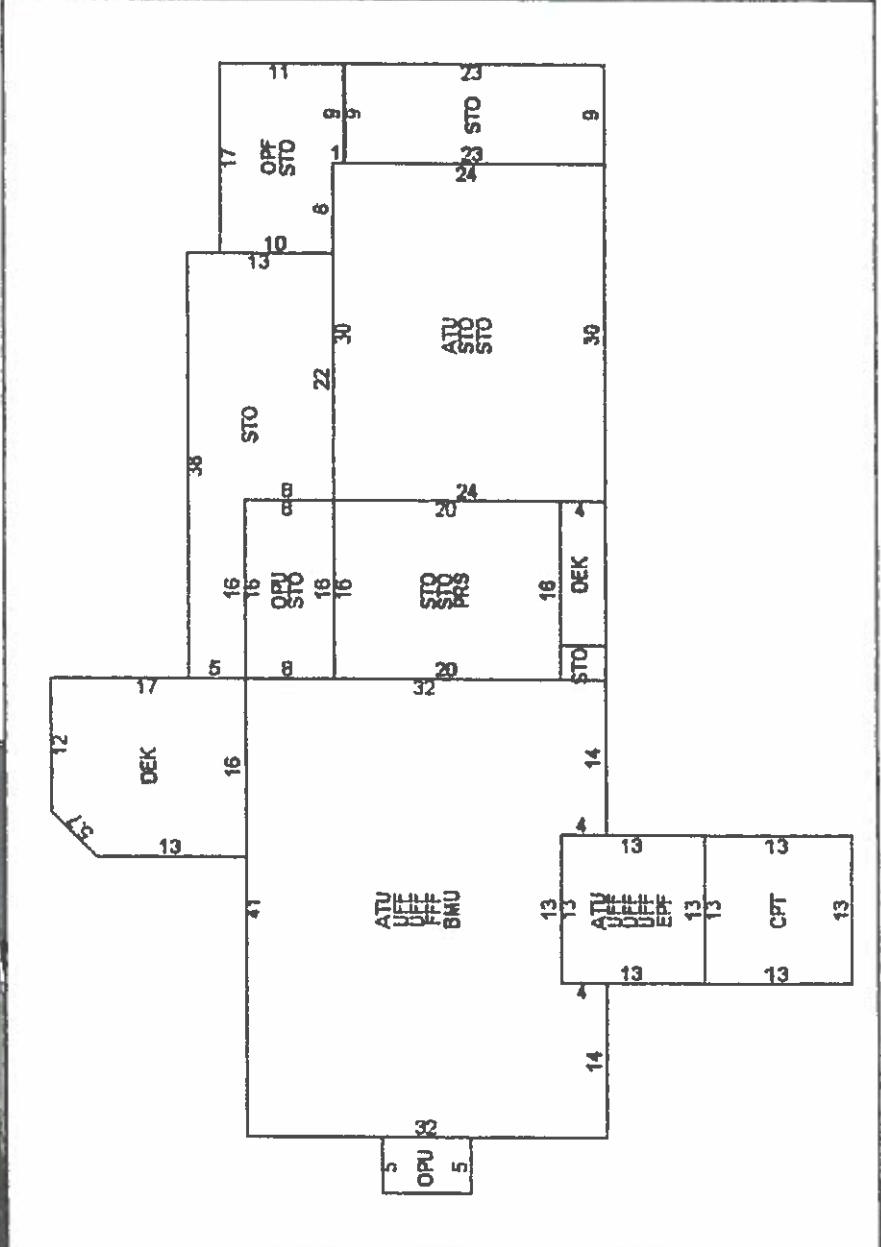
BUILDING DETAILS
 Model: 3.09 STORY FRAME ANTIQUE
 Roof: GABLE HIP/ASPHALT
 Ext: CLAP BOARD/WOOD SHINGLE
 Int: DRYWALL
 Floor: CARPET
 Heat: OIL/HOT WATER
 Bedrooms: 3 Baths: 1.5 Fixtures: 5
 Extra Kitchens: Fireplaces:
 Generators:
 A/C: No
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 0.8547 Base Rate: RSA 78.00
 Bidg. Rate: 0.9058
 Sq. Foot Cost: \$ 70.66

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	2149	0.10	215
UFF	UPPER FLR FIN	3027	1.00	3027
FFF	FST FLR FIN	1260	1.00	1260
BMU	BSMNT	1260	0.15	189
OPU	OPEN PORCH	168	0.15	25
STO	STORAGE AREA	2972	0.25	743
PRS	PIER	320	0.00	0
EPP	ENCLSD PORCH	169	0.70	118
CPT	CARPOT	169	0.10	17
DEK	DECK/ENTRANCE	316	0.10	32
OPF	OPEN PORCH FIN	179	0.25	45
GLA:		11,989		5,671

2014 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 400,713
Year Built:	1775
Condition For Age:	AVERAGE
Physical:	THIRD FL
Functional:	
Economic:	
Temporary:	RENOVS
Total Depreciation:	15 %
Building Value:	\$ 164,300



December 13, 2018

Zoning Board of Adjustment
Town of Hopkinton

Town of Hopkinton Planning Board

RE: Tax Map 240, Lot 3; 2201 Hopkinton Road

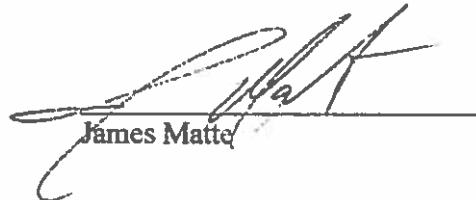
Dear Members of the Zoning Board of Adjustment and the Planning Board:

I am writing as the applicant in connection with the property known as Tax Map 240, Lot 3 located at 2201 Hopkinton Road to provide my consent to permit Maria T. Dolder, Esquire, of the law firm of Hebert & Dolder, PLLC and Dan Higginson of Higginson Land Services, to make and execute any and all zoning applications and planning board applications on my behalf involving this property in connection with my proposal to establish a multi-family dwelling on 2201 Hopkinton Road.

This authorization also includes the ability to present the applications before the Town of Hopkinton Zoning Board of Adjustment and Planning Board.

Should you have any questions or need further information, please do not hesitate to contact me.

Very Truly Yours,



James Matte

240-003-000

December 13, 2018

Zoning Board of Adjustment
Town of Hopkinton

Town of Hopkinton Planning Board

RE: Tax Map 240, Lot 3; 2201 Hopkinton Road

Dear Members of the Zoning Board of Adjustment and the Planning Board:

We are writing as the owners of the property known as Tax Map 240, Lot 3 located at 2201 Hopkinton Road to provide our consent to permit James Matte, Maria T. Dolder, Esquire, of the law firm of Hebert & Dolder, PLLC and Dan Higginson of Higginson Land Services, to make and execute any and all zoning applications and planning board applications on our behalf involving this property in connection with Mr. Matte's proposal to establish a multi-family dwelling on 2201 Hopkinton Road.

This authorization also includes the ability to present the applications before the Town of Hopkinton Zoning Board of Adjustment and Planning Board.

Should you have any questions or need further information, please do not hesitate to contact us.

Very Truly Yours,



Alexander Klan



Jeannette Brown

240-003-000