



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

MARCH 6, 2018

Notice is hereby given that the Hopkinton Zoning Board of Adjustment will meet on Tuesday, March 6, 2018, at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and 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.**

John Wuellenweber (#2018-04) Special Exception and Variance for multi-family dwelling units; Special Exceptions for business and professional offices, and Variance for more than one principal use on a lot. The property is owned by Citizen's Bank NA, located at 56 Maple Street, Tax Map 102, Lot 44, VR-1 District. The application was submitted in accordance with Zoning Ordinance Table of Uses 3.6.A.3, 3.6.F.2, 3.6.F.3 and subsections 4.3(i) and 4.4.3.

III. **Review of Minutes and Notice of Decision of February 6, 2018.**

IV. **Any other business that may legally come before the Board.**

V. **Adjournment (Next regular meeting is Tuesday, April 3, 2018).**



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HOPKINTON ZONING BOARD OF ADJUSTMENT MINUTES FEBRUARY 6, 2018

Members present: Chairman Daniel Rinden, Toni Gray, Charles Koontz and Seth Greenblott.
Staff present: Planning Director Karen Robertson.

Note: The Zoning Board of Adjustment's Rules of Procedure was available during the application process and additional copies were available at the meeting for the general public.

- I. **Call to Order.** Chairman Rinden called the meeting to order at 5:30 PM in the Hopkinton Town Hall.

At this time, the Applicant was given an opportunity to post-pone review of the application since there were only four members of the Board present. After brief discussion, the Applicant agreed to move forward.

- II. **Application(s).**

Tammie Fredette (#2018-03) Walter Fredette of 498 Stickney Hill Road addressed the Board on behalf of his wife, who was unable to attend the meeting, to request a Special Exception to operate a hair salon as a home business. The property is located at 498 Stickney Hill Road, Tax Map 266, Lot 11.1, R-3 District. The application was submitted in accordance with Zoning Ordinance Table of Uses 3.6.H.16.

Mr. Fredette explained how his wife proposes to operate a hair salon on a part-time basis since she currently works full-time elsewhere. While it is anticipated that Mrs. Fredette will work primarily on Saturdays, Mr. Fredette stated that there may be week nights that she will meet with clients. The proposed hours of operation are Monday – Friday from 9 AM to 8 PM, Saturdays from 9 AM – 3 PM, and Sundays by appointment only.

Mrs. Robertson noted that she had suggested that Mrs. Fredette list the most hours that she would expect to be open, should she decide to work in the salon full-time.

The Applicant's written response to the criteria for a Special Exception as outlined in Section XV of the Zoning Ordinance was as follows:

1. **Standards provided by this Ordinance for the particular use permitted by Special Exception.** "Table of Uses 3.6.H.16 Home Business."
2. **No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.** "No toxic or hazardous materials will be used. I will use shampoos, conditions, color, hairspray, gels and perms. Most of which are plant-based and ppd free."

Subject to review and approval.

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.** "There will be no changes to the exterior of the house other than a small sign. All changes will be within the basement."
4. **No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.** "Our street is a through way street from Clinton Street and Bow. I don't anticipate having more than two cars at a time. Parking will be at the walk-out part of the house for clients. We park at the other end of the house. We have plenty of parking."
5. **No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection, and schools.** "We have a private well and septic."
6. **No significant increase of storm water runoff onto adjacent property or streets.** "No exterior changes to the existing property, including the driveway."
7. **An appropriate location for the proposed use.** "The salon in my basement will allow me to be home with my family more often."
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 salon will be in the basement. We have our own private well and septic, and most materials are plant-based and ppd free."
9. **In the public interest and in the spirit of the ordinance.** "The Town does not have a salon; therefore, it will allow local public to come get their hair done in a family setting and allow me to be home with my family more. The Ordinance allows home businesses by Special Exception."

Mr. Greenblott suggested that, due to the size of the area being utilized (216 SF), Mrs. Fredette is not going to operate a common barber shop. Mr. Fredette agreed, explaining that his wife will work by herself and has an established clientele. He anticipates no more than two clients at the property at the same time.

Mr. Fredette stated that the hair salon will operate out of their walk-out basement, which is currently unfinished space.

Mr. Koontz inquired about the salon inspection and the use of metallic dyes. Mr. Fredette responded that the salon will be inspected and licensed by the State, and that he did not believe metallic dyes would be used as the products are plant based.

Chairman Rinden inquired about signage. In response, Mr. Fredette presented a drawing showing the configuration and size of the proposed sign (2'-6" x 1'-6"). There was brief discussion about the possible location of the sign, whether on the mailbox post or on a separate post, located at the end of the driveway.

Chairman Rinden noted that the Applicant has indicated that the products used are primarily plant based. Mr. Fredette agreed, stating that his wife has been trying to avoid toxic products. If there were to be anything toxic, the remaining product will be set-aside for disposal on hazardous waste disposal day. Non-toxic containers will be rinsed and recycled.

Mr. Koontz inquired about discussions with neighbors concerning the proposal. In response, Mr. Fredette stated that his wife may have mentioned it in passing to a neighbor, but that she has not sat down with neighbors to discuss the proposal.

Mr. Koontz noted that a maximum of one employee is allowed for a home business. Mrs. Robertson replied yes and noted that permission for a home business is non-transferable.

Mrs. Gray and Mrs. Greenblott agreed that the Applicant had satisfied the requirements to be granted a Special Exception.

Chairman Rinden opened and closed the public hearing portion of the meeting as there were no members of the audience, besides the Applicant.

Seth Greenblott, seconded by Toni Gray, moved to **APPROVE** Application #2018-03 with the condition that the Applicant receive proper approval from the State licensing authority.

Motion carried unanimously in the affirmative (Koontz, Gray, Greenblott, and Rinden). The Applicant addressed all criteria to be granted a Special Exception as outlined in Section XV of the Zoning Ordinance.

III. Review of Minutes and Notice of Decision of January 2, 2018.

The Board unanimously voted in the affirmative to **APPROVE** the Minutes and Notice of Decision of the January 2, 2018 meeting.

IV. Adjournment.

Toni Gray, seconded by Seth Greenblott, moved to **ADJOURN** the meeting at 5:55 PM. Motion carried in the affirmative. The next regular scheduled meeting of the Hopkinton Zoning Board of Adjustment is at 5:30 PM on Tuesday, March 6, 2018, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



Town of Hopkinton

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Fax: 603-746-3049

HOPKINTON ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION FEBRUARY 6, 2018

Notice is hereby given that the Hopkinton Zoning Board of Adjustment met on **Tuesday, February 6, 2018, at 5:30 PM** in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

I. Application(s).

Tammie Fredette (#2018-03) Special Exception to operate a hair salon as a home business. The property is located at 498 Stickney Hill Road, Tax Map 266, Lot 11.1, R-3 District. The application was submitted in accordance with Zoning Ordinance Table of Uses 3.6.H.16.

Seth Greenblott, seconded by Toni Gray, moved to **APPROVE** Application #2018-03 with the condition that the Applicant receive proper approval from the State licensing authority.

Motion carried unanimously in the affirmative (Koontz, Gray, Greenblott, and Rinden). The Applicant addressed all criteria to be granted a Special Exception as outlined in Section XV of the Zoning Ordinance were satisfied.

II. Review of Minutes and Notice of Decision of January 2, 2018.

The Board voted unanimously in the affirmative to **APPROVE** the Minutes and Notice of Decision of the January 2, 2018 meeting.

III. Adjournment.

Toni Gray, seconded by Seth Greenblott, moved to **ADJOURN** the meeting at 5:55 PM. Motion carried in the affirmative. The next regular scheduled meeting of the Hopkinton Zoning Board of Adjustment is at 5:30 PM on Tuesday, March 6, 2018, at the Hopkinton Town Hall.

Karen Robertson
Planning Director

Subject to review and approval.

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

RECEIVED

#2018-04

FEB 16 2018

HOPKINTON
PLANNING DEPT.

HOPKINTON ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL

Name of Applicant: John Wuellenweber
Mailing Address: 102 Fieldstone Rd, Hopkinton, NH 03229
Telephone (days): (603) 568-1115
Name of Property Owner: Citizen Bank NA
Mailing Address: 10561 Telegraph Rd, Glen Allen, VA 23059
Telephone (days): _____
Tax Map: 102 Lot: 44 Location of Property: 56 Maple Street

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

Section of Hopkinton Zoning Ordinance under which your application was denied or you believe your proposal relates to: Section: III, IV Paragraph/Table: 3.6.A.3, 4.2/4.3(i), and 4.4.3

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:

Special Exception (Table 3.6.A.3) and Variance (Table 4.3(i)) - Multi-Family Units (6-8 apartments).
Special Exception (Table 3.6.F.2,3) and Variance (4.4.3) - Business & Professional Office (3 max.) and Mixed Use (Residential/Business & Professional Offices).

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.

1. 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

2. 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.

3. 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.

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:  Date: 2/16/18
 Applicant's Printed Name: John Wuellemeyer Date: 2/16/18
 Owner's Signature: see purchase & sale agreement Date: _____
 Owner's Printed Name: With Citizens Bank Date: _____

NARRATIVE DESCRIPTION

Property Owner proposes to convert the single-family residence at 56 Maple Street into 6-8 Multi-Family units and 3 Business/Professional Offices. The building will be renovated, and additional parking will be installed. A sign not to exceed 15 square feet will be installed at the entrance to the property.

The building owner plans to bring back the luster of the old home while providing much needed rental units for people looking to downsize and continue to live in Town. The office space and tasteful signage will represent the quality and class of Contoocook.

PURCHASE AND SALES AGREEMENT
(Standard Form)

This Purchase and Sales Agreement (this "Agreement") is made and entered into by and between Buyer and Seller named below upon the following terms and conditions:

ARTICLE I. REFERENCE DATA AND EXHIBITS

Execution Date: February 12, 2018
Seller: Citizens Bank, N.A.

Sellers Address: 10 Tripps Lane
Riverside, RI 02915

Buyer(s) Name(s) and Address: Beaux Woods Contractors LLC
P.O. Box 31
Hopkinton, NH 03229

Address of Property: 56 Maple St, Hopkinton Merrimack County, New Hampshire
03229

Seller's Deed Reference: Book 3555, Page 0085, Merrimack County Registry of Deeds
State of New Hampshire (the "Locus State")

[REDACTED]
[REDACTED] Date Paid:
Additional Deposit: \$N/A Date Due: N/A

[REDACTED]
Closing Date: on or before 3/7/2018
Listing Agent/Escrow Agent: Jim Knowlton/Keller Williams Realty-Hopkinton
Co-broker: Jim Knowlton/Keller Williams Realty-Hopkinton

[REDACTED]
Home Inspection Deadline Date: 10 Days from contract execution date
Mortgage Contingency Amount: \$N/A
Mortgage Contingency Deadline Date: N/A

Notices: Unless otherwise specified herein, any notice to be given hereunder shall be written and signed by the party or the party's attorney and shall be deemed to have been given (a) when delivered by hand, or (b) when mailed by registered or certified mail, return receipt requested, all charges prepaid, at the addresses first set forth hereinabove. Either party or such party's attorney may notify the other of a new address designated by written notice given in accordance with these provisions, in which case such new address shall be employed for all subsequent deliveries and mailings.

JW

24. Choice of Law. This instrument, executed in multiple counterparts, is to be construed in accordance with the laws of the State of New Hampshire.

IN WITNESS WHEREOF, the parties have placed their hands and seals as of the date first above written.

WITNESS:

Meredith R. Joellum

SELLER:

Citizens Bank, NA.

Rita J. Sullivan

By:

Title: VP

WITNESS:

[Signature] 2/9/18

BUYER:

[Signature] 2/9/18

WITNESS:

BUYER:

WITNESS:

[Signature] 2/9/18

BROKER/ESCROW AGENT:

[Signature] 2/9/18
By: JIM KNOWLTON
Title: SALESPERSON

WITNESS:

[Signature] 2/9/18

CO-BROKER:

[Signature] 2/9/18
By: JIM KNOWLTON
Title: SALESPERSON

MERRIMACK COUNTY RECORDS *Kathi L. Guay, CPO, Register*

*EVU
Shechtman Halperin Savage, LLP*

FORECLOSURE DEED

*26
2017
25*

1285.00 Citizens Bank, N. A. f/k/a RBS Citizens, N.A.

holder of a mortgage given by Rimas Kalvaitis, Trustee of the Rimas Kalvaitis Revocable Trust U/D/T dated August 23, 1995, to RBS Citizens, N.A., dated 09/15/2011 and recorded with the Merrimack County Registry of Deeds in Book 3275 at Page 161, as affected by the Confirmatory Mortgage granted by Zinaida Kalvaitis to Citizens Bank, N.A. f/k/a RBS Citizens, N.A. and recorded with the Merrimack County Registry of Deeds in Book 3540 at Page 3637, by power conferred by said Mortgage and the laws of the State of New Hampshire and in consideration of the sum of Eighty-Five Thousand Six Hundred Fifty And 00/100 Dollars (\$85,650.00), grants to

Citizens Bank, N. A. f/k/a RBS Citizens, N.A.

10561 Telegraph Rd., Glen Allen, VA 23059, Mailstop: VAM370, that portion of the Premises conveyed by said Mortgage and described more particularly in Exhibit "A" attached hereto.

Executed this 26th day of April, 2017.

Property address: 56 Maple Street, Contoocook, New Hampshire 03229

Citizens Bank, N. A. f/k/a RBS Citizens, N.A.

By: [Signature]

Name: P. Young

Title: Foreclosure Specialist

State of Virginia

County of Henrico

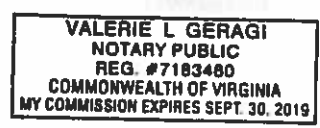
Signed and sworn to before me on this 26th day of April, 2017

by [Signature]
Valerie L Geragi

Notary Public

Printed Name: Valerie L Geragi

My Commission Expires: September 30, 2019



AFFIDAVIT REQUIRED BY N.H. R.S.A 479:26

I, Rimas Kalvaitis authorized agent of Citizens Bank, N. A. f/k/a RBS Citizens, N.A., make oath and say as follows:

1. That the principal and interest secured by the mortgage referred to in the foregoing deed were not paid or tendered or performed when due or prior to the: April 7, 2017 foreclosure sale.
2. That the mortgagee caused to be published on January 10, 2017, January 17, 2017 and January 24, 2017 in the Union Leader, a newspaper published in Manchester, New Hampshire and having a general circulation in Contoocook, a notice of which a true copy is attached hereto as "Exhibit A". The auction referenced in said notice was postponed at said date and time by public proclamation to April 7, 2017 at 10:00 AM.
3. That this office further on oath say that the mortgagee caused to be sent, at their last known addresses, a copy of said notice on January 6, 2017 by first class mail and certified mail, return receipt requested, to:

Rimas Kalvaitis
295 Cobb Meadow Road
Dublin, NH 03444

Rimas Kalvaitis
56 Maple Street
Contoocook, NH 03229

Rimas Kalvaitis Trustee of the
Rimas Kalvaitis Revocable Trust
u/t/d dated August 23, 1995
56 Maple Street
Contoocook, NH 03229

Rimas Kalvaitis Trustee of the
Rimas Kalvaitis Revocable Trust
u/t/d dated August 23, 1995
295 Cobb Meadow Road
Dublin, NH 03444

Zinaida Z. Kalvaitis
295 Cobb Meadow Road
Dublin, NH 03444

Zinaida Z. Kalvaitis
56 Maple Street
Contoocook, NH 03229

Town of Hopkinton
Office of Tax Collector
846 Main Street
Contoocook, NH 03229

4. That to the extent the IRS appears in the above notice list because of a recorded federal tax lien, notice to the IRS complied with the requirements of IRC Title 26 Section 7425 (c) and (d), and regulations thereunder.
5. That I further on oath say that to the best of my knowledge and belief, the Mortgagor was not in the military or other service of the United States at the time of the foreclosure or within one (1) year prior to the foreclosure, or were members of the military service when the mortgage was executed, pursuant to the provisions of the Servicemembers Civil Relief Act, and no petition to enjoin the sale was filed in the Merrimack County Superior Court.
6. That I further on oath say that at the auction sale, pursuant to said notice, at the time and place therein appointed, Citizens Bank, N. A. f/k/a RBS Citizens, N.A. sold the mortgaged premises at public auction to the highest bidder, being Citizens Bank, N. A. f/k/a RBS Citizens, N.A., for Eighty-Five Thousand Six Hundred Fifty And 00/100 Dollars (\$85,650.00).

7. That said auction was conducted by a licensed auctioneer, being Matthew J. Katz.

Subscribed and sworn to this 12th day of April, 2017.

Citizens Bank, N. A. f/k/a RBS Citizens, N.A.

By: [Signature]

Name: Pierre Young

Title: Foreclosure Specialist

STATE OF Virginia
COUNTY OF Henrico

Signed and sworn to before me on this 12th day of April, 2017

by Pierre Young

[Signature]
Notary Public

Printed Name: Valerie L Geragi

My Commission Expires: September 30, 2019

VALERIE L GERAGI
NOTARY PUBLIC
REG. #7183480
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2019

MCRD

SCHEDULE A - LEGAL DESCRIPTION

The land with the buildings thereon located at 58 Maple Street, ^{Hopkinton} Contoocook, Merrimack County, New Hampshire and further bounded and described in deed referenced below and as follows:

Beginning on the westerly side of the highway leading from Contoocook to Weare, now known as Maple Street, at the northeasterly corner of land now or formerly of A.C. Call; thence westerly by land of said Call to an iron pin; thence northerly by land of said Call, one rod to an iron pin at land formerly of Julia M. Johnson later of Jennie Cummings; thence continuing northerly by land of said Cummings nine (9) rods four (4) links to an iron pin at land now or formerly of Wilf H. Milton; thence easterly by said Milton land to Maple Street; thence southerly by Maple Street to the point of beginning.

Meaning and intending to convey the same premises subject to and together with rights of way, easements, restrictions, declarations described in deed from Rimas Kalvaitis, to Rimas Kalvaitis, Trustee of the Rimas Kalvaitis Revocable Trust & Zinaida Z. Kalvaitis, and recorded on August 25, 1995 in the Merrimack Registry of Deeds in Book 1998, Page 1898 and corrective deed recorded on January 9, 2002, in the Merrimack Registry of Deeds in Book 2330, Page 132.

MCRD



0 Abutters List Report

Hopkinton, NH
February 16, 2018

Subject Property:

Parcel Number: 102-044-000
CAMA Number: 102-044-000
Property Address: 56 MAPLE ST

Mailing Address: CITIZEN BANK NA
10561 TELEGRAPH RD
GLEN ALLEN, VA 23059

Abutters:

Parcel Number: 102-037-000
CAMA Number: 102-037-000
Property Address: 91 CEDAR ST

Mailing Address: WRIGHT THOMAS G
PO BOX 658
CONTOOCOOK, NH 03229

Parcel Number: 102-043-000
CAMA Number: 102-043-000
Property Address: 76 MAPLE ST

Mailing Address: MCCLUSKEY SHAWN L
76 MAPLE ST
CONTOOCOOK, NH 03229

Parcel Number: 102-045-000
CAMA Number: 102-045-000
Property Address: 40 MAPLE ST

Mailing Address: SMITH JOSHUA
115 N MAIN ST
BOSCAWEN, NH 03303

Parcel Number: 102-049-000
CAMA Number: 102-049-000
Property Address: 43 MAPLE ST

Mailing Address: SIMMS ANN H & SIMMS RICHARD T
SIMMS ROBERT T
PO BOX 539
CONTOOCOOK, NH 03229

Parcel Number: 102-050-000
CAMA Number: 102-050-000
Property Address: 53 MAPLE ST

Mailing Address: WINZELER (REV TR) MARK L WINZELER
(TRE) MARK L
53 MAPLE ST
HOPKINTON, NH 03229

Parcel Number: 102-079-000
CAMA Number: 102-079-000
Property Address: 73 MAPLE ST

Mailing Address: EKSTROM HAROLD V & MARY P
73 MAPLE ST
CONTOOCOOK, NH 03229

Applicant: John Wuellenweber
102 Fieldstone Rd
Hopkinton NH 03229



www.cai-tech.com

2/16/2018

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.

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Town of Hopkinton

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

Tel: 603-746-3170

Fax: 603-746-3049

Office Use:

Permit No. _____ Name of Applicant/Owner: **John Wuellenweber**

Tax Map/Lot **102/44** Address: **56 Maple Street** Zoning District: **VR-1**

PERMIT DENIED

Date: 2/20/2018

HOPKINTON SELECT BOARD

James O'Brien, Chair

Ken Traub, Vice Chair

Steve Lux, Jr.

Robert P. Gerseny

Sabrina Dunlap

DENIED PER HOPKINTON ZONING ORDINANCE: Table of Uses 3.6.A.3 Multi-Family Units - Special Exception; Table 4.3(i) Multi-Family Units Land Area - Variance; Table of Uses 3.6.F.2 and 3.6.F.3 Business and Professional Office - Special Exception, and 4.4.3 Principal Uses, More than One - Variance.

Site Plan Review by Planning Board required per Section 1.1



TOWN OF HOPKINTON, NH BUILDING/USE APPLICATION

Completed application **must be returned to the Selectmen's Office by 12 Noon on Friday**, in order to have the application processed for review by the Selectmen at their next scheduled meeting. The application must be accompanied by a check payable to the Town of Hopkinton. No refund will be made if the application is denied. More than one permit may be applied for using the same form; however, the permits being sought must apply to the same piece of property. For questions, please contact the Planning Department at (603) 746-4487 or email planzone@hopkinton-nh.gov

SUBMISSION REVIEW CHECKLIST (Office Use)

| | | |
|--|---|---|
| Permit No. _____ | Phasing Applicability: Permit _____ of _____ Subdivision: _____ | |
| Application Received <u>2/16/18</u> | <input type="checkbox"/> Driveway Permit | <input type="checkbox"/> PUC Approval |
| By: <u>KR</u> (initial) Fee Pd.: _____ | <input type="checkbox"/> Septic Approval | <input type="checkbox"/> Floodplain |
| | <input type="checkbox"/> Fire/Life Safety | <input type="checkbox"/> ZBA |
| | | <input type="checkbox"/> Shoreland Protection |
| | | <input type="checkbox"/> Code Enforcement |
| | | <input type="checkbox"/> PB |

PROPERTY INFORMATION

| | | | |
|--|---------------------------|--------------------------|-------------------------------|
| Street Address <u>50 Maple St</u> | Tax Map No. <u>10a</u> | Tax Lot No. <u>44</u> | Zoning District <u>VRI</u> |
| <input type="checkbox"/> Demolition <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory <input type="checkbox"/> Other | | | |
| Is Lot located in 100 year Flood Plain Area (see Flood Insurance Rate Maps in Town Hall)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| What is the Flood Insurance Rate Map (FIRM) Community Panel Number: _____ | | | |
| Is the <u>portion</u> of the property to be developed under a Current Land Use (CLU) Assessment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| Note: If yes, a new CLU map must accompany this application. | | | |

APPLICANT/OWNER INFORMATION

| | |
|---|--|
| Applicant's Name: <u>John Wuelkenweber</u> | Owner's Name: <u>John Wuelkenweber</u> |
| Mailing Address: | Mailing Address: <u>102 Fieldstone Rd</u> |
| City/State/Zip: | City/State/Zip: <u>Hopkinton NH 03229</u> |
| Phone (days): | Phone (days): <u>603-568-1115</u> |
| Email: | Email: <u>JWuelkenweber@gmail.com</u> |
| Note: Please indicate whether you would prefer your PERMIT emailed or mailed (circle one). | |

CONTRACTOR INFORMATION

| | Name of Contractor/License # | Address/City/State/Zip | Telephone No. |
|------------------------------|------------------------------|----------------------------------|---------------------|
| Architect | | | |
| General Contractor | <u>Beaux Woods Con LLC</u> | <u>P.O. Box 31 Hopkinton, NH</u> | <u>603-568-1115</u> |
| Electrical (permit required) | | | |
| Plumbing (permit required) | | | |
| Sewer/Septic | | | |
| Mechanical | | | |
| Sprinkler | | | |
| Fire Alarm | | | |

DESCRIPTION OF WORK/USE

Renovate existing structure upto 3 - Professional office spaces and 6-8
1 1/2 bedroom Apts business/

This is to certify that the information included with this application will be followed during construction and any changes shall be only after notifying the Selectmen's Office. That any permit issued based on inaccurate information is subject to immediate withdrawal. That the above referenced project meets the standards as printed and amended in the NH Code of Energy Conservation. That the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. I further certify that I am aware of and will comply with, any deed restrictions or covenants, and any regulations or conditions imposed by the Selectmen, Zoning Board of Adjustment and/or Planning Board as it relates to this property and the proposed use.

[Signature]
Signature of Applicant

John Wuellerwebb
Print Name of Applicant

2/16/18
Date

No permit will be issued for projects involving new construction, additions to existing buildings, or other work without this information. Site plan showing (if not scaled, drawing must be accurate) location and dimensions of the property, existing and proposed structures or construction, driveways, signage or other special features. Construction drawing showing the size and type of construction materials to be used.

Setback distances from structures to all property lines. Please remember that the front setback is measured from your property line, not from the edge of the road.

Distance Rear

Distance Left

Distance Right

Distance Front

Name of Street: _____
Applicant: _____ Tax Map/Lot: _____

**SECTION III
ESTABLISHMENT OF DISTRICTS AND USES**

| 3.6 TABLE OF USES | R-4 | R-3 | R-2 | R-1 | B-1 | M-1 | VR-1 | VB-1 | VM-1 | W-1 |
|--|-----|-----|-----|-----|-----|-----|------|------|------|-----|
| A. Residential Uses | | | | | | | | | | |
| 1. Single family detached dwelling. | P | P | P | P | X | S | P | S | S | |
| 2. Two family dwelling. | S | S | P | P | S | S | P | S | S | |
| * 3. Multi-family dwelling with a maximum of eight (8) dwelling units per building. | X | X | S | P | S | X | S | S | X | |
| 4. Manufactured Housing on individual lots. | X | X | X | X | X | X | X | X | X | |
| 5. Manufactured Housing Park in accordance with Section IX. | X | S | S | S | X | X | S | X | X | |
| 6. Manufactured Housing subdivision in accordance with Section XI. | P | P | P | P | X | X | S | X | X | |
| 7. Congregate Care Housing | X | X | S | S | S | X | S | S | X | |
| 8. Affordable Housing Option in accordance with Section XVI. | X | P | P | P | X | X | P | X | X | |
| B. Temporary Residential Uses | | | | | | | | | | |
| 1. Non-profit overnight and day camps and cottage colonies. | S | S | S | X | X | X | X | X | X | |
| 2. Bed and Breakfast Home in accordance with Section III, paragraph 3.7.2 and 3.7.4. | S | S | S | S | P | X | S | P | X | |
| 3. Bed and Breakfast Inn in accordance with Section III, paragraph 3.7.2 and 3.7.6. | S | S | S | S | P | X | S | P | X | |
| 4. Hotels, Motels, Inns. | X | X | X | X | P | S | X | P | S | |
| C. Outdoor/Recreational Uses | | | | | | | | | | |
| 1. Forestry, wildlife, timber preserves, reservoirs, and nature study areas, conservation areas and preserved or protected open space. | P | P | P | P | P | P | P | P | P | |
| 2. Public parks and playgrounds. | P | P | P | P | P | P | P | P | P | |
| 3. Commercial riding stables and riding trails. | S | S | S | X | X | X | X | X | X | |
| 4. Historic building or site open to public. | P | P | P | P | P | P | P | P | P | |
| 5. Recreational camping/tenting parks and recreational camping vehicles. | S | S | S | X | X | X | X | X | X | |
| D. Agricultural/Forestry Uses | | | | | | | | | | |
| 1. Agriculture, horticulture and floriculture except a greenhouse or stand for retail sale, including customary accessory structures and uses. | P | P | P | S | S | P | S | S | P | |
| 2. Farming including dairying, livestock, animal and poultry raising, and crop production including customary accessory structures and uses. | P | P | P | S | S | P | S | S | P | |
| 3. Year-round greenhouse or farm stand. | S | S | S | S | S | P | S | P | P | |

Section XII Wetlands Conservation District (Overlay)

**SECTION III
ESTABLISHMENT OF DISTRICTS AND USES**

| 3.6 TABLE OF USES | R-4 | R-3 | R-2 | R-1 | B-1 | M-1 | VR-1 | VB-1 | VM-1 | W-1 |
|--|-----|-----|-----|-----|-----|-----|------|------|------|-----|
| E. Institutional Uses/Community Facilities | | | | | | | | | | |
| 16. Town equipment garage, subject to Site Plan Review approval by the Planning Board. | S | S | S | X | X | P | X | X | X | |
| 17. Essential Services as defined in paragraph 2.1.E.2. | P | P | P | P | P | P | P | P | P | |
| F. Commercial Uses | | | | | | | | | | |
| 1. Retail Establishment. | X | X | X | X | P | S | X | P | S | |
| 2. Business Offices. | X | X | X | X | P | P | S | P | P | |
| 3. Professional Offices. | X | X | X | S | P | P | S | P | P | |
| 4. Banks and Lending Institutions. | X | X | X | X | P | X | X | P | X | |
| 5. Restaurants. | X | X | X | X | P | S | X | P | S | |
| 6. Drive-in Eating Establishments. | X | X | X | X | S | S | X | X | X | |
| 7. Lounge | X | X | X | X | S | S | X | S | S | |
| 8. Place of Entertainment in accordance with Section III, paragraph 3.7.9. | X | X | X | X | S | S | X | S | S | |
| 9. Filling station, Service Station (with or without convenience store). | X | X | X | X | S | S | X | S | S | |
| 10. Motor vehicle dealership, repair garage, body shop, paint shop. | X | X | X | X | S | S | X | X | S | |
| 11. Veterinary hospital/kennel. | S | S | S | X | X | S | X | X | S | |
| 12. Pet Grooming. | X | X | X | X | P | S | X | P | S | |
| 13. Convenience store (without gas pumps). | X | X | X | S | P | S | X | P | S | |
| 14. Airports, heliports, runways, control towers, administration buildings, hangers. | X | X | X | X | X | S | X | X | X | |
| 15. Indoor motion picture establishment. | X | X | X | X | P | X | X | P | X | |
| 16. Indoor and outdoor for profit recreation establishment or clubs. | X | X | X | X | S | S | X | S | S | |
| 17. Funeral home or parlor. | X | X | S | S | S | X | S | S | X | |
| 18. Beauty parlor, barber shop. | X | X | X | X | P | S | S | P | S | |
| 19. Uses, Adult in accordance with Section III, paragraph 3.9. | X | X | X | X | S | X | X | S | X | |
| 20. Self-Service Storage Facility. | X | X | X | X | S | S | X | X | S | |
| G. Industrial Uses | | | | | | | | | | |
| 1. Manufacturing, assembly, fabricating operations. | X | X | X | X | X | S | X | X | S | |
| 2. Research and development corporate and business offices. | X | X | X | X | P | P | S | P | P | |
| 3. Warehousing and wholesaling. | X | X | X | X | X | P | X | X | S | |
| 4. Freight and trucking terminals. | X | X | X | X | X | S | X | X | X | |
| 5. Bulk storage and distribution of goods, except fuels. | X | X | X | X | X | P | X | X | P | |
| 6. Bulk storage of fossil fuels. | X | X | X | X | X | S | X | S | S | |
| 7. Earth products removal subject to the provisions of Section XI. | S | S | X | X | X | S | X | X | X | |

*
*

Section XII Wetlands Conservation District (Overlay)

**SECTION IV
DIMENSIONAL AND DENSITY REQUIREMENTS**

4.1 GENERAL REQUIREMENTS No building or structure shall be erected, enlarged or moved nor shall any use be authorized or extended nor shall any existing lot be changed as to size except in accordance with the Table of Dimensional Requirements, Section 4.2, or in accordance with Section VIII for subdivisions of land for residential uses, as applicable, unless modified elsewhere in this Ordinance.

4.2 TABLE OF DIMENSIONAL REQUIREMENTS The TABLE OF DIMENSIONAL REQUIREMENTS shall apply for all lots, uses of land, and developments within the various districts, except for subdivisions of land for residential uses subject to the provisions specified in Section VIII, unless modified by other Sections of this Ordinance.

| TABLE OF DIMENSIONAL REQUIREMENTS | | | | | | | | | |
|-----------------------------------|-------------------------------------|----------------------------------|-------|--|-----------------|------|--------------------------|-----------------------|----------------------|
| Districts | Minimum Lot Dimensions ^a | | | Minimum Setback Dimensions ^a (ft) | | | Max. Height of Structure | Max. % Bldg. Cvge/Lot | Min.% Open Space/Lot |
| | Area (sf) | Continuous Frontage ^d | Depth | Front | Side | Rear | | | |
| R-4 ^b | 120,000 | 300 | 200 | 60 | 30 | 60 | 35 | 20 | 70 |
| R-3 ^b | 120,000 | 300 | 200 | 60 | 30 | 60 | 35 | 20 | 70 |
| R-2 ^b | 80,000 ^d | 250 | 140 | 40 | 20 | 40 | 35 | 30 | 30 |
| R-1 ^b | 60,000 ^e | 160 | 120 | 30 | 15 | 40 | 35 | 30 | 30 |
| R-1 (other than residential) | 15,000 | 100 | 100 | 25 | 15 | 40 | 35 | 30 | 50 |
| B-1 ^{c k} | 15,000 ^f | 80 | 80 | 30 | 15 | 40 | 35 | 40 | 30 |
| M-1 ^{c k} | 110,000 | 250 | 300 | 50 | 40 ^h | 50 | 45 | 40 | 30 |
| * VR-1 ^j | * 15,000 ⁱ | 80 | 80 | 30 | 15 | 40 | 35 | 40 | 30 |
| VB-1 ^l | 7,500 ^l | 50 | 100 | 0 | 10 | 10 | 35 | 60 | 20 |
| VM-1 ^l | 55,000 | 150 | 200 | 25 | 25 | 25 | 35 | 50 | 30 |

See Explanatory Notes in Section 4.3 for footnoted items.

* **4.3 EXPLANATORY NOTES** The following explanatory notes shall provide further definitions for the footnoted items in Table 4.2.

- (a) All measurements are in feet unless otherwise noted.
- (b) These dimensions shall not apply to Conservation Subdivisions. See Section VIII, Conservation Subdivisions, for applicable dimensional requirements.
- (c) When the footnoted commercial or industrial uses abut residential uses or a residential district, the minimum front and rear setbacks shall be 100 feet from and the side setback shall be 50 feet from a property line abutting a residential use or district.
- (d) 80,000 sq. ft. + 16,000 sq. ft. for each dwelling unit more than one on a lot.
- (e) 60,000 sq. ft. + 8,000 sq. ft. for each dwelling unit more than one on a lot.

**SECTION IV
DIMENSIONAL AND DENSITY REQUIREMENTS**

- (f) 15,000 sq. ft. + 2,000 sq. ft. for each dwelling unit more than one on a lot.
- (g) The minimum lot width at the front yard setback line shall not be less than 85 percent of the minimum lot frontage required for the District. The frontage on a road at a cul-de-sac may be less than specified if the lot width at the depth of the front yard setback line meets the minimum lot frontage requirements, but in no event less than 30 feet.
- (h) For residential use only in the M-1 zone the sideline setback shall be 30 feet.
- * (i) The required square footage of land area for the first dwelling unit shall be equal to the minimum lot area as defined in the Table of Dimensional Requirements. For each additional dwelling unit an additional 2,000 square feet of land area shall be required.
- (j) When the footnoted commercial or industrial uses abut residential uses or a residential district or are situated in a residential area, the minimum front setback shall be 25 feet and the minimum side setback shall be 25 feet from a property line abutting a residential use or district.
- (k) In the B-1 and M-1 zones, the maximum gross floor area of commercial retail stores and restaurants shall not exceed 40,000 square feet.
- (l) In the VB-1 and VM-1 zones, the maximum gross floor area of commercial retail stores and restaurants shall not exceed 20,000 square feet.

4.4 SPECIAL DIMENSIONAL AND DENSITY CONDITIONS The following special conditions shall apply as appropriate to this Section of this Ordinance.

4.4.1 Detached Accessory Building: In all districts, a detached accessory building shall conform to the following provisions:

- (a) It shall not be less than the front setback for the district or less than 10 feet from any other lot line or from any principal or accessory building.
- (b) It shall not exceed 20 feet in height unless the accessory is placed to comply with principal building setback in which case it will conform to the height restriction of the district.

4.4.2 Attached Accessory Building: In all districts, an accessory building attached to the principal building shall be considered as an integral part therefore and shall be subject to front, side, and rear yard requirements applicable to the principal building.

- * **4.4.3 Principal Structure:** Except for municipal facilities and public utilities, only one principal structure/principal use shall be permitted on a lot, except as noted in 8.6.5. In the B-1 and M-1 zones, there may be multiple principal nonresidential structures and uses within structures so long as each use is listed as a permitted (P) use or use permitted by special exception (S) in 3.6 TABLE OF USES. In the B-1 and M-1 zones, the maximum gross floor area of commercial retail stores and restaurants shall not exceed 40,000 square feet. In the VB-1 and VM-1 zones, the maximum gross floor area of commercial retail stores and restaurants shall not exceed 20,000 square feet. In the VB-1 and VM-1 zones, there may be multiple principle structures and uses within structures so long as each use is listed as a permitted (P) use or use permitted by special exception (S) in 3.6 TABLE OF USES. Nothing herein shall be construed

SECTION IV DIMENSIONAL AND DENSITY REQUIREMENTS

to preclude compliance with the requirements set forth in Section 15.8.2, Special Exceptions, of this Ordinance.

4.4.4 Corner Lot: A corner lot shall have minimum street yards and depths which shall be the same as the required front yard depths for the adjoining lots.

4.4.5 Through Lot: At each end of a through lot, there shall be a setback depth required, which is equal to the front yard depth required for the district in which each street frontage is located.

4.4.6 Projections: Projections are not permitted into required yards or other required open spaces except steps or stoops, eaves, or bay windows.

4.4.7 Maximum Number of Dwelling Units: The maximum number of dwelling units permitted in any multi-family dwelling shall be eight (8).

4.4.8 Additions: Additions which fail to meet the dimensional and density regulations contained in Table 4.2 to an existing, non-conforming structure may be permitted by special exception provided that the setback of the addition is no less than the setback of the existing structure.

4.5 MAXIMUM UNITS PER DEVELOPMENT The total number of dwelling units created by any one development shall not exceed fifty (50).

4.6 WAIVER OF DIMENSIONAL REQUIREMENTS BY THE PLANNING BOARD The Planning Board, during subdivision review process, is hereby given the authority to approve new non-conforming lots, provided that the applicant submits evidence that such non-conforming lots will be donated to, and accepted by the Town or Conservation Commission as open space, conservation land, or recreational land.

4.7 INCREASED SHORELAND PROTECTION STANDARD FOR CERTAIN FACILITIES The State Shoreland Protection laws (NH RSA 483-B:8) permit a Town to adopt land use control ordinances relative to all protected shorelands which are more stringent than the minimum State standards. As indicated in the Master Plan, the Town's lakes, rivers, ponds and streams are a primary resource and asset for the Town. The Contoocook River also serves as a drinking water sources and, as such requires special consideration. Nonconforming solid waste facilities and any proposed or existing solid waste facilities as well as nonconforming facilities and any existing facilities which store, or incinerate (or propose to store or incinerate) solid waste, or construction and demolition debris in close proximity to lakes rivers, ponds or streams, or artificial impoundment areas which connect to lakes, rivers, ponds or streams represent an unacceptable risk to these resources and the public health, safety and welfare of the citizens of the Town. The Town hereby adopts a more stringent shoreland protection standard for such uses. No existing, nonconforming, solid waste facility, or facility which stores, or incinerates solid waste, or construction or demolition debris nor any such facility allowed by variance, (except for a facility which has, and maintains in good standing a permit which predates this ordinance, permitting the placement of solid waste in accord with RSA 483-B:9 (IV-d)) shall be allowed to place solid waste or construction and demolition debris within 300 feet of the reference line of public waters or within 300 feet of the ordinary high water mark of a river, pond, stream or artificial impoundment area, nor shall the edge of any impervious surface on which such solid waste is located be within 300 feet of the reference line of public waters or within 300 feet of the ordinary high water mark of a pond, river, stream or artificial impoundment area. In the event a pre-existing facility has its permit revoked by the State,

VARIANCE
(Section XV)

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

The building owner plans to improve and remodel the home to attract people looking to rent a 1-2 bedroom high-end apartment and business/professional office space.

The proposed 6-8 residential units and mixed use of business/professional offices will not diminish surrounding property values. Currently, the property abuts a 4-unit apartment building, a 5-unit apartment building and a retail store with apartment above. Additionally, one building over is the United Methodist Church and then the Café that is across the street from Mr. Mikes.

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

A multi-use development of the property would be consistent with the current neighborhood as there are residences, multi-family units, and commercial mixed with residential directly abutting the property in question. The proposed residential units and business and/or professional offices are permitted uses in the district.

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

The current home disrepair is impacting the value of surrounding homes and businesses. The owner plans to improve and remodel the home attracting renters to what will be high-end apartments and business/professional office space. The proposed uses (residential and business/professional offices) of the property will not be substantially different by reason of normal operation, patrons, sight, noise or other characteristics from the existing multi-family apartment buildings or mixed retail/residential building.

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

The building is abutting multi-family apartment buildings and is across the street from a mixed commercial/residential property. The adjacent 4-unit apartment building and mixed commercial (retail) and residential property that is across the street are on smaller lots than the property in question. The proposed mixed commercial/residential use will not change the character of the surrounding area, or the spirit and intent of the Ordinance as both uses are permitted within the district.

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.

Requiring the owner to utilize the property for a maximum of three residential units and one principal use is not necessary in order to give full effect to the purpose of the Zoning Ordinance. The district allows multi-family as well as commercial uses. In fact, the property abuts a 4-unit and 5-unit multi-family apartment building and is located across the street from a mixed use commercial retail and residential building. The 4-unit building and mixed use building are located on lots having less acreage than the lot in question.

(ii) The proposed use is a reasonable one.

There are several homes in the area that were once single-family homes that have been converted to multi-family homes and commercial enterprises. The proposed uses (Multi-Family, Commercial and Mixed) are consistent with other uses in the neighborhood.

- (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.**

SPECIAL EXCEPTION
(Section XV)

- 1. Standards provided by this Ordinance for the particular use permitted by special exception.**

Multi-family dwelling is permitted by Special Exception in the VR-1 district per Table of Uses 3.6.A.3. Business and Professional Offices are permitted by Special Exception per Table of Uses 3.6.F.2 and 3.6.F.3.

- 2. No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.**

There are no known toxic materials associated with the multi-family dwelling or offices and there will be no hazards as a result of rehabbing the property.

- 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 rehabbing of the property within the original spirit of the home will improve the values in the vicinity. The proposed multi-family units and business/professional offices will not change the characteristics of the neighborhood as the uses will not be substantially different by reason of normal operation, patrons, sight, noise or other characteristics from the abutting multi-family apartment buildings or the mixed retail/residential building in the area.

- 4. No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.**

There will be no traffic hazard or substantial increase in the level of traffic congestion in the area because of the multi-family residence or offices. There will be ample parking where the occupants will be able to turn-around within the property.

The property abuts a 4-unit apartment building, 5-unit apartment building and a mixed retail/residential property that is across the street.

- 5. No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection, and schools.**

There will be no significant demand on municipal services. By having 1 or 2 bedroom apartments it will not be suitable for families with young children; therefore, there will be no impact on our schools due to the proposed use.

6. No significant increase of storm water runoff onto adjacent property or streets.

There will not be a dramatic increase in storm water. Where the parking is proposed, there is a catch basin to receive the normal run-off. State approval is required for the new entrance to the parking area.

7. An appropriate location for the proposed use.

One and two bedroom apartments and business/professional office space would attract people looking to live and/or work within walking distance to town. These are reasonable proposed uses of the property.

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.

There will be no adverse health or safety concerns related to the proposed apartments or offices. The uses are consistent with individual and multi uses in the neighborhood.

The property abuts a 4-unit apartment building, 5-unit apartment building and a mixed retail/residential property that is across the street.

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

The building owner plans to bring back the luster of the old home while providing much needed rental units for people looking to downsize and continue to live in Town. The office space and tasteful signage will represent the quality and class of Contoocook.



February 20, 2018

Hopkinton, NH

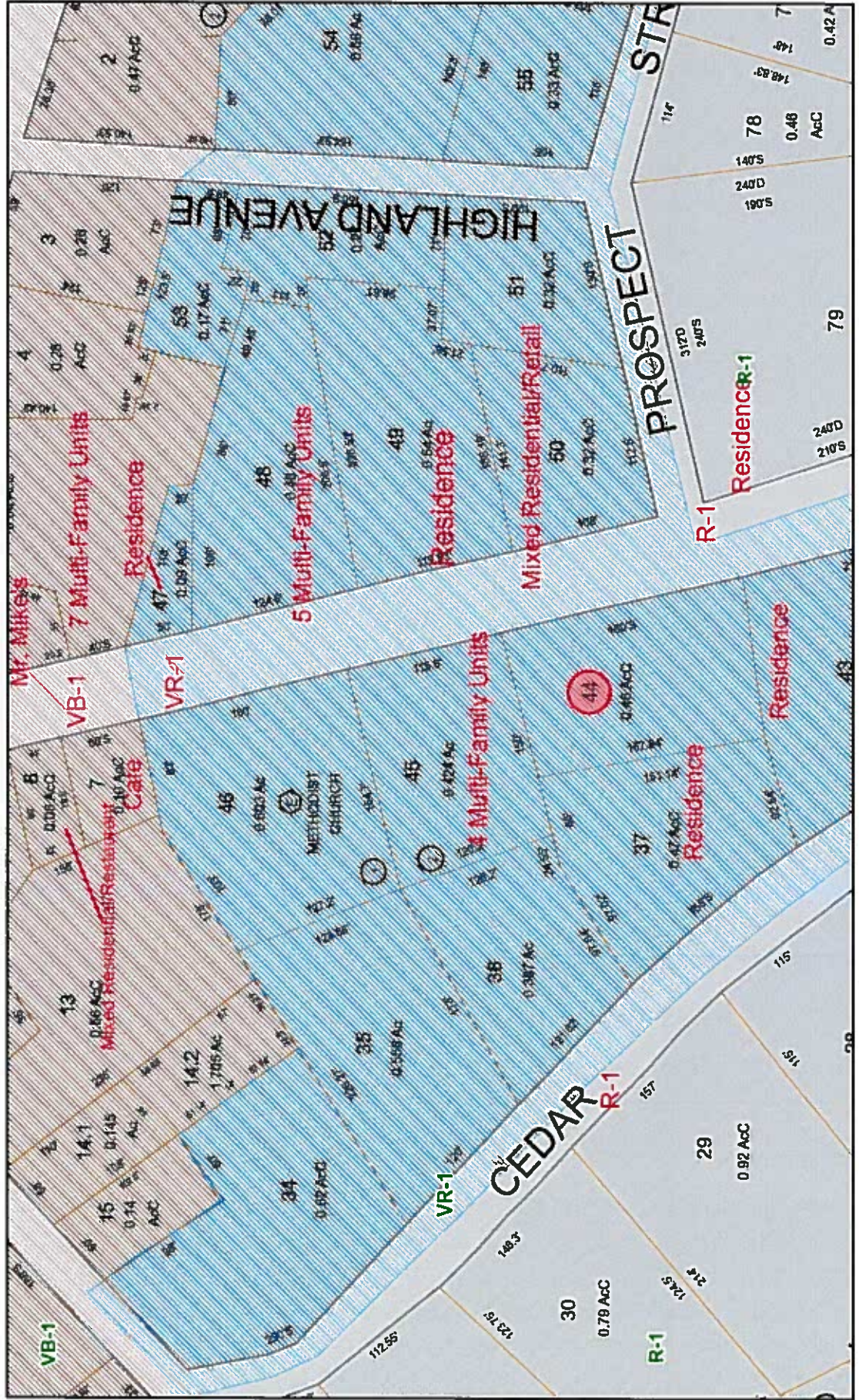
1 inch = 100 Feet



www.cai-tech.com

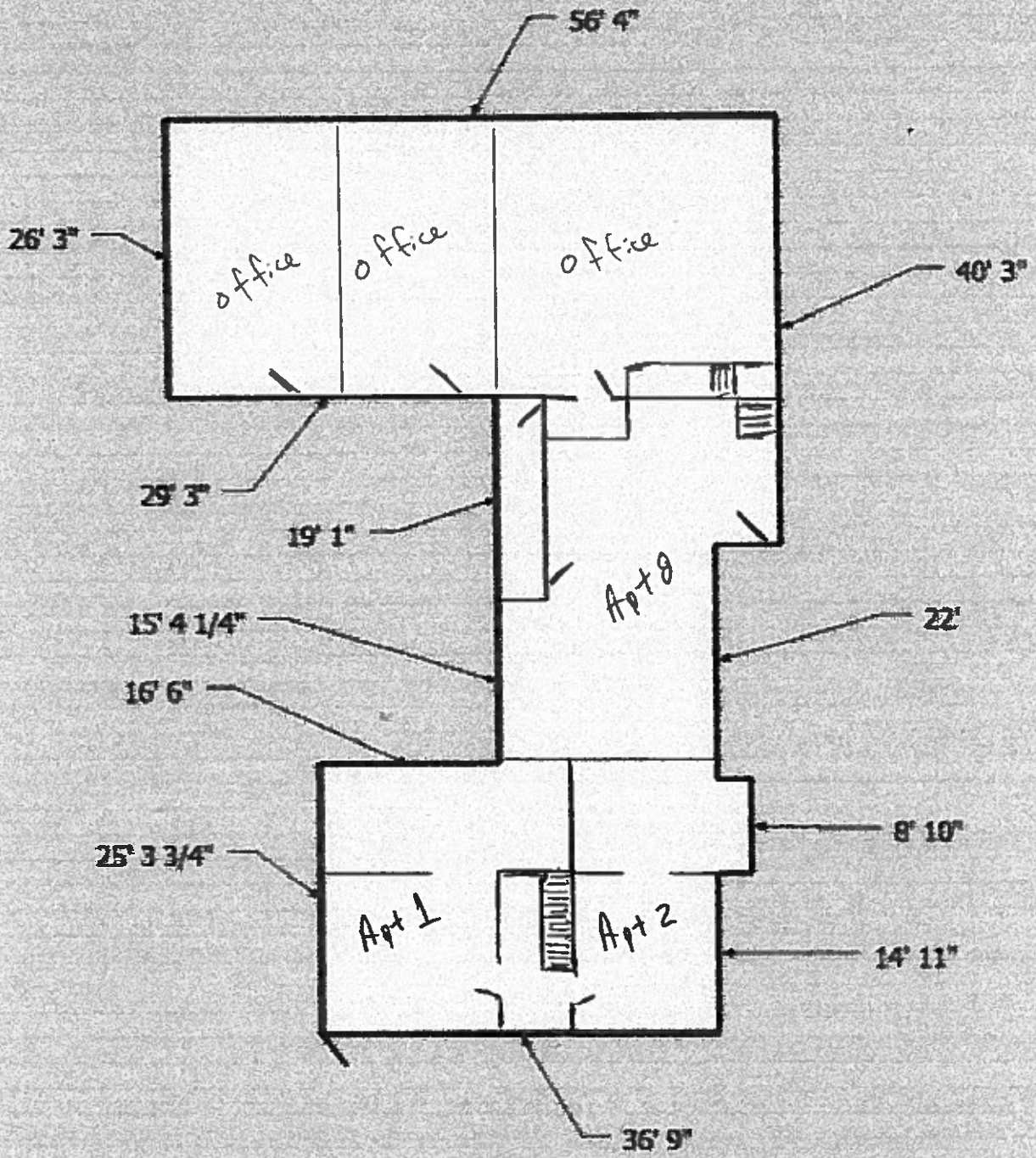


Precision Mapping. Design. Software.

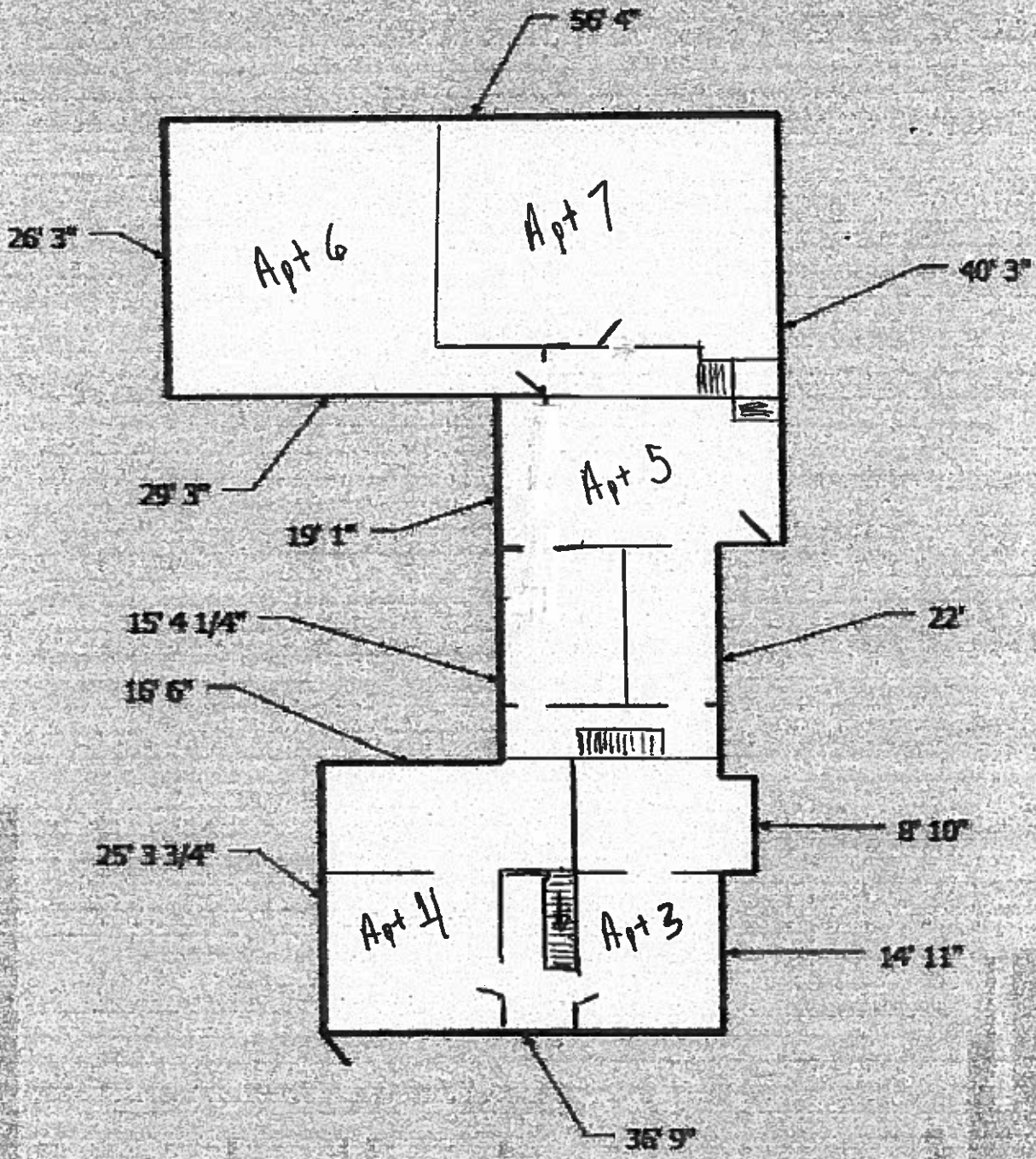


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

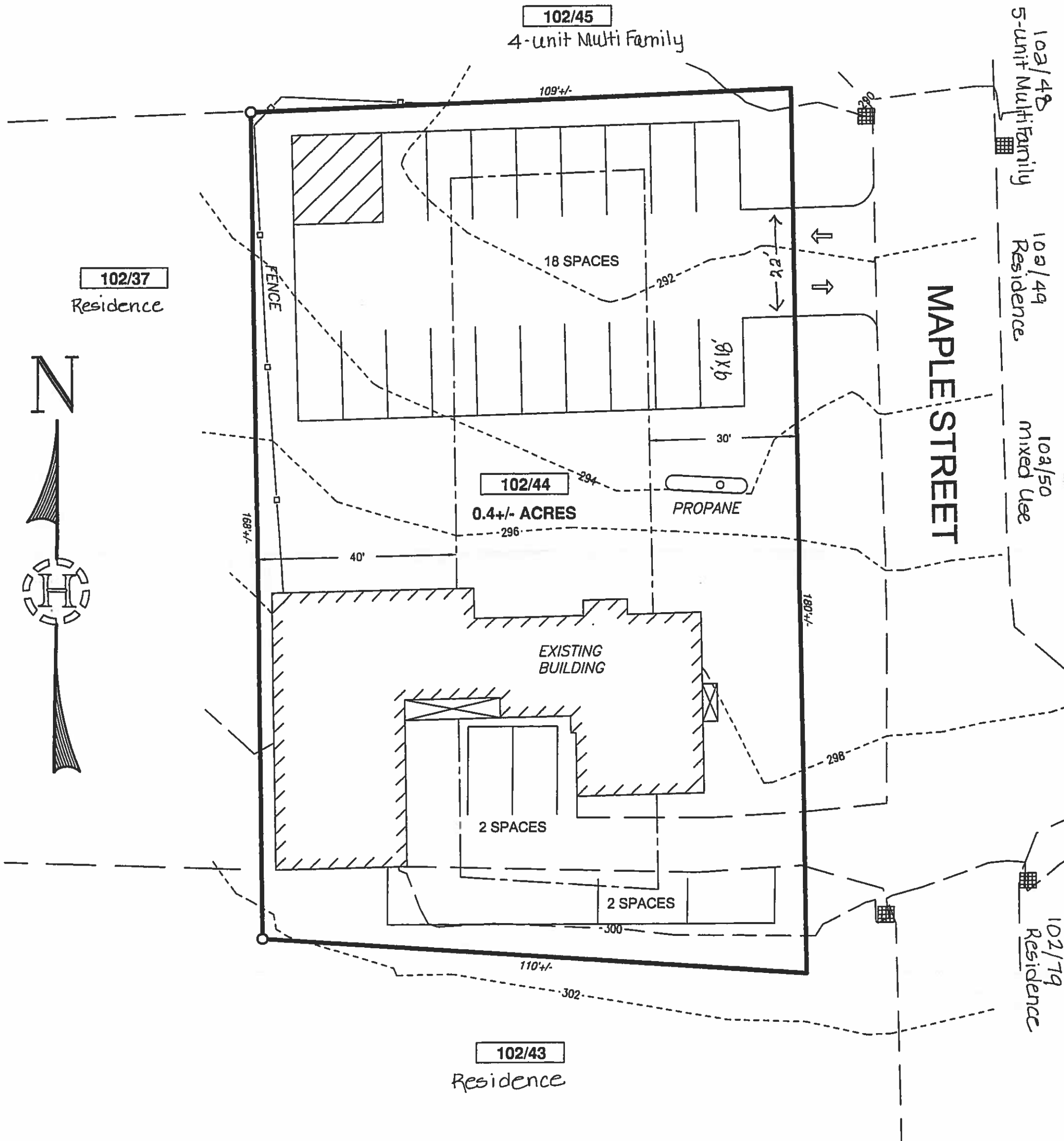
1st Floor Proposal



56 Maple Street



56 Maple Street



Parking Required :

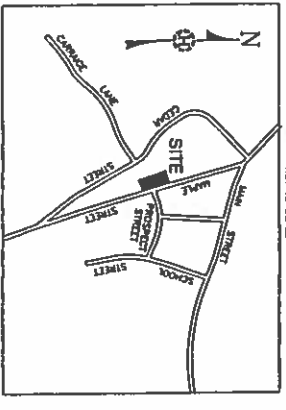
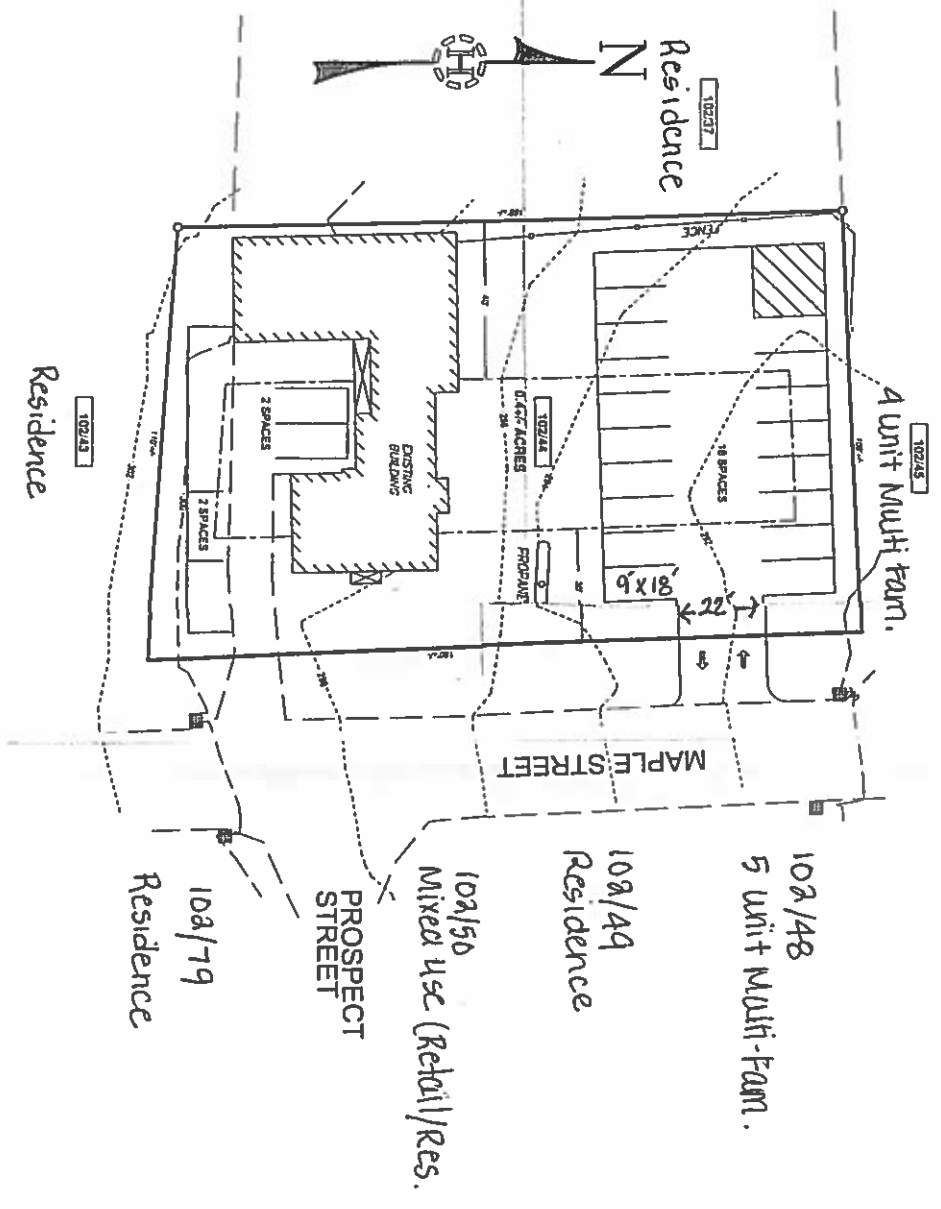
- Residential = 1.5 Spaces per unit
- Offices = 1 per each 400SF gross floor space

56 Maple ST.
 Tax Map 102 Lot 44
 VR-1 District

RENCE PLAN:
 2020 UNITED METHODIST CHURCH - AMONG SUBDIVISION PLAN, CONTOUR COOK, NH
 COX COUNTY SCALE: 1"=30' DATED APRIL 1978 BY ALLEN L. SMITH P.L.C. NO. PLAN 44371.

LEGEND:

| | |
|--|-------------------------|
| | DISTING PARADISE |
| | DISTING DRIVE |
| | LOT LINE |
| | STAKE WALL |
| | BUILDING SETBACK LINE |
| | CAUTION |
| | 7' CONTIGUOUS INTERVAL |
| | 10' CONTIGUOUS INTERVAL |
| | PROPOSED CONTIGUA |
| | CATCH BASIN |
| | PIPE TROUGH |
| | TRAFFIC FLOW ARROW |



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DESIGN A PROPOSED PARKING LOT ON TAX MAP 102 LOT 44 TO SERVICE THE EXISTING BUILDING.
 2. THE OWNER OF RECORD OF TAX MAP 102 LOT 44 IS CITIZENS BANK, N.A. 1098 TELEGRAPH ROAD OLD TALEN, VA 22081 (SEE RECORD BOOKS PG 23 DATED 8/19/17).
 3. TAX MAP 102 LOT 44 LIES WITHIN THE V.H. 1 SETBACKS ARE 30' FRONT 15' SIDE AND 40' REAR.
 4. BOUNDARY ADJUSTMENT DESCRIBED HEREIN IS SUBMITTED PER THE REFERENCE PLAN. NOTED THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
 5. PROPOSED ARE 22 PARKING SPACES.

Parking Req.:

- Residential = 1.5 spaces per unit
- Offices = 1 per ea. 400SF gross floor space

SITE PLAN
 PREPARED FOR:
BEAUX WOODS CONTRACTORS LLC
JOHN WUELLENWEBER
 56 MAPLE STREET
 TAX MAP 102 LOT 44
 HOPKINTON, NEW HAMPSHIRE

SCALE 1"=30'

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

FORNARD 12, 2018

HIGGINSON LAND SERVICES
 LAND SURVEYING - SURVEY SYSTEM DESIGN - PLANNING
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