



Town of Hopkinton Planning Department

330 Main Street, Hopkinton NH 03229-2627 - (603) 746-8243 – planzone@hopkinton-nh.gov

HOPKINTON ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE – AGENDA JUNE 6, 2023

The **Hopkinton Zoning Board of Adjustment** will meet on Tuesday, June 6, 2023, at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, to review and take action on the following:

I. Call to Order/Roll Call.

II. Application(s).

#2023-05 Stuart Bronson and Beth Bissonette Variance from Zoning Ordinance 4.2 and 4.4.1 to replace a non-conforming structure, barn, having less than the required front setback for the R2 zoning district with a new accessory structure that will be less non-conforming. Located at 2597 Hopkinton Road, shown on Tax Map 104, Lot 1.

III. Review of Minutes and Notice of Decision of March 8 and May 9, 2023.

IV. Other Business.

- (a) Draft Rules of Procedures.
- (b) July Meeting Schedule.
- (c) Any other business to legally come before the meeting.

V. Adjournment.

#2083-05



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 APPLICATION FOR APPEAL

Ten completed copies of the application with all supporting documentation must be submitted.

Name of Applicant: STUART BRONSON BETH BISSONNETTE
 Mailing Address: 2597 HOPKINTON RD CANTON COOK NH 03229
 Telephone (days): 603 491 0107
 Name of Property Owner: SAME
 Mailing Address: SAME
 Telephone (days): SAME
 Tax Map: 104 Lot: 1 Location of Property: 2597 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: IV Paragraph/Table: 4.2 and 4.4.1

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 to permit the following:

DEMOLITION OF EXISTING BARN WHICH IS NON COMPLIANT WITH FRONT SETBACK AND REPLACING IT WITH A BOAT HOUSE WHICH WILL BE LESS NON-CONFORMING THAN THE EXISTING BARN.

NOTE: 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, legend, and location, size and type of all existing and proposed buildings, uses, parking, signs, roadways, screening, etc. Map submitted to included one full-size and ten 11" x 17" or less.
- ✗ 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 act 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 taking part 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: _____

Bronson

Date: 5/2/2023

Owner's Signature(s): _____

Bronson

Date: 5/2/2023

448150

2002 FEB 14 AM 11:31

BK2340 PGO365

Return to:
Stuart J. Bronson
2597 Hopkinton Road
Hopkinton, NH 03229

14.34
2.00 ✓

Sweeney & Sweeney • ATTORNEYS AND COUNSELLORS-AT-LAW • 6 MANCHESTER STREET • NASHUA, NH 03060-2178

40.00 QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, I, Stuart J. Bronson, an unmarried person, of 2597 Hopkinton Road, City of Hopkinton, County of Merrimack, State of New Hampshire

FOR CONSIDERATION PAID, GRANTS TO, Stuart J. Bronson and Beth Bissonnette, of 2597 Hopkinton Road, City of Hopkinton, County of Merrimack, State of New Hampshire

With QUITCLAIM COVENANTS, as joint tenants with rights of survivorship

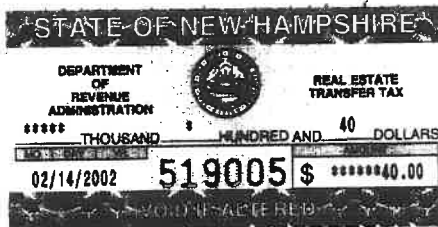
A certain tract or parcel of land with the buildings thereon, situated in the Town of Hopkinton, County of Merrimack, State of New Hampshire, on the highway leading from Hopkinton Village to Contoocook Village, bounded and described as follows, to wit:

Beginning on the above mentioned highway and at land now or formerly of William Rollins at a stone wall; thence southwesterly along said wall and land of Rollins to another stone wall and land now or formerly of John S. Wheeler and Ernestine M Wheeler; thence northwesterly by stone wall and land of said Wheelers to another stone wall and land of said Wheelers; thence northeasterly by stone wall and land of said Wheelers four hundred thirty-two (432) feet, more or less, to a pipe driven in the ground at the above mentioned highway; thence southeasterly by said highway four hundred (400) feet, more or less, to the point of beginning.

Subject to the following recorded in the Merrimack County Registry of Deeds:


Reserving the right to well situated across the road from the building; also right to enter upon said land, repair pipes and make other repairs as needed, as recorded at Volume 531, Page 029.

Meaning and intending to convey the same premises conveyed to the within Grantor by Deed of Jeanette M. Conner, f/k/a Jeanette M. Connor-Bronson, dated October 13, 1998, as recorded in the Merrimack County Registry of Deeds at Volume 2123, Page 1559.



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IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of February, 2002.


Stuart J. Bronson

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this, the 12th day of February, 2002, personally appeared Stuart J. Bronson, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

Before me,


Justice of the Peace/Notary Public

CATHY E. MCCOUBRY, Justice of the Peace
My Commission Expires May 28, 2002

MERRIMACK COUNTY RECORDS


Kathi L. Gray, CPO, Register



Town of Hopkinton Planning Department

330 Main Street, Hopkinton NH 03229-2627 - (603) 746-8243 -planzone@hopkinton-nh.gov

BUILDING PERMIT DENIAL

Date of Decision: December 22, 2022

Application for Building Permit: 2022-000, Dated: 12/20/2022

Applicant: Stuart Bronson

Owner: Stuart Bronson/Beth Bissonnette

Address: 2597 Hopkinton Road

Map/Lot: Map 104, Lot 1

District: R-2 (Medium Density Residential)

Description: Construct a 24' x 40' boathouse.

Building permit application denied due to non-compliance with Hopkinton Zoning Ordinance Section IV, 4.2 and 4.4.1 Detached Accessory Building minimum front setback required for R-2 district is 40 feet (4.2 Table of Dimensional Requirements).

The Applicant has the opportunity to appeal the decision to the Hopkinton Zoning Board of Adjustment as an application for Administrative appeal or Variance. Please note that Administrative appeals must be filed within forty-five (45) days of this decision, as indicated in the Zoning Board of Adjustment Rules of Procedure.

A handwritten signature in black ink, appearing to read "Karen Robertson", written over a horizontal line.

Karen Robertson
Planning Director

Date: 12/22/2022

**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. See Explanatory Notes in Section 4.3 for footnoted items.

TABLE OF DIMENSIONAL REQUIREMENTS									
Districts	Minimum Lot Dimensions ^a			Minimum Setback Dimensions ^a			Max. Height of Structure	Max. % Bldg. Cvg./Lot	Min. % Open Space/Lot
	Area (SF)	Continuous Frontage ^h	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 ^c (other than residential)	15,000	100	100	25	15	40	35	30	50
B-1 ^{cj}	15,000 ^f	80	80	30	15	40	35	40	30
M-1 ^{cj}	110,000	250	300	50	40 ⁱ	50	45	40	30
VR-1 ^c	15,000 ^f	80	80	30	15	40	35	40	30
VB-1 ^k	7,500 ^g	50	100	0	10	10	35	60	20
VM-1 ^{ck}	55,000	150	200	25	25	25	35	50	30

Residential/Agricultural (R-4), Low-Density Residential (R-3), Medium-Density Residential (R-2), High-Density Residential (R-1), Commercial (B-1), Industrial (M-1), Village High-Density Residential (VR-1), Village Commercial (VB-1), Village Industrial (VM-1)

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 applicant must demonstrate compliance with the requirements of subsection 4.7, Buffer Standards for Nonresidential Uses.
- (d) 80,000 sq. ft. + 16,000 sq. ft. for each dwelling unit more than one on a lot.

SECTION IV
DIMENSIONAL AND DENSITY REQUIREMENTS

- (e) 60,000 sq. ft. + 8,000 sq. ft. for each dwelling unit more than one on a lot.
- (f) 15,000 sq. ft. + 2,000 sq. ft. for each dwelling unit more than one on a lot.
- (g) 7,500 sq. ft. + 2,000 sq. ft. each dwelling unit more than one on a lot.
- (h) 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.
- (i) For residential use only in the M-1 district the sideline setback shall be 30 feet.
- (j) In the B-1 and M-1 districts, the maximum gross floor area of commercial retail stores and restaurants shall not exceed 40,000 square feet.
- (k) In the VB-1 and VM-1 districts, 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 Section VIII Conservation Subdivisions, Section XIX Commerce and Community Overlay District, and in this Section.

In the B-1 and M-1 districts, there may be multiple principal nonresidential structures and/or 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 VB-1 and VM-1 zones, there may be multiple principal 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 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.



100 foot Abutters List Report

Hopkinton, NH
February 02, 2017

Subject Property:

Parcel Number: 104-001-000
CAMA Number: 104-001-000
Property Address: 2597 HOPKINTON RD

Mailing Address: BRONSON STUART J BISSONNETTE
BETH
2597 HOPKINTON RD
CONTOOCOOK, NH 03229

Abutters:

Parcel Number: 104-002-000
CAMA Number: 104-002-000
Property Address: MAIN ST

Mailing Address: KIMIN INC
2688 HOPKINTON ROAD
CONTOOCOOK, NH 03229

Parcel Number: 104-097-000
CAMA Number: 104-097-000
Property Address: HOPKINTON RD

Mailing Address: KIMIN INC
2688 HOPKINTON ROAD
CONTOOCOOK, NH 03229

Parcel Number: 240-008-001
CAMA Number: 240-008-001
Property Address: 2563 HOPKINTON RD

Mailing Address: BROWN ROBERT C & STEPHANIE L
2563 HOPKINTON RD
HOPKINTON, NH 03229

Parcel Number: 240-009-000
CAMA Number: 240-009-000
Property Address: HOPKINTON RD

Mailing Address: KIMIN INC
2688 HOPKINTON ROAD
CONTOOCOOK, NH 03229

Parcel Number: 241-001-000
CAMA Number: 241-001-000
Property Address: HOPKINTON RD

Mailing Address: KIMIN INC
2688 HOPKINTON ROAD
CONTOOCOOK, NH 03229



www.cai-tech.com

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Additional information

My property resides along Rt 103 between Contoocook and Hopkinton Villages on the downhill flank of Gould Hill. The house was built in 1804 and is very close to the road. The existing barn that I wish to replace is a poorly constructed building of unknown age. It is 10' from the edge of Rt 103, which is the State Route right of way – 10'. The face of the building along Rt 103 represents the property boundary as per land surveyor Jacques Belanger. The building sits atop wooden piles which are perched atop flat rocks in the soil. It is entirely unsuitable and unsafe to store a 28' boat.

My desire is to raze the building and replace it with a drive-thru boathouse so that I can safely exit and enter Rt 103. The property does not have enough flat terrain to either push the proposed boathouse 40 feet back or to allow for any sort of turnaround with the boat in tow. The proposed boathouse would be 20 feet from the edge of Rt 103 – double the existing structure – more conforming but not compliant.

I have attached pictures of the site to give you a feel for the challenges involved.

As you are probably aware, there are many structures along Rt 103 between Hopkinton and Contoocook Villages that are sited very close to the street. As such, I don't believe that we are asking for or setting any sort of setback precedent with this Waiver Application.

Thank you for your consideration.

Stuart Bronson and Beth Bissonnette

Town of Hopkinton ZBA Variance Application

Variance Section XV

1. *The proposed use would not diminish surrounding property values because:*
The proposed structure's setback will be more compliant than the existing structure. Additionally, replacing an old and aging, poorly made structure with a new and code compliant structure which will also be more attractive is likely to enhance property values.
2. *Granting the variance would not be contrary to the public interest because:*
We are increasing the front setback by ten feet thereby making the proposed structure more compliant than current structure. This will increase the safety margin along Route 103 by affording more room for state snowplows and emergency vehicle pull off room.
3. *By granting the variance substantial justice would be done because:*
The proposed structure will enable me to shield, store and protect my boat and equipment. Additionally, there is no other possible alternative location that exists on the property due to the layout of the land situated on the flank of Gould Hill.
4. *The spirit and intent of the Ordinance will not be broken by granting the variance because:*
We are improving the setback of the existing structure making it more compliant with the Ordinance to the full extent that we are able given the physical site limitations. The structure would be as compliant as possible. This house was built in 1804 – well before both State Route 103 and the Ordinance existed.
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 provisions and the specific application of that provision to the property:*
The property is sited on the flank of Gould Hill and is on a substantial slope excepting those areas that were made flat with retaining walls and concrete buttresses. This geography limits building site options to this single plot; we do not have options.
 - (ii) *The proposed use is a reasonable one.*
It is reasonable to house and protect my boat on a property situated right on the edge of a very busy Route 103. We are Improving the setback, aesthetics, and safety by moving this building back as far as possible.
 - 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.*

True. The nature of the property situated on a hillside limits siting options to this one spot. The ability to safely tow a large boat off/on Rt. 103 and into/out of the boat house within the confines of this parcel further limits the siting of the structure. It is further reasonable to desire to build a structure on your land in order to house and protect your property.



EXISTING STRUCTURE

LEFT FACE OF BUILDING IS

10' FROM STREET - EXACTLY

ON THE PROPERTY BOUNDARY - -

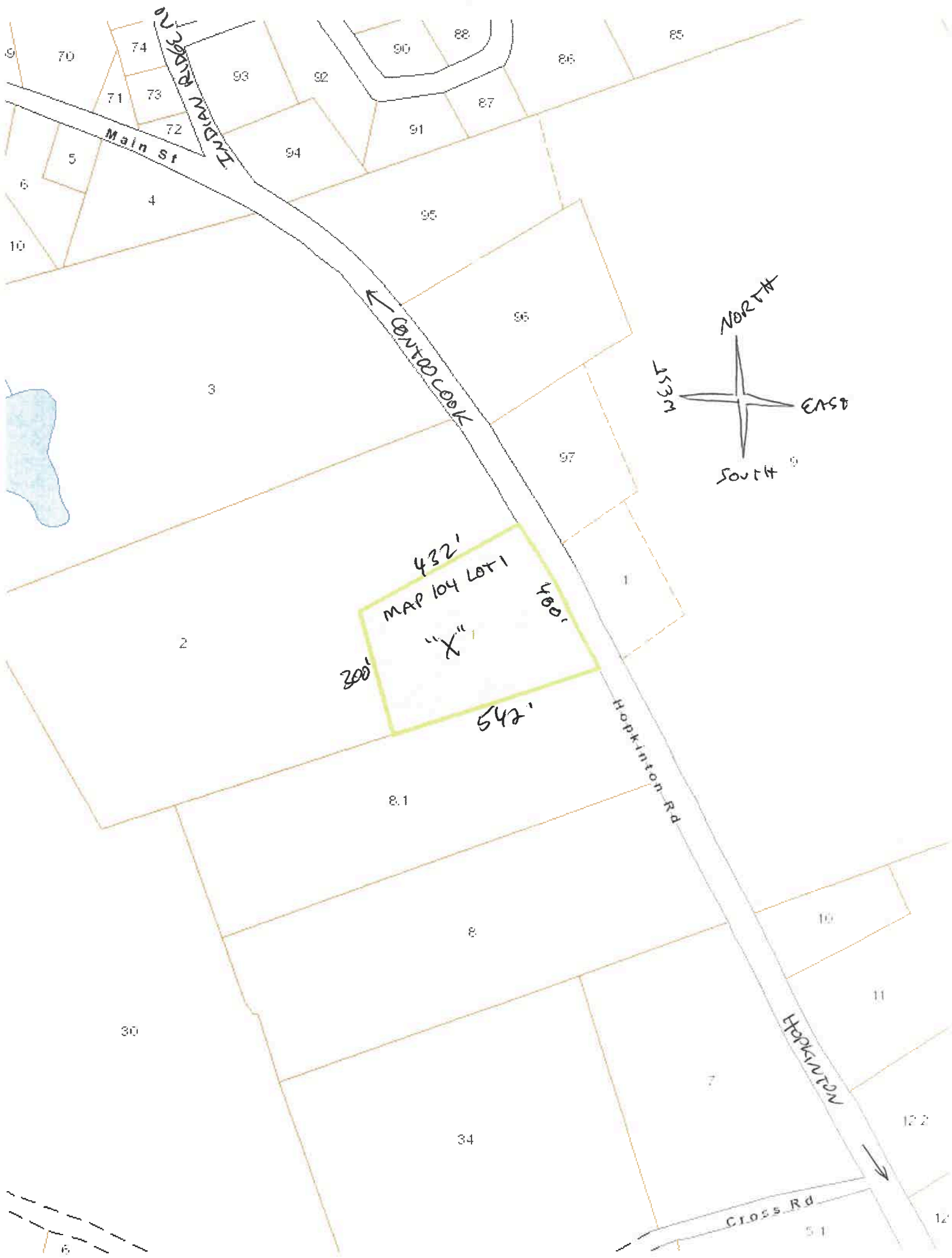
A 0' FRONT SET BACK



BACKSIDE OF RETAINING WALL
TO CREATE FLAT SPOT FOR
PROPOSED STRUCTURE



RETAINING WALL IS
12' HIGH; THE GROUND
SLOPES AWAY FROM THE
PATH



Main St

INDIAN RIDGE

CENTO COOK

NORTH
SOUTH
EAST
WEST

432'
MAP 104 LOT 1
"X"
200'
542'
100'

HOPKINTON RD

HOPKINTON

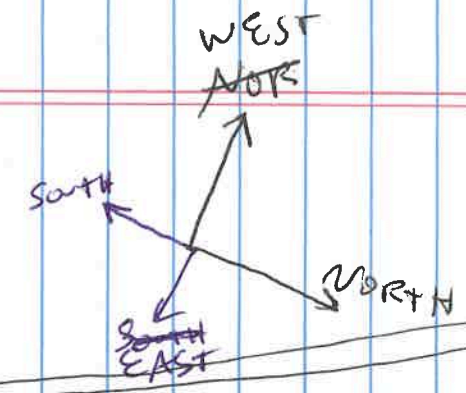
CROSS RD

9
70
74
71
73
72
5
6
10
4
3
2
1
8.1
8
30
34
6
93
92
94
95
96
97
98
99
100
88
87
86
85
1
7
11
12.2
12
5.1

↑
N 400' setback

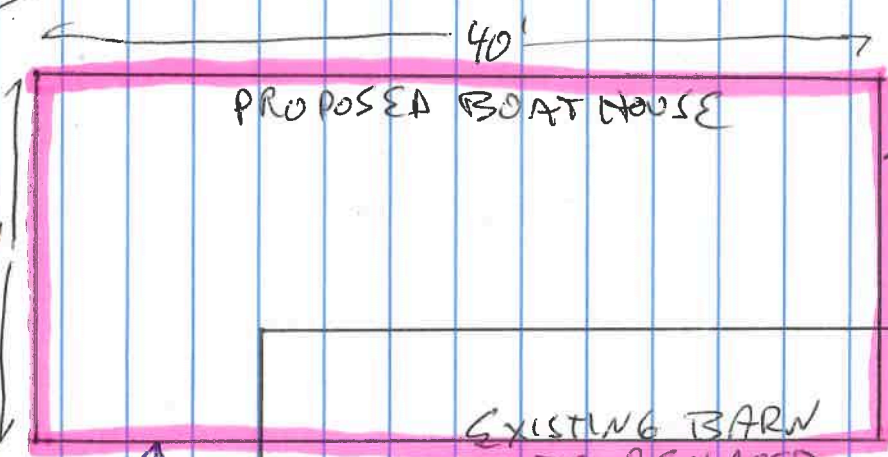
132' →
SETRBACK

BRONSON
PROPOSED DETAIL VIEW
2597 HOPKINTON RD
104 LOT 1

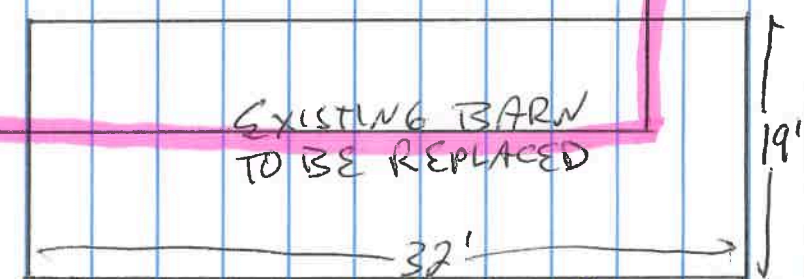


↑
DOWN
SLOPE

RETAINING WALL



← 15' to 20' →



← 90' Setback

PROPERTY
Boundary

↑ 10'
↓
SETBACK

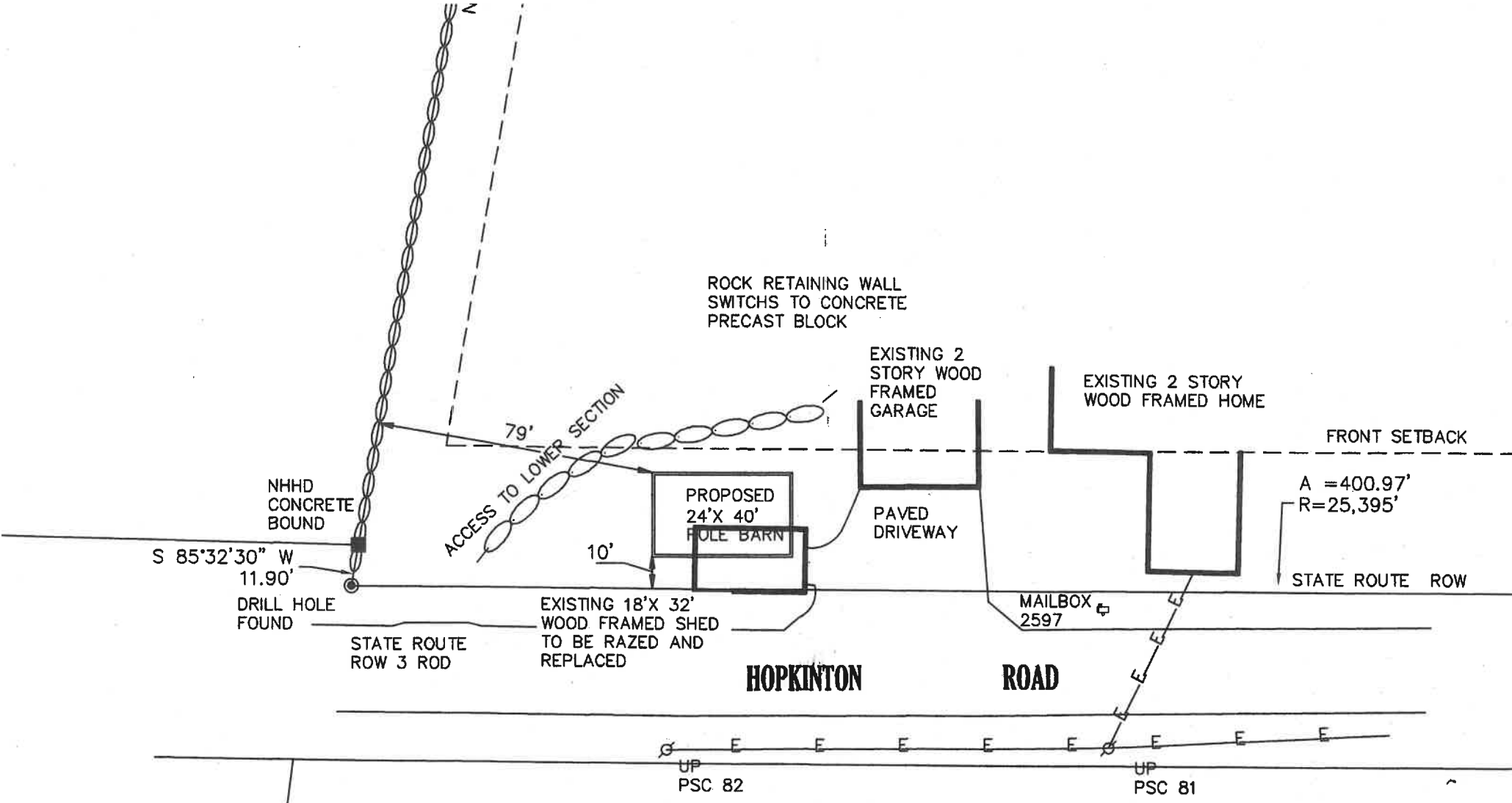
PROPERTY
Boundary

↑ 10' = 0' SETBACK
↓

← Hopkinton

RT 103

Contra Costa →

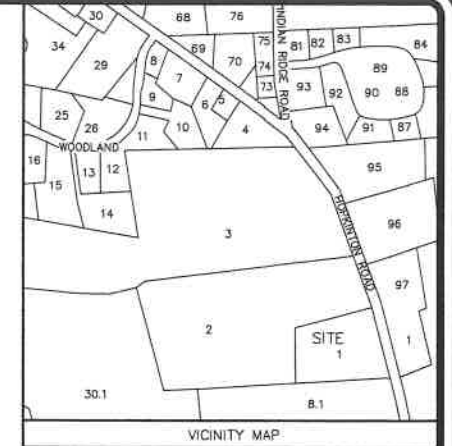
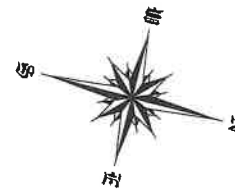


MAP 240 LOT 9
 KIMIN INC.
 2688 HOPKINTON
 ROAD
 CONTOOCCOOK NH
 03229

MAP 241 LOT 1
 KIMIN INC.
 2688 HOPKINTON
 ROAD
 CONTOOCCOOK NH
 03229

RESERVED FOR REGISTRY USE

MAP 104 LOT 2
KIMIN INC.
2688 HOPKINTON
ROAD
CONTOOCOOK NH
03229



LEGEND

- CONCRETE/GRANITE BOUND
- IRON PIPE/PIN
- ⊙ DRILL HOLE
- ⊕ RE-BAR/STEEL PIN
- ⊖ TEST PIT
- ⊗ WELL
- ⊘ UTILITY POLE
- LOT LINE
- - - SETBACK LINE
- · - · - SOIL LINE
- STREET SIGN
- · · · · TREE LINE
- · - · - EDGE OF GRAVEL
- - - 510 - - - CONTOUR
- ⊘ STONEWALL

THIS LOT LIES WITHIN THE R2 ZONE
MINIMUM FRONT SETBACK = 40'
MINIMUM SIDELINE SETBACK = 20'
MINIMUM REAR SETBACK = 40'

MAP 104 LOT 2
KIMIN INC.
2688 HOPKINTON
ROAD
CONTOOCOOK NH
03229

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.
 5/5/23
 DATE
 J. E. BELANGER
 LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS
 A MAXIMUM ERROR OF CLOSURE OF 1:110,000 ON ALL PROPERTY LINES IN &
 BORDERING THE SUBJECT PROPERTY.
 5/5/23
 DATE
 J. E. BELANGER
 LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS
 TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC
 OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS
 ARE SHOWN.
 5/5/23
 DATE
 J. E. BELANGER
 LICENSED LAND SURVEYOR



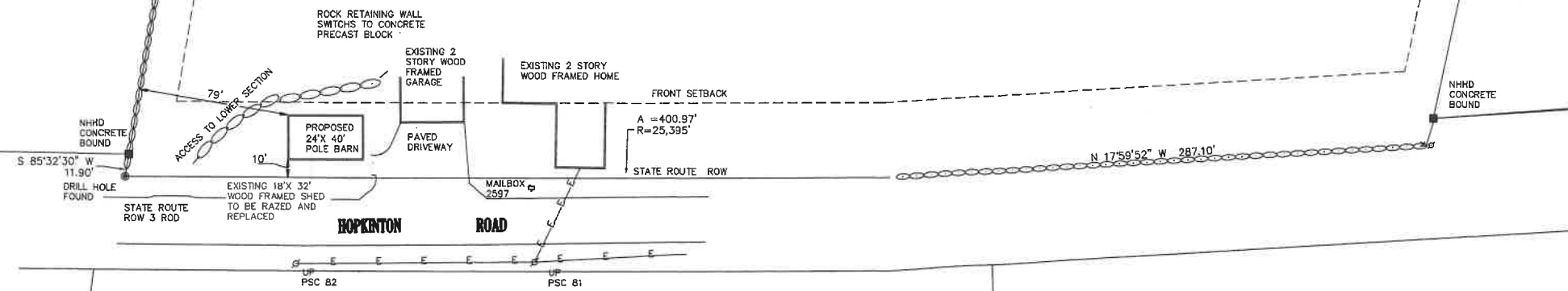
PLAN INTENT:

THE INTENT OF THIS PLAN IS TO BE USED FOR A VARIANCE APPLICATION.
THE ONLY PORTION WE HAVE SURVEYED IS THE SOUTH EAST CORNER
WHERE RELIEF FROM THE EXISTING BUILDING SETBACKS IS BEING APPLIED FOR.

- REFERENCE PLANS:
- 1.) SEE "SUBDIVISION PLAN ASSESSORS MAP 240 LOT 8, HOPKINTON NH" PREPARED BY MICHAEL DAHLBERG, DATED APRIL 4, 2000, RECORDED IN THE MCRD AS PLAN #15,801.
 - 2.) PERIMETER SURVEY OF LAND FOR JOAN KIMBALL MILLER, LYNDIA KIMBALL, WARREN F. KIMBALL, III & GAYLE KIMBALL" PREPARED BY LAMARINE TECHNICAL LAND SERVICES, SIGNED BY WILLIAM SNOW, RECORDED IN THE MCRD AS PLAN #15,801.
 - 3.) STATE OF NEW HAMPSHIRE STATE HIGHWAY DEPARTMENT, FEDERAL AID PROJECT NO 243 B CENTRAL.
 - 4.) HOPKINTON NH TAX MAP 104

LOT AREA APPROXIMATELY
3.7 ACRES PER TAX MAP

MAP 104 LOT 2
ROBERT C. & STEPHANIE
L. BROWN
2563 HOPKINTON ROAD
CONTOOCOOK NH 03229



MAP 240 LOT 9
KIMIN INC.
2688 HOPKINTON
ROAD
CONTOOCOOK NH
03229

MAP 241 LOT 1
KIMIN INC.
2688 HOPKINTON
ROAD
CONTOOCOOK NH
03229

MAP 104 LOT 97
KIMIN INC.
2688 HOPKINTON
ROAD
CONTOOCOOK NH
03229



VARIANCE PLAN MAP 104 LOT 1 2597 HOPKINTON ROAD HOPKINTON NH BOOK 1854 PAGE 1639	PREPARED FOR: STUART BRONSON 2597 HOPKINTON ROAD HOPKINTON NH
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J.E. BELANGER LAND SURVEYING PLLC
 LICENSED LAND SURVEYOR
 61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046

- * BOUNDARY SURVEYS
- * SUBDIVISIONS
- * LAND PLANNING
- * SEPTIC DESIGN

PLAN DATE: APRIL 7, 2023
 SCALE: 1" = 40'
 PROJECT NO.: 222355
 SHEET 1 OF 1

TEL (603) 774-3601