

Town of Nottingham  
P.O. Box 114  
Nottingham NH 03290

Code Administration



Office (603) 679-9597 x2  
Fax (603) 679-1013  
E-mail: [dsylvia@nottingham-nh.gov](mailto:dsylvia@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

### Building Permit Application Denial

Date: 7/17/19  
Owner: Stephen Bond  
Address: 33 Lakeview  
Map/Lot 71/69

Applicant has filed for a permit to replace existing structure on a non-conforming lot.

#### Denials:

**Article II(C)(1)(a):** Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access, except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.

- Lot has 50 feet frontage where 200 feet is required on a Class V road.

#### **Article II(C)(2)** Minimum setbacks

- Required setbacks for septic is 20'. Proposed setbacks are only 10.3
- Side building setbacks for a non-conforming lot is 20 feet. Proposed is 9.3 feet

#### Note:

- Applicant will provide a stamped survey
- Applicant will need to provide an approved septic plan
- Applicant will need to provide a Shoreland permit

Respectfully submitted,

Dale Sylvia  
Code Enforcement

Paul Romano  
37 Lakeview Dr.  
Nottingham, NH 03290

July 17, 2019

Re: Stephen & Tracy Bond request for setback variance  
To: Zoning Board Nottingham, NH.

Due to existing conditions on the neighboring lot at 33 Lakeview Dr., a request for variance to construct a beach field within the 20' setback to my property line is being considered.

I believe the board should approve the request. I believe the placement is in the best possible location on the non-conforming lot.

I write this letter to state I have no objection to granting the variance.

Sincerely,  
Paul Romano





**TOWN OF NOTTINGHAM**

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov) Tel (603) 679-9597 Fax (603) 679-1013

**Zoning Board of Adjustment Application for Appeal- VARIANCE**

**\*PLEASE READ THE APPLICATION RULES AND GUIDELINES BEFORE COMPLETING THE APPLICATION\***

**LOCATION OF PROPERTY:** Street Address \_\_\_\_\_  
\_\_\_\_\_ 71 \_\_\_\_\_ 69 \_\_\_\_\_ 0000  
Tax Map Lot Sub-Lot

**Applicant's information:**

Name(s): Stephen T & Tracy A Bond  
Address: 204 Normand Road Phone #: 603-812-8602  
Goffstown, NH 03045 E-mail: stbond204@Comcast.net

**Owner(s) information (if same as applicant write same):**

Name(s): SAME  
Address: \_\_\_\_\_ Phone #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Representative's information (if applicable):**

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_ Phone #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property information:**

Lot Dimensions: Front 50' Rear 90' Side 300' Side 335'  
Lot Area: Acres .59 Square Feet 25,715  
Present Use of Property Seasonal Residential  
Proposed Use of Property Year Round Residential

**Please provide a copy of the recent deed and tax card for this property.**

The signer shall be the owner; or the signer shall provide a letter signed by all the property owners giving the signer permission to represent the owner in presentation of this application.

I certify that the information provided is to the best of my knowledge, complete and correct.

**OWNER(S)** Stephen T Bond [Signature] 7/10/2019  
Printed name Signature Date  
Tracy A Bond [Signature] 7/10/2019  
Printed name Signature Date  
\_\_\_\_\_  
Printed name Signature Date

**NOTE:** This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

### VARIANCE REQUEST

A variance is requested from Article II Section C (2) of the zoning ordinance to permit:

Setback variance requested for placement/construction of new septic system leach field. Proposed system will be 10.3' from property line with 37 Lakeview (Parcel 071-0067-000)

Previous Zoning Board action on this property: \_\_\_\_\_

### SUPPORTING INFORMATION

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

The new proposed location is a betterment over existing septic location & septic design. The existing system is also within the setback and is also nearer to the lake & existing wells.

2. The spirit of the ordinance is observed:

Soil Conditions & ledge as well as limitations caused by a non conforming lot leave few alternatives to placing the leach field in the requested location. The requested location is a betterment or improvement over existing conditions.

3. Substantial justice is done:

This variance if granted would benefit both the general public & the individual owner. The variance would allow placement of an approved septic system which would be in a location with better soil conditions, additionally it would be located outside all state required setbacks.

4. The values of the surrounding properties are not diminished:

The surrounding properties benefit from the proposed placement. There are no other locations on the property that offer the same condition & benefit.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:  
 A. For purposes of this subparagraph, "unnecessary hardship" means that, 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; and

Due to the size of the lot & soil conditions, existing improvements (driveway), desire to not remove trees, location of ledge literal enforcement would result in unnecessary hardships.

- ii) The proposed use is a reasonable one.

The proposed use of setback for a leach field is reasonable based upon conditions mentioned above (non conforming lot, requested variance providing location for improved system).

- 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.

based upon location of shoreline, neighboring wells, ledge, existing driveway, distance from dwelling, soil conditions, lot size a variance is needed.

**NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.**

### VARIANCE REQUEST

A variance is requested from Article II Section C(2) of the zoning ordinance to permit:

Setback variance requested to reconstruct & expand on existing footprint. Current setback is 6'7" proposed is 7'5". Replacement structure will be taller - Current Shed roof vs. pitched

Previous Zoning Board action on this property: \_\_\_\_\_

### SUPPORTING INFORMATION

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

The proposed building within the setback replaces an existing building so there is little change in use and there is slight improvement in distance from lot line. The elevation change does not block any view. The proposed building will have a runoff plan that improves existing conditions

2. The spirit of the ordinance is observed:

Due to the fact the lot is non-conforming and the changes proposed within the setback represent minimal change to existing conditions the spirit of the ordinance is observed

3. Substantial justice is done:

Proposed structure is being moved to a more compliant location, both setback & water front. Use of existing space/location requires no tree removal, and minimal disturbance within the 50' shoreline buffer.

4. The values of the surrounding properties are not diminished:

The surrounding property benefit from a more appealing (visually) building, as well as improvement in drainage & runoff. based upon the proposed roof change and runoff plan. The increased elevation does not impact any neighboring views.

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

A. For purposes of this subparagraph, "unnecessary hardship" means that, 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; and

The current/proposed location is only being expanded in elevation within the setback. The current/proposed location provides views of the lake not available in other locations & does not negatively impact general public or neighboring property. Moving the location would diminish value of the current property.

ii) The proposed use is a reasonable one.

The proposed use of setback is reasonable as it is improved over current & only represents an elevation change in the setback.

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.

Due to the width of the non-conforming lot there are limitations to locations, for well, septic, building location, Existing Driveway, ledge & desire to not remove trees & disturb buffer area are also factors.

**NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.**

### VARIANCE REQUEST

A variance is requested from Article IF Section C(1)a of the zoning ordinance to permit:

Minimum Frontage variance requested. Existing lot has 50'  
vs. Required 200'.

Previous Zoning Board action on this property: \_\_\_\_\_

### SUPPORTING INFORMATION

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

The variance if granted would not increase  
overcrowding or change current conditions, lot  
is a non conforming lot on a town maintained/owned  
road (Lakeview Drive)

2. The spirit of the ordinance is observed:

Based upon the shape of the lot allowing the  
variance does not violate the spirit of the ordinance  
and would not change current conditions or increase  
overcrowding of lots.

3. Substantial justice is done:

The variance would only recognize existing conditions  
on a non-conforming lot that has 50' Road frontage  
and an existing paved driveway.

4. The values of the surrounding properties are not diminished:



As granting this variance does not change existing conditions at the roadway there is no harm to the general public or surrounding properties

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

A. For purposes of this subparagraph, "unnecessary hardship" means that, 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; and

Because this is a non conforming lot & is part of an approved development plan requiring 200' frontage would result in unnecessary hardship.

ii) The proposed use is a reasonable one.

The proposed use is reasonable and the 50' frontage should not limit proposed use.

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.

Due to the lot being a non-conforming lot a variance is needed for 50' Road Frontage on a Year Round Residential lot.

I understand that I **MUST** appear in person at the public hearing

**OR**

If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

**I hereby designate** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**to represent me as a representative/agent in the pursuance of this appeal.**

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

### LIST OF ABUTTERS

The following is a list of all abutting property owners concerned in this appeal. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. The Land Use Office can assist you in determining your abutters, but **YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT OWNER AND MAILING INFORMATION.** When verifying the correct owner and mailing information, you are required to use the assessing information. **You are ultimately responsible for your own list of abutters.** This information is necessary to properly notify all interested parties with certified notices. **FAILURE TO PROVIDE COMPLETE INFORMATION ON ABUTTERS WILL RESULT IN THE APPLICATION BEING RETURNED AND MAY DELAY THE SCHEDULING OF YOUR HEARING.**

**\*\*PRINT THREE ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER & PROFESSIONAL(S) \*\***

1. Applicant(s) Name	Address
Stephen T Bond	204 Normand Road Goffstown NH 03045
2. Owner Name	Address
Stephen T Bond Tracy A Bond	SAME
3. Professional(s) Name	Address

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4. See a tached list		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



# Abutters List Report

Nottingham, NH  
July 10, 2019

## Subject Property:

Parcel Number: 071-0069-000  
CAMA Number: 071-0069-000  
Property Address: 33 LAKEVIEW DRIVE

Mailing Address: BOND, STEPHEN BOND, TRACY  
204 NORMAND ROAD  
GOFFSTOWN, NH 03045

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## Abutters:

Parcel Number: 071-0067-000  
CAMA Number: 071-0067-000  
Property Address: 37 LAKEVIEW DRIVE

Mailing Address: ROMANO, PAUL ROMANO, AUDREY  
37 LAKEVIEW DRIVE TRUSTEES  
ROMANO REV TRUST  
NOTTINGHAM, NH 03290

Parcel Number: 071-0070-000  
CAMA Number: 071-0070-000  
Property Address: 31 LAKEVIEW DRIVE

Mailing Address: KORZUN, JR REV TRUST JOHN J  
KORZUN, MARY A  
5 BARSTOW WAY  
MANCHESTER, NH 03104

Parcel Number: 071-0089-000  
CAMA Number: 071-0089-000  
Property Address: 32 LAKEVIEW DRIVE

Mailing Address: TURCOTTE, DAVID P  
32 LAKEVIEW DRIVE  
NOTTINGHAM, NH 03290



[www.cai-tech.com](http://www.cai-tech.com)

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



TOWN OF NOTTINGHAM  
**ZONING BOARD OF ADJUSTMENT**

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov) Tel (603) 679-9597 Fax (603) 679-1013

**AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY**

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

Property Owner(s)	<u><i>Josh Paul</i></u>	<u>7/10/19</u>	<u><i>Tracy A Bond</i></u>	<u>7/10/19</u>
	Signature	Date	Signature	Date

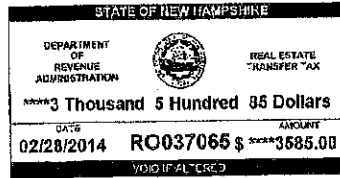
Property Owner(s)	_____	_____	_____	_____
	Signature	Date	Signature	Date

Property Owner(s)	_____	_____	_____	_____
	Signature	Date	Signature	Date

Property Owner(s)	_____	_____	_____	_____
	Signature	Date	Signature	Date

MAIL TO

Return to Grantees



WARRANTY DEED

**Laura Fiske, formerly Laura Harukewicz, individually and as administrator of the estate of Charles A. Harukewicz, Jr., 930 North Street, Walpole, MA 02081, Donna M. Harukewicz, 365 Nahatan St., Norwood, MA 02062, Robert W. Harukewicz, 469 York St., Canton, MA 02021, and Edward A. Harukewicz, 12 Raspberry Way, Walpole, MA 02081, for consideration paid, grant to Stephen Bond and Tracy Bond, husband and wife, 204 Normand Road, Goffstown, County of Hillsborough and State of New Hampshire 03045, with warranty covenants, as joint tenants with rights of survivorship,**

A certain parcel of land, together with any buildings thereon, situated in Nottingham, County of Rockingham, the State of New Hampshire, shown as Lot #17 on Plan entitled "Plan of Development of Johan Brustle, Pawtuckaway Lake, Nottingham, N. H." prepared by T. W. Chesley Engineering Co., Northwood, N. H. Dated October 1959 and recorded in Rockingham County Registry of Deeds at Plat 90, Page 10.

The described premises are subject to taxes assessed April 1, 1965 and to rights and restrictions set out in deed of Pawtuckaway Lake Shores, Inc. to Stewart V. Eames and Evelyn M. Eames by deed dated the 9<sup>th</sup> day of December 1960 recorded in Rockingham Registry of Deeds Book 1571, Page 288.

For grantors' sources of title see the following: deed of Ann S. Van denBergh to Charles Harukewicz dated May 14, 1965 and recorded in Rockingham County Registry of Deeds, Book 1767, Page 167; Estate of Charles Harukewicz, Rockingham County Registry of Probate Docket #93-1107; Estate of Mary Harukewicz, 10<sup>th</sup> Circuit Court - Probate Division-Brentwood docket #318-2006-ET-809; and Estate of Charles A. Harukewicz, Jr., 10<sup>th</sup> Circuit Court - Probate Division-Brentwood docket #318-2013-ET-01287. Grantors are also providing their statutory consent as sole heirs of the estate of Charles A. Harukewicz, Jr.

The above premises is not occupied and is not subject to homestead rights of grantors or their spouses.

006901

2014 FEB 28 PM 1:53

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

Witness our hands and seals this 24<sup>th</sup> day of February, 2014.

WITNESS:

[Signature]

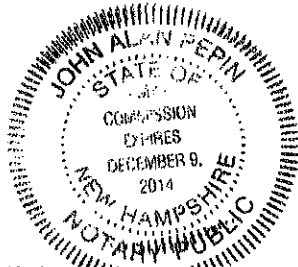
Laura Fiske Admin  
Laura Fiske, individually and as  
Administrator of the Estate of Charles  
A. Harukewicz, Jr.

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, SS.

On this 24<sup>th</sup> day of February, 2014, the foregoing instrument was acknowledged  
before me by Laura Fiske, individually and as Administrator of the Estate of Charles A.  
Harukewicz, Jr.

[Signature]

Justice of the Peace/Notary Public  
Name: John Alan Pepin  
My commission expires: 12-9-2014



I, Laura Fiske, as a beneficiary of the Estate of Charles A. Harukewicz, Jr., hereby  
consent to the sale and conveyance of the above described real estate.

Laura Fiske  
Laura Fiske

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, SS.

On this 24<sup>th</sup> day of February, 2014, the foregoing consent was acknowledged  
before me by Laura Fiske.

[Signature]

Justice of the Peace/Notary Public  
Name: John Alan Pepin  
My commission expires: 12-9-2014



BK 5515 PG 4954

Justice of the Peace/Notary Public

Name:

My commission expires:

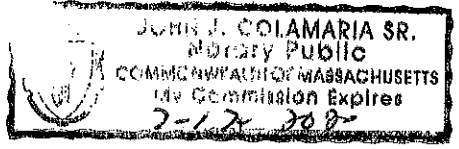
*Donna M. Harukewicz*  
Donna M. Harukewicz

Harukewicz

Commonwealth of Massachusetts  
County of *Norfolk*, SS.

On this *24* day of February, 2014, the foregoing instrument was acknowledged before me by Donna M. Harukewicz.

*[Signature]*  
Justice of the Peace/Notary Public



Name: *John J. Colamaria Sr*  
My commission expires: *7-17-2020*

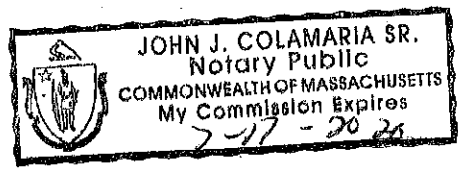
I, Donna M. Harukewicz, as a beneficiary of the Estate of Charles A. Harukewicz, Jr., hereby consent to the sale and conveyance of the above described real estate.

*Donna M. Harukewicz*  
Donna M. Harukewicz

Commonwealth of Massachusetts  
County of *Norfolk*, SS.

On this *24* day of February, 2014,, the foregoing consent was acknowledged before me by Donna M. Harukewicz.

*[Signature]*



Justice of the Peace/Notary Public  
Name: *John J. Colamaria Sr*  
*My Commission Expires*  
*7-17-20*

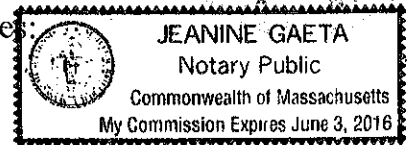


X Robert W. Harukewicz  
Robert W. Harukewicz

Commonwealth of Massachusetts  
County of Norfolk, SS.

On this 2<sup>nd</sup> day of February, 2014, the foregoing instrument was acknowledged before me by Robert W. Harukewicz.

X Jeanine Gaeta  
Justice of the Peace/Notary Public  
Name:  
My commission expires:



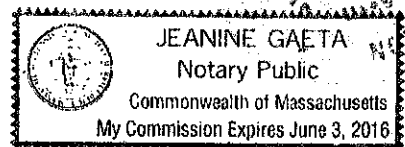
I, Robert W. Harukewicz, as a beneficiary of the Estate of Charles A. Harukewicz, Jr., hereby consent to the sale and conveyance of the above described real estate.

X Robert W. Harukewicz  
Robert W. Harukewicz

Commonwealth of Massachusetts  
County of Norfolk, SS.

On this 2<sup>nd</sup> day of February, 2014, the foregoing consent was acknowledged before me by Robert W. Harukewicz.

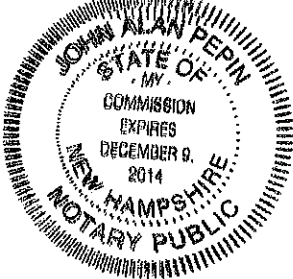
X Jeanine Gaeta  
Justice of the Peace/Notary Public  
Name:  
My commission expires:



*Edward A. Harukewicz*  
Edward A. Harukewicz

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, SS.

On this 24<sup>th</sup> day of February, 2014, the foregoing instrument was acknowledged before me by Edward A. Harukewicz



*John Alan Pepin*  
Justice of the Peace/Notary Public  
Name: John Alan Pepin  
My commission expires: 12-9-2014

I, Edward A. Harukewicz, as a beneficiary of the Estate of Charles A. Harukewicz, Jr., hereby consent to the sale and conveyance of the above described real estate.

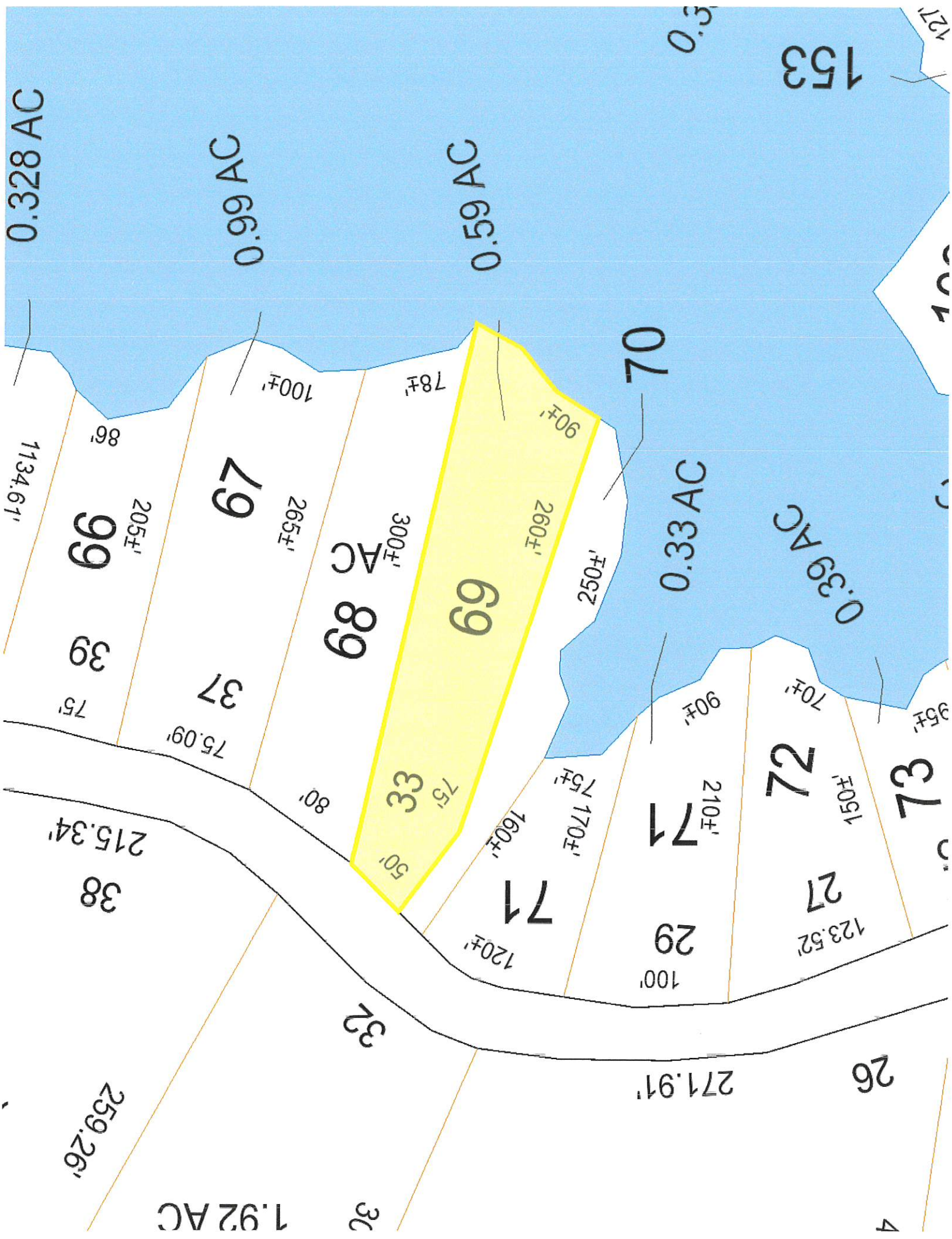
*Edward A. Harukewicz*  
Edward A. Harukewicz

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, SS.

On this 24<sup>th</sup> day of February, 2014, the foregoing consent was acknowledged before me by February, 2014.



*John Alan Pepin*  
Justice of the Peace/Notary Public  
Name: John Alan Pepin  
My commission expires: 12-9-2014



0.328 AC

0.99 AC

0.59 AC

0.33 AC

0.39 AC

1.92 AC

1134.61'

205.7'

265.7'

300.7'

260.7'

250.7'

90.7'

70.7'

105.1'

215.34'

38

32

259.26'

30

79

37

89

69

33

71

71

71

29

72

27

73

26

153

70

271.91'

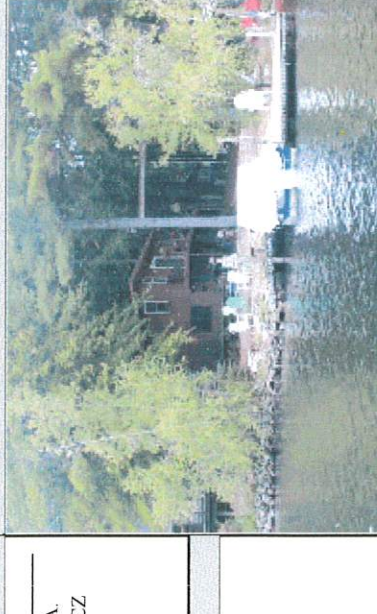
123.52'

4

95.7'

127.1'



OWNER INFORMATION		SALES HISTORY		PRICE GRANTOR		PICTURE		
<b>BOND, STEPHEN</b> BOND, TRACY 204 NORMAND ROAD GOFFSTOWN, NH 03045		Date	Book	Page	Type	Price		
07/29/14	JBEVE	02/28/2014	5515	1962	U199	239,000		
10/27/10	PBU'R	03/19/2007	2006	0809	U138			
06/14/10	PBAR							
07/03/08	MNAL							
06/16/06	DSVM							
06/05/98	AAM							
04/15/87	DMO							

LISTING HISTORY		NOTES	
2010 UPDATE RVW		BROWN; APPRS SEASONAL; 90 FT WF; 08-ABATMNT ADJ XTRA FTRS & SKTCH; 09 ABATE-ADJ TOPO; 10 RVW-ADJ LAND, WALLS, GRADE, IRMYD 1 SHED & PATIO; 7/14 NOH +POSTED=EST. CB FNDTN. SANDY BEACH. APPEARS PART OF WF HAS WALL W/DROP TO WATER. DRVWY APPROX. 1/2 GRAVEL.	

EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	7.00	50	763	
SHED-WOOD	20	5 x 4	400	7.00	0	0	
DECK	50	5 x 10	380	7.00	50	665	
DECK	276	12 x 23	118	7.00	50	1,140	
						<b>2,600</b>	

MUNICIPAL SOFTWARE BY AVITAR			
Year	Building	Features	Land
2016	\$ 46,600	\$ 2,600	\$ 303,400
Parcel Total:			\$ 352,600
2017	\$ 46,600	\$ 2,600	\$ 303,400
Parcel Total:			\$ 352,600
2018	\$ 46,600	\$ 2,600	\$ 303,400
Parcel Total:			\$ 352,600

LAND VALUATION														
Zone:	R-AG PAWTUCKAWAY	Minimum Acreage:	2.00	Minimum Frontage:	200	Site:	NATURAL	Driveway:	PAVED	Road:	PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.590 ac	78,600	E	100	90	100	100	95 -- MILD	100	67,200	0	N	67,200	
IF RES WTRFRNT	1.000 wf	x 220,000	X	100				95 -- MILD	113	236,200	0	N	236,200	90'AVG/BCH/CV/N W
												<b>303,400</b>		

**OWNER**

BOND, STEPHEN  
BOND, TRACY  
204 NORMAND ROAD  
GOFFSTOWN, NH 05045

**TAXABLE DISTRICTS**

District	Percentage

**BUILDING DETAILS**

Model: 1.00 STORY CAMP  
Roof: SHED/ASPHALT  
Ext: PREFAB WD/TI-11  
Int: PLYWOOD PANEL  
Floor: HARD TILE/CARPET  
Hear: WOOD/COAL/CONVECTION  
Bedrooms: 2    Baths: 1.0    Fixtures: 3  
Extra Kitchens:    Fireplaces:     
Generators:     
A/C: N6  
Quality: B3 AVG-30  
Com. Wall:     
Size Adj: 1.5008    Base Rate: RSA 80.00  
Blgd. Rate: 0.9035  
Sq. Foot Cost: \$ 72.28

**PERMITS**

Date	Project Type	Notes
11/21/18	SEPTIC DESIGN APPRO	AS OF 11/14 NO APPLICATION YET, TEST PITS

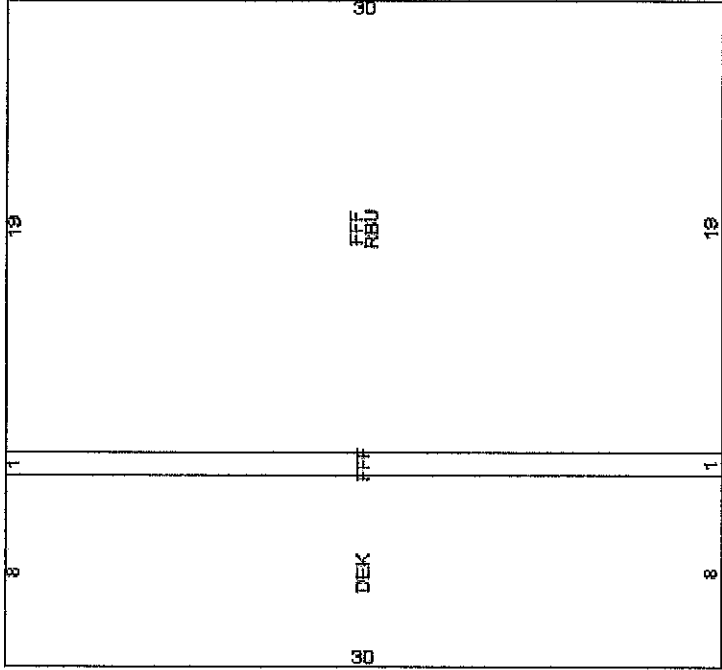
**BUILDING SUB-AREA DETAILS**

ID	Description	Area	Adj.	Effect
FFF	FST FLR.FIN	600	1.00	600
RBU	RAISED BSMINT	570	0.25	143
ENT	ENTRY WAY	9	0.10	1
DEK	DECK/ENTRANCE	240	0.10	24
<b>GLA:</b>	<b>600</b>	<b>1,419</b>		<b>768</b>

**2015 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 55,511
Year Built:	1975
Condition For Age:	AVERAGE
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	16 %
Building Value:	\$ 46,600

WATERFRONT



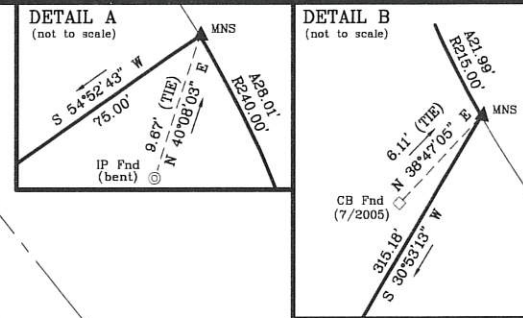








**BENCHMARKS**  
 BM1 Top of Magnetic Nail in pavement  
 Elev. 254.75 - flush  
 BM2 Top of Nail in Root of 34" Oak tree  
 Elev. 259.5 - 0.5ft down



**PRE-CONSTRUCTION**  
 LOT AREA W/IN  
 250ft SHORELAND ZONE  
 25,715 Sq Ft± (C)  
 CALCULATING IMPERVIOUS AREAS WITHIN  
 250 FEET OF THE REFERENCE LINE:  
 (See Application, A,C-D, Page 3 of 6)

PRIMARY STRUCTURE	Structure Description	Pre-Construction
		Camp at Roofline
ACCESSORY STRUCTURES	Gravel Driveway	3350 Sq Ft
	Paved Driveway	1535 Sq Ft
	Shed	125 Sq Ft
	Retaining Walls	75 Sq Ft
	Wood Deck & Stairs	200 Sq Ft
	Concrete Pad & Stairs	115 Sq Ft
	<b>Total</b>	<b>6,165 Sq Ft (A)</b>
Area of lot within 250ft of reference line:		25,715 Sq Ft (C)
		(A)/(C) x [100] = 23.97% (D)

(See Application, Page 4 of 6)  
**EXISTING AREA OF UNALTERED STATE**

Buffer Description	Total Area
50' to 150'	10,260 Sq Ft (F)

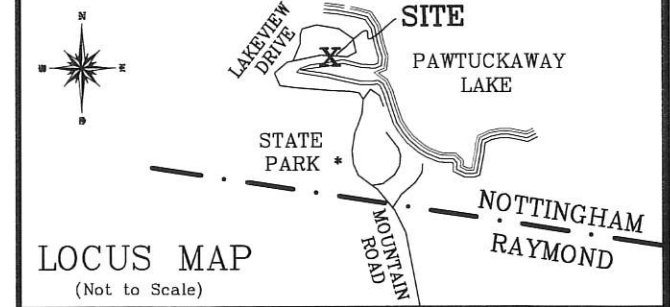
**TOTAL AREA OF LOT BETWEEN 50' & 150'**

Buffer Description	Total Area
50' to 150'	19,160 Sq Ft (G)

**MINIMUM AREA TO REMAIN IN UNALTERED STATE**  
 (0.25) x 19,160 Sq Ft = 4790 Sq Ft (H)  
 SMALLER No. (F) OR (H) = 4790 Sq Ft (I)



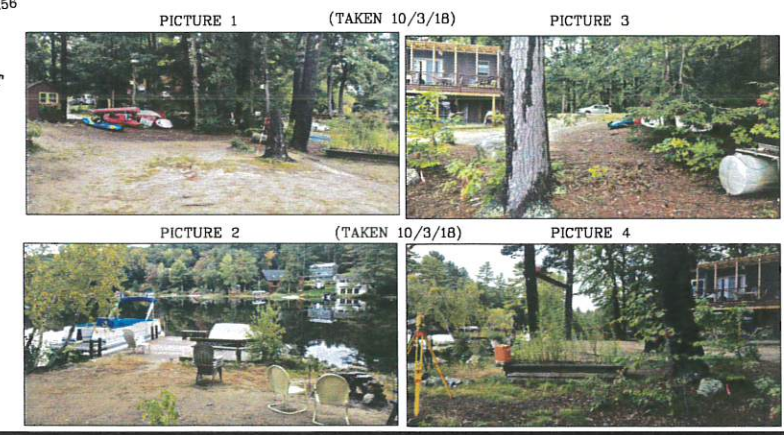
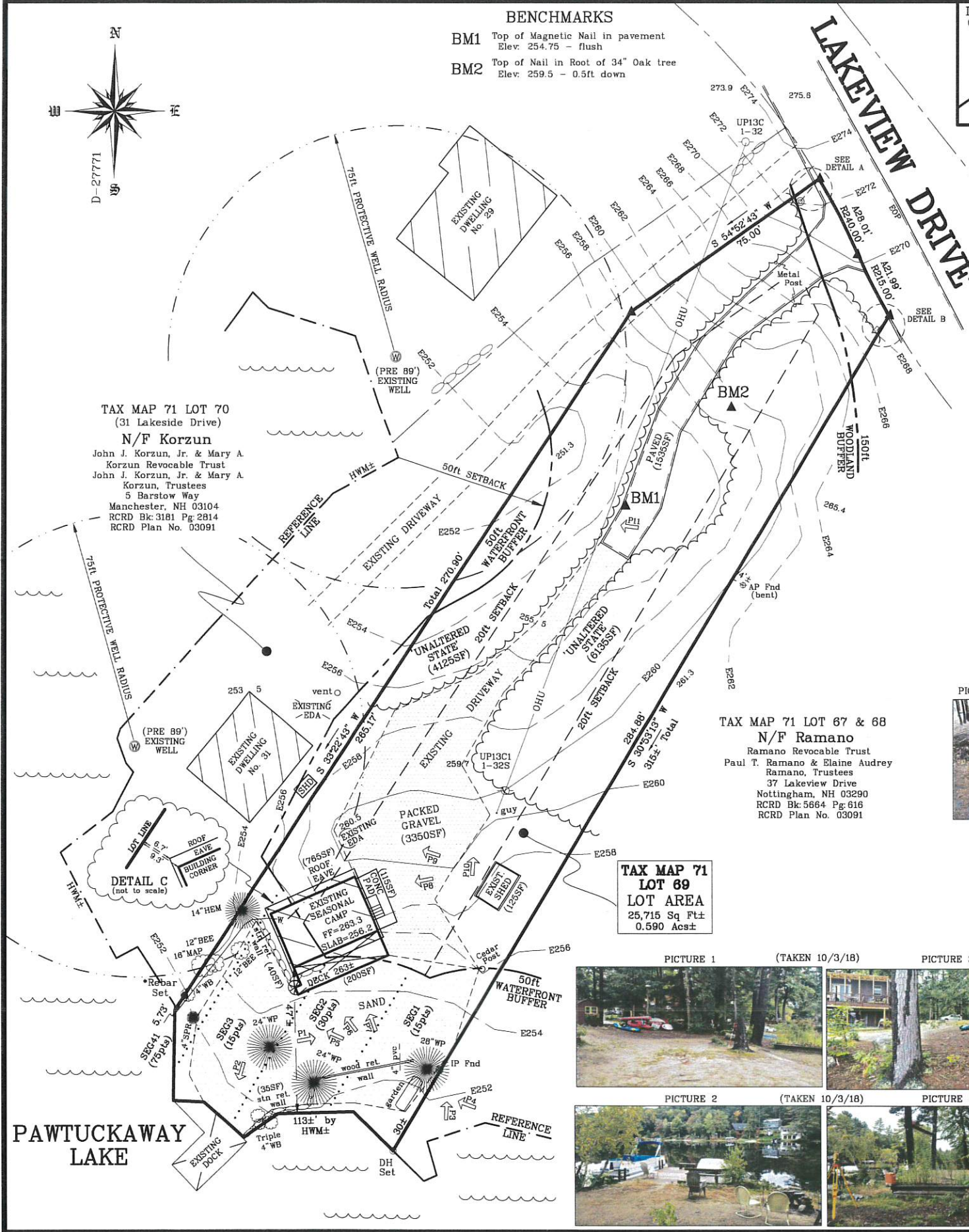
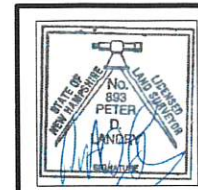
- KEY LEGEND/SYMBOLS**
- N/F RCRD NOW OR FORMERLY ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - E250 EXISTING CONTOUR
  - 250.0 EXISTING SPOT ELEVATION
  - OHU OVERHEAD UTILITIES
  - UP UTILITY POLE & NUMBER
  - PL PICTURE NUMBER & PHOTO DIRECTION
  - \*Rebar
  - DH DRILL HOLE
  - ⊙ IP IRON PIPE
  - CB CONCRETE BOUND
  - ▲ MNS MAGNETIC NAIL SET
  - FND FOUND
  - CONC CONCRETE
  - FF FIRST FLOOR
  - HWM HIGH WATER MARK
  - EDA EFFLUENT DISPOSAL SYSTEM
  - RET RETAINING
  - STN STONE
  - WP WHITE PINE TREE
  - WB WHITE BIRCH TREE
  - BEE BEECH TREE
  - HEM HEMLOCK TREE
  - MAP MAPLE TREE
  - SPR SPRUCE TREE
  - SHD SHED
  - EOP EDGE OF PAVEMENT
  - W- WATERLINE FROM LAKE



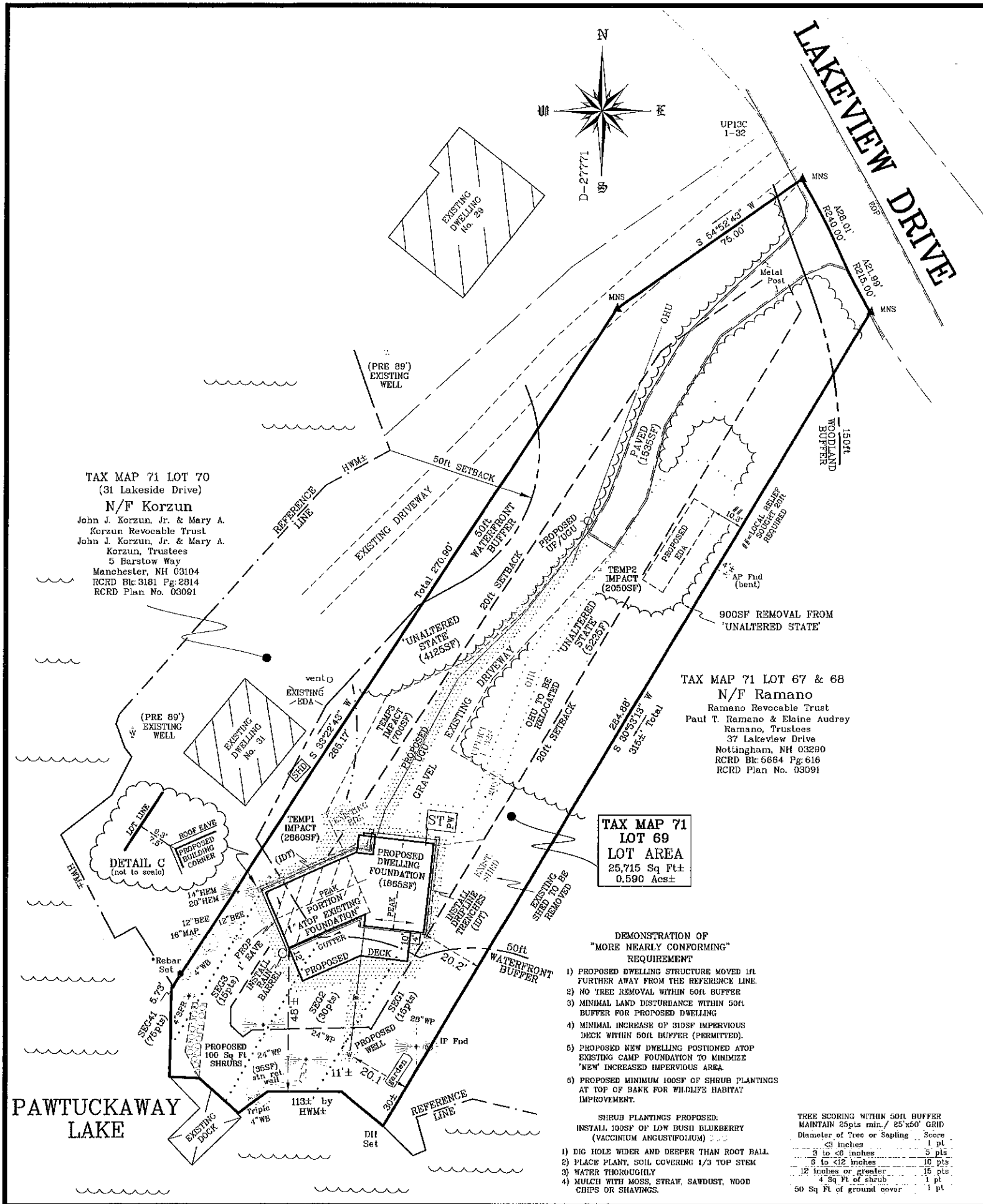
**SHORELAND PERMIT PRE-CONSTRUCTION PLAN**

AT  
 33 LAKEVIEW DRIVE  
 NOTTINGHAM, NH  
 CONSTRUCTION APPROVAL  
 SUBDIVISION APPROVAL Pre-1967 Lot  
 REFERENCE DEED RCRD BK: 5515 PG: 1962  
 REFERENCE PLAN RCRD No. 02824 & 03091  
 TAX MAP 71 LOT 69  
**SCALE: 1"=20'**  
 Stephen & Tracy Bond  
 OWNER: 204 Normand Road  
 Goffstown, NH 03045

APPLICANT: **LANDRY SURVEYING, LLC**  
 248 MILL POND ROAD-NOTTINGHAM, NH  
 DATE: November 2018 (603) 679-1387  
 SHORELAND PERMIT APPROVAL No. \_\_\_\_\_  
 SEE APPROVAL SLIP FOR ANY CONDITIONS OR REVISIONS.







**DRIPLINE TRENCH DETAILS**  
(not to scale)

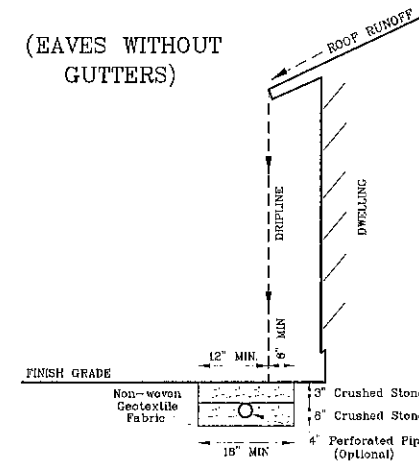
**PURPOSE:**  
THE PURPOSE OF THE TRENCH IS TO COLLECT AND INFILTRATE STORMWATER AND CONTROL BROODIE RUNOFF FROM ROOFTOP. CAUTION: DRIPLINE TRENCHES WORK BEST IN SAND & GRAVEL SOILS. THEY SHOULD NOT BE USED ON STRUCTURES WITH IMPROPERLY SEALED FOUNDATIONS. FLOODING MAY OCCUR.

- INSTALL:**
- 1) DIG A TRENCH 18" WIDE AND AT LEAST 12" DEEP ALONG THE DRIPLINE. SLOPE THE BOTTOM AWAY FROM HOUSE FOUNDATION. THE FRONT SIDES OF TRENCH MAY BE EDGED TO KEEP STABILIZE.
  - 2) LINE TRENCH SIDES WITH NON-WOVEN GEOTEXTILE FABRIC.
  - 3) FILL THE TRENCH WITH 1/2"-1 1/2" CRUSHED STONE TO WITHIN 3" OF THE GROUND LEVEL, INCLUDING INSTALLING 4" PERFORATED PIPE. FOLD A FLAP OF NON-WOVEN FABRIC OVER THE TOP OF TRENCH AND TOP OFF WITH CRUSHED STONE.
  - 4) INSTALL SPLASH GUARD AT END OF PIPE TO PREVENT EROSION.

**MAINTENANCE:**

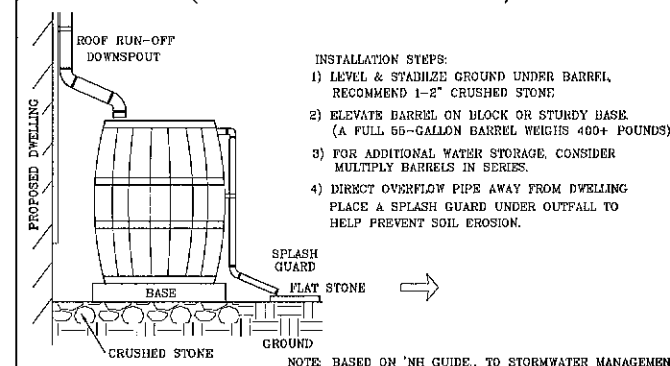
- 1) REMOVE ACCUMULATED DEBRIS AND WEEDS FROM THE SURFACE AND AROUND AREA.
- 2) EVENTUALLY THE FABRIC AND STONE WILL NEED TO BE REMOVED AND WASHED TO CLEAN OUT ANY ACCUMULATED SEDIMENT AND DEBRIS.

(EAVES WITHOUT GUTTERS)



SOURCE: NH Homeowner's Guide to Stormwater Management

**RAINBARREL DETAIL:**  
(EAVES WITH GUTTERS)



**KEY LEGEND/SYMBOLS**

- |       |                                  |
|-------|----------------------------------|
| N/F   | NOW OR FORMERLY                  |
| RCRD  | ROCKINGHAM COUNTY                |
|       | REGISTRY OF DEEDS                |
| E250  | EXISTING CONTOUR                 |
| 250.0 | EXISTING SPOT ELEVATION          |
| OHU   | OVERHEAD UTILITIES               |
| UP    | UTILITY POLE & NUMBER            |
| P1    | PICTURE NUMBER & PHOTO DIRECTION |
| IP    | IRON PIPE                        |
| CB    | CONCRETE BOUND                   |
| MNS   | MAGNETIC NAIL SET                |
| FND   | FOUND                            |
| CONC  | CONCRETE                         |
| FF    | FIRST FLOOR                      |
| HWM   | HIGH WATER MARK                  |
| EDA   | EFFLUENT DISPOSAL SYSTEM         |
| RET   | RETAINING                        |
| STN   | STONE                            |
| WP    | WHITE PINE TREE                  |
| WB    | WHITE BIRCH TREE                 |
| BEE   | BEECH TREE                       |
| HEM   | HEMLOCK TREE                     |
| MAP   | MAPLE TREE                       |
| SPR   | SPRUCE TREE                      |
| SHD   | SHED                             |
| EOP   | EDGE OF PAVEMENT                 |
| -W-   | WATERLINE FROM LAKE              |

**POST-CONSTRUCTION**  
**CALCULATING IMPERVIOUS AREAS WITHIN**  
**250 FEET OF THE REFERENCE LINE:**

(See Application, A-E, Page 3 of 6)

STRUCTURE	Structure Description	Pre-Construction	Post-Construction
PRIMARY STRUCTURE	New Dwelling at roofline Gutter/Deck/Stairs	0 Sq Ft	1865 Sq Ft
	Camp at Roofline	785 Sq Ft	0 Sq Ft
ACCESSORY STRUCTURES	Gravel Driveway	3350 Sq Ft	2890 Sq Ft
	Paved Driveway	1535 Sq Ft	1535 Sq Ft
	Shed	125 Sq Ft	0 Sq Ft
	Retaining Walls	75 Sq Ft	35 Sq Ft
	Wood Deck & Stairs	200 Sq Ft	0 Sq Ft
	Concrete Pad & Stairs	115 Sq Ft	0 Sq Ft
	<b>Total</b>	<b>6185 Sq Ft (A)</b>	<b>6325 Sq Ft (B)</b>
Area of lot within 250ft of reference line:		25,715 Sq Ft (C)	25,715 Sq Ft (C)
		(A)/(C) x [100] = 23.97% (D)	#24.60% (E)

0.63% INCREASE - #24.60% REQUIRES A STORMWATER MANAGEMENT PLAN (SEE PLAN)

**TOTAL IMPACT AREA BREAKDOWN**

TEMP1 AREA (2880SF) = FOUNDATION/STEPS/DECK INCLUDING BACKFILL OF EXISTING EDA

TEMP2 AREA (2050SF) = NEW SEPTIC SYSTEM LOCATION INCLUDING TANK/LINE/EDA/EDA BACKFILL

TEMP3 AREA (700SF) = NEW UNDERGROUND UTILITIES

**TOTAL TEMPORARY/PERMANENT IMPACT = 5630SF**  
(Item 10, See Application, Page 2 of 6)

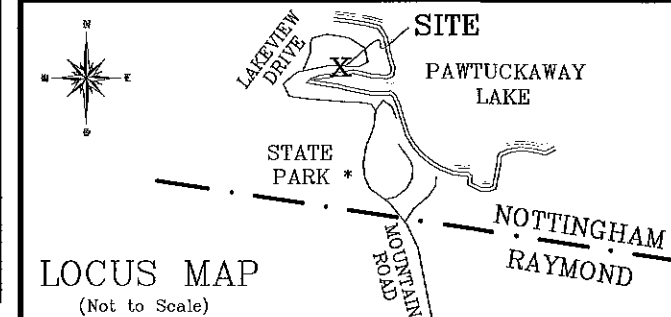
**TOTAL 'NEW' PERMANENT IMPERV. AREA (1865SF) = NEW FOUNDATION/STEPS/DECK**  
- (1000SF) = EXISTING CAMP/DECK/PAD  
(785SF) = 'NEW' FOUNDATION/STEPS/DECK

(See Application, Page 4 of 6)

**EXISTING AREA OF UNALTERED STATE**

THIS PLAN IS FOR NHIDES-SHORELAND PURPOSES ONLY. LOT LINES SURVEYED BY LANDRY SURVEYING, LLC (NOV. 18')

Buffer Description	Total Area
50' to 150'	10,290 Sq Ft (F)
50' to 150'	19,160 Sq Ft (G)
<b>TOTAL AREA OF LOT BETWEEN 50' &amp; 150'</b>	
<b>MINIMUM AREA TO REMAIN IN UNALTERED STATE</b>	
(0.25) x 19,160 Sq Ft = 4790 Sq Ft (H)	
SMALLER No. (F) OR (H) = 4790 Sq Ft (I)	



**SHORELAND PERMIT**  
**POST-CONSTRUCTION PLAN**

AT  
**33 LAKEVIEW DRIVE**  
**NOTTINGHAM, NH**

CONSTRUCTION APPROVAL pending  
SUBDIVISION APPROVAL Pre-1967 Lot  
REFERENCE DEED RCRD BK: 5515 PG: 1962  
REFERENCE PLAN RCRD No. 02824 & 03091

TAX MAP 71 LOT 69  
**SCALE: 1"=20'**

Stephen & Tracy Bond  
OWNER: 204 Normand Road  
Goffstown, NH 03045

APPLICANT: **LANDRY SURVEYING, LLC**  
248 MILL POND ROAD-NOTTINGHAM, NH  
DATE: July 2019 (603) 679-1387

SHORELAND PERMIT APPROVAL No. \_\_\_\_\_  
SEE APPROVAL SLIP FOR ANY CONDITIONS OR REVISIONS.