

Conway - CB Colburn Site Plan Tax Map 084-003 at 374 Main zoned Commercial
 Tri Town, NH
 1 Inch = 300 Feet
 March 09, 2016



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Len Dorr asked for clarification on the maximum number of cattle allowed on the property, and if calves were included in the maximum allowed. Mr. Dorr does not think the calves should be counted in the total number of cattle for his described “cow/calf operation.” He explained his operation will be a cow/calf operation, and will not be a feedlot operation where animals reach between 800 to 1200 lbs. before being sold. When a calf is born it is between 50 to 70 lbs. and is weaned at 250 to 300 lbs. His operation will require a maintenance lot of 22 animals of which half will be of a larger weight. He explained that in this cow/calf operation he would keep the calves a minimum of four months and then “cull-out” the calf (if not needed for genetic purposes) or “cull-out” a full-grown cow. This is described in the industry as “a maintenance herd” and will consist of the 20 to 22 cattle on the lot. Mr. Dorr noted that his goal is produce embryos and not calves but it may take several years to achieve this sequence.

Lucy St. John explained that if the conditions of the approval are changed, a public hearing and notification to abutters would be required. She explained the technical definitions of several terms - cow, heifer, calves, cattle, yearling, bull, steer, livestock and so one, which were brought to her attention. She also referred to the provisions of Article II, General Provisions of the Zoning Ordinance, the table which refers to just cows, and the language which refers to cattle, and other agricultural related definitions. The Board agreed that this section of the Zoning Ordinance needs clarification, and should be discussed as possible amendments for next year.

Chair Helm suggested Mr. Dorr come to the Board on an annual basis to update on the population of his herd when he approaches the proposed maximum of 25 animals, which includes any calves born. The Board advised that every February Mr. Dorr should report to the board on the population of herd.

 **MATT CONWAY, LLC – CONCEPTUAL SITE PLAN** discussion to reopen CB Colburn Fine Gift and Candy, which operated from 1978-2010. Property located at 374 Main Street. Tax Map 084-003-000. Zoned Commercial. Proposal to utilize 1,400 square feet of Unit 1 (most recently occupied by Colby Real Estate.)

Matt Conway provide a brief history, noting they purchased the business in 2003, and operated the business until they closed in 2010. Mr. Conway went on to explain that in 2007 there was a renovation of \$200,000 in order to meet all codes and to address parking. Mr. Conway stated the site includes three (3) apartments, a hair salon and the Dead River Oil Company. The proposal is to utilize 1,400 square feet which was previously used a real estate office. Mr. Conway determined he needed a total of 16 parking places to accommodate residential and commercial spaces, which are already there.

Chair Helm stated that because the space is more than 1000 square feet it must comply with the Site Plan Regulations. There is also a need to know what is in other parts of the building including residential and commercial. Chair Helm stated there is also a need to show compliance with parking requirements and noted that this is an opportunity to “test”

* the new parking regulations. Chair Helm read from the new parking regulations and determined that there is no increase/change in use and this is a preexisting condition and a parking site plan is not required. Ms. St. John explained the process of site plan review and that a Site Plan application will need to be filed.

RULES OF PROCEDURE

An amendment to the Rules of Procedure requires a reading one meeting before an amendment can be approved. The proposed amendment was read, to change the month in which officers are elected from June to April (as the Town Meeting has changed from May to March). The proposed amendment will be voted on by the Planning Board at the March 22nd meeting, per the Rules of Procedure.

ELECTION OF A NEW CHAIR IN ACCORDANCE WITH THE RULES OF PROCEDURE

Chair Helm resigned as Chair of Planning Board effective immediately, as he is running for a position on the Board of Selectmen, and Town Election will take place on March 8, 2016, and the next Planning Board meeting is March 22nd. If elected there can only be one representative from the Board of Selectmen on the Planning Board. Currently, Janet Kidder is the Selectmen's representative. Bill Helm resigned as chair but is still a member of the Planning Board until replaced.

ELECTION OF OFFICERS

With the resignation of former Chair Helm, the Board elected a new chair and vice-chair, accepting nominations from the Board.

- ✓ **MOTION BY JANET KIDDER TO ELLECT PAUL GORMAN AS CHAIRMAN OF THE PLANNING BOARD. THE MOTION WAS SECONDED (Elizabeth Meller) AND THE MOTION WAS APPROVED UNANIMOUSLY.**

PAUL GORMAN ACCEPTED THE APPOINTMENT AS CHAIRMAN FOR THE PLANNING BOARD FOR ONE YEAR.

- ✓ **MOTION BY JANET KIDDER TO ELECT BILL DIETRICH AS VICE-CHAIRMAN OF THE PLANNING BOARD. THE MOTION WAS SECONDED (Marianne McEnrue) AND THE MOTION WAS APPROVED UNANIMOUSLY.**

BILL DIETRICH ACCEPTED THE APPOINTMENT AS VICE- CHAIRMAN FOR THE PLANNING BOARD FOR ONE YEAR.

Chair Gorman then proceeded to conduct the remaining part of the meeting.

Property Location: 374 MAIN STREET
 Vision ID: 1495

MAP ID: 084/ 003/ 000/ /

Account #

Bldg #: 1 of 1

Card 1 of 2

Bldg Name:

State Use: 0322
 Print Date: 03/07/2016 10:16

CURRENT OWNER CONWAY MATTHEW LLC 756 SEAMANS ROAD NEW LONDON, NH 03257 Additional Owners:	TOPO. 4 Rolling	UTILITIES 2 Public Water 3 Public Sewer	STRT./ROAD 1 Paved 4 Bus. District	LOCATION	CURRENT ASSESSMENT Code 0322 0322	Assessed Value 331,900 220,100
Other ID: 00084 00012 00000	SUPPLEMENTAL DATA Septic Infor MP WF CONSERVA1		ASSOC PID#	VISION		
RECORD OF OWNERSHIP CONWAY MATTHEW LLC ASH C & AM HERNANDEZ F &	BK-VOL/PAGE 2496/1611 1662/0219	SALE DATE 05/01/2003 07/01/1987	Q I Q I	SALE PRICE 482,500 303,000	V.C. 00 00	Total 552,000

Year	Type	Description	Amount	Number	Amount	Comm. Int.
2015	0322		331,900	2015	0322	0
2014	0322		220,100	2014	0322	0
Total:			552,000	Total:	552,000	0

PREVIOUS ASSESSMENTS (HISTORY)
 This signature acknowledges a visit by a Data Collector or Assessor

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	0322	331,900	2015	0322	331,900
2014	0322	220,100	2014	0322	220,100

EXEMPTIONS
OTHER ASSESSMENTS
ASSESSING NEIGHBORHOOD
 STREET INDEX NAME TRACING BATCH
NOTES
 3-UPPER RESIDENTIAL APTS.
 3 APTS-1BR,2BR,2BR PER OWNER
 SFB=OWNERS OFFICE.
 4/08 DNPU WDK APT ENTRIES

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
07-075	07/16/2007	11	Commercial	0	04/23/2008	100	04/01/2008	various minor alterations

B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	Factor	S A	Disc	Acres	C. Factor	ST. Idx	S.I. Adj.	Notes-Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	0322	STORE/SHOP MDL-94	C	102		18,295	SF	4.22	1.0000	4	1.0000	0.95	77	3.00	(ROW)	N	0.000		12.03	220,100

Net Total Appraised Parcel Value
552,000
Total Land Value:
220,100

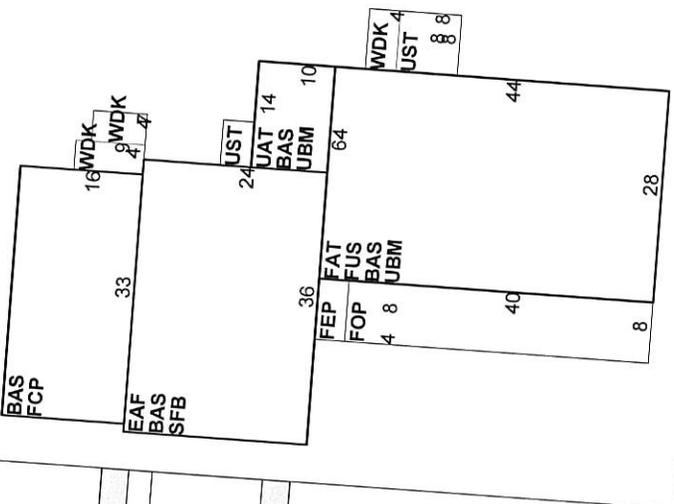
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Style	80		Stores/Apt Com
Model	94		Commercial
Grade	06		Above Avg
Stories	2		
Occupancy			
Exterior Wall 1	26		Aluminum Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	04		Plywood Panel
Interior Wall 2	05		Drywall/Sheet
Interior Floor 1	14		Carpet
Interior Floor 2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bldg Use	0322		STORE/SHOP MDL-94
Total Rooms	00		
Total Bedrms	00		
Total Baths	00		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtns	02		AVERAGE
Wall Height	9		
% Conn Wall	00		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	2 STORY CHN	B		1	4,000.00	1992		2			100	2,200

BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Gross Area	Eff. Area
BAS	First Floor	2,764	2,764	2,764
EAF	Attic, Expansion, Finished	864	864	346
FAT	Attic, Finished	1,232	1,232	308
FCP	Carport	0	528	132
FOP	Enclosed Porch	0	32	21
FUS	Open Porch	0	320	80
SFB	Upper Story, Finished	1,232	1,232	1,232
UAT	Finish Walkout Bsmt	864	864	691
UBM	Attic, Unfinished	0	1,372	14
	Unfinished Basement	0	1,372	343
	Ttl. Gross Liv/Lease Area:	6,956	9,348	5,931

COST/MARKET VALUATION		
Code	Description	Percentage
0322	STORE/SHOP MDL-94	100

COST/MARKET VALUATION		
Code	Description	Value
	Adj. Base Rate:	98.67
	Net Other Adj:	588,773
	Replace Cost	0.00
	AYB	588,773
	EYB	1880
	Dep Code	1992
	Remodel Rating	VG
	Year Remodeled	
	Dep %	44
	Functional Obslnc	0
	External Obslnc	0
	Cost Trend Factor	0
	Condition	I
	% Complete	
	Overall % Cond	56
	Apprais Val	329,700
	Dep % Ovr	0
	Dep Ovr Comment	
	Misc Imp Ovr	0
	Misc Imp Ovr Comment	
	Cost to Cure Ovr	0
	Cost to Cure Ovr Comment	



VISION ID: 1495

MAP ID: 084/ 003/ 000/ 1
Bldg Name: 1 of 1
Sec #: 1 of 1

State Use: 0322
Print Date: 03/07/2016 10:

2119
NEW LONDON,

VISION

MAP ID: 084/ 003/ 000/ 1
Bldg #: 1 of 1
LOCATION

TOPO. UTILITIES STRT/ROAD
Other ID: 00084 00012 00000
SUPPLEMENTAL DATA

CURRENT OWNER
CONWAY MATTHEW LLC
756 SEAMANS ROAD
NEW LONDON, NH 03257
Additional Owners:

1 Card 2 of 2
CURRENT ASSESSMENT

Description Appraised Value Assessed Value

RECORD OF OWNERSHIP
GIS ID: 084-003-000

BK-VOL/PAGE SALE DATE
ASSOC PID#

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		Total			552,000

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		Total			552,000

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		Total			552,000

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		Total			552,000

EXEMPTIONS

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NOTES

Amount Description

Number Amount Comm. Int.

STREET INDEX NAME

TRACING BATCH

APPROXIMATED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

APPROXIMATED VALUE SUMMARY

D
 Deface + Deface
 P.O. Box 304
 New London, NH 03257
 2237
 2.00
 37072

Doc# 505473
 Book: 2496
 Pages: 1611 - 1614
 Filed & Recorded
 05/01/2003 02:18:35 PM
 KATHI L. GURV, CPD, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
 RECORDING \$ 22.00
 SURCHARGE \$ 2.00
 TRANSFER TAX \$ 7,238.00
 POSTAGE \$ 0.37

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

7 THOUSAND 2 HUNDRED AND 39 DOLLARS

05/01/2003 587120 \$ 7,238

VOID IF ALTERED

Book 2496 Page 1611

7238.00

KNOW ALL MEN BY THESE PRESENTS:

That We, CHARLES G. ASH, III, TRUSTEE OF THE CHARLES G. ASH 2001 REVOCABLE TRUST U/A DATED FEBRUARY 13, 2001 and ANA MARIA ASH, TRUSTEE OF THE ANA MARIA ASH 2001 REVOCABLE TRUST U/A DATED FEBRUARY 13, 2001, of 131 Kezar Street, P.O. Box 88, North Sutton, County of Merrimack and State of New Hampshire 03260 and DR. FELIX HERNANDEZ, JR and EILEEN Z. HERNANDEZ, of 59 Trillium Trail, Bangor, County of Penobscot and State of Maine 04401, for and in consideration of the sum of ONE OR MORE DOLLARS, to me in hand paid, grant to MATTHEW T. CONWAY, LLC, a New Hampshire Limited Liability Company, of 374 Main Street, New London, County of Merrimack and State of New Hampshire 03257 with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon, situate on the southwesterly side of Main Street in NEW LONDON, Merrimack County, State of New Hampshire, as shown on Plan #2513, recorded in the Merrimack County Registry of Deeds, more particularly bounded and described as follows:

Beginning at an iron pipe beside a concrete base at the East corner of the premises herein conveyed, said pipe also marking the North corner of land of O. H. Lewis Co., Inc., now the site of a Texaco Service Station;

thence N 40° 15" W with the southwesterly line of Main Street, a distance of one hundred two (102) feet, more or less, to a point in an asphalt driveway at the East corner of land of Colby Junior College for Women, said point being marked by an iron spike;

thence South 50° 45" W along said land of said College, a distance of one hundred sixty-five (165) feet, more or less, to a point now marked by an iron spike in the asphalt driveway and at land of said College;

thence S 40° 15" E along said land of said College and partly along the remains of a wooden fence, a distance of one hundred

Map/Lot # 084-003
 Sale \$ 482,500

- Entered in Computer
- Posted to Assess Card
- Corrected Blotter
- Verify - Audit List

6-12-03

ninety-four (194) feet, more or less, to an iron pipe at land now or formerly of Lovely;

thence northeasterly by said land of Lovely a distance of seventeen (17) feet, more or less, to a split granite post at said land of O. H. Lewis Co., Inc.;

thence N 40° 15" W along said land of O. H. Lewis Co., Inc. a distance of ninety (90) feet, more or less, to an iron pipe;

thence N. 50° 15" E along said land of O. H. Lewis Co., a distance of one hundred forty-eight (148) feet, more or less, to the point of beginning.

Together with rights of passage over said driveway appurtenant to the above-described premises, see deeds recorded in Merrimack County Registry of Deeds, Book 644, Page 337, and Book 644, Page 338, and subject to rights of passage now owned by Colby Junior College for Women, see above deeds; and subject also to easements for utilities of record.

Reserving to John E. Shepard, II and his spouse, for their lifetimes, and for the lifetime of the survivor of them, but for no longer period, the right to lay pipes to draw water from the well on the premises hereby conveyed, said water to be used for domestic purposes only.

Being all of the premises conveyed to Charles G. Ash, III and Ana Maria Ash, as joint tenants between themselves, Felix Hernandez, Dr. Felix Hernandez, Jr. and Eileen Z. Hernandez, as joint tenants between themselves, and all as tenants in common, by deed of Arthur Beane and Kathleen M. S. Beane dated August 15, 1989 recorded in Vol. 1805, Page 517 of the Merrimack County Registry of Deeds. See also Quitclaim Deed of Esperanza Isabel Hernandez to Charles G. Ash, III and Ana Maria Ash, as joint tenants between themselves, and Dr. Felix Hernandez, Jr. and Eileen Z. Hernandez, as joint tenants between themselves, and all as tenants in common, dated April 30, 1999 recorded in Vol. 2164, Page 1325 of the said Merrimack Registry. See also Quitclaim Deed of Charles G. Ash, III and Ana Maria Ash to Charles F. Ash, III, as Trustee of the Charles F. Ash 2001 Revocable Trust u/a dated February 13, 2001 as to an undivided one-half interest, and Ana Maria Ash, as Trustee of the Ana Maria Ash 2001 Revocable Trust u/a dated February 13, 2001 as to an undivided one-half interest recorded in Vol. 2280, Page 1961 of the said Merrimack Registry.

This is not homestead property.

STATE OF MAINE
PENOBSCOT COUNTY

Personally appeared Dr. Felix Hernandez and Eileen Z. Hernandez, before me, and acknowledged the foregoing instrument this 24 day of April 2003.

Donna Ashe
Notary Public/Justice of the Peace
Typed/Printed Name: Donna J. Ashe
My Commission expires: 9/25/09

TRUSTEE'S CERTIFICATE

The undersigned, Charles G. Ash, III, as Trustee under The Charles G. Ash 2001 Revocable Trust u/a dated February 13, 2001, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee, for a conveyance thereof.

Dated this 1st day of May 2003.

[Signature]
Witness

Charles G. Ash, III
Charles G. Ash, III Trustee

TRUSTEE'S CERTIFICATE

The undersigned, Ana Maria Ash, as Trustee under The Ana Maria Ash 2001 Revocable Trust u/a dated February 13, 2001, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust assets paid to the trustee, for a conveyance thereof.

Dated this 1st day of May 2003.

[Signature]
Witness

Ana Maria Ash
Ana Maria Ash, Trustee

MERRILL

Witness our hands this 1st day of May 2003.

Charles G. Ash 2001 Revocable Trust

By: Charles G. Ash, III
Charles G. Ash, III, Trustee

Ana Maria Ash 2001 Revocable Trust

By: Ana Maria Ash
Ana Maria Ash, Trustee

Felix Hernandez, Jr.
Dr. Felix Hernandez, Jr.

Eileen Z. Hernandez
Eileen Z. Hernandez

STATE OF NEW HAMPSHIRE
CHESHIRE COUNTY

Personally appeared Charles G. Ash, III, Trustee of the Charles G. Ash 2001 Revocable Trust u/a dated February 13, 2001 and Ana Maria Ash, Trustee of the Ana Maria Ash 2001 Revocable Trust u/a dated February 13, 2001, duly authorized, before me, and acknowledged the foregoing instrument this 1st day of May 2003.

MERRIMACK COUNTY RECORDS

Kate L. Gray, CPO, Register

LARRY B. DEPAUL
Notary Public/Justice of the Peace
Typed/Printed Name: LARRY B. DEPAUL
My Commission expires: 12-06-05

MERRIMACK COUNTY RECORDS