



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

NOTICE OF DECISION
New London Planning Board

RE: ALEX NEUWIRT/CANARY SYSTEMS

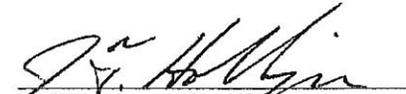
APRIL 24, 2012

MAP 084, LOT 080-000

You are hereby notified that on this date the New London Planning Board reviewed a request by Alex Neuwirt of Canary Systems for approval of a Site Plan Review for a Change of Use to permit a Light Manufacturing Use at the former Post Office site.

After hearing testimony regarding the proposed use, by unanimous vote, the New London Planning Board **APPROVED** the applicant's Site Plan Review request to change the use at the site to a Light Manufacturing Use with the following Conditions:

1. That the New London Zoning Board of Adjustment approve a Special Exception to permit the Light Manufacturing Use.
2. That the proposed Use will comply with all state and local Fire Codes.
3. That the parking lot striping be repainted to ensure proper layout, consistent with the approved plan.


Jeff Hollinger, Vice-Chairman

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494



TOWN OF
 NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Zoning Board of Adjustment

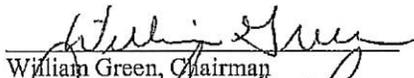
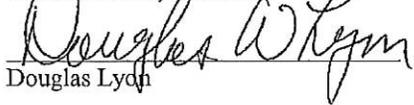
RE: ALEX NEUWIRT/CANARY PROPERTIES, 5 GOULD ROAD

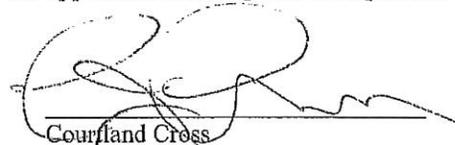
MAY 2, 2012

MAP 084, LOT 080

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Alex Neuwirt/Canary Enterprises. The applicant requested a Special Exception, as permitted by Article XXI, Section G, 4, e of the New London Zoning Ordinance, in order to allow a light industrial use in the commercial zone.

After hearing testimony, it was determined that the business meets all criteria for a Special Exception and that a site plan review has been approved by the Planning Board, contingent on Zoning Board approval. It was further noted that the proposed use is appropriate for the location, since another business had previously been housed there. **By unanimous vote, the Zoning Board of Adjustment APPROVED the application for a Special Exception to allow the petitioner to conduct his business at 5 Gould Road.**


 William Green, Chairman

 Douglas Lyon


 Courland Cross

 Sue Ellen Andrews

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
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CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
CANARY SYSTEMS INC.	4 Rolling	2 Public Water	1 Paved	4 Bus. District	COMMERC. COM LAND	Code 3220 Appraised Value 161,700 Assessed Value 161,700	Yr. Code Yr. Code 2014 3220 2013 3220 179,000 2013 3220
PO BOX 2155		3 Public Sewer			COMMERC.	Code 3220 Appraised Value 181,500 Assessed Value 181,500	Yr. Code Yr. Code 2014 3220 2013 3220 199,600 2013 3220
NEW LONDON, NH 03257						Code 3220 Appraised Value 6,000 Assessed Value 6,000	Yr. Code Yr. Code 2014 3220 2013 3220 6,000 2013 3220
Additional Owners:	SUPPLEMENTAL DATA Other ID: 00084 00002 00000 ZONE MP UTILITY WF Ward CONSERVA1 Prec. CONSERVA1 ROADFF ROADFF GIS ID: 084-080-000 ASSOC PID# _____						



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q	W	I	SALE PRICE	V.C.	Yr. Code	Assessed Value	Yr. Code	Assessed Value
CANARY SYSTEMS INC.	3313/1063	05/08/2012	1			269,000	00	2014 3220	161,700	2013 3220	179,000
VALLEY LAND CORPORATION								2014 3220	181,500	2013 3220	199,600
								2014 3220	6,000	2013 3220	6,000
Total: 349,200											

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	APPRaised VALUE SUMMARY
								0	0	Appraised Bldg. Value (Card)
								0	0	Appraised XF (B) Value (Bldg)
								0	0	Appraised OB (L) Value (Bldg)
								0	0	Appraised Land Value (Bldg)
								0	0	Special Land Value
Total: 384,600										

OTHER ASSESSMENTS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	APPRaised VALUE SUMMARY
								0	0	Total Appraised Parcel Value
								0	0	Valuation Method:
								0	0	Adjustment:
Net Total Appraised Parcel Value 349,200										

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result
	12-084	08/20/2012	11	Commercial	0	05/01/2013	100	04/01/2013	interior renovations	05/01/2013	KM		BP		BUILDING PERMIT
										05/24/2012	AR		AC		ADMIN DATA ENTRY
										04/04/2012	KM		FR		IN FIELD REVIEW
										03/26/2003	MG		M		MEASURE
										01/02/2003	DG		ML		MEASURE & LIST

LAND LINE VALUATION SECTION	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	L Factor	S Acre	C Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Prcing	Adj. Unit Price	Land Value
	1 3221	STORE/SHOP MDL-96	C	335		28,314	2.85	1.0000	4	1.0000	76	2.50	REMOVED FROM TOY	N	0.000		6.41	181,500

Total Card Land Units: 0.65 AC																	
Parcel Total Land Area: 0.65 AC																	
Total Land Value: 181,500																	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	96		Office/Warehs				
Model	96		Industrial				
Grade	03		Average				
Stories	1						
Occupancy							
Exterior Wall 1	20		Brick/Masonry				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2	05		Drywall/Sheet				
Interior Floor 1	14		Vinyl/Asphalt				
Interior Floor 2	14		Carpet				
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	03		Central				
Bldg Use	3221		STORE/SHOP MDL-96				
Total Rooms	00						
Total Bedrms	00						
Total Baths	0						
Heat/AC	02		HEAT/AC SPLIT				
Frame Type	03		MASONRY				
Baths/Plumbing	01		LIGHT				
Ceiling/Wall	03		SUS-CELL/MN WL				
Rooms/Prtns	02		AVERAGE				
Wall Height	14						
% Conn Wall	0						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dn Rt	Cnd	%Cnd	Apr Value
PAVI	PAVING-ASPH			L	8,000	1.50	2003	0		50	6,000

BUILDING SUB-AREA SUMMARY SECTION

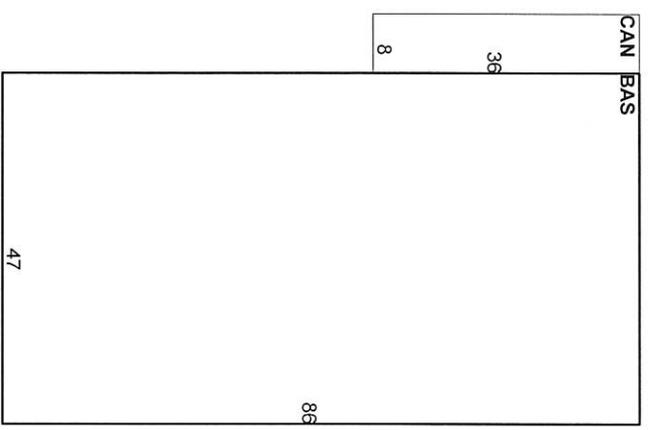
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	4,042	4,042	4,042		284,678
CAN	Canopy	0	288	58		4,085
Ttl. Gross Liv/Lense Area:		4,042	4,330	4,100		288,763

MIXED USE

Code	Description	Percentage
3221	STORE/SHOP MDL-96	100

COST/MARKET VALUATION

Adj. Base Rate:	70.43
Net Other Adj:	288,763
Replace Cost	0.00
AYB	288,763
EYB	1971
Dep Code	1992
Remodel Rating	A
Year Remodeled	
Dep %	44
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	56
Overall % Cond	161,700
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



NH DRA DP-4-L
C/H
L-CHIP



MCRD Book 3313 Page 1063
Doc#810912
Book: 3313 Pages: 1063 - 1064
e-Filed 05/08/2012 12:17:26 PM
KATHI L. GUAY, CPO, REGISTER
MERRIMACK COUNTY REGISTRY OF DEEDS

LCHIP	\$	25.00
RECORDING	\$	14.00
SURCHARGE	\$	2.00
TRANSFER TAX	\$	4,035.00

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

CHIARELLA LAW OFFICE, P.C.
P.O. BOX 310
SPRINGFIELD, NH 03284

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION



900001800

REAL ESTATE
TRANSFER TAX

E-FILE

VOID IF ALTERED

Tax = \$4035.00

WARRANTY DEED

The Valley Land Corporation, a Vermont corporation duly organized under the laws of the State of Vermont, with a principal place of business located in Hartford, County of Windsor, State of Vermont, for consideration paid, grant to Canary Enterprises, LLC, a New Hampshire Limited Liability Company, with a principal mailing address of 18 Chalk Pond Road, Newbury, NH 03255, with WARRANTY COVENANTS:

A certain tract or parcel of land, with buildings and improvements thereon, situate in New London, County of Merrimack and State of New Hampshire on the northeasterly corner of Pleasant Street and Gould Road, described as follows:

Beginning at an iron pipe in a corner of a stone wall at the northeasterly corner of Pleasant Street and Gould Road;

Thence North 43° 32' 20" East 200 feet along Pleasant Street and said stone wall to an iron pipe;

Thence South 40° 35' 10" East 148.2 feet by other land now or formerly of Richard W. Chatellier and Margaret S. Chatellier to an iron pipe in a stone wall at the land now or formerly of Emelia Torstenson and Sonja Jacobson;

Thence South 47° 14' 10" West 200 feet along said wall and land now or formerly of Torstenson and Jacobson to an iron pipe at a corner of stone walls st Gould Road;

Thence North 40° 12' 10" West 135.33 feet along Gould Road and a stone wall to a point of beginning.

Meaning and intending hereby to convey all and the same premises as conveyed to The Valley Land Corporation by warranty deed of Frank M. Gilman and Olive F. Gilman, dated June 23, 1981 and recorded with the Merrimack County Registry of Deeds at Book 1397, Page 813.

Law Offices of
SCHUSTER, BUTTREY & WING, P.A.
79 Hanover Street, Lebanon, NH 03766
(603)448-4782

Warranty Deed
Valley Land Corp to Neuwirt
Page 2 of 2

DATED this the 7th day of May, 2012.

The Valley Land Corporation


By: Reginald H. Jones
Its duly authorized President

~~NEW HAMPSHIRE~~
VERMONT
STATE OF ~~NEW HAMPSHIRE~~
COUNTY OF ORANGE, ss

On this the 7th day of May, 2012, personally appeared Reginald H. Jones who acknowledged himself to be the President of The Valley Land Corporation, a Vermont corporation, and that he, being authorized to do so, executed the foregoing instrument on behalf of the corporation. Before me,

My commission expires:

HENRIETTA S. POWERS
Notary Public - VT
My Commission Expires February 10, 2014


Notary Public/Justice of the Peace



Map/Lot # ⁰⁰⁰ 084 - ⁰⁰⁰ 080 - ⁰⁰⁰ 000

PERMIT # 12-084

Property Owner Name(s) Alex Newwirf Date 8/3/012

If the property is owned by a Trust, Corp, LLC: Name & Title of Authorized Officer

Name of Owner Agent, if Applicable

Property Owner Mailing Address #18 Chalk Pond RD Newbury NH

Property location 5 Gould RD New London NH Approx. Starting Date 8/6/012

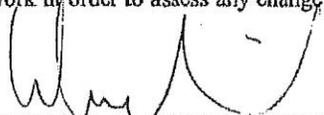
Tel. No. (H) 763-4585 (W) 526-9800 (C) 381 (Email) Alex@CanarySystems.com

Contractor: George M. Newwirf Cons. Tel No. 603-763-6005 Cell No. 252-0011

- Zone: Urban Residential (R-1) Agricultural Rural Residential (ARR) Institutional (INST)
- Residential (R-2) Conservation (CON) Hospital Institutional (HINST)
- Commercial (C) Forest Conservation (FOR) Institutional/Recreational (I/R)

Description of work: Convert old post office into software + manufacturing facility per plan submitted.

In signing this building permit application, the owner of the property agrees that the information submitted is true and that the proposed construction, as described herein, will conform to the Zoning Ordinance adopted by the Town of New London on March 11, 1958, as amended, and with all other requirements of the laws and regulations of the Town of New London and the State of New Hampshire, as specified by RSA155-A:2, pertaining to buildings, wiring, fire prevention, plumbing, heating, ventilation, air conditioning, domestic water supply, and driveways as well as current NHDES rules and regulations regarding subsurface sewage disposal systems. The applicant is aware that all required permits must be completed and approved before such work may be performed. The applicant hereby authorizes a designated Town representative the right to inspect the premises prior to the approval of the permit and from time to time during construction to ensure continuing compliance with the building permit, Zoning Ordinance, and state law. In addition, the applicant authorizes the Town Assessor to enter the premises, including buildings, upon completion of the proposed work in order to assess any change in value of the property that may have occurred as a result of the construction described herein

X  Date: 8-3-12
Authorized Signature(s) - (Property Owner(s), Agent, Trustee, Officer, etc.)

Permit is hereby: Approved Denied Date: 8/20/12

New London Board of Selectmen:
R. Kelly Bonachy
Christina M. Halm
Janet B. Kidder

Rev. Date: 3/10

P10 1484

Category: New Home (1) Porch/Deck (2) Garage/Barn (3) Addition/Conversions (4) Dormers (5) Interior (6) Demolition (7) Shed (8) Move Building (9) Miscellaneous (10) Commercial (11) Excavation/Erosion Control (12) Doors/Windows (13) Roofing/Siding (14) Foundation (15) Boathouse (16) Kitchen/Bath (17) Energy Related (18)

Date of Initial Site Inspection: N/A

	N/A	REQ.	REC'D
Zoning Administrator Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agent Authorization Document	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subdivision Plans and Documents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Survey Support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shorefront Plan & Inventory	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Approved Cutting/Planting Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevation Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax Map Copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveway Permit - State/Town	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easement Documents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Code #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic Approval #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZBA/PB (Minutes-Attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan Review (Date)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Security (Bond or LOC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certificate of Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands Approval (NHDES)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shoreland Approval (NHDES)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer (Town) Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Precinct Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work in Public Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENV-a 1800/Asbestos Test	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contractor Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
State Fire Marshal notification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department Inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Permit Fee \$ <u>100</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Est. Project Cost \$ <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	N/A
Ownership Verification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bounds Found or Verified	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Setbacks Verified	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building Envelope Verified	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands Observed on Site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Erosion Control in Place	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Inspections Req.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recommended Action: Approval Denial

Date: 8/20/12

COMMENTS: _____

Zoning Administrator's Signature _____

	YES	NO
Shoreland Overlay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands Overlay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streams Overlay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Steep Slopes Overlay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flood Plain Overlay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction Trailer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Current Use Penalty	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Conservation Easement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home Occupation/Business	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Past Restrictions	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Additional notes or restrictions:

SITE INSPECTIONS:	_____	_____	_____
	Date	Date	Date
FINAL INSPECTION:	_____		
	Date		
FINAL APPROVAL:	_____		
	Zoning Administrator's Signature		
CERTIFICATE OF OCCUPANCY:	_____		
	Date		