



Messer 600 Bunker Road TM 076-031-000

Tri Town, NH

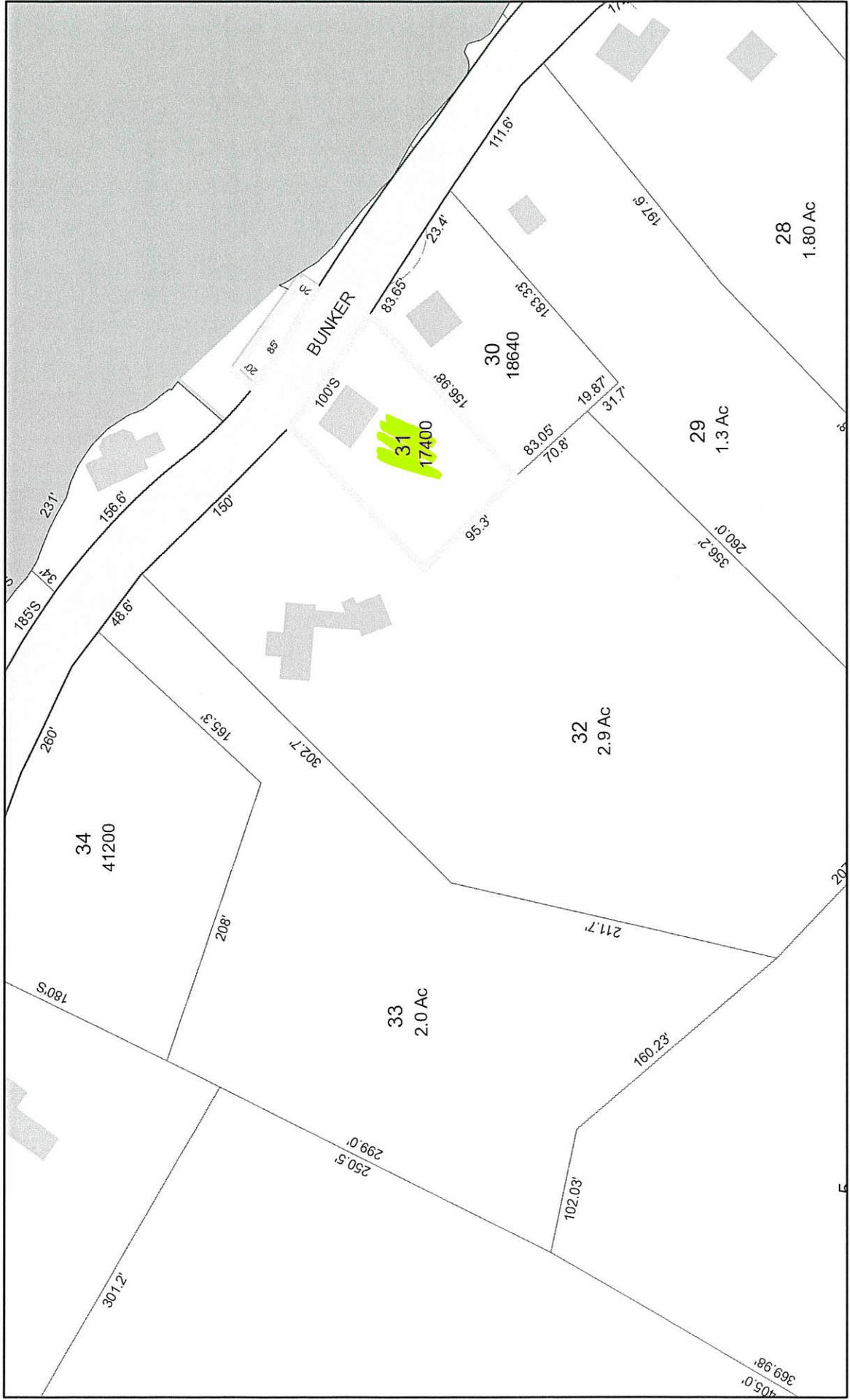


May 19, 2016

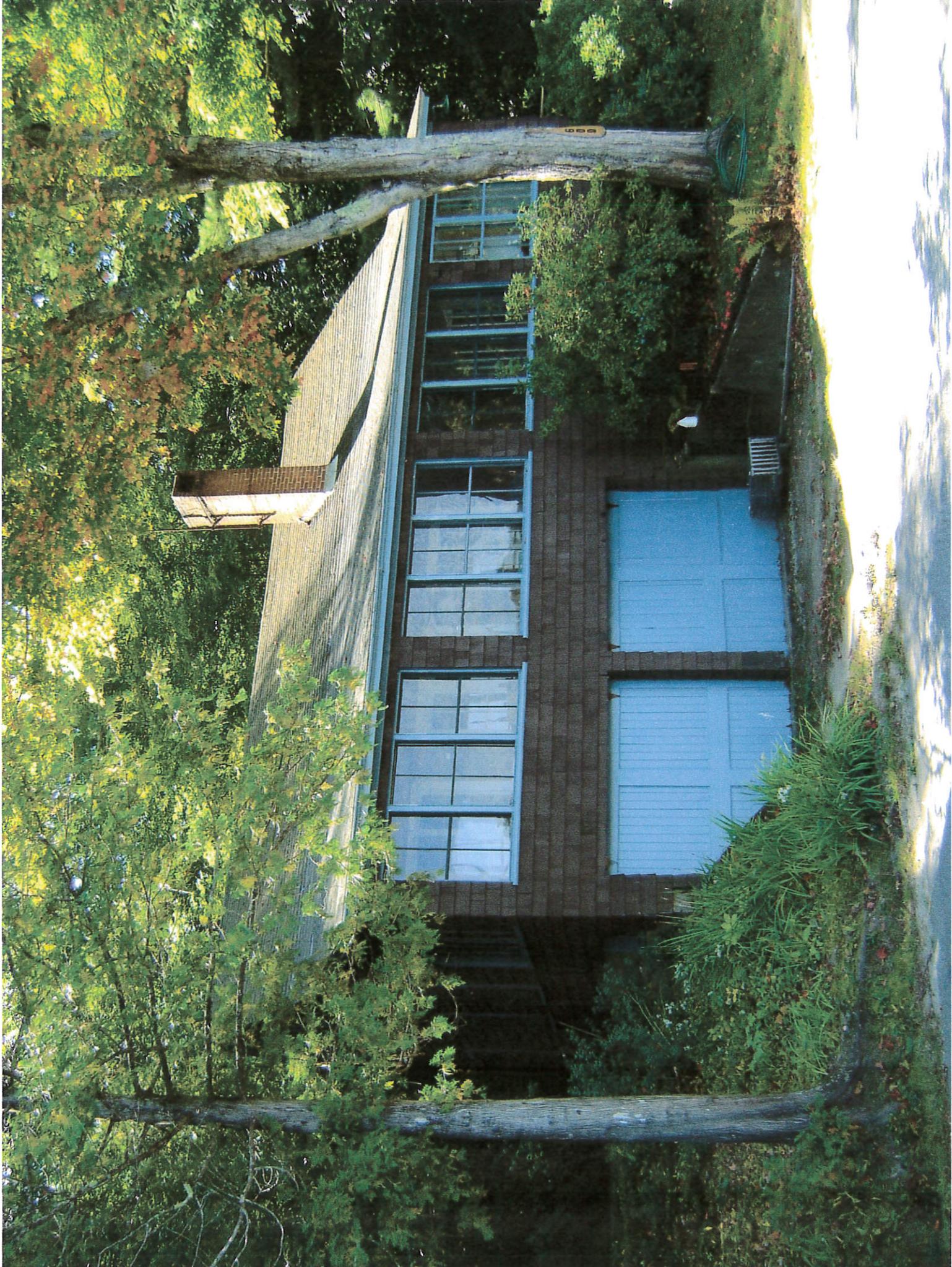
1 inch = 100 Feet



www.cai-tech.com



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



CURRENT OWNER MESSER PAUL A & LINDA C TRUST PAUL & LINDA MESSER TRUSTS PO BOX 1764		TOPO. 4 Rolling 2 High		UTILITIES 5 Well 6 Septic		STRT./ROAD 1 Paved 3 Rural		LOCATION		CURRENT ASSESSMENT	
NEW LONDON, NH 03257 Additional Owners:		Other ID: ZONE UTILITY Ward Prec. ROADFF GIS ID: 076-031-000		SUPPLEMENTAL DATA Septic Infor CA2014119195 9/14 MP WF CONSERVA1 85		SALE PRICE V.C. IU 0		RESIDENTL RES LAND		Appraised Value 87,000 302,600	
RECORD OF OWNERSHIP MESSER PAUL A & LINDA C TRUST MESSER PAUL A		BK-VOL/PAGE 3480/1881 1322/ 332		SALE DATE g/lu v/i 06/10/2015 U 06/16/1978 U		1		2119 NEW LONDON, NH		Assessed Value 87,000 302,600	

VISION

EXEMPTIONS		OTHER ASSESSMENTS		PREVIOUS ASSESSMENTS (HISTORY)	
Year	Type	Description	Code	Yr.	Code
2003	11	VETERANS EXEMPTION	500	2015	1017
Total:		500		2015	1017
Total:		500		Total: 389,600	
Total:		500		Total: 389,600	

ASSESSING NEIGHBORHOOD
 Street Index Name
 Tracing
 Batch

NOTES
 2013 APPEARS NO CHANGE
 1400 SQ FT WATERFRONT ADDED
 BROWN I-A
 3/15 LOT 36 ACCROSS ROAD
 MERGED WITH THIS PARCEL PER DEED

APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 85,100
 Appraised XF (B) Value (Bldg) 1,900
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 302,600
 Special Land Value 0
 Total Appraised Parcel Value 389,600
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 389,600

BUILDING PERMIT RECORD				VISIT/ CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Date	Type	IS	Purpose/Result
				07/07/2015	AR	AC	ADMIN DATA ENTRY
				03/19/2015	KM	AC	ADMIN DATA ENTRY
				04/23/2013	RE	M	MEASURE
				06/21/2002	TN	ML	MEASURE & LIST
				05/13/2002	DG	M	MEASURE

LAND LINE VALUATION SECTION							
B Use Code	Use Description	Zone	D Front	Depth	Units	Unit Price	Acres
1	PLSNT LAKE	R2	105		17,400 SF	4.40	1.0000
						4	1.0000
						0.60	0.60
						7	7.75
							w/ split by road-less than 100 FSE2
							Notes- Adj
							Special Pricing
							S Adj Fact
							.85
							Unit Price
							20.46
							Land Value
							302,600
Total Card Land Units:		0.40 AC		Parcel Total Land Area: 0.4 AC		Total Land Value:	
						302,600	

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

3

Return to: BEASLEY & FERBER P.A.
55 HALL STREET
PO BOX 2463
CONCORD, NH 03302-2463

Town of New London, NH

Deed Information

Map & Lot # 076-031

Sale Price \$

Month & Year 6/15

14⁰⁰
2⁰⁰
25

40.00

QUITCLAIM DEED

I, **Paul A. Messer**, married, of P.O. Box 1764, New London, NH 03257, for consideration paid, grant to **Paul A. Messer and Linda C. Messer, Trustees of The Paul A. Messer and Linda C. Messer Irrevocable Trust dated March 18, 2015**, of P.O. Box 1764, New London, NH 03257, with QUITCLAIM COVENANTS:

A certain tract of land with the buildings thereon at Pleasant Lake in said New London, County of Merrimack, State of New Hampshire, bounded and described as follows, to wit:

Beginning at an iron pipe on the Southerly side of the highway leading along the Southerly shore of Pleasant Lake and extending Southwesterly along line of land now or formerly of Leon Hall 173 feet, more or less, to an iron pipe and land of Roland Baker, formerly of Arthur L. Bickford; thence along said Baker land Northwesterly 96 feet by survey to an iron pipe and land of Roland Baker, formerly land of Reverdy F. Smith; thence on land of said Baker Northeasterly 150 feet to an iron pipe and said highway; thence Southeasterly along said highway 100 feet, more or less, to land now or formerly of Leon Hall and iron pipe at point of beginning. Meaning to describe Lot 20 on a plan of lots recorded in Merrimack County Registry of Deeds in December 1906 as Plan No. 178.

Also to include a parcel of land across said highway and on the lake shore, bounded and described as follows:

Beginning at a point across said highway from an iron pipe on the Southeasterly corner of said Baker land; thence along wall of said Baker to high water mark and wall on the shore of Pleasant Lake; thence Southeasterly along said wall 85 feet, more or less, to corner of wall; thence Southwesterly along wall to highway and along highway to point of beginning.

MEANING and INTENDING to describe and convey all and the same premises conveyed by Warranty Deed of Adelbert Messer and Geraldine E. Messer dated June 15, 1978 and recorded in the Merrimack County Registry of Deeds, Book 1322, Page 332.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed this 2 day of JUNE, 2015.

Martha J. Boudry
Witness

Paul A. Messer
Paul A. Messer

STATE OF NEW HAMPSHIRE
COUNTY OF *Merrimack*

On this 2 day of June, 2015, before me, personally appeared Paul A. Messer, and acknowledged the foregoing instrument to be his respective free act and deed for the purposes therein contained.



Susan A. Solimine
Justice of the Peace/Notary Public
My Commission Expires:

MCRD



Messer
076-031-000

TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

NEW LONDON PLANNING BOARD

Regular Meeting

Tuesday, February 23, 2016

Sydney Crook Conference Room, Town Offices, 2nd floor

6:30 PM

Public Meeting All Are Welcome to Attend

1. Call to Order
2. Review of draft Minutes of Jan 26, 2016
3. Review of the Site Walk Meeting notes of Feb 13, 2016 Alepa property at 178 Poor Road. Tax Map 091-004-000. Report to the Board on the site walk. Shoreland application most recently discussed at the Jan 26th meeting.
4. Public Comment- total time may be limited to 15 minutes per the Chair
5. Matt McClay Tree Cutting Application. Property located at 63 Barton's ROW (private road). Tax Map 064-005-000. Proposal to remove one Hemlock tree.
6. New London Barn Playhouse (NLBP). Property located on Williams Road and Main Street. Tax Map 073-042-000. Zoned Residential. Conceptual plan discussed at the Jan 26th meeting. Update on the variance discussion.
7. Colby-Sawyer College Fine and Performing Art Center (F &PAC) Site Plan Application. Tax Map 085-033-000. The proposed project includes the construction of a new 15,000 square foot Fine and Performing Arts Center building on the campus between the Windy Hill School and the Curtis L. Ivey Science Center on the site of the Colby Farm building. The proposed building will have art studio space, office space, an art gallery, and a small black box theater. Proposed site improvements include sidewalks, site lighting, retaining wall, drainage features, landscaping, and utility connections. The conceptual plan was discussed at the Jan 14, 2016 meeting. Zoned Institutional District, Article X.
8. Big Hilltop Conceptual Subdivision Plan. Property located off of Davis Hill Road and Route 103A. Tax Map 068-010-000. Property owned by Big Hilltop, LLC. Proposal to add an additional 9.5+/- acres of land to the Clark Lookout property, the new total for Clark Lookout would be 14 +/- acres. Clark's Lookout is owned by the Town of New London. The parcel is in conservation and landlocked. Clark Lookout parcel is Tax Map 068-011-000, 4.47 +/- acres. Clark Lookout is Tax Map 068-011-000. Zoned Agricultural and Rural Residential (ARR), Article VI, minimum lot size is 4 acres.
9. Robert and Sandra Brown Trust Conceptual Subdivision Plan. Property located at 458 Forest Acres Road and 418 Bog Road. Tax Map 119-011-000 (Forest Acres Road) and 119-003-000 (Bog Road). Proposal to add 0.51+/- acres from Tax Map 119-003-000 to Tax Map 119-011-000. Property zoned Conservation District, Article XIII, minimum lot size is 10 acres.
10. Paul and Linda Messer Trust and David and Karen Demers Conceptual lot line relocation plan. Properties located at 600 and 586 Bunker Road, Tax Map 076-031 and 032-000. Zoned R-2 and in the Shoreland Overlay District.

Messer
076-031-000

Chair Helm stated that legal access should be shown for the remainder of the 30.63 acres. Janet Kidder asked about parking for the Lookout and Bob Brown said parking was available on Davis Hill Road or there is a small gravel area along Rt. 103A. It was also noted that the site is near the Park & Ride lot, and people can park there and walk to the Clark Lookout Conservation parcel. He noted there are no plans to provide parking at the Clark Lookout site.

ROBERT AND SANDRA BROWN TRUST CONCEPTUAL SUBDIVISION PLAN –

Property located at 458 Forest Acres Road. Tax Map 119-011-000 and 418 Bog Road Tax Map 119-003-000. Proposal to add 0.51+/- acres from Tax Map 119-003-000 to Tax Map 119-011-000. Property zoned Conservation District, Article XIII, minimum lot size is 10 acres.

Bob Brown discussed his proposal to add an additional half acre to an already non-conforming lot, essentially making it more conforming to provide space for the failing septic system. Ms. St. John noted that the large parcel (119-003-000) was subdivided in May 2012 (Brown and Paquette plan, MCRD plan # 19985). She noted there is a note on this plan stating that the whole parcel was not surveyed, note # 3. The record also reflects that the New Hampshire Department of Transportation (NHDOT) was not included on the abutters list, and the NH Interstate 89 is adjacent to Mr. Brown's parcel. She suggested that the whole parcel be surveyed, if a subdivision plan is presented and that NHDOT be included on the abutter list. She referred to the recent Brian Byrne's property on Little Sunapee which involved a NHDOT Right-of-Way issue. Mr. Brown noted that he knows where the iron pipes and other survey boundaries are located, and that it would be a great expense to survey the larger parcel.

The Board agreed that complete boundary survey is not needed for parcel 119-003-000 due to the size. The owner was advised to submit a waiver request for surveying the whole property.

PAUL AND LINDA MESSER TRUST AND DAVID AND KAREN DEMERS

CONCEPTUAL for a lot line relocation plan. Properties located at 600 and 586 Bunker Road, Tax Map 076-031 and 032-000. Zoned R-2 and in the Shoreline Overlay District.

Robert Steward from RCS Designs representing the above property owners explained that the Messer's are looking to construct a bedroom addition to the existing house. NHDES Shoreland permit would be required. The existing driveway (garage area) will be changed to a pervious driveway. He noted that essentially they are proposing an equal land swap that will be beneficial to both the Messer's and the Demers. The Board was advised to review several definitions in the Zoning Ordinance related to lot, setbacks, frontage and front yard.

DORR FAMILY FARM SITE PLAN APPLICATION. Approved with conditions at the January 14, 2016 meeting. Owner request clarification on the maximum number of cattle permitted. Property located on Morgan Hill Road and Little Sunapee Road. Tax Map 047-001-000, 046-004-000 and 060-005-000. Most recently discussed at the January 26, 2016 meeting.



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

PID
#1260

Town of New London, NH

Deed Information

Map & Lot # 074-032

Sale Price \$ 108,000

Month & Year 10/14

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

Tax = ⁵1620.00

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS that we, **ALAN BLANCHARD** of New Hartford, Connecticut, and **KIM BLANCHARD** of West Simsbury, Connecticut, for consideration paid, grant to **DAVID A. DEMERS** and **KAREN L. DEMERS**, of 15 Whitney Lane, Upton, Massachusetts 01568, as joint tenants with rights of survivorship, with warranty covenants, ALL OF OUR RIGHT, TITLE AND INTEREST, in the following described real estate said to be located at 586 Bunker Road, New London, New Hampshire, being

A certain tract or parcel of land situated in New London, County of Merrimack and State of New Hampshire being shown as Lot #2 on a Plan entitled "Subdivision for C. O. G. Partners", drawn by Bristol, Sweet and Associates, Inc. dated December 2, 1987 approved by the New London Planning Board December 8, 1987 and recorded in the Merrimack County Registry of Deeds as Plan #10054, bounded and described as follows:

Beginning at an iron peg set on the Southwest side of Bunker Road, said iron peg being the Easterly corner of the premises being conveyed herein and the Northerly corner of premises now or formerly of Messer; thence South 63° 6' West 135.6 feet to an iron pin; thence South 28° 4' East 95.3 feet to an iron pin, the previous two courses being along land now or formerly of Messer; thence South 25° 53' East 71.2 feet along land now or formerly of Ansart to an iron pin; thence South 62° 47' West 260 feet along land now or formerly of Gunning to a stone bound; thence South 62° 47' West 96.2 feet to an iron pin; thence South 46° 34' West 8.2 feet to a blazed beech tree; thence North 29° 16' West 207.3 feet to an iron pin, the previous three courses being along land now or formerly of Hall Farm Properties, Inc.; thence North 31° 38' East 211.7 feet to a stone bound; thence North 62° 36' East 320.7 feet to a stone bound set on the Southwesterly sideline of Bunker Road, the previous two courses being along Lot 1 as shown on said Plan; thence South 29° 36' East 31 feet to a point; thence South 25° 51' East 65.2 feet to a point; thence South 33° 21' East 53.8 feet to the point of beginning, the previous three courses being along the Southwesterly sideline of Bunker Road.

Said to contain 2.9 acres.

Also conveying for the benefit of the owner of Lot 2 as shown on said Plan, an easement for the passage of persons and vehicles from Bunker Road to Lot 2, said driveway easement being twenty (20) feet wide, the specific location of said easement being South 30° 48' East sixteen and five tenths (16.5) feet from the Northeast corner of Lot 1; thence continuing South 30° 48' East twenty and one-tenth (20.1) feet along the Westerly sideline of Bunker Road to a point; thence South 62° 36' West twenty (20) feet to a point; thence South 21° 2' West eighteen (18) feet to the boundary between Lot 1 and Lot 2; thence South 62° 36' West thirty and two tenths (30.2) feet along said boundary to a point; thence North 21° 2' East forty-eight and two tenths (48.2) feet to a point; thence North 62° 36' East twenty-six and four tenths (26.4) feet to the point of beginning.

Meaning and intending to describe and convey all of our interest in the same premises as were conveyed by Daniel L. Grace, Lenard Cohen and Harold Ottabrine to Alan Blanchard, Kim Blanchard, David Demers, Karen Demers, Thomas J. Seguin, and Mary Jo Seguin, by warranty deed dated November 8, 1991, recorded in Volume 1871, Page 669 of the Merrimack County Registry of Deeds. For reference, see the warranty deed from Thomas J. Seguin and Mary Jo Seguin to David Demers and Karen Demers dated April 19, 1994 and recorded in Book 1955, Page 1453 of the Merrimack County Registry of the Deeds.

THIS IS NOT HOMESTEAD PROPERTY.

Executed this 10 day of October, 2014.


Alan Blanchard

STATE OF CONNECTICUT

COUNTY OF Hartford

On this 10 day of October, 2014, personally appeared Alan Blanchard, known to me or satisfactorily proven to be the person before me, and acknowledged that he executed the foregoing instrument for the purposes therein contained.


Notary Public

My Commission expires:

Printed name of officer:

**CHERRIE PORTER
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2017**



Executed this 10th day of October, 2014.

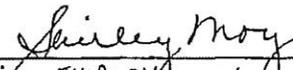


Kim Blanchard

STATE OF CONNECTICUT

COUNTY OF Hartford

On this 10th day of October, 2014, personally appeared Kim Blanchard, known to me or satisfactorily proven to be the person before me, and acknowledged that she executed the foregoing instrument for the purposes therein contained.



Notary Public SHIRLEY moy

My Commission expires: 9/30/2019

Printed name of officer: SHIRLEY moy

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Design/Appeal	08		Above Avg +20				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	12		Standing Seam				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	15		Quarry Tile				
Heat Fuel	03		Gas				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bathrms	3						
Total Half Baths	1						
Total Xtra Fixtrs	1						
Total Rooms	9						
Bath Style	02		Average				
Kitchen Style	02		Average				

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

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
WDK	WOOD DECK		L	64	13.00	2003		0			50	400
FPL	FIREPLACE-G		B	1	1,600.00	2014		1			100	1,600
GEN	BU GENERAT		B	1	3,000.00	2014		1			0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,769	1,769	1,769		247,548
CRL	Crawl Space	0	353	0		0
FBM	Basement, Finished	0	836	251		35,124
FGR	Attached Garage	0	551	193		27,008
FOP	Open Porch	0	74	15		2,099
FUS	Upper Story, Finished	1,004	1,004	1,004		140,496
SFB	Finish Walkout Bsmt	216	216	130		18,192
UBM	Unfinished Basement	0	264	53		7,417
Tl. Gross Liv/Lease Area:		2,773	5,067	3,415		477,883

