

**TOWN OF WAKEFIELD  
PLANNING BOARD**

2 High Street, Sanbornville, NH 03872  
Land Use Department  
Phone: (603) 522-6205 Ext. 312  
Fax: (603) 522-2295

(For Office Use Only)

Date Rec'd: 3/19/24 By: LH  
Tax Map: 194 Lot: 10

**FEES:** for april 18 meeting  
Application Fee: \$100  
Public Notice: \$125 per submission  
Abutters: 76 @ \$\*3.41 each = 5214  
\*per current U.S. Postal Service rate  
Prof. Review: \$150  
Total received: 427.14 check# \_\_\_\_\_

**CONDITIONAL USE PERMIT APPLICATION**

Is this application related to a Site Plan Application? Yes \_\_\_\_\_ No \_\_\_\_\_

Tax Map: 194 Lot(s): 10 Zoning District: R2LL Overlay \_\_\_\_\_

Property Address: 63 Pond Rd. Sanbornville, NH 03872

Name of Applicant/Agent: Norman A. Butler Jr., Denise E. Butler

Address: 63 Pond Rd. (PO Box 813) Sanbornville, NH 03872

Telephone: 207-467-0760 E-mail: norrbjorn0@gmail Fax: \_\_\_\_\_

Name of Property Owner: Norman A. Butler Jr., Denise E. Butler

Address: PO Box 813 Sanbornville, NH 03872

Telephone: 207-467-0760 E-mail: norrbjorn0@gmail Fax: \_\_\_\_\_

Existing Use(s) of land, i.e. residential, farmland, wood lot, etc.): ~~1F Res Wtr ACS~~ R2 Lovell Lake

Proposed Use(s): residential

Proposal Description: We propose creating an ADU within our house by converting the two-car garage (approx. 510 sq.ft.), located on the first level of our raised ranch to the right of the cellar, into living space (a living area, a bedroom and 1/2 or 3/4 bath). Additionally, we propose converting approximately 95 sq.ft. at the back of our cellar, adjoining the same garage into a kitchen and laundry. A 41 sq.ft. entryway at our cellar entrance is proposed to create separate entrances to each dwelling unit. Continued on flip-side ->

Information for Licensed Professionals such as Engineer, Land Surveyor, Architect and Soil Scientist:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

**Certification and Agreement:** To the best of my knowledge, all information submitted on this Application is true and correct. All proposed development will be in conformance with the information contained on the Application, and in the approved plan as well as the provisions of Town Ordinances and Regulations.

The owner/agent by filing an application hereby gives permission for the Code Enforcement Officer or other Planning Board designee to enter the property which is the subject of the application with twenty-four (24) hours' notice for the purpose of inspection as may be appropriate.

Applicant/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature:  \_\_\_\_\_ Date: 3/19/24

Owner Signature:  \_\_\_\_\_ Date: 3/19/24

**SIGNATURE PAGE MUST BE ORIGINALLY SIGNED, OR APPLICATION WILL NOT BE PROCESSED.**







# 100 feet Abutters List Report

Wakefield, NH

March 28, 2024

## Subject Property:

Parcel Number: 194-010000  
CAMA Number: 194-010000-000-000  
Property Address: 63 POND ROAD

Mailing Address: BUTLER JR, NORMAN A BUTLER,  
DENISE E  
63 POND ROAD  
WAKEFIELD, NH 03872

## Abutters:

Parcel Number: 194-007000  
CAMA Number: 194-007000-000-000  
Property Address: 23 POND ROAD

Mailing Address: DESCHENES, DAVID & JODIE M  
30 SYCAMORE ROAD  
MILFORD, NH 03055

Parcel Number: 194-009000  
CAMA Number: 194-009000-000-000  
Property Address: POND ROAD

Mailing Address: MACARTHUR, ESTATE OF MARY L  
C/O ALYSSA GROSSMAN 97 NICANDER  
ROAD  
LIVERPOOL ENGLAND, L18

Parcel Number: 194-011000  
CAMA Number: 194-011000-000-000  
Property Address: POND ROAD

Mailing Address: IMLER, PETER S & JOSEPH A  
FOUSHEE, JULIE IMLER  
JON W DYER 63 WOODWARD ROAD  
BREWSTER, MA 02631

Parcel Number: 194-012000  
CAMA Number: 194-012000-000-000  
Property Address: POND ROAD

Mailing Address: JAHN REVOCABLE TRUST, HOPE E  
HOPE E JAHN TRUSTEE 107 MAIN  
STREET  
KINGSTON, NH 03848

Parcel Number: 194-054000  
CAMA Number: 194-054000-000-000  
Property Address: 100 POND ROAD

Mailing Address: FIELD 2019 REVOC LIVING TRUST,  
SANDRA J FIELD TRUSTEE 22 SILVER  
STREET  
RANDOLPH, MA 02368

Parcel Number: 194-055000  
CAMA Number: 194-055000-000-000  
Property Address: POND ROAD

Mailing Address: ~~IMLER, PETER S & JOSEPH A  
FOUSHEE, JULIE IMLER  
JON W DYER 63 WOODWARD ROAD  
BREWSTER, MA 02631~~

Parcel Number: 194-058000  
CAMA Number: 194-058000-000-000  
Property Address: 38 POND ROAD

Mailing Address: BENSON, CARL L BENSON, MICHELE A  
128 EASTWAY  
READING, MA 01867



www.cai-tech.com

3/28/2024

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.

Page 1 of 1

499 5

Doc # 0000401 Jan 16, 2015 3:41 PM

*Lisa Scott*  
Register of Deeds, Carroll County

C/H  
L-CHIP  
CAA065279

Return To: Norman A. Butler Jr. and Denise E. Butler

63 Pond Rd  
Wakefield NH  
03872

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

THOUSAND 1 HUNDRED AND 99 DOLLARS

01/16/2015 904280 \$ 4199.00 279,900

VOID IF ALTERED

194-10 ✓

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Judith A. Brown, Single, of 15 Westborn Drive, Merrimack NH 03054, for consideration paid grant(s) to Norman A. Butler Jr. and Denise E. Butler, Husband and Wife, of 31 Stonington Place, Kennebunk ME 04043, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land situated off the northerly sideline of Brackett Road in the Town of Wakefield, County of Carroll and State of New Hampshire, being Lot #16, as shown on a certain plan entitled, "A Plan of the Subdivision of Land of Robert Smith in Wakefield, N.H." by Great East Land Survey Co., dated September, 1975 and recorded at Plan Book 31, Page 14 in the Carroll County Registry of Deeds, said parcel being more particularly bounded and described as follows:

Beginning at an iron pin set in the ground off the northerly sideline of the said Brackett Road, said point being the southwesterly corner of the tract herein described;

thence running North 40° 46' 12" East along the easterly sideline of Lot #15 a distance of three hundred two and forty-three hundredths (302.43) feet, more or less, to an iron pin;

thence turning and running South 66° 09' 41" East a distance of one hundred seventeen and fifty- three hundredths (117.53) feet, more or less, to an iron pin;

thence turning and running South 26° 54' 50" West along a portion of the westerly sideline of Lot #17 a distance of three hundred fifty-three and three tenths (353.3) feet, more or less, to an iron pin set in the ground off the northerly sideline of the said Brackett Road;

thence turning and running North 47° 22' 49" West a distance of One hundred ninety-seven and fifteen hundredths (197.15) feet, more or less, to the point of beginning.

There is included with the above conveyance the right of the grantee, her heirs and assigns, in common with others, to use the common beach area as more particularly shown on a plan entitled "A Plan of the Subdivision of Land of Robert Smith, Wakefield, N.H.", dated May, 1975 and recorded in the Carroll County Registry of Deeds in Plan Book 30, Page 39.

BK 3183 PG 512

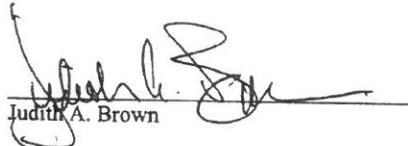
SUBJECT TO the following restrictions:

1. No commercial use shall be allowed on the above-described premises or on the common beach area;
2. No mobile homes or tenting shall be allowed in the above-described premises or on the common beach area;
3. No vehicular traffic shall be allowed on the common beach area.

Meaning and intending to describe and convey the same premises conveyed to Judith A. Brown by virtue of a Warranty deed from George W. Butterworth and Susan L. Abbott, Trustees of the Cynthia A. Beaver Trust - 1985 dated 11/05/2009 and recorded at the Carroll County Registry of Deeds in Book 2825, Page 652.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

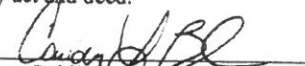
Executed this 15th day of January, 2015.

  
Judith A. Brown

New Hampshire  
County of Carroll

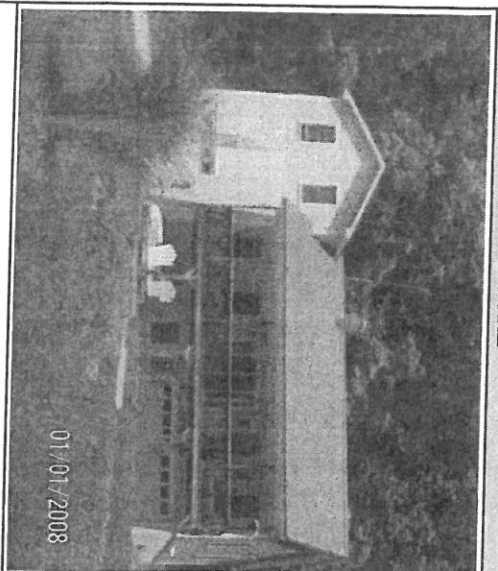
January 15, 2015

Then personally appeared before me on this 15th day of January, 2015, the said Judith A. Brown and acknowledged the foregoing to be his/her/their voluntary act and deed.

  
Notary Public/Justice of the Peace  
Commission expiration: Oct 16, 2018



BK 3183 PG 513



PICTURE

OWNER

**BUTLER JR, NORMAN A**  
 BUTLER, DENISE E  
 63 POND ROAD  
 WAKEFIELD, NH 03872

TAXABLE DISTRICTS

District	Percentage

WAKEFIELD

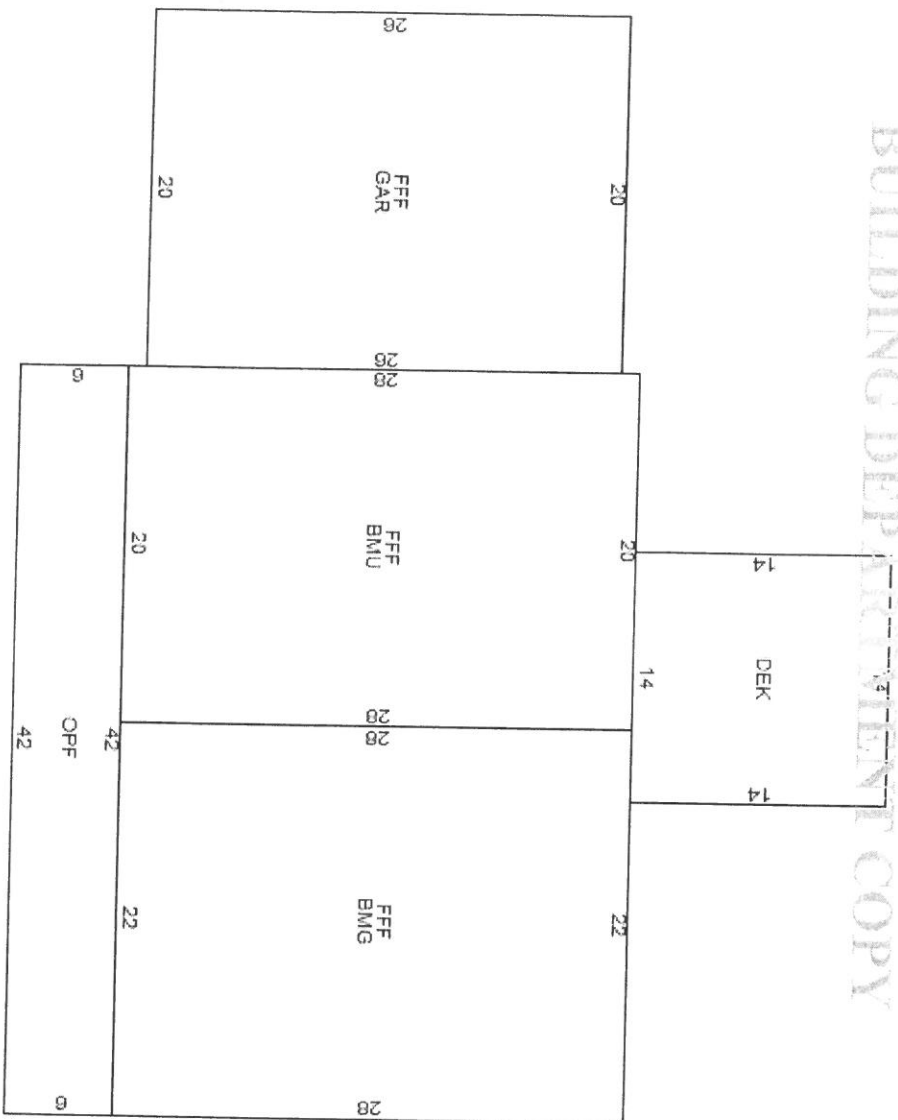
BUILDING DETAILS

Model: 1.00 STORY FRAME RANCH  
 Roof: GABLE HIP/PREFAB METALS  
 Ext: VINYL SIDING  
 Int: DRYWALL  
 Floor: HARDWOOD  
 Heat: GAS/HOT WATER  
 Bedrooms: 3 Baths: 2.5  
 Extra Kitchens: Fireplaces:  
 A/C: Yes 100.00 % Generators: 1  
 Quality: A1 AVG+10  
 Com. Wall:  
 Size Adj: 0.9551 Base Rate: RSA 195.00  
 Bldg. Rate: 1.0821  
 Sq. Foot Cost: \$ 211.02

PERMITS

Date	Project Type	Notes
04/25/11	DECK	12' X14' BACK DECK. REV1: 14'X
07/02/10	SINGLE FAMILY	28'X42'-BED,2-BARANCHW/GAR&6'

BUILDING DEPARTMENT COPY



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH FIN	252	0.25	63
DEK	DECK/ENTRANCE	196	0.10	20
FFF	FST FLR FIN	1696	1.00	1696
BMU	BSMNT	560	0.15	84
BSMNT	BSMNT GARAGE	616	0.20	123
GAR	GARAGE	520	0.45	234
GLA:	1,696	3,840		2,220

2023 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 468,464  
 Year Built: 2010  
 Condition For Age: AVERAGE 9 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 9 %  
 Building Value: \$ 426,300

**OWNER INFORMATION** SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/16/2015	3183	512	Q1	279,900	BROWN, JUDITH A
11/06/2009	2825	652	U V 81	37,000	BEAVER TRUST, CYNTHIA
12/15/2006	2590	156	U V 38		CYNTHIA BEAVER

WAKEFIELD, NH 03872

**LISTING HISTORY** NOTES

07/01/20	BILD	LL ACC (LOT 5) (OLDPID:000022 000001 00000A) 4/11 NOH EST HSE 100% BIL
07/14/15	BILX	3/12 P/U DEK BIL 7/14 NOH BIL 7/15 NOH BIL 9/15 ADD A/C PER DRA RW
07/11/14	BILX	7/2020 SPOKE W/O DNV1 CHG TO 2.5 BATH BIL
03/20/12	BILX	
04/20/11	BILX	
10/01/09	BILV	
01/10/05	BILV	
10/29/99	KW	

**EXTRA FEATURES VALUATION** MUNICIPAL SOFTWARE BY AVITAR

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
<b>WAKEFIELD ASSESSING OFFICE</b>									

BUILDING DEPARTMENT COPY

Year	Building	Features	Land
2022	\$ 245,700	\$ 0	\$ 37,500
		Parcel Total:	\$ 283,200
2023	\$ 426,300	\$ 0	\$ 143,300
		Parcel Total:	\$ 569,600
2024	\$ 426,300	\$ 0	\$ 143,300
		Parcel Total:	\$ 569,600

**LAND VALUATION**

Zone	R2LL	LOVELL LAKE	Minimum Acreage:	1.00	Minimum Frontage:	150 <th>Site</th> <td>100</td> <th>Road</th> <td>100</td> <th>DWay</th> <td>100</td> <th>Topography</th> <td>90</td> <th>Cond</th> <td>70</td> <th>Ad Valorem</th> <td>142,600</td> <th>SPI</th> <td>0</td> <th>R</th> <td>0</td> <th>Tax Value</th> <td>142,600</td> <th>Notes</th> <td>W/A/ROAD</td>	Site	100	Road	100	DWay	100	Topography	90	Cond	70	Ad Valorem	142,600	SPI	0	R	0	Tax Value	142,600	Notes	W/A/ROAD
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes												
IF RES WTR ACS	1.000 ac	72,000	U	220	100	100	100		90	142,600	0	N	142,600	W/A/ROAD												
IF RES WTR ACS	0.200 ac	x 5,000	X	100					70	700	0	N	700	FAIR												
	<b>1.200 ac</b>									<b>143,300</b>			<b>143,300</b>													

Zone: R2LL LOVELL LAKE Minimum Acreage: 1.00 Minimum Frontage: 150 Site: FAIR Driveway: DIRT Road: DIRT



