



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: 3/7/24 By: AM
Tax Map: 154 Lot: 061

FEES:

Application Fee: \$100
Public Notice: \$125 per submission
Abutters: 6 @ \$8.18 each 52.14
*per current U.S. Postal Service rate
Prof. Review: \$150
Total received: 427.14 check# 7402

CONDITIONAL USE PERMIT APPLICATION

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

Tax Map: 154 Lot(s): 061 Zoning District: _____ Overlay _____

Property Address: 191 Veazey Point Road

Name of Applicant/Agent: ~~James~~ Edwards Builders

Address: 254 Pine River Pond Rd.

Telephone: 603-520-0596 E-mail: RC Edwards Builders @ yahoo.com

Name of Property Owner: James & Darlene Cordaro

Address: 2 Karas Crossing Dr. HUDSON NH 03851

Telephone: 603-818-1410 E-mail: James Cordaro 64 @ gmail.com

Existing Use(s) of land, i.e. residential, farmland, wood lot, etc.): Garage

Proposed Use(s): Garage with ADU.

Proposal Description: Construct a small ADU ABOVE garage
for family

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

Name: _____

Address: _____

Telephone: _____ E-mail: _____ Fax: _____

CERTIFIED LIST OF ABUTTERS

According to RSA 672:3 “Abutter” is defined as “Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local Land Use Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local Land Use Board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B::3, XXIII.

The following information must be completed by the applicant in order to begin the subdivision/site plan review/lot line adjustment application process. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions, (if a regional notice is required), associations, and etc., not more than five (5) days prior to submission, per RSA 676:4, I(b). Abutters' names and mailing addresses must be verified against the records kept in the Wakefield Assessor's Office. Attach additional copies of this form if necessary. Include four (4) sets of mailing labels for each person listed below.

[illegible]

Name of Person Preparing List _____ Date Prepared _____

Preparer's Signature _____ Date _____



100 feet Abutters List Report

Wakefield, NH

March 06, 2024

Subject Property:

Parcel Number: 154-061000
CAMA Number: 154-061000-000-000
Property Address: 191 VEAZEY POINT ROAD

Mailing Address: CORDARO, JAMES & DARLENE
2 KARAS CROSSING DRIVE
HUDSON, NH 03051

Abutters:

Parcel Number: 141-040000
CAMA Number: 141-040000-000-000
Property Address: VEAZEY POINT ROAD

Mailing Address: SZIRBIK, GEORGE H
PO BOX 206
MILTON MILLS, NH 03852

Parcel Number: 154-060000
CAMA Number: 154-060000-000-000
Property Address: 183 VEAZEY POINT ROAD

Mailing Address: GARVEY, BRIAN & SHERRI
30 HARRISON CIRCLE
ROWLEY, MA 01969

Parcel Number: 154-062000
CAMA Number: 154-062000-000-000
Property Address: VEAZEY POINT ROAD

Mailing Address: PEPPER, ROBERT W
26 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 154-066000
CAMA Number: 154-066000-000-000
Property Address: VEAZEY POINT ROAD

Mailing Address: PEPPER, WARREN & BRITTANY
195 DEERFIELD ROAD
CANDIA, NH 03034



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.

3/6/2024

Page 1 of 1

3/6/2024


To Whom It May Concern,

We, Jim & Darlene Cordaro, give Charlie Edwards authority to make decision on our behalf for 191 Veazey Point Road, Wakefield, NH. 03872.

If you have any questions please feel free to give us a call.

Sincerely,

Jim Cordaro	603-818-1410
Darlene Cordaro	603-818-1412

A handwritten signature in black ink, appearing to be 'Jim Cordaro', written in a cursive style.



RESIDENTIAL BUILDING SOLUTIONS
NEW CONSTRUCTION • RENOVATION • VISUALIZATION
603.818.0318
info@sevenoaksdesign.com
www.sevenoaksdesign.com

PROJECT INFORMATION:

**Cordaro Garage
ADU**
191 Veazy Point Rd
Wakefield, NH

PREPARED FOR:

**Jim & Darlene
Cordaro**
2 Karas Crossing Dr
Hudson, NH

DATE OF PLANS: 1/24/2024

PROJECT STATUS: PLANNING & PERMITTING

DRAWN BY: Lee Pilkowsky

PROJECT ID: 2023-058

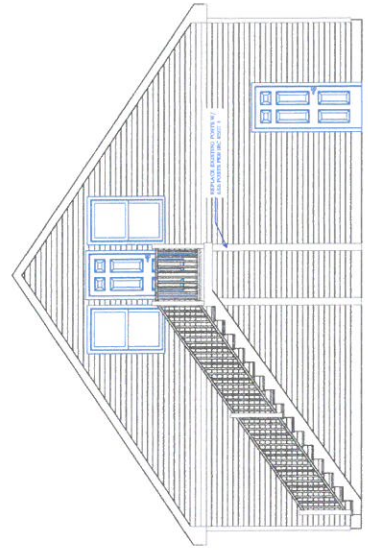
NOTE: ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BEFORE WORK IS STARTED. SEVEN OAKS DRAFTING AND DESIGN, ITS EMPLOYEES OR ITS AFFILIATES ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THESE PLANS.

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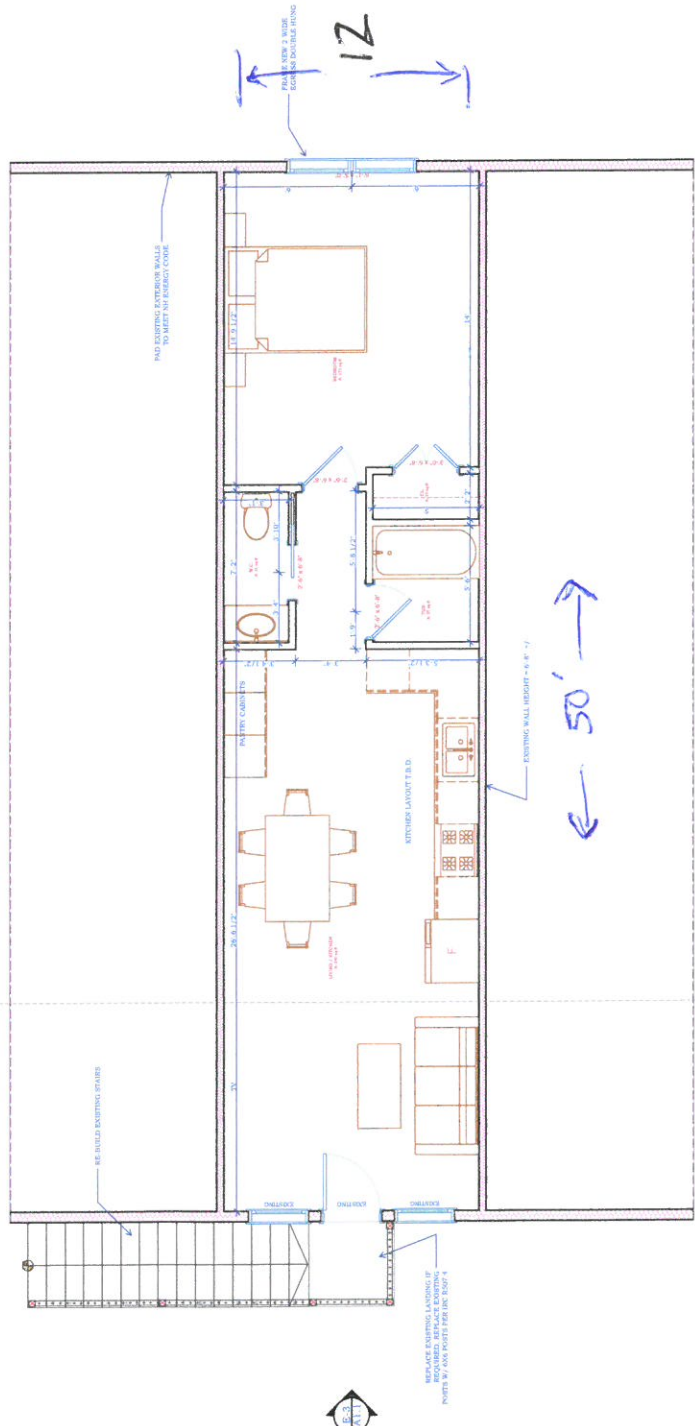
SECOND FLOOR PLAN

A1.1

Sheet # 1 of 2



E-3 Left Elevation
SCALE: 3/16" = 1'-0"



2. Second Floor
SCALE: 1/4" = 1'-0"



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PROJECT INFORMATION:

Cordaro Garage
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191 Veazy Point Rd
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PREPARED FOR:

Jim & Darlene
Cordaro
2 Karas Crossing Dr
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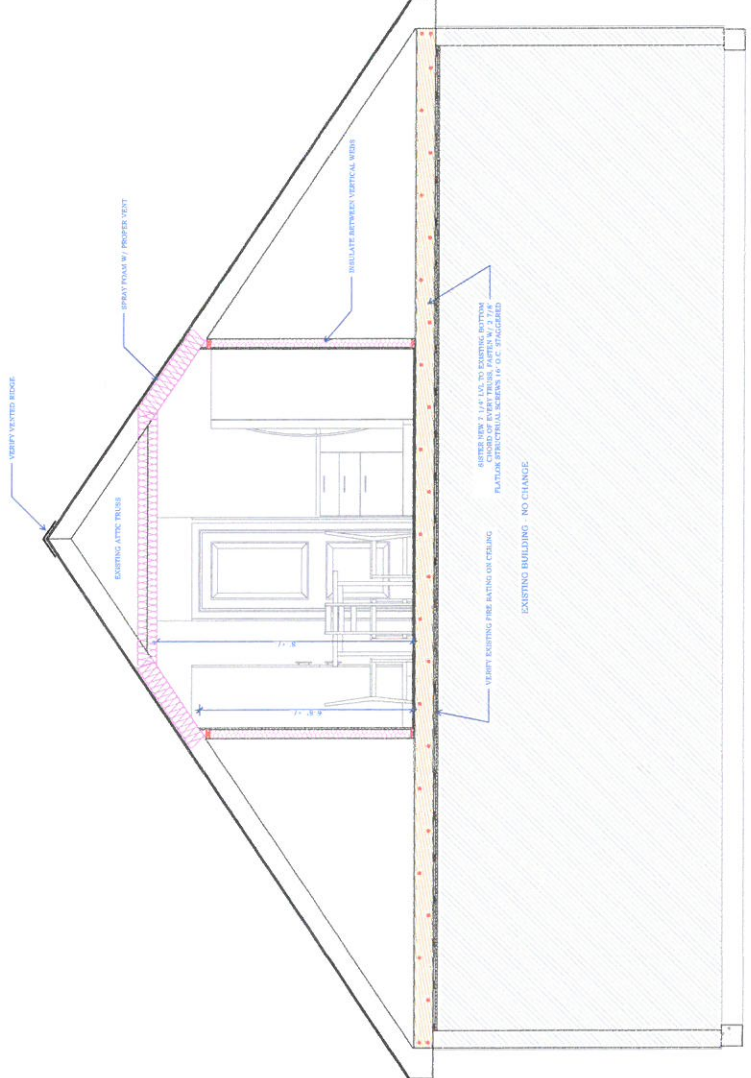
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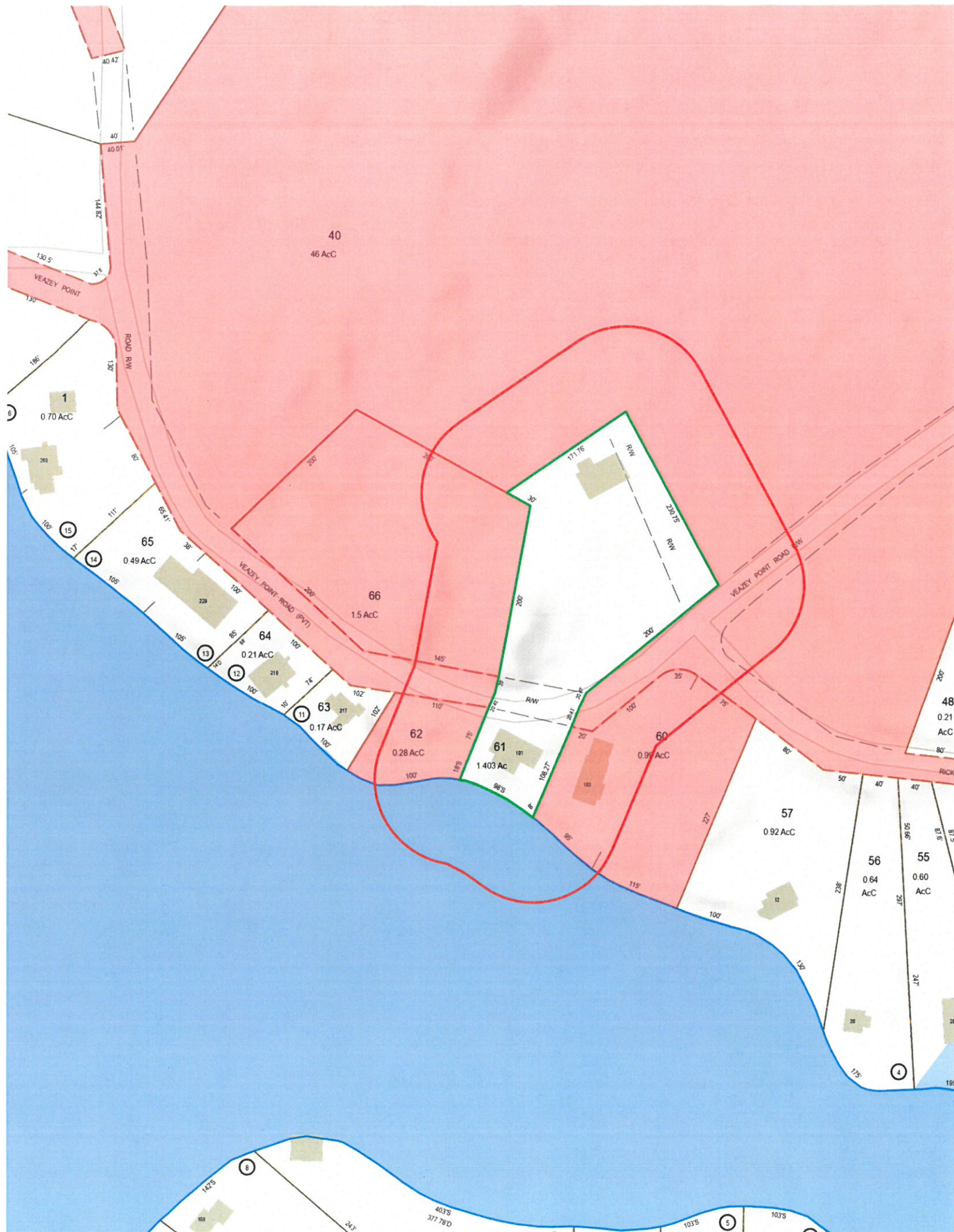
SECTIONS

A3.1

Sheet # 2 of 2



S-01 SECTION
SCALE: 3/8" = 1'-0"



Doc # 0004228 May 10, 2016 2:10 PM

Register of Deeds, Carroll County

Lisa Scott

154-61 ✓



102

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

***10 THOUSAND 1 HUNDRED AND 25 DOLLARS

05/10/2016 908517 \$ ***10125.00

VOID IF ALTERED

675,000

Space above this line for recording information.

WARRANTY DEED
(Statutory Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **Craig A. Farley and Lucinda Farley, Trustees of the Farley Living Trust**, under declaration of trust dated November 2, 2004, and **Craig A. Farley and Lucinda Farley**, a married couple, of mailing address: P.O. Box 783, Sanbornville, New Hampshire 03872, for consideration paid, grant to **James Cordaro and Darlene Cordaro**, a married couple, of mailing address: **11 Willow Street, Derry, New Hampshire 03038**, a joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain tracts or parcels of land together with buildings thereon located in the Town of Wakefield, County of Carroll and State of New Hampshire, being more particularly described as follows:

Parcel 1:

That certain tract or parcel of land situate at Veazey Point, so-called, on Great East Lake in the Town of Wakefield, County of Carroll, State of New Hampshire, the same being more particularly delineated on a plan entitled, "Veazey Point, Great East Lake, Wakefield, NH, Property of Daniel Ricker Showing Subdivision into Shore Lots," Scale 1"=100', Surveyed 1951 by S.C. Hall, Surveyor, recorded in Carroll County Registry of Deeds in Plan Book 5, Page 16, and more particularly delineated on said plan and on Town of Wakefield Tax Maps as follows:

Tax Map 24, Lot 058

Plan Lot 09

BK3260PG 367

The above property is subject to the following:

- a. Such flowage and drainage rights belonging to Great Falls Manufacturing Company or its successors as may exist in and to the waters of Great East Lake.
- b. Such easements as may have been granted to Public Service Company of New Hampshire and New England Telephone & Telegraph Company or its successors for poles and wires.

SUBJECT TO the covenant that no manufactured housing as defined in RSA 674:31 will be placed on the parcel herein described.

SUBJECT FURTHER to the obligation of the Grantee to pay their proportionate share of road maintenance fees and assessments for Veasey Point Road and connecting private ways as may reasonably be charged to them by virtue of their ownership of said lot 9 by an association of lot owners to be formed.

TOGETHER WITH an easement in, over and across a certain tract or parcel of land situate off the southerly shore of Great East Lake in Wakefield, Carroll County, New Hampshire, the same being a portion of that land opposite Lot 9 on said plan above-referenced.

The easement hereby granted is part of the large area as shown on the plan above-referred, which large area is designated in the Town of Wakefield records as Map 24, Lot 113. The boundaries of the easement are as follows:

Beginning at a point on the northerly side of Veasey Point Road Right-of-Way, so-called, roughly opposite the mid-point of the boundary of the above-referred Lot 9, as it runs along the southerly side of said Veasey Point Road, and running North 30° 33' East a distance of 127.6 feet, more or less, to a point; thence turning to the right and running North 88° 51' East a distance of 100 feet, more or less, to a point; thence turning to the right and running South 22° 54' East a distance of 84.4 feet, more or less, to a point of the northerly side of the Veasey Point Road Right-of-Way; thence turning to the right and running along the Veasey Point Road Right-of-Way South 67° 51' 50" West a distance of 160 feet, more or less, to a point; thence turning to the right and continuing to run along the northerly boundary of said Veasey Point Road Right-of-Way North 62° 08' 10" West a distance of 56 feet, more or less, to the point of beginning.

Together with an easement for the construction and maintenance of a sewerage pump line in and under the Veasey Point Road Right-of-Way to be located between the area of the easement above-described and Lot 9, above-referred.

The area of the easement contains 17,100 square feet, more or less.

The easement hereby granted is subject to the following conditions:

1. The easement granted herein shall be an easement appurtenant to Lot No. 9, above-referred and shall be conveyed or transferred in perpetuity with said Lot 9.
2. This easement is granted for the purpose of locating, constructing and maintaining a sewerage disposal system and includes within the boundaries above-described an area dedicated to site load requirements of the New Hampshire Department of Environmental Services.
3. The above-described easement for maintenance of a sewerage pump line in and under the Veasey Point Road Right-of-Way, so-called, is subject to the obligation of the Grantee, their heirs, successors and assigns to restore Veasey Point Road to its former condition following any disruption of the roadbed for construction or maintenance of said sewerage pump line. In addition, the Grantee, their heirs, successors and assigns shall have an affirmative duty to keep said sewerage pump line in good working order, free of all leaks and defects. The Grantee, their heirs, successors and assigns agree to hold harmless the Grantor, his heirs, successors and assigns from any damage to the sewerage pump line occasioned by plowing or any other use of Veasey Point Road by the Grantee, his heirs, successor and assigns or any other person having rights to use said right-of-way.

Meaning and intending to describe and convey the same premises conveyed to Craig A. Farley and Lucinda Farley, Trustees of the Farley Living Trust by Quitclaim Deed of Craig A. Farley and Lucinda Farley, dated December 30, 2004 and recorded in the Carroll County Registry of Deeds on January 6, 2005 in Book 2377, Page 960. For further reference see Warranty Deed of George H. Szirbik dated October 21, 1998 and recorded in the Carroll County Registry of Deeds at Book 1773, Page 266, as well as Warranty Deed from Craig A. Farley and Lucinda Farley to George H. Szirbik dated December 28, 1999 and recorded January 7, 2000 in Book 1845, Page 295.

Parcel 2:

A certain parcel of land as shown on a "Plan of a Lot Line Adjustment for George H. Szirbik and Craig A. & Lucinda Farley, Veazey Point, Wakefield, N.H." dated August 2004, recorded in Plan Book 209, Page 67, on November 12, 2004, Carroll County Registry of Deeds, as more fully described as follows:

Beginning at a granite bound located at the intersection of other property of Farley, property now or formerly of Peterson, and the within described premises, thence running N 62° 08' 10" W along said other land of Farley a distance of 99.95 feet to a reinforcing bar with cap set at land now or formerly of Pepper; thence turning to the right and running into the Veazey Point Road right of way N 39° 42' 04" E a distance of 20.43 feet to a point; thence turning slightly to the left and running N 27° 51' 50" E a distance of 20.00 feet to a rebar reinforcing rod with cap set at land now or formerly

of Travers; thence continuing N 27° 51' 50" E a distance of 200.00 feet to a rebar reinforcing rod with cap set; thence turning to the left and running N 43° 17' 16" W along said Travers land a distance of 30.00 feet to a rebar reinforcing rod with cap set at remaining land of Szirbik; thence turning to the right and running N 71° 41' 49" E along said other land of Szirbik a distance of 171.76 feet to a rebar reinforcing rod with cap set at other land of Szirbik; thence turning to the right and running S 10° 42' 58" E along said other land of Szirbik a distance of 230.75 feet to a rebar reinforcing rod with cap set at the intersection with the Veazey Point Road right of way; thence turning to the right and running S 67° 51' 50" W along said Veazey Point Road right of way a distance of 200.00 feet to a rebar reinforcing rod with cap set; thence turning to the left and running S 44° 25' 33" W into said Veazey Point Road right of way a distance of 20.87 feet to a point; thence turning slightly to the left and continuing through said Veazey Point Road right of way S 39° 42' 04" W a distance of 20.43 feet to the point of beginning.

The above described property is subject to the rights of others to pass and repass over Veazey Point Road within the 40-foot-wide right of way as shown on the above Plan.

SUBJECT TO the site sewage easement for benefit of other land of Farley as described in Book 1773, Page 266 ("Parcel 1," as conveyed above).

Meaning and intending to describe and convey the same premises conveyed to Craig A. Farley and Lucinda Farley by Warranty Deed from George H. Szirbik dated and recorded May 27, 2005 in Book 2420, Page 380.

The two parcels conveyed herein (designated as "Parcel 1" and "Parcel 2" in this deed) are a single lot of record, shown on the current Wakefield Tax Maps as Lot 61, Tax Map 154. For further reference see Warranty Deed from George H. Szirbik to Craig A. Farley and Lucinda Farley dated and recorded May 27, 2005 in Book 2420, Page 380.

The undersigned Trustees, as Trustees under the above-named Trust, hereby state pursuant to RSA 564-A:7 that the Trustees have full and absolute power in said trust agreement to convey an interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustees for a conveyance thereof.

The Office of Sager & Haskell, PLLC prepared this deed from information supplied by the grantor herein and, at the request of the grantor, no independent title examination has been undertaken, nor did Sager & Haskell, PLLC verify the accuracy of the representations contained herein.

Executed this 9th day of May 2016.

Farley Living Trust

Craig A. Farley, Trustee
Craig A. Farley, Trustee

Lucinda Farley, Trustee
Lucinda Farley, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ~~CARROLL~~ Rockingham

This instrument was acknowledged before me on this 9th day of May 2016 by Craig A. Farley and Lucinda Farley, Trustees as aforesaid. The subscribing parties acknowledged that they executed the same as their voluntary act and deed and for the purposes contained herein. The identities of the subscribing parties were determined by (check box that applies and complete blank line, if necessary):

- ☒ My personal knowledge of the identity of said persons OR
☐ The oath and affirmation of a credible witness, _____ (name of witness),
the witness being personally known to me OR
☐ The following identification documents:
☒ Driver's License
☐ Passport
☐ Other _____



Sarah A. Wolf
Notary Public/Justice of the Peace
Print Name: _____
My Commission Expires: _____

Executed this 9th day of May 2016.

Craig A. Farley
Craig A. Farley

Lucinda Farley
Lucinda Farley

STATE OF NEW HAMPSHIRE
COUNTY OF ~~CARROLL~~ Rockingham

This instrument was acknowledged before me on this 9th day of May 2016 by Craig A. Farley and Lucinda Farley. The subscribing parties acknowledged that they executed the same as their voluntary act and deed and for the purposes contained herein. The identities of the subscribing parties were determined by (check box that applies and complete blank line, if necessary):

- ☒ My personal knowledge of the identity of said persons OR
- ☐ The oath and affirmation of a credible witness, _____ (name of witness),
the witness being personally known to me OR
- ☐ The following identification documents:
 - ☒ Driver's License
 - ☐ Passport
 - ☐ Other _____



Sarah A. Wolf
Notary Public/~~Justice of the Peace~~
Print Name: _____
My Commission Expires: _____

BK3260PG 372