

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.

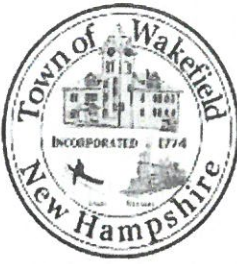
~~Applicant/Agent Signature:~~ _____ Date: _____

Applicant/Agent Signature: _____ Date: _____

* Owner Signature: Michael D. Larkin Date: 1/20/23

Owner Signature: _____ Date: _____

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



TOWN OF WAKEFIELD, NEW HAMPSHIRE
OFFICES OF BUILDING INSPECTOR &
CODE ENFORCEMENT

2 HIGH STREET, SANBORNVILLE, NEW HAMPSHIRE 03872
TELEPHONE (603) 522-6205 EXT. 308 FAX (603) 522-2295
CODEASST@WAKEFIELD.NH.COM

LETTER OF AUTHORIZATION

I Michael L Fairchild do hereby grant
Owner's Name
permission to Brian Taylor to act
Agent's Name
as my agent in all aspects in order to obtain a Planning Board or
ZBA application from the Town of Wakefield for property
located at

45 Hilltop Drive Sanbornville Map 149, Lot 41.
Street Address

This will allow my agent to answer any and all questions on my
behalf and to sign any and all documents for me; however, I
accept full responsibility to ensure that the project meets all
zoning and building code compliance.

Michael L Fairchild
Owner's Signature

1/20/23
Date

Please attach a **color** copy of your current Driver's License in the space provided below.

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 Brian Taylor

Date Prepared 1/19/24

Preparer's Signature Kim T. Lee

Date 1/19/24

ADAMS JR, ROBERT R
ADAMS, JEAN T
85 HILLTOP DRIVE
SANBORNVILLE, NH 03872

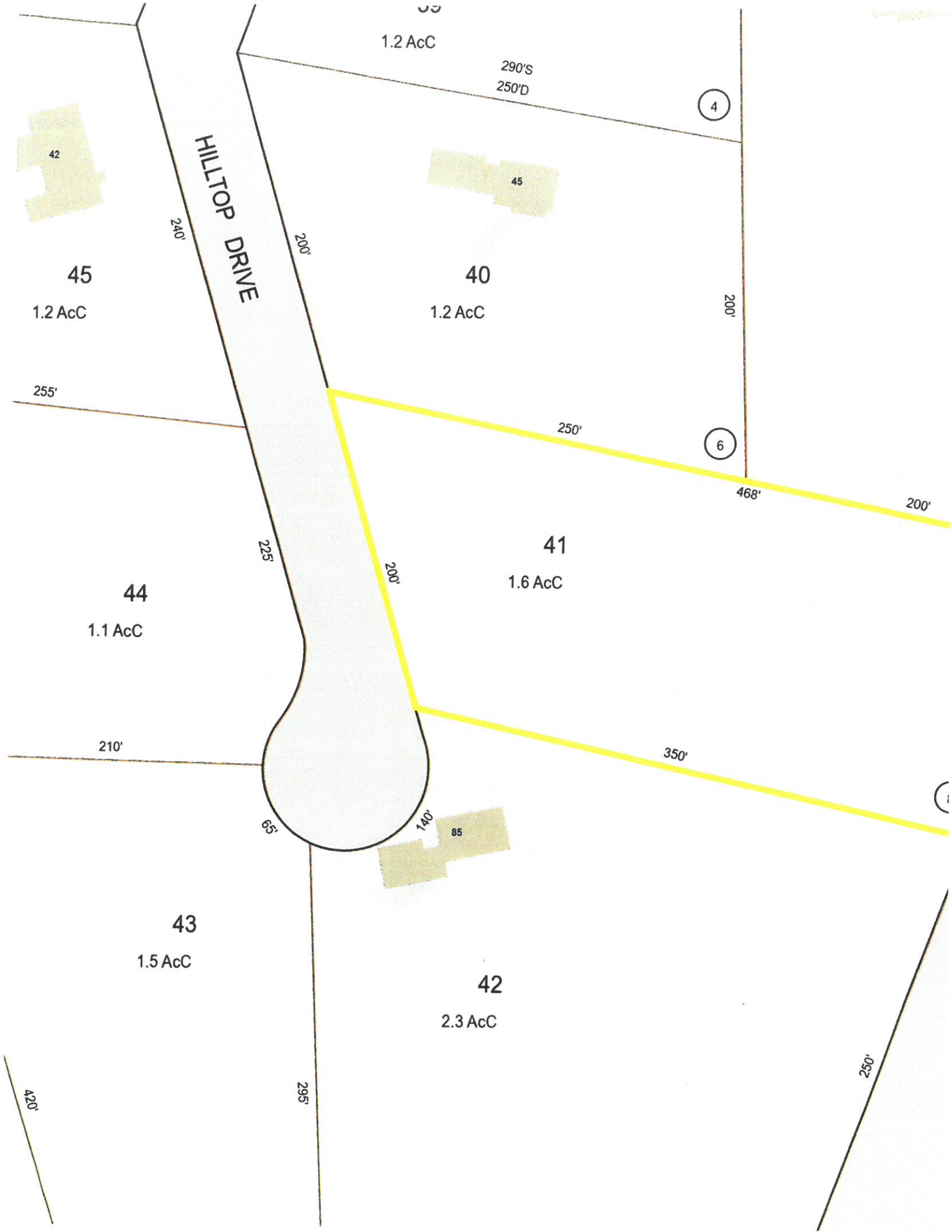
FAIRCHILD TRUST, MICHAEL
MICHAEL D FAIRCHILD TRUSTEE
45 HILLTOP DRIVE
SANBORNVILLE, NH 03872

FOGG, ELIZABETH G
31 GAGE HILL ROAD
SANBORNVILLE, NH 03872

HEALY JR, TIMOTHY RUSSELL
4464 WHITE MTN HIGHWAY
SANBORNVILLE, NH 03872

HEALY, TIMOTHY R & ERICA
162 PIGEON HILL ROAD
UNION, NH 03887

HYNES, ALBERT R & JOAN B
42 HILLTOP DRIVE
WAKEFIELD, NH 03872



149/40 ✓
149/41 ✓

E # 2012860

10/26/2020 11:05:24 AM

Book 3540 Page 704

Page 1 of 3

Register of Deeds, Carroll County

Lisa Scott

LCHIP

CAA123505

25.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

BE IT KNOWN that Michael D. Fairchild, of P.O. Box 299, Tuftonboro, New Hampshire 03850 grants to Michael D. Fairchild as Trustee of the Michael Fairchild Trust, of P.O. Box 299, Tuftonboro, New Hampshire 03850, with warranty covenants, the following described property:

45 Hilltop Drive

Lot 8 with the buildings and improvements thereon situate at 45 Hilltop Drive in Wakefield, Carroll County, New Hampshire, off the Southerly side of Gage Hill Road and on the Easterly side of a proposed Street (now known as Hilltop Drive) and being designated as Lot 8 on a plan recorded February 16, 1970, in Book 461, Page 190 of the Carroll County Registry of Deeds, to comply with requirements of the Water Supply and Pollution Control Commission of the State of New Hampshire, which revised plan is to be recorded, bounded and described as follows:

Beginning at an iron pipe set in the ground on the Easterly side of said proposed street at the Southwesterly corner of Lot 6; thence running in a Southeasterly direction by and along Lot 6 and other land of Wakefield Realty Corporation a distance of 468', more or less, to Route 16 and the Southeasterly corner of other land of Wakefield Realty Corporation; thence turning and running in a Southwesterly direction by and along said Route 16 a distance of 162' feet, more or less, to an iron pipe set in the ground at the Northeasterly corner of Lot 10 in a Northwesterly direction a distance of 350', more or less, to the Northwesterly corner of Lot 10 and said proposed street; thence turning and running in a Northerly direction by and along said proposed street a distance of 200', more or less, to the point of beginning.

Also, a certain tract or parcel of land situate off the Southwesterly side of the Gage Hill Road and on the Easterly side of a street, in the Town of Wakefield, County of Carroll and State of New Hampshire, being designated as Lot 6 on a plan recorded February 16, 1970 in Book 461, Page 190 of the Carroll County Registry of Deeds, bounded and as follows:

Beginning at an iron pipe set in the ground on the Easterly side of said proposed street at the Southwesterly corner of Lot 4; thence running in a Southeasterly direction by and along Lot 4 a distance of 250', more or less, to other land of said Wakefield Realty Corporation; thence turning and running in a Southwesterly direction by and along other land of said Wakefield Realty Corporation a distance of 200', to the Northeasterly corner of Lot 8; thence turning and running in a Northwesterly direction by and along said Lot 8 a distance of 250', more or less, to said proposed street; thence turning and running in a Northerly direction by and along said proposed street a distance of 200' to the point of beginning.

Subject, however, to Protective Covenants relative to the subject premises recorded in Book 470, Page 254 Of the Carroll County Registry of Deeds; and further subject to the condition that the said Edward and Charlotte B. Lineham shall share in the maintenance of said proposed street until January 1, 1973, or until the Town acceptance of said street, which ever event shall first occur.

Together with and subject to all rights, restrictions, conditions, easements, agreements, encumbrances, out conveyances, and rights-of-way of record.

Meaning and intending to describe and convey the same property conveyed to Michael D. Fairchild by Thomas A. Gravel by warranty deed dated October 21, 2020 and recorded on October 23, 2020 at Book 3540, Page 110 at the Carroll County Registry of Deeds.

Pursuant to the provisions of RSA 480:9 notice is hereby given that the grantee trust is a revocable trust and that the grantor, a single person, expressly reserves all homestead rights in the subject property.

This transfer is exempt from transfer tax pursuant to the provisions of RSA 78-B:2 XXI and/or XXII.

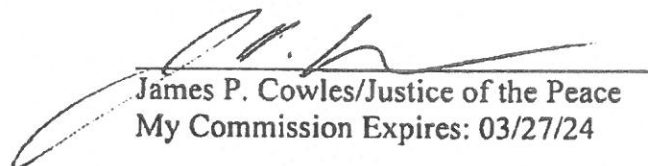
This deed was prepared by Walker & Varney, P.C. from information supplied by the grantor and grantee, and at the request of the grantor and grantee no independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein, nor provide advice regarding the estate, gift, income, transfer, business profits, or other tax consequences thereof, if any.

Executed this 26th day of October, 2020.


Michael D. Fairchild

State of New Hampshire
County of Carroll

On this the 26th day of October, 2020, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.


James P. Cowles/Justice of the Peace
My Commission Expires: 03/27/24

OWNER INFORMATION			SALES HISTORY			WAKEFIELD PICTURE
FAIRCHILD TRUST, MICHAEL			Date	Book	Page	
MICHAEL D FAIRCHILD TRUSTEE			10/26/2020	3540	704	FAIRCHILD, MICHAEL D
45 HILLTOP DRIVE			10/23/2020	3540	110	275,900 GRAVEL, THOMAS A
SANBORNVILLE, NH 03872			05/29/2019	3444	919	228,000 ESTATE OF EDWARD H
			12/16/1998	1782	911	112,500 BUCKLESS FAMILY TRUST
			01/07/1993	1514	571	GEORGE BUCKLESS
LISTING HISTORY			NOTES			
08/18/21	BLV		(OLDPID:000047 000046 000000)			
11/08/16	BLV					
07/13/10	BLV					
02/05/07	JRV					
09/12/01	BEN					
12/06/88	BI					

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes	
WAKEFIELD ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2022	\$ 0		\$ 0		\$ 26,800				
					Parcel Total: \$ 26,800				
2023	\$ 0		\$ 0		\$ 58,300				
					Parcel Total: \$ 58,300				
2024	\$ 0		\$ 0		\$ 58,300				
					Parcel Total: \$ 58,300				

LAND VALUATION														LAST REVALUATION: 2023									
Zone: B&CBUSS & COMM														Minimum Acreage: 0.50		Minimum Frontage: 100		Site: AVERAGE		Driveway:		Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes									
1F RES	0.500 ac	66,000	E	100	100	100	100		80	52,800	0	N	52,800	VAC									
1F RES	1.100 ac	x 5,000	X	100					100	5,500	0	N	5,500	GOOD									
1.600 ac										58,300	58,300												