

TOWN OF WAKEFIELD PLANNING BOARD

2 High Street, Sanbornville, NH 03872

Phone: (603)522-6205 Ext. 309

Fax: (603) 522-2295

Jan 18th Mtg.

(For Office Use Only)

Date Rec'd: 1/13/23 By: AM
Tax Map: 40 Lot: 29

FEES:

Application Fee: \$100

Public Notice: \$125 per submission

Abutters: 8 @ \$*4.98 each 40.47

*per current U.S. Postal Service rate

Recording fee: Other: 150.00

Total received: cash ☐ check# 258

(415.47)

CONDITIONAL USE PERMIT APPLICATION

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

Tax Map: 40 Lot(s): 29 Zoning District: B&CBuss&Comm Overlay _____

Property Address: 556 Pine River Pond Road Wakefield, NH

Name of Applicant/Agent: Katia Samuelson - Dube Plus Construction

Address: 10 Bricketts Mill Road Hampstead, NH 03841

Telephone: 603-479-4768 E-mail: katia@dubeplus.com Fax: _____

Name of Property Owner: Watertown Village, LLC

Address: 10 Bricketts Mill Road Hampstead, NH 03841

Telephone: 603-944-0329 E-mail: Tom@dubeplus.com Fax: _____

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

Proposed Use(s): Residential with commercial signage

Proposal Description: Residential use of the building space previously used commercially as a daycare.

At the road front we would like to create a landscaped area to display commercial signage to advertise the property owners personally business, Dube-Plus Construction. Please see the attached drawings detailing the proposed location of the landscaped area with signage.

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

Name: N/A

Address: _____

Telephone: _____ E-mail: _____ Fax: _____

Name: N/A

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: Katea Samuelson Date: 12-12-2023
Owner's Agent

Applicant/Agent Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

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

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 Katia Samuelson

Date Prepared 12/12/2023

Preparer's Signature Katia Samuelson

Date 12/12/2023

TAX MAP 400 LOT #10
N/F
EDWARD C. & KAREN A. DONNELLY
RD #1, Box 377
Dundee, NH 03824
CCRD 1386/233, 1989

W.M.
Box 99
Union, N.
CORD

NNELLY

PINE RIVER ROAD

TO LEIGHTONS CORNER

Landscaped
area with
sign

LOT
1
0.90 ACRE
50,000 SF

LOT
2
1.16 ACRES
50,540 SF

"BUSINESS / COMMERCIAL ZONE"

"AGRICULTURAL ZONE"

TAX MAP 400 LOT #33A
N/F
ALD E. HOWORTH
RD #1, Box 386
Dundee, NH 03824
CCRD 1118/476, 1986

TAX MAP 400 LOT #33B
N/F
GERALD E. HOWORTH
RD #1, Box 386
Dundee, NH 03824
CCRD 1118/476, 1986

TAX MAP 400 LOT #50
N/F
RONALD K. & JUDY
RD #1, Box 386
Pine River Road
Dundee, NH 03824
CCRD 1218/508, 1987

Return to:

Watertown Village, LLC

10 Bricketts Mill Road

Suite C

Hampstead, NH 03841

T/S: \$3,450.00

Carroll County New Hampshire Registry of Deeds

Book 3742 Page 0003 Page 1 of 2

eRecorded on 10/03/2023 at 08:16 AM

TID: 4267334 Doc # 202300086740

TT: 3,450.00 CA932844 LCHIP: 25.00 CAA157254

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Blue Moon Millennium Enterprises, LLC a/k/a Blue Moon Millenium Enterprises, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 249 East Shore Drive, Acton, ME 04001, for consideration paid grant(s) to **Watertown Village, LLC**, a New Hampshire Limited Liability Company, of 10 Bricketts Mill Road Suite C, Hampstead, NH 03841, with WARRANTY COVENANTS:

A certain tract or parcel of land situate on the easterly sideline of Sandy Point Road, a/k/a Clearwater Lane, in the Town of Wakefield, County of Carroll and State of New Hampshire, the same being more particularly delineated as Lot #1 on plan entitled, "Subdivision of Land of Stephen M. Bresnahan, Wakefield, New Hampshire, prepared by Kerry M. Fox, L.L.S., Fox Survey Company, P.O. Box 489, Sanbornville, NH 03872", and recorded with the Carroll County Registry of Deeds in Plan Book 153, Page 68, and more particularly described as follows:

Beginning at a steel stake on the easterly sideline of Sandy Point Road (a/k/a Clearwater Lane) at the southwesterly corner of Lot #1; thence running N 17° 55' 26" W, along the easterly sideline of Sandy Point Road for 196.67 feet to a point; thence on a curve to the right, the radius of which is 30 feet for a distance of 50.79 feet to a point; thence turning and running N 79° 04' 28" E a distance of 149.09 feet by Pine River Road (so-called on said plan) to an iron pipe in the ground; thence turning and running S 14° 04' 17" E along the westerly sideline of land now or formerly of Ronald K. & Julia A. Noble for a distance of 220.00 feet to an iron pipe; thence turning and running S 75° 55' 23" W along the sideline of Lot #2 for a distance of 167.23 feet to an iron pipe and the point of beginning.

Subject to:

1. Right of Easement from Stephen M. Bresnahan and Susan L. Bresnahan to New Hampshire Electric Cooperative, Inc. and New England Telephone and Telegraph Co., dated April 25, 1996 and recorded August 23, 1996 in the Carroll County Registry of Deeds at Book 1668, Page 646.
2. Right of Easement from Stephen M. Bresnahan and Susan L. Bresnahan to New Hampshire Electric Cooperative, Inc. and New England Telephone and Telegraph Co., dated September 05, 1995 and recorded December 20, 1995 in the Carroll County Registry of Deeds at Book 1639, Page 742.

Red Door Title ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500

3. To any and all matters, notes, restrictions, easements, and including setbacks, as shown on Plan at Book 153, Page 68 on August 4, 1995; and Plan Book 33 Page 62 Map on July 21, 1976, recorded at the Carroll County Registry of Deeds.

Meaning and intending to describe and convey a portion of the same premises conveyed to Blue Moon Millenium Enterprises, LLC by virtue of a Warranty Deed of John K. McRobbie and John N. Citron dated December 19, 2000 and recorded on December 29, 2000 with the Carroll County Registry of Deeds at Book 1899, Page 82, as affected by a Corrective Deed from Blue Moon Millenium Enterprises, LLC to John K. McRobbie and John N. Citron dated February 15, 2001 for a portion of the property, and recorded February 26, 2001 with the Carroll County Registry of Deeds at Book 1899 Page 82.

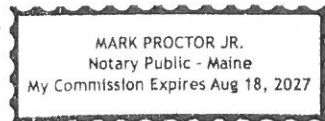
Executed this 28th day of September, 2023.

Blue Moon Millennium Enterprises, LLC
a/k/a Blue Moon Millenium Enterprises, LLC

By: Bernard J. Broder, III
Bernard J. Broder, III, Sole Member

State of Maine
County of Cumberland

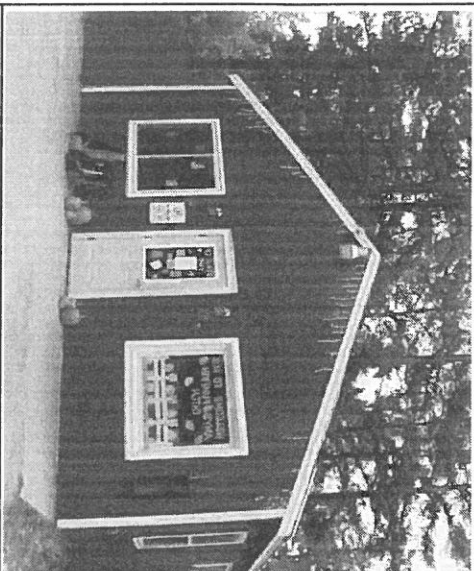
Then personally appeared before me on this 28 day of September, 2023 the said Bernard J. Broder, III, Sole Member of Blue Moon Millennium Enterprises, LLC and acknowledged the foregoing to be his voluntary act and deed on behalf of the LLC.



Mark Proctor Jr.
Notary Public/Justice of the Peace
Commission expiration: 8/18/27

Red Door Title ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500

PICTURE



OWNER

WATERTOWN VILLAGE LLC

10 BRICKETTS MILL ROAD

SUITE C

HAMPSTEAD, NH 03841

TAXABLE DISTRICTS

District	Percentage
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BUILDING DETAILS

Model: 1,00 STORY FRAME DAYCARE

Roof: GABLE HIP/ASPHALT

Ext: PREFAB WD PNL

Int: WALL BOARD

Floor: CARPET

Heat: OIL/CONVECTION

Bedrooms: Baths: 1.0

Extra Kitchens: Fireplaces:

A/C: No Generators:

Quality: A0 AVG

Com. Wall: WOOD, 12 FT.

Size Adj: 1.4362

Base Rate: CIO 95.00

Bldg. Rate: 1.1633

Sq. Foot Cost: \$ 110.52

PERMITS

Date	Project Type	Notes
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24

FFF SLB

24

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	960	1.00	960
SLB	SLAB	960	0.00	0
GLA:	960	1,920		960

2023 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 106,099

Year Built: 1980

Condition For Age: AVERAGE

Physical: 16 %

Functional:

Economic:

Temporary:

Total Depreciation: 16 %

Building Value: \$ 89,100

