

Town of Wolfeboro
Agenda for a Joint Meeting
for a Public Hearing of the
Planning Board and Zoning Board of Adjustment
at the
The Great Hall, 84 South Main Street
Tuesday, May 3, 2016
7:00 PM

As required by RSA 676:4; the Wolfeboro Planning Board and the Wolfeboro Zoning Board of Adjustment hereby notices the following project.

FAMILIES IN TRANSITION/ GREEN MOUNTAIN REALTY, LLC – 16-18 Lehner Street – Tax Map # 217-70 – Public Hearing for Site Plan Review & Variance -Change of Use to Temporary Family Transitional Housing- A site visit will be held at 6:15 pm prior to the meeting

If there is anyone with a disability needing any modifications and/or auxiliary aid to access this meeting, please notify the Planning Department at 569-5970 at least 72 hours prior to the meeting date.
Any and all proposals before the Board may be discussed at any public meeting as permitted under RSA 676:4 and will be posted in accordance with RSA 91-A.



*Town of
Wolfeboro*

Planning and Development

**NOTICE TO ABUTTERS
TOWN OF WOLFEBORO
JOINT MEETING FOR A PUBLIC HEARING OF THE
PLANNING BOARD and
ZONING BOARD OF ADJUSTMENT**

*Notice is hereby given that Formal Submission and Public Hearings for a Variance under Article XIV 175.91 of the Wolfeboro Planning & Zoning Ordinance for Temporary Family Transitional Housing and Site Plan Review for property located at 16-18 Lehner Street will be held on **May 3, 2016** at approximately 7:00 PM at the Wolfeboro Town Hall in The Great Hall - 84 South Main Street. A site visit will be held at 6:15 PM prior to the meeting.*

Applicant: Families in Transition/Green Mountain Realty, LLC

Location: 16-18 Lehner Street

Tax Map #: 217-70

Proposal: Temporary Family Transitional Housing

P.B. Case #: 201607

Z.B.A. Case #: 07-V-16

Copies to:

**Town Manager*

**Building Official*

**Police Chief*

**Electric Department*

**Fire Chief*

**Conservation Commission*

**Department of Water & Sewer Utilities*

**Public Works Department*

**Assessor*

**File*

Town of Wolfeboro

N & A Simons

T & M Aspinwall

Aspinwall Properties, LLC

P W. Whalen, Jr

Green Mountain Realty, LLC

D & S Winchester

Families in Transition

Nicole Csiszer, Esq

Warrenstreet Architects

Norway Plains



9 Union Street Post Office Box 629 Wolfeboro, New Hampshire 03894

(603) 569-5970

V. PUBLIC HEARING

The conduct of the public hearing shall be governed by the following rules:

- A. The Chair shall call the hearing in session.
- B. The Clerk shall read the notice and report on how public notice and personal notice was given and if a site visit was held the clerk will report such.
- C. Members of the Board may ask questions at any time during testimony.
- D. Each person who appears shall be required to state her/his name and address, and indicate whether he/she is a party to the case or an agent or counsel of a party to the case.
- E. Any member of the Board, through the Chair, may request any party to the case to speak a second time.
- F. Any party to the case, who wants to ask a question of another party of the case, must do so through the Chair, but only at the discretion of the Chair.
- G. The applicant shall be called to present her or his appeal and those appearing in favor of the appeal shall be allowed to speak.
- H. Those in opposition to the appeal shall be allowed to speak.
- I. The applicant and those in favor of the appeal shall be allowed to speak in rebuttal.
- J. Those in opposition to the appeal shall be allowed to speak in rebuttal.
- K. When the public portion of the hearing is declared closed, no further testimony will normally be received from the applicant or any other party or interested person. However, to avoid the appearance of injustice, the Chair shall have the authority on a majority vote of the board to reopen the hearing to allow such limited additional testimony as may in the Chair's judgment be thought necessary to clarify one or more questions that may have arisen during the board's deliberations, provided that the applicant(s) and all interested parties are still present and in attendance. The board may continue the public hearing to a subsequent meeting if all interested parties are not still present and in attendance Notice shall be given of the continuance.

The Board has the authority to reopen the hearing at the next board meeting if the board feels that reopening the hearing is necessary because the applicant and/or any interested party has departed. Notice shall be required and the cost of said notice shall be the responsibility of the applicant.

VI. DECISIONS

The Board will endeavor to decide all cases immediately after the public hearing. The Board may approve with conditions, deny the application, or defer its final decision. The Board's Notice of Decision will be made available within 5 business days as required by RSA 676:3, and will be sent in a timely manner to the applicant and other appropriate parties in interest. If the application is denied, the notice shall include the reasons for the denial.

18 April 2016

Dear Applicant;

The Wolfeboro Zoning Board of Adjustment has scheduled a joint meeting on Tuesday, May 3, 2016, 2016 at 7 pm in the Wolfeboro Town Hall in The Great Hall relative to your submitted application. A site visit has been scheduled at approximately 6:15 pm the day of the meeting. It is advisable that either your or a representative be present at the time of the site visit to answer questions the Board may have. As a site visit is not a public hearing and no additional comments will be accepted,

If you have any questions, please feel free to contact me at 603-569-5970.

Sincerely,

Robin Kingston
Administrative Assistant

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

RECEIVED

NOTICE OF ZONING DECISION OF CODES OFFICER

APR 12 2016

Section I -- (To be prepared by the Wolfeboro Building Official)

ZONING
BOARD OF ADJUSTMENT

To: Name: Families in Transition

Address: 122 Market Street, Manchester, NH 03101

Your request for a permit to (specify use): use the second and third floors of the property for temporary transitional housing and to provide comprehensive services for families in the community facing homelessness.

on property located at: 16-18 Lehner Street (Tax Map 217-70)

is DENIED for the following reason: The use is not a permitted use in the C1 district. Section 175-91

You have the right to appeal this decision under Article 175.187 of the Wolfeboro Planning and Zoning Ordinance after completing the Section II of this form.

 Building Official 4/13/16 Date

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

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APR 12 2016

VARIANCE

Section II-- (To be prepared by Applicant)

ZONING
BOARD OF ADJUSTMENT

Date: April 6, 2016

NOTE: Additional information may be supplied on separate sheet if the space provided is not inadequate.

TO: Zoning Board of Adjustment
Town of Wolfeboro
P.O. Box 629
Wolfeboro, New Hampshire 03894-0629

1. Having been denied a permit by the Wolfeboro Building Official for the reason specified in Section I: NOTICE OF ZONING DECISION (Copy Attached). I hereby appeal the decision and request the Board of Adjustment to schedule a public hearing to consider this appeal.
2. I realize that providing the complete information requested below is the responsibility of the undersigned applicant and must be provided before a public hearing can be scheduled by the Board. I understand that it is my responsibility to present this appeal to the Board.

- a. Type of Appeal: Variance X
- b. Basis for Appeal is Article XIV , Section 175-91 of the Wolfeboro Planning and Zoning Ordinance
- c. Location of property in question: 16-18 Lehner Street
- d. Tax Map number: 217 Lot Number: 70 Sub Lot: 0
- e. Zoning District: C1 Central Business District
- f. Name of Applicant: Families in Transition
- g. Mailing Address of Applicant: c/o Nicole K. Csiszer, Walker & Varney P.C.

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

P.O. Box 509, Wolfeboro, NH 03894

- h. Phone Number of Applicant: 's Agent: 603-569-2000
- i. E-mail Address: nicole@walkervarney.com
- j. Name of Company (if applicable): _____
- k. Legal Owner of the Property: Green Mountain Realty, LLC
- l. Mailing Address of Property Owner: 702 Riverwood Drive, Pembroke, NH 03275
- m. Proposed use of property or modification of existing use: to change the use of the second and third floors to provide for temporary transitional housing together with comprehensive services for families in the community facing homelessness.
- n. Directions to the property from the Wolfeboro Town Hall: North on Union Street; turn left onto Lehner Street; the property will be on the right.
- o. Are there any current Zoning Violations on the property other than those that may be listed on this Application? (If Yes, please fully describe below).
No.

I understand that I must appear in person at the public hearing scheduled by the Board of Adjustment to present this appeal. If I cannot appear in person, I will notify the Board in writing of the name of the individual I designate to represent me at the hearing. I also understand that it is my sole responsibility, as the applicant, to provide ALL of the information required to the Secretary of the Board of Adjustment before a hearing can be scheduled.

Margaret A. Bernegard
Applicant's Signature *President*

04-12-16
Date

Nicole C. ...
Applicant's Agent

4/12/16
Date

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

VARIANCE REQUEST:

The undersigned hereby requests a Variance from Article XIV Section 175-91 : and asks that said terms of the Zoning Ordinance be waived to permit the property to be used for temporary transitional housing and to provide comprehensive services to families in the community facing homelessness.

The undersigned alleges that the following circumstances exist to support this variance request.

1. The variance will not be contrary to the public interest because:

See attached.

2. The spirit of the ordinance is observed because:

See attached.

3. Substantial justice is done because:

See attached.

4. The values of surrounding properties will not be diminished because:

See attached.

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

See attached.

USE (A) or (B):

(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area:

(i) No fair and substantial relationship exists between the purposes of the ordinance applicable to the application and the specific application of that provision to the property because:

See attached.

(ii) The proposed use is a reasonable one because:

See attached.

OR, if the criteria is subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

(B) Owing to the special conditions, set forth above, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it because:

Not applicable.

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

The undersigned acknowledge that to the best of their knowledge all the above information is true and correct. I understand that I must appear in person at the public hearing scheduled by the Board of Adjustment to present this appeal. If I cannot appear in person, I will notify the Board in writing of the name of the individual I designate to represent me at the hearing. I also understand that it is my sole responsibility, as the applicant, to provide the information required to the Secretary of the Board of Adjustment before a hearing can be scheduled.

Applicant: Museea Beauregard
President

Date: 04-12-16

Nicole C. [Signature]
Applicant's Agent

Date: 4/12/16

RECEIVED

APR 12 2016

ZONING
BOARD OF ADJUSTMENT

1 **The variance will not be contrary to the public interest because:** As noted in “The Board of Adjustment in New Hampshire: A Handbook for Local Officials” (“Handbook”) dated November, 2015, “[f]or the variance to be contrary to the public interest, it must unduly and to a marked degree violate the basic zoning objectives of the zoning ordinance.” (p. II-10). The Handbook suggests this is determined by asking “does the variance alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public?”

The purpose of the Commercial District C1 Central Business District, as expressed in Article XIV §175-88.7 is to “protect the character of the existing downtown, maintain[] its pedestrian scale, while promoting a healthy mix of retail, professional office, medical and residential uses within the district and promoting mixed uses on individual properties. It is intended to enable the downtown to remain a vibrant, compact commercial center, serving the needs to community residents, the region and tourists as the economic center, and to promote a complementary and diverse mix of commercial and residential uses.”

Consistent with this purpose, the subject property currently provides diverse and mixed commercial uses. It is a compact, yet sizeable, building suitable for supporting multiple uses. The proposed use is to provide temporary housing and services to community members faced with homelessness. It will be a quiet and complementary addition within the existing mix of commercial and residential uses already located within and around the subject property. Importantly, there has been a demonstrated immediate need for transitional housing in Wolfeboro and the southern Lakes Region of Carroll County. The proposed use would serve the growing need of community residents and the region, while promoting mixed uses on the same individual property.

The proposed use would essentially combine many uses already permitted within the Central Business District into one service provider. The comprehensive supportive services provided through the proposed use, such as counselling, therapy, life skill development, workshops, and youth programming, would, alone, be permitted uses in the Central Business District, as office space offering professional, personal and community services. Other permitted uses include multifamily dwellings, conversion of a structure to a bed-and-breakfast and inns. Similarly, the proposed use provides temporary housing for 5-7 families at any one time with an average length of stay estimated around 60 days. This will be a safe and secure place for families, with 24/7 on-site staff and video surveillance.

As the purpose of the Central Business District intended, the surrounding properties are a healthy mix of residential and commercial, including the Wolfeboro Community Center, the Child Advocacy Center of Carroll County, dental practice, auto parts store, the abutting transformer station, and the abutting,

vacant Municipal Electric building. Lehner Street, along with Glendon, Union and School Streets, also has a fair amount of residential uses that includes single family structures, duplexes and multi-family residences.

The requested variance will not alter the essential character of the neighborhood, does not threaten the health, safety, or general welfare of the public and, accordingly, will have no adverse effect on the public interest.

2. **The spirit of the ordinance is observed because:** The first two variance criteria, public interest and spirit of the ordinance, are related. As noted in the Handbook, “[o]ne way to ascertain whether granting the variance would violate the basic zoning objectives is to examine whether it would alter the essential character of the locality... [or] would threaten the public health, safety, or welfare.” (p. II-11).

As further set forth in paragraph 1 above, this variance would not alter the essential character of the locality and does not threaten the public health, safety, or welfare of the citizens of Wolfeboro. Granting the variance would not violate the spirit of the ordinance.

3. **Substantial justice is done because:** The Handbook suggests that “[p]erhaps the only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.” (p. II-11).

This prong requires a balancing test. The benefit to the applicant is clear as an unused, unrented portion of the subject property will be used and will serve the growing need for temporary housing and services to local families in need of assistance. As stated above, the proposed use is consistent with the area’s present use. Further, the Lehner Street location is an ideal location that is close, but set off, from the hustle and bustle of Main and Center Streets and backs up to municipal parking, Foss Field, and Back Bay and the Cotton Valley Trail. There are 126 homeless children in the local school district and several dozen families without a place to live in Wolfeboro. Providing temporary housing and services to those in need in the community will be a benefit to the general public as a “rising tide lifts all boats.”

4. **The values of the surrounding properties will not be diminished because:** The subject property is zoned in the Central Business District, which has a purpose, in part, to “promot[e] a health mix of retail, professional office, medical and residential uses within the district and promot[e] mixes uses on individual properties... to enable the downtown to remain a vibrant, compact commercial center, serving the needs of community residents, the region and tourists... and to promote a complementary and diverse mix of commercial and residential uses.”

With this variance, the property will be complementary to the existing residential and commercial uses that include, but are not limited to, Wolfeboro Community Center, the Child Advocacy Center of Carroll County, the abutting transformer station, and auto parts store. Three of the abutting properties are owned by the Town of Wolfeboro and include the old Municipal Electric Building, the transformer station, and municipal parking. None of the surrounding properties will have their fair market value negatively affected because the temporary housing and services will be provided in a portion of the building already existing on the property.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The “Special Conditions” of this property that distinguish it from other properties in the area are as follows:

The subject property is fully developed with a large building with substantial floor area on the third floor to adequately provide for seven bedrooms, each with an individual bathroom, community and meeting areas, office and storage spaces, and a separate kitchen and laundry area. Since the intended use is to provide temporary housing for homeless families in the community, and most of the residents will not have a vehicle, the property is close enough to Main and Center Streets so its residents can walk to the local businesses for their needs. Importantly, the property is within walking distance for children who will temporarily reside there to Carpenter School, Crescent Lake School, and Kingswood Regional Middle and High School and their bus stops. The property is on a relative quiet street in the Central Business District and, being situated near the corner of Lehner and Glendon Streets, is a sensible and discrete location for the proposed purpose. The property has entrances in both the front and the rear of the property, and it abuts municipal parking, Foss Field and the Cotton Valley Trail. There is not another similarly situated property that is currently available to serve the local homeless population in a comparable manner.

Use (A) or (B):

(A) Owing to the special circumstances of the property, set forth above, that distinguishes it from other properties in the area:

- (i) No fair and substantial relationship exists between the purposes of the ordinance applicable to the application and the specific application of that provision to the property because:**

As noted above, the purpose of the Commercial District C1 Central Business District, as expressed in Article XIV §175-88.7 is to “protect the character of the existing downtown, maintain[] its pedestrian scale, while promoting a healthy mix of retail, professional office, medical and residential uses within the district and promoting mixed uses on individual properties. It is intended to enable the downtown to remain a vibrant, compact commercial center, serving the needs to community residents, the region and tourists as the economic center, and to promote a complementary and diverse mix of commercial and residential uses.”

The restriction on the property is not necessary in order to give full effect to the purpose of the ordinance. Given the aforesaid conditions, the “application of the ordinance provisions to this property would not advance the purpose of the ordinance in any fair and substantial way.” (Handbook, p. II-13). The proposed use will not change the character of the essential character of the neighborhood and will maintain its pedestrian scale. Importantly, the proposed use will be a quiet and complementary addition existing mix of commercial and residential uses in the area and will serve the growing need of community residents and the region, while promoting mixed uses on the same individual property. The proposed use also combines permitted uses in the Central Business District like office space for professional and community services, multi-family dwellings, conversion to a bed-and-breakfast, and inns as well as the types of uses permitted by Special Exception, which educational intuitions, hospitals, libraries, and affordable nonprofit housing for the elderly and affordable nonprofit workforce housing.

According to the Handbook, “[t]his test attempts to balance the public good resulting from the application of the ordinance against the potential harm to a private landowner.” (p. II-14). Providing temporary housing and services to the local homeless population benefits the public good without causing potential harm to landowners.

(ii) The proposed use is a reasonable one because:

The above special conditions, including but not limited to the size of the building on the property and its location, coupled with the purpose of the Central Business District and the existing character of the neighborhood, renders the proposed use reasonable. Further, it is a reasonable way to address the immediate and growing need for transitional housing in Wolfeboro and the southern Lakes Region of Carroll County, providing a public benefit, without affecting neighboring properties.


WALKER & VARNEY P.C.
ATTORNEYS AT LAW
26 NORTH MAIN STREET - P. O. BOX 509
WOLFEBORO, NEW HAMPSHIRE 03894

GEORGE W. WALKER
THOMAS R. WALKER
NICOLE K. CSISZER
JAMES P. COWLES

ROBERT C. VARNEY (RETIRED)

TEL: 603-569-2000

FAX: 603-569-4759

April 12, 2016

Zoning Board of Adjustment
Town of Wolfeboro
P.O. Box 629
Wolfeboro, NH 03894

Re: Families in Transition
Tax Map 217, Lot 70

Dear Zoning Board of Adjustment members,

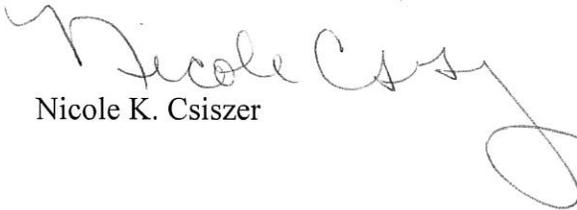
Enclosed please find Families in Transition's complete application for a use variance for the property located at 16-18 Lehner Street, Tax Map 217-70, in the C1 Central Business District. Please be advised the applicant is filing a site plan review application with the Wolfeboro Planning Board concurrently herewith and requests a joint meeting pursuant to RSA 676:2.

The applicant seeks a use variance to permit it provide temporary, transitional housing, together with comprehensive services, for families in our community facing homelessness. The proposed use of the third floor is to provide seven bedrooms to temporarily house 5-7 families at any one time. There will be no additions or expansion to the existing square footage of the building. Further, there will be no changes to the exterior of the building or the remainder of the lot. The conceptual design prepared by Warrenstreet Architects depicting the Existing and Proposed Floors Plans is enclosed. Despite there being no external changes to the building or lot, for informational purposes, we have also enclosed the plan entitled "Lot Line Revision Plan, Lehner Street, Wolfeboro, Carroll County, NH" dated August 29, 2015, last revised January 6, 2015, prepared by Norway Plans Associates Inc., which was approved by the Wolfeboro Planning Board on January 20, 2015.

The second floor will still be commercial space, used as office space for professional, personal and community services to provide comprehensive services for those facing homelessness such as counselling, therapy, life skill development, and youth programming. The second floor will not have any bedrooms or sleeping quarters. There will be no changes in use on the first floor.

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in cursive script that reads "Nicole Csiszer". The signature is written in black ink and is positioned above the printed name.

Nicole K. Csiszer

Encl.

April 12, 2016

Zoning Board of Adjustment
Town of Wolfeboro
P.O. Box 629
Wolfeboro, NH 03894

Dear Zoning Board of Adjustment,

Please be advised that the undersigned authorizes Nicole K. Csiszer to act as our agent with reference to Families in Transition's application for a variance.

Sincerely,

Families in Transition

A handwritten signature in cursive script that reads "Maureen Beauregard".

Maureen Beauregard, President

April 5, 2016

Zoning Board of Adjustment
Town of Wolfeboro
P.O. Box 629
Wolfeboro, NH 03894

Dear Zoning Board of Adjustment,

Please be advised that I am the owner of 16-18 Lehner Street, Tax Map 217-70, and I make, constitute and appoint Families in Transition, a New Hampshire not for profit corporation, by and through their attorney Nicole K. Csiszer, as my agent and give full power and authority to do and perform all acts and make all representations necessary, without any limitation, to make applications for variances with respect to said property.

Sincerely,

Green Mountain Realty, LLC

A handwritten signature in black ink, appearing to read "V Drouin", written over the printed name.

Victor Drouin, Manager

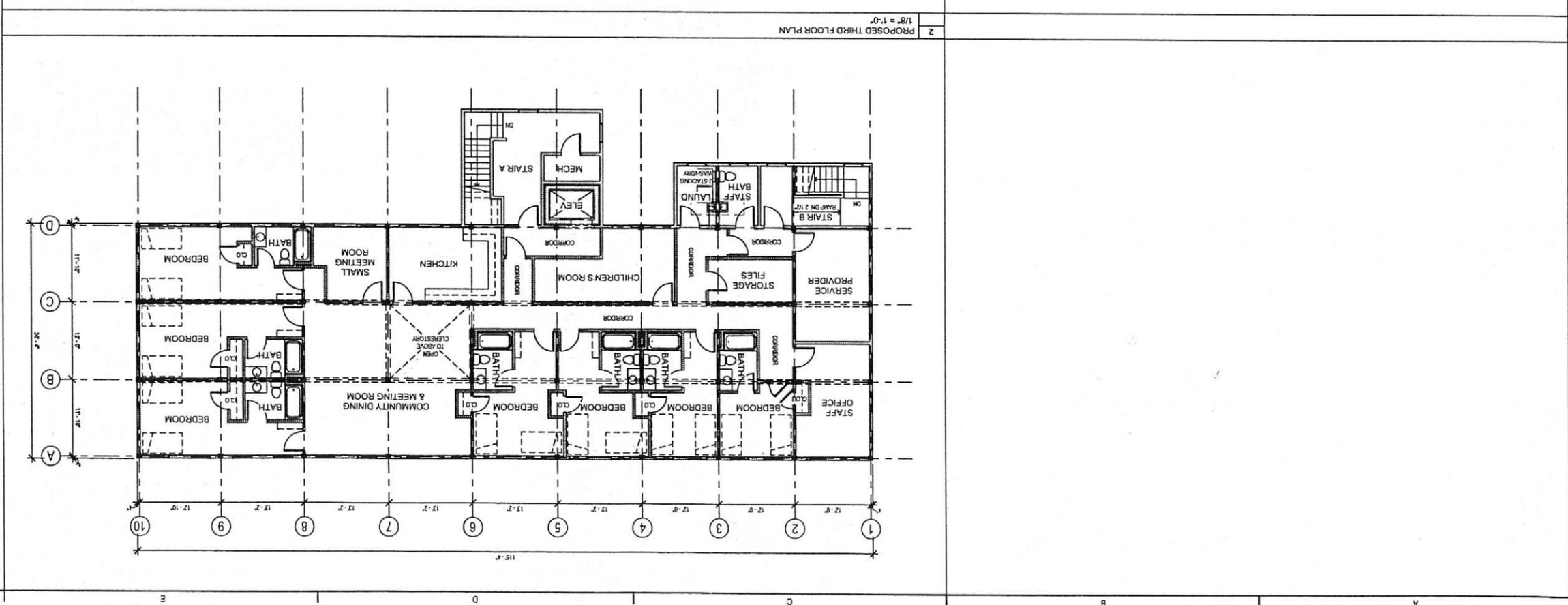
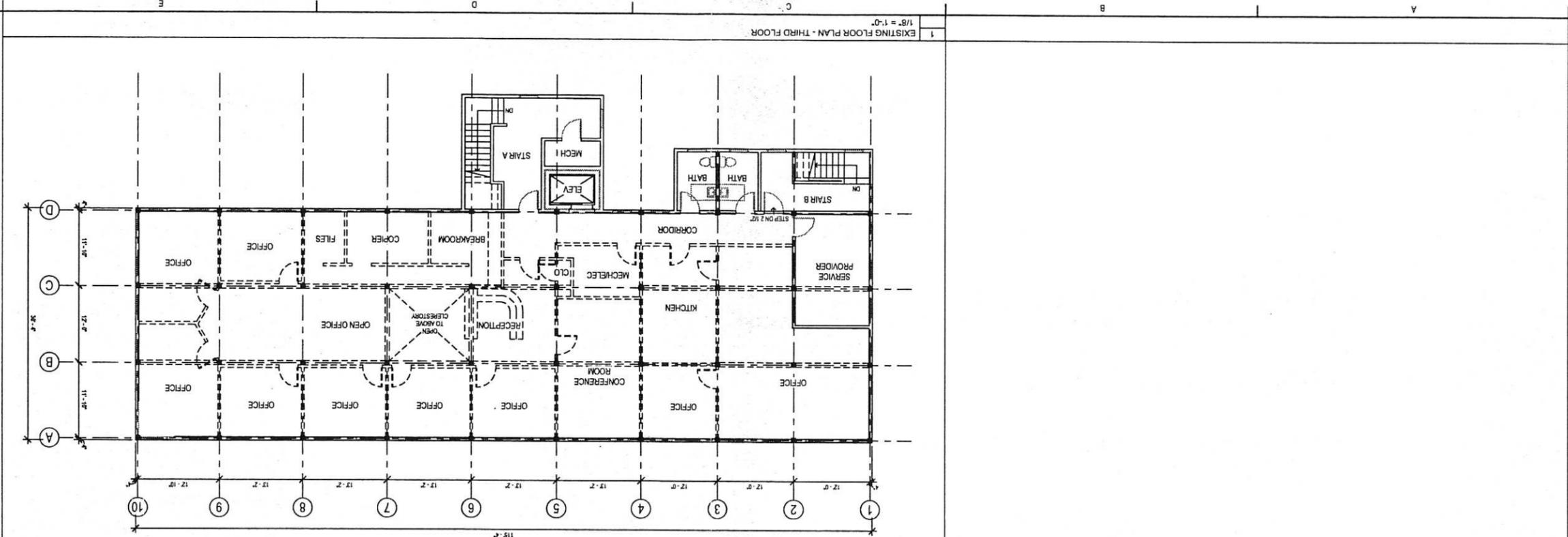
ABUTTERS LIST

		J	A
203-074	Town of Wolfeboro P.O. Box 629 Wolfeboro, NH 03894		
217-065	Norman W. and Alice B. Simons P.O. Box 1261 Wolfeboro, NH 03894	X	✓
217-066	Timothy P. and Marie S. Aspinwall 520 Wigwam Lane Stratford, CT 06614	X	✓
217-067	Aspinwall Properties, LLC 3200 Main Street, Suite 1 Stratford, CT 06614	✓	✓
217-068	Paul W. Whalen Jr. P.O. Box 1306 Wolfeboro, NH 03894	✓	✓
217-070	Green Mountain Realty, LLC 702 Riverwood Drive Pembroke, NH 03275	✓	✓
217-071	Town of Wolfeboro P.O. Box 629 Wolfeboro, NH 03894	-	-
217-072	David L. and Suzette A. Winchester P.O. Box 727 Wolfeboro, NH 03894	✓	✓
218-001	Town of Wolfeboro P.O. Box 629 Wolfeboro, NH 03894	-	-
	Families in Transition 122 Market Street Manchester, NH 03101		
	Nicole K. Csiszer, Esq. Walker & Varney P.C. P.O. Box 509 Wolfeboro, NH 03894		

Warrenstreet Architects
72 Warren Street
Concord, NH 03301

Norway Plains Associates
P.O. Box 249
Rochester, NH 03866

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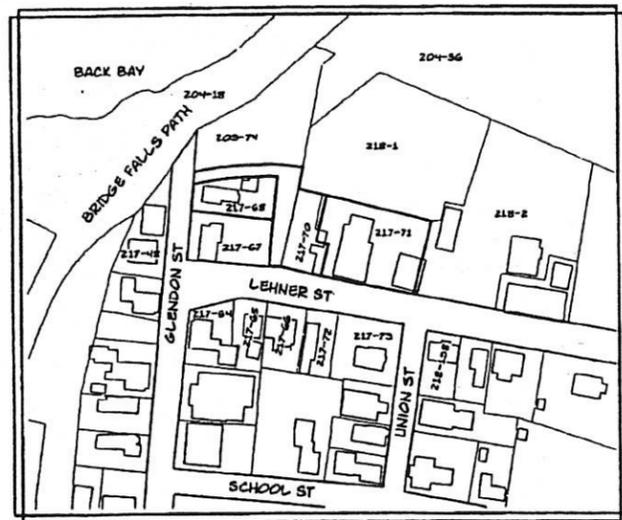
A130
 EXISTING & PROPOSED
 FLOOR PLANS
 PROJECT TITLE / ADDRESS
 TRANSITION
 16-18 LEHNER STREET
 WOLFEBORO, NH
 SCALE: AS NOTED DWG SET SH
 JOB #: 2023 DWG SET SH
 02/11/2016
 NOT FOR CONSTRUCTION
 REVISIONS

WARRENSTREET ARCHITECTS
 27 Warren Street Concord NH 03301
 1 603 225 0640 F 603 225 0621 WWW.WARRENSTREETARCH.COM
 CONSULTANTS

SHEET NUMBER 1 OF 1
 Copyright WarrenStreet Architects Inc. © 2015
 PRINT DATE/TIME: 2/10/2016 11:28:39 AM

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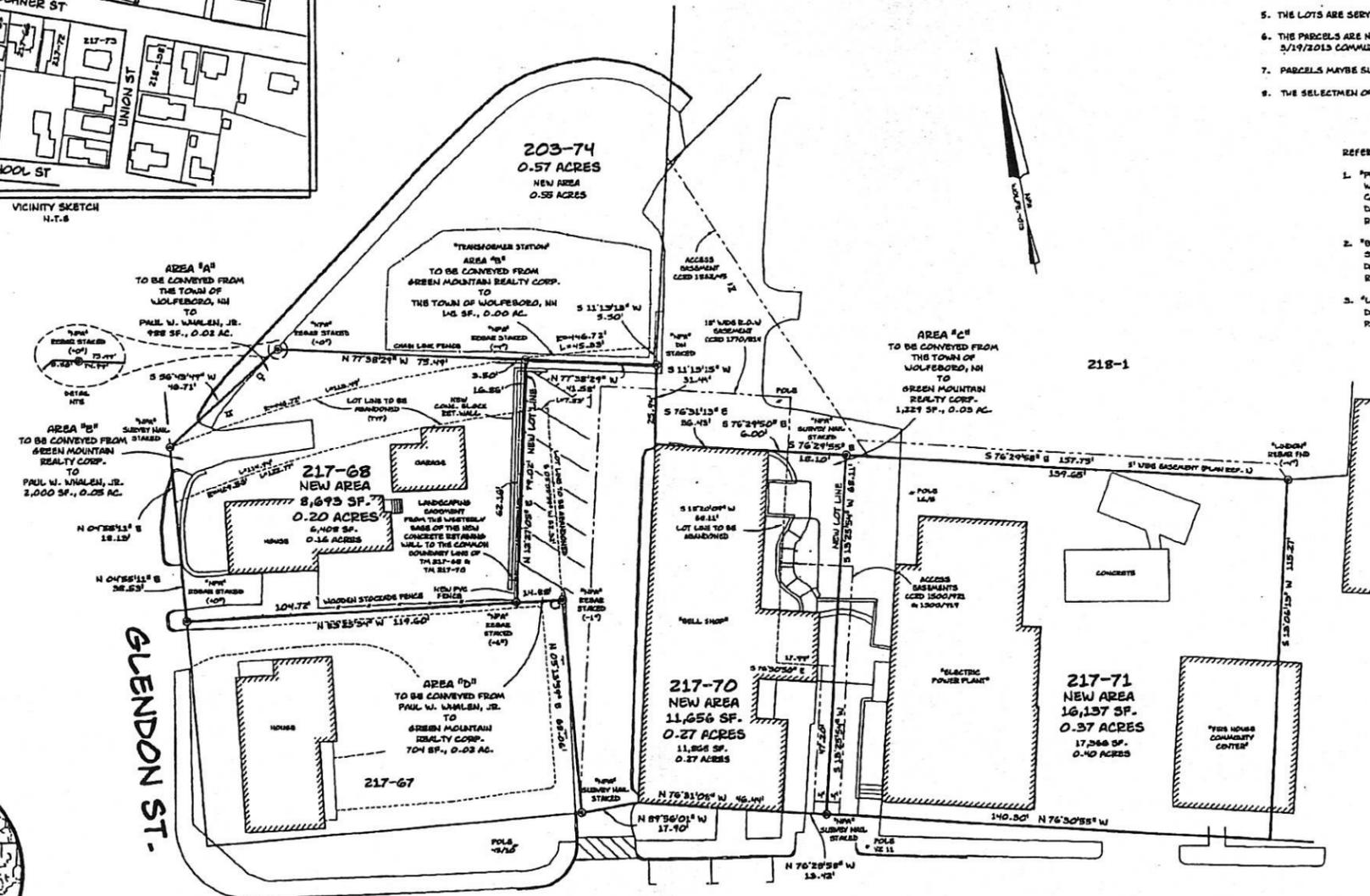
CARROLL COUNTY REGISTER
Doc # 0001136 Feb 13, 2015 1:54 PM
Lisa Scott
Register of Deeds, Carroll County
Plan Book 237 Page 50
REGISTER



- TM 217-70 16-18 LEHNER STREET, GREEN MOUNTAIN REALTY CORP., 702 RIVERWOOD DRIVE, PEMBROOK, NH 03275
- TM 203-74 64 SLENDON STREET, TOWN OF WOLFEBORO, PO BOX 629, WOLFEBORO, NH 03894, CCRD 515/471
- TM 204-18 78 SLENDON STREET, TOWN OF WOLFEBORO, PO BOX 629, WOLFEBORO, NH 03894, CCRD 1415/219
- TM 217-48 70 SLENDON STREET, BAYVIEW ON SLENDON STREET, LLC., PO BOX 1020, WEST OSSISPEE, NH 03890, CCRD 1927/908
- TM 217-65 9 LEHNER STREET, NORMAN W. & ALICE B. SIMONS, P O BOX 1261, WOLFEBORO, NH 03894
- TM 217-66 15 LEHNER STREET, TEA HOUSE OF WOLFEBORO, LLC., PO BOX 909, WOLFEBORO FALLS, NH 03896, CCRD 1927/909
- TM 217-67 4 LEHNER STREET, PAUL W. WHALEN, JR., PO BOX 1020, WEST OSSISPEE, NH 03890, CCRD 2324/524
- TM 217-68 77 SLENDON STREET, PAUL W. WHALEN, JR., PO BOX 1306, WOLFEBORO, NH 03894, CCRD 3056/916
- TM 217-71 22 LEHNER STREET, TOWN OF WOLFEBORO, PO BOX 629, WOLFEBORO, NH 03894
- TM 217-72 19 LEHNER STREET, DAVID L. & SUZETTE A. WINCHESTER, PO BOX 727, WOLFEBORO, NH 03894, CCRD 703/68
- TM 217-73 56 UNION STREET, CHILD ADVOCACY CTR OF CARROLL, PO BOX 478, WOLFEBORO, NH 03894, CCRD 2470/278
- TM 218-1 75 SLENDON STREET, TOWN OF WOLFEBORO, PO BOX 629, WOLFEBORO, NH 03894, CCRD 2803/837
- TM 218-2 42 LEHNER STREET, CEDAR CREST NH TRUST, JAMES WALGREEN, TRUSTEE, PO BOX 2159, CRYSTAL LAKE, IL 60039
- TM 218-138 57 UNION STREET, DEMPLEX, LLC., PO BOX 1020, WEST OSSISPEE, NH 03890, CCRD 1927/903

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO DEPICT LOT LINE REVISIONS BETWEEN TM 217-70, TM 217-71, TM 203-74 AND TM 217-68.
 - PARCELS ARE ZONED C1 (CBD), COMMERCIAL DISTRICT C1 - ZONE A-CENTRAL BUSINESS DISTRICT
 - MINIMUM LOT REQUIREMENTS:
LOT SIZE = 10000 SQ FT
FRONTAGE = 50'
 - BUILDING SETBACKS: FY, SY, RY = NONE REQUIRED.
 - THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
 - THE PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 3/19/2013 COMMUNITY PANEL 3303C07300 PANEL 730 OF 825.
 - PARCELS MAYBE SUBJECT TO RIGHT TO REASONABLY INSTALL UNDERGROUND UTILITY LINES. SEE CCRD 1862/47
 - THE SELECTMEN OF THE TOWN OF WOLFEBORO HAVE APPROVED THE TRANSFERS AS THEY PERTAIN TO THE TOWN LANDS.

- REFERENCE PLANS:
- *PLAN OF SUPERIOR COURT SETTLEMENT-BOUNDARY LINES AND RIGHT OF WAY BASEMENT FOR TOWN OF WOLFEBORO & HOLMERS FAMILY TRUST, ET AL, LEHNER & SLENDON STREET, WOLFEBORO, CARROLL COUNTY, NEW HAMPSHIRE DATED: OCTOBER 23, 2000 BY LINDON DESIGN ASSOC. DISCARDED: CCRD PLAN BK.174 PG.18
 - *BOUNDARY LINE AGREEMENT PLAN PREPARED FOR TOWN OF WOLFEBORO, DAVID B. BOOTH, LEHNER STREET, WOLFEBORO, CARROLL COUNTY, NEW HAMPSHIRE DATED: AUGUST 12, 1972 BY LINDON DESIGN ASSOC. RECORDED: CCRD PLAN BK.142 PG.56
 - *LOT LINE REVISION, LEHNER STREET, CARROLL COUNTY, WOLFEBORO, NH DATED: JULY 2014 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: CCRD PLAN BK.233 PG.42



THIS PLAN REPRESENTS A PROPOSED SUBDIVISION OF REAL PROPERTY AND IS BASED ON A FIELD SURVEY THAT HAS A POSITIONAL ACCURACY OF GREATER THAN 1/10,000. THE SURVEY WAS CONDUCTED BY ME AND BY THOSE DIRECTLY UNDER MY SUPERVISION. EVERY REASONABLE EFFORT HAS BEEN MADE TO EXAMINE THE RECORDED DOCUMENTS AND TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT PROPERTY. THIS PLAN CERTIFICATION DOES NOT CONSTITUTE OR GUARANTEE TITLE.

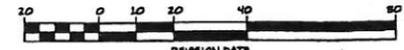
RANDOLPH E. TETREault
DATE: 1/20/15

FILE NO. 292
PLAN NO. C-2712-LLRS
DTC. NO. 13164/LLR-5
F.B. NO. "GAK"

LEHNER STREET

FINAL APPROVAL BY THE PLAN #201503
WOLFEBORO PLANNING BOARD
CERTIFIED BY *William Darnell* DATE 1-20-2015
CHAIRMAN
CERTIFIED BY *Stacy Lee* DATE 1-20-2015
MEMBER

OWNERS OF RECORD:
TM 217-70
GREEN MOUNTAIN REALTY CORP.
702 RIVERWOOD DRIVE, PEMBROOK, NH 03275
CCRD 1835/248 & 1862/47
TM 217-71 & 203-74
TOWN OF WOLFEBORO
PO BOX 629, WOLFEBORO, NH 03894
CCRD 135/53 & CCRD 515/471
TM 217-68
PAUL W. WHALEN, JR.
PO BOX 1306, WOLFEBORO, NH 03894
CCRD 3056/916
**LOT LINE REVISION PLAN
LEHNER STREET, WOLFEBORO
CARROLL COUNTY, NH
FOR GREEN MOUNTAIN REALTY CORP.
AND TOWN OF WOLFEBORO
AND PAUL W. WHALEN, JR.**
1"=20' AUGUST 29, 2014
GRAPHIC SCALE



REVISION DATE
DEC. 16, 2014 - SELECTMEN APPROVAL
JAN. 6, 2015 - MONUMENTS STAKED