

Town of Wolfeboro

ABUTTER NOTICE
ZONING BOARD OF ADJUSTMENT
WOLFEBORO, NEW HAMPSHIRE

Notice is hereby given that the Zoning Board of Adjustment will meet on Monday, 22 August 2016 at 7:00 PM in the Wolfeboro Public Library Meeting Room to conduct the following business:

TM# 241-36

Case # 15-V-16

Applicant: Goodhue Hawkins Navy Yard, LLC

Public Hearing for a Variance from IX, Section 175-64A(1) of the Wolfeboro Planning & Zoning Ordinance to allow the road front setback to be increased from .06' to 2'; for the roof overhang to be increased from 1.7' to 9.9' to the face of the building, significantly improving sight distance but still in violation of the required 30' setback. This property is located at 244 Sewall Road. A site visit will be held at approximately 6:30 pm

TM# 241-36

Case # 16-V-16

Applicant: Goodhue Hawkins Navy Yard, LLC

Public Hearing for a Variance from IX, Section 175-64A(4) of the Wolfeboro Planning & Zoning Ordinance to allow for the expansion of the showroom building within the 50' waterfront setback, but over an area that is already paved. This property is located at 244 Sewall Road. A site visit will be held at approximately 6:30 pm.

TM# 241-36

Case # 17-V-16

Applicant: Goodhue Hawkins Navy Yard, LLC

Public Hearing for a Variance from IX, Section 175-64D of the Wolfeboro Planning & Zoning Ordinance to allow for the increase in percentage of lot coverage from 65.85% to 70.85% in order to improve safety and aesthetics through use separation; improved site access and improved view shed. This property is located at 244 Sewall Road. A site visit will be held at approximately 6:30 pm.



TM# 241-36

Case # 18-V-16

Applicant: Goodhue Hawkins Navy Yard, LLC

Public Hearing for a Variance from IX, Section 175-43.A of the Wolfeboro Planning & Zoning Ordinance to allow for the expansion of an existing non-conforming building by more than 25% increase in order to enhance safety and improve aesthetics by consolidating two buildings into one and redeveloping the site. This property is located at 244 Sewall Road. A site visit will be held at approximately 6:30 pm.

Copies to:

- Town Manager
 - Codes Officer
 - Police Chief
 - Fire Chief
 - Conservation Commission
 - Assessor
 - Public Works Department
 - Municipal Electric
 - Department of Water & Sewer
 - Planning Department
 - File
 - 232 Sewall Road Trust
 - Kendrick
 - Sutherland
 - Bergeron
- Goodhue Hawkins Navy Yard, LLC
 - White Mountain Survey & Engineering, Inc.
 - Kristine Marc. Martin Rvcbl. Trust
 - Windeberg
 - Ronald Thomas Paquette Rvcbl. Trust
 - Clason
 - Lacriox
 - Archer
 - Parker Island LLC
 - Robinson Rvcbl. Living Trust
 - Roark
 - Patricia K. Kiley Realty Trust
 - Sabenak
 - Johnson

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.

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

RECEIVED

VARIANCE

Section II-- (To be prepared by Applicant)

Date: 8/3/16

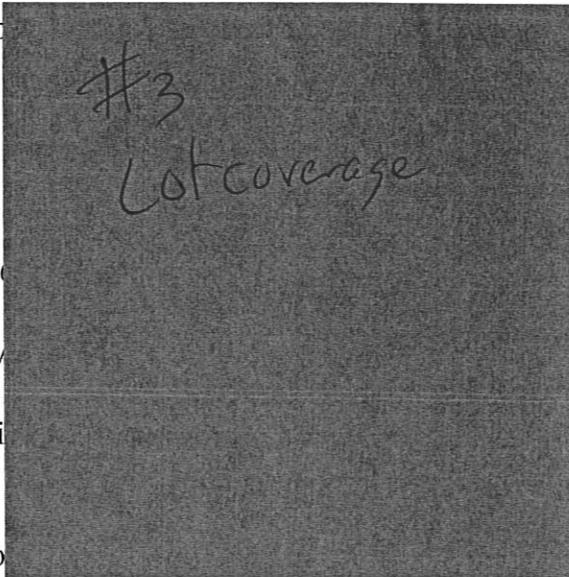
17.V.16

AUG 3 2016

ZONING
BOARD OF ADJUSTMENT

NOTE: Additional information may be supplied if 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 Zoning Board of Adjustment (reason specified in Section I: NOTICE of Decision Attached). I hereby appeal the decision of the Zoning Board of Adjustment to schedule a public hearing.
2. I realize that providing the complete information 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 IX, Section 175-64.D of the Wolfeboro Planning and Zoning Ordinance
- c. Location of property in question: 244 SEWALL ROAD
- d. Tax Map number: 241 Lot Number: 36 Sub Lot: _____
- e. Zoning District: SHOREFRONT RESIDENTIAL DISTRICT
- f. Name of Applicant: GOODHUE HAWKINS NAVY YARD, LLC
- g. Mailing Address of Applicant: PO BOX 853

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

WOLFEBORO, NH 03894-0853

h. Phone Number of Applicant: 569-2371

i. E-mail Address: bpratt@foulgerpratt.com

j. Name of Company (if applicable): GOODHUE & HAWKINS NAVY YARD

k. Legal Owner of the Property: SAME AS APPLICANT

l. Mailing Address of Property Owner: - do -

m. Proposed use of property or modification of existing use: TO REDEVELOP THE PROPERTY TO ENHANCE SAFETY AND AESTHETICS BY COMBINING TWO BUILDINGS INTO ONE; SEPARATING PATRON SPACE FROM WORK SPACE & IMPROVING SIGHT DISTANCES THROUGH INCREASED ROAD FRONT SETBACK.

n. Directions to the property from the Wolfeboro Town Hall: HEAD NORTH ON MAIN STREET TO SEWALL ROAD; TAKE A LEFT ON SEWALL ROAD; FOLLOW SEWALL ROAD FOR 1.2 MILES. THE PROPERTY IS ON THE LEFT SIDE OF THE ROAD.

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). NONE TO MY KNOWLEDGE - EXISTING NON-CONFORMING USE.

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.

WMSBE, INC.
by: James F. Brna
Applicant's Signature
AGENT'S
8/3/16
Date

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

VARIANCE REQUEST:

The undersigned hereby requests a Variance from Article IX Section 175-64.D ; and asks that said terms of the Zoning Ordinance be waived to permit INCREASE THE PERCENTAGE OF LOT COVERAGE FROM 65.85% TO 70.85% IN ORDER TO IMPROVE SAFETY & AESTHETICS THROUGH USE SEPARATION; IMPROVED SITE ACCESS & IMPROVED VIEWSHED.

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 SHEET)

2. The spirit of the ordinance is observed because:

(SEE ATTACHED SHEET)

3. Substantial justice is done because:

(SEE ATTACHED SHEET)

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

(SEE ATTACHED SHEET)

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 SHEET)

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 SHEET)

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

(SEE ATTACHED SHEET)

OR, if the criteria in 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:

(N/A)

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.

WMS&E, INC.
Applicant's by: James J. Bina
AGENT

Date: 8/3/16

Variance Application – Article IX Section 175-64.D
Tax Map 241, Lot 36
Applicant: Goodhue Hawkins Navy Yard, LLC
August 3, 2016

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:** As is noted in the “Board of Adjustment in New Hampshire, a Handbook for Local Officials dated November 2015”, for 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." To determine this, the Handbook suggests you ask yourself the question; "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 Shorefront Residential District zone expressed in Section 175-62 states that it is "... to maintain the integrity of existing shorefront residential developments and protect the shorefront from over-development."

Although this property was developed into a commercial Navy Yard long before the adoption of zoning, and therefore is an existing non-conforming use in a residential zone, I submit that granting a variance to allow the applicant to increase the net impervious coverage from 65.85% to 70.85%, will not alter the essential character of the neighborhood, nor will it jeopardize the health, safety or general welfare of the public.

This opinion is derived from the fact that there are some mitigating factors relating to the proposed impervious versus the existing impervious. Those include the opportunity to incorporate some stormwater mitigation techniques not presently employed in the existing condition. These techniques will include vegetated filter strips along the shoreline and between some of the parking areas, and may include gutters and/or infiltration basins where possible. Additionally, the 70.85% request includes 1,251 square feet of retaining wall that may be eliminated by ledge cuts and therefore the actual impervious request could be reduced to 68.72% from the requested 70.85% compared with the present 65.85% impervious coverage.

For these reasons, the essential character of the neighborhood will not be altered and we will not threaten the health, safety, or general welfare of the public. Therefore, the requested variance will not be contrary to the public interest.

2. **The spirit of the ordinance is observed because:** As is noted in the “Board of Adjustment in New Hampshire, a Handbook for Local Officials dated November 2015”, one way to ascertain whether granting a variance would violate the basic zoning objectives is to examine whether it would alter the essential character of the locality. As demonstrated above, it is clear that this variance request would not alter the essential character of the locality by granting the requested variance.

Another approach this handbook suggests to determine whether granting the variance would violate the basic zoning objectives is to examine whether granting the variance would threaten the public health, safety, or welfare. Again as demonstrated above, it is clear that this granting this variance request would not threaten the public health, safety, or welfare of the citizens of Wolfeboro. In fact there is an argument to suggest it will enhance it.

3. **Substantial justice is done because:** As the referenced handbook suggests, “perhaps 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.” It is my position that the loss to this property owner, if they were not allowed to redevelop the property in a manner which will enhance both on-site and off-site safety and would eliminate an approved and yet to be constructed building from the abutting view-shed, would most definitely be a greater loss the property applicant than any potential gain to the general public by denying this request. Therefore, by this measure, it is clear that granting of the variance would do substantial justice.
4. **The values of surrounding properties will not be diminished because:** It is my opinion that granting the request to increase the impervious coverage by a maximum of five percentile points in order to redevelop the property by combining the approved and yet to be constructed showroom square footage into the existing showroom square footage, with a new architecturally attractive building that will replace existing pavement coverage with building coverage, will not only not diminish the surrounding property values, but will likely enhance them through improved view-sheds and aesthetics.
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 "Special Conditions" that distinguishes this property from other properties similarly zoned is that it was originally developed 113 years ago as a Navy Yard by the partnership of Goodhue and Hawkins in 1903, according to the "Images of American - Wolfeboro" produced by the Wolfeboro Historical Society. Essentially, this residential neighborhood developed around it, rather than the other way around. Because this property pre-dates the adoption of zoning and is a water dependent business, by necessity, must exist in what today is a shorefront residential district.

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:**

Variance Application – Article IX Section 175-64.D
Tax Map 241, Lot 36
Applicant: Goodhue Hawkins Navy Yard, LLC
August 3, 2016

- (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 is noted in the “Board of Adjustment in New Hampshire, a Handbook for Local Officials dated November 2015” to answer this question the board should ask themselves; is the restriction on the property necessary in order to give full effect to the purpose of the ordinance, or can relief be granted to this property without frustrating the purpose of the ordinance? Is the full application of the ordinance to this particular property necessary to promote a valid public purpose? Once the purposes of the ordinance provision have been established, the property owner needs to establish that, because of the special conditions of the property, application of the ordinance provision to this property would not advance the purposes of the ordinance provision in any "fair and substantial" way.

As stated above, the purpose of the ordinance is *"... to maintain the integrity of existing shorefront residential developments and protect the shorefront from over-development."* It is my opinion that there is no fair and substantial relationship that exists between the purpose of the ordinance applicable to this application and the specific application of that provision to the property. This is because, this property is part of the existing shorefront development and has been for 103 years. It has substantial lot coverage presently and the modest increase requested will be offset by stormwater mitigation techniques that are not presently employed, which will allow the redevelopment of the lot to improve safety and aesthetics. Denial of the request will not advance the purpose of the ordinance in a fair and substantial way.

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

The proposed use is a pre-existing non-conforming use that presently has significant lot coverage. The modest increase requested will be off-set by stormwater mitigation techniques not presently employed. This request will be part of a complete redevelopment that will enhance on-site and off-site safety and aesthetics without frustrating the purpose of the zoning ordinance. Therefore, the use is a reasonable one.

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

Variance Application – Article IX Section 175-64.D
Tax Map 241, Lot 36
Applicant: Goodhue Hawkins Navy Yard, LLC
August 3, 2016

- (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:**

This section is not applicable to this request.



SAMYRN • D'ELIA
ARCHITECTS, P.A.
February 11, 2015

GOODHUE & HAWKINS NAVY YARD
Proposed Boat Showroom and Retail Sales Facility
Northeast Perspective



SAMYRN • D'ELIA
ARCHITECTS, P.A.
February 11, 2015

GOODHUE & HAWKINS NAVY YARD
Proposed Boat Showroom and Retail Sales Facility
Northwest Perspective



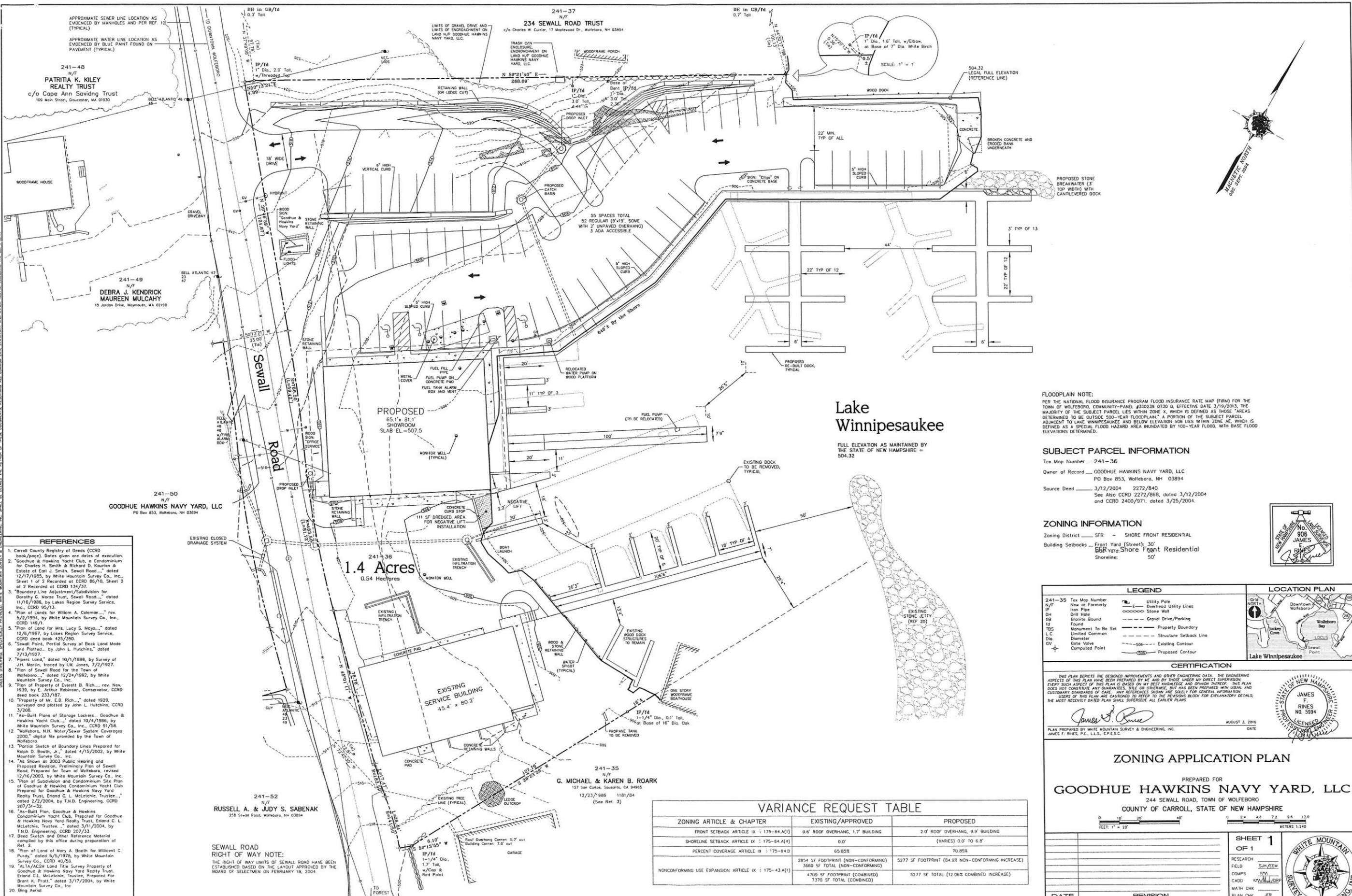
SAMYRN • D'ELIA
ARCHITECTS, P.A.
February 11, 2015

GOODHUE & HAWKINS NAVY YARD
Proposed Boat Showroom and Retail Sales Facility
Southwest Perspective



SAMYRN • D'ELIA
ARCHITECTS, P.A.
February 11, 2015

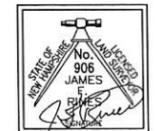
GOODHUE & HAWKINS NAVY YARD
Proposed Boat Showroom and Retail Sales Facility
Southeast Perspective



FLOODPLAIN NOTE:
 PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WOLFEBORO, COMMUNITY-PANEL #30239 0730 D, EFFECTIVE DATE 3/19/2013, THE MAJORITY OF THE SUBJECT PARCEL LIES WITHIN ZONE X, WHICH IS DEFINED AS THOSE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN" A PORTION OF THE SUBJECT PARCEL ADJACENT TO LAKE WINNIPESAUKEE AND BELOW ELEVATION 506 LIES WITHIN ZONE AE, WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED.

SUBJECT PARCEL INFORMATION
 Tax Map Number 241-36
 Owner of Record GOODHUE HAWKINS NAVY YARD, LLC
 PO Box 853, Wolfboro, NH 03894
 Source Deed 3/12/2004 2272/840
 See Also CCRD 2272/868, dated 3/12/2004
 and CCRD 2400/971, dated 3/25/2004.

ZONING INFORMATION
 Zoning District SFR - SHORE FRONT RESIDENTIAL
 Building Setbacks - Front Yard (Street): 30'
 50' var Shore Front Residential
 Shoreline: 50'



- REFERENCES**
- Carroll County Registry of Deeds (CCRD book/page) Dates given are dates of execution.
 - "Goodhue & Hawkins Yacht Club, a Condominium for Charles H. Smith & Richard D. Kourian & Estate of Carl L. Smith, Sewall Road..." dated 12/17/1985, by White Mountain Survey Co., Inc., Sheet 1 of 2 Recorded at CCRD 86/10, Sheet 2 of 2 Recorded at CCRD 134/37.
 - "Boundary Line Adjustment/Subdivision for Dorothy G. Morse Trust, Sewall Road..." dated 11/16/1986, by Lakes Region Survey Services, Inc., CCRD 95/13.
 - "Plan of Land for William A. Coleman..." rev. 5/2/1994, by White Mountain Survey Co., Inc., CCRD 148/1.
 - "Plan of Land for Mrs. Lucy S. Mayo..." dated 12/6/1987, by Lakes Region Survey Services, CCRD deed book 425/250.
 - "Sewall Point, Partial Survey of Back Land Made and Plotted..." by John L. Hutchins, dated 7/13/1927.
 - "Pipers Land," dated 10/1/1898, by Survey of J.H. Martin, traced by W. Jones, 7/2/1927.
 - "Plan of Sewall Road for the Town of Wolfboro..." dated 12/24/1992, by White Mountain Survey Co., Inc.
 - "Plan of Property of Everett B. Rich..." rev. Nov. 1939, by E. Arthur Robinson, Conservator, CCRD deed book 233/187.
 - "Property of Mr. E.B. Rich..." dated 1929, surveyed and plotted by John L. Hutchins, CCRD 3/268.
 - "As-Built Plans of Storage Lockers, Goodhue & Hawkins Yacht Club..." dated 10/4/1986, by White Mountain Survey Co., Inc., CCRD 91/58.
 - "Wolfboro, N.H. Water/Sewer System Coverages 2000," digital file provided by the Town of Wolfboro.
 - "Partial Sketch of Boundary Lines Prepared for Ralph D. Booth, Jr..." dated 4/15/2002, by White Mountain Survey Co., Inc.
 - "As Shown at 2003 Public Hearing and Proposed Revision, Preliminary Plan of Sewall Road, Prepared for Town of Wolfboro, revised 12/16/2003, by White Mountain Survey Co., Inc.
 - "Plan of Subdivision and Condominium Site Plan of Goodhue & Hawkins Condominium Yacht Club Prepared for Goodhue & Hawkins Navy Yard Realty Trust, Erland C. L. McLeche, Trustee..." dated 12/2/2004, by T.N.D. Engineering, CCRD 207/31-32.
 - "As-Built Plan, Goodhue & Hawkins Condominium Yacht Club, Prepared for Goodhue & Hawkins Navy Yard Realty Trust, Erland C. L. McLeche, Trustee..." dated 3/11/2004, by T.N.D. Engineering, CCRD 207/33.
 - Deed Sketch and Other Reference Material compiled by this office during preparation of Ref. 2.
 - "Plan of Land of Mary A. Booth for Millicent C. Pury" dated 5/5/1978, by White Mountain Survey Co., CCRD 40/59.
 - "ATA/ACSM Land Title Survey Property of Goodhue & Hawkins Navy Yard Realty Trust, Erland C.L. McLeche, Trustee, Prepared For Brent K. Pratt" dated 3/17/2004, by White Mountain Survey Co., Inc.
 - Bing Aerial.

1.4 Acres
 0.54 Hectares

VARIANCE REQUEST TABLE

ZONING ARTICLE & CHAPTER	EXISTING/APPROVED	PROPOSED
FRONT SETBACK ARTICLE IX : 175-84(A1)	0.6' ROOF OVERHANG, 1.7' BUILDING	2.0' ROOF OVERHANG, 9.9' BUILDING
SHORELINE SETBACK ARTICLE IX : 175-84(A4)	0.0'	(VARIES) 0.0' TO 6.8'
PERCENT COVERAGE ARTICLE IX : 175-84(B)	65.85%	70.85%
NONCONFORMING USE EXPANSION ARTICLE IX : 175-43 A(1)	2854 SF FOOTPRINT (NON-CONFORMING) 3660 SF TOTAL (NON-CONFORMING)	5277 SF FOOTPRINT (84.9% NON-CONFORMING INCREASE) 7370 SF TOTAL (COMBINED)

LEGEND

241-35 Tax Map Number	Utility Pole
N/T Now or Formerly	Overhead Utility Lines
IP Iron Pipe	Stone Wall
DH Drill Hole	Gravel Drive/Parking
GB Gravel Bound	Property Boundary
H Found	Structure Setback Line
TBS Monument To Be Set	Existing Contour
L.C. Limited Common	Proposed Contour
Dia. Diameter	
GV Gate Valve	
Computed Point	

LOCATION PLAN

CERTIFICATION

THIS PLAN DEPICTS THE DESIGNED IMPROVEMENTS AND OTHER ENGINEERING DATA. THE ENGINEERING ASPECTS OF THIS PLAN HAVE BEEN PREPARED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION. EVERY SUCH ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEE, TITLE OR OTHERWISE, BUT HAS BEEN PREPARED WITH USUAL AND CUSTOMARY STANDARDS OF CARE. ANY REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION. USERS OF THIS PLAN ARE CAUTIONED TO REFER TO THE REVISIONS BLOCK FOR EXPLANATORY DETAILS. THE MOST RECENT DATED PLAN SHALL SUPERSEDE ALL EARLIER PLANS.

James F. Rines
 PLAN PREPARED BY WHITE MOUNTAIN SURVEY & ENGINEERING, INC.
 JAMES F. RINES, P.E., L.L.S., C.P.E.S.C.
 AUGUST 3, 2016
 DATE

ZONING APPLICATION PLAN

PREPARED FOR
GOODHUE HAWKINS NAVY YARD, LLC
 244 SEWALL ROAD, TOWN OF WOLFEBORO
 COUNTY OF CARROLL, STATE OF NEW HAMPSHIRE

0 10' 20' 40' 80' 120'
 FEET: 1" = 20'

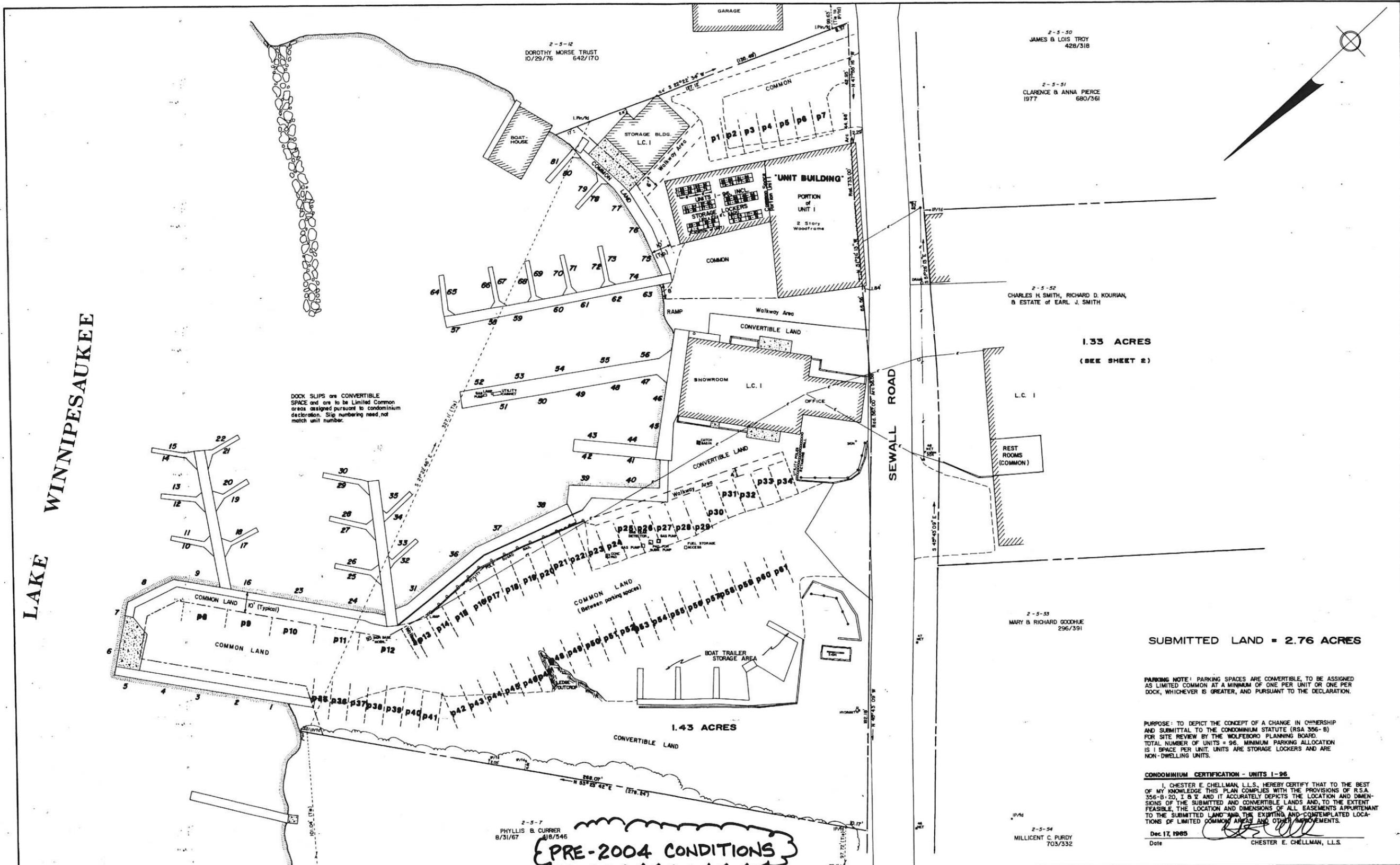
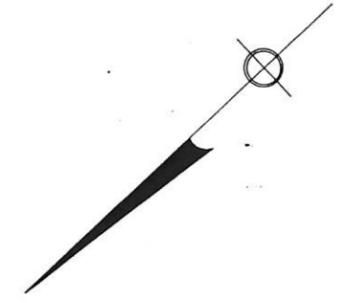
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 METERS 1:240

SHEET 1 OF 1

RESEARCH FIELD COMP'S CADS WATH CHK PLAN CHK

DATE REVISION

WHITE MOUNTAIN SURVEY & ENGINEERING, INC.
 (603) 539-4118 www.whitemountainsurvey.com



1.33 ACRES
(SEE SHEET 2)

1.43 ACRES

SUBMITTED LAND = 2.76 ACRES

PARKING NOTE: PARKING SPACES ARE CONVERTIBLE, TO BE ASSIGNED AS LIMITED COMMON AT A MINIMUM OF ONE PER UNIT OR ONE PER DOCK, WHICHEVER IS GREATER, AND PURSUANT TO THE DECLARATION.

PURPOSE: TO DEPICT THE CONCEPT OF A CHANGE IN OWNERSHIP AND SUBMITTAL TO THE CONDOMINIUM PLANNING BOARD (RSA 356-B) FOR SITE REVIEW BY THE WOLFEBORO PLANNING BOARD. TOTAL NUMBER OF UNITS = 96. MINIMUM PARKING ALLOCATION IS 1 SPACE PER UNIT. UNITS ARE STORAGE LOCKERS AND ARE NON-DWELLING UNITS.

CONDOMINIUM CERTIFICATION - UNITS 1-96
I, CHESTER E. CHELLMAN, L.L.S., HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. 356-B:20, I & II AND IT ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE SUBMITTED AND CONVERTIBLE LANDS AND, TO THE EXTENT FEASIBLE, THE LOCATION AND DIMENSIONS OF ALL EASEMENTS APPURTENANT TO THE SUBMITTED LAND AND THE EXISTING AND CONTEMPLATED LOCATIONS OF LIMITED COMMON AREAS AND OTHER IMPROVEMENTS.
Dec 17, 1985
Date
CHESTER E. CHELLMAN, L.L.S.

PRE-2004 CONDITIONS

PLANNING BOARD	
APPROVED	DATE DEC. 17, 1985 FILE NO. 853-48
FOR SIGNATURES	CHAIRMAN
MEMBER	SEE RECORDED PLAN
Date	Revision

- REFERENCES**
- Carroll County Registry of Deeds (CORD book/page)
 - Plan of Land of Mary A. Booth for Millicent C. Purdy, dated 5/25/76 by White Mt. Survey Co. CD20-40/76
 - Plan of Charlotte K. B. Cyrillo S. Nelson, by Lakes Region Survey Service, COR. 8/70
 - Plan of Sewall Point, dated 1958 by J.H. Merrill
 - Town Clerk's Records re: Sewall St. Extension, 1901 pgs. 309 & 310

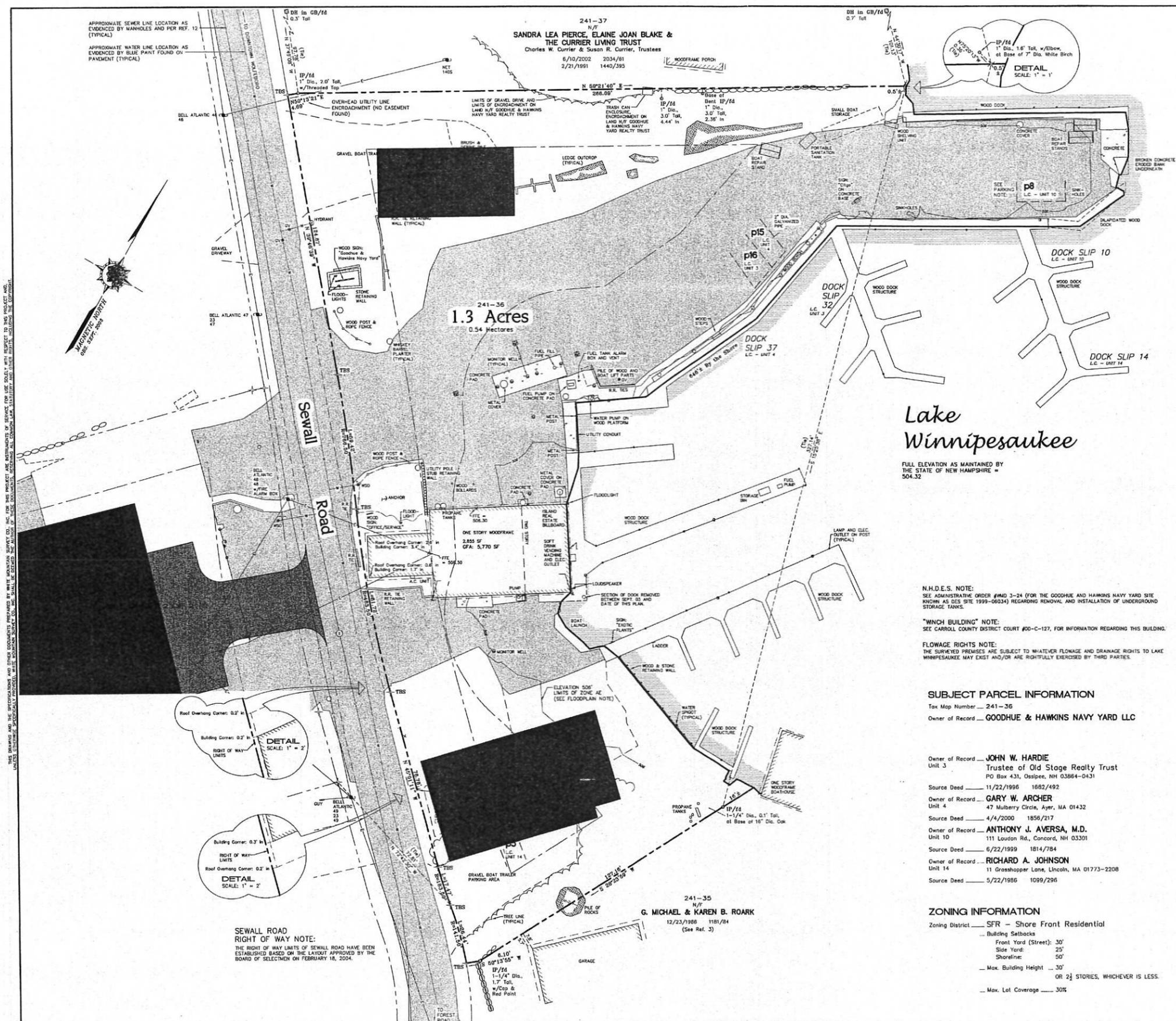
GOODHUE & HAWKINS YACHT CLUB
A CONDOMINIUM FOR
Charles H. Smith & Richard D. Kourian
& Estate of Earl J. Smith
SEWALL ROAD, WOLFEBORO, N.H.

CERTIFICATION
THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND AND DOCUMENTED WHEN SURVEYED DURING SEPT. & OCT. 1985 USING THEODOLITE AND E.D.M. METHODS.
EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF SURVEY. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEE, TITLE OR OTHERWISE; ANY DEEP REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION.
Dec 17, 1985
DATE
CHESTER E. CHELLMAN, L.L.S.

LEGEND	
PAVEMENT	CONCRETE
TREE LINE	UTILITY POLE
GRANITE BOUND	IRON PIPE
FOUND	2-5-9
TAX MAP PARCEL NO.	LIMITED COMMON

LOCATION PLAN





FLOODPLAIN NOTE:
PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WOLFEBORO, COMMUNITY-PANEL #330239 0015 A, EFFECTIVE DATE 5/17/1989, MOST OF SUBJECT PARCEL 241-36 DEPICTED ON THIS SHEET LIE WITHIN ZONE X, WHICH IS DEFINED AS THOSE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN," A PORTION OF THE SUBJECT PREMISES DEPICTED ON THIS SHEET, ADJACENT TO LAKE WINNEPESAUKEE AND BELOW ELEVATION 100 FEET WITHIN ZONE X, WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA INDICATED BY 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED.

Full Elevation as Maintained by the State of New Hampshire = 504.32

N.H.D.E.S. NOTE:
SEE ADMINISTRATIVE ORDER #MAD 3-24 (FOR THE GOODHUE & HAWKINS NAVY YARD SITE KNOWN AS DES SITE 1993-06314) REGARDING REMOVAL AND INSTALLATION OF UNDERGROUND STORAGE TANKS.

"WINCH BUILDING" NOTE:
SEE CARROLL COUNTY DISTRICT COURT #00-C-127, FOR INFORMATION REGARDING THIS BUILDING.

FLOWAGE RIGHTS NOTE:
THE SURVEYED PREMISES ARE SUBJECT TO WHATEVER FLOWAGE AND DRAINAGE RIGHTS TO LAKE WINNEPESAUKEE MAY EXIST AND/OR ARE RIGHTFULLY EXERCISED BY THIRD PARTIES.

2004 ZBA PLAN

SUBJECT PARCEL INFORMATION
Tax Map Number — 241-36
Owner of Record — **GOODHUE & HAWKINS NAVY YARD LLC**

Owner of Record — **JOHN W. HARDIE**
Trustee of Old Stage Realty Trust
PO Box 431, Ossipee, NH 03864-0431

Source Deed — 11/22/1996 1682/492

Owner of Record — **GARY W. ARCHER**
Unit 4
47 Mulberry Circle, Ayer, MA 01432

Source Deed — 4/4/2000 1856/217

Owner of Record — **ANTHONY J. AVERSA, M.D.**
Unit 10
111 Loudon Rd., Concord, NH 03301

Source Deed — 6/22/1999 1814/784

Owner of Record — **RICHARD A. JOHNSON**
Unit 14
11 Grasshopper Lane, Lincoln, MA 01773-2208

Source Deed — 5/22/1986 1099/296

ZONING INFORMATION
Zoning District — **SFR - Shore Front Residential**

- Building Setbacks
 - Front Yard (Street): 30'
 - Side Yard: 25'
 - Shoreline: 50'
- Max. Building Height — 30' OR 2 1/2 STORIES, WHICHEVER IS LESS.
- Max. Lot Coverage — 30%

LEGEND		REFERENCES	LOCATION PLAN				
241-35	Tax Map Number	1. Carroll County Registry of Deeds (CCRD book/page)					
N/F	Town or Formerly	2. "Goodhue & Hawkins Yacht Club, a Condominium for Charles H. Smith & Richard D. Kowalski & Estate of Earl J. Smith, Sewall Road," dated 12/17/1985, by White Mountain Survey Co., Inc., Sheet 1 of 2					
IP	Iron Pipe	3. "Boundary Line Adjustment/Subdivision for Dorothy G. Morse Trust, Sewall Road," dated 11/16/1988, by Lakes Region Survey Service, Inc., CRD 95/11					
DB	Drill Hole	Continued on Sheet 2 of 2					
GB	Gravels Bound	CERTIFICATION					
fd	Found	THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND AND MONUMENTED WHEN SURVEYED DURING SEPTEMBER AND OCTOBER 2003, AND DURING MARCH 2004, USING THEODOLITE AND E.D.M. METHODS WITH A RESULTING TRAVERSE ACCURACY OF CLOSURE EXCEEDING 1:15,000.					
TBS	Monument to Be Set	THIS PLAN HAS BEEN PREPARED BY ME AND THOSE UNDER MY DIRECT SUPERVISION. EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF SURVEY. THIS PLAN DOES NOT REPRESENT ANY GUARANTEES, TITLE OR OTHERWISE. DETD REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION.					
L.C.	Limited Common	SEPT. 24, 2004					
Di.	Diameter	DATE					
GV	Gate Valve	JAMES F. RINES, L.L.S. #908					
GFA	Gross Floor Area	ZONING BOARD APPLICATION PLAN					
CP	Computed Point	PREPARED FOR					
UP	Overhead Utility Lines	Goodhue & Hawkins Navy Yard LLC					
SW	Stone Wall	SEWALL ROAD, TOWN OF WOLFEBORO					
P	Pavement	COUNTY OF CARROLL, STATE OF NEW HAMPSHIRE					
GD	Gravel Drive/Parking						
		<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>REDUCE PROPOSED BUILDING SIZE</td> <td>10/26/04</td> </tr> </tbody> </table>		REVISION	DATE	REDUCE PROPOSED BUILDING SIZE	10/26/04
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