

**Land**  
**4170848**  
**Active**

**Lot C Ladiou Rd.**  
**Plainfield NH 03781**

**Unit/Lot #:**  
**Price - List \$41,250**  
**Price - Closed**  
**Date - Closed**



**Zoning** RR, RC-II, VR  
**Lot Acres/SqFt** 12.53 / 545,807  
**Price Per Acre** \$5,985  
**Taxes TBD** Y  
**Gross Taxes/Year** \$0.00 / 2012  
**Flood Zone** Unknown  
**Water Access**  
**Water Body Type**  
**Water Frontage Length**  
**Water Restrictions**  
**Current Use** Y  
**DOM** 1844

**Road Frontage** Yes  
**Road Frontage Length** 472  
**Surveyed** Yes  
**Surveyed By** Chris Rollins  
**Easements** Unknown  
**Parcel Access ROW** Yes  
**ROW Length/Width** 429 / 429  
**ROW Other Parcel** Yes  
**Total Lots/Leases** /  
**Exposure** South, West  
**Estimated Open Space %** 50  
**Land Gains** N

**Directions** From Meriden, west on Brook Rd. to Ladiou Rd. on left, at first "T" intersection, take left, look for lots on right. From Rte. 12A, east on Brook Rd., to Ladiou Rd. on right, left at "T" intersection, look for signs on right. Lot C is second sign on right.

Nice land with numerous potential house sites available. Land has been partially cleared, providing local views and feeling of expansiveness. Access to be by shared drive. Access drive/"wetlands crossing" to access house site already provided. Property is in Current Use--Buyer shall be responsible for any penalty for removal from Current Use. Deed shall state that there shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback according to Wetlands Permit. Property tax not yet established since this is a new subdivision. No further subdivision under the minor subdivision category for ten years.

**Virtual Tours** Property Panorama VT URL

**LOT/LOCATION**

<b>Lot Description</b>	Rolling, Sloping, Timber, Wetlands, Wooded	<b>Area Description</b>	Rural
<b>County</b>	Sullivan	<b>Devel/Subdiv</b>	Robert Shulman
<b>Pole Number</b>		<b>Suitable Use</b>	Other, Residential, Timber
<b>Permit Status</b>	Local - Pending, State - Issued	<b>Permit Number</b>	
<b>Roads</b>	Dirt, Public, Unpaved	<b>Driveway</b>	
<b>Equipment</b>		<b>Amenities</b>	
<b>Parking</b>		<b>School-Elementary</b>	Plainfield
<b>School-District</b>	LebanonSch	<b>School-High</b>	LebanonHig
<b>School-Middle</b>			

**UTILITIES**

<b>Services</b>	Telephone Available	<b>Management Co/Phone</b>	
<b>Water</b>	On-Site Well Needed	<b>Fuel Company</b>	
<b>Sewer</b>	On-Site Septic Needed	<b>Phone Company</b>	
<b>Electric</b>	At Street	<b>Cable Company</b>	
		<b>Electric Company</b>	

**PUBLIC RECORDS**

<b>Recorded Type</b>	Warranty	<b>Deeds-Total</b>		<b>Book/Page</b>	784 / 358
<b>Map</b>	223	<b>Block</b>	0	<b>Lot</b>	3
<b>SPAN #</b>		<b>Property ID</b>	000223-0003.2-000000	<b>Plan Survey #</b>	
<b>Assmt Amt/Year</b>	/	<b>Assmnts-Special</b>		<b>Tax Class</b>	
<b>Tax Rate</b>					

**DISCLOSURES**

<b>Fee/Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Frequency</b>	/	<b>Fee 3 Includes</b>	

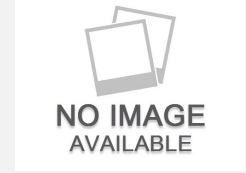
**Monthly Lease Amt**  
**Listing Service** Full Service  
**Comp Only/Type** No  
**Short Sale** No  
**Covenants** Unknown  
**Resort** No  
**Auction** N  
**Auctioneer - Responsible**  
**Auctioneer License #**  
**Auctn Price Determnd By**  
**Delayed Showing/Begin Date** N /

**Sale Includes**  
**Items Excluded**  
**Land Restrictions** Easement/ROW, Further Subdivision, Wetland  
**Foreclsd/BankOwnd/REO** No  
**Shore Rights**  
**Documents Available** Access Permit, Property Disclosure, Survey, Tax Map  
**Possession** At Closing  
**Auction Date/Time** /  
**Auction Info**  
**Financing**

**PREPARED BY**

**William H Johnson - Cell: 603-381-8603**  
 star@biggreenre.com

**Big Green Real Estate - Off: 603-643-3942**  
 15 Buck Rd.  
 Hanover NH 03755



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Listed By: William H Johnson / Big Green Real Estate

**PROPERTY DISCLOSURE - LAND ONLY**  
 New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

1. SELLER: Robert S. Shulman

2. PROPERTY LOCATION: "Lot C", 3 Porter Rd. and Ladieu Rd. Plainfield, NH 03781

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. **NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)

a. TYPE OF SYSTEM:  None  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

b. INSTALLATION: Location: \_\_\_\_\_ Installed By: \_\_\_\_\_  
 Date of Installation \_\_\_\_\_ What is the source of your information? \_\_\_\_\_

c. USE: Number of Persons currently using the system: \_\_\_\_\_  
 Does system supply water for more than one household?  Yes  No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump:  Yes  No  N/A Quantity:  Yes  No  Unknown  
 Quality:  Yes  No  Unknown  
 If Yes to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test N/A  
 IF Yes to any question, please explain in Comments below or with attachment.  
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations?  Yes  No  
 IF Yes, are test results available?  Yes  No  
 What steps were taken to remedy the problem? \_\_\_\_\_

f. COMMENTS: \_\_\_\_\_

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public:  Yes  No Community/Shared:  Yes  No  
 Private:  Yes  No Unknown:  Yes  No  
 None:  Yes  No Septic/Design Plan in Process?  Yes  No

b. IF PUBLIC OR COMMUNITY/SHARED:  
 Have you experienced any problems such as line or other malfunctions?  Yes  No  
 What steps were taken to remedy the problem? N/A

c. IF PRIVATE:  
 TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other N/A  
 Tank Size  500 Gal.  1,000 Gal.  Unknown  Other \_\_\_\_\_  
 Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
 Location: \_\_\_\_\_  Location Unknown Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No Comments: \_\_\_\_\_

d. LEACH FIELD:  Yes  No  Other N/A  
 IF Yes: Size \_\_\_\_\_ Location: \_\_\_\_\_  Unknown  
 Date of installation of leach field: \_\_\_\_\_  Installed By: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_  
 IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown  
 IF Yes, has a site assessment been done?  Yes  No  Unknown  
 SOURCE OF INFORMATION: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

SELLER(S) INITIALS RS BUYER(S) INITIALS \_\_\_\_\_



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**PROPERTY LOCATION:** "Lot C", 3 Porter Rd. and Ladieu Rd. Plainfield, NH 03781

**7. HAZARDOUS MATERIAL**

**UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown

IF Yes: Are tanks currently in use?  Yes  No

IF No: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.?  Yes  No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)?  Yes  No  Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.S.?  Yes  No  Unknown

Comments: \_\_\_\_\_

**8. GENERAL INFORMATION**

a. Is this property subject to Association fees?  Yes  No  Unknown

If Yes, Explain: \_\_\_\_\_

If Yes, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Zone?  Yes  No  Unknown

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property?  Yes  No  Unknown

If Yes, Explain: \_\_\_\_\_

d. What is your source of information? \_\_\_\_\_

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors?  Yes  No  Unknown

If Yes, Explain: \_\_\_\_\_

Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?  Yes  No  Unknown

IF Yes, Explain: Current Use

f. How is the property zoned? \_\_\_\_\_ Source: \_\_\_\_\_

g. Has the property been surveyed?  Yes  No  Unknown If Yes, is the survey available?  Yes  No

h. Has the soil been tested?  Yes  No  Unknown If Yes, are the results available?  Yes  No

i. Has a percolation test been done?  Yes  No  Unknown If Yes, are the results available?  Yes  No

j. Has a test pit been done?  Yes  No  Unknown If Yes, are the results available?  Yes  No

k. Have you subdivided the property?  Yes  No  Unknown

l. Are there any local permits?  Yes  No  Unknown

Please explain: Wetland Crossing

m. Are there attachments explaining any of the above?  Yes  No  Unknown

n. Septic/Design plan available?  Yes  No  Unknown

o. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)  Yes  No If Yes, please explain: \_\_\_\_\_

**9. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.**

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

**ACKNOWLEDGEMENTS:**

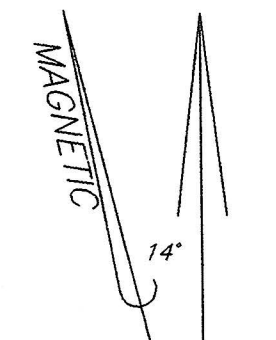
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

Robert S. Shulman 2/1/12  
 SELLER Robert S. Shulman DATE SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

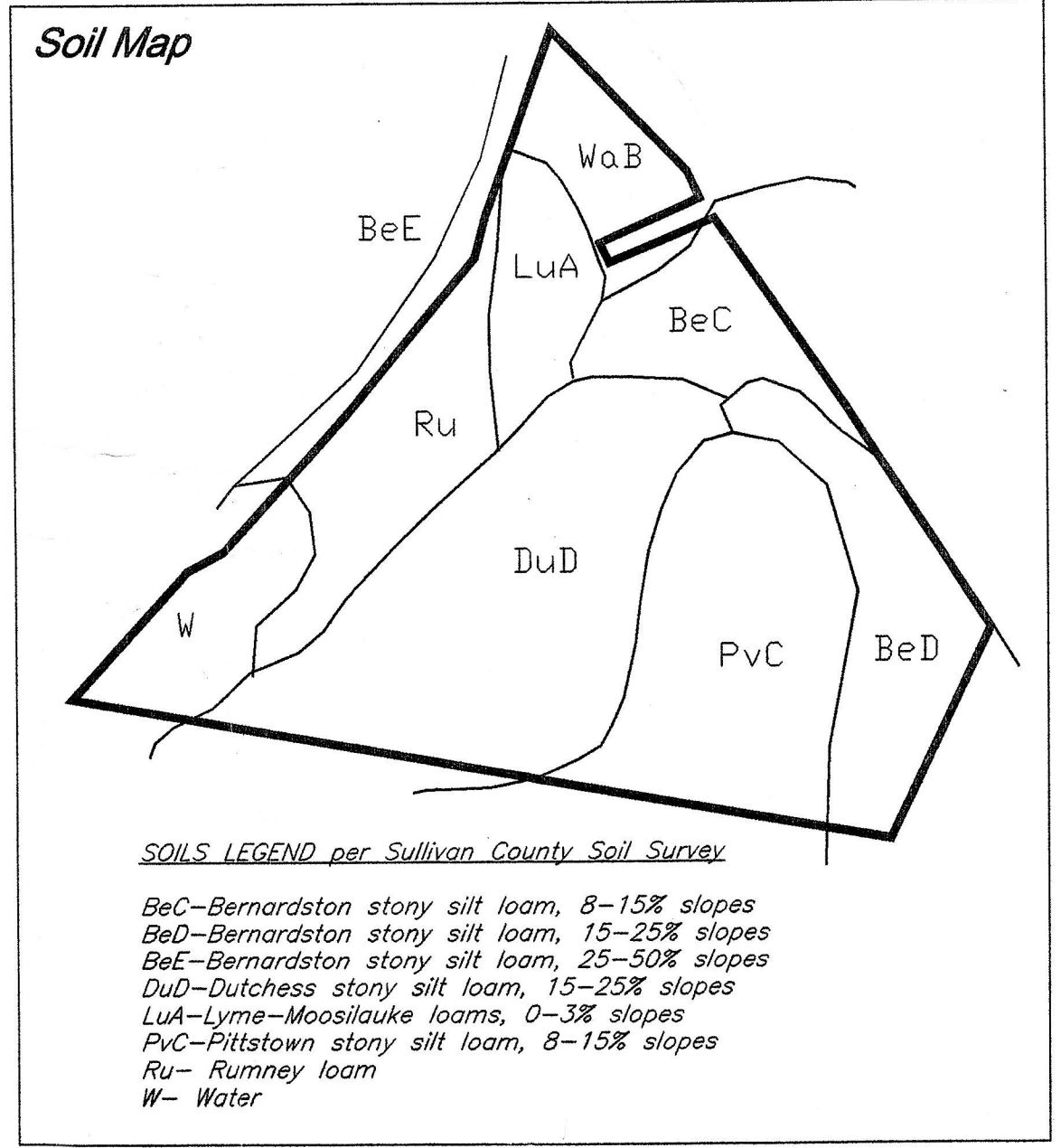




Bearings are referenced to Grid North. Coordinates are NH State Plane per 2+ hour GPS Observations Elevations are Orthometric heights (Geoid03 NAVD88)

**NOTES**

1. AREA "F" - Land of Robert Shulman intended to be conveyed to the Town of Plainfield as an annexation to Map 16-Lot 2 owned by the Town.
2. SOIL SUITABILITY FOR DEVELOPMENT - Each lot contains soils that are mapped as suitable for sewage disposal over an area that exceeds the requirements of the State of NH for a four-bedroom home.
3. SHARED DRIVEWAYS - Lot B and Lot C are intended to share a driveway as shown across a 50-foot wide right-of-way, the center of which is the lot-line. An alternate driveway for Lot C to access Site C is shown. Lot D and Lot E are also intended to share a driveway as shown across a 50-foot wide right-of-way, the center of which is the lot-line. The shared drives described above require State Wetland permits in order to cross the brook. Approval of all necessary permits is required prior to the issuance of a building permit by the Town.
4. ZONING - This property is in the VR, RR, and RC-2 Zones according to the Zoning Map of the Town of Plainfield. Refer to Plainfield Zoning Regulations regarding the Wetlands Conservation District. A fifty-foot wetlands buffer is shown around the wetlands of Hilliard Brook and Hilliard Brook Beaver Pond.
5. -
6. HIGHWAY DRAINAGE STRUCTURES - The Town of Plainfield shall be allowed to continue to maintain those existing highway drainage features such as culverts and diversion ditches abutting the subject property along Porter and Ladieu Road as necessary.
7. HILLIARD BROOK is called Gilkey Brook in ancient deeds.
8. UTILITY EASEMENTS - Overhead or buried utility easement locations for electricity, etc. will be determined by lot owner and utility company prior to construction of dwellings.
9. The SITES shown on each proposed lot are suggested and do not intend to restrict homesite development to that particular location.
10. Pertinent wetland boundaries were delineated by Jonathan A. Sisson III, Certified Wetland Scientist, in accordance with the most recent versions of the Corps of Engineers 1987 Wetlands Delineation Manual and the 2009 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region.



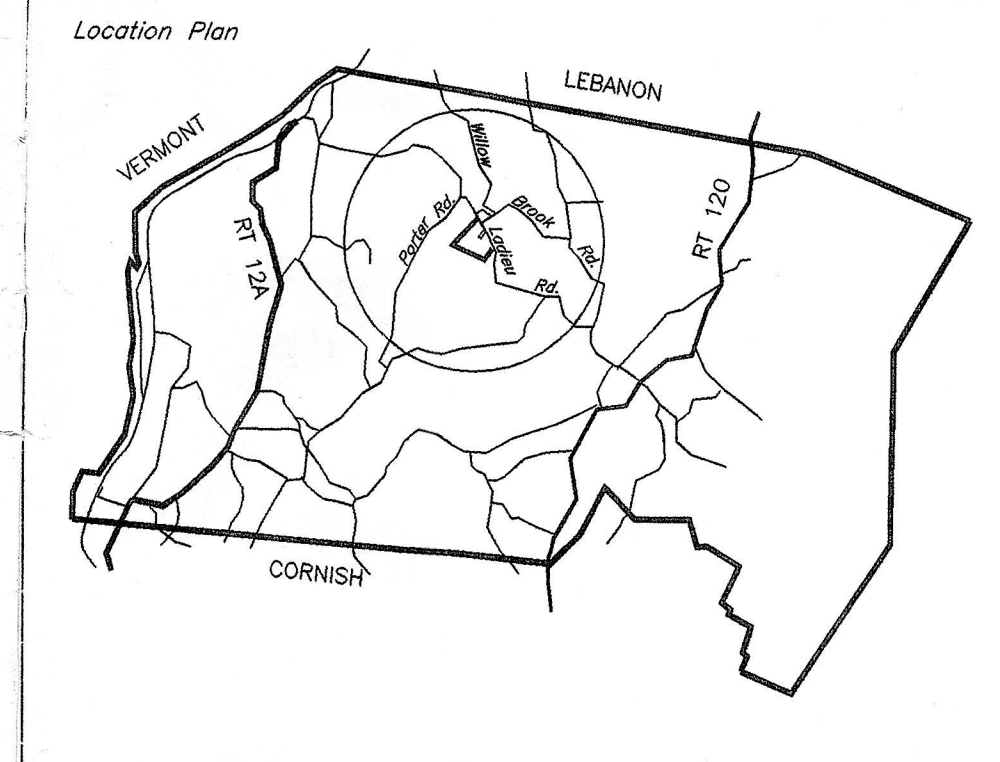
**Legend**

- Spike in stump
- Stone wall
- Utility pole
- Unmarked point
- Iron pin set
- Iron pin found
- Drill hole set
- Iron pipe found
- 50' Wetland Buffer
- Trail Corridor limits
- Surface drainage
- Intermittent stream
- Method of survey: GPS, redundant
- Survey Classification: Standard Property Survey, Urban
- Precision of main traverse: 1/10,000+
- Date Monuments were set: as noted
- Description of monuments set: 5/8" steel reinforcing rod with ID cap

LINE	BEARING	DISTANCE
L1	S 56°16'19" W	52.10'
L2	S 37°08'55" W	39.94'
L3	N 71°19'30" W	36.58'
L7	S 35°33'02" E	112.71'
L8	N 56°09'34" E	63.58'
L9	N 37°28'23" W	103.17'
L10	S 65°16'40" W	61.18'
L11	S 40°21'53" E	71.96'
L12	N 24°05'03" W	67.8'
L13	S 67°54'17" W	238.8'
L14	S 67°17' 40" W	319.7'
L15	S 51°34'10" W	29.8'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	41.72'	41.53'	N 46°42'37" E	19°07'24"
C2	60.00'	74.90'	70.13'	N 72°54'42" E	71°31'35"

L16	S 39°46' W	89.8'
L17	S 23°31' W	239.6'



**Area "F" to be annexed to Map 2-Lot 216**

Map 216-Lot 2  
Town of Plainfield  
PO Box 380  
Plainfield, NH 03781

Existing lot 22,800 Sq. Ft. 0.5 Ac.  
Area "F" + 831,000 Sq. Ft. 19.1 Ac.  
853,800 Sq. Ft. 19.6 Ac.

Coryville Cemetery was conveyed to Town of Plainfield by deed of Charles Woodward recorded on Nov. 14, 1904 in Book 160-Page 91 of the Sullivan Co. Registry of Deeds. The cemetery was deeded along the walls, reserving one pine tree.

**Minor Subdivision:**  
A parcel of land which has been subjected to minor subdivision shall not be eligible for further subdivision under the minor subdivision procedures for a period of 10 years from the date of the most recent subdivision approval. Annexations are not subject to this requirement.

**Relative to Area "F":**  
This conveyance is made for the purpose of annexation, upon the conveyance shall merge with and become part of the land to which it is annexed, and shall not constitute a previously approved lot for the purpose of reconveyance unless and until the same shall have been approved in accordance with the subdivision regulations for the Town of Plainfield and/or any other law, ordinance or regulation, Federal, State or Local, then applicable.

**Relative to this Subdivision Plan:**  
The subdivision requirements of the Town of Plainfield are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Plainfield Planning Board. Approved by the Plainfield Planning Board

on 2/17/2012  
Certified by Robert S. Shulman  
Chairman.

Map 224-Lot 7  
Arthur J. West Living Trust  
c/o Pamela K. West  
85 Anson Valley Road  
New Vineyard, ME 04356-3000

Map 224-Lot 8  
Beverly Anne Bean  
25 School St.  
Hanover, NH 03755

**Subdivision of Land of Robert S. Shulman at 3 Porter Road, Plainfield, N.H.**

0 150 300 450  
One inch = 150 feet

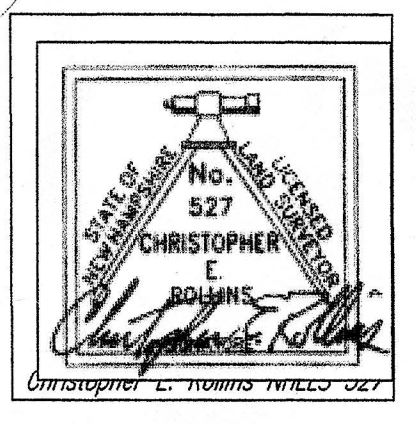
Located at 3 Porter Road and Ladieu Road in the Town of Plainfield County of Sullivan State of New Hampshire, Date: Dec. 29, 2011

Surveyed for:  
Robert S. Shulman  
W4224 Kiekhoefer Parkway  
Fond Du Lac, WI 54937

Subject property is described in deed recorded on Sept. 11, 1985 in Book 784-Page 358 of the Sullivan County Registry of Deeds.

Owner of record according to town records is:  
Robert S. Shulman

and is listed as:  
Map 223-Lot 3  
on the town tax map.



**Rollins Land Survey**  
1216 RT. 12A, P.O. Box 291  
Plainfield, NH 03781

Christopher E. Rollins, LLS 527

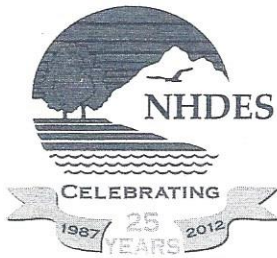
Chk:

Drawn by: C. E. Rollins

Revised: Jan 31, 2012 Lot F

Project 1526-4





The State of New Hampshire  
**Department of Environmental Services**

**Thomas S. Burack, Commissioner**

*Celebrating 25 Years of Protecting  
New Hampshire's Environment*



**WETLANDS AND NON-SITE SPECIFIC PERMIT 2012-00422**

**Permittee:** Robert S Shulman,  
W4224 Kiekhaefer Pkwy  
Fond Du Lac, WI 54937

**Project Location:** Ladieu Road, Plainfield  
Plainfield Tax Map/Lot No. 223 / 3

**NOTE--  
CONDITIONS**

Page 1 of 2

**APPROVAL DATE:** 05/11/2012

**EXPIRATION DATE:** 05/11/2017

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

**PERMIT DESCRIPTION:** Dredge and fill 1,602 square feet (includes 129 square feet of temporary impacts) of wetlands and an intermittent stream to construct two access driveways as part of a five lot subdivision. Work in jurisdiction includes the installation of a four foot diameter culvert and a five foot squashed culvert.

**THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:**

1. All work shall be in accordance with the plans by Rollins Land Surveying dated December 29, 2011 revised January 31, 2012 as received by DES May 01, 2012 and plans by Beaver Tracks LLC dated February 09, 2012 as received by DES February 24, 2012.
2. This permit is contingent on approval by the DES Subsurface Systems Bureau.
3. Work shall be done during periods of non-flow.
4. Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and remain in place until the area is stabilized. Silt fence(s) must be removed once the area is stabilized.
5. There shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.
6. The deed which accompanies the sales transaction for each of the lots in this subdivision shall contain condition #5 of this approval.
7. Culverts shall be laid at original grade.
8. Proper headwalls shall be constructed within seven days of culvert installation.
9. Dredged material shall be placed outside of the jurisdiction of the DES Wetlands Bureau.
10. Construction equipment shall be inspected daily for leaking fuel, oil and hydraulic fluid. Faulty equipment shall be repaired immediately.
11. All refueling of equipment shall occur outside of surface waters or wetlands during construction.
12. The contractor responsible for completion of the work shall utilize techniques described in the DES Best Management Practices for Urban Stormwater Runoff Manual (January, 1996) and the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire (August, 1992).

[www.des.nh.gov](http://www.des.nh.gov)

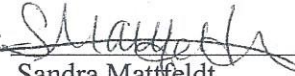
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-3503 • TDD Access: Relay NH 1-800-735-2964



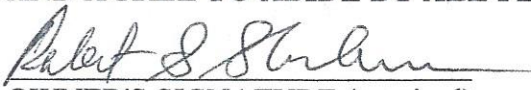
13. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.
14. Where construction activities have been temporarily suspended within the growing season, all exposed soil areas shall be stabilized within 14 days by seeding and mulching.
15. Where construction activities have been temporarily suspended outside the growing season, all exposed areas shall be stabilized within 14 days by mulching and tack. Slopes steeper than 3:1 shall be stabilized by matting and pinning.
16. Any future work on this property that is within the jurisdiction of the DES Wetlands Bureau as specified in RSA 482-A will require a new application and approval by the Bureau.

**GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:**

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES-Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by DES;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
8. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

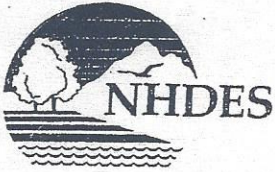
APPROVED:   
Sandra Mattfeldt  
DES Wetlands Bureau

**BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.**

  
OWNER'S SIGNATURE (required)

\_\_\_\_\_  
CONTRACTOR'S SIGNATURE (required)





The State of New Hampshire  
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

NOTICE TO RECIPIENTS OF MINOR IMPACT N.H. WETLANDS PERMITS

Your permit was approved by the New Hampshire Wetlands Bureau as a minor impact project, and your project will be reviewed by the U.S. Army Corps. of Engineers for possible approval under the Army Corps New Hampshire State Programmatic General Permit - SPGP. The Army Corps will notify you within thirty (30) days if they will require additional information or an individual federal permit application.

If you do not hear from the Army Corps within thirty (30) days, and your project meets the conditions of the SPGP (attached), your project will automatically be approved under the SPGP. You should contact the Army Corps, at 1-800-343-4789, if your project does not meet the conditions of the SPGP.

NO WORK SHOULD BE DONE WITHOUT AUTHORIZATION FROM THE ARMY CORPS UNLESS THIRTY (30) DAYS HAVE PASSED AFTER N.H. WETLANDS BUREAU APPROVAL, AND ALL CONDITIONS OF THE SPGP ARE MET.

THESE APPROVALS DO NOT RELIEVE YOU FROM OBTAINING ANY NECESSARY LOCAL PERMITS THAT MAY BE REQUIRED BY YOUR TOWN.

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO GIVE US A CALL AT 603-271-2147

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C: U.S. ARMY CORPS. OF ENGINEERS



**SCHEDULE A  
VILLAGE RESIDENTIAL (VR)**

Minimum Lot Size:	20,000 sq ft with public water and sewer, 30,000 sq ft with public water or sewer, 40,000 sq ft with no public water or sewer.
Minimum Road Frontage:	100'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 15' (linear) Depth Rear: 15' (linear)
Maximum Lot Coverage:	20% Impervious Surface
Maximum Building Height:	35'

**Special Requirements**

1. Minimum requirements for projects involving either multifamily dwelling or an accessory dwelling unit. The lot and proposed development must conform with all dimensional requirements and shall include an additional 20,000 sq feet of land for each additional dwelling unit proposed except in the case of section 4.3.B of Approved Combination of Related Uses.

2. No building shall be located nearer than 30 ft from the edge of a public right of way.

3. Lot coverage standard includes paved and unpaved parking, driveways, and turnaround areas.

4. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review.

**Permitted Uses**

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a

**VR ZONE PROVISIONS**

single family residence

4. Uses and structures accessory to a residential use
5. Public School
6. Religious Institutions
7. Community Center
8. Public Outdoor Recreation
9. Fire Station
10. Attached Accessory Dwelling Unit
11. PRD/CD

**Special Exceptions**  
(Universal ordinance numbers used)

6. Private School and/or Day Care Center
10. Country Inn/Bed & Breakfast
13. Professional Office or Real Estate Office
14. Public Utility and/or Wireless Communication Facility (WCF), publicly or privately owned
17. Restaurant
20. Multiple family dwelling
22. Aircraft Take Offs and Landings
23. Wind Powered Generating Systems
30. Approved Combination of Related Uses
31. Approved Alternative Parking Plan
32. Approved Expansion or

- Alteration of a Non-Conforming Use/Structure
33. Approved Setback Encroachment
  34. Approved Cottage Business
  35. Approved Business Project
  36. Approved Elderly Housing Project.
  37. Approved Detached Accessory Dwelling Unit.
  40. Box Trailer Storage Unit

**ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.**



## SCHEDULE A

### RURAL RESIDENTIAL (RR)

Minimum Lot Size:	3.5 Acres
Minimum Road Frontage:	200'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 20' (linear) Depth Rear: 30' (linear)
Maximum Lot Coverage:	20% Impervious Surface
Maximum Building Height:	35'

### RR ZONE PROVISIONS

#### Special Requirements

1. Minimum lot size for projects involving multifamily dwelling: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre is required for each unit over two.
2. No building shall be located nearer than 30 ft from the edge of a public right of way
3. Lot coverage standard includes paved and unpaved parking, driveways, and turnaround areas
4. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review

#### Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a single family residence
4. Uses and structures accessory to a residential use

5. Public School
6. Religious Institutions
7. PRD/CD
8. Attached Accessory Dwelling Unit

#### Special Exceptions

(Universal ordinance numbers used)

2. Public Outdoor Recreation
3. Removal of Natural Material
4. Commercial Outdoor Recreation
6. Private School and/or Day Care Center
10. Country Inn/Bed & Breakfast.
13. Professional Office or Real Estate Office
14. Public Utility and/or Wireless Communication Facility (WCF), publicly or privately owned
17. Restaurant
20. Multiple family dwelling
21. Manufactured housing park when submitted as a Planned Residential Development
22. Aircraft Take Offs and Landings
23. Wind Powered Generating Systems

32. Approved Expansion or Alteration of a Non-Conforming Use/Structure
33. Approved Setback Encroachment
34. Approved Cottage Business
35. Approved Business Project
36. Approved Elderly Housing Project
37. Approved Detached Accessory Dwelling Unit.
40. Box Trailer Storage Unit

**ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.**



## SCHEDULE A

### RURAL CONSERVATION I (RC-I)

Minimum Lot Size:	7 Acres
Minimum Road Frontage:	300'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 20' (linear) Depth Rear: 30' (linear)
Maximum Lot Coverage:	N/A
Maximum Building Height:	35'

### RC-I ZONE PROVISIONS

#### Special Requirements

1. Minimum lot size for projects involving multifamily dwelling: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre is required for each unit over two.
2. No building shall be located nearer than 30 ft from the edge of a public right of way.
3. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review.

#### Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a single family residence
4. Uses and structures accessory to a residential use
5. PRD/CD
6. Attached Accessory Dwelling Unit

#### Special Exceptions

(Universal ordinance numbers used)

1. Religious Institutions
2. Public Outdoor Recreation
3. Removal of Natural Material
4. Commercial Outdoor Recreation
6. Day Care Center
7. Cemetery
10. Country Inn/Bed & Breakfast.
14. Public Utility and or Wireless Communication

- Facility (WCF), publicly or privately owned
22. Aircraft Take Offs and Landings
  23. Wind Powered Generating Systems
  32. Approved Expansion or Alteration of a Non-Conforming Use/Structure
  33. Approved Setback Encroachment
  34. Approved Cottage Business
  35. Approved Business Project
  37. Approved Detached Accessory Dwelling Unit
  40. Box Trailer Storage Unit

**ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.**



## SCHEDULE A

### RURAL CONSERVATION II (RC-II)

Minimum Lot Size:	15 Acres
Minimum Road Frontage:	400'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 20' (linear) Depth Rear: 30' (linear)
Maximum Lot Coverage:	N/A
Maximum Building Height:	35'

### RC-II ZONE PROVISIONS

#### Special Requirements

1. Minimum lot size for projects involving multifamily dwelling: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre is required for each unit over two.
2. No building shall be located nearer than 30 ft from the edge of a public right of way.
3. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review.

#### Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a single family residence
4. Uses and structures accessory to a residential use
5. PRD/CD
6. Attached Accessory Apartment

#### Special Exceptions

(Universal numbers used)

1. Religious Institutions
  2. Public Outdoor Recreation
  3. Removal of Natural Material
  4. Commercial Outdoor Recreation
  6. Day Care Center
  7. Cemetery
  10. Country Inn/Bed & Breakfast
  22. Aircraft Take Offs and Landings
  23. Wind Powered Generating Systems
  32. Approved Expansion or Alteration of a Non-Conforming Use/Structure
  33. Approved Setback Encroachment
  34. Approved Cottage Business
  37. Approved Detached Accessory Dwelling Unit
  40. Box Trailer Storage Unit
- ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.**