

# SUBDIVISION APPLICATION

Planning & Community Development Department · City of Manchester, New Hampshire

**Please print legibly. Please note that this form must be completed by the property owner.**

<b>Submission Date:</b>	<b>Property Owner</b> (For additional property owners, please submit separate forms.) Name: 17 Taylor Street Realty LLC Address: 8 Shepard Hill Road, Bedford, NH 03110 Phone: E-mail address:
<b>Type of Application:</b> <input type="checkbox"/> Subdivision without New Street <input type="checkbox"/> Subdivision with New Street <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other: _____	<b>Agent</b> Name: Robert Duval, P.E. Title and company, if any: TFMoran, Inc. Address: 48 Constitution Drive, Bedford, NH 03110 Phone: (603) 472-4488 E-mail address: rduval@tfmoran.com
<b>Number of Lots Including Parent Parcel(s) to be Created:</b> 2	<p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                 </p> <p> <b>Certification, Permission, and Authorization:</b> <i>As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and B or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.</i> </p> <hr/> <b>Signature of Property Owner, Trustee, or Officer</b> (Not Agent)  <hr/> <b>Printed Name and Title, if any</b>
<b>Total Area of Site:</b> 0.4588 acres	
<b>Location/Address of Lots:</b> 609-52: 261 Candia Road 609-53: 241 Candia Road	
<b>Tax Map/Lot No(s):</b> 609-52 609-53 <b>Zoning District:</b> R-1B <b>Ward:</b> 7	
<b>Has this project gone to the ZBA?</b> <input type="checkbox"/> Yes Case # _____ <input checked="" type="checkbox"/> No	
<b>Estimated Building &amp; Site Costs:</b> N/A	

**DO NOT WRITE BELOW THIS LINE – for Planning and Community Development use only.**

<b>Materials submitted:</b> <input type="checkbox"/> Plans (Full Sized–22” X 34”) <input type="checkbox"/> Reduced Plans <input type="checkbox"/> Abutters List <input type="checkbox"/> Application Fees <input type="checkbox"/> Postage Fee <input type="checkbox"/> Drainage Calculations <input type="checkbox"/> Public Improvement Plan <input type="checkbox"/> Traffic Study <input type="checkbox"/> PDF Files <input type="checkbox"/> Deeds <input type="checkbox"/> Other _____	<b>Fees:</b> Application Fee: _____ Add. Review Fees: _____ Abutter Notices: _____ Total: _____	<b>Receipt Stamp:</b> <div style="text-align: center;">  </div>
	<b>Subdivision Project Number:</b>	

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<b>Submission Date:</b>	<b>Property Owner</b> (For additional property owners, please submit separate forms.)  Name: Two Forty One LLC  Address: 497 Hooksett Road #364, Manchester, NH 03104  Phone:  E-mail address:
<b>Type of Application:</b>  <input type="checkbox"/> Subdivision without New Street <input type="checkbox"/> Subdivision with New Street <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other: _____	<b>Agent</b>  Name: Robert Duval, P.E.  Title and company, if any: TFMoran, Inc.  Address: 48 Constitution Drive, Bedford, NH 03110  Phone: (603) 472-4488  E-mail address: rduval@tfmoran.com
<b>Number of Lots Including Parent Parcel(s) to be Created:</b> 2	<p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                 </p> <p> <b>Certification, Permission, and Authorization:</b> <i>As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and B or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.</i> </p> <hr/> <p> <b>Signature of Property Owner, Trustee, or Officer</b> (Not Agent)                 </p> <hr/> <p> <b>Printed Name and Title, if any</b> </p>
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**APPENDIX B****APPLICATION CHECKLIST FOR SUBDIVISION REVIEW**

The following checklist is a guide for applicants to ensure that they provide required or often-submitted information. Fulfillment of the checklist does not supersede the requirement of reviewing the subdivision and site plan review regulations and providing all information and materials required therein. Please check the box next to all items submitted and submit this form with your application.

**I. FORMAL APPLICATION SUBMISSION**

A lot line adjustment does not require the submission of Item (C) below.

- (A) *Basic Submission Materials:*
- Application form signed by the applicant and owner of record of the property.
  - Abutters list including the names and mailing addresses of all abutting owners of record. It is the responsibility of the applicant to provide the City with a complete list of abutters and all other parties that must be notified of an application, pursuant to RSA 676:4, I(d).
  - A check or cash to include all fees required by Appendix A
  - A copy of the existing deed or deeds for the property, and copies of all proposed deeds, covenants, or other legal documents to which the City of Manchester may be a party
  - If the applicant proposes to include an unaccepted or discontinued street into a subdivision plan, the applicant shall demonstrate title to such street by evidence of a warranty deed, court decree, current title insurance policy, or chain of title for a period conforming to the latest revision of the New Hampshire Bar Association Title Examination Standards. The evidence of title shall include the area of the unaccepted or discontinued street.
  - Written requests for any waivers of the Subdivision and Site Plan Regulations, with written justification
  - A list of all state and federal permits required and their status, including, but not limited to, Alteration of Terrain, Subsurface Subdivision, Wetland and / or US Army Corps of Engineers, Shoreland, Public Water System, Privately Owned Sewerage, and Sewer Connection Permit.
  - Written notification of any variance or other determination by the Zoning Board of Adjustment that is necessary for the proposal to conform with the Zoning Ordinance.
  - A traffic-impact letter, traffic-impact study, or written statement as to why neither is required, pursuant to Subsection 9.1

Written statement: \_\_\_\_\_

(B) *Subdivision Plan.*

- This shall be an accurate plan of the proposed subdivision layout prepared and stamped by a licensed land surveyor and bearing the statement, "I hereby certify that this plan is based on an actual field survey and has a maximum error of closure of 1 in 10,000 on all property lines within and bordering the subject property." The plan shall satisfy all requirements for recording and shall have a scale adequate to show all pertinent details. It shall be drawn with black ink at 22" x 34" in size and submitted along with six paper prints. In addition, four reduced copies at 11" x 17" and one at 8½" x 11" of the entire plan set shall be submitted.

The plan shall include, where applicable:

- A Title Block that includes title, date, scale, sheet numbers, applicant's contact information, and the map and lot number of subject parcel or parcels, located at either the lower-right corner of the plan or along the right edge
- A rectangular box of at least 4.5 inches wide by 2 inches tall located above the title block that shall be reserved for an approval stamp and signature
- A north arrow, which shall point up whenever possible
- Plan references, located at the top-left corner of the plan
- Existing addresses for all lots shown, if the lots have addresses
- Map and lot numbers for all existing and proposed lots shown on the plan
- Building envelope for each new building lot, including labels for any buffers.  
N/A
- The square footage of all lots and usable open spaces.
- Existing features, including all buildings, structures, property lines, easements, monuments, wetlands, parking, and rights-of-way.
- Existing and proposed watercourses, ponds, wetlands, channel encroachment lines, and 100 year flood lines.  
N/A
- Existing and proposed driveways.
- Dimensions and bearings of all lines within and bordering the subject property.
- All monuments to be set.

- Adjoining property lines for an appropriate distance from the perimeter of the subdivision, adjoining easements, and name and address of abutting property owners of record.
- Zoning districts of all parcels depicted.
- A note referencing any plans or deeds that are relevant to, or were referred to in the creation of, the plan.
- Municipal boundaries, if applicable  
N/A
- The stamp of a certified wetlands scientist licensed to practice in New Hampshire for any plan depicting wetlands.  
N/A
- The central angle, radius and length of curve on all curves.
- The dimensions and width of all proposed rights-of-way and easements.  
N/A
- Street bound locations.
- Existing and proposed street names.
- Existing storm drains, sanitary sewers, water wells, catch basins, manholes, bridges, headwalls, utility poles and lines, gas lines and all other structures pertaining to streets, drainage, sewers and utilities.
- An index map if the proposed subdivision is divided into sections or is of such size that more than two (2) sheets are required.  
N/A
- A location map, if necessary, at a scale adequate to show the location of the subdivision and relation to primary roads, located at the top-right corner of the plan.
- Notes located on the right side of the plan
- A note stating the purpose of the plan.
- A note stating which pages of the plan will be recorded and which will be on file with the City.  
N/A
- A note stating, "All conditions subsequent to approval shall be completed within two years of the date of final approval."
- Either a space for writing the conditions of approval on the plan or a note stating that all conditions of approval are recorded on a notice of decision filed at the Hillsborough County Registry of Deeds, pursuant to RSA 676:3. If the notice of decision is to be

recorded, the notice will contain a blank space for the associated plan number. That plan number shall be printed on the notice of decision prior to recording.

For final approval of a plan, the applicant shall submit one mylar copy of all sheets to be recorded, a complete mylar plan set to be kept on file with the Planning and Community Development Department, and four paper copies of the plan set.

(C) *Public Improvements Plan.*

- This plan shall include plan and profile drawings of all proposed streets, storm drains, sanitary sewers, catch basins, manholes, watercourses, headwalls, sidewalks, curbs, gutters, bridges, culverts and other structures pertaining to streets, drainage, sewers and other utilities.
- The size and scale of the plan shall correspond to the final plan.
- In the case of streets, sample road cross-sections shall be shown. Road profiles shall show the existing and proposed center line elevations and proposed grades.
- The depth, invert, slope and size of all pipes, ditches and streams shall be shown.
- Detail drawings of any bridges, box culverts, deep manholes and other special structures shall be submitted.
- Six (6) paper prints of plans shall be submitted and bear the seal of the licensed engineer who prepared the plans.
- Stamp of a surveyor licensed to practice in the State of New Hampshire

(D) *Other Materials as Required.*

- Topography. Existing contours at two foot intervals may be required. In addition, in the event that any major re-grading or soil or rock removal is proposed, a grading plan shall be submitted. This plan shall show existing and proposed contours with an interval of two (2) feet; the estimated amount of material to be added or removed; and the proposed layout of streets, lots and drainage. It shall bear the seal of the licensed engineer who prepared the plan. Six (6) paper prints shall be submitted.
- Sewage Disposal. When a subdivision is to be served by sanitary sewer, certification from the Highway Division and, as applicable, the NH Department of Environmental Services (DES) shall be submitted. When other forms of treatment are proposed, certification from the Health Department and DES shall be submitted.
- Water Supply. When a subdivision is to be served by public water, the applicant shall show the location of water lines and all appurtenant structures on plan profile. A statement of approval from the Manchester Water Works shall be submitted.

N/A  
(Lot  
Line  
Adj.)

- Dedication and Deeds. Street areas shall be dedicated using the language provided in Appendix D, which shall be conveyed to the City Planning office prior to the time of signing of the plat. Easements for sanitary sewer and storm drains are required where the utilities are located outside the right-of-way of streets. Easements will be conveyed with warranty covenants prior to the time of signing of the plat.
- Other Evidence. Other evidence may be required, if necessary for Board determination, establishing that the land to be subdivided is of such character that it can be used for building purpose without danger to health or public safety.

## II. DIGITAL FILE FORMAT

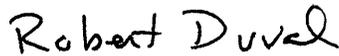
- All plans submitted shall include a .pdf file for each plan. These are in addition to and do not replace any current submission requirements. Accompanying documentation or updated information supplied after submission must also be accompanied by a CD-ROM containing the amended or new information in PDF format. This digital format will be kept in the Planning Department digital files and may be used to send plans to Planning Board Members, abutters, peer review engineers, and all other interested parties.

## III. ACKNOWLEDGEMENT

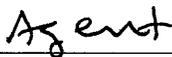
The undersigned acknowledges that he or she has provided all information and materials required herein or provided a written waiver request with a narrative justification for each item not submitted.



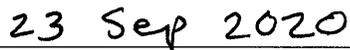
\_\_\_\_\_  
Signature



\_\_\_\_\_  
Name, printed



\_\_\_\_\_  
Title



\_\_\_\_\_  
Date



CONSTRUCTION DETAIL		Element	Cd	Description
Style:	01	Ranch		
Model:	01	Residential		
Grade:	03	Average		
Stories:	1	1 Story		
Occupancy:	1	Asbest Shingle		
Exterior Wall 1:	07			
Exterior Wall 2:				
Roof Structure:	03	Gable/Hip		
Roof Cover:	03	Asphalt		
Interior Wall 1:	03	Plastered		
Interior Wall 2:				
Interior Fir 1:	13	Parquet		
Interior Fir 2:				
Heat Fuel:	02	Oil		
Heat Type:	05	Hot Water		
AC Type:	01	None		
Total Bedrooms:	02	2 Bedrooms		
Total Baths:	1			
Total Half Baths:	0			
Total Xtra Fixtrs:	5			
Total Rooms:	02	Average		
Bath Style:	02	Average		
Kitchen Style:	02			
MHP:				

CONSTRUCTION DETAIL (CONTINUED)		Element	Cd	Description
<b>CONDO DATA</b>				
Parcel Id	C	Ownr	B	S
Adjust Type	Code	Description	Factor%	
Condo Fir				
Condo Unit				
<b>COST / MARKET VALUATION</b>				
Building Value New				172,832
Year Built				1954
Effective Year Built				1984
Depreciation Code				AV
Remodel Rating				32
Year Remodeled				0
Depreciation %				0
Functional Obsol				0
External Obsol				1
Trend Factor				
Condition				
Condition %				68
Percent Good				117,500
RCNLD				
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE	1	1	2500.00	1984			68		0.00	1,700
SHD1	SHED FRAME	L	128	12.00	2016			90		0.00	1,400
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,212	1,212	1,212	99.27	120,317					
FEP	Porch, Enclosed, Finished	0	120	84	69.49	8,339					
FGR	Garage	0	600	210	34.75	20,847					
UBM	Basement, Unfinished	0	1,176	235	19.84	23,329					
Ttl Gross Liv / Lease Area		1,212	3,108	1,741		172,832					



<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>		2017	
TWO FORTY ONE LLC		1   All Public		1   Paved		1   Urban		Code		Assessed	
497 HOOKSETT RD #364		5   Curb & Gutter		5   Curb & Gutter		9   Corner		0105		150,880	
REAL_OWNERS NH 03104		6   Sidewalk		6   Sidewalk				0105		45,680	
		<b>SUPPLEMENTAL DATA</b>		<b>SALE PRICE</b>		<b>VC</b>		0105		37,720	
		Alt Prcl ID		RAD OR C RAD = 350				0322		11,420	
		Land Adjus NO		Callback Lt				0322		160	
		Voided NO		Sketch Not				Total		246,500	
		Total SF 5000		Land Class C				Total		246,500	
		Zone		Parcel Zip 03109-4213				Total		246,500	
		Frontage/D No		Assoc Pld#				Total		246,500	
		GIS ID 609-53						Total		246,500	

RECORD OF OWNERSHIP				OTHER ASSESSMENTS							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
9227 0271	10-30-2019	U	I	575,000	40	2019	0105	150,800	2018	0105	150,800
9131 0799	12-05-2018	U	I	0	40		0105	45,680	0105	0105	45,680
7751 2918	10-11-2006	Q	I	297,000	04		0105	640	0105	0105	640
6118 0695	06-17-1999	Q	I	165,000	01		0322	37,700	0322	0322	37,700
0 0	09-22-1986			0			Total	246,400	Total	Total	246,400

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS		ASSESSING NEIGHBORHOOD	
Year	Code	Description	Amount
			0.00
Total			0.00
NOTES		BUILDING PERMIT RECORD	
Nbhd	Nbhd Name	Amount	Insp Date
350		3,000	
		0	
		0	
		0	
		16,000	
		0	

DBA--TALBOT ST VARIETY  
 (1) 3 BDRM  
 (1) 2 BDRM  
 (1) 1 BDRM  
 RETAIL AREA APPROX 800 SF PER MILS

APPROX VALUE SUMMARY		VISIT / CHANGE HISTORY	
Appraised Bldg. Value (Card)	188,600	Date	Purpose/Result
Appraised Xf (B) Value (Bldg)	0	05-16-2016	98 Field Review
Appraised Ob (B) Value (Bldg)	800	09-24-2012	05 Measur/ BP Or UC
Appraised Land Value (Bldg)	57,100	08-17-2011	39 Hearing No Show
Special Land Value	0	11-11-2005	00 Meas & Int Insp.
Total Appraised Parcel Value	246,500	03-05-2001	18 QC: NOAH, Insp. Prior
Valuation Method	C	10-24-2000	07 Meas/Info@Dr
		01-07-1991	00 Meas. & Int. Insp.
Total Appraised Parcel Value		Total Appraised Parcel Value	
246,500		246,500	

LAND LINE VALUATION SECTION			
B Use Code	Description	Zone	Land Type
1	STORE/SHOP		
Total Card Land Units		0.115 AC	
Parcel Total Land Area:		0.1148	
BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
16-4811	10-14-2016	PV	PARKING, PAVI
14-4273	10-09-2014	FT	FITUP
12-2849	07-20-2012	FT	FITUP
11-5352	12-30-2011	CM	Commercial
11-5080	11-23-2011	FT	FITUP
11-2267	06-13-2011	CM	Commercial
09-3581	09-14-2009	CM	Commercial
BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
		0	Re-pave existing parking lot, a CHANGE OF OWNERSHIP A
		0	Change of name and owner of Face change for 2 flat wall and
		100	Occupy 900 sq. ft. for take-out sheet rock walls in basement
		100	Add sale of coffee and change
		100	
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		0	Re-pave existing parking lot, a CHANGE OF OWNERSHIP A
		0	Change of name and owner of Face change for 2 flat wall and
		100	Occupy 900 sq. ft. for take-out sheet rock walls in basement
		100	Add sale of coffee and change
		100	
BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
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		100	



September 21, 2020

Abutters List  
Lot Line Adjustment

Job # 17747.01

249-20  
David L. Shatney, Jr.  
11 Highland Park Avenue  
Manchester, NH 03109

249-9  
Danny K. Merricks  
264 Candia Road  
Manchester, NH 03109

251-5  
Robert H. Dennis, Trustee  
95 Green Acres Drive  
Manchester, NH 03109

251-6  
ANBO Properties, LLC  
220 Candia Road  
Manchester, NH 03109

549-23  
LGL Family Limited Partnership  
6 Summerfare Street  
Hooksett, NH 03106

549-24  
Heidi E. Sprague  
19 Talbot Street  
Manchester, NH 03109

609-38  
Robert P. Freitas  
279 Candia Road  
Manchester, NH 03109-4215

609-39  
Karen J. Hernandez  
1 Gilmore Lane  
Amherst, NH 03031

609-51A, 609-53A  
Lynn Richards Pawlowski  
Rev. Trust  
25 Crawford Street  
Manchester, NH 03109-4219

609-52  
17 Taylor Street Realty, LLC  
8 Shepherd Hill Road  
Bedford, NH 03110

609-53  
Two Forty One LLC  
497 Hooksett Road #364  
Manchester, NH 03104

TFMoran, Inc.  
Attn: Robert Duval, PE  
48 Constitution Drive  
Bedford, NH 03110

*Carmela O. Coughlin*

C/H  
L-CHIP  
HIA200654

Return to:  
Craig, Deachman & Amann, PLLC  
1662 Elm Street  
Manchester, NH 03101

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****1 Thousand 8 Hundred 00 Dollars	
DATE 11/05/2012	AMOUNT HI041262 \$ ****1800.00
VOID IF ALTERED	

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **Daniel P. Bourque and Janet S. Bourque**, husband and wife, both of 37 Hadley Street, Springfield, County of Hampden and Commonwealth of Massachusetts, for consideration paid, grants to **17 Taylor Street Realty, LLC**, New Hampshire Limited Liability Company, with a principal place of business at 8 Shepherd Hill Road, Bedford, County of Hillsborough and State of New Hampshire with **WARRANTY COVENANTS**

A certain tract or parcel of land with the buildings thereon, situate in Manchester, Hillsborough County, New Hampshire and known as lots number seventy-five and seventy-six according to plan of Overlook, drawn by A.S. Cloues, C.E May 1914, and recorded in Hillsborough County Registry of Deeds as Plan #323. Said lots have one hundred feet frontage on the southerly side of Candia Road, and one hundred feet deep, being bounded on the west by lot no. seventy-four, on the south by lots number seventy-three and seventy-eight and on the east by lot number seventy-seven and on the north by the Candia Road. Said lots containing 10,000 square feet more or less.

Also, another certain tract of land situated in Manchester, County of Hillsborough and State of New Hampshire known as Lot number seventy-seven according to plan of Overlook, East Manchester, NH, drawn by A.S. Cloues, C.E. May 1914 and recorded in Hillsborough County Registry of Deeds as Plan #323. Said lot number seventy-seven has the fifty feet frontage on the southerly side of Candia Road, and is one hundred feet deep, being bound on the north by the said Candia Road on the east by Carroll Avenue, on the south by lot number seventy-eight, and on the west by lot number seventy-six. Said lot number seventy-seven containing five thousand square feet more or less.

Meaning and intending to convey the same premises as are described in deed of Janet S. Bourque, Trustee of the Alexandria Bellemare Revocable Trust dated July 25, 2007 and recorded at Book 8453, Page 2684 of the Hillsborough County Registry of Deeds. See also deed conveyed to the Alexandria Bellemare Revocable Trust by deed of Alexandria Bellemare dated October 25, 2007 and recorded in the Hillsborough County Registry of Deeds at Book 7915, Page 1121.

This is not homestead property of the within grantors.

Dated this 5<sup>th</sup> day of November, 2012.

Daniel P Bourque  
Daniel P. Bourque

Janet S. Bourque  
Janet S. Bourque

State of NH  
County of Hillsborough, SS

On this 5<sup>th</sup> day of November, 2012, before me, the undersigned officer, personally appeared Daniel P. Bourque and Janet S. Bourque, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same for the purposes therein expressed.

[Signature]  
Justice of the Peace / Notary Public



**WILLIAM J. DEACHMAN, IV**  
Notary Public / Justice of the Peace  
My Commission Expires May 25, 2016

E-Doc # 9050142  
Book 9227 Page 271

10/31/2019 09:46:16 AM  
Page 1 of 2

Edward Sapienza  
Register of Deeds, Hillsborough County  
LCHIP HIA511021 25.00  
TRANS TAX HI120548 8,625.00

**WARRANTY DEED**

**241 Candia Road, LLC, formerly known as 726 EI Condominium, LLC**, a New Hampshire limited liability company, having a mailing address of 8 Shepherd Hill Road, Bedford, New Hampshire 03110, for consideration paid, grants to **Two Forty One, LLC**, a New Hampshire limited liability company, having a mailing address of 497 Hooksett Road, #364, Manchester, New Hampshire 03104, with WARRANTY covenants,

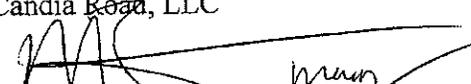
A certain tract or parcel of land, with the buildings thereon, situated on Candia Road in Manchester, County of Hillsborough, and State of New Hampshire, and being shown as Lot 609-53 on a Plan of Land entitled "Tax Map 609 Lots 52 & 53 **BOUNDARY SURVEY 241 & 261 CANDIA ROAD MANCHESTER, NEW HAMPSHIRE OWNED BY 17 TAYLOR ST REALTY LLC & 726 EI CONDOMINIUM LLC** PREPARED FOR **241 CANDIA ROAD LLC**" Scale: 1" = 20', dated September 21, 2017, prepared by James M. O'Neil, Licensed Land Surveyor, and recorded in the Hillsborough County Registry of Deeds as Plan No. 39602.

Subject to matters as shown on Plan No. 39602 and No. 323 recorded in the Hillsborough County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to 726 EI Condominium, LLC, dated October 11, 2006 and recorded in the Hillsborough County Registry of Deeds at Book 7751, Page 2918. See also Amendment to Business Formation recorded in said Registry of Deeds at Book 9131, Page 797.

Dated this 30 day of Oct, 2019.

241 Candia Road, LLC

By:   
Michael W. Robinson, Manager

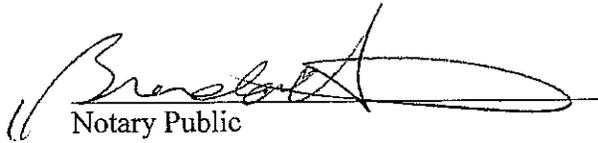
SMITH-WEISS SHEPARD, P.C.  
ATTORNEYS AT LAW - 47 FACTORY STREET  
PO BOX 388, NASHUA, NH 03061-0388  
TEL: 603-883-1571

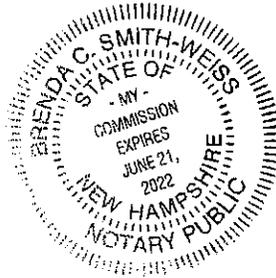
STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

Oct 30, 2019

Personally appeared Michael W. Robinson, duly authorized Manager of 241 Candia Road, LLC, formerly known as 726 EI Condominium, LLC, a New Hampshire limited liability company, on behalf of the same.

Before me,

  
Notary Public



SMITH-WEISS SHEPARD, P.C.  
ATTORNEYS AT LAW - 47 FACTORY STREET  
PO BOX 388, NASHUA, NH 03061-0388  
TEL: 603-883-1571

# SUBDIVISION APPLICATION

Planning & Community Development Department · City of Manchester, New Hampshire

Please print legibly. Please note that this form must be completed by the property owner.

<b>Submission Date:</b>	<b>Property Owner</b> (For additional property owners, please submit separate forms.)  Name: 17 Taylor Street Realty LLC  Address: 8 Shepard Hill Road, Bedford, NH 03110  Phone:  E-mail address:
<b>Type of Application:</b>  <input type="checkbox"/> Subdivision without New Street <input type="checkbox"/> Subdivision with New Street <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other: _____	<b>Agent</b>  Name: Robert Duval, P.E.  Title and company, if any: TFMoran, Inc.  Address: 48 Constitution Drive, Bedford, NH 03110  Phone: (603) 472-4488  E-mail address: rduval@tfmoran.com
<b>Number of Lots Including Parent Parcel(s) to be Created:</b> 2	Have all required application fees been submitted? (Refer to Appendix A) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have all required application materials been submitted? (Refer to Appendix B) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have written requests been submitted for all waivers sought? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <b>Certification, Permission, and Authorization:</b> <i>As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and B or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.</i>
<b>Total Area of Site:</b> 0.4588 acres	
<b>Location/Address of Lots:</b> 609-52: 261 Candia Road 609-53: 241 Candia Road	
<b>Tax Map/Lot No(s):</b> 609-52 609-53  <b>Zoning District:</b> R-1B  <b>Ward:</b> 7	
<b>Has this project gone to the ZBA?</b>  <input type="checkbox"/> Yes Case # _____ <input checked="" type="checkbox"/> No	_____ <b>Signature of Property Owner, Trustee, or Officer</b> (Not Agent)
<b>Estimated Building &amp; Site Costs:</b>  N/A	17 Taylor St Realty LLC member _____ <b>Printed Name and Title, if any</b>

DO NOT WRITE BELOW THIS LINE – for Planning and Community Development use only.

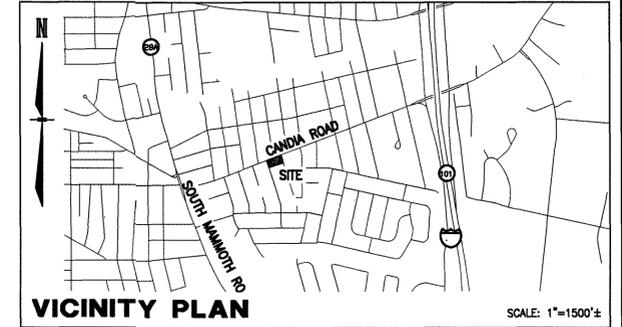
<b>Materials submitted:</b>  <input type="checkbox"/> Plans (Full Sized–22” X 34”) <input type="checkbox"/> Reduced Plans <input type="checkbox"/> Abutters List <input type="checkbox"/> Application Fees <input type="checkbox"/> Postage Fee <input type="checkbox"/> Drainage Calculations <input type="checkbox"/> Public Improvement Plan <input type="checkbox"/> Traffic Study <input type="checkbox"/> PDF Files <input type="checkbox"/> Deeds <input type="checkbox"/> Other _____	<b>Fees:</b>  Application Fee: _____  Add. Review Fees: _____  Abutter Notices: _____  Total: _____	<b>Receipt Stamp:</b>  <div style="text-align: center; opacity: 0.5;"> </div>
<b>Subdivision Project Number:</b> _____		

# SUBDIVISION APPLICATION

Planning & Community Development Department · City of Manchester, New Hampshire

**Please print legibly. Please note that this form must be completed by the property owner.**

<b>Submission Date:</b> <u>9/24/2020</u>	<b>Property Owner</b> (For additional property owners, please submit separate forms.) Name: <u>Two Forty One LLC</u> Address: <u>497 Hooksett Road #364, Manchester, NH 03104</u> Phone: <u>603-714-3426</u> E-mail address: <u>MatthewR603@gmail.com</u>
<b>Type of Application:</b> <input type="checkbox"/> Subdivision without New Street <input type="checkbox"/> Subdivision with New Street <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other: _____	<b>Agent</b> Name: <u>Robert Duval, P.E.</u> Title and company, if any: <u>TFMoran, Inc.</u> Address: <u>48 Constitution Drive, Bedford, NH 03110</u> Phone: <u>(603) 472-4488</u> E-mail address: <u>rduval@tfmoran.com</u>
<b>Number of Lots Including Parent Parcel(s) to be Created:</b> <u>2</u>	Have all required application fees been submitted? (Refer to Appendix A) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have all required application materials been submitted? (Refer to Appendix B) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have written requests been submitted for all waivers sought? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Total Area of Site:</b> <u>0.4588 acres</u>	<b>Certification, Permission, and Authorization:</b> <i>As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and B or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.</i>
<b>Location/Address of Lots:</b> <u>609-52: 261 Candia Road</u> <u>609-53: 241 Candia Road</u>	Signature of Property Owner, Trustee, or Officer (Not Agent)  _____
<b>Tax Map/Lot No(s):</b> <u>609-52</u> <u>609-53</u>	Printed Name and Title, if any <u>Two Forty One, LLC / Matthew Robinson / Manager</u> _____
<b>Zoning District:</b> <u>R-1B</u>	DO NOT WRITE BELOW THIS LINE – for Planning and Community Development use only.
<b>Ward:</b> <u>7</u>	Receipt Stamp: 
<b>Has this project gone to the ZBA?</b> <input type="checkbox"/> Yes Case # _____ <input checked="" type="checkbox"/> No	<b>Materials submitted:</b> <input type="checkbox"/> Plans (Full Sized—22" X 34") <input type="checkbox"/> Reduced Plans <input type="checkbox"/> Abutters List <input type="checkbox"/> Application Fees <input type="checkbox"/> Postage Fee <input type="checkbox"/> Drainage Calculations <input type="checkbox"/> Public Improvement Plan <input type="checkbox"/> Traffic Study <input type="checkbox"/> PDF Files <input type="checkbox"/> Deeds <input type="checkbox"/> Other _____
<b>Estimated Building &amp; Site Costs:</b> <u>N/A</u>	<b>Fees:</b> Application Fee: _____ Add. Review Fees: _____ Abutter Notices: _____ Total: _____
_____ <b>Subdivision Project Number:</b>	_____

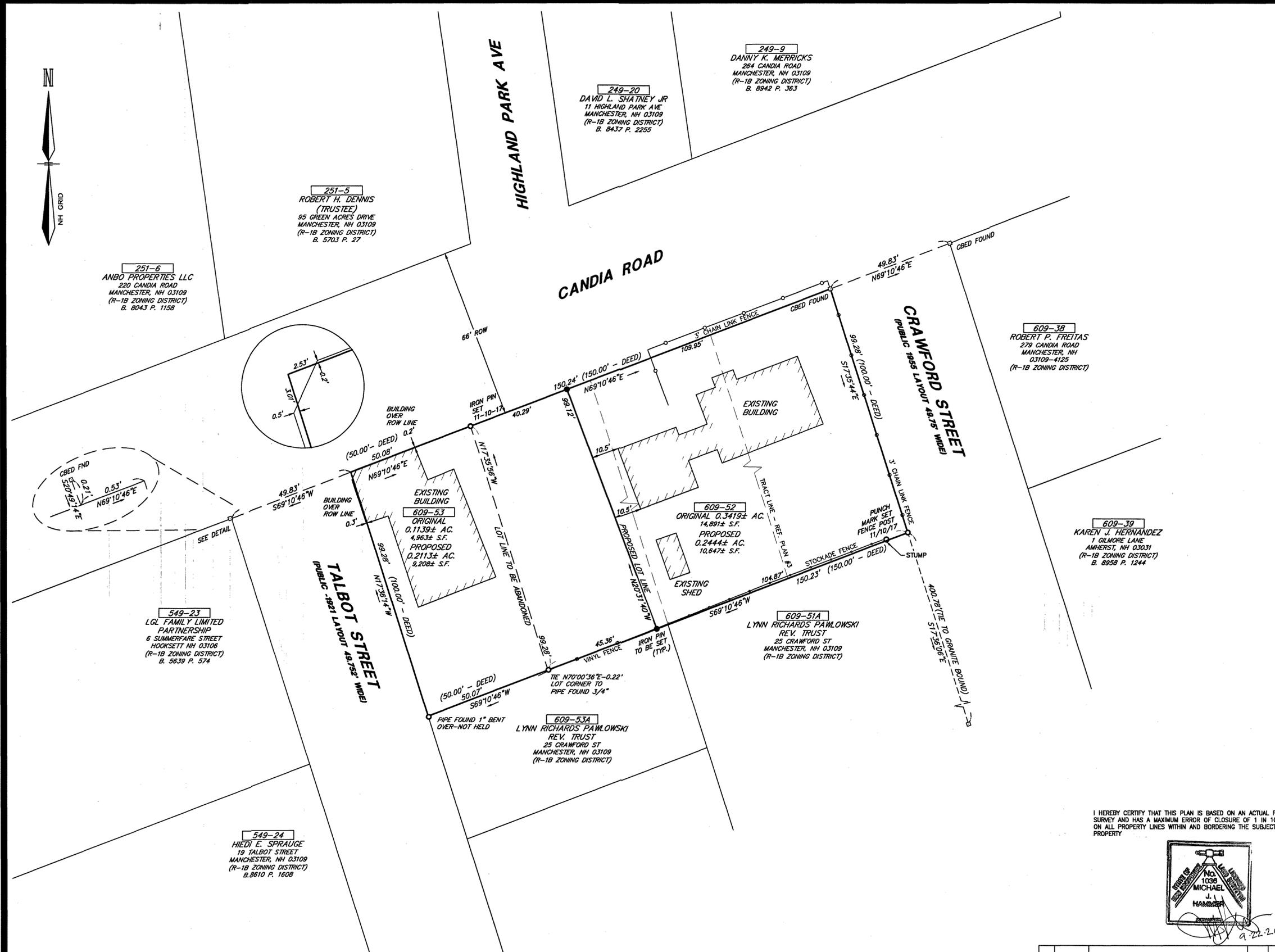
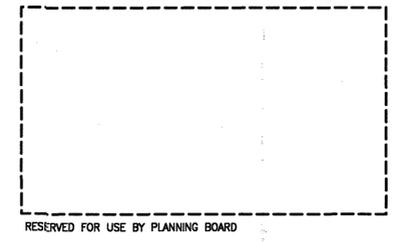


**REFERENCE PLANS**

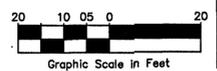
1. SUNNYSIDE PARK MANCHESTER N.H. DEC 5, 1910 BY E.C. MESSIER, C.E. NOT RECORDED.
2. MANCHESTER ENGINEERING DEPT. SECTION MAP Q.
3. PLAN OF OVERLOOK EAST MANCHESTER, N.H. REVISED AND RELOCATED FROM PLAN OF SUNNYSIDE PARK OWNED BY DERRYFIELD LAND COMPANY, WARNER, N.H. BY A.S. CLOWES, C.E. DATED MAY 1914, RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #323.

**NOTES**

1. OWNER OF RECORD OF MAP 609 LOT 52 IS 17 TAYLOR ST REALTY LLC 8 SHEPARD HILL ROAD BEDFORD, NH 03110. PARCEL ADDRESS: 261 CANDIA ROAD.  
DEED REFERENCE TO PARCEL IS BK. 8490 PG. 2150 IN THE HC.RD.  
AREA = 14,891 SF +/- OR 0.3419 ACRES +/-.
2. OWNER OF RECORD OF MAP 609 LOT 53 IS TWO FORTY ONE, LLC 497 HOOKSETT ROAD # 364 MANCHESTER NH 03104. PARCEL ADDRESS: 241 CANDIA ROAD.  
DEED REFERENCE TO PARCEL IS BK. 9227 PG. 271 IN THE HC.RD.  
AREA = 4,963 SF +/- OR 0.1139 ACRES +/-.
3. [609-52] INDICATES TAX MAP AND LOT NUMBER.
4. THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN LOTS 609-52 & 53.
5. CURRENT ZONING IS RESIDENTIAL ONE FAMILY DISTRICT-HIGH DENSITY R-1B, OVERLAY DISTRICTS MAY APPLY.  
1-FAMILY DETACHED DU  
MIN. LOT SIZE 7,500 S.F.  
MIN. FRONTAGE 75'  
MAX. HEIGHT 35', 2.5 STORIES  
MIN. BUILDING SETBACKS ARE 20' FRONT, 30' REAR, 10' SIDE  
MAX. LOT COVERAGE 50%
6. OTHER STRUCTURE OR PRINCIPAL USE  
MIN. LOT SIZE 15,000 S.F.  
MIN. FRONTAGE 150'  
MAX. HEIGHT 35', 2.5 STORIES  
MIN. BUILDING SETBACKS ARE 20' FRONT, 30' REAR, 20' SIDE  
MAX. LOT COVERAGE 70%
7. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 33011C0381D EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA, ZONE AE.
8. THE BASIS OF BEARINGS IN NH STATE PLANE (NAD83/92)
9. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL WOULD DETERMINE.
10. THIS PLAN WAS PREPARED FROM FIELD SURVEYS BY THIS OFFICE DATED APRIL AND MAY, 2015, AND SEPTEMBER 7, 2020.
11. ALL CONDITIONS SUBSEQUENT TO APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF FINAL APPROVAL.



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 609 LOTS 52&53  
**LOT LINE ADJUSTMENT PLAN**  
 241 & 261 CANDIA ROAD  
 MANCHESTER, NEW HAMPSHIRE  
 OWNED BY  
**17 TAYLOR ST REALTY LLC & TWO FORTY ONE, LLC**  
 PREPARED FOR  
**TWO FORTY ONE, LLC**  
 SCALE: 1"=20' SEPTEMBER 22, 2020

**TFM** Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists  
 48 Constitution Drive  
 Bedford, NH 03110  
 Phone (603) 472-4488  
 Fax (603) 472-9747  
 www.tfmoran.com

17747.01	DR	STB	FB	17747-01 SURVEY	SHEET 1 OF 1
	CK	MJH	CADFILE		



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Michael Landry, P.E. Esq.  
Deputy Director Building Regulations

### MEMO

**To:** Glenn Gagne, Building Regulations  
Owen Friend-Gray, Highway Department  
Peter Lennon, Fire Marshal  
Guy Chabot, MWW

**From:** Jonathan Golden, Senior Planner

**Date:** October 8, 2020

**Re:** S2020-020

---

Property located at 241 & 261 Candia Road (Tax Map 609, Lots 52 & 53), a subdivision application to adjust the lot line between two lots, resulting in approximately 4,245 sq. ft. being conveyed from Lot 52 to Lot 53, with no new buildable lot to be created.

Please review and comment on the enclosed.