



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

April 15, 2024

Zoning Board of Adjustment

Members

Edward J. Cherian, Jr.
Chair

Scott Maltzie
Vice-Chair

Tracey Jo Bartlett
Member

Tama Tillman
Member

Rose Fife
Recording Secretary

PUBLIC HEARING

Notice is hereby given in accordance with NH RSA 674:33 and the Town of Boscawen Zoning Ordinance that the Zoning Board of Adjustment will hold a hearing on Tuesday, April 23, 2024, after 6:30 p.m. concerning a request submitted and owned by Michael Brazil, Jr. for an Appeal of Administrative Decision – Building Permit Application on a Class VI Road. The applicant proposes to build an addition to his existing house on the property located at 25 Merrill Corner Road, Boscawen, NH 03303, Map 47, Lot 34 in the AR zone.

The Board may open a public hearing to take testimony, after the review.

Per order of the Boscawen Zoning Board of Adjustment,

Kara Gallagher
Planning & Community
Development Coordinator

Please check the website @ www.boscawennh.gov or the Planning & Community Development office for any recent updates, prior to the meeting.

The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.



Certification of Zoning Compliance

Name: Michael Brazil

Date: 4/12/2024

Address: 25 Merrill Corner Road

Phone: 603-290-2293

City, State, Zip: Boscawen, NH 03303

Location of Land: 25 Merrill Corner Road, Boscawen, NH 03303

Map: 47

Lot: 34

Sublot:

Zone: AR

Description of Use

Application for Building Permit for an addition to a home on a Class VI Road. The applicant seeks approval pursuant to RSA 674:41 (b).

Research Documents

Reviewed letter to Planning Board dated May 12, 2008 regarding Select Board's Policy for building on Class VI Roads. Researched Merrimack County Registry of Deeds for "Official Map" for the Town of Boscawen. Consulted with Central NH Regional Planning, NHBEA, and the ZBA Handbook.

Review of the Record

The Town of Boscawen Select Board, acting as Code Enforcement Officer, voted to deny the request for a building permit at their April 11, 2024 meeting. The Select Board noted the applicant lives on a Class VI road. The Town of Boscawen has a policy which does not allow for building permits to be issued on Class VI roads and private roads consistent with RSA 671:41, (c) and (d). The applicant asserts that because Merrill Corner Road appears on the Town "Official Map," pursuant to RSA 674:41 (b) he qualifies for a building permit. Research with the Merrimack County Registry of Deeds showed that no Official Map signed by the Town Clerk was recorded as required by RSA 674:10, and thus, there is no official Town Map which can satisfy RSA 674:41 (b).

Code Enforcement Officer Determination(s)

The Select Board's determination is that as this is a Class VI road that would be covered under RSA 674:41 (c). The Town of Boscawen's 2008 policy does not allow building permits to be issued on Class VI Roads. There is no "Official Map" signed by the Town Clerk and recorded at the Merrimack County Registry of Deeds, therefore, RSA 674:41 (b) doesn't apply. Even assuming there was a Town Map as described by RSA 674:10, RSA 674:41 (c) directly addresses Class VI roads and is the controlling subsection.

Select Board Chairwoman

April 12, 2024

Should any party be aggrieved by a decision of the Code Enforcement Officer, the aggrieved party may file an appeal with the Zoning Board of Adjustment if it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to NH RSA 674:33 – Powers of the Zoning Board of Adjustment. This appeal must be filed within 30 days of the date of the decision that is complained of.

Kara Gallagher

From: dspaulding@cmonitor.com
Sent: Monday, April 15, 2024 10:27 AM
To: Kara Gallagher
Subject: Classified Ad Confirmation
Attachments: cmlogo.jpg; dspaulding_4434346_1713191160877.png; 4434346.pdf

Good morning Kara, I have this notice scheduled for Wednesday. Have a great week! Deb

C O M O N



TOWN OF BOSCAWEN
116 NORTH MAIN ST BOARD OF SEL
BOSCAWEN, NH 03303-112

Cust#:98684
Ad#:4434346
Phone#:603-753-9188
Date:04/15/2024

Salesperson: Deb Spaulding Classification: Legals Ad Size: 2.0 x 3.60

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Concord Monitor	04/17/2024	04/17/2024	1	206.20	206.20

Payment Information:

Date: Order# Type
04/15/2024 4434346 BILLED ACCOUNT

Total Amount: 206.20

Tax: 0.00

Amount Due: 206.20

- Thank you for your business!

Ad Copy

PUBLIC NOTICE

TOWN OF BOSCAWEN

PUBLIC HEARING

Notice is hereby given in accordance with **NH RSA 674:33** and the **Town of Boscawen Zoning Ordinance** that the **Zoning Board of Adjustment** will hold a hearing on **Tuesday, April 23, 2024**, after 6:30 p.m. concerning a request submitted and owned by **Michael Brazil, Jr.** for an **Appeal of Administrative Decision - Building Permit Application on a Class VI Road**. The applicant **proposes to build an addition to his existing house on the property located at 25 Merrill Corner Road, Boscawen, NH 03303, Map 47, Lot 34 in the AR zone.**

The Board may open a public hearing to take testimony, after the review.

Per order of the **Boscawen Zoning Board of Adjustment**,

Kara Gallagher
Planning & Community
Development Coordinator

*Please check the website @ www.boscawennh.gov or the Planning & Community Development office for any recent updates, **prior** to the meeting.*

April 17, 2024



RECEIVED MAR 19 2024

KJE

*For 4/23/24
ZBA*

March 19, 2024

Via Electronic Mail and U.S. Mail

Zoning Board of Adjustment
Town of Boscawen
116 North Main Street
Boscawen, NH 03303

Kellee Jo Easler
Planning & Community Development Director
116 North Main Street
Boscawen, NH 03303

**Re: Appeal of Administrative Decision—Building Permit Application
(25 Merrill Corner Road)**

Dear Board Members Cherian, Maltzie, Bartlett, Tilman, and Fife, and Director Easler:

I represent Michael Brazil, the owner of the property located at 25 Merrill Corner Road. Enclosed is an Application for an Appeal of an Administrative Decision denying the issuance of a building permit. The appeal is taken pursuant to RSA 674:41 II.

Please feel free to contact me if you have any questions.

Sincerely,
M. Harris
Mike Harris
harris@nhlandlaw.com
Phone 802.356.3040



March 20, 2024

Kellee Jo Easler
Planning & Community Development Director
116 North Main Street
Boscawen, NH 03303

**RE: Appeal of Administrative Decision—Building Permit Application
(25 Merrill Corner Road)**

Dear Director Easler:

Enclosed please find an Authorization signed by Michael Brazil and duly notarized indicating that Michael Harris, Esq., and the firm of BCM Environmental & Land Law, PLLC, is authorized to represent Mr. Brazil in the above-referenced Administrative Decision Appeal.

Should you have any questions or require anything additional from us, please do not hesitate to reach out.

Very truly yours,

A handwritten signature in blue ink that reads "Nicole M. Manteau".

Nicole M. Manteau
Firm Administrator
(603) 225-2585
manteau@nhlandlaw.com

Enclosure
cc: Michael Brazil

AUTHORIZATION

I, Michael Brazil, hereby authorize Michael R. Harris, Esq. and the law firm of BCM Environmental & Land Law, PLLC, to appear on my behalf and represent my interests in the Appeal of Administrative Decision – Building Permit Application regarding 25 Merrill Corner Road, Boscawen, NH.

Dated: 3/20/24

MB
Michael Brazil

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 20th day of March, 2024, by Michael Brazil, personally known to me, or satisfactorily proven, to be the person signing the within document.



Nicole Manteau
Notary Public/Justice of the Peace
My Commission Expires: 06-02-2026



**TOWN OF BOSCAWEN, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT**

APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION

116 North Main Street, Boscawen, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

**INSTRUCTIONS TO APPLICANTS APPEALING TO
ZONING BOARD OF ADJUSTMENT**

**IMPORTANT: READ ALL INSTRUCTIONS CAREFULLY BEFORE FILLING OUT ATTACHED
APPLICATION**

The Board strongly recommends that, before making any appeal, you become familiar with the Zoning Ordinance, and with the New Hampshire Statutes Annotated Chapters 672-677, concerning planning and zoning.

Four types of appeals can be made to the Zoning Board of Adjustment:

- Requests for variances,
- Requests for special exceptions,
- Requests for equitable waivers of dimensional requirements, and
- Appeals of zoning administrative decisions made by the Town Officials, the Planning Board, and the Zoning Board of Adjustment.

For **appeals from an administrative decision**, the ZBA moves either to uphold the administrative decision or to reverse that decision. For such hearings the majority of sitting members must find they would or would not have come to the decision that is being appealed.

If you have been denied a building permit or are affected by some other decision regarding the administration of the Boscawen Zoning Ordinance, and you believe that the decision was made in error under the provisions of the Ordinance, you may appeal the decision to the Board of Adjustment under the provisions of RSA 674:33. The complete appeal must be filed with the Land Use Office within thirty days from the issuance of the decision that you wish to appeal.

When an appeal is made to the Board of Adjustment under this provision, the Board must apply the strict letter of the law in the same way that a building inspector must. It cannot alter the Ordinance or map and waive any restrictions under the guise of interpreting the law.

A copy of the decision appealed from must be attached to your application.

Under New Hampshire RSA 674:33 – Powers of the Zoning Board of Adjustment, the Board shall:

- I. Hear and decide appeals if it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to RSA 674:16.
- II. In exercising its powers under paragraph I, the zoning board of adjustment may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and may make such order or decision as ought to be made and, to that end, shall have all the powers of the administrative official from whom the appeal is taken.
- III. The concurring vote of 3 members of the board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass.



TOWN OF BOSCAWEN, NEW HAMPSHIRE

ZONING BOARD OF ADJUSTMENT

APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION

116 North Main Street, Boscawen, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

The following items are required to complete the application and must be attached:

1. Hearing, Abutter, and Notification Fees:
 - a. Administrative Appeal-No Fee
 - b. Abutter Notification-\$7.50 per abutter (including applicant).
 - c. Legal Ad-\$180.00
2. A complete list of the names and mailing addresses of all abutters to this property, as defined by RSA 672:3. Abutter is any person whose property adjoins or is directly across the street or stream from the land under consideration.
3. If the appeal involves land use, please supply a clearly drawn map (17"x 22" minimum size) showing the exact road location of the property in relation to at least one prominent landmark (road junction, business, town building, etc.). Put a north arrow on your drawing and label road names, etc. Indicate with an X the location of the property in question.
4. Notarized Letter of Authorization to allow an Agent or Attorney to represent Applicant (if applicable).
5. A copy of property deed of the subject property.
6. A copy of the property card for the subject property, available at the Town Office.
7. Any other pertinent information that you feel the Board may need to make an intelligent and fair decision.
8. Any other pertinent information that you feel the Board may need to make an intelligent and fair decision for all.
9. 10 Copies of application packet received by Board's agent 10 days prior to meeting.
10. 10 Copies of application packet containing the information noted above, received by the Zoning Board of Adjustment's agent at least 10 business days prior to the meeting.

The application must be completed and returned with all requirements herein to the Land Use Boards Assistant Coordinator. The application will be forwarded to the Board of Adjustment for their consideration at a public hearing. You must appear at the public hearing or be represented by an authorized agent or attorney for the board to act on your application. The application will be terminated or tabled for failure to appear at a scheduled public hearing, without first providing written notice to the Land Use Boards Assistant Coordinator.

You are fully responsible for researching and knowing all laws which may be applicable and affect the outcome of the Board's decision on your application request. The Town of Boscawen assumes no responsibility or liability relating to your failure to research and know all applicable laws including, but not limited to, state, federal, and local laws, codes, land development regulations and comprehensive plan. The Town of Boscawen strongly recommends that all applicants consider consulting an attorney regarding their application.

You are encouraged to review, or copy, the Quasi-Judicial Rules of Procedures used by the Board of Adjustment at the public hearing.



**TOWN OF BOSCAWEN, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION**

116 North Main Street, Boscawen, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

By my/our signature below:

I/We understand this application must be filed with all pertinent information as it pertains to the requirements of the Town of Boscawen Zoning Ordinance and all other information requested or required by the Zoning Board of Adjustment to be considered complete. I/We understand that this application will not be filed with the Board until all required information has been received and do further understand that the Town of Boscawen reserves the right to postpone this request until such time as the requirements are met.

I/We understand that I/We or our representative as stated on the application should appear at the public hearing. If photographs, documents, maps, or other materials are provided to the Board as evidence at the public hearing, said evidence will become the property of the Town of Boscawen and will remain on file for future reference. By law those instruments automatically become part of the public records and cannot be returned.

I/We recognize and understand that the public hearing before the Board of Adjustment regarding land development is considered quasi-judicial in nature. State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is discussed at a public hearing.

I/We by filing this application hereby give permission to the Boscawen Zoning Board of Adjustment, Town Engineers, Road Agent, and such employees or agents of the Town as The Zoning Board of Adjustment may authorize to enter upon my property, at all reasonable times for the purpose of conducting examinations, surveys, tests, inspections as may be appropriate; to enable release of any claim or right we may now or hereafter possess against any of the above individuals as a result of any examinations, survey tests, or inspections, conducted on my/our property in connection with this application.

Applicant's signature: <u>Mike Brazil</u>	Applicant's Signature: _____
Applicant's printed name: <u>Mike Brazil</u>	Applicant's printed name: _____
Date: <u>March 19, 2024</u>	Date: _____
Owner's signature: <u>Mike Brazil</u>	Owner's signature: _____
Owner's printed name: <u>Mike Brazil</u>	Owner's printed name: _____
Date: <u>March 19, 2024</u>	Date: _____



**TOWN OF BOSCAWEN, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION**

116 North Main Street, Boscawen, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

APPEAL FROM AN ADMINISTRATIVE DECISION

This appeal relates to the interpretation and enforcement of the provisions of the Boscawen Zoning Ordinance.

Decision of the enforcement officer, agency or board to be reviewed: See Attachment A

Date of Decision: Mar. 11, 2024 Section/Paragraph/Table: RSA 674:41

Name of present property owner: Mike Brazil

(and principal officer if business name): _____

Mailing address: 25 Merrill Corner Road, Boscawen, NH 03303

Daytime Telephone: 603-290-2293

Name of Applicant: Same

Mailing Address: _____

Daytime Telephone: _____

Location of Property: 25 Merrell Corner Road Tax Map: 47 Lot: 34

Present zoning of property in question (see zoning map in current ordinance)

Please circle one: AR R1 R2 C MRD Village District

Applicant's signature: Mike Brazil Applicant's Signature _____

Applicant's printed name: Mike Brazil Applicant's printed name: _____

Date: March 19, 2024 Date: _____

Owner's signature: Mike Brazil Owner's signature: _____

Owner's printed name: Mike Brazil Owner's printed name: _____

Date: March 19, 2024 Date: _____



TOWN OF BOSCAWEN, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION
 116 North Main Street, Boscawen, NH 03303 | 603 753-9188x2309 | keasler@boscowennh.gov

APPEAL FROM AN ADMINISTRATIVE DECISION

This appeal relates to the interpretation and enforcement of the provisions of the Boscawen Zoning Ordinance.

Decision of the enforcement officer, agency or board to be reviewed: SB decided on 4/11/24 to deny the Bldg Permit

Date of Decision: _____ Section/Paragraph/Table: _____

Name of present property owner: Michael Brazil

(and principal officer if business name): _____

Mailing address: 25 Merrill corner rd. Boscawen, NH 03307

Daytime Telephone: 603-240-0093

Name of Applicant: Michael Brazil

Mailing Address: Same

Daytime Telephone: Same

Location of Property: Boscawen, NH Tax Map: 47 Lot: 24

Present zoning of property in question (see zoning map in current ordinance)

Please circle one: AR R1 R2 C MRD Village District

Applicant's signature: Mike Brazil MB Applicant's Signature _____

Applicant's printed name: Mike Brazil Applicant's printed name: _____

Date: March 19, 2024 Date: _____

Owner's signature: Mike Brazil MB Owner's signature: _____

Owner's printed name: Mike Brazil Owner's printed name: _____

Date: March 19, 2024 Date: _____

**Town of Boscawen
Zoning Board of Adjustment
Application for Appeal of Administrative Decision**

Applicant: Mike Brazil, 25 Merrill Corner Road

Attachment A

Background

Mr. Brazil's property is approximately 32 acres. An existing two-bedroom, two-bath home of approximately 1,152 square feet was constructed on the property in 1989. The house and four (4) others built on neighboring properties are located on a Class VI Road, less than .25 mile north of Water Street.

Mr. Brazil seeks to build an addition to his existing residence that will require a building permit from the town. The addition will be a single level measuring 25 x 60 feet. Half of this addition will increase the existing living space, including one new bedroom and an expansion of the kitchen. The second half of this addition will be the creation of an attached 2-car garage. The addition is needed to accommodate Mr. Brazil's growing family.

Mr. Brazil submitted, via email, a building application to the town on March 8, 2024. On that same day, Kellee Jo Easler, the town Planning & Community Development Director, provided the following email response:

Merrill Corner is a Class VI Road. Unfortunately, we do not issue building permits on a class VI Road, per the Selectboard. Please see the assessment card on boscawennh.gov under assessing department forms docs and links. Sign in to Avitar of New England. If you have further questions, you can check back on Monday at 603.753.9188.

After asking for additional clarification and asking about the status of proposed changes to the policy, Ms. Easler provided the following additional response on March 11, 2024:

You are correct there has been discussion, but only accessory buildings, such as sheds was what they were looking at. No decision has been made to date by the Select Board which means no building permits currently can be issued on Class VI roads and we will not be able to process your request at this time.

Subsequently, Ms. Easler provided Mr. Brazil with a copy of the Board of Selectmen policy from May 12, 2008, which is attached to this application.

RSA 674:41 does not prohibit the issuance of the requested building permit.

Under state law, local planning boards may not issue building permits for

any lot unless the street giving access to the lot upon which such a building is proposed to be placed meets one of five (5) conditions set forth in RSA 674:41 I: (a) is a class V or better road; (b) is an approved street within the town; (c) is a public class VI road on with the municipality has voted to authorize permits; (d) is a private class VI road on with the municipality has voted to authorize permits; **or** (e) is an existing street approved by the town and constructed before the effective date of RSA 674:41 I. *See also Vachon v. New Durham Zoning Bd. of Adjustment*, 131 N.H. 623, 628 (1989).

Mr. Brazil's application falls under the second condition—the property is located on an approved street within the town. RSA 674:41 I (b) provides that a Class VI street is an approved street if **any** of four (f) conditions are met:

[The street] Corresponds in its location and lines with:

- (1) A street shown on the official map; or
- (2) A street on a subdivision plat approved by the planning board; or
- (3) A street on a street plat made by and adopted by the planning board; or
- (4) A street located and accepted by the local legislative body of the municipality, after submission to the planning board, and, in case of the planning board's disapproval, by the favorable vote required in RSA 674:40

Here, Merrill Corner Road is shown on the town's official map, which is the town Zoning Map adopted at the Town Meeting on March 13, 2018. Notably, the road also appears on the town's property tax map and in maps created as part of the town's Master Plan (Final Transportation Chapter with maps, adopted December 4, 2018). It should also be noted that the Town Select Board has posted signs on Merrill Corner Road (past Mr. Brazil's property), establishing seasonal closures on the portion of the road beyond the existing residential properties.

In short, Mr. Brazil is entitled to a building permit as Merrill Corner Road is an approved street that meets RSA 674:41 I(b) requirements.

The Select Board's 2008 policy does not apply to the requested building permit.

The 2008 policy was intended as "clarification to the public and to set down in writing the Town of Boscawen policy on the erection of buildings on Class VI highways and private roads" under RSA 674:41. The introduction to the policy states that "the prevailing law is that no building shall be erected on any lot nor shall a building permit be issued **unless certain provisions apply.**"

As discussed above, the relevant condition is RSA 674:41, which, in this case, is condition I(b) relating to accepted roads. The 2008 policy does not address this specific condition. Instead, the 2008 policy is clear that the Select Board was invoking its discretion

"not to enable the expectations for class VI highways and private roads . . . **specifically [under] RSA 674:41 I (c) and (d).**"

In other words, the 2008 policy is limited to Class VI highways and private roads that do not meet the definition of an accepted road. It might have been that the town's Class VI roads, including Merrill Corner Road, were not accepted in 2008. Regardless, the 2008 policy is specific and cannot be read to apply to Class VI roads that subsequently appear on the town's official map and qualify for building permits under RSA 674:41 I(b).

Even if Mr. Brazil has not satisfied the accepted road condition, the Zoning Board of Adjustment should grant a "reasonable exception" under RSA 674:41 II.

If enforcement of the restrictions on issuing building permits on Class VI roads that do not meet any of the five (5) conditions listed above "would entail practical difficulty or unnecessary hardship, and when the circumstances of the case do not require the building, structure or part thereof to be related to existing or proposed streets . . .," the applicant may appeal to the ZBA. *Vachon v. New Durham Zoning Bd. of Adjustment*, 131 N.H. 623, 628 (1989); RSA 674:41 I. The ZBA may grant a reasonable exception where "enforcement of the provisions in RSA 674:41 would have entailed "practical difficulty or unnecessary hardship." See *Merriam Farm, Inc. v. Town of Surry*, 168 N.H. 197, 201 (2015). Where unnecessary hardship exists, the ZBA should grant the exception if "the issuance of the permit or erection of the building would not tend to distort the official map or increase the difficulty of carrying out the master plan upon which it is based, and if erection of the building or issuance of the permit will not cause hardship to future purchasers or undue financial impact on the municipality." RSA 674:41, II.

Here, Mr. Brazil is only seeking to add an addition to an existing residence. He purchased the property to accommodate a growing family and remain a resident of the town. The purpose of the permit is not to construct a home on a vacant lot, subdivide the property, or for any financial gain. It is important to note that the small portion of Merrill Corner Road leading off Water Street up to Mr. Brazil's property is fully accessible by emergency vehicles; there are already multiple residences on Mr. Brazil's road; and, notably, Merrill Corner Road is including on all of the town's official maps, including the zoning and tax maps.

Moreover, in 2023, the town began considering revising this policy, specifically as it relates to issuing building permits on properties located on Class VI roads upon which existing, non-conforming residential structures were built before the adoption of the town zoning ordinance. For instance, in the Conservation Commission March 21, 2023 minutes, it was noted that "the Commission [and] Planning Board will be walking some of the Class VI Roads to make a better decision if building should be allowed on Class VI Roads. This would not be for new houses but simply to allow current homeowners to add a shed to their property or an addition."

Similarly, the Planning Board's June 6, 2023 minutes provide the following:

Public Works Director Dean Hollins toured a few of the Class VI roads in town and sent photos of the road conditions. Under statute, all of the current houses on these roads are considered "preexisting and nonconforming". What CE Officer Hardy needs is a recommendation from the Planning Board to the Select Board, either to keep the current stance of no building permits of any kind on Class VI and private roads, or to allow building with/without restrictions. Chair Martin asked Fire Chief Kenney if he had any concerns. Fire Chief Kenney said he has no concerns with existing houses being allowed to build sheds, garages, etc. on Class VI roads. The concerns he has lies with new house construction. CE Officer Hardy will suggest to the Select Board that a document be created that will spell out exactly what would be allowed. Chair Martin clarified that the document would say construction of certain structures would be allowed versus construction of new homes. CE Officer Hardy said that was correct, if that is what the Board decides. Discussion ensued. Ex-Officio Carey asked what Fire Chief Kenney's thoughts were about additional living spaces. Fire Chief Kenney had no concerns as long as all regulations were followed because there would already be an existing house. Chair Martin suggested CE Officer Hardy and PCD Director Easler draft a letter of recommendation for review by the Planning Board, before presenting to the Select Board. All concurred.

While it is unclear what happened to this effort, what is essential is that there was no significant opposition to modifying the policy to allow for the issue of building permits for properties along Class VI roads for limited construction. While there seems to be some disagreement over whether these discussions included additions to existing homes, the reasoning and logic are the same—Mr. Brazil's addition to his existing house would not create new access problems or impose an additional burden on the town and emergency services.

Finally, granting a reasonable exception is consistent with the town's approval of past development on the ¼ mile portion of Merrill Corner Road off of Water Steet. In addition to the construction of Mr. Brazil's current home in 1989, the following development has occurred: Residence at 6 Merrill Corner constructed a detached garage; Residence at 9 Merrill Corner has built a couple additions (replacing a deck) and has added a shed; Residence at 3 Merrill Corner was a new build in 2004.

In conclusion, Mr. Brazil understands the need for the town to restrict new construction on Class VI roads. However, extending this policy to prevent the issuance of building permits for additions, accessory buildings, sheds, etc., on properties with existing development not only poses an unnecessary hardship to property owners like Mr. Brazil it also creates an unjustified inequity among the town's property owners.



March 9, 2024

Via Electronic Mail

Select Board
Town of Boscawen
116 North Main Street
Boscawen, NH 03303

Kellee Jo Easler
Planning & Community Development Director
116 North Main Street
Boscawen, NH 03303

Re: Building Permit Application—25 Merrill Corner Road

Dear Board Members Burdick, Carey, Bevans, and Director Easler:

This law firm represents Michael Brazil, the owner of property located at 25 Merrill Corner Road. The property is approximately 32 acres with an existing two-bedroom, two-bath home of approximately 1,152 square feet. The house and others are located on a Class VI Road, less than .25 mile north of Water Street.

Mr. Brazil seeks to build an addition to his existing residence that will require a building permit from the town. The addition will be a single level measuring 25 x 60 feet. Half of this addition will increase the existing living space, including one new bedroom and an expansion of the kitchen. The second half of this addition will be the creation of an attached 2-car garage. The addition is needed to accommodate Mr. Brazil's growing family. Sketches of the proposed addition are attached.

Mr. Brazil intends to act as the general contractor; however licensed trade contractors will be hired to do electrical work, foundation, framing, etc. Mr. Brazil has not yet hired any contractors. No plumbing will be necessary for the addition.

Mr. Brazil is aware that the town has a general policy that permits cannot be issued to erect buildings on Class VI roads and has cited RSA 674:41 in support of this policy. In the past, this policy has extended to not just permits for new construction but also permits for additions, accessory units, sheds, etc.

However, in 2023, the town began considering revising this policy, specifically as it relates to issuing building permits on properties located on Class VI roads upon which existing, non-conforming residential structures were built before the adoption of the town zoning ordinance. For instance, the Conservation Commission's March 21, 2023 minutes noted that "the Commission [and] Planning Board will be walking some of the Class VI Roads to decide better if building should be allowed on Class VI Roads. This would not be for new houses but simply to allow current homeowners to add a shed to their property or an addition." Similarly, the Planning Board's June 6, 2023 minutes provide the following:

Public Works Director Dean Hollins toured a few Class VI roads in town and sent photos of the road conditions. Under the statute, all current houses on these roads are considered "preexisting and non-conforming." What CE Officer Hardy needs is a recommendation from the Planning Board to the Select Board, either to keep the current stance of no building permits of any kind on Class VI and private roads or to allow building with/without restrictions. Chair Martin asked Fire Chief Kenney if he had any concerns. Fire Chief Kenney said he has no concerns with existing houses being allowed to build sheds, garages, etc. on Class VI roads. The concerns he has lies with new house construction. CE Officer Hardy will suggest to the Select Board that a document be created that will spell out exactly what would be allowed. Chair Martin clarified that the document would say construction of certain structures would be allowed versus construction of new homes. CE Officer Hardy said that was correct, if that is what the Board decides. Discussion ensued. Ex-Officio Carey asked what Fire Chief Kenney's thoughts were about additional living spaces. Fire Chief Kenney had no concerns as long as all regulations were followed because there would already be an existing house. Chair Martin suggested CE Officer Hardy and PCD Director Easler draft a letter of recommendation for review by the Planning Board, before presenting to the Select Board. All concurred.

While it is unclear what happened to this effort, what is important is that there was no significant opposition to modifying the policy to allow for the issue of building permits properties along Class VI roads for additions, assessor units, sheds, etc. Moreover, issuance of a permit to Mr. Brazil for an addition to the existing residence is not prohibited under RSA 674:41. It is important to note that the small portion of Merrill Corner Road leading off Water Street up to Mr. Brazil's property is fully accessible by emergency vehicles; there are already multiple residences on Mr. Brazil's the road; and notably Merrill Corner Road includes on all of the town's official maps, including the zoning and tax maps.

Mr. Brazil understands the need for the town to restrict new construction on Class VI roads. However, extending this policy to prevent the issuance of building permits for additions, accessory buildings, sheds, etc., on properties with existing development not only



poses an unnecessary hardship to property owners like Mr. Brazil it also creates an unjustified inequity among the town's property owners.

In closing, Mr. Brazil asks for an opportunity to meet with the Town to discuss his application and a path forward for obtaining a building permit for the addition. We look forward to your response.

Sincerely,

M. Harris

Mike Harris
harris@nhlandlaw.com
Phone 802.356.3040

TOWN OF BOSCAWEN
 116 North Main Street
 Boscawen, New Hampshire 03303
 OFFICE: 603-753-9188

Application for Building Permit

Date of application: March 9, 2024

Building Permit Application Process:

This application for a building permit must be filled out by the owner or authorized representative and filed with the Building Inspector with the required fees. If extra inspections are required, other than the original fees paid, you shall be responsible to pay all fees as determined by the Building Inspector, prior to CO or CC.

A Building Permit will be valid for 12 months, with the ability to apply for a Renewal Permit for a fee of \$100, that will be valid for 6 months, as stated in the 2018 IBC & IRC, Section 105.3.2. If work is not completed within that time frame, the project will be closed and a new permit will need to be applied for.

A Land Use Diagram and Structural Plans must be submitted with this permit application. The land use diagram must show the proposed structure, distances to existing buildings and structures and setbacks distances to the property lines. The plans for the structure must show side and end elevations as well as floor plans for each level with sufficient detail to show conformance with the New Hampshire Building Code RSA 155-A. The plans may be hand-drawn if the project is not complex.

Boscawen Building Codes:

The following code systems make up the Boscawen Building Code. Currently, there are no amendments to the New Hampshire Building Code that are specific to Boscawen.

- 2018 International Building Code (IBC-18)
- 2018 International Energy Conservation Code (IECC-18)
- 2018 International Existing Building Code (IEBC-18)
- 2018 International Mechanical Code (IMC-18)
- 2018 International Plumbing Code (IPC-18)
- 2018 International Residential Code (IRC-18)
- 2018 International Swimming Pool & Spa Code (ISPSC-18)
- 2018 NFPA 1 – Fire Code
- 2018 NFPA 54 National Fuel Gas Code
- 2020 NFPA 70 National Electrical Code (NEC-20)
- 2018 NFPA 101 Life Safety Code

Septic System Design – NH DES Subsurface Division
 State Highway Driveway Permit – NH DOT
 Town Road Driveway Permit – Boscawen Public Works
 Water Connection–Penacook/Boscawen Water Precinct
The current building codes and RSA's are available in the town office for review.

***Effective September 1st, 2022**

Enabling Legislation:

RSA 674:51, states in pertinent part, "The state building code established in RSA 155-A shall be effective in all towns and cities in the state."

RSA 155-A:2 states: Except as provided in paragraphs II and III, All buildings, building components, and structures constructed in New Hampshire shall comply with the state building code and state fire code. The construction, design, structure, maintenance, and use of all buildings or structures to be erected and the alteration, renovation, rehabilitation, repair, removal, or demolition of all buildings and structures previously erected shall be governed by the provisions of the state building code.

Paragraph II. To the extent that there is any conflict between the state building code and the state fire code, the code creating the greater degree of life safety shall take precedence, subject to the review provisions contained in RSA 155-A:10.

Paragraph III. To the extent that it does not conflict with any other provision of law, and except as otherwise provided in this paragraph, the issuance of permits and the collection of fees pursuant to the state building code is expressly reserved for counties, towns, cities, and village districts where such activities have been authorized in accordance with RSA 674:51 and RSA 47:22..." In addition,

Paragraph VII states: The contractor of a building, building component, or structure shall be responsible for meeting the minimum requirements of the state building code and state fire code. No municipality shall be held liable for any failure on the part of a contractor to comply with the provisions of the state building code.

Property and Contact Information:

Street Address (location of proposed construction):

25 Merrill Corner Road

Zoning District:

A/R R-1 R-2 COM IND MRD VD

Tax Map #: 47 **Lot #:** 34 **Sub Lot #:** _____

Property Owner(s) Name(s) (must match deed):

Michael Brazil

Mailing Address:

25 Merrill Corner Road

City:

Boscawen

State:

NH

Zip:

03303

Daytime Telephone:

603-290-2293

Email: (optional)

Contractor/Builder Name:

Self (but see cover letter)

Company Name:

Mailing Address:

City:

State:

Zip:

Daytime Telephone:

Email: (optional)

Description of Construction Work:

Please check the box or boxes that best describe the work to be done:

Single Family Two Family

Multi-Family Commercial

Addition

General Renovation

Deck Garage Shed/Bard

Above Ground Pool In-Ground Pool

Commercial Construction or Renovation

Demolition

Other: _____

Please describe the work to be performed:

Please include general dimensions, use of the new structure, etc.

See cover letter

Estimated start date: _____

Estimated finish date: _____

How many cubic yards of material will you be taking out?

Minimal

Did the Code Enforcement Officer issue a letter of Determination? Yes No

If yes, please attach a copy of the Letter of Determination.

Was any approval given by the Planning Board for this building project? Yes No

If yes, please attach a copy of the board's Notice of Decision.

Was any approval given by the Zoning Board of Adjustment for this building project? Yes No

If yes, please attach a copy of the board's Notice of Decision.

Building/Structure Plans:

One Set of Plans are Attached Yes No

Plans typically are to the scale of 1/4"=1'0". Plans show important information such as dimensions and locations, type of materials used, framing style, insulation, windows, exits and egresses, stairwell elevations, location of electrical service components, and the location of life safety, heating and plumbing systems. A complete set of building plans should include the following three components:

1. **SITE SKETCH** (this is required for all new buildings OR if there is any change to the exterior footprint of an existing building):
 - a) Location of all buildings on lot;
 - b) Dimensions/measurements of proposed structures;
 - c) Measured distance between property lines and structures(both existing and proposed);
 - d) Name of streets/roads abutting property;
 - e) Location of wetlands;
 - f) If septic is to be used, show layout and location; and
 - g) Well or water supply location.
2. **FLOOR PLAN:** One for each level of the proposed construction.
3. **ELEVATION PLAN:** A two-dimensional view of the building as seen from the exterior.

Note: The plans may be hand-drawn if the project is not a complex one. The plans must always allow the plan reviewer sufficient detail to confirm conformance with the New Hampshire Building Code RSA 155-A.

Subdivision of the Property (if applicable):

Subdivision Name:

Subdivision Date:

There may be existing stipulations and/or conditions placed on your subdivision or development. Subdivisions approved after February 8th, 2005 are subject to the provisions of Section III, General Requirements, B 16 of the Boscawen Subdivision Regulations, regarding sprinkler systems.

Exterior Lighting:

All exterior lighting on any new construction or and existing structure substantially renovated shall conform to Article XXIV, Outdoor Lighting Ordinance. This section is effective March 9th, 2010.

Setback Requirement:

Will the proposed Structure meet the setback requirements? Yes No

Note: The following distances are Boscawen's zoning setback requirements by district for any building construction; (Article V – Lot Dimensions and Area in the Boscawen Zoning Ordinance.) If you do not know what zoning district your proposed building project is in, please check with our Land Use Office at the Town Office.

Building Setbacks (in feet)

Agricultural – Residential Zone	
Front Setback	50
Side Setback	25
Rear Setback	50
Residential – Low Density R-1 Zone	
Front Setback	40
Side Setback	20
Rear Setback	40
Residential – Medium Density R-2 Zone	
Front Setback	30
Side Setback	10
Rear Setback	10
Village District – Mixed Use	
Front Setback	5
Side Setback	10
Rear Setback	10
Commercial Zone	
Front Setback	50
Side Setback	10
Rear Setback	20
Industrial Zone	
Front Setback	50
Side Setback	10
Rear Setback	20

Dig Safe:

I have read the Dig Safe pamphlet and will contact Dig Safe before excavating. _____

Initial

Energy Code Sheet:

Reviewed and approved by Building Inspector during Site Plan Review.

Driveways & Class VI Roads:

Will a new driveway be constructed, or will an existing driveway be altered? Yes No

If yes, a *Boscawen Driveway Permit* will be required. Applications are available in the Town Office.

Please note: If you are constructing or altering a driveway that connects to a state road, a permit from the State of NH Department of Transportation may be required.

Is the property located on a Class VI town road? Yes No

Note: Development of property on a Class VI road is limited. Please contact our Land Use Office at the Town Office to understand those restrictions

Electrical:

Will any electric work be performed? Yes No
If yes, complete the appropriate section below:

TEMPORARY POWER? Yes No

NEW ELEC SERVICE INSPECTION? Yes No

Complete this section if you, as the homeowner, will be doing the electrical work: (*owner-occupied, single-family home only; this option does not apply to commercial or rental property.*)

I, _____, certify that I will be performing electrical work as the owner-occupant of my single-family home, and that all electrical work shall be performed in accordance with the standards of the state electrical code, NEC 2020.

Signature:

Complete this section if you are hiring a licensed master electrician to do the work:

Electrician's Name: TBD

N. H. Master Electrician's License Number: _____

Company: _____

Mailing Address: _____

City/State/Zip: _____

Telephone (daytime): _____

Plumbing & Mechanical:

Will any plumbing work be performed? Yes No
If yes, complete the appropriate section below:

Complete this section if you, as the homeowner, will be doing the plumbing work: (*owner-occupied, single-family home only; this option does not apply to commercial or rental property.*)

I, _____, certify that I will be performing the plumbing work as the owner-occupant of my single-family home. All plumbing work shall be performed in accordance with the standards and regulations of the state plumbing code.

Signature:

Complete this section if you are hiring a licensed master plumber to do the work:

Plumber's Name: _____

N. H. Master Plumber's License Number: _____

Company: _____

Mailing Address: _____

City/State/Zip: _____

Telephone (daytime): _____

Will you be installing an LP, (Propane) or LNG, (Natural Gas), gas burning appliance? Yes No

If yes, the appliance must be installed by a licensed N.H. Gas Fitter and must meet or exceed the requirements of NFPA 54 National Fuel Gas Code.

Inspection by the Building Inspector

Name of Installer: _____

License #: _____ Exp Date: _____

Appliance to be installed: _____

Model number: _____

Utilities:

Will you be installing private septic system? Yes No

If yes, we require an "Approval for Construction" and an "Approval for Operation" from the NH Department of Environmental Services, Subsurface Systems Bureau. Their telephone number is 603-271-3501.

(Please check with the Building Inspector, as the state may have already submitted copies of approvals to the town).

Will you be connecting to the Penacook-Boscawen Water Precinct for domestic water? Yes No

If yes, please supply a signed copy of their Approval to Connect form from the Precinct. The telephone number to contact the precinct's service provider, Pennichuck, is 1-800-553-5191. Penacook Boscawen Water Precinct Phone: 603-796-2206 Email: boscawenwater@gmail.com

Will you be connecting to the Boscawen Wastewater System? Yes No

If yes, please supply a copy of Approval to Connect form from the Public Works Department. Their telephone number is 603-796-2207.

Will you be installing or replacing any other type of utility system not described above? Yes No

If yes, please describe:

Current Use:

Is any portion of the property to be developed under "Current Use" assessment? Yes No

If yes, a new Current Use Map must accompany this application. Please note that fines may apply when Current Use status changes. Please see our Administrative Assistant for more information on the Current Use program.

Demolition:

Will any buildings or structures be demolished? Yes No

If yes, please describe in detail the location, size and type of structures being demolished and how the debris will be disposed of.

Asbestos survey results now required for all demolitions: Please attach to application

I have read the DES requirements. _____
Initials

Individuals or entities approved for demolition work shall ensure that at the end of each workday, the areas under demolition shall be secured so as not to constitute a hazard. Open cellar holes or foundations are to be fenced in such a fashion so as to adequately warn of danger. All rubble shall be removed from the property and disposed of properly.

Further, State and Federal law requires an inspection by a qualified asbestos inspector prior to conducting demolition and renovation activities. Where the inspection determines that asbestos will be disturbed by the activity, the asbestos must be removed, packaged and disposed of in accordance with applicable asbestos regulations. Furthermore, all demolitions require a written notification to the New Hampshire Asbestos Management and Control Program no less than 10 working days prior to the commencement of demolition activities. For more information on asbestos concerns, please contact the New Hampshire Asbestos Management and Control Program, Air Resources Division of the NH Dept. of Environmental Services, P.O. Box 95, Concord, NH 03302-0095, or by telephone at (603) 271-1370 or their website at <http://des.nh.gov/organization/divisions/air/cb/ceps/ams/index.htm>.

Intent to Cut (Trees):

Will the proposed building project include any logging for resale? Yes No

Note: If yes, an "Intent to Cut" form may be required in accordance with RSA 79:10. Contact our Land Use Office in the Town Office for more information.

Wetlands – Shorelands – Flood Plain:

Will any construction activity be taking place within 250 feet of a pond, lake or river? Yes No

Note: before planning or undertaking any construction, excavation or filling within a protected Shoreland, please contact: NH Department of Environmental Services Wetlands Bureau at 603 271-2147.

Is the proposed building lot located in any special flood hazard areas? Yes No

Note: Building permit applications will be reviewed in accordance with Article XV – Floodplain Development Ordinance in the Boscawen Zoning Ordinance. Please check the Flood Insurance Program Map located in the Town Office to see if your property is in a flood zone.

Will the proposed construction activities impact a wetlands area? Yes No

Note: A Wetlands Permit from NH Department of Environmental Services and a review by the Boscawen Conservation Commission may be required.

Work Exempt from Permit:

The Board of Selectmen at their August 31, 2011 board meeting, voted to adopt the *Work Exempt from Permit* provisions of the IBC, IRC, IMC, IPC and the National Electrical Code, NFPA 70. Once this process was adopted, we created a document that defines that work which is exempt from the building permit process.

We will review your building permit application; if it applies, we will provide you with a copy of our *Work Exempt from Permit* form and this release from the building permit process. Please note, building setback and fire separation requirements continue to apply.

Building Permit Fee Structure:

Total from Schedule of Fees Worksheet \$ _____

Check # _____

Admin Fee: _____ Building Permit: _____

Signatures:

1. This is to certify that all plans and specifications of this application will be followed during construction and any change shall only be made after notifying the Building Inspector and receiving approval of change.
2. In addition, this certifies that I am aware of the requirement to build in accordance with the New Hampshire Building Code and the New Hampshire Fire Codes. I have read, understand and will comply with all sections of this application which have been checked.
3. By signing this application, you authorize the Town of Boscawen Building Inspector and or his/her agent(s) to enter upon the property, as they deem reasonable and necessary to perform inspections of the construction or demolition.
4. A Certificate of Occupancy or Completion may only be issued for construction, which has taken place under a valid building permit and inspection schedule.
5. Letter of Authorization by Owner required if tenant or contractor is applying for permit and unable to sign. An email authorization or copy of contract by be substituted.
6. Renewal process: Applicant may file for an extension of their building permit if the project is not completed within one year. A 180 day extension may be granted by the Building Inspector after a Renewal Application is submitted and a \$100 fee is paid. The applicant will need to apply for a new building permit once the extension has expired.
7. Impact fees may apply; please refer to the **Town of Boscawen Zoning Ordinance Article XX.**

Signature of Property Owner(s)

M. Hanks

Signature of Applicant(s)

M. Hanks

Revision date: 10/24/23

From: Kellee Easler keasler@boscowennh.gov 
Subject: RE: Building Permit Application--25 Merrill Corner Road
Date: March 15, 2024 at 3:32 PM
To: Michael Harris harris@nhlandlaw.com
Cc: Ruth Ashby rashby@boscowennh.gov, Kara Gallagher kgallagher@boscowennh.gov, Charles Bodien cbodien@boscowennh.gov



Hi Michael:

Thank you for your follow-up, with Town Meeting it has been a busy week. I have attached the BOS policy from 05.12.2008. Currently, this is the policy and no building permits are allowed on Class VI roads.

Sincerely,

Kellee Jo Easler, CPM
Planning & Community
Development Director
& Health Officer
Town of Boscawen
116 North Main Street
603.753.9188 x2309

Office Hours: Mon-Thurs 8:30am-4:30pm
Closed Daily 12-1pm

From: Michael Harris <harris@nhlandlaw.com>
Sent: Thursday, March 14, 2024 2:46 PM
To: Kellee Easler <keasler@boscowennh.gov>
Cc: Ruth Ashby <rashby@boscowennh.gov>; Kara Gallagher <kgallagher@boscowennh.gov>
Subject: RE: Building Permit Application--25 Merrill Corner Road

Hi Kellee,

Just following up on my email from Monday. In hindsight, my email reads a little aggressive. That was not my intention. My client purchased the property on Merrell Corner with the intent of adding some living space to accommodate his growing family. He hopes to reside and raise children in Boscawen. Admittedly, he did not understand all the legal restrictions that owning property on a Class VI road involves. I also understand he made some mistakes in how he made improvements to a portion of the road.

Fortunately, he hired my firm to make sure that mistakes are not made moving forward. My intent is to make sure he proceeds lawfully and is transparent in his actions. With that said, I understand that you are bound by the Select Board's policies for Class VI roads. I am just seeking more information regarding the Select Board's policy, such as when it was enacted and if it was done in writing. This will help my client in making decisions about how to proceed, including an appeal to the ZBA.

Thank you,

Mike

Mike Harris (he/him)

Offices in Concord & Keene, NH and Norwich, VT

harris@nhlandlaw.com

Phone 802.356.3040



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From: Kellee Easler <keasler@boscowennh.gov>

Sent: Monday, March 11, 2024 11:12 AM

To: Michael Harris <harris@nhlandlaw.com>

Cc: Ruth Ashby <rashby@boscowennh.gov>; Michael Brazil <mike.iconoffice@gmail.com>; Nicole Manteau <manteau@nhlandlaw.com>; Admin Assist Concord

<AdminAssistConcord@nhlandlaw.com>; Kara Gallagher <kgallagher@boscowennh.gov>

Subject: Building Permit Application--25 Merrill Corner Road

Hi Michael:

You are correct there has been discussion, but only accessory buildings, such as sheds was what they were looking at. No decision has been made to date by the Select Board which means no building permits currently can be issued on Class VI roads and we will not be able to process your request at this time.

Kellee Jo Easler, CPM
Planning & Community
Development Director
& Health Officer
Town of Boscawen
116 North Main Street
603.753.9188 x2309

Office Hours: Mon-Thurs 8:30am-4:30pm

Closed Daily 12-1pm

From: Michael Harris <harris@nhlandlaw.com>

Sent: Friday, March 8, 2024 1:43 PM

To: Kellee Easler <keasler@boscowennh.gov>

Cc: Ruth Ashby <rashby@boscowennh.gov>; Michael Brazil <mike.iconoffice@gmail.com>; Nicole Manteau <manteau@nhlandlaw.com>; Admin Assist Concord

<AdminAssistConcord@nhlandlaw.com>

Subject: Re: Building Permit Application--25 Merrill Corner Road

I am wondering if you had a chance to review out cover letter which addresses the Class VI road issue? It is my understanding that the Town had been considering a change to that policy for additions, accessory buildings, etc. for properties on Class

VI roads that have existing homes.

Is it possible for us to discuss next week?

Mike

Mike Harris (he/him)



Offices in Concord & Keene, NH, and Norwich, VT
harris@nhlandlaw.com
Phone 802.356.3040

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On Mar 8, 2024, at 1:03 PM, Kellee Easler <keasler@boscowennh.gov> wrote:

Merrill Courner is a Class VI Road. Unfortunately we do not issue building permits on a class VI Road, per the Selectboard. Please see the assessing card on boscowennh.gov under assessing department forms docs and links. Sign into Avitar of New England. If you have further questions you can check back on Monday at 603.753.9188.
Sent from my iPhone

On Mar 8, 2024, at 12:41 PM, Michael Harris <harris@nhlandlaw.com> wrote:

Good afternoon,

I represent Mike Brazil, a property owner and resident of the Town of Boscawen. Attached please find a building permit application for a proposed addition to his existing home. A hard copy along with a check for the fees will be mailed to your office on Monday. Thank you, and please let me know if you have question.

Mike

Mike Harris (he/him)

[cid:40a39ea5-2ece-48c4-bc3f-1da4bb91299d@namprd06.prod.outlook.com]

Offices in Concord & Keene, NH, and Norwich, VT
harris@nhlandlaw.com
Phone 802.356.3040

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TOWN OF BOSCAWEN

116 NORTH MAIN STREET

BOSCAWEN, NEW HAMPSHIRE 03303-1123

OFFICE: 603-753-9188

FAX: 603-753-9183

Edward A. Maloof
Bernard O. Davis, Jr.
Roger W. Sanborn
Board of Selectmen

Michael D. Wright
Town Administrator

May 12, 2008

Boscawen Planning Board

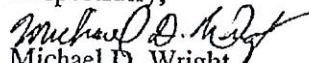
Dear Board Members,

For purposes of clarification to the public and to set down in writing the Town of Boscawen policy on the erection of buildings on Class VI highways and private roads, the Selectmen have asked me to forward this correspondence. Under Title LXIV Planning and Zoning, Chapter 674 Local Land Use Planning and Regulatory Powers, Subsection 41: Erection of Buildings on Streets; Appeals-, enabling legislation is addressed with regard to construction of Class VI highways and private road. The prevailing law is that no building shall be erected on any lot nor shall a building permit be issued unless certain provisions apply.

To that end the Selectmen, as the local governing body, has decided not to enable the exceptions for class VI highways and private roads at this time, specifically RSA 674:4 I (c) and (d). Should the Selectmen choose to reverse this policy they will first consult with the Planning Board to establish any necessary standards and/or to address any issues of enforcement.

Please acknowledge notice of this correspondence below. Subsequently, the Selectmen will formalize the policy by recorded vote indicating notice was given to the Planning Board.

Respectfully,


Michael D. Wright
Town Administrator

Planning Board Review: *Accen Powers* Date: *5/13/08*
Chair



TOWN OF BOSCAWEN
PROJECT RECEIPT

Project Owner: BRAZIL JR, MICHAEL

Project Type: ZONING BOARD OF ADJUSTMEN

Location: 25 MERRILL CORNER

PID: 000047 000034 000000

Rept #	Rept	Item	Description	Number	Amount	Paid	Due
2024.2610	04/12/24	04/12/24	PLANNING/ZONING APPROVAL	2024000122	\$ 322.50	\$ 322.50	\$ 0.00
		PAID: 04/12/24	Received By: Ruth Paid By: BRAZIL JR, MICHAEL -- CHECK 322.50				
					\$ 322.50	\$ 322.50	\$ 0.00

Signature: _____

Date: _____

47/34



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

Zoning Board of Adjustment Application Fees

Type of Fee	Fee	Total
Appeal for Administrative Decision (3402.04)		No Charge
Equitable Waiver of Dimensional (3402.04)	\$50.00	_____
Special Exception (3402.04)	\$50.00	_____
Variance (3402.04)	\$100.00	_____

General Fees for All Appeals (including Appeal for Administrative Decision)

Printing Fees (See Attached Sheet) (3402.01)	\$.00	_____
Code Enforcement Review (3401.02) (See Attached Sheet)	\$60.00	<u>60 -</u>
Administration Fee (3401.03)	\$15.00	<u>15 -</u>
Public Notice in the Newspaper (3402.03)	\$180.00	<u>180 -</u>
Certified Mailers (3402.02)	\$7.50	<u>9 = 67.50</u>

Fee Amount Due:

322.50

Make checks payable to Town of Boscawen
Total is due with the submittal of the application

The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital, or family status. Boscawen is an equal opportunity employer.



TOWN OF BOSCAWEN, NEW HAMPSHIRE

Escrow Fees

116 North Main Street, Boscawen, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

ZBA 4/23/24
mlf

Administrative
Appeal

Owner: Michael Brazil

Contractor: Map 47 / Lot 34

Other: _____

Map/Lot/Sublot: _____

Date: rec 3/19/24

Code Enforcement review:

\$60.00

Administrative Fee:

\$15.00

~~_____~~
75 total

Kara Gallagher
 Town of Boscawen
 116 North Main St 4th floor
 Boscawen NH 03303

PS Form 3877

Type of Mailing: CERTIFIED MAIL
 04/15/2024

Firm Mailing Book ID: 264307

Line	USPS Article Number	Name, Street, City, State, Zip	Postage	Service Fee	RR Fee	Rest.Del.Fee	Reference Contents
1	9314 8699 0430 0119 8446 43	James M. & Joseph G. Colby, Trustees The Gerrish Trust, 12.07.98 270 High Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
2	9314 8699 0430 0119 8449 57	Andrew G. & Andrea L. Galliher 223 High Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
3	9314 8699 0430 0119 8450 08	Sovereign Grace Fellowship 235 High Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
4	9314 8699 0430 0119 8451 45	James M. & Joseph G. Colby, Trustees The Gerrish Trust, 12.07.98 270 High Street Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
5	9314 8699 0430 0119 8458 31	Michael Brazil, Jr. 25 Merrill Corner Road Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
6	9314 8699 0430 0119 8468 69	Isabelle J. Robidoux 6 Merrill Corner Road Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
7	9314 8699 0430 0119 8469 20	Eric S. Guay 9 Merrill Corner Road Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
8	9314 8699 0430 0119 8469 44	Eric S. Guay 9 Merrill Corner Road Boscawen NH 03303	\$0.64	\$4.40	\$2.32	\$0.00	
9	9314 8699 0430 0119 8471 94	Michael R. Harris, Esq. BCM Environmental & Land Law, PLLC 41 School Street Keene NH 03431	\$0.64	\$4.40	\$2.32	\$0.00	
Totals:			\$5.76	\$39.60	\$20.88	\$0.00	
Grand Total:						\$66.24	

List Number of Pieces Listed by Sender Total Number of Pieces Received at Post Office Postmaster: Name of receiving employee Dated:

9

BOSCAWEN -- Selected Owners Listed by Parcel ID 04/15/2024

Map Lot Sub	Owner	Owner -- Secondary	Address	Address -- Secondary	Town/City	State	Zip Code +4
000047 000029 00000B	COLBY, JAMES M & JOSEPH G, TRU	THE GERRISH TRUST, 12.07.98	270 HIGH STREET		BOSCAWEN	NH	03303
000047 000031 000000	GALLIHER, ANDREW G	GALLIHER, ANDREA L	223 HIGH STREET		BOSCAWEN	NH	03303
000047 000031 0000BA	SOVEREIGN GRACE FELLOWSHIP		235 HIGH ST		BOSCAWEN	NH	03303
000047 000033 000000	COLBY, JAMES M & JOSEPH G, TRU	THE GERRISH TRUST, 12.07.98	270 HIGH STREET		BOSCAWEN	NH	03303
000047 000034 000000	BRAZIL JR, MICHAEL		25 MERRILL CORNER ROAD		BOSCAWEN	NH	03303
000047 000035 000000	ROBIDOUX, ISABELLE J		6 MERRILL CORNER RD		BOSCAWEN	NH	03303
000047 000050 000000	GUAY, ERIC S		9 MERRILL CORNER		BOSCAWEN	NH	03303
000047 000050 00000A	GUAY, ERIC S		9 MERRILL CORNER		BOSCAWEN	NH	03303

Michael R. Harris, Esq.
 BCM Environmental + Land Law, PLLC
 41 School Street
 Keene, NH 03431



Abutters List for Parcel ID: 000047 000034 000000

Applicant

**BRAZIL JR, MICHAEL
25 MERRILL CORNER ROAD
BOSCAWEN, NH 03303**

000047 000029 00000B
COLBY, JAMES M & JOSEPH G,
TRUSTEES
THE GERRISH TRUST, 12.07.98
270 HIGH STREET
BOSCAWEN, NH 03303

Attorney
Michael Harris, Esq.
BCM Environmental & Land Law, PLLC
41 School Street
Keene, NH 03431

000047 000031 000000
GALLIHER, ANDREW G.
GALLIHER, ANDREA L.
223 HIGH STREET
BOSCAWEN, NH 03303

000047 000031 00000B
SOVEREIGN GRACE FELLOWSHIP
235 HIGH ST
BOSCAWEN, NH 03303

000047 000033 000000
COLBY, JAMES M & JOSEPH G,
TRUSTEES
THE GERRISH TRUST, 12.07.98
270 HIGH STREET
BOSCAWEN, NH 03303

000047 000035 000000
ROBIDOUX, ISABELLE J
6 MERRILL CORNER RD.
BOSCAWEN, NH 03303

000047 000050 000000
GUAY, ERIC S
9 MERRILL CORNER
BOSCAWEN, NH 03303

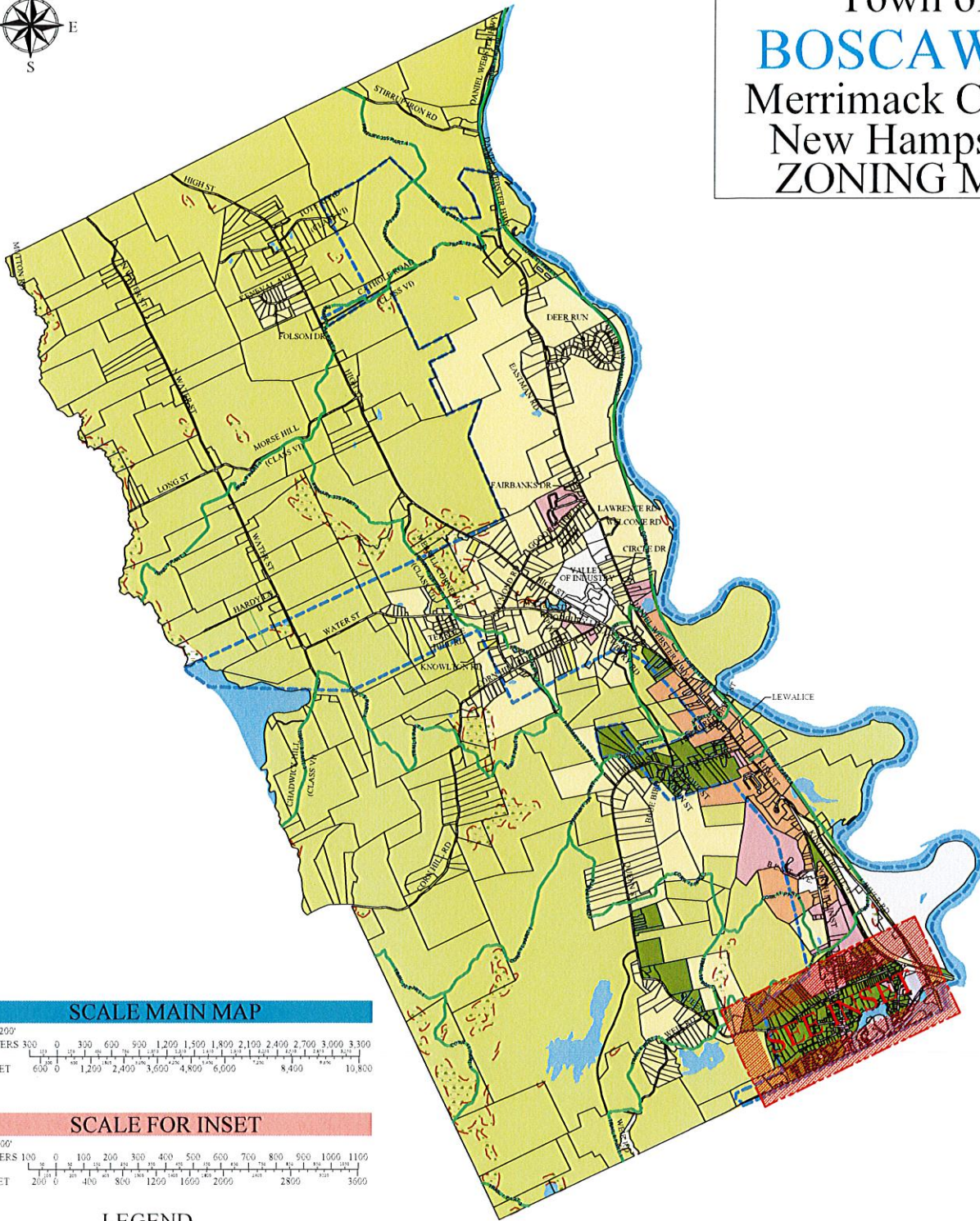
000047 000050 00000A
GUAY, ERIC S
9 MERRILL CORNER
BOSCAWEN, NH 03303



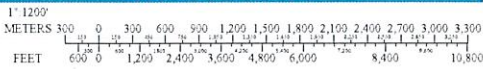
Town of BOSCAWEN

Merrimack County New Hampshire

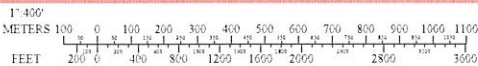
ZONING MAP



SCALE MAIN MAP



SCALE FOR INSET



LEGEND

- Mill Redevelopment District
- Agricultural - Residential
- Residential R-1
- Residential R-2
- Commercial
- Industrial
- Water Precinct
- Village District
- Snowmobile Trail

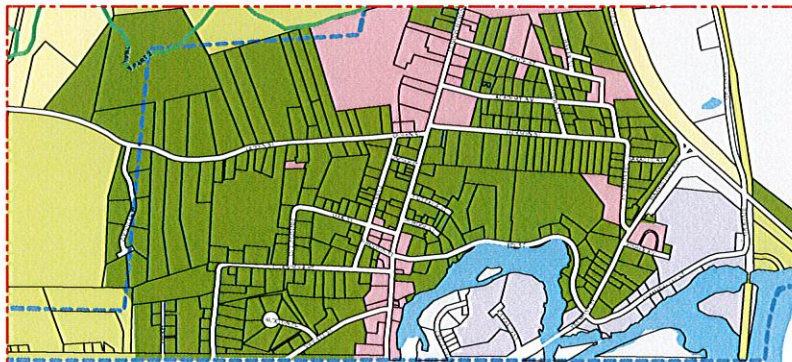
ADOPTED AT TOWN MEETING ON: MARCH 13, 2018

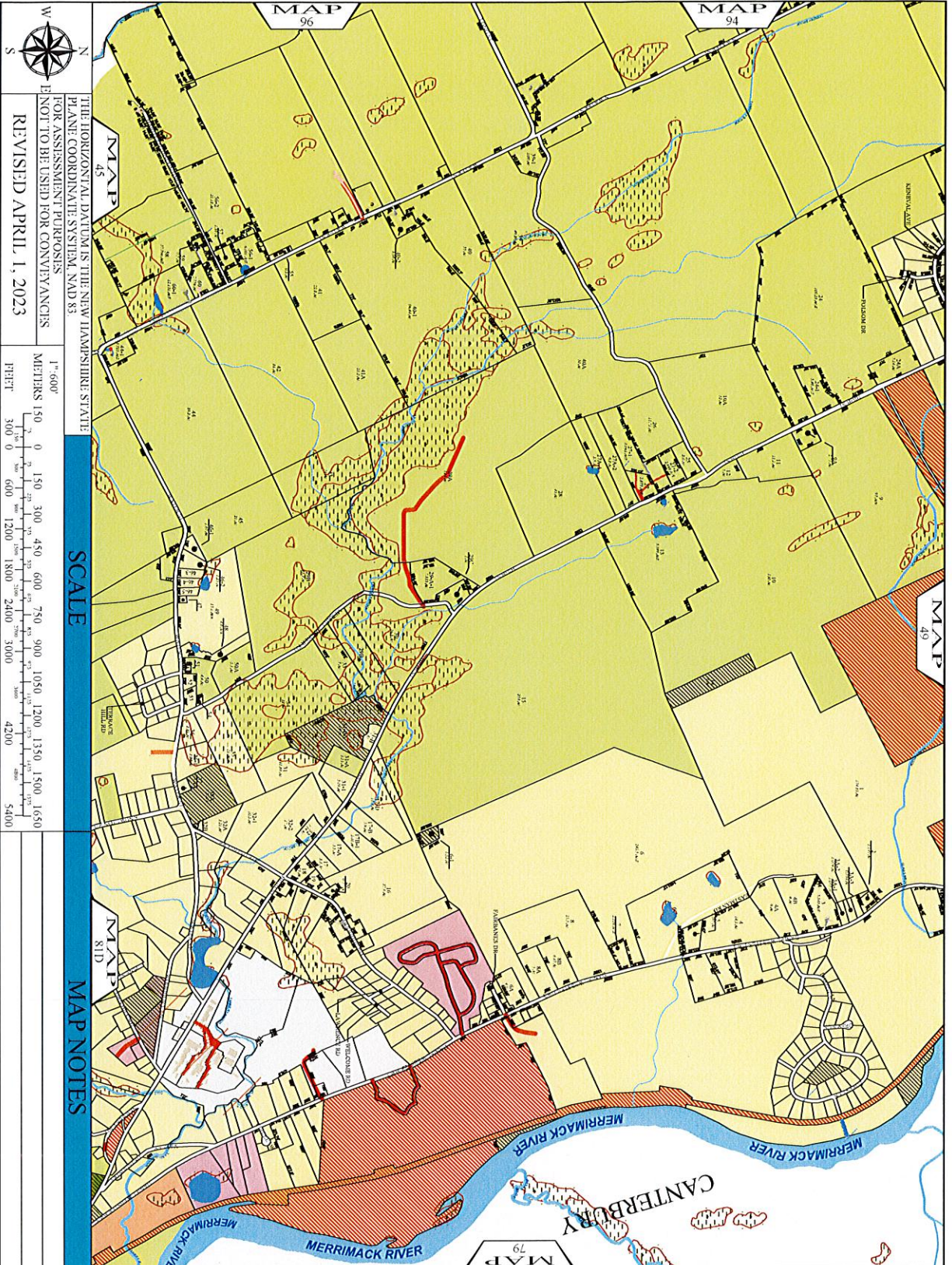
ADOPTED CERTIFICATION:

NOTES

INFORMATION BASED ON INFORMATION FROM THE TOWN OF BOSCAWEN NEW HAMPSHIRE PROPERTY MAPS WHICH ARE UPDATED AND MAINTAINED BY TERRA MAP A DIVISION OF AVITAR ASSOCIATES

PARCELS CURRENT TO APRIL 1, 2018





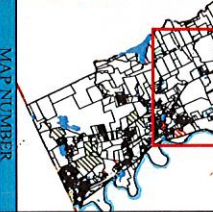
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83
 NOT TO BE USED FOR CONVEYANCES
 REVISED APRIL 1, 2023



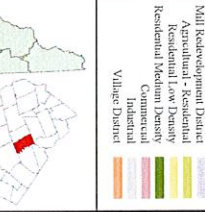
MAP NOTES

MAP NUMBER

47



- LEGEND
- Lot-size 12-1
 - Acres 200 AS
 - Sawyer Calculated
 - Damascus (red) 150.00'
 - Hydrak ROW 150.00'
 - River
 - Wetland
 - Lake or Pond
 - Transmission Line
 - Conservation Easement
 - Exempt Property
 - Town Open Structure
 - Mill Redevelopment District
 - Agricultural - Residential
 - Residential Low Density
 - Residential Medium Density
 - Commercial
 - Industrial
 - Village District



Town of **BOSCOWEN**
 Merrimack County
 New Hampshire

OWNER INFORMATION **SALES HISTORY** **PICTURE**

BRAZIL JR, MICHAEL		Price Grantor	
09/20/2022	3806 770 Q 1	400,000	AKA PROPERTY
03/16/2022	3785 423 U 1 25	175,000	FERRO, CARL
09/07/2006	2925 1410 Q 1	211,000	COLBY JR, JOHN A

25 MERRILL CORNER ROAD
BOSCAWEN, NH 03303

LISTING HISTORY **NOTES**

10/13/22	KCVM V-SALE	GREY; DNPU CANVAS SHED; CLASS VI ROAD NO BUILDING PERMITS ISSUED PER RSA 674:41; 8/15 INFO FROM HO, DNVI PER HO; STATES 2ND BTH NOT COMPLETE; 2/22; NOH; TARP ON ROOF=2% UC, CK 23; UC AND INT/EXT RENO, SIDING ROOF,DECK, OPF PER DRA;PER MLS SHAKER/GRANIT, PLANK/CARPET FLOORING, AND COND; EXPOSED BEAMS;10/22; INFO FROM HO, TOTAL RENO PRIOR TO SALE SOME PINE FLOOR ;INT QUAL>EXT=GRADE; CK 24 FOR PAVED DW
02/15/22	KCPR	
06/03/21	KCVM	
01/01/21	INSP	MARKED FOR INSPECTION
08/10/15	KCVM	
03/19/15	INSP	MARKED FOR INSPECTION
05/08/09	DMPL	
01/30/08	DMPR	

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
MUNICIPAL SOFTWARE BY AVITAR							
BOSCAWEN ASSESSING OFFICE							
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2022	\$ 76,000	\$ 0	\$ 68,018	Parcel Total: \$ 144,018			
2023	\$ 187,900	\$ 0	\$ 113,526	Parcel Total: \$ 301,426			
2024	\$ 187,900	\$ 0	\$ 113,526	Parcel Total: \$ 301,426			

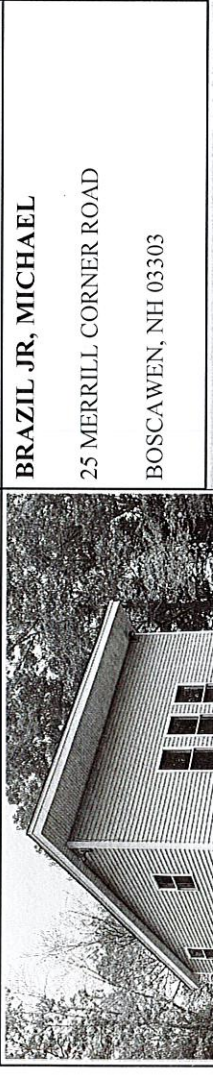
LAND VALUATION **LAST REVALUATION: 2023**

Zone: AR W	Minimum Acreage: 1.84	Minimum Frontage: 160	Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT											
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.000 ac	160,260	C	80	100	95	95	95 -- MILD	100	109,900	0	N	109,900	CLASS VI RD/ACC=C
UNMNGD PINE	24,000 ac	x 3,500	X	93				90 -- ROLLING	100	70,300	95	Y	3,492	
UNMNGD PINE	1,350,000 ff	x 150	C	80					25	40,500	0	N	0	CLASS VI ROAD
WETLANDS	7.000 ac	x 3,500	X	93				95 -- MILD	10	2,200	100	Y	134	
	32.000 ac									222,900			113,526	

PICTURE **OWNER** **TAXABLE DISTRICTS** **BUILDING DETAILS**

BRAZIL JR, MICHAEL
 25 MERRILL CORNER ROAD
 BOSCAWEN, NH 03303

District Water Dist Percentage
 % 100



PERMITS
 Date Project Type Notes
 04/12/24 ZONING BOARD OF A

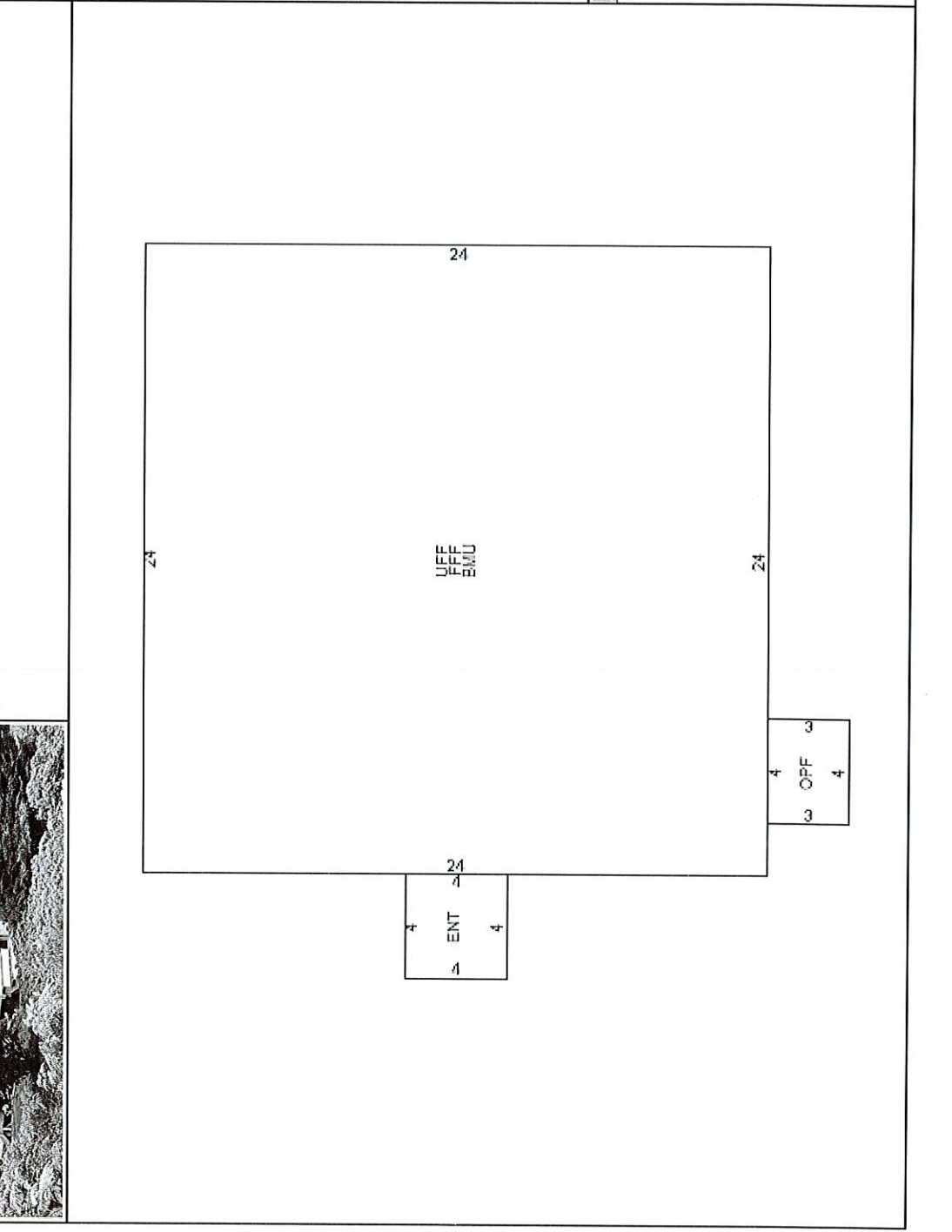
Model: 2 STORY FRAME CONTEMP
 Roof: SHED/ASPHALT
 Ext: VINYL SIDING
 Int: DRYWALL
 Floor: PINE/SOFT WD/CARPET
 Heat: OIL/FA DUCTED
 Bedrooms: 2 Baths: 1.5 Fixtures: 5
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 1.1465 Base Rate: RSA 146.00
 Bldg. Rate: 1.1502
 Sq. Foot Cost: \$ 167.92

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	576	1.00	576
FFF	FST FLR FIN	576	1.00	576
BMU	BSMNT	576	0.15	86
OPF	OPEN PORCH	12	0.25	3
ENT	ENTRY WAY	16	0.10	2
GLA:		1,152		1,243

2023 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 208,725
 Year Built: 1989
 Condition For Age: EXCELLENT 10 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 10 %
 Building Value: \$ 187,900



Return to:
Michael J. Brazil Jr.
25 Merrill Corner Road
Boscawen, NH 03303

Tax Stamps: \$3,000.00

WARRANTY DEED

AKA PROPERTY BUYERS, LLC, a New Hampshire Limited Liability Company, having a mailing address of 29 Northern Blvd., Amherst, NH 03031 for consideration paid, grants to **Michael J. Brazil, Jr.**, an unmarried individual of 25 Merrill Corner Road, Boscawen, NH 03303, with Warranty Covenants, the following real property:

Property Address Reference: 25 Merrill Corner Road, Boscawen, NH 03303

A certain tract of or parcel of land with any buildings or improvements thereon, situate in Boscawen, County of Merrimack, and State of New Hampshire, further described as follows:

A tract of land in Boscawen lying on the northeast side of the road leading to Merrill's Corner bounded on the South by land now or formerly of Edgerton Raymond; on the East by land now or formerly of Fred Butterfield; on the North by land now or formerly of Mrs. Mary E. Durgin; on the West by said road leading to Merrill's corner.

Said parcel contains 35 acres more or less.

Subject to excepting and reserving a parcel of land recorded August 17, 1957 recorded in Book 813, Page 107 of the said Registry of Deeds.

Subject to matters as shown on Plan No. 12280 and Plan No. 14844 of the said Registry of Deeds.

Subject to excepting and reserving a parcel of land Deed to Concord Electric Company recorded December 14, 1956 in Book 977, Page 30 of the said Registry of Deeds.

Subject to Slope Easement to the State of New Hampshire dated May 13, 1971 recorded in Book 1094, Page 437 of the said Registry of Deeds.

Subject to an Easement to Concord Electric Company recorded December 14, 1956 in Book 977, Page 30 of the said Registry of Deeds.

Subject to Easement to New England Telephone and Telegraph Co. and Concord Electric Company dated July 14, 1987 in Book 1663, Page 337 of the said Registry of Deeds.

Subject to building proposal recorded in Book 1621, Page 242 of the said Registry of Deeds.

Subject to agreement and release recorded with said Registry of Deeds Book 1621, Page 243 of the said Registry of Deeds.

Subject to application and agreement dated September 2, 1987 and recorded at Book 1676, Page 734 in the said Registry of Deeds.

Subject to Current Use Lien dated January 6, 1977 at Book 1287, Page 670 of the said Registry of Deeds.

Subject to Current Use Release of one acre at Book 1680, Page 926 of the said Registry of Deeds.

Subject to Joint Road Maintenance Agreement at Book 3378, Page 1955 of the said Registry of Deeds.

Meaning and intending to describe and convey the premises conveyed to the within Grantor by Deed recorded on March 16, 2022 in Book 3785, Page 423 in the Merrimack County Registry of Deeds.

Property Address Reference: 25 Merrill Corner Road, Boscawen, NH 03303

Homestead rights do not apply to this property.

Executed this September 20, 2022



AKA PROPERTY BUYERS, LLC

By: James Fichera

Its duly authorized Manager and Member

State of New Hampshire

County of Hillsborough

On this 20th day of September, 2022, before me, the undersigned notary public, personally appeared James Fichera, Manager and Member of AKA Property Buyers LLC, proved to me through satisfactory evidence of identification, which was his drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he has the express consent of the company to execute this deed, and signed it as his free and voluntarily act for the stated purpose herein on behalf of the company.



Notary public/justice of the peace

My commission expires: 7/27/2023

ELIZABETH A. PALMER, Notary Public
State of New Hampshire
My Commission Expires July 27, 2023



Property Address Reference: 25 Merrill Corner Road, Boscawen, NH 03303

Parcel ID: 000047 000034 000000 (CARD 1 of 1)
 Owner: BRAZIL JR, MICHAEL
 Location: 25 MERRILL CORNER
 Acres: 32.000

General

Valuation	
Building Value:	\$187,900
Features:	\$0
Taxable Land:	\$113,526 Current Use
Card Value:	\$301,426
Parcel Value:	\$301,426
Review and Pay Property Taxes Online	

Listing History	
List Date	Lister
10/13/2022	KCVM
02/15/2022	KCPR
06/03/2021	KCVM
01/01/2021	INSP
08/10/2015	KCVM

Districts	
District	% In Dist.
Water Dist	100

Notes: GREY; DNPV CANVAS SHED; CLASS VI ROAD NO BUILDING PERMITS ISSUED PER RSA 674:41; 8/15 INFO FROM HO, DNVI PER HO; STATES 2ND BTH NOT COMPLETE; 2/22; NOH; TARP ON ROOF=2% UC, CK 23; UC AND INT/EXT RENO, SIDING ROOFDECK, OPF PER DRA; PER MLS SHAKER/GRANIT, PLANK/CARPET FLOORING, AND COND; EXPOSED BEAMS;10/22; INFO FROM HO, TOTAL RENO PRIOR TO SALE SOME PINE FLOOR ;INT QUAL>EXT=GRADE

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2022	\$76,000	\$0	\$68,018	Cost Valuation	\$144,018
2021	\$76,000	\$0	\$68,452	Cost Valuation	\$144,452
2020	\$78,000	\$0	\$68,494	Cost Valuation	\$146,494
2019	\$78,000	\$0	\$68,622	Cost Valuation	\$146,622
2018	\$78,000	\$0	\$68,665	Cost Valuation	\$146,665
2017	\$81,100	\$0	\$47,133	Cost Valuation	\$128,233
2016	\$81,100	\$0	\$47,208	Cost Valuation	\$128,308
2015	\$81,100	\$0	\$46,972	Cost Valuation	\$128,072
2014	\$81,100	\$0	\$47,118	Cost Valuation	\$128,218
2013	\$81,100	\$0	\$47,398	Cost Valuation	\$128,498
2012	\$91,900	\$0	\$70,905	Cost Valuation	\$162,805
2011	\$91,900	\$0	\$70,383	Cost Valuation	\$162,283
2010	\$91,900	\$0	\$70,238	Cost Valuation	\$162,138
2009	\$91,900	\$0	\$69,697	Cost Valuation	\$161,597
2008	\$89,800	\$0	\$69,589	Cost Valuation	\$159,389
2007	\$107,000	\$0	\$68,589	Cost Valuation	\$175,589
2006	\$103,400	\$0	\$68,589	Cost Valuation	\$171,989

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
09/20/2022	IMPROVED	YES	\$400,000	AKA PROPERTY BUYERS,LLC	3806	770

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
03/16/2022	IMPROVED	NO - INSUF CNT MKT EXPOSUR	\$175,000	FERRO, CARL	3785	423
09/07/2006	IMPROVED	YES	\$211,000	COLBY JR, JOHN A	2925	1410

Land

Size: 32.000 Ac. **Site:** AVERAGE
Zone: 10 - AR W **Driveway:** GRAVEL/DIRT
Neighborhood: AVERAGE-20 **Road:** GRAVEL/DIRT
Land Use: 1F RES **Taxable Value:** \$113,526

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 AC	160,261	C	80	100	95	95	95 MILD	100	109,900	0	N	109,900	CLASS VI RD/ACC=C
UNMNGD PINE	24.000 AC	3,500	X	93	0	0	0	90 ROLLING	100	70,300	95	Y	3,492	
UNMNGD PINE	1350.000 FF	150	C	80	0	0	0	100	25	40,500	0	N	0	CLASS VI ROAD
WETLANDS	7.000 AC	3,500	X	93	0	0	0	95 MILD	10	2,200	100	Y	134	

Building

2 STORY FRAME CONTEMP Built In 1989

Roof: SHED	Bedrooms: 2	Quality: AVG+10
ASPHALT	Bathrooms: 1.5	Size Adj. 1,1465
Exterior: VINYL SIDING	Extra Kitchens: 0	Base Rate: 146.00
Interior: DRYWALL	Fireplaces: 0	Building Rate: 1,1502
Flooring: PINE/SOFT WD	Generators: 0	Sq. Foot Cost: 167.92
CARPET	AC: NO	Effective Area: 1,243
Heat: OIL		Gross Living Area: 1,152
FA DUCTED		Cost New: \$208,725

Depreciation							Assessment
Normal	Physical	Functional	Economic	Temporary	Total Dpr.		
EXCELLENT							
10%	0%	0%	0%	0%	10%	\$187,900	

Features

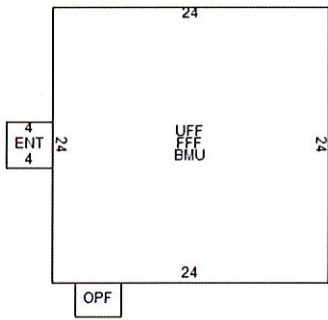
There Are No Features For This Card

Photo





Sketch



Code	Description	Area	Eff Area	GL Area
UFF	UPPER FLR FIN	576	576	576
FFF	FST FLR FIN	576	576	576
BMU	BSMNT UNFINISHED	576	86	0
OPF	OPEN PORCH	12	3	0
ENT	ENTRY WAY	16	2	0
Totals			1,243	1,152

Map

