



Town of Effingham, New Hampshire
Application Form
Zoning Board of Adjustment

Case No. _____

Property Owner

Name Meena LLC

Address P.O. Box 2262
North Conway, NH 03960

Telephone _____

Fax _____

Email _____

Applicant's Agent

Name Mark & Jacob McConkey

Address 10 Clover Lane #1
Freedom, NH 03836

Telephone (603) 520 - 8275 / (603) 307 -0324

Fax _____

Email mrkmcconkey@gmail.com
constnt.mcc@gmail.com

Location of Property

Address 41 NH Route 25

Tax Map 401 Lot 5 Zoning District: Check one- PLD ☒ RA HD

Applicant's Request(s)

(Check applicable request(s))

☒ Variance from Article 22 Section A.(8) ²²⁰⁷ in order to Develop / Operate a Gasoline Station
in the Groundwater Protection District

☐ Special Exception to allow _____

☐ Appeal from Administrative Decision of _____

on _____ (date) regarding _____

☐ Equitable Waiver of Dimensional Requirements

☐ Rehearing

Property Owner's Consent

I have read Effingham's land use regulations and will comply with all the requirements therein and any on-site inspections.

Signature(s) of all property owners

5/14/2021

date

Initial 

1. Instructions to Applicants

The Board of Adjustment strongly recommends that, before making any appeal, you become familiar with the Effingham Zoning Ordinance. Forms must be obtained from the Municipal Office or Effingham's official website. **INCLUDE ALL PAGES OF THIS APPLICATION SIGNED/INITIALED AS REQUIRED.** You may file for five different types of requests:

Variance: A variance is an authorization, which may be granted under special circumstances, to use your property in a way that is not permitted under the strict terms of the Zoning Ordinance. For a variance to be legally granted, you must show that the proposed use meets all five of the following conditions:

- 1) The variance will not be contrary to the public interest;
- 2) The spirit of the ordinance is observed;
- 3) Substantial justice is done;
- 4) The values of surrounding properties are not diminished;
- 5) and Literal enforcement of provisions of the ordinance would result in an unnecessary hardship.
 - a. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
 - (ii) The proposed use is a reasonable one.
 - b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it

Variance approval expires twenty-four (24) months after date of approval (RSA 674:33, I-a)

Special Exception: Certain sections of the Zoning Ordinance provide that a particular use of the property in a particular zone will be permitted by Special Exception if specified conditions are met. The necessary conditions for each Special Exception are given in the ordinance. Your appeal for a Special Exception will be granted if you can show that the conditions stated in the ordinance are met. Special Exception approval expires twenty-four (24) months after date of approval (RSA 674:33, IV)

Appeal from an Administrative Decision: If you have been denied a building permit or are affected by some other decision regarding the administration of the Effingham 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, within sixty-five (65) days the appeal will be granted if you can show that the decision was indeed made in error.

Equitable Waiver of Dimensional Requirements: When a property is found to be inadvertently in violation of zoning requirements, the Board may grant a waiver in the event that certain criteria are met. These criteria are spelled out in detail in NH RSA 674:33-a.

Rehearing You or any other affected party have the right to appeal the board's decision by filing a re-hearing request, in writing, within thirty (30) days of the Board's decision. The request must include the grounds for the claim that the decision is unlawful or unreasonable. The Board will not hold a second hearing based on the same set of facts. The Board will grant a re-hearing if it is convinced that an injustice will be done by not doing so. The second hearing will be subject to the same notification procedures as the initial hearing.

2. Documentation

Initial 

If you are applying for a **variance**, you must have determined that your proposed use is not permitted without a variance. On a separate sheet of paper, indicate how your proposal meets all five variance criteria cited above.

If you are appealing an **administrative decision**, a copy of the decision being appealed should be attached to your application.

If you are appealing an **Equitable Waiver of Dimensional Requirements**, does the request involve a dimensional requirement, not a use restriction? If you answer "No" you are not entitled to an equitable waiver of dimensional requirement. These waivers may not be granted from use restrictions. On a separate sheet of paper:

1. Explain how the violation has existed for 10 years or more with no enforcement action, including written notice, being commenced by the town.
2. Explain how the nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had been transferred to a bona fide purchaser and how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake.
3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area.
4. Explain how the cost of correction far outweighs any public benefit to be gained.

If you are appealing for a Special Exception explain how the proposal meets the special exception criteria as specified in Section 904 of the Effingham Zoning Ordinance (list responses to all criteria from the ordinance. For example "Criterion 1: then your response", etc.) Use a separate sheet of paper if necessary:

3. General Information

For any appeal, the application should be properly filled out and complete. **INCLUDE ALL PAGES OF THIS APPLICATION SIGNED/INITIALED AS REQUIRED.** Incomplete forms will be returned.

Attach a list of all abutters using attached abutter list (abutter includes property abutting yours and any across any street or stream). Your abutters can be found on the tax map at the Municipal Office. (If you need help in finding them, the office clerk will assist you with this.)

Obtain and include a complete copy of the Town tax assessment card or cards; available from the Municipal Office.

Include all pages of original permit application as well as documentation copies of all decisions of the Zoning and Administrative officer(s) or administrative body(ies) to be appealed. The Board will schedule a public hearing once your application has been accepted as complete. Public notice of the hearing will be published in a local newspaper and posted at one of the following: Town Hall, Library or Town Website. Notices will be mailed to the applicant, all abutters, and any other party that the Board may deem to have an interest, at least five days before the date of the hearing. **The applicant, agent or attorney for the applicant must attend the hearing or the application will be considered withdrawn and all costs forfeited.**

Initial 

Include a drawing of the situation on the ground, including at a minimum, the following: dimensions of the lot, locations and dimensions of all structures on the lot, setbacks from boundaries, parking areas, names of current abutters, and names of abutting streets or roads. In some cases, more detailed information may be required, including but not limited to maps, drawings to scale, prints, survey or plat plans, etc. A sample plan is attached.

4. **Fees:** Include a check or money order, made out to the Town of Effingham for the proper amount, with the application.

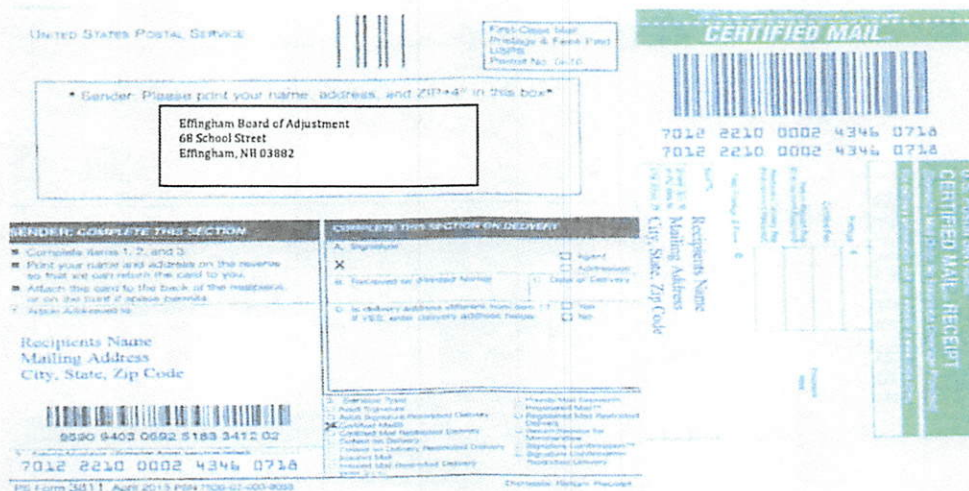
1 – A flat rate of \$100.00 per application (Effective 1-1-05)

2 – Plus \$10.00 per each abutter (see Notification List) for certified mailing costs(Effective (9-29-11)

3 – Plus \$20.00 fee for certified notification of hearing date and certified mailing of the Notice of Decision to the applicant, agent or attorney..... (Effective 2-3-10)

4 --For the Applicant or Agent provide two of a,b,c & d. For each Abutter on the Notification list provide one of a,b,c & d:

- Complete a #10 business size envelope, with return address on each addressed to: Effingham Board of Adjustment, 68 School Street, Effingham NH 03882. **Hand printed or computer generated labels only.**
- Fill out the "Return for Certified Mail" (see sample provided).
- Fill out the "Return Receipt Post Card" (see sample provided).
- Do not stuff or seal envelopes,** place "Return for Certified Mail" and "Return Receipt Post Card" under envelope flap and submit with your application package.



The image shows a sample of a Certified Mail envelope and a return receipt postcard. The envelope is addressed to the Effingham Board of Adjustment at 68 School Street, Effingham, NH 03882. It features a 'CERTIFIED MAIL' label with a barcode and tracking number 7012 2210 0002 4346 0718. The return receipt postcard is also shown, with fields for the recipient's name, address, and city/state/zip code. The postcard includes a section for the sender to complete, with checkboxes for 'Certified Mail' and 'Return Receipt Postcard'.

Mail the complete application, mail certifications/receipts, envelopes, and check to:
Effingham Board of Adjustment, 68 School Street, Effingham NH 03882

Town of Effingham Notification List

For Public Hearing notification purposes, the applicant is required to provide a list of names, mailing addresses, **Tax Map # and Lot #** of all abutters. The list shall also include the applicant and or designated agent. When applicable, all associated Surveyors /Engineers must also be listed. Notifications will be by certified mail with return receipt.

Abutter: Is defined as any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use Board per RAS: 672:3

Applicant Name:	Address	Tax Map/lot #
Meena LLC	P.O. Box 2262 N. Conway NH 03860	401-5

Name (If Designating an Agent):	Address
Mark & Jacob McConkey	10 Clover Lane #1 Freedom, NH 03836

Surveyor/Engineer Name(s)	Mailing Address
Christopher Williams Engineer NHPE 9997	1914 S. Hill Rd Moretown, VT- 05660

Abutter Name(s)	Mailing Address	Tax Map/lot #
Town of Effingham	68 School Street Effingham, NH 03882	401-9
NH DOT	7 Hazen Dr Concord NH 03301	NH ET 25
Michael & Lynette Kocher	P.O. Box 178 Effingham NH 03882	401-4.1
Tammy & Peter Bakie	26 North Rd Kingston, NH 03848	401-6
Roger & Joy Rutter	2 Norway Rd C. Ossipee NH 03814	47-43 ^{ossipee}
Richard & Tammy McTherson	5 Blueberry Rd C. Ossipee NH 03814	47-41 ^{ossipee}
Robert Craig 3 Blueberry Rd	3 Blueberry Rd Ctn. Ossipee NH 03814	48-01 ^{ossipee}
William & Barbara Bartoswick	79 Main St C. Ossipee NH 03814	33-2 ^{ossipee}

Use additional forms when space provided is insufficient to include all Abutters and Surveyor Engineer information.

Michael & Deb Lavoie 4409 E. Paradise Ln. 33-42 ^{ossipee}
Phoenix AZ 85032
6 of 7
Richard & Mary Giglio 41 Weona Dr 406-80 ^{EFF.}
Freedom N.H. 03836



Effingham Zoning Board of Adjustment

Notice of Decision

Case No: #095

Map # 401, Lot # 5

Applicant Name: Meena LLC

Address: PO BOX 2262, North Conway, NH 03860

You are hereby notified that a **Special Exception** under Effingham Zoning Ordinance Article 9 for an Automobile Service Station defined by Section 1005, and "Change or Expansion of Non-Conforming Use" per Section 702, has been **Granted** by the Zoning Board of Adjustment at its meeting on 3/29/21.

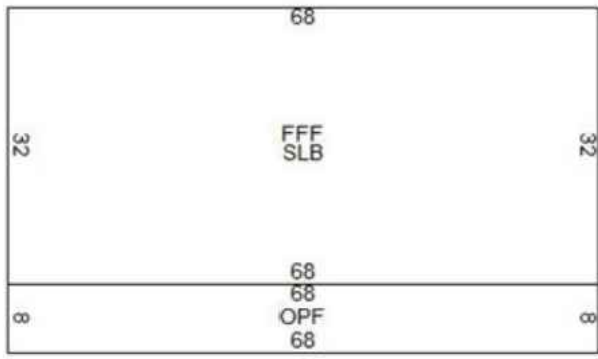
1. Site Plan approval shall be received from the Effingham Planning Board.
2. Any future change or expansion must be compliant with the then current Zoning Ordinance or relief must be received from the Zoning Board of Adjustment.

Theresa Swanick, Chair
Zoning Board of Adjustment
Date: March 30, 2021

Special Exceptions and Variances authorized under RSA 674:33 shall be valid if exercised within 2 years from the date of final approval. Note: The Select Board, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated (NHRSA), Chapter 677, available at Effingham Municipal Office Building. This notice has been placed on file and made available for public inspection in the records of the ZBA and on the Town of Effingham website at effinghamnh.net on March 30, 2021. Copies of this notice have been distributed to: The Applicant, Planning Board, Select Board and Zoning Enforcement Officer.

EFFINGHAM TAX MAP: 401 LOT: 6
BAKIE, PETER
BAKIE, TAMMY L.
26 NORTH ROAD
KINGSTON, NH 03848

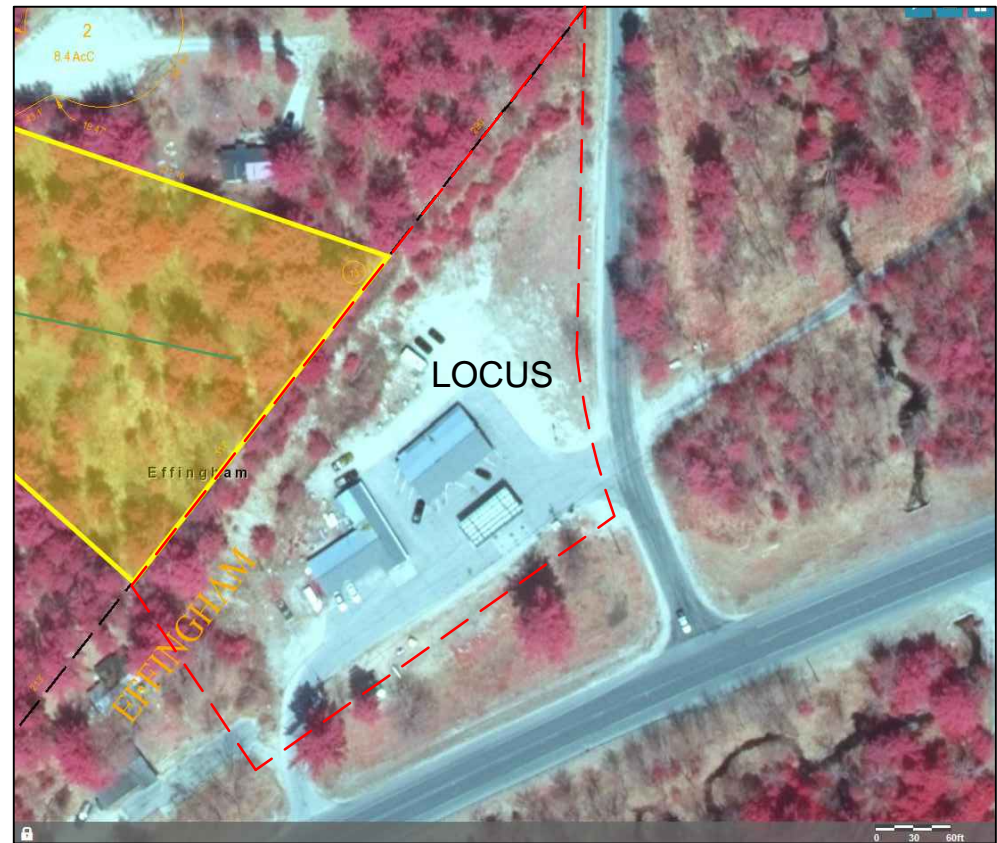
STORE DIMENSIONS



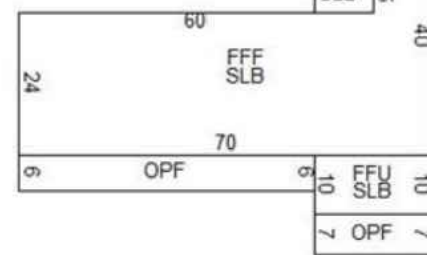
Code	Description	Area	Eff Area	GL Area
OFF	OPEN PORCH	544	136	0
FFF	FST FLR FIN	2,176	2,176	2,176
SLB	SLAB FOUNDATION	2,176	0	0
Totals		2,312	2,176	

PEAK HEIGHTS:

STORE: 17.54' +/-
CANOPY: 15.25' +/-
APARTMENTS: 14.30' +/-



APARTMENTS DIMENSIONS



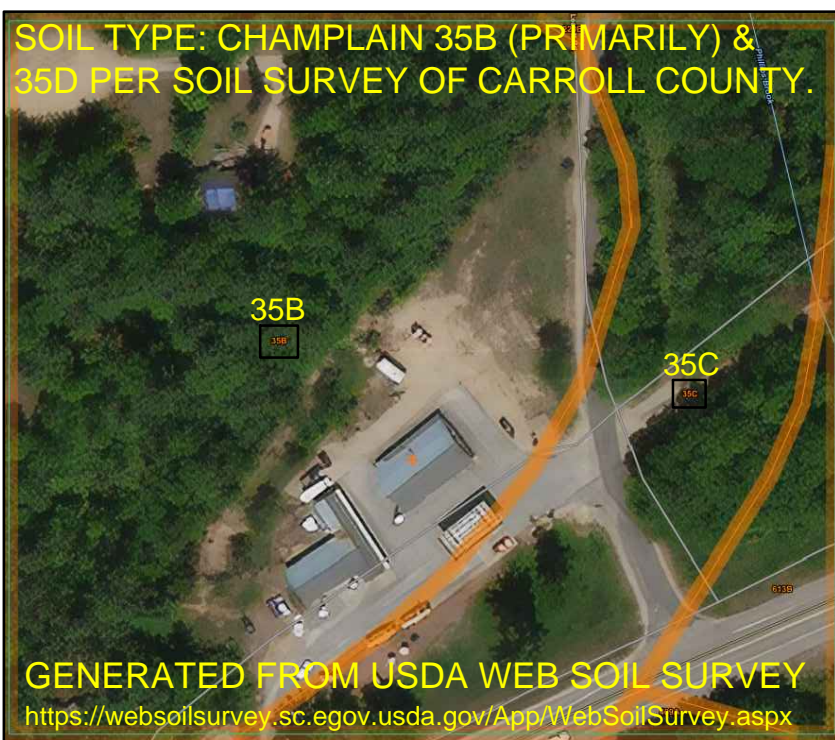
Code	Description	Area	Eff Area	GL Area
SLB	SLAB FOUNDATION	2,200	0	0
OFF	OPEN PORCH	440	110	0
FFU	FST FLR UNFIN	285	143	0
STO	STORAGE AREA	368	92	0
FFF	FST FLR FIN	1,915	1,915	1,915
Totals		2,260	1,915	

EFFINGHAM TAX MAP: 401 LOT: 9
EFFINGHAM, TOWN OF
68 SCHOOL STREET
EFFINGHAM, NH 03882

EFFINGHAM TAX MAP: 401 LOT: 4-1
KAICHEN, MICHAEL D.
KAICHEN, LYNETTE N.
423 SILVER STREET
MILTON, NH 03851

TEST PIT AND PERCOLATION DATA FROM DAVID S. PANDORA SEPTIC DESIGN FOR PANKAJ GARG APPROVAL # ECA2021032312	
DATE 2/20/2021	DATE 2/20/2021
0" to 1" Dark rooty top soil fine 5" to 22" medium brown sand 7.5 YR 4/4 Med/coarse texture 22" to 36" Tan Sand 7.5 YR 6/3 fine med texture 36" to 62" Tan brown sand 7.5 YR 5/4 Med texture 62" to 76" Tan brown sandy gravel 7.5 YR 5/4 fine med texture 76" to 102" Tan sandy gravel 7.5 YR 6/3 fine medium texture No stones at all	RATE 2 MIN / 1 INCH DEPTH 48" SOIL TYPE Champlain NRCS Soil 35B & 35D Soil Survey of Carroll County Associated with Windward EBHWT 102" MOTTLES @ none noted LEDGE none to 102" Roots to 20" No water viewed to 102"

NO WETLAND AREAS FOUND ON LOT ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1" JANUARY 1987



SCALE 1" = 30'

LEGEND

- PROPERTY LINE
- TREE
- LIGHTING
- UTILITY POLE

PARKING SPACE REQUIREMENTS:

ER EZO Sec. 1013C.
MINIMUM. 2 PARKING SPACES PER RESIDENTIAL UNIT
x 3 APARTMENTS = 6 SPACES

PER EZO Sec. 1030B. 1 SPACE PER EXPECTED THREE
CUSTOMERS AT ANY ONE TIME PLUS 1 SPACE FOR
EVERY TWO EMPLOYEES.
x 15 CUSTOMERS = 5 SPACES
x 4 EMPLOYEES = 2 SPACES

TOTAL SPACES REQUIRED: 13 SPACES
TOTAL SPACES PROVIDED: 25 SPACES

Property Location:

41 NH ROUTE 25
EFFINGHAM, NH 03816
Tax Map: 401 Lot: 5

PREPARED BY:

Jacob & Mark McConkey
10 CLOVER LANE #1
FREEDOM, NH 03836
(603) 307 - 0324
MRK.MCCONKEY@GMAIL.COM

SITE PLAN REVIEW PLOT FOR:

MEENA LLC
PO BOX 2262

NORTH CONWAY, NH. 03860

DATE: 4/14/2021

FILE: 2021 EFFINGHAM ALOHA SITE PLAN.DWG

20,562.16 SQ' OF
PAVEMENT INCLUDING
UNDER THE CANOPY

SITE PLAN DRAWN FROM MONUMENTS AND POINTS FOUND ON THE GROUND, SURVEY BY THADDEUS THORN-SURVEYS, INC. TITLED 'PROPERTY OF DY-NO-MITE VARIETY STORE, LTD EFFINGHAM, NEW HAMPSHIRE' DATED 9-6-1991 REVISED 9-30-91, SEPTIC DESIGN BY DAVID S. PANDORA FOR PANKAJ GARG APPROVAL # ECA2021032312, & UST SYSTEM CONSTRUCTION PLAN PREPARED BY CHRISTOPHER P. WILLIAMS, P.E. PLLC DATED 11/5/2020 LAST REVISED 2/22/2021.

Friday, March 05, 2021

WE, Meena LLC of PO Box 2262 North Conway NH. 03960 owning property in Effingham, NH. Tax Map 401 Lot 5 at 41 NH Route 25, authorize Mark and Jacob McConkey to act as our agents for the purposes of securing the following permits in Effingham:

- Town Zoning permit, building permit appear before the ZBA and the Planning Board

Representations made by my agent may be accepted as though made by us personally and I understand that I am bound by any official decision made on such representations.

Agent Mark and Jacob McConkey

10 Clover lane Unit 1

Freedom, NH. 03836

Pankaj Garg, Member of Meena LLC

A handwritten signature in black ink, appearing to be 'Pankaj Garg', written over a horizontal line.

Date 3/5/2021

APPLICATION FOR A VARIANCE Article 22 Section 2207 A 8

The undersigned hereby requests a Variance to permit a previously state approved gas station with underground storage tanks to operate once again in the town's Groundwater Protection District at 41 Route 25 Tax Map 401 Lot 5

FACTS TO SUPPORT THIS REQUEST:

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

This use was in existence prior to the establishment of the Effingham's Zoning ordinance and operated in that capacity without incident up to 2015. The property sold this year, and the new owner wants to reinstate gas operations. The owner's proposed underground storage tanks (UST) and dispenser installation has been reviewed / approved by the state waste division and will be installed in strict compliance with state and federal regulations. The reinstatement of the approved UST's and dispensers will not alter the essential character of the neighborhood and will not threaten the health, safety or general welfare of the public.

The spirit of the ordinance is observed because:

The Effingham Zoning Ordinance Preamble states that the purpose of the ordinance is to promote the health, safety and general welfare of the inhabitants of the Town of Effingham.

The previous owner in 2015 decided it was too costly to replace the tanks, bring the piping from the UST's to the dispensers up to the current regulations and made a financial decision to remove the tanks, piping, and dispensers instead of investing the money needed for the necessary upgrades. Those same owners filed a closure report and under the guidance and watchful eye of the state waste division, those tanks, dispensers, piping were removed. The new install meets current standards. The tanks and piping will be double walled, automatic leak detection systems will be put in place, fill protections measures put in place during the delivery of product from the distributor and containment in the concrete pad in case a consumer overfills their tank. The variance requested will not alter the essential character of the neighborhood and will not threaten the health, safety or general welfare of the public. This proposal is in keeping with the spirit of the ordinance.

2. Substantial justice is done because:

The test for a variance is that: any loss to the individual which is not outweighed by a gain the general public is an injustice.

The owners purchased the property with the understanding that they could resume dispensing gas, enlisted an engineering firm to secure those permits and now have those permits in hand to reinstate the UST's, piping, and dispensers, under the guidance of the state waste division.

Residents and passerby's driving on Rte 25 will see a lot similarly developed as it has been since the 90's. The installation, operation and the ongoing monitoring of the operation is overseen by the state waste division. In addition to the state oversight, the owner must have permitted class A, B and C operators to handle the day-to-day compliance*. I suggest substantial justice is done in this instance.

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

The proposed UST installation will not diminish the values of the surrounding properties. This use existed up to 2015 and continuing this use again will not lower values of the neighboring home or other commercial properties in this district.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship owing to special conditions of this property that distinguish it from other properties in the area are as follows:

This is a commercial property that had a use that predated town zoning regulations. This property was sold to the Meena LLC as a convenience store, laundry mat, apartments along with the understanding that with the required state permits that they could reestablish a retail gas operation. The new owners have done everything they thought was required to reinstate the gas operation, secured permits from the state, eliminated the laundromat but unfortunately, they were not advised there was a local regulatory component that they needed to comply with. Once they found that out, they proceeded to the Zoning Board and then to the Planning Board to gain their approvals.

AND B; Owing to the special conditions, set forth above, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it because: The owners have been through the zoning process, moved onto the planning board (site plan review) to then discover that they are now directed back to the zoning board to address a groundwater protection district concern. The previous owner removed the old UST's, and no groundwater contamination was discovered during that process (see the closure report) and the new installation is far superior to the previous tanks, piping and dispensers. The tanks and piping are all double walled and the proposed leak detection monitoring systems far exceeds the older install and the concrete pads that the dispensers are located on are constructed to accept any fuel that is occasionally spilled by the customers during their fill up. The owner in addition must have state permitted operators to observe the day-to-day operation and see that monitoring systems are properly functioning. Gas sales are essential to the profitability of a modern convenience store business and will

become an added convenience to the residents in the area. In addition to this investment, they are upgrading the septic system and eliminating the laundry mat. It is ours and the states position that the installation of this facility per the approved plans will not adversely affect the groundwater and knowing this use previously existed on this property we suggest that the variance request is reasonable.

*The law requires all facilities to have at least one designated operator for each class.

- Class A operators will be designated by owners to have primary statutory and regulatory responsibility for the operation and maintenance of the facility. This class of operator could potentially be the facility owner or person in charge of the tank system.
- Class B operators will be designated by owners to implement applicable regulatory requirements as well as the daily aspects of the facility's operation, maintenance, and recordkeeping. A maintenance person, an underground storage tank contractor, or consultant could potentially fill this class.
- Class C operators will be designated by the owner to have primary responsibility for responding to alarms, emergencies presented by spills or releases, and other problem associated with the operation of the facility. A store manager or maintenance person could potentially fill this class.

More information on the Underground Storage Tank Operator Training program can be found at:
<https://www.des.nh.gov/business-and-community/fuel-storage-tanks/underground-storage-tanks/operator-training>

Parcel ID: 000401 000005 000000 (CARD 1 of 2)
 Owner: BFM REALTY, LLC
 Location: 41 NH ROUTE 25
 Acres: 2.030

General

Valuation

Building Value: \$112,900
 Features: \$47,200
 Taxable Land: \$93,000

Card Value: \$253,100 ?
 Parcel Value: \$378,100

[Review and Pay Property Taxes Online](#)

Listing History

List Date Lister

09/28/2016 JDVL
 09/15/2016 INSP
 09/16/2014 JBVM
 06/30/2010 DMVL
 12/15/2005 CMPM

Notes: GRAY; "BOYLE'S FAMILY MARKET"; BACK SIDE OF ROOF=METAL; USE 2 BLDG & COMM; 9/14 NO INFO FROM WORKER, U LT, SHED EQ, 1-2 FIX BATH= AVG 4 USE, NO TOUR W/WORKER, MOVED STO TO XFOB'S; 9/16 CORR BTHRM=2-2 FIX; REMOVED GAS PUMPS & TANKS BEFORE 4/1; CANOPY REMAINS; PU SHED-M;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2020	\$237,900	\$47,200	\$93,000	Cost Valuation	\$378,100
2019	\$240,200	\$49,300	\$60,000	Cost Valuation	\$349,500
2018	\$240,200	\$49,300	\$60,000	Cost Valuation	\$349,500
2017	\$240,200	\$49,300	\$60,000	Cost Valuation	\$349,500
2016	\$233,600	\$69,800	\$60,000	Cost Valuation	\$363,400
2015	\$233,600	\$69,800	\$60,000	Cost Valuation	\$363,400
2014	\$274,700	\$70,000	\$72,000	Cost Valuation	\$416,700
2013	\$275,100	\$67,400	\$72,000	Cost Valuation	\$414,500
2012	\$275,100	\$67,400	\$72,000	Cost Valuation	\$414,500
2011	\$275,100	\$67,400	\$72,000	Cost Valuation	\$414,500
2010	\$275,100	\$67,400	\$72,000	Cost Valuation	\$414,500
2009	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300
2008	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300
2007	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300
2006	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300

Files

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
05/05/2008	IMPROVED	YES	\$450,000	DY-NO-MITE VARIETY STO	2710	0957

Location: 2.000 AC
Neighborhood: 01 - RA RURAL AGRI
and Use: AVERAGE
 COM/IND
Site:
Driveway: AVERAGE
Road: PAVED
 PAVED
Taxable Value: \$93,000

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2.000 AC	62,000	E	100	100	100	100	100 LEVEL	150	93,000	0	N	93,000	USE COM
COM/IND	0.030 AC	1,000	X	100	0	0	0	100 LEVEL	100	0	0	N	0	

Building

1.00 STORY FRAME STORE Built In 1991

Roof:	GABLE OR HIP	Bedrooms:	0	Quality:	AVG
	ASPHALT	Bathrooms:	1.0	Size Adj.	0.9939
Exterior:	CLAP BOARD			Base Rate:	60.00
		Extra Kitchens:	0	Building Rate:	0.9144
Interior:	DRYWALL	Fireplaces:	0		
	PLYWOOD PANEL	Generators:	0	Sq. Foot Cost:	54.86
Flooring:	LINOLEUM OR SIM	AC:	NO	Effective Area:	2,312
				Gross Living Area:	2,176
Heat:	OIL	Comm. Wall Factor:	100		
	FA DUCTED	Comm Wall:	WOOD	Cost New:	\$126,836

Depreciation

Normal GOOD 11%	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
11%	0%	0%	0%	0%	11%	\$112,900

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
COLD STORAGE	240	24 x 10	127	50.00	75	\$11,430	
CANOPY	1248	48 x 26	73	23.00	75	\$15,715	
SHED-METAL	160	8 x 20	160	6.00	40	\$614	TT BODY
PAVING	14000	70 x 200	61	3.25	65	\$18,041	EST/SHAPE
SHED-EQUIPMENT	32	4 x 8	400	8.00	65	\$666	ATT BLDG
LEAN-TO	224	4 x 56	131	4.00	65	\$763	ATT BLDG
Total:						\$47,200	

Photo



Sketch

32	68	32
	FFF SLB	
8	68 68 OPF 68	8

Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH	544	136	0
FFF	FST FLR FIN	2,176	2,176	2,176
SLB	SLAB FOUNDATION	2,176		0
Totals			2,312	2,176

Parcel ID: 000401 000005 000000 (CARD 2 of 2)
 Owner: BFM REALTY, LLC
 Location: 39 NH ROUTE 25
 Acres:

General

Valuation

Building Value: \$125,000
 Features: \$0
 Taxable Land: \$0

Card Value: \$125,000 ?
 Parcel Value: \$378,100

[Review and Pay Property Taxes Online](#)

Listing History

List Date Lister

09/28/2016 JDVM
 09/15/2016 INSP
 09/16/2014 JBVM
 10/02/2006 MAIL
 12/15/2005 CPM

Notes: LAUNDROMAT; 2 RENTALS ;PER STORE CLERK APTS = 1 BDRM, 1 BATH EACH; LAUNDRY= 1 BATH=3 TOTAL BATHS; 9/14
 IO INFO FROM CLERK, DIESEL PUMP UNDER 7 X 20 OPF; 9/16 VU'D (1) UNIT, LAUNDRY MAT & 10X20 FFU, NO LONGER SELLS
 DIESEL BUT PUMP & 3000 G ABV GRND TANK REMAINS, TANK INSIDE 10X20 FFU; PU 4X12 STO , PREFAB WD SIDING;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2020	\$237,900	\$47,200	\$93,000	Cost Valuation	\$378,100
2019	\$240,200	\$49,300	\$60,000	Cost Valuation	\$349,500
2018	\$240,200	\$49,300	\$60,000	Cost Valuation	\$349,500
2017	\$240,200	\$49,300	\$60,000	Cost Valuation	\$349,500
2016	\$233,600	\$69,800	\$60,000	Cost Valuation	\$363,400
2015	\$233,600	\$69,800	\$60,000	Cost Valuation	\$363,400
2014	\$274,700	\$70,000	\$72,000	Cost Valuation	\$416,700
2013	\$275,100	\$67,400	\$72,000	Cost Valuation	\$414,500
2012	\$275,100	\$67,400	\$72,000	Cost Valuation	\$414,500
2011	\$275,100	\$67,400	\$72,000	Cost Valuation	\$414,500
2010	\$275,100	\$67,400	\$72,000	Cost Valuation	\$414,500
2009	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300
2008	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300
2007	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300
2006	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300

Files

There Are No Sales For This Card

and

Size: Ac.
 Zone:
 Neighborhood:
 and Use: COM/IND

Site:
 Driveway:
 Road:

Taxable Value:

\$0

uilding

1.00 STORY FRAME COMM BLDG Built In 1992

Roof:	GABLE OR HIP	Bedrooms:	2	Quality:	AVG+10
	ASPHALT	Bathrooms:	3.0	Size Adj.	1.0019
Exterior:	CLAP BOARD			Base Rate:	60.00
	PREFAB WD PNL/T111	Extra Kitchens:	0	Building Rate:	1.0360
Interior:	DRYWALL	Fireplaces:	0		
	PLYWOOD PANEL	Generators:	0	Sq. Foot Cost:	62.16
Flooring:	LINOLEUM OR SIM	AC:	NO	Effective Area:	2,260
	CARPET			Gross Living Area:	1,915
Heat:	OIL				
	HOT WATER			Cost New:	\$140,482

- Depreciation

Normal GOOD 11%	Physical 0%	Functional 0%	Economic 0%	Temporary 0%	Total Dpr. 11%	Assessment \$125,000
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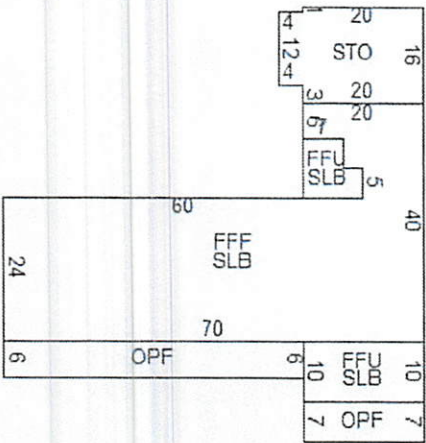
atures

ere Are No Features For This Card

hoto



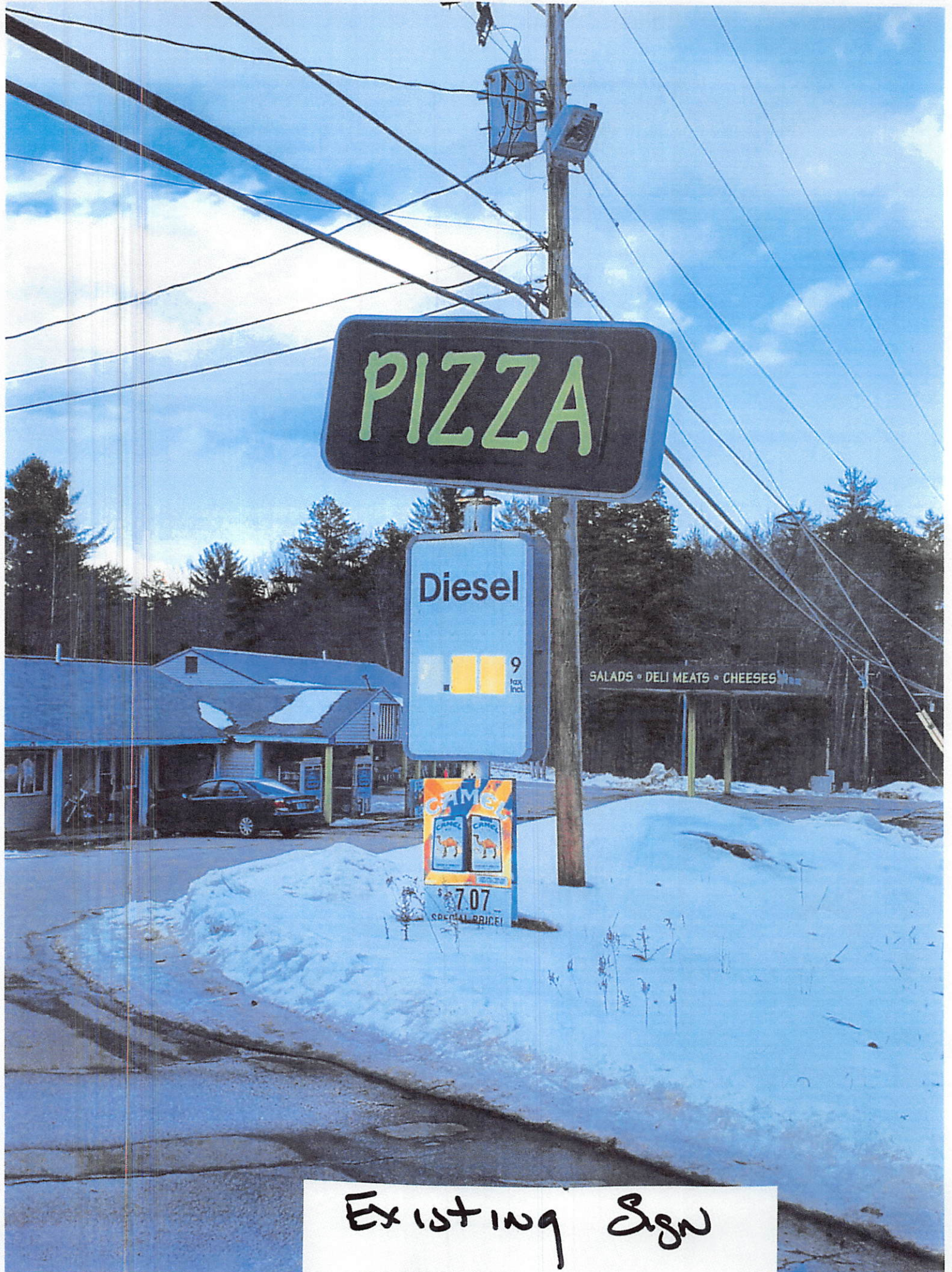
etch



Code	Description	Area	Eff Area	GL Area
SLB	SLAB	2,200		0
OPF	FOUNDATION	440	110	0
FFU	OPEN PORCH	285	143	0
STO	FST FLR UNFIN	368	92	0
FFF	STORAGE AREA	1,915	1,915	1,915
	FST FLR FIN			
	Totals		2,260	1,915



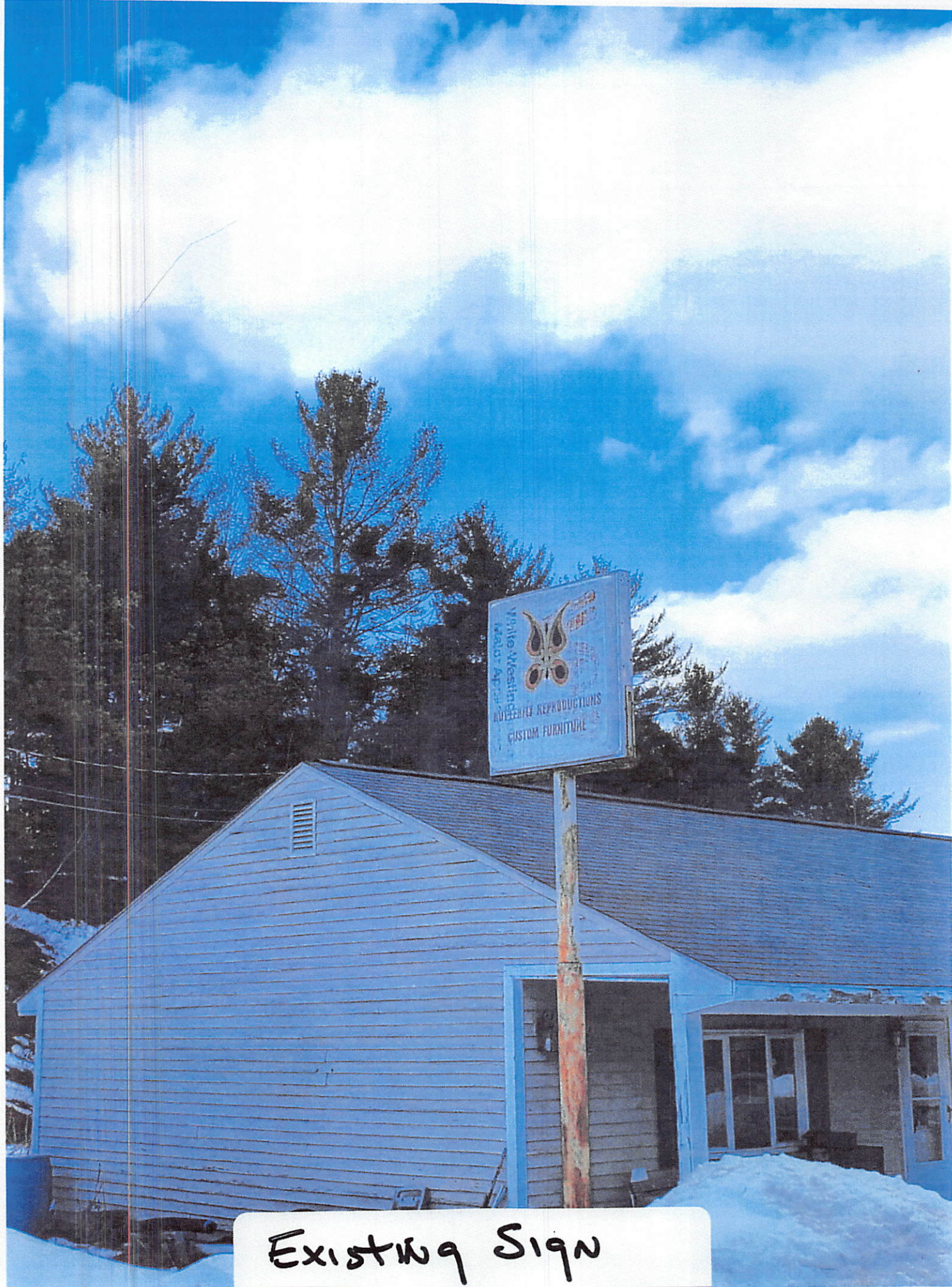
Aerial View



Existing Sign



Existing Sign



Existing Sign





The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 3/23/2021

APPROVAL NUMBER: eCA2021032312

I. PROPERTY INFORMATION

Address: 41 NH RTE 25
EFFINGHAM NH 03882
Subdivision Approval No.: PRE-1967
Subdivision Name:
County: CARROLL
Tax Map/Lot No.: 401/5

II. OWNER INFORMATION

Name: PANKAJ GARG
Address: MEENA LLC
PO BOX 394
CENTER CONWAY NH 03813

III. APPLICANT INFORMATION

Name: DAVID S PANDORA
Address: 45 FEIN LN
CENTER CONWAY NH 03813

IV. DESIGNER INFORMATION

Name: DAVID S PANDORA
Address: 45 FEIN LN
CENTER CONWAY NH 03813
Permit No.: 00393

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: STONE AND PIPE

B. NO. OF BEDROOMS: 6

C. APPROVED FLOW: 975 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 90 days from date of approval, per Env-Wq 1004.20.
2. Design for a 1-bedroom studio apartment (225gpd), a 2-bedroom apartment (300gpd), and a 3-bedroom apartment (450gpd); total flow 975gpd.
3. Approved with a public water system only.
4. In the event the units on this lot are to be sold separately (for separate ownership), a subdivision approval shall apply per PART Env-Wq 1005.
5. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 6/21/2021, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202101102-1
APPROVAL NUMBER: eCA2021032312
RECEIVED DATE: March 23, 2021
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 6

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03301

INDIVIDUAL SEWAGE OR WASTE DISPOSAL SYSTEM CONSTRUCTED FOR:

OWNER:

DYN-O-MITE, LTD
VILLAGE ROAD
FREEDOM, NH 03836

COPY SENT TO:

TOWN OF EFFINGHAM
PO BOX 25
EFFINGHAM, NH 03882

APPROVAL NO 184290

Lot Numbers: M 31 2
Subd. Appvl. No.: 2
Subd. Name: PRE 67

Type of System: 000000006R
0005006P0

Town/City Location:

Street Location: EFFINGHAM
ROUTE 25 & LEAVITT ROAD

Installer

Permit No. 1492

☐ Owner Installed For His Domicile

Was Inspected On (Date) 11-5-90
Before Covering And Is Hereby Approved For Use.

Date Approved: 11-5-90

By:

James V. McBride
Authorized Agent Of N.H. Water Supply And
Pollution Control Division

(OVER)

TOWN'S

Subsurface waste disposal systems must be operated
and maintained in a manner so as to prevent nuisance
or health hazard due to system failure
(RSA 149-E:3, b)

It is unlawful to discharge any hazardous chemicals
or substances into subsurface waste disposal systems.
Included are paints, thinners, gasoline and chlorinated
hydrocarbon solvents such as TCE, sometimes used
to clean failed septic systems and auto parts. (WS
410.05)

D 287

W0064838

Mark McConkey

10 CLOVER LANE #1

FREEDOM, NH 03836

6035208275

5911

54-42/117

5/14/2021

Pay to the Order of Town of Effingham \$ 250.00

Two-Hundred Fifty Dollars & 00/100 cents ~ Dollars



Security
Features
Details on
Back.

Northway

West Ossipee New Hampshire

^{2nd} For Mea LLC 25th Fee

[Signature]

MP

⑆011700425⑆ ⑈5353513⑈5911

ENDORSE HERE

X

☐ CHECK BOX FOR MOBILE/REMOTE DEPOSIT

WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE

Security Features exceed industry standards and include:

- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Padlock icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back

