

Eff date
2/7/13

Town of Effingham
Site Plan Review Application

This application is made for **site plan review** pursuant to the procedures set forth in the Town of Effingham Site Plan Review Regulations.

1. General Information

Name of Applicant: Meena LLC

Address of Applicant: PO Box 2262, North Conway, NH 03860

Name of Property Owner: Meena LLC

Address of Property Owner: PO Box 2262, North Conway, NH 03860

Tax Map # 401 Lot # 5

2. Applicant's Proposed Actions (check where applicable)

☐ New Site ☐ Commercial/Industrial Use ☐ Addition

☒ Change of Use ☐ Multi-Family Residential Use ☐ Demolition

Describe Present Use: Convenience Store, Laundry Mat, and Apartments

Describe Proposed Use: Convenience Store with Gas, Apartments

Number of Employees: 4

If Residential, Specify Number of Units and Buildings Proposed: n/a

3. Type of Operation: Proposed and Mix

Please consult Table 1 of the Effingham Zoning Ordinance and list the Permitted Use for which you have received a Certificate of Zoning Compliance, and also list its square footage:

Permitted Use: Retail Business with takeout food / Automobile Service Station, Apartments Square Footage: 2,312 / 2,260

Number of Parking Spaces: Existing 13 Proposed 25

4. Site Development Area

Zoning District RA LAND USE: COM / IND

Area of Parcel to be developed: ALL DEVELOPMENT OCCURS (sq footage or acreage)
WITHIN THE EXISTING
STRUCTURES.

Disposition of Parcel:

Building Area 4,572 SQ' sq ft

Green Area 9,644.58 SQ' sq ft

Paved Area 20,562.15 SQ' sq ft

Building Setback: STORE

APARTMENTS

Front Yard 91.87' ft

61.24'

Rear Yard 98.21' ft

75.35'

Side Yard: Right 75.19' ft
Left 231.32' ft

163.41'

124.18'

5. Building Data

Type of Structure to be built N/A PRE-EXISTING NON-CONFORMING ALL CONSTRUCTION WILL TAKE PLACE INSIDE THE EXISTING STRUCTURES

Height of Structure Store: 117.54' +/- Canopy: 115.25' +/- Number of Seats (where applicable) TAKEOUT ONLY
Apartment: 114.30' +/-

Name of Professional who prepared the plat (Licensed in NH)

Christopher Williams UST Plat WAIVER REQUESTED FOR MCCONKEY

Check One ☒ Engineer ☐ Land Surveyor ☐ Architect

Address 1914 S. Hill Road, Moretown, VT 05660

License Number 9997 Telephone Number (802) 793 - 5324

Signature of Applicant

Agent for McConkey *Agent from*
enclosure

Authorization of agent

I hereby authorize Mark & Jacob McConkey to serve as my agent for this proposal.

Signature of Applicant

[Signature]

Effingham Planning Board

Land Use Application Notification List

For notification of Application Consideration and Public Hearing purposes, the Applicant is required to provide a list of names, mailing addresses and Tax Map # and Lot # of all Abutters. The notification list shall also include the Town of Effingham, the Applicant, and if required, all associated Surveyors and Engineers. Notifications will be sent by certified mail with return receipt. **REQUIRED: Three copies of pre-printed mailing labels of entire list (label size 1" x 2 5/8" to comply with USPS certified mailings).** Abutter verification, labels and printing can be provided by the Zoning Officer.

Abutter: Is defined as any person whose property adjoins or is directly across the street or stream from the land under consideration.

Name	Mailing Address
Town of Effingham	68 School Street
	Effingham, NH 03882

Applicant Name(s)	Mailing Address	Tax Map #	Lot #
Meena LLC	PO Box 22.62 N. Conway NH 03860	401	5

Surveyor/Engineer Name(s)	Mailing Address
Christopher Williams Engineer NH PE # 9997	1914 S. Hill Road Moretown, VT 05660
Mark & Jacob McConkey	10 Clover Lane #1 Freedom, NH 03836

Abutter Name(s)	Mailing Address	Tax Map #	Lot #
NH DOT	7 Hazen Drive, Concord, NH 03301	401	9
Michael & Lynette Kachen	PO Box 178 Effingham, NH 03882	401	4-1
Tammy & Peter Bakie	26 North Road, Kingston, NH 03848	401	6
Roger & Joy Rutter	2 Norway Road, Ctr. Ossipee, NH 03814	Ossipee 47	43
Richard & Tammy McPherson	5 Blueberry Road, Ctr. Ossipee, NH 03814	Ossipee 47	41
Robert Craig	3 Blueberry Road, Ctr. Ossipee, NH 03814	Ossipee 48	1
William & Barbara Bardoswicz	79 Main Street, Ctr. Ossipee, NH 03814	Ossipee 33	2
Michael & Deb Lavoie	4909 E. Paradise Ln, Phoenix, AZ 85032	Ossipee 33	42
Richard & Mary Giglio	41 Weona Dr, Freedom, NH 03836	406	80

Use additional forms if needed, to include all Abutters and/or Surveyor/Engineer information.

**APPLICATION FOR WAIVER OF SUBDIVISION/SITE PLAN REVIEW
REQUIREMENT**

Date: 4/12/2021

TO THE CHAIRMAN AND MEMBERS OF THE TOWN OF EFFINGHAM, PLANNING BOARD: ON (4/12/2021) I SUBMITTED A PLAN FOR (SITE PLAN REVIEW) APPROVAL TO THE BOARD, ENTITLED SITE PLAN REVIEW PLOT FOR MEENA LLC PREPARED BY JACOB & MARK MCCONKEY .PURSUANT TO SECTION 6.2.B.5 , 6.2.B.11 , 6.2.C.3 OF THE BOARD'S REGULATIONS, I AM REQUESTING A WAIVER FROM THE FOLLOWING ITEMS FOR REASONS STATED BELOW:

1. 6.2.B.5 : Certified Survey: THIS IS A CORNER LOT BORDERED BY BOTH A STATE HIGHWAY AND A TOWN ROAD. THE PROPERTY WAS SURVEYED BY THADDEUS THORN SURVEYS, INC TITLED PROPERTY OF DY-NO-MITE VARIETY STORE , LTD EFFINGHAM NH. DATED 9/6/1991 REVISED 9/30/1991. OUR PLOT IS GENERATED FROM THAT SURVEY AND MONUMENTS FOUND ON THE GROUND. I RESPECTFULLY ASK THAT YOU WAIVE THIS REQUIREMENT.

2. 6.2.B.11 : Landscape Plan: SEE AERIAL VIEW ENCLOSED ON OUR PLAN. CLEARLY THE EXISTING VEGETATION EXCEEDS THE TOWNS REQUIREMENTS. I RESPECTFULLY ASK THAT YOU WAIVE THIS REQUIREMENT.

3.6.2.C.3 : Storm water Plan: ENCLOSED SHEET 1 OF 3 BY ENGINEER CHRISTOPHER P. WILLIAMS ON PLAN TITLED UST PLAN FOR ALOHA EFFINGHAM DATED 11/5/20 SHOWS A STORMWATER PLAN. THE SUBSURFACE SOIL IS A CHAMPLAIN, A EXCESSIVELY DRAINED SOIL AND WITH THE EXISTING VIBRANT GRASSY LANDSCAPE THIS PROPERTY'S STORMWATER WILL NOT DRAIN ONTO ANY OTHER PROPERTY. I RESPECTFULLY ASK THAT YOU WAIVE THIS REQUIREMENT.

6.1B.4: An estimate of peak period traffic generated by the development, and an assessment of peak period traffic impacts at all adjacent intersections: THIS PROPERTY HAS OPERATED AS A CONVENIENCE STORE WITH GAS, APARTMENTS AND A LAUNDRY MAT: THE LAUNDRY HAS BEEN DISCONTINUED AND THAT WILL DIMINISH BOTH THE PEAK PERIOD TRAFFIC GENERATED AND THE TRAFFIC EXITING TO THE ADJACENT (RTE. 25 AND LEAVITT ROADWAY. I RESPECTFULLY ASK THAT YOU WAIVE THIS REQUIREMENT.

Respectfully submitted,



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

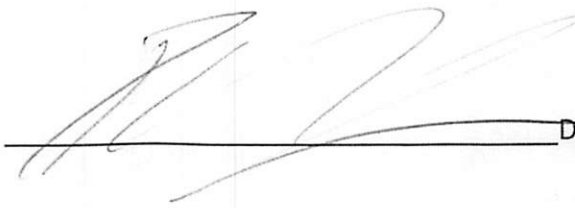
Representations made by my agent may be accepted as though made by us personally and I understand that I am bound by any official decision made on such representations.

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



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.

PARKING SPACE REQUIREMENTS:

PER 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

GENERAL NOTES FOR UST FACILITIES:

1. Contractor is responsible for obtaining all permits and approvals from the appropriate authorities.
2. Facility owner is responsible for meeting all local regulations.
3. All spot elevations represent final grade based on an assumed elevation unless shown otherwise.
4. All new concrete pads will be crowned and/or installed with sufficient elevation above the surrounding grade so that surface water does not enter the tanks.
5. Liquid-tight entry fillings shall be used on all tanks and spill containers.
6. Storm water runoff from underground storage tank facilities shall not be discharged to the subsurface.
7. The closure and removal of any existing tanks or piping shall be performed in accordance with applicable regulations.
8. All tanks and piping shall be installed in accordance with applicable regulations.
9. All tanks and piping shall be installed in accordance with applicable regulations.
10. All tanks and piping shall be installed in accordance with applicable regulations.
11. All tanks and piping shall be installed in accordance with applicable regulations.
12. This facility shall be provided with a spill containment system in accordance with applicable regulations.
13. Warning signs shall be conspicuously posted in the dispensing area and shall incorporate the wording from NFPA 30A 92.5.4 or equivalent.
14. Galvanized pipe shall not be used for systems storing diesel fuel, kerosene or jet fuel per PEI/89-02-11 92.2. A vent riser is an exception to this rule.

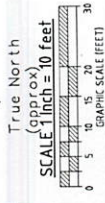
WATER NOTES:

1. Applied by Public Water Well 0738030.
2. A review of the NIDIS database and field observations show Public Water Well 0738030 is located 180' from the existing facility. This well is owned by the facility owner and this distance will not be reduced.
3. A review of the NIDIS database and field observations show one non-public water well (075-0070) within the 250 foot setback distance. This water well could not be found in or around the area shown on the database during the site visit.
4. A review of the NIDIS database and field observations show no surface water within the 75 foot setback distance.

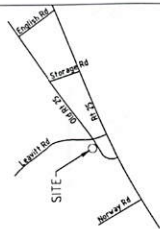
PROTECT NOTES:

1. The scope of this project is to install 2 new tanks along with new piping and equipment. The existing canopy and posts will remain. The existing canopy and posts will be removed if deemed acceptable.
2. This is an attended, self-service facility.
3. Per NFPA 30A 9.2.1, an emergency shut-off switch (ESOS) is shown located such that it will be more than 20' and 100' from the tanks.
4. Primary Containment system testing is required before fuel can be dispensed to public, with passing results submitted to DDES, and shall only be done after authorization to operate is issued by DDES.
5. The dispensing piping length has been determined based on a nozzle radius of 8'. A dispensing hose length shall be determined based on the results of the testing.
6. Line Leak Detectors (LLDs) are to be tested after authorization to operate is issued, with passing tests forwarded to DDES before fuel is dispensed to the public.
7. All proposed vents within 250 feet of the tanks shall be installed in accordance with applicable regulations.
8. Provide a barrier between the fuel pad and dispensing pads to facilitate drainage as shown by the flow arrows.

Public Water Well 40738030



LOCATION MAP



UST SITE PLAN

SCOPE: To install two new tanks, piping and equipment at an existing facility.

FACILITY: Alaco Erection

41 Route 25

Effingham NH 03882

Facility ID#013566

OWNER: Ramco LLC

PO Box 2282

N Conway, NH 03860-2282

ENGINEER: Christopher P. Williams

1814 South Main St

NH 05660

NH PE# 5957

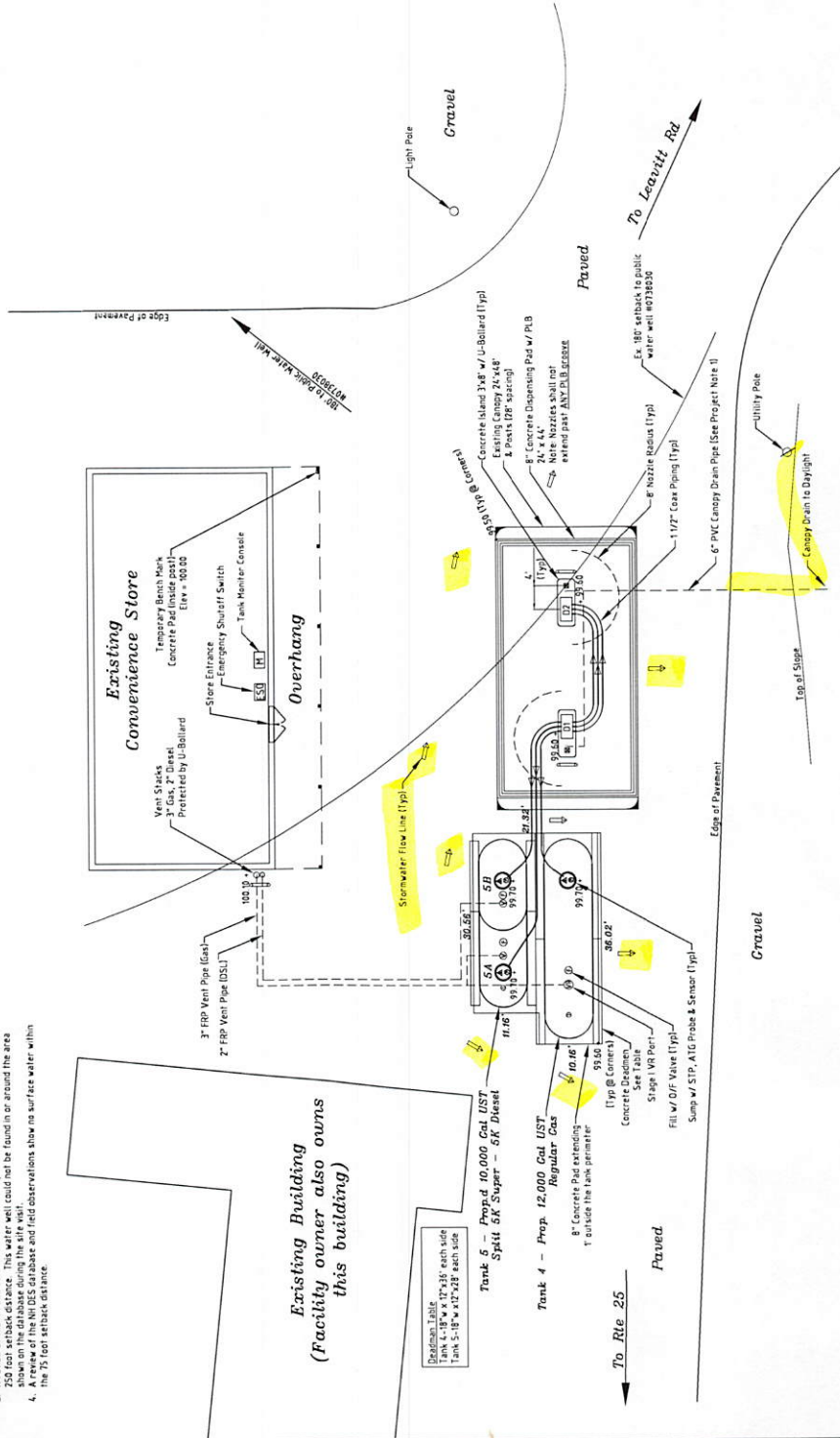
CONTRACTOR: C. Williams Construction

227 Gray Road

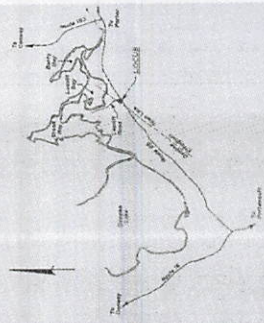
Falmouth, ME 04105

DATE: 11/3/20

SHEET 1 OF 3



11/05/2020



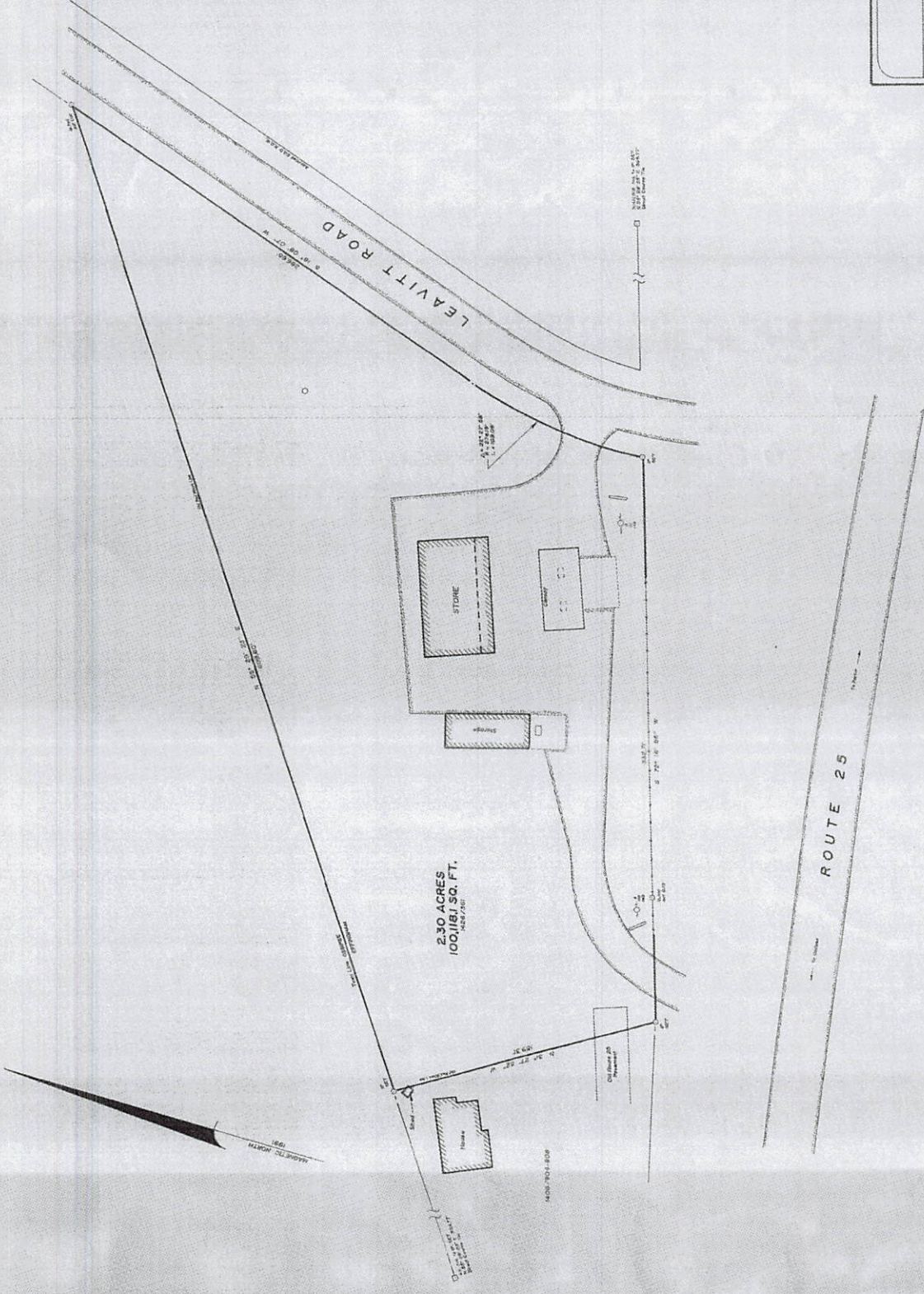
LOCATION SKETCH

REFERENCES

1. Boundary line established by the State of New Hampshire, 1876, and confirmed by the State of New Hampshire, 1900, and confirmed by the State of New Hampshire, 1930, and confirmed by the State of New Hampshire, 1960, and confirmed by the State of New Hampshire, 1990, and confirmed by the State of New Hampshire, 2020.
2. State of New Hampshire, 1876, and confirmed by the State of New Hampshire, 1900, and confirmed by the State of New Hampshire, 1930, and confirmed by the State of New Hampshire, 1960, and confirmed by the State of New Hampshire, 1990, and confirmed by the State of New Hampshire, 2020.

NOTES

1. The property is located in the State of New Hampshire, 1876, and confirmed by the State of New Hampshire, 1900, and confirmed by the State of New Hampshire, 1930, and confirmed by the State of New Hampshire, 1960, and confirmed by the State of New Hampshire, 1990, and confirmed by the State of New Hampshire, 2020.
2. The property is located in the State of New Hampshire, 1876, and confirmed by the State of New Hampshire, 1900, and confirmed by the State of New Hampshire, 1930, and confirmed by the State of New Hampshire, 1960, and confirmed by the State of New Hampshire, 1990, and confirmed by the State of New Hampshire, 2020.
3. The property is located in the State of New Hampshire, 1876, and confirmed by the State of New Hampshire, 1900, and confirmed by the State of New Hampshire, 1930, and confirmed by the State of New Hampshire, 1960, and confirmed by the State of New Hampshire, 1990, and confirmed by the State of New Hampshire, 2020.
4. The property is located in the State of New Hampshire, 1876, and confirmed by the State of New Hampshire, 1900, and confirmed by the State of New Hampshire, 1930, and confirmed by the State of New Hampshire, 1960, and confirmed by the State of New Hampshire, 1990, and confirmed by the State of New Hampshire, 2020.



LEGEND

- Property Line
- Surveyed Line
- Unsurveyed Line
- Water
- Other

Property of
DYE NO-MITE VARIETY STORE, LTD
Ervington, New Hampshire

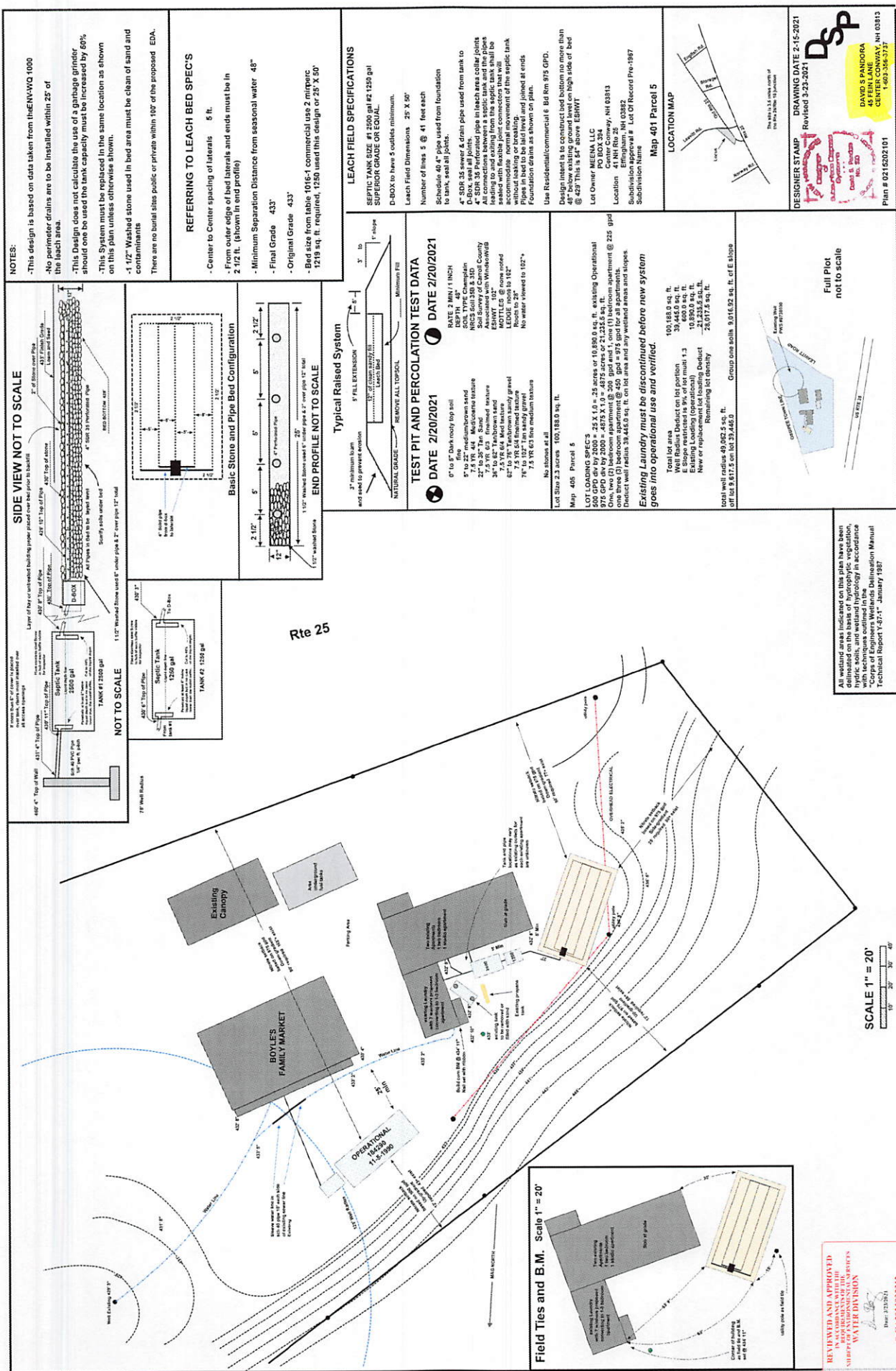
DRAWN BY: J. W. LEE
REVISIONS: 1-1-60

55

16

60

THADEUS THORNE-SURVEYS, INC.
CENTER, CONN., NEW HAMPSHIRE 03033





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

401/5

THIS 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.: PRE 67
Subd. Name:

Type of System: 00000000BR
0005006PD

Town/City Location:

Street Location: EFFINGHAM
ROUTE 25 & LEAVITT ROAD

Installer

Bob Butler

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)

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 2/87

WD064838

TOWN'S

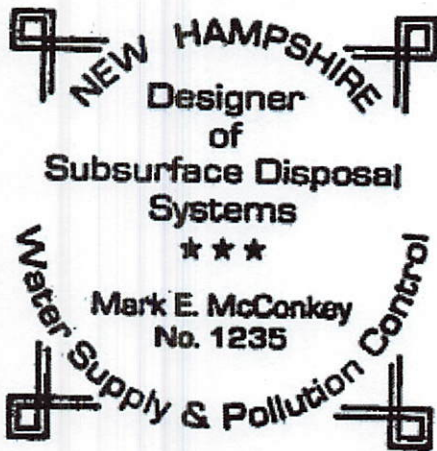
Mark E. McConkey

Town Planning/Zoning. State/Federal Environmental Permitting. New Hampshire Licensed Septic System Evaluator. NH. Permitted Septic Designer/Installer/Water Operator. MA. Title V Septic System Inspector. ME Licensed Site Evaluator, Septic System Inspector and Erosion and Sedimentation Certified

4/12/2021

Property located at 41 NH. Rte 25

I have reviewed both septic systems associated with this property, NHDES Subsurface operational approval #184290 for the main building and the new proposed system Construction approval eCA 2021032312. They are adequate to serve both the present and proposed use.



A handwritten signature in black ink, appearing to read "Mark E. McConkey".

10 CLOVER LANE #1 FREEDOM, NEW HAMPSHIRE 03836
603-520-8275 or mcconkey2@hotmail.com



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

EMAIL ONLY

February 23, 2021

PRINCE GARG
RAMCO LLC
PO BOX 2262
N. CONWAY, NH 03860

Subject: Effingham, Aloha Effingham, 41 Route 25
NHDES Site #199603023, UST Facility ID #0113566

Reference: **UST System Construction Plan** prepared by, Christopher P. Williams, P.E.
PLLC dated November 5, 2020 and last revised February 22, 2021

Dear Mr. Garg:

The New Hampshire Department of Environmental Services, Waste Management Division (NHDES) has completed its review of the subject plans forwarded to us by your engineer for the proposed underground storage tanks #4A, #4B, #5A, #5B and #5C system installations. NHDES conditionally approves the application dated December 13, 2020, plan sheet 1 of 3 last revised February 22, 2021, and plan sheets 2 and 3 of 3 last revised February 9, 2021, for construction in accordance with the requirements of Env-Or 407.04 of the New Hampshire Code of Administrative Rules, Env-Or 400, Underground Storage Tank Facilities (UST Rules). **The approval is subject to the conditions listed below:**

- A. **THE FACILITY OWNER IS RESPONSIBLE** FOR PROPER INSTALLATION OF THE NEW OR SUBSTANTIALLY MODIFIED UST SYSTEM. ENSURE THAT THE CERTIFIED TANK INSTALLER RECEIVES A COPY OF THIS DOCUMENT **AND A COPY OF THE NHDES APPROVED PLANS AS NOTED ABOVE REFERENCED BY PAGE NUMBERS AND DATES.**
- B. **Closure and site assessment requirements shall be performed in accordance with Env-Or 408.04 through Env-Or 408.10 for tanks, sump replacements, piping replacements (including placed in existing ducts) and piping removals.** Any indication of contamination requires immediate notification to NHDES pursuant to the requirements of Env-Or 604.06. This construction approval in no way alleviates the owner's responsibility to perform adequate contamination cleanup acceptable to NHDES, prior to installation of the new system. **A notification form shall be submitted to NHDES 14 days prior to closure of the existing system and a closure report shall be submitted to NHDES within 30 days of the site assessment required for both tank and piping closures.** Closure shall be supervised by an ICC certified tank remover (certification in category U2).
- C. The approval is valid for one year from the date of issuance, per Env-Or 407.04(f). If construction pursuant to the approval has not commenced within one year, the approval shall be void, per Env-Or 407.04(g). If construction has commenced but is not completed within one year, the owner shall notify NHDES and may request a one-year extension if meeting the conditions of Env-Or 407.04(h)(1) and (h)(2).

www.des.nh.gov

PO Box 95, 29 Hazen Drive, Concord, NH 03302-0095

Telephone: (603) 271-3899 Fax: (603) 271-2181 TDD Access: Relay NH 1-800-735-2964

- D. An owner shall not cause or allow any construction or other activity that is not in accordance with the approved plans and all terms and conditions of NHDES's approval, per Env-Or 407.04(e). The construction of the system shall strictly comply with the approved plans and specifications. No construction changes will be allowed without prior approval from a New Hampshire licensed professional engineer (NH P.E.) and NHDES.
- E. Any person installing a UST or UST system component shall be certified by the International Code Council in the UST system/retrofitting (certification in category U1) and have an understanding of federal UST regulations and industry codes and practice, per Env-Or 407.05(a) and (b)(2). Additionally, **the certified installer shall be a qualified installer by the manufacturer of the equipment being installed for every component of the system, per Env-Or 407.05(b)(1).** Installation shall comply with applicable standards and fire codes, per Env-Or 407.05(c) and (d).
- F. The certified tank installer shall perform applicable tightness testing after installation and prior to backfill to determine tightness of the primary piping, secondary containment piping, vent piping, and all spill containment equipment in accordance with Env-Or 406.05 through Env-Or 406.08, per Env-Or 407.08(a) and (b). The certified tank installer shall certify the results of all tightness performed and provide the certified results to NHDES and the owner at the time of backfill inspection of the system, per Env-Or 407.08(c).
- G. The certified tank installer shall test all installed sumps for tightness in accordance with Env-Or 406.15. The certified tank installer shall certify and provide the certified test results to NHDES and owner at the time of the backfill inspection of system, per Env-Or 407.08(c).
- H. The owner shall notify NHDES of the completion of installation for a new or substantially modified system at least 5 NHDES business days prior to backfilling the tank top and/or piping, to arrange for an inspection, in accordance with 407.07(b). The new system shall not be backfilled or placed into service until NHDES has performed an inspection, per Env-Or 407.07(e) and (f).
- I. In addition to the certified tightness testing results required at the backfill inspection per Env-Or 407.08(c), **per Env-Or 407.08(e)(2), following the completion of a new or substantially modified existing system and prior to dispensing or consumption the certified tank installer shall submit to NHDES certified test results for all tests indicated in Env-Or 407.08(e)(1), as applicable to the installation:**
 - a. All line leak detectors passed a functionality test;
 - b. All overfill devices passed a functionality test;
 - c. All spill containment passed integrity testing;
 - d. All containment sumps passed integrity testing;
 - e. All leak monitoring system components pass a functionality test; and
 - f. All motor fuel dispensing tank systems passed primary containment testing.
- J. At least 8 NHDES working hours prior to an inspection by NHDES, the owner shall submit to NHDES a letter prepared and stamped by a New Hampshire licensed professional engineer (NH P.E.), stating that the installed UST system has been inspected by a NH P.E. to verify that the system was constructed in accordance with NHDES's approved plans and specifications, per Env-Or 407.07(c). If the NH P.E.'s inspection reveals any discrepancies between the system as installed and the approved plans and specifications, the owner shall submit to NHDES as-built record drawings prepared and stamped by a NH P.E., per Env-Or 407.07(d).

- K. All line leak detectors shall be tested in accordance with the manufacturer's requirements. The certified tank installer shall certify that all line leak detectors passed a functionality test and submit the certified test results to NHDES before any regulated substance is dispensed or used for consumption, as applicable, per Env-Or 407.08(d).
- L. **Prior to authorization to dispense to the public** all **Primary Containment Systems** shall be **successfully** tested as defined in Env-Or 406.17. Testing shall be for tightness per Env-Or 406.17(b), which includes **any motor fuel dispensing UST system** dispensing gasoline, diesel, kerosene, Jet and Avgas. The certified tank installer shall provide the certified test results to NHDES per Env-Or 406.17(e). **This facility doesn't require the test to be witnessed by a NHDES inspector.**
- M. Prior to NHDES authorizing an underground storage tank system to be placed into service, the owner shall submit to NHDES final certification by a New Hampshire licensed professional engineer or the certified tank installer that the installation has been completed and is in accordance with **NHDES's approved plans, as-built record drawings** and all terms and conditions, per Env-Or 404.04(i).
- N. A new or amended registration form, respectively, for new systems or substantial modifications of existing systems, shall be filed with NHDES at the time of the final inspection of the system, per Env-Or 404.01(f). **Use form dated May 2019.**
- O. Per RSA 146-C:17, no person shall operate an underground storage facility without designated class A, B, and C operators who have been trained and certified in accordance with an approved training program. Information can be obtained by contacting the Oil Compliance Section Supervisor, Charlie Krautmann, by dialing (603) 271-6058 or by email at Charles.Krautmann@des.nh.gov. Additional information, including approved operator training programs, upcoming class dates, operator training forms, and more can be found by visiting the Underground Storage Tank Operator Training website at: <https://www.des.nh.gov/business-and-community/fuel-storage-tanks/underground-storage-tanks/operator-training>
- P. The State of New Hampshire and NHDES shall incur no liability by reason of this plan review for this proposed facility. The comments in this letter are based on plans and specifications supplied by the site owner or responsible party. **This plan review does not guarantee the adequacy of the approved plan nor does it supersede any federal, state, or local ordinances or regulations.**
- Q. This approval in no way constitutes an endorsement or approval of any material, design, or workmanship, but only that the plans and specifications, as submitted, appear to fulfill the requirements of the UST Rules. Nor does the approval relieve the owner of the responsibility to install the system according to acceptable engineering design and construction practices.
- R. **State law does not preempt local authority.** The owner must notify the appropriate local officials and comply with any local ordinances and permitting requirements. This includes building permits, notification to the fire department, and any approvals and inspections.

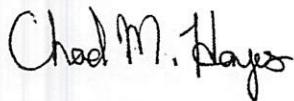
Ramco LLC
NHDES Site #199603023, UST Facility ID #0113566
February 23, 2021
Page 4 of 4

A permit to temporarily discharge groundwater, pursuant to Env-Wq 402 may be required prior to dewatering necessary for the installation of an UST system. Applications and permitting information can be obtained by calling (603) 271-2858 or (603) 271-2513.

The owner shall also be responsible for any damages and regulatory fines due to spilled or leaked petroleum caused by non-compliance, faulty design, or poor workmanship. The State of New Hampshire shall not incur any liability as a result of any spill, leak, failure, or damage of any kind related to the UST facility.

Please contact me should you have any questions regarding this conditional construction approval.

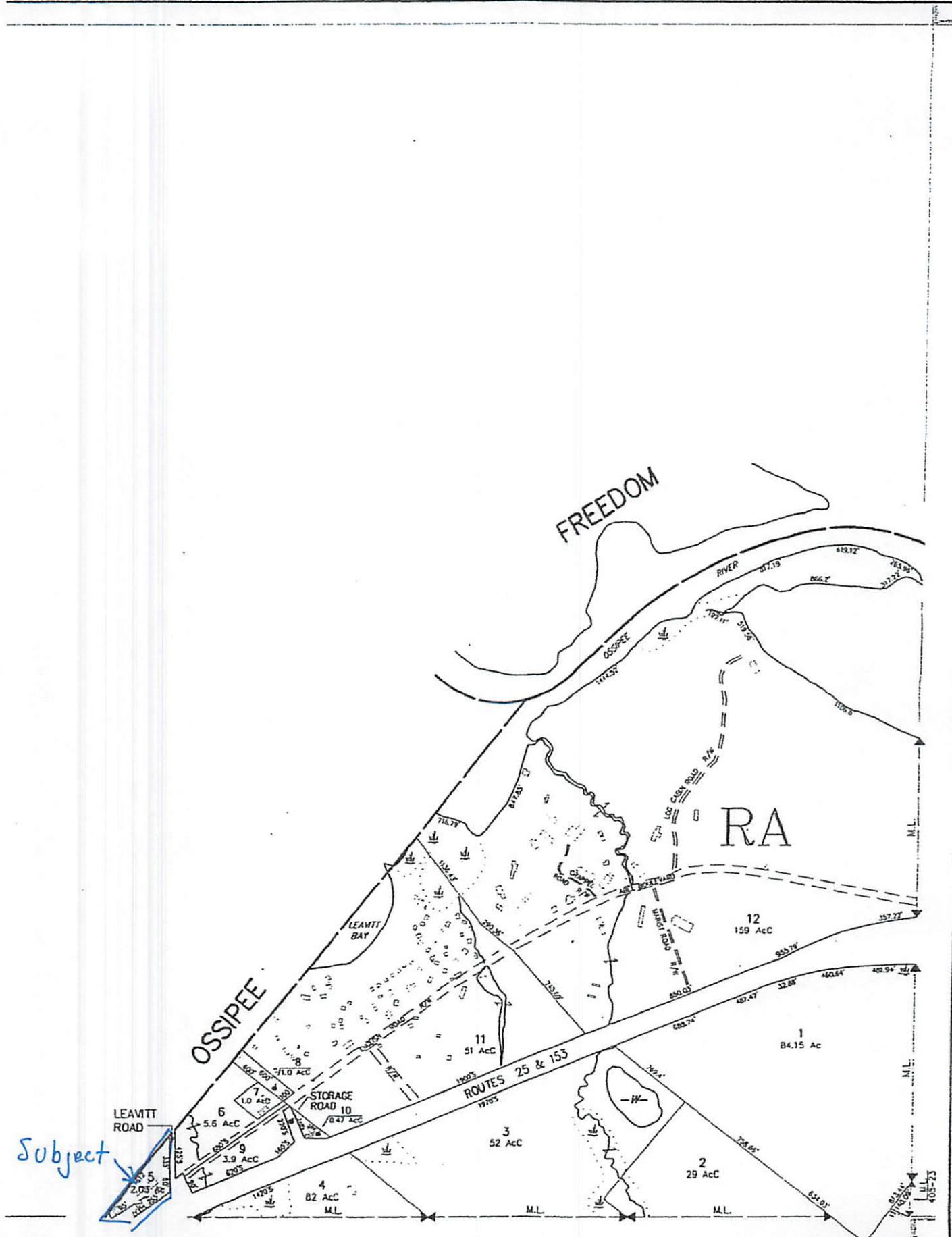
Sincerely,




Chad M. Hayes, P.E.
Oil Remediation and Compliance Bureau
Tel: (603) 271-0686
Fax: (603) 271-2181
Email: Chad.Hayes@des.nh.gov

Enclosures: Closure Notification Form
 UST Registration Form

cc: Effingham Fire Chief
 Christopher P. Williams P.E., PLLC
 Mark Winslow, Marwin Construction, Inc.
 Corey Rousseau, NHDES



PROPERTY LOT NO. WAY/ACCESS OWNERSHIP	SCALE 1" = 400' FEET 0 200 400 800 1200 METERS 0 100 200 300 REVISED TO: APRIL 1, 2006	PROPERTY MAPS EFFINGHAM NEW HAMPSHIRE	INDEX DIAGRAM 	MAP NO. 401
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Parcel ID: 000401 000005 000000 (CARD 1 of 2)
Owner: BFM REALTY, LLC
Location: 41 NH ROUTE 25
Acreage: 2.030

General

Valuation		Listing History	
Building Value:	\$112,900	List Date	Lister
Features:	\$47,200	09/28/2016	JDVL
Taxable Land:	\$93,000	09/15/2016	INSP
		09/16/2014	JBVM
Card Value:	\$253,100	06/30/2010	DMVL
Parcel Value:	\$378,100	12/15/2005	CMPM
Review and Pay Property Taxes Online			

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

Zone:

Neighborhood and Use:

2.000 AC
01 - RA RURAL AGRI
AVERAGE
COM/IND

Site:

Driveway:

Road:

AVERAGE
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	
			<i>i</i>							<i>i</i>	<i>i</i>			

Building

1.00 STORY FRAME STORE Built In 1991

Roof:

Exterior:

Interior:

Flooring:

Heat:

GABLE OR HIP
ASPHALT
CLAP BOARD
DRYWALL
PLYWOOD PANEL
LINOLEUM OR SIM
OIL
FA DUCTED

Bedrooms:

Bathrooms:

Extra Kitchens:

Fireplaces:

Generators:

AC:

Comm. Wall Factor:

Comm Wall:

0
1.0
0
0
0
NO
100
WOOD

Quality:

Size Adj.

Base Rate:

Building Rate:

Sq. Foot Cost:

Effective Area:

Gross Living Area:

Cost New:

AVG
0.9939
60.00
0.9144
54.86
2,312
2,176
\$126,836

Depreciation

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

Printed on 03-12-21

parcel ID: 000401 000005 000000 (CARD 2 of 2)
owner: BFM REALTY, LLC
location: 39 NH ROUTE 25
address:

General

Valuation		Listing History	
Building Value:	\$125,000	List Date	Lister
Features:	\$0	09/28/2016	JDVM
Taxable Land:	\$0	09/15/2016	INSP
		09/16/2014	JBVM
Card Value:	\$125,000 ?	10/02/2006	MAIL
Parcel Value:	\$378,100	12/15/2005	CMPM
Review and Pay Property Taxes Online			

Notes: LAUNDROMAT; 2 RENTALS ;PER STORE CLERK APTS = 1 BDRM, 1 BATH EACH; LAUNDRY= 1 BATH=3 TOTAL BATHS; 9/14
NO 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
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2007	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300
2006	\$336,200	\$54,600	\$67,500	Cost Valuation	\$458,300

Notes
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

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

Depreciation

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

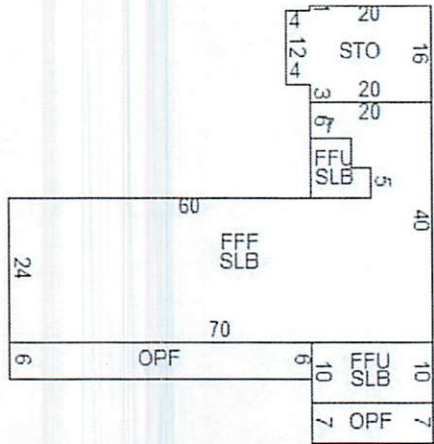
atures

here Are No Features For This Card

hoto



etch



Code	Description	Area	Eff Area	GL Area
SLB	SLAB FOUNDATION	2,200		0
OPF	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



Aerial View



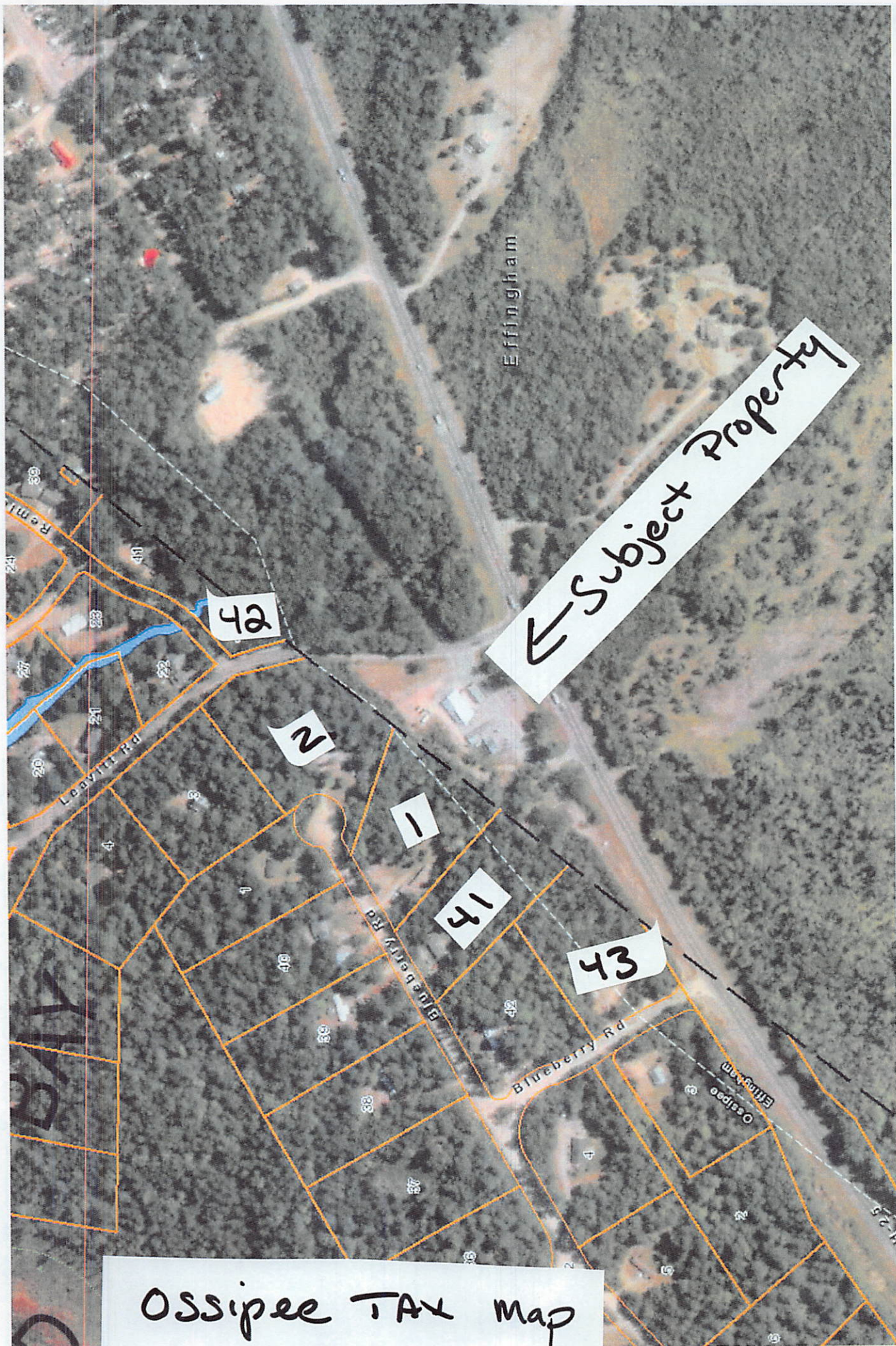
Existing Sign



Existing Sign



Existing Sign



Ossipee TAX Map

Mark McConkey
10 CLOVER LANE #1
FREEDOM, NH 03836
6035208275

5630

54-42/117

4/14 20 21

Pay to the
Order of Town of Effingham

\$ 308.00

Three - Hundred dollars & 00/100 cents - ~ Dollars



Security
Features
Details on
Back.

Northway
West Ossipee New Hampshire

For Meema LLC Site Plan Review

AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE

MP

⑆011700425⑆

⑈5353513⑈5630

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



Mark McConkey
10 CLOVER LANE #1
FREEDOM, NH 03836
6035208275

5631

54-42/117

4/14 20 21

Pay to the
Order of Carroll County Registry of Deeds \$ 25.00

Twenty-Five Dollars & 00/100 cents ————— Dollars



Security
Features
Details on
Back.

Northway
West Ossipee New Hampshire

For Meena LLC SPR LCHIP Fee

MP

⑆011700425⑆

⑈5353513⑈5631

ENDORSE HERE

X

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