

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 Setback:	STORE	APARTMENTS
Building Area <u>4,572 SQ'</u> sq ft	Front Yard	<u>91.87'</u> ft	61.24'
Green Area <u>9,644.58 SQ'</u> sq ft	Rear Yard	<u>98.21'</u> ft	75.35'
Paved Area <u>20,562.15 SQ'</u> sq ft	Side Yard: Right	<u>75.19'</u> ft	163.41'
	Left	<u>231.32'</u> ft	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' +/-
Apartment: 114.30' +/- Number of Seats (where applicable) TAKEOUT ONLY

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
Mark & Jacob
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	Tax Map #	Lot #
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	4709 4709 ⁴⁷⁰⁹ 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 VEGITATION 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,

A handwritten signature in black ink, appearing to read "H. C. C. C.", is written over the "Respectfully submitted," text.

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

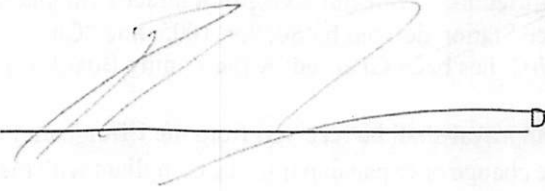
Representations made by my agent may be accepted as though made by us personally and I understand that I am bound by any official decision made on such representations.

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 read 'Pankaj Garg', is 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

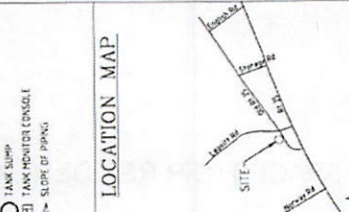
TOTAL SPACES REQUIRED: 13 SPACES

TOTAL SPACES PROVIDED: 25 SPACES

GENERAL NOTES FOR LIST FACILITIES:

- [illegible]

WATER NOTES

[illegible]

JUST SITE PLAN

Locality _____

FACILITY

Wingham NH 03882

OWNER

7977 BOX 2262
COLUMBIA MS 39206-2262

ENGINEER

Foretown, VT 05860

CONTRACTOR

27 Gray Road

1/15/20

WEST • 92-7

2001



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

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

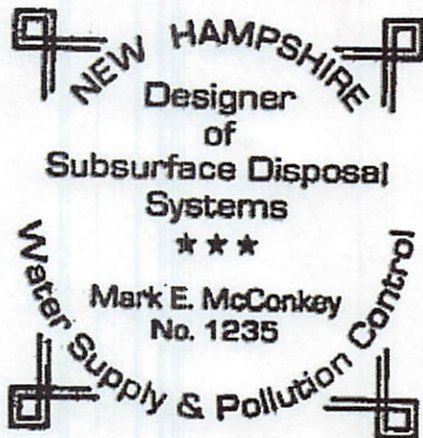
Mark E. McConkey

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", is written to the right of the professional seal.

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.

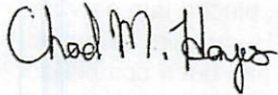
Ramco LLC
NHDES Site #199603023, UST Facility ID #0113566
February 23, 2021
Page 4 of 4

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.

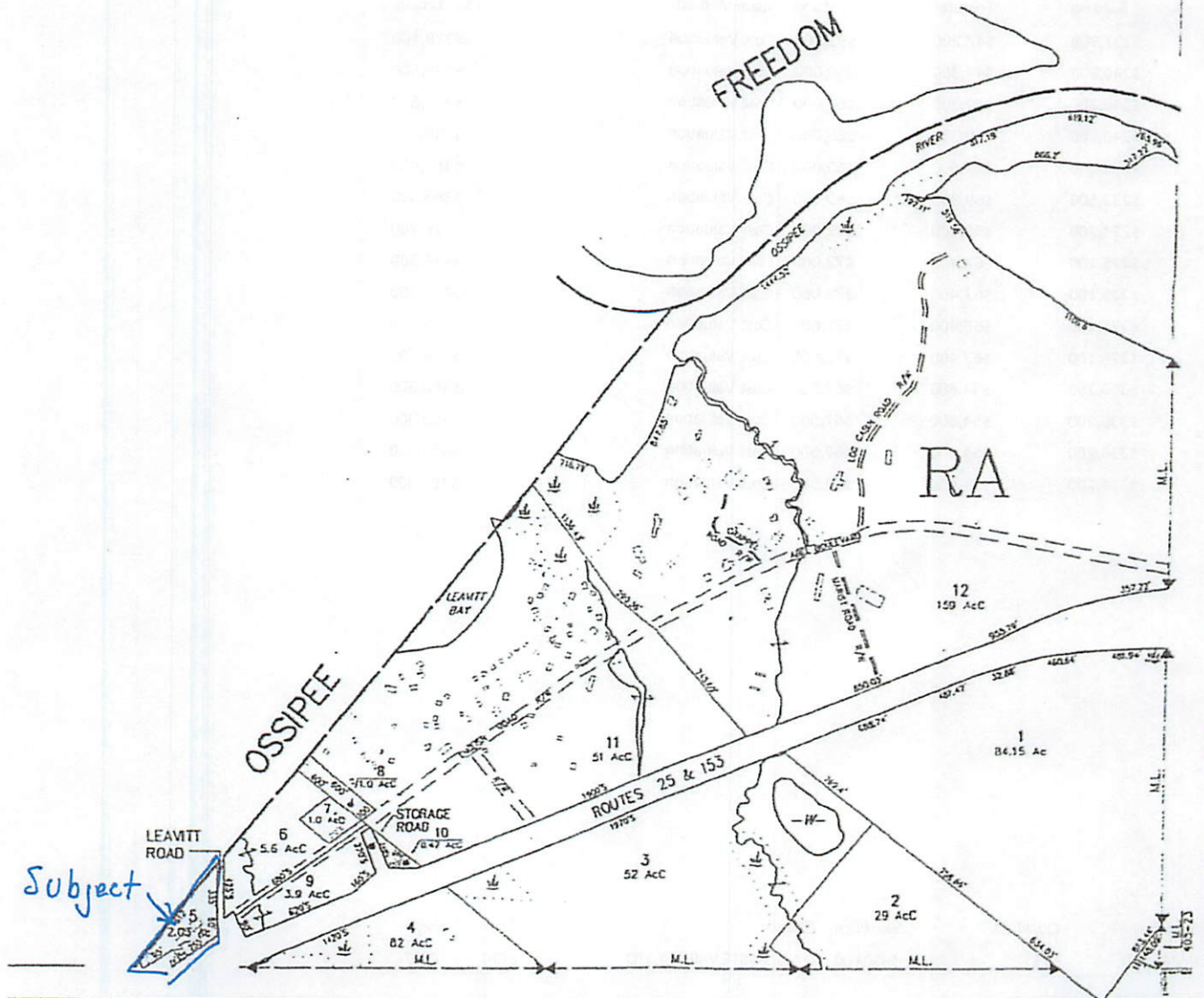
Sincerely,



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

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



PROPERTY FOR LOT NO. ① WAY/ACCESS OWNERSHIP S.	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
 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

Zone: 01 - RA RURAL AGRICULTURE
 Neighborhood: AVERAGE
 and Use: COM/IND
 Site: 01 - RA RURAL AGRICULTURE
 Driveway: AVERAGE
 Road: 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
Exterior:	ASPHALT	Bathrooms:	1.0	Size Adj.	0.9939
	CLAP BOARD			Base Rate:	60.00
Interior:	DRYWALL	Extra Kitchens:	0	Building Rate:	0.9144
	PLYWOOD PANEL	Fireplaces:	0		
Flooring:	LINOLEUM OR SIM	Generators:	0	Sq. Foot Cost:	54.86
		AC:	NO	Effective Area:	2,312
Heat:	OIL	Comm. Wall Factor:	100	Gross Living Area:	2,176
	FA DUCTED	Comm Wall:	WOOD	Cost New:	\$126,836

Depreciation

Normal GOOD	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



68	68	68
FFF	FFF	68
SLB	SLB	68
68	68	68
OPF	OPF	68
68	68	68

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
 Acres:

General

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

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

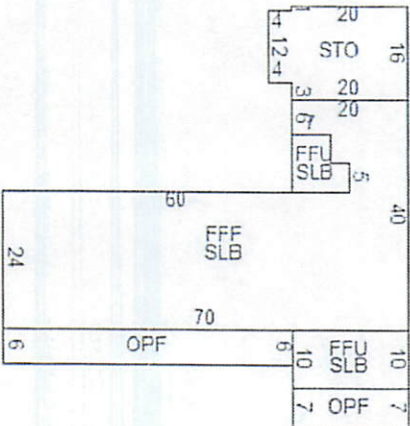
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here Are No Features For This Card

hoto



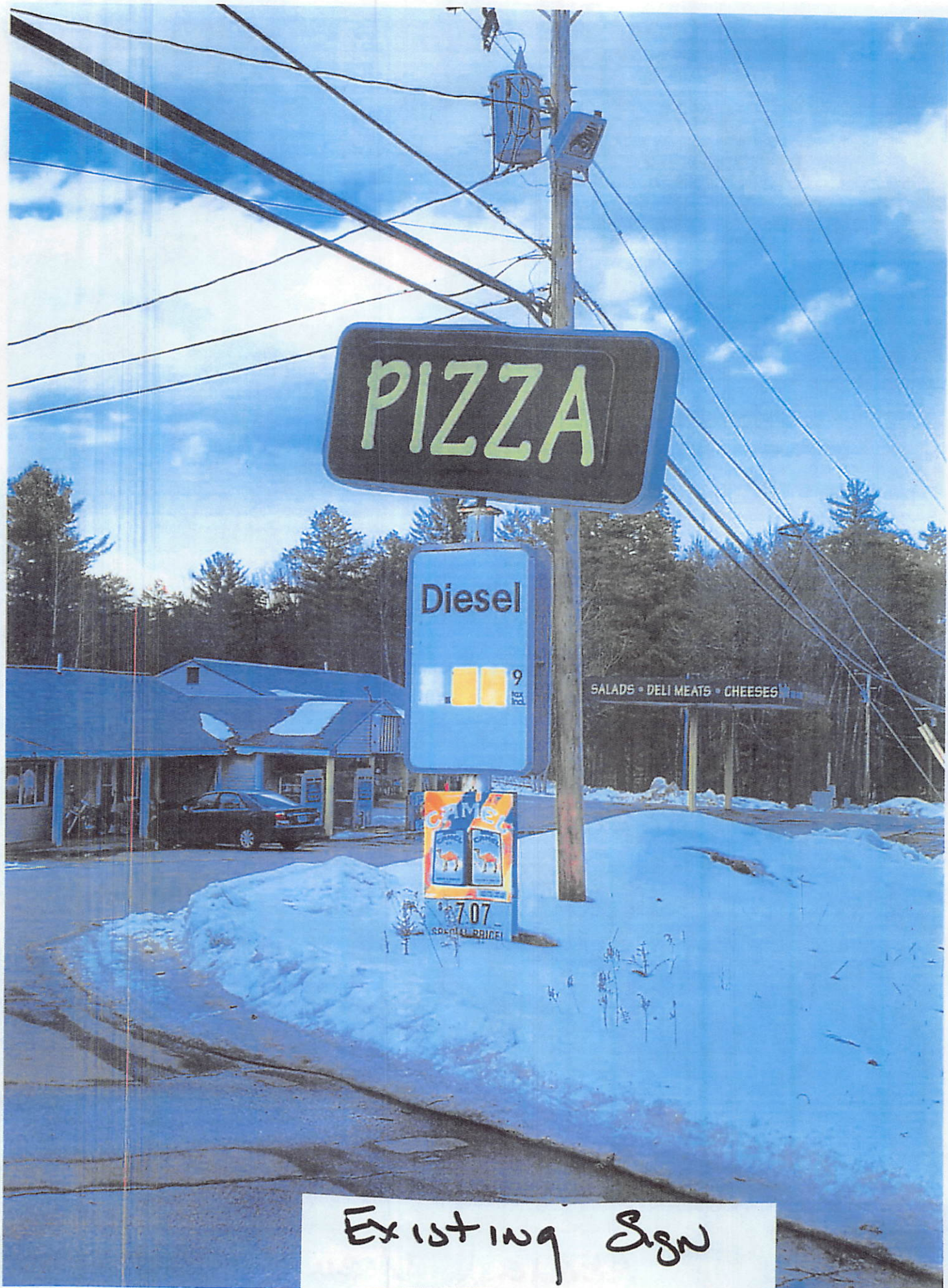
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Code	Description	Area	Eff Area	GL Area
SLB	SLAB FOUNDATION	2,200		0
OPF	OPEN PORCH	440	110	0
FFU	FST FLR UNFIN	285	143	0
STO	STORAGE AREA	368	92	0
FFF	FST FLR FIN	1,915	1,915	1,915
Totals			2,260	1,915



Aerial View

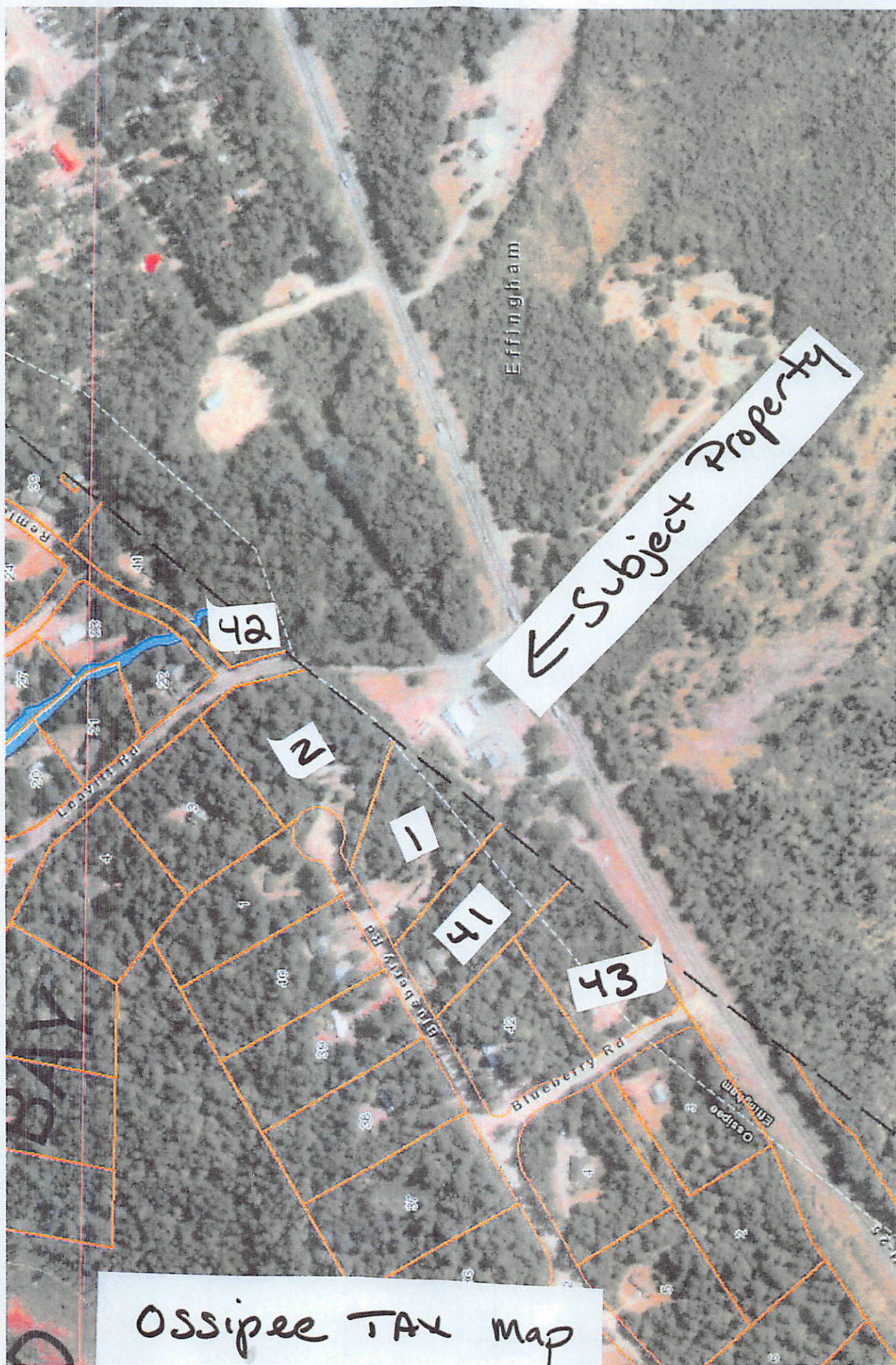


Existing Sign





Existing Sign



5630

54-42/117

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

4/14 2021

Pay to the
Order of Town of Effingham

\$ 308.00

Three - Hundred dollars & 00/100 cents

Dollars



Security
Features on
Back

Northway
West Ossipee New Hampshire

Mark

For Moon LLC Site Plan Review

⑆0⑆⑆700⑆25⑆⑆53535⑆3⑆⑆5630

MP

GUARDIAN SAFETY YELLOW

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

5631

54-42/117

4/14 20 21

Pay to the Order of Cassell County Registry of Deeds

\$ 25.⁰⁰

Twenty-Five Dollars & ⁰⁰/₁₀₀ cents Dollars

Security
Details on
Back.



Northway
West Ossipee New Hampshire

For Northway LLC SPR LCHIT Fee

⑆0⑆⑆700⑆25⑆⑆5353513⑆5631

MP

GUARDIAN SAFETY® YELLOW