


## Chesterfield Zoning Board of Adjustment Variance Application Checklist


ITEM	REQUIRED	SUBMITTED
1. Completed Application and packet. Signed by owner(s)	X	x
2. Abutters list with envelopes, certified postage, and labels	X	x
3. Payment of Application and Notification Fees	X	x
4. Property Tax Sheets ( <a href="http://gis.vgsi.com/chesterfieldnh/">http://gis.vgsi.com/chesterfieldnh/</a> )	X	x
5. Computed existing & proposed lot coverage including % lot area of structure & impermeable surfaces	X	x
6. Eight hard copies of entire packet including 11" X 17" plans	X	x
7. Digital copy of entire signed packet and plans	X	x
8. Elevation drawings for all proposed structures including critical dimensions	X	x
9. One or more 18" X 24" or larger copies of plot plan	X	x
10. Signed permission for Site Visit	X	x
11. Letter authorizing another individual to present application		x
<b>PLOT PLAN CHECKLIST</b>		
A. Eight 11" X 17" paper, one 18" X 24" paper, and one digital plot plan as noted above, signed & dated.	X	X
B. Name and signature of preparer	X	x
C. Plan prepared by NH licensed surveyor including signature, date, and professional seal when any dimensional relief is requested	X	X
D. Owners of record (include deed)	X	x
E. Scale, North Arrow, and date on plan	X	x
F. Tax map and lot number (include copy of map separate sheet) <a href="https://chesterfield.nh.gov/tax-maps/">https://chesterfield.nh.gov/tax-maps/</a>	X	X
G. Street Address	X	x
H. Zoning District where property is located	X	x
I. Lot lines with dimensions and any bounding streets and their right of way and widths or elevations	X	x
J. Lot line setbacks as per Zoning District	X	x
K. Location and dimensions of all existing and proposed structures. Must be distinguishable	X	X
L. Dimensions for all existing and proposed setback encroachments. Must be distinguishable	X	X
M. Indications of the direction(s) of proposed surface run off where earth disturbance is proposed	X	X
N. Other site features as may be present including but not limited to utilities, septic system, well, driveways, existing easements, streams, wetlands, buffer zones, exposed ledge, accessory structures, parking areas, location and dimensions of existing or required service areas, buffer zones, landscaped areas, recreation areas, safety zones, signs, rights-of-way, streams, drainage, easements, and any other requirements	X	X
<b>If Required</b> -Elevations, curb heights and contours. Location and numbering of parking spaces and lanes with their dimensions. Indicate how required parking spaces are computed <b>Dimensions</b> and directions of traffic lanes and exits and entrances		

Signature  Print James P Phippard/Agent Date 9-28-2020  
 Signature \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

**Application Review** The Zoning Clerk, or in his/her absence, the Chairman of the ZBA or the Chairman's designee shall review all ZBA applications to determine whether all requirements for filing have been met (whether all required forms have been fully completed and all items on the checklists have been signed and submitted). If such person determines that an application is complete it will be placed on the agenda for consideration and hearing by the ZBA at a regularly scheduled public meeting. If an application is determined to be incomplete, it will not be scheduled for public hearing. Incomplete applications will be returned to the applicant with an explanation of the outstanding items. Such decisions regarding incomplete applications may be appealed as a decision of an administrative official under RSA674:33, 1 (a). Applications filed and deemed incomplete will experience delay. To avoid delay applicants are strongly encouraged to file the application well in advance of the deadline. Doing so provides an opportunity for an administrative review of completeness and an explanation of outstanding items, if any. Filing an application well in advance of a deadline allows an applicant to address application deficiencies prior to the deadline, thus avoiding delay.

**Approvals Required for both Land Use Boards** In instances where Special Exception is required of projects which are subject to site plan approval by the Planning Board the Conditional Approval Notice of Decision from the Planning Board shall be filed with the ZBA as part of any application for Special Exception. Example GS precision <https://chesterfield.nh.gov/wp-content/uploads/2018/09/ZBA-August-14-2018.pdf>

I have read the above instructions and understand that it is my responsibility to ensure all information I submit is accurate and complete.

Signature  Print James P Phippard / Agent

Date 9-28-2020

Signature \_\_\_\_\_ Print \_\_\_\_\_

Date \_\_\_\_\_



**Chesterfield Zoning Board of Adjustment**  
**Application for Variance**

A variance is requested from Article V Section 503.1 of the zoning ordinance to permit construction of a new house in place of an existing house which is a non-conforming structure on a non-conforming lot. The new house will expand the area and volume and will result in a reduction to total lot coverage.

Facts supporting this request:

SEE ATTACHED

1 The variance is not contrary to the public interest because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The variance will not be contrary to the spirit and intent of the ordinance because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Substantial justice is done because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The variance will not diminish the values of surrounding properties because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Literal enforcement of the ordinance would result in unnecessary hardship-

A) Because of the special conditions of the property that distinguish it from other properties in the area:

a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AND** b) The proposed use is a reasonable one \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B) If the criteria in subparagraph A are not established**, an unnecessary hardship will be deemed if and only if owing to the 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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List any prior variance requests for this property including date regardless of owner \_\_\_\_\_  
\_\_\_\_\_

Applicant(s) signature(s) James P. [Signature] AGENT Date 9.28.2020

**Application for Variance, Tax Map 5B Lot A-5**

A variance is requested from **Article V, Nonconformities, Section 503.1, Expansion** of the zoning ordinance to permit construction of a new house in place of the existing house on Tax Map 5B A-5. The new house will be located toward the rear of the lot and will comply with all building setbacks. The new house will create less than 10% building lot coverage. Total impermeable lot coverage will decrease from 22.8 % to 21.8 % lot coverage where 20% is the maximum impermeable lot coverage permitted. The footprint of the house will expand from 1502 sf (5.5% lot coverage) to 2775 sf (9.99% lot coverage). The number of bedrooms (3) remains the same.

**Background:** This is a 0.64 acre lot owned by Lyle Foley and William P. Manter. It is an existing non-conforming lot due to lot size, lot frontage, impermeable lot coverage and building setbacks. This proposal will make the property more conforming by meeting the required building setbacks and by reducing lot coverage.

	<b>REQUIRED/ PERMITTED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ZONING STATUS</b>
<b>MINIMUM LOT SIZE</b>	2 ACRES	0.64 ACRES 27,780 sf +/-	SAME	N/C
<b>MINIMUM FRONTAGE</b>	200 FEET	50 FEET	SAME	N/C
<b>BUILDING COVERAGE</b>	10 %	1666 SF = 6.0%	2775 SF = 9.99%	CONFORMING
<b>BUILDING HEIGHT</b>	35'	30'-10" 21,067 CF	28'-10" 58,320 CF	CONFORMING
<b>IMPERMEABLE LOT COVERAGE</b>	20%	6181 SF = 22.2%	6058 SF = 21.8%	MORE CONFORMING
<b>BUILDING SETBACKS</b>	50' ROAD  .50' LAKE 20' SIDE 20' REAR	20' Rt. 63  58' LAKE 0'SIDE 80' REAR	191' Rt. 63 & 50' OLD COUNTY RD 229' LAKE 25' SIDE 35' REAR	CONFORMING

**Facts supporting this request:**

**1. The variance is not contrary to the public interest because:**

It is in the public interest to allow changes to a property which will improve property values and result in making the property more conforming to the zoning ordinance. The Manters wish to replace the existing seasonal cottage with a new year-round single family home to become their primary residence. As their primary residence, they are designing a home which will allow them to age in place, provide adequate space for storage and to help provide a good quality of life. At the same time, they are taking several measures to protect the quality of water at Spofford Lake.

The new home would be built toward the rear of the lot, approximately 229 feet

from the lake. This will allow stormwater runoff from the house site to be directed to grassy swales and level spreader/infiltration areas on-site. This will reduce and clean stormwater runoff leaving the site before it can enter Spofford Lake.

The new house location and removal of the existing cottage will greatly improve the views of the lake from the neighboring properties. It will also improve the privacy for the neighbors as the existing cottage is only 10 feet from the neighbor's cottage to the north and 25 feet from the neighbor's cottage to the south. The new house will be 55 feet from the closest cottage.

A new septic system would be built at the rear of the lot approximately 270 feet from the lake. This will replace an existing holding tank which is located approximately 100 feet from the lake and 30 feet from an existing neighbor's well to the south. The new septic system will be over 130 feet from the nearest well. It will remove a potential threat to the lake water quality and provides for safe treatment of wastewater.

This proposal protects the public interest and improves conditions on this lot and for the abutting properties.

**2. The variance will not be contrary to the spirit and intent of the ordinance because:**

The spirit of the ordinance in this case is to prevent overcrowding, to protect the water quality of Spofford Lake, and to protect views of the lake for the public and for abutting properties. This proposal will remove an existing non-conforming septic system (a holding tank) and replace it with a State approved septic system, further from the lake and further from existing drinking water wells on the adjacent lots.

The new house is less than 10% of the lot area which complies with the zoning requirement. The new house will be lower than the existing house by 2'. The new house location provides greater separation between neighboring buildings and opens up the views of the lake from the abutting properties. This proposal results in the property becoming more conforming to the zone requirements for building setbacks and for lot coverage. This proposal is not contrary to the spirit of the ordinance.

**3. Substantial justice is done because:**

Granting the variance will allow the construction of a new home which will improve the value of this property and improve the values of the neighboring properties. It will improve the views of the lake from the neighboring properties. It will improve the quality of stormwater runoff from this site and will reduce the amount of runoff entering the lake. It will benefit the public by helping to protect groundwater quality and water quality in the lake. This proposal meets the spirit and intent of the ordinance without negative impacts to the public or to adjacent properties. Substantial justice is done by granting the variance.

**4. The variance will not diminish the values of surrounding properties because:**

Granting the variance will have no negative impact to surrounding property values. It will improve views to the lake for abutters, it will not add occupancy; it will not result in increased traffic; it will not result in increased runoff; and it will not increase septic loading on the property. It will increase separation between buildings and improve the privacy for the neighbors. It will enhance the value of this property and will help to maintain and enhance property values of the nearby properties.

**5. Literal enforcement of the ordinance would result in unnecessary hardship.**

**(A) Because of the special conditions of the property that distinguish it from other properties in the area:**

**(a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of the provision to the property.**

The purpose of the ordinance provision is to prevent overcrowding, protect the views of the lake from abutting properties and limit expansion that would be a detriment to abutting landowners and to Spofford Lake. This proposal will result in the property becoming more conforming to the zoning ordinance by complying with building setbacks, building lot coverage and reducing total lot coverage. It will also improve views of the lake from the abutting properties by relocating the house to the rear of the lot. It will improve stormwater runoff conditions by installing stormwater collection and infiltration areas. It will remove the septic holding tank and replace it with a State approved septic system away from the lake and the existing wells on the neighbors' lots.

The proposed house location is approximately 229 feet from the lake and is the best location on the lot for the protection of groundwater and Spofford Lake water quality. The proposed new house is less than 10% lot coverage and meets the required building setbacks.

The total lot coverage on this lot includes a gravel driveway which provides access to six neighboring lots. 1886 sf of lot coverage, or 6.8% of the total lot coverage is for the driveway to the other lots. The neighbors have deeded rights to use this gravel driveway for their access, so it is not possible for the owner to remove or reduce this lot coverage. This results in a special condition for this property distinguishing it from other properties in the area.

Due to the conditions of the property, strict application of the ordinance would not advance the purposes of the ordinance in any fair or substantial way and would result in an unnecessary hardship for the owners.

**And**

**(b) The proposed use is a reasonable one.**

The proposed new house complies with the allowed building lot coverage and meets all building setbacks. It will help to protect groundwater quality, and the water quality for Spofford Lake. It is fair and reasonable to approve the variance to allow the property to become more conforming to zoning requirements and to protect the water quality of Spofford Lake.

**(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, owing to the 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.**

This property contains a right of way (a gravel driveway) which provides deeded access to six other properties. The gravel driveway creates an additional 1886 sf of lot coverage which is 6.8% of the lot area. The applicant cannot reduce this gravel coverage since it is

the only access to the other properties. This results in a unique condition which distinguishes this property from most other properties. It is not possible for the applicant to have a reasonable use of his property and comply with the 20% lot coverage requirement when 6.8% of the lot coverage is controlled by the neighboring properties. A variance is necessary for the proposed use under these unique circumstances.



# Chesterfield Zoning Board of Adjustment

## Abutters List

### See Attached

Name \_\_\_\_\_  
Address \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_

Map & Lot # \_\_\_\_\_

Map & Lot # \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_

Map & Lot # \_\_\_\_\_

Map & Lot # \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_

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Address \_\_\_\_\_

Map & Lot # \_\_\_\_\_

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Map & Lot # \_\_\_\_\_

Map & Lot # \_\_\_\_\_

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Address \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_

Map & Lot # \_\_\_\_\_

Map & Lot # \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_



*ABUTTERS TO MAP 5B-A5*

5B A5,5B B3, 5B A3,5B B5

Lyle A Foley  
William P Manter  
178 Main Street  
Boylston MA 01505

5B B2, 5B A2

Jack W Medford & Lois A Bradstreet  
PO Box 85  
4370 Tanyard Road  
Clifton Ohio 45316

SVE Associates

PO Box 1818  
Brattleboro VT 05302-1818

5B A10,5B B9

Heermann Revocable Trust  
Karl & Katherine Heermann Trustees  
3962 Melting Snow PL  
Dumfries VA 22025

4A C10.1

David S & Amy R Perlman  
11811 NW 5<sup>th</sup> Street  
Plantation FL 33325

David A Mann, Surveyor

3 Greenbriar Road  
Keene NH 034331

5B B6, 5B A7

Matthew & Melanie A Jangro  
9407 Spring Water Path  
Jessup MD 20794

5B A6

David P & Doreen A Barnofski  
134 Stonegate Rd  
Southington CT 06489

5B A8, 5B B7

Jonathan M Andresen  
42 Montauk Dr  
Vernon CT 06066

4A C15

Hertford Family Revocable Trust  
831 Route 63  
Spofford NH 03462

4A C18

Guiltinan Living Trust  
Matthew & Cynthia Guiltinan Trustees  
162 Pinnacle Springs Road  
Chesterfield NH 03443

5B B4, 5B A4,5B B5.1

Darius & Tammy Kowalski  
147 Adrian Avenue  
Newington CT 06111

5B A1

Jill Diesl  
PO Box 92  
Spofford NH 03462-0092

5B A9,5B B8

Jozefa B Johnson Trust  
59 Maple Ave Apt 2  
Keene NH 03431

Brickstone Land Use Consultants

185 Winchester Street  
Keene NH 03431

Sampson Architects

103 Roxbury Street Suite 206  
Keene NH 03431

### 873 ROUTE 63

**Location** 873 ROUTE 63

**Mblu** 5/B A005/ / /

**Acct#**

**Owner** FOLEY LYLE A

**PBN**

**Assessment** \$176,600

**Appraisal** \$176,600

**PID** 515

**Building Count** 1

#### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$56,500	\$120,100	\$176,600
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$56,500	\$120,100	\$176,600

#### Owner of Record

**Owner** FOLEY LYLE A  
**Co-Owner** MANTER WILLIAM P  
**Address** 178 MAIN STREET  
 BOYLSTON, MA 01505

**Sale Price** \$269,933  
**Certificate**  
**Book & Page** 2912/ 341  
**Sale Date** 07/21/2015  
**Instrument** 00

#### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FOLEY LYLE A	\$269,933		2912/ 341	00	07/21/2015
PAIGE SR RONALD & PAMELA E	\$80,000		1622/ 648	00	11/14/1997
STEPHENS GEORGE E & DOUGLAS R	\$0		1041/ 621		08/02/1983
STEPHENS GEORGE & MARJORIE	\$0		671/ 100		07/01/1960
	\$0				

#### Building Information

**Year Built:** 1896  
**Living Area:** 1,001  
**Replacement Cost:** \$67,905  
**Building Percent Good:** 61  
**Replacement Cost Less Depreciation:** \$41,400

**Building Layout**



([http://images.vgsi.com/photos/ChesterfieldNHPhotos/Sketches/515\\_541.jpg](http://images.vgsi.com/photos/ChesterfieldNHPhotos/Sketches/515_541.jpg))

Building Attributes	
Field	Description
Style	Camp
Model	Residential
Grade:	Average +10
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Board & Batten
Roof Structure:	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plywood Panel
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Old Style
Kitchen Style:	Modern
Color	GREY

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	517	517
TQS	Three Quarter Story	484	484
FEP	Porch, Enclosed, Finished	72	0
FSP	Porch, Screen, Frame	328	0
		1,401	1,001

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
HRTH	HEARTH	1 UNITS	\$600	1

**Land**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			576 S.F.	\$14,500	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$45,200	\$120,100	\$165,300
2015	\$45,200	\$120,100	\$165,300
2014	\$45,200	\$120,100	\$165,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$45,200	\$120,100	\$165,300
2015	\$45,200	\$120,100	\$165,300
2014	\$45,200	\$120,100	\$165,300

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## Chesterfield Zoning Board of Adjustment

### Building Coverage Calculation Sheet

(To be completed by homeowner, licensed architect, or engineer only)

Map 5B Lot A-5

Property Address 873 ROUTE 63

SPOFFORD NH

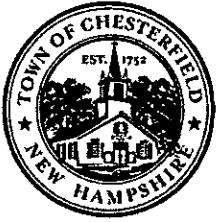
Select one (or more if property is in two zones) of the following:

Zone R, R/A, V and Lake District: Building coverage shall not exceed ten percent (10%) of the area of a lot (B). Total impermeable coverage (including building coverage) shall not exceed twenty percent (20%) of the lot (C).

Zone O/R/S District: Building shall not exceed twenty (20%) of the area of a lot (B). Total impermeable coverage (including building coverage) shall not exceed fifty percent (50%) of the lot (C).

Zone C/I District: Building shall not exceed fifty (50%) of the area of a lot (B). Total impermeable coverage (including building coverage) shall not exceed seventy percent (70%) of the lot (C).

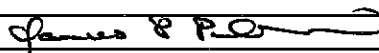
**The following page contains the worksheet for calculating building/structure lot coverage as well as total impermeable lot coverage and percentage. Please take special care to assure accuracy.**

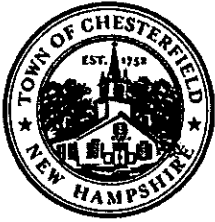


## Chesterfield Zoning Board of Adjustment

### Building Coverage Calculation Sheet

(To be completed by homeowner, licensed architect, or engineer only)

	Original	Proposed
<b>Total square footage of lot*</b>	A 27780	A 27780
Structures within the property line		
Existing SF of house (including porches, steps, attached garage)	1054	2775
SF of detached garage	592	
SF of decks, raised patios, etc.		
SF of pool measured from exterior walls		
SF of shed(s)	20	
SF of A/C units, generators/pads, etc.		
SF of driveway		
SF swimming pool		
Other		
<b>Total square footage of buildings/structures</b>	B 1666	B 2775
Ratio of building/structure to lot (B/A) percentage X100	6.0%	9.99%
Total building and impervious coverage		
<b>Total square footage of lot*</b>	A 27780	A 27780
Total building and impervious coverage		
SF of total buildings/structures (B)	1666	2775
SF of all pavers		
SF of all walkways	80	164
SF of all patios		
Other DRIVEWAY	4435	3119
Other		
Other		
Other		
<b>Total square footage of impervious surface</b>	C 6181	C 6058
Ratio of impervious surface to lot (C/A) percentage X100	22.2%	21.8%
<i>*Lot size is considered to be as recorded on the vision property sheets unless a signed, dated recorded surveyed property map is provided. <a href="http://gis.vgsi.com/chesterfieldnh/">http://gis.vgsi.com/chesterfieldnh/</a></i>		
The undersigned states that he/she completed the above building/structure and impermeable surface coverage calculations and represents that the figures are accurate.		
Signature(s):		
Names(s) Print:	JAMES P. PHIPPARD	
Date:	9-28-2020	



**Chesterfield Zoning Board of Adjustment**  
**Permission for Site Visit**

**This document must be signed by all landowners as listed on the deed(s)**

I/we Lyle A Foley and William P Manter as landowner(s) and/or Trustees of the land listed below, authorize the members of the Chesterfield Zoning Board of Adjustment, it's agents and assignee to enter the premises for purposes of site review in conjunction with the \_\_\_\_\_ Variance \_\_\_\_\_ application submitted on 9/28/2020. I/we further acknowledge that any site visit attended by a quorum of the Chesterfield Zoning Board of Adjustment constitutes a public meeting. Any such meeting shall be noticed and open to the non-board public. I/we authorize public access to the site under such circumstances where an onsite meeting is called for by the Chesterfield Zoning Board of Adjustment.

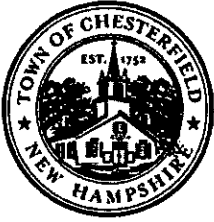
**Location of land:** 873 ROUTE 63 CHESTERFIELD NH

Map 5B Lot A-5

Map \_\_\_\_\_ Lot \_\_\_\_\_

Signature Lyle A. Foley Date 8-27-20  
Print Lyle A Foley

Signature William P Manter Date 8-27-20  
Print William P Manter



**Chesterfield Zoning Board of Adjustment**  
**Authorization form for Representation**  
**(Individual or Joint Owner)**

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, LYLE A FOLEY & WILLIAM P MANTER authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

JAMES P PHIPPARD / BRICKSTONE LAND USE CONSULTANTS LLC  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the Town of Chesterfield.

Lyle A. Foley  
*Signature of Owner*

William P. Manter  
*Signature of Joint/Co-owner*

Subscribed and sworn to (or affirmed) before me on this 8-27-20  
*Date*

by Lyle A Foley & William P Manter  
*Name of Owner*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Ann E. Quirk  
*Notary's Signature and Seal*

*My commission expires 03/07/2023*



Returned at desk  
to Lane; Bentley

Doc # 1505454 Jul 21, 2015 3:11 PM  
Book 2912 Page 0341 Page 1 of 3  
Register of Deeds, Cheshire County  
*Anna Z. Tilton*  
Anna Z. Tilton-Register of Deeds



STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
****4 Thousand 0 Hundred 49 Dollars		
DATE	AMOUNT	
07/21/2015	CH839104\$	****4049.00
VOID IF ALTERED		

KNOW ALL MEN BY THESE PRESENTS

THAT we, **Ronald W. Paige, Sr.** and **Pamela E. Paige**, husband and wife, of 873 Route 63, Spofford, County of Cheshire and State of New Hampshire 03462, for consideration paid, grant to **Lyle A. Foley and William P. Manter**, wife and husband, as joint tenants with rights of survivorship and not as tenants in common, of 178 Main Street, Boylston, MA 01505 with **WARRANTY COVENANTS**:

Two certain tracts of land, with the buildings thereon, situated in the Town of **CHESTERFIELD**, County of Cheshire and State of New Hampshire bounded and described as follows:

**TRACT I**: A certain tract of land, with the buildings thereon, situated in the Town of **CHESTERFIELD**, County of Cheshire and State of New Hampshire bounded and described as follows:

Commencing at an iron pin on the easterly side of NH Route 63 at the most northeasterly corner of the within conveyed premises and at the southeasterly corner of land now or formerly of Darius Kowalski, et al (See Vol. 2563, Pg. 867 of the Cheshire County Registry of Deeds);  
thence North 60° 58' 10" West, crossing NH Route 63 and being along land now or formerly of Darius Kowalski, et al, eighty-six and forty-nine hundredths (86.49) feet to an iron pipe at the southwesterly corner of land now or formerly of Darius Kowalski, et al and a the southeasterly corner of land now or formerly of David P. Barnofski, et al (See Vol. 2526, Pg. 663 and Vol. 2608, Pg. 538 of the Cheshire County Registry of Deeds);  
thence North 63° 27' 50" West sixty-three and ninety-seven hundredths (63.97) feet to an iron pipe;  
thence North 44° 00' East ten and ten hundredths (10.10) feet to an iron pipe;  
thence North 47° 08' 50" West twenty-three and nine hundredths (23.09) feet to an iron pin set;  
thence North 51° 05' 50" East forty (40) feet to an iron pin set;  
thence South 48° 54' 30" East nineteen (19) feet to an iron pin, the last five (5) courses being along land now or formerly of David P. Barnofski, et al;  
thence North 44° 57' East along other land of the within named Grantees and being property formerly of Buckley C. Pierstorff and Elizabeth M. Pierstorff, fifty (50) feet to an iron pipe;

thence North 62° 00' West, along land now or formerly of Jill Diesl, eighteen and forty-five hundredths (18.45) feet to an iron pin set at the northeasterly corner of land now or formerly of Darius Kowalski, et al (See Vol. 2563, Pg. 867 of the Cheshire County Registry of Deeds);

thence South 63° 30' West fifty-one and forty-seven hundredths (51.47) feet to an iron pipe;

thence North 59° 38' 50" West twenty-nine and seventeen hundredths (29.17) feet to an iron pin set;

thence North 63° 30' East fifty (50.0) feet to an iron pin set, the last three (3) courses being along land now or formerly of Darius Kowalski, et al;

thence North 62° 00' West one hundred twenty and three tenths (120.3) feet, more or less, to an iron pin at the northwesterly corner of the within conveyed premises;

thence South 38° 24' West forty-seven and one tenth (47.1) feet to a boulder at approximate angle of old road wall;

thence South 24° 08' West ninety-four and five tenths (94.5) feet to an iron pipe at the southwesterly corner of the within conveyed premises and at the northwesterly corner of John Jangro as Trustee of The Lake Place Trust (See Vol. 2431, Pg. 55 of the Cheshire County Registry of Deeds, the last two (2) courses being along the easterly side of Old County Road;

thence South 61° 21' East one hundred twenty-eight and three tenths (128.3) feet to an iron pipe said point also designated by a stake marked No. 7;

thence continuing in a southeasterly direction along the northerly line of The Lake Place Trust, down the hill and across NH Route 63 to an iron pin on the easterly side of NH Route 63;

thence in a northerly direction along the easterly side of NH Route 63 to the iron pin at the point of beginning.

Also conveying the right of way to and over the old road (a/k/a Old County Road) as described in deed from H.H. Goodrich, 2nd to W.E. Pellerin.

EXCEPTING AND RESERVING the rights of the State of New Hampshire in and to NH Route 63.

EXCEPTING AND RESERVING the rights of others to use in common with the within named Grantees the right-of-way as shown on the plans referred to below.

**TRACT II:** A certain tract of land situated in the Town of **CHESTERFIELD**, County of Cheshire and State of New Hampshire bounded and described as follows:

Commencing at an iron pipe on the easterly side of NH Route 63 and the most northeasterly corner of Tract I, above;

thence in a southeasterly direction along land now or formerly of Darius Kowalski, et al (See Vol. 2563, Pg. 867 of the Cheshire County Registry of Deeds) twelve feet, more or less, to a point in the natural high water mark of Spofford Lake;

thence southerly fifty (50) feet, more or less, on the lake shore to a stake marked No. 7;

thence in a northwesterly direction along land now or formerly The Lake Place Trust to an iron pin on the easterly side of NH Route 63;

thence in a northerly direction along the easterly side of NH Route 63 to the iron pin at the point of beginning.


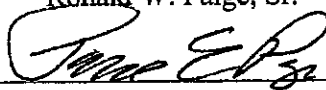
The above described premises are depicted on the following survey plans prepared by Roy K. Piper, Surveyor, and which plans are on file with the Historical Society of Cheshire County:

1. "Proposed Boundary Line Changes Between Land Owned by George Emery Stephens and Douglass Robert Stephens, Land owned By Richard Diesl, and Land Owned by Constance L. Jones - Chesterfield, New Hampshire" as surveyed on August 13, 1990 and bearing survey number V111, 583.

2. "Property Owned by Milton H. Jones, and Novella F. Jones and Property Owned by Constance L. Jones, Chesterfield, New Hampshire" as surveyed in July, 1990 and bearing survey number V1, 369.

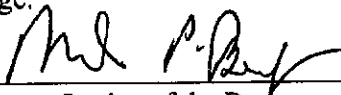
Being all of the same premises conveyed to Ronald W. Paige, Sr. and Pamela E. Paige by deed of George Emery Stephens and Douglas Robert Stephens dated November 14, 1997 and recorded in Vol. 1622, Page 648 of the Cheshire County Registry of Deeds.

Witness our hands this 21st day of July, 2015.

  
\_\_\_\_\_  
Ronald W. Paige, Sr.  
  
\_\_\_\_\_  
Pamela E. Paige

STATE OF NEW HAMPSHIRE, COUNTY OF CHESHIRE

The foregoing instrument was acknowledged, before me, this 21st day of July, 2015 by Ronald W. Paige, Sr. and Pamela E. Paige.

  
\_\_\_\_\_  
Justice of the Peace  
Printed Name: Michael P. Bentley  
My Commission Expires: 6/24/2020