TOWN OF ALSTEAD
ZONING BOARD OF ADJUSTMENT

NOTICE

You are hereby notified of the Public Hearing to be held on Monday, November 16, 2020 at 7:45 PM at the Alstead Municipal Offices concerning the request by Thomas Fredriksen of 19 Main Street, Alstead, NH for an Application for Special Exception concerning Article VII G 2 a iv Conversion of Existing Buildings to Multi-Family Use.

Applicant proposes to convert residential dwelling to a three-unit multi-family dwelling.

The property is located on 19 Main Street in Alstead, NH, Lot # 4, Tax Map #11.

Signed,

Melanie Marsden

Melanie Marsden, Administrative Assistant

Town of Alstead, New Hampshire
Zoning Board of Adjustment

APPLICATION FOR A SPECIAL EXCEPTION

FILE NO. _____
DATE FILED: _____

(Note: This form and all required information must be filed at least 21 days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at a regularly scheduled Zoning Board of Adjustment Meeting or at the Town Clerk's office or by mail to the Administrative Support Person of the Board and must be received 21 days before the meeting at which it is to be submitted.)

1. Name, mailing address and telephone number of applicant.
Thomas J. Fredriksen 19 Main st Alstead NH 603-209-3473

2. Name, mailing address and telephone number of owner of record if other than applicant.
SAME

3. Location of property (street address) 19 Main st Alstead N.H. 03602

4. Town of Alstead Tax Map 11 Lot Number 4 Zoning District Village

5. Description of property (area, dimensions, frontage, slopes, natural features and present use) 1 Acres
flat Lot with 85' Frontage, Blueberries, Raspberries, Peaches and a flat Yard

6. Proposed use 3 Unit Apartment.

7. Abutters: Attach a separate sheet listing the Town of Alstead Tax Map, Lot Number, Name and Mailing Address of all abutters, including those across a street, brook or stream. Names must be those of current owners as recorded in the Tax Records five (5) days prior to the submission of this application.

8. Include the required items on the attached checklist.

9. Applicant must pay all applicable Special Exception fees:

Application Fee (see Town of Alstead Schedule of Zoning Board of Adjustment Fees).....$85.00
Notice to each abutter, including owner and surveyor/agent/engineer/planner (pursuant to RSA676: 4(I)(d))...$6.75ea

Total ..... 6 X 7.00 = 42.00 + 85.00 = + 7@ ..... $ ~~127.00~~ 134@ +7@ 141@

The applicant and/or owner or agent, certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Zoning Board of Adjustment or the Town of Alstead in the final approval process of this request shall be borne by the applicant and/or owner.

"I hereby authorize the Alstead Zoning Board of Adjustment and its agents to access my land for the purpose of reviewing this request, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Alstead Ordinances and Regulations."

Date 10-26-2020

Owner _____
or Authorized Agent (with letter of authorization from Owner)

Note: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

APPLICATION FOR A SPECIAL EXCEPTION

Article VII G a iv

Description of proposed use showing justification for a special exception as specified in the zoning ordinance article G & section 2 iii. Conversion of Existing buildings to multifamily Provided the External Structure Remain the Same unchanged and Adequate off Street Parking Water, Sewer & disposal are provided

Explain how the proposal meets the special exception criteria as specified in Article VII Section G of the Town's Zoning Ordinance:

Criterion a - The proposed use is in an appropriate location by virtue of the adequacy of public roadways and the nature of surrounding development and land uses: Yes the Roads are Adequact And There are No Changes to the building

Criterion b – The granting of the Special Exception would not reduce the value of any other property in the area, nor otherwise be obnoxious, injurious or offensive to the neighborhood: Correct the Value will Remain the Same or Increase No Changes have been Made to the out side Structure

Criterion c – No nuisance or hazard to vehicles or pedestrians will result from the granting of the Special Exception: Correct - No Nuisance will Result from the Granting of this Special Exception

Criterion d – Adequate and appropriate facilities will be provided for the proper operation of the proposed use: Yes this is Adequate And Appropriate As this Property Remains Residential. No Changes have been Made to the out Side Structure.

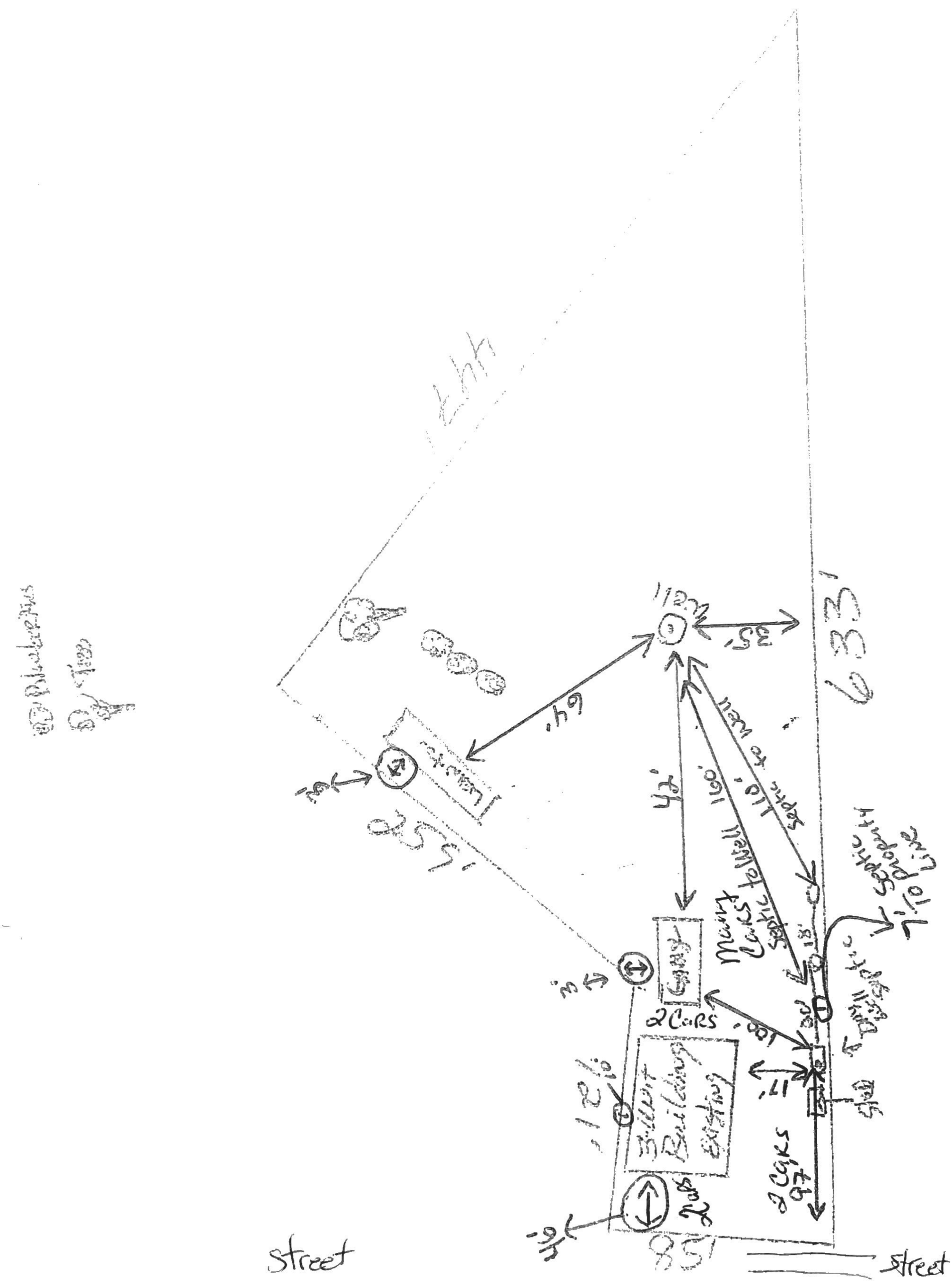
Criterion e – Additional reports or studies may be required by the Board including, but not limited to traffic; High Intensity Soil Survey; parking; stormwater, erosion and sediment control; and fiscal and environmental impact analyses (the Board to determine).

DigiSign Verified: 10637788-7ABD-4578-BD60-E1F7DEA01703

To Whom it MAY CONCERN, 10-26-20

I Thomas Frederiksen state that No Other Application exists. That this is the first Special Exception Application for 19 MAIN st. Alstead, NH 03602

Thomas F. Frederiksen 10-26-2020 9:02 AM EDT



Street
Street
158'
121'
155'
447'
633'
2 Labs
Built Building Existing
2 Cars
2 Cars 97'
17'
100'
Shed
Drill Septic
Many Cars
Septic to Well 100'
Septic to Well 110'
18'
7' To Septic Property Line
42'
64'
35'
Well
3'

Invoice

SEPTICPRO

Mailing Address:
PO Box 364
Keene, NH 03431

Toll Free: 1-855-44-FLUSH
(1-855-44-35874)

www.thesepticpro.com

PAID
01/08/2020

Date	Invoice #
1/8/2020	9897

Property Street	19 Main St
Property Town	Alstead
Property State	NH

Bill To

Tom Fredriksen
18 Main St
Alstead, NH 03602

Job No.	Terms	Project
20006	Due on receipt	

Qty	Item	Description	U/M	Rate	Amount
	Repair	Replaced the outlet baffle on the septic tank Completed on 1/7/20		250.00	250.00

Thank you for choosing SepticPro, we appreciate your business.

Payment due on receipt. Payments received after 7 days are subject to a LATE CHARGE of $50 plus 18% APR after 30 days. Credit Card payments are subject to a Credit Card surcharge of 5% of the payment.

Total	$250.00
Payments/Credits	-$250.00
Balance Due	$0.00

Confidential Inspection Report

LOCATED AT:
19 Main St
Alstead, NH 03602

PREPARED EXCLUSIVELY FOR:
Hannibal Handy

INSPECTED ON:
Wednesday, October 21, 2020

Inspector, Edward Higgins 00192
Norway Hill
Inspector Email eddiehigg708@gmail.com

STATE OF NEW HAMPSHIRE
EDWARD HIGGINS
License # 00192
SEPTIC SYSTEM EVALUATOR

Wednesday, October 21, 2020
Hannibal Handy
15 Mar St
Rutland, NH 03820

Dear Hannibal Handy

We have enclosed the report for the property inspection we conducted for you on Wednesday October 21, 2020 at

15 Mar St
Rutland, NH 03820

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- = Upgrade recommended, but not required
- = Maintenance may be required for this item and it should be put on a maintenance schedule

We thank you for the opportunity to be of service to you.

Sincerely

Inspector: Edward Higgins
Norway Hill

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Septic System

GENERAL CONDITIONS

1: The septic plans were not provided at the time of the this inspection. Further research is needed and our evaluation will be based on conditions found. Reportable items, or unknown components, may be discovered if the septic plans are located. A return trip will incur additional fees.

2: Changes in loading of the septic field can have an affect on the length of life. Increase in occupant loading can shorten the life and decreasing the occupant load can increase the life. Individual life styles can also have a positive or negative affect. These factors make estimating remaining life difficult and any reference to the life remaining do not take these factors into affect.

SEPTIC TANK

3: The tank levels were correct and the tank showed no signs of elevated levels. Septic tanks should be pumped every 2 to 3 years.

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LOCATION: The septic tank is located in the side yard

UPG 5: The septic tank is greater than 12 inches below the surface

A concrete riser was placed over top the center cover (bringing it pretty much to grade level), however the inlet and outlet covers both lack one.

While normal maintenance of the system (ie pumping) typically only requires accessing the center cover, ideally all access points to the tank should still be less than a foot from grade level.

MNT 6: The inlet portion of the septic tank is located underneath a shed. While this isn't going to cause any harm or damage to the system, it does make accessing it inconvenient.

INLET LINE

MNT 7: We were unable to access the inlet line at the time of inspection. Access to the line by way of the tank was impossible due to a shed being placed over top, and personal items prevented us from accessing the clean out

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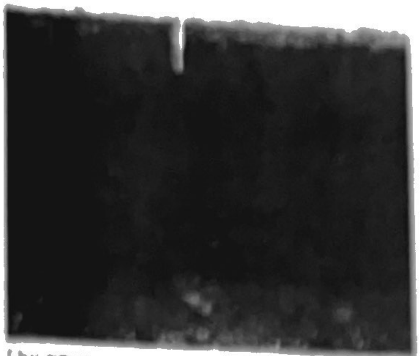
INLET BAFFLE

8 [illegible]

We [illegible]



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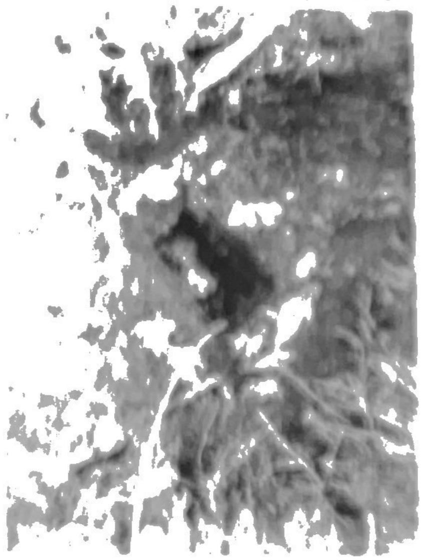
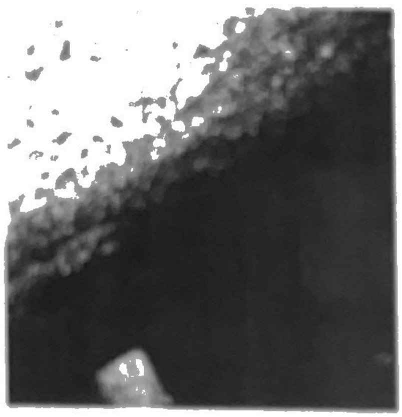
OUTLET BAFFLE

9 The outlet baffle was inspected and found to be in good condition.





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OUTLET LINE

10 The line from the septic tank to the first dry well was scoped with a camera and found to be functioning as intended.

We were unable to scope the line from the first dry well to the second, however we noted old remnants of orangeburg pipe in all of our test pits. This is a possible indication that the pipe has been updated to PVC at least

SEPTIC FIELD

11 There were trees around both dry wells. Tree roots can potentially infiltrate the leaching holes and clog/damage the system. We recommend consideration be given to removing the trees.

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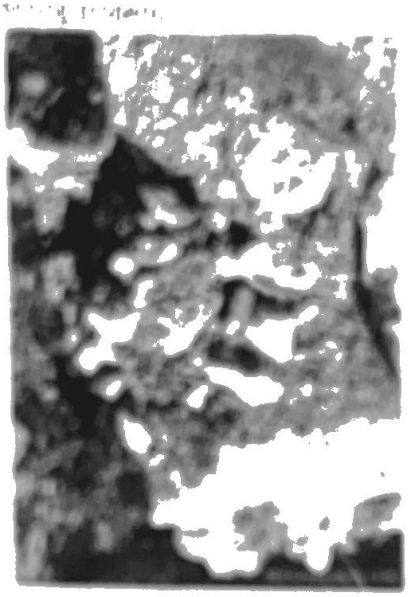

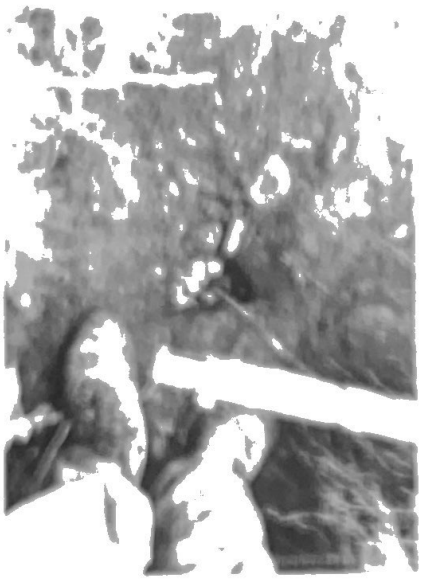

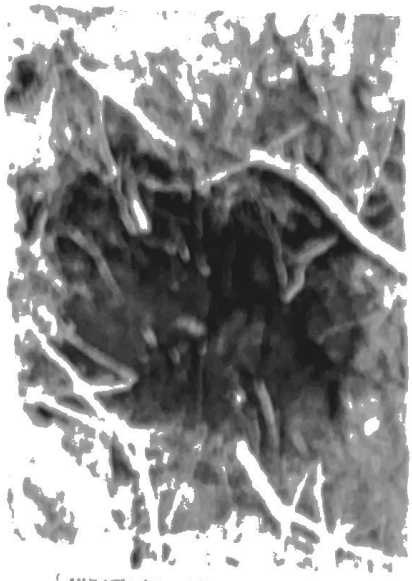

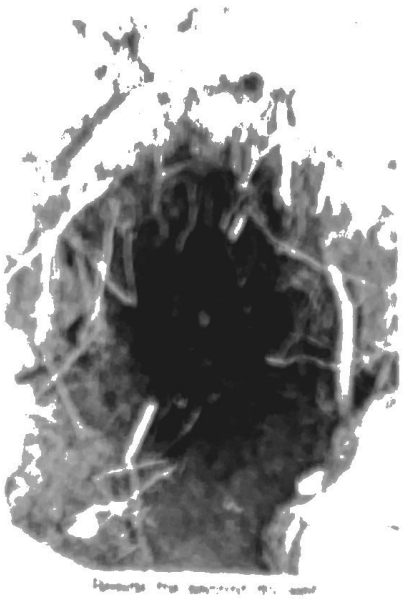

MLS Tax Suite™

Powered by CRS Data

Map for Parcel Address: [illegible]

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Information Deemed Reliable But Not Guaranteed.

call Peter Demers SPR + spec line

Map 11 Lot 4 Fredrickson
3 Paradise
2 Bucher
1 Tarr
150 Silva
143 - King

Map 12 Lot 1 Blake

Judge (yes) Do tax cards + deed match?

Realtor