

CITY COUNCIL MEETING

AGENDA ITEM III



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting December 2013

From: Elizabeth Dragon– City Manager
Subject: City Council to consider request from property owners Timothy & Jane McCaffrey to install a seasonal boatlift 112 Webster Avenue

Recommended motions:

1. Councilor moves:

“I move that the Franklin City Council approve the request from the property owner’s of 112 Webster Avenue to install a seasonal boatlift within 20 Ft of the city right of way”

2. Mayor asks a second, discussion, and calls the vote.

Discussion:

Attached is communication from the McCaffrey’s in regards to their request to install a seasonal boat lift. In order for DES to approve the McCaffreys application the City of Franklin must provide a notarized letter granting the owners of 112 Webster Ave permission to place the seasonal boatlift within 20ft of the City Right of Way.

Timothy T McCaffrey
41 Dorethy Road
Redding, CT 06896
203-938-7434

RECEIVED

JUL 11 2013

CITY ASSESSORS OFFICE

July 7, 2013

City of Franklin
Deb Ryba
316 Central Street
Franklin, NH 03235

Re: Map: 075, Lot: 003
112 Webster Ave
Franklin, NH 03235

By Certified Mail

Dear Ms. Ryba:

Under RSA 482-A, I am required to notify the abutters that I am filing a notification to the N.H. Department of Environmental Services (DES) Wetlands Bureau for authorization to impact 106 square feet of Lake area for a seasonal boatlift. I am writing to request a notarized letter from your office stating that there are no legal tax owners on record for the adjacent property that is south west of my property line.

I would appreciate it if you made this letter available for pick up by Lesley McCaffrey on July 15th. Lesley will be acting as my agent for the application process.

Please let us know if you have any questions or concerns.

Sincerely,



Timothy T McCaffrey
Property Owner
112 Webster Avenue
Franklin, NH 03235



CITY OF FRANKLIN, NEW HAMPSHIRE

"The Three Rivers City"

316 Central Street
Franklin, NH 03235

(603) 934-3900
fax (603) 934-7413
cityhall@franklinnh.org

July 11, 2013

RE: McCaffrey/112 Webster Ave
Wetlands Application

To whom it may concern,

This letter is being written at the request of Timothy T. McCaffrey to notify you of the status of a parcel of land that abuts his property located at 112 Webster Ave, Franklin, NH.

The parcel of land immediately to the South of 075-003-00 (McCaffrey) is one of many public rights-of-way to Webster Lake. These rights-of-way are not taxed, and to the best of my knowledge have not been taxed for at least the past 30 years.

Attached is a portion of the City of Franklin tax map showing the McCaffrey property and surrounding public rights-of-way.

If you have any questions concerning this matter please feel free to contact the assessing office at 603-934-5449 or at dryba@franklinnh.org.

Regards,

Deborah J. Ryba

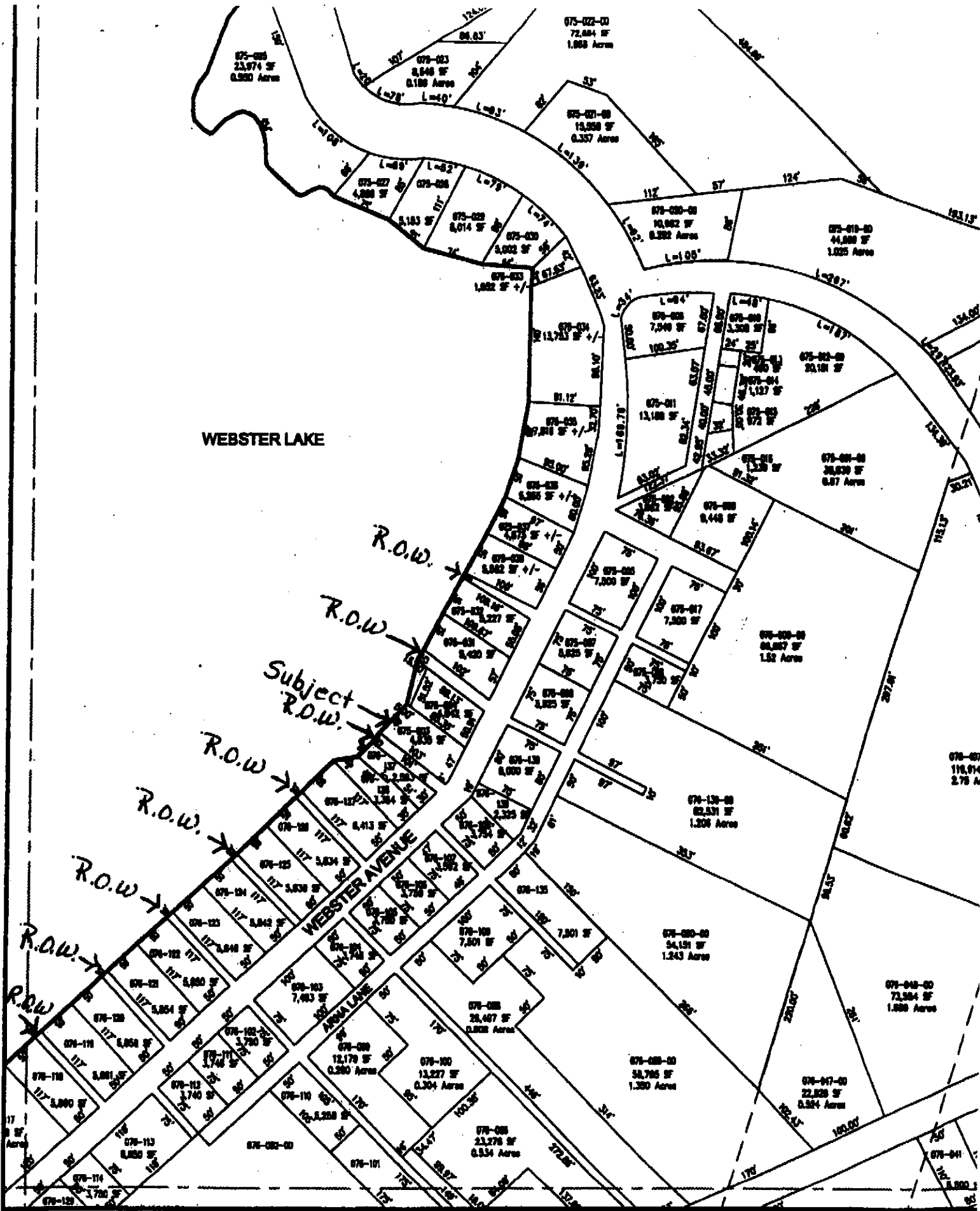
Deborah J. Ryba
Assessing Technician
City of Franklin, NH

State of New Hampshire
County of Merrimack

This instrument was acknowledged before me on the 15th day of July, 2013
By Deborah Ryba

Marie G. Creasey
(Signature of notarial officer)

Notary Public, State of New Hampshire
MARIE G. CREASEY, Notary Public
My commission expires State of New Hampshire
My Commission Expires 3/28/17



WEBSTER LAKE

R.O.W.

R.O.W.

Subject
R.O.W.

R.O.W.

R.O.W.

R.O.W.

R.O.W.

R.O.W.

WEBSTER AVENUE

ANNA LANE

Parcel and property line information depicted on this map was taken from property deeds and maps, assessor records, and other sources of information provided by the City of Franklin. The intent of this map is to depict the graphical representation of the property information relative to the planimetric information for the City of Franklin and is

LEPENE
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You Are Potential Builders
We Want Your Business
Please Call Today
For All Your Surveying
Requirements - Old Engineering - Old Planning

November 6, 13

RECEIVED

NOV 14 2013

City of Franklin
Debra Ryba
316 Central Street
Franklin, NH 03235

CITY ASSESSOR'S OFFICE

RE: Property Located at 112 Webster Avenue, Franklin, NH

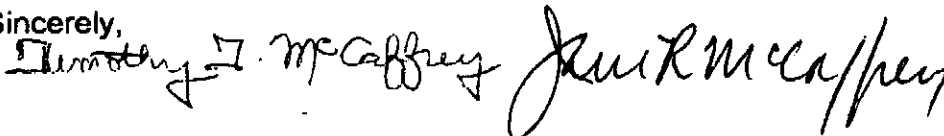
Dear Ms. Ryba,

We are in the process of obtaining a seasonal boatlift permit from The Department of Environmental Services of the state of New Hampshire. During the application process your office provided us with a notarized letter stating there were no legal owners of record for the strip of land adjacent to the south side of our property. In order for the DES to approve our seasonal boat lift application; they are requesting a notarized letter from the City of Franklin giving us permission to place the boatlift within 20 feet of the property line.

We are asking the City of Franklin to grant us permission. The DES views the City of Franklin as the abutter in absence of any legal owner. In order for our application to be complete with the DES, the City of Franklin must provide us with a notarized letter granting the owners of 112 Webster Avenue, permission to place the seasonal boatlift as outlined in proposed plan. I have enclosed the plan for your review.

If you have any questions or concerns, please contact our agent, Lesley McCaffrey at 508-541-3050,

Sincerely,



Timothy and Jane McCaffrey
41 Dorethy Road
Redding, CT

Attachment: Boat lift plan

From: lesley mccaffrey <lesleymccaffrey@comcast.net>
Subject: save
Date: November 6, 2013 2:26:22 PM EST
To: Jane McCaffrey <ttmjrm@optonline.net>, Erin Mccaffrey <lesleymccaffrey@comcast.net>
Cc: Matthew McCaffrey <mmccaffrey@chubb.com>

1 Attachment, 18 KB

