

APPLICATION FOR A VARIANCE  
BOARD OF ADJUSTMENT  
PO Box 268, Jackson, N.H. 03846

01/2010

Do not write in space below:

Case No. \_\_\_\_\_ Date Filed \_\_\_\_\_

ZBA Signature \_\_\_\_\_ Public Hearing \_\_\_\_\_

Decision \_\_\_\_\_

Applicant Signature Quigley J. Davis Date APRIL 1, 2012

TAX LOT NUMBER: MAP V09 LOT 2

Name of applicant DUDLEY G. DAVIS

Address 44 SPRUCE MTN. LODGE RD. JACKSON, NH 03846

Owner JAMES AND VERONICA HOOLEY  
(if same as applicant write, same)

Location of property 4 EVERGREEN TRAIL  
(street, number, sub-division)

Acres 1.1 or Sq. Ft. 1,115 sq'

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

A variance is requested from section 43.1.2 of the zoning ordinance to permit:

~~NO BUILDING STRUCTURE PORCH OR PORTION THEREOF SHALL BE LOCATED ON A LOT NEARER ANY LOT LINE, YEAR ROUND STREAM OR BODY OF WATER THAN THE MINIMUM SETBACK SET FORTH BELOW. 1. FROM SIDELINE OF ANY PUBLIC OR PRIVATE ROAD~~

Facts supporting this request: RIGHT-OF-WAY: FIFTY (50) FEET

1. Granting the variance would not be contrary to the public interest:

- ~~ROOF OF SHED IS IN NEED OF REPAIR AND REPLACEMENT. DECK MUST BE REMOVED FOR ROOF REPAIR. HOPE IS TO BUILD BETTER AND SAFER DECK TO REPLACE EXISTING ONE.~~
- ~~BUILDING DECK FOR SECOND EGRESS WOULD ALLOW SAFER EXIT FROM BUILDING DURING EMERGENCIES.~~

2. The spirit of the ordinance is observed because:

- ~~DECK ON PORCH SHED ROOF DOES NOT INCREASE FOOTPRINT OF EXISTING NONCONFORMING STRUCTURE: BUILT 1935~~
- ~~BUILDING EXIT DECK FOR SECOND EGRESS ALLOWS SAFER ENTRANCE AND EXIT OF BUILDING.~~

3. Granting the variance would do substantial justice because:

- EXPANDING UPPER DECK WOULD ALLOW FOR BETTER LOAD DISTRIBUTION AND EASIER SNOW REMOVAL FOR CURRENT ELDERLY OWNER.
- ADDING NEW DECK FOR SECOND EGRESS WOULD ALLOW FOR A SAFER EXIT FROM BUILDING FOR BOTH WINTER AND SUMMER EMERGENCIES AS WELL AS REGULAR USE.

4. For the following reasons, the values of the surrounding properties will not be diminished:

BETTER CONSTRUCTION METHODS (CODE COMPLIANT) AND BETTER MATERIAL WILL INCREASE PROPERTY VALUE.  
 BENEFITS OF PROPER BUILDING METHODS AND MATERIALS OUTWAY MINIMAL INCREASE OF PROPOSED CHANGES.

5. Owing to the special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

a. no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because:

- REBUILDING DECK TO EXISTING DIMENSIONS WOULD INCREASE VERTICAL LOADS IN AN INDIRECT ~~(INDIRECT)~~ FASHION MAKING LOWER STRUCTURE IN NEED OF REPAIR AND/OR REPLACEMENT
- CURRENT SECOND EGRESS STEPS SHOULD BE CONSIDERED DANGEROUS IF USED FOR EMERGENCIES.

b. The proposed use is a reasonable one because:

- FOOTPRINT FOR PROPOSED LARGER<sup>(UPPER)</sup> DECK DOES NOT INCREASE BUILDING FOOTPRINT, BUT DOES FIX LOAD ISSUES AND HELPS WITH SNOW REMOVAL ON STRUCTURE.
- SAFETY OF SECOND EGRESS IS DRAMATICALLY INCREASED

\*\*\*\*\*

The following additional information must be completed regarding the property in question:

Is any Use or Structure currently Non-Conforming? YES  NO

If yes, explain in detail:

BUILDING BUILT 1935 (INCLUDING PORCH)

RENOVATED 1978-1999

Does the property in question including all existing or proposed building, signs, driveways, and septic systems meet Jackson Zoning Ordinance requirements and applicable state regulations? YES  NO

If no, explain in detail:

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**ADDITIONAL INFORMATION:** Summarize below any information from preliminary discussions with any state agency personnel in regard to the case. In addition, attach copies of any correspondence from state agencies, or Jackson officials and boards pertaining to the property.

HAVE HAD DISCUSSIONS WITH ANDY CHALMERS (JACKSON BUILDING INSPECTOR) ABOUT PROPOSED WORK. IT IS MY UNDERSTANDING THAT HE AGREES WITH PROPOSED PROJECT.

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**Attach all pertinent document and correspondence.**

**IMPORTANT NOTICE :** Board of Adjustment By-Laws state that information from the applicant and/or his representatives must be provided to the Board no less than 7 calendar days prior to the date of the public hearing.

**CONDITIONS AS PART OF AN APPROVAL:** The Board of Adjustment is authorized to place conditions on a variance and failure to comply with those conditions may be a violation. If conditions are included as part of an approval, they must be recorded with or on the plat.

· LIST OF ABUTTERS ·

ALL ABUTTERS ON MAP V09

LOT 1: MARY A. BADGER  
104 MAIN STREET  
P.O. BOX 146  
JACKSON NH 03846

LOT 2: MYLES + CHRISTINE CROWE  
10 EVERGREEN TRAIL  
P.O. BOX 427  
JACKSON, NH 03846

LOT 2-1: VICTOR + JANET COLETTI  
9 JADE WALK  
MEDFIELD, MA 02052

LOT 10: VICTOR + JANET COLETTI  
9 JADE WALK  
MEDFIELD, MA 02052

LOT 11: SARAH E. LORD  
P.O. BOX 557  
INTERVALE, NH 03845

V02

46

47-A

JACKSON School  
District

Box J


JACKSON NH

James A. Hooley  
18 Josselyn Avenue  
P.O. Box #1187  
Duxbury, MA 02332  
781.934.0230  
April 1, 2012

To whom it may concern:

Please allow Dudley Davis to represent my interest for our property, 4 Evergreen Trail,  
Jackson, NH.

Thank you.



James Hooley



LIVING TRUST OF J & V HOOLEY  
PO BOX 1187

DUXBURY, MA 02332

TAXABLE DISTRICTS

District	Percentage
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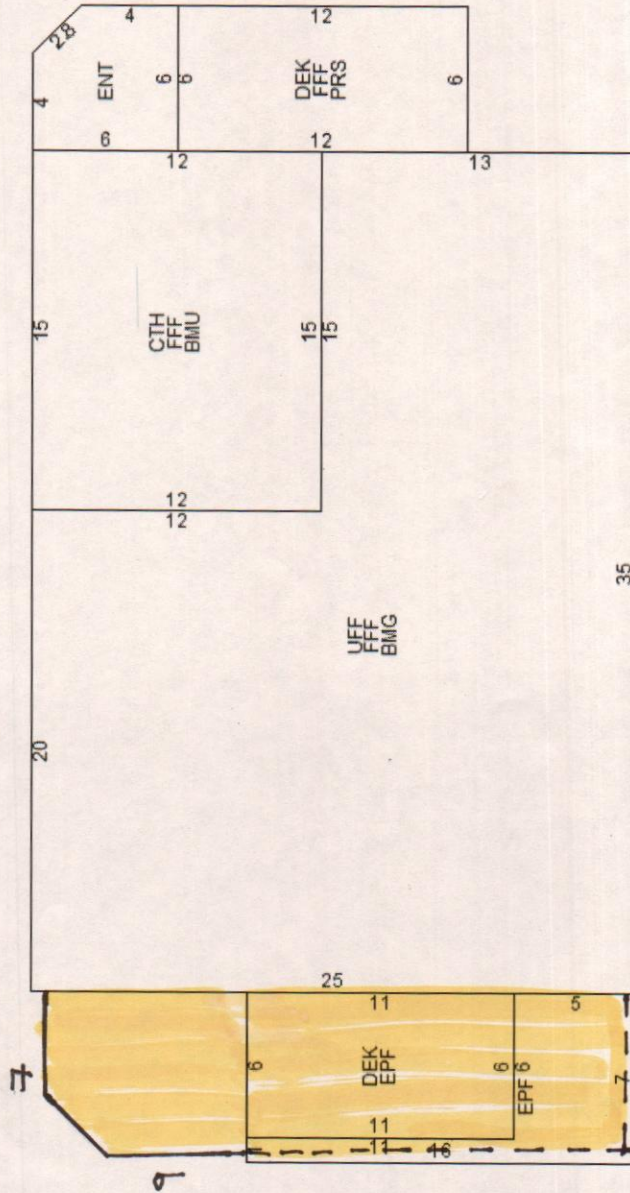
Roof: GAMBREL/PREFAB METALS  
Ext: WOOD SHINGLE  
Int: DRYWALL/WOOD PANEL  
Floor: HARDWOOD

Bedrms: 3 Heat: OIL/FA DUCTED  
Baths: 3.5 Quality: A2 AVG+20  
Fixtures: Com. Wall:  
A/C: Yes Size Adj: 0.9699

Base Rate: RSA 90.00  
Bldg. Rate: 1.2306  
Com. Wall Fctr:  
Adjusted Base Rate: \$ 110.75

2.00 STORY FRAME GAMBREL BUILT IN 1935

DRIVEWAY

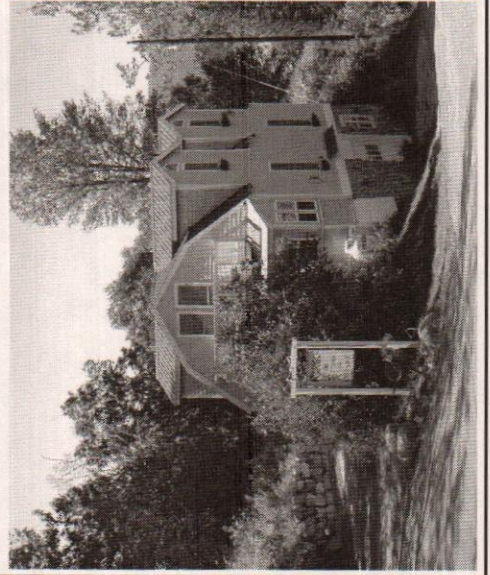


**[ ] = PROPOSED INCREASE**

FRONTAGE

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	112	0.70	78
DEK	DECK/ENTRANCE	138	0.10	14
UFF	UPPER FLR FIN	695	1.00	695
FFF	FST FLR FIN	947	1.00	947
BMG	BASEMENT	695	0.20	139
PRS	PIER	72	-0.05	-4
ENT	ENTRANCE	34	0.10	3
CTH	CATHEDRAL	180	0.10	18
BMU	BSMNT	180	0.15	27
		<b>3,053</b>		<b>1,917</b>



BUILDING MARKET COST NEW & DEPRECIATION

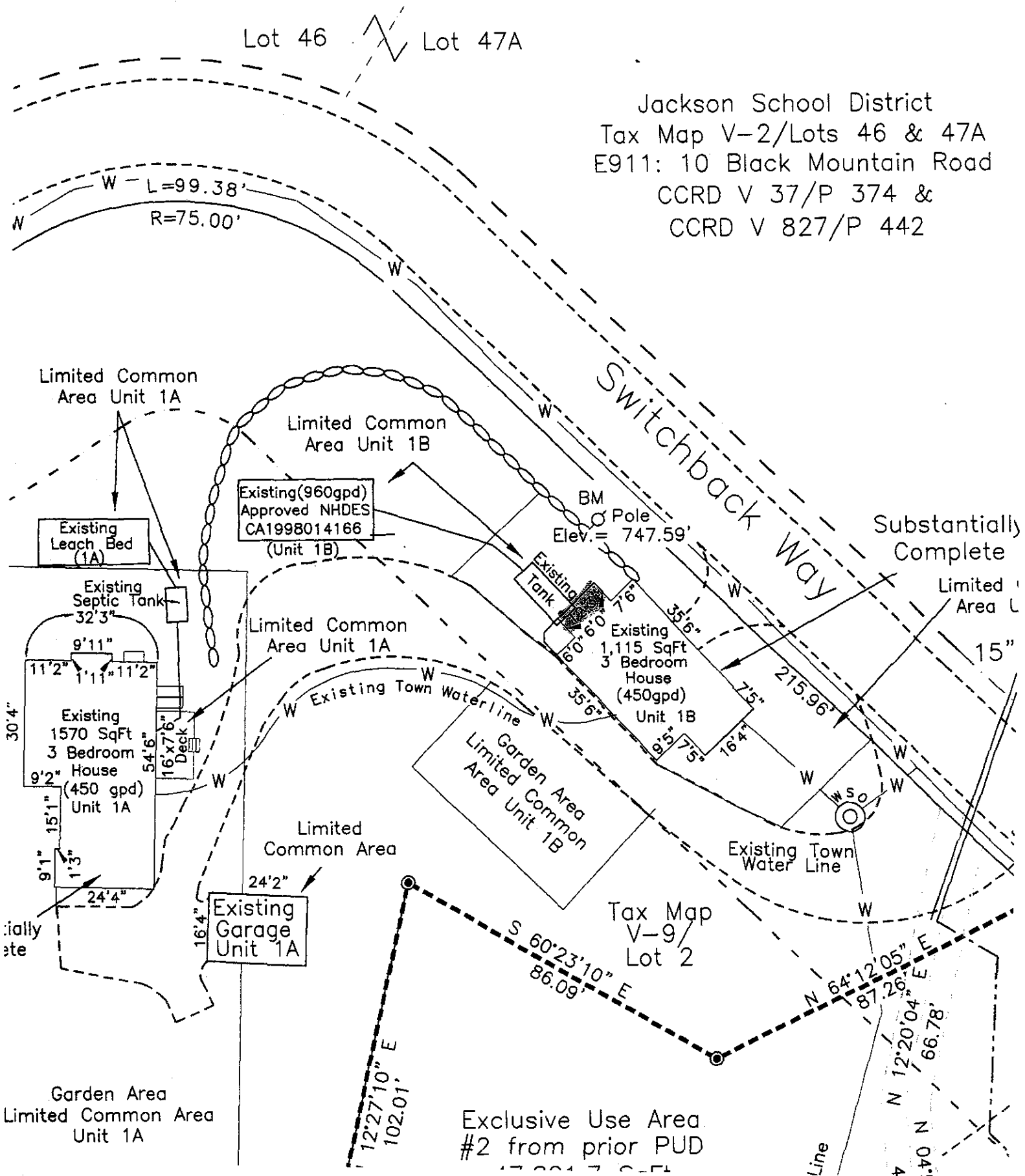
Cost New	Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
\$ 212,308	VERY GOOD	WH	2%			15%	\$ 180,500



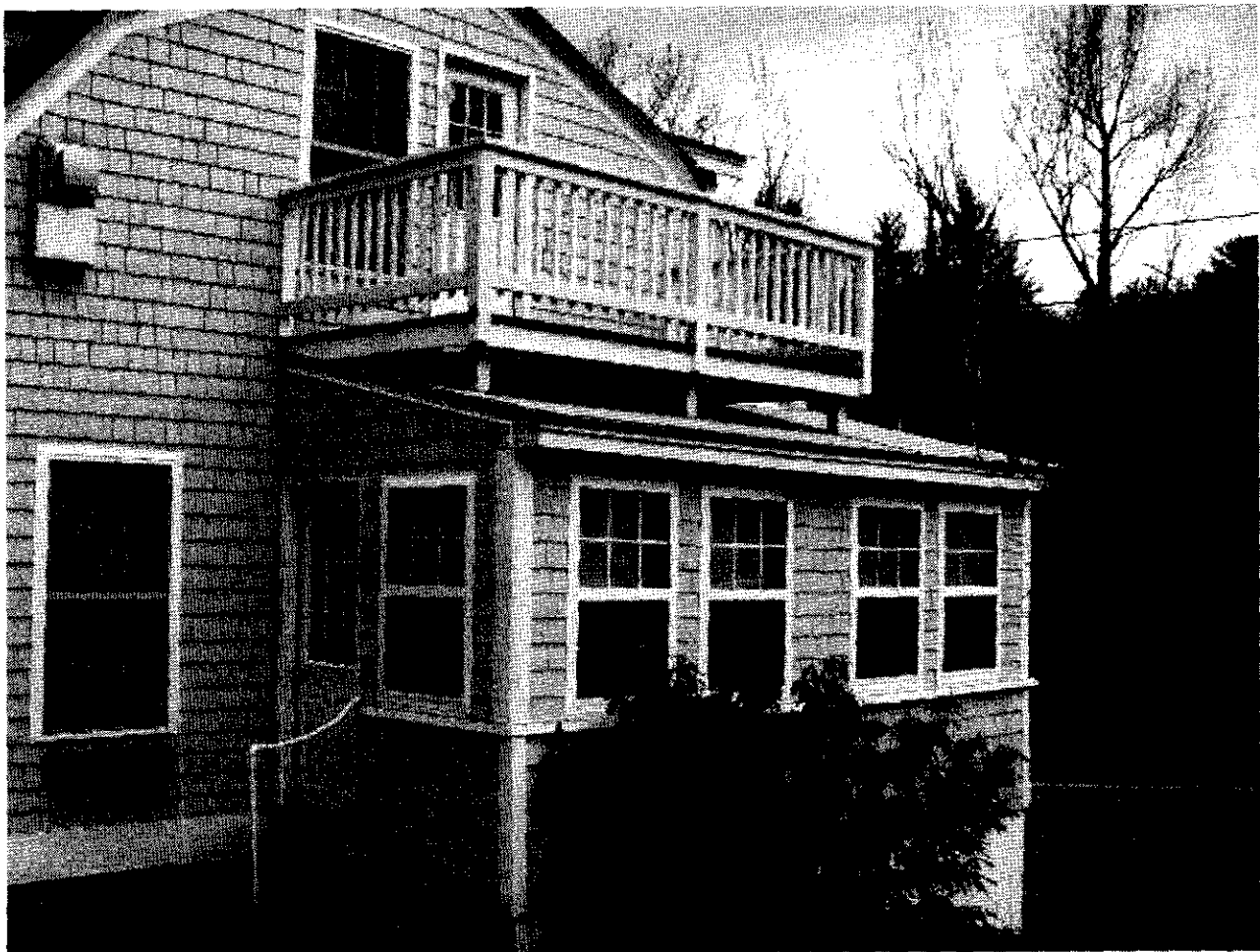


Lot 46 Lot 47A

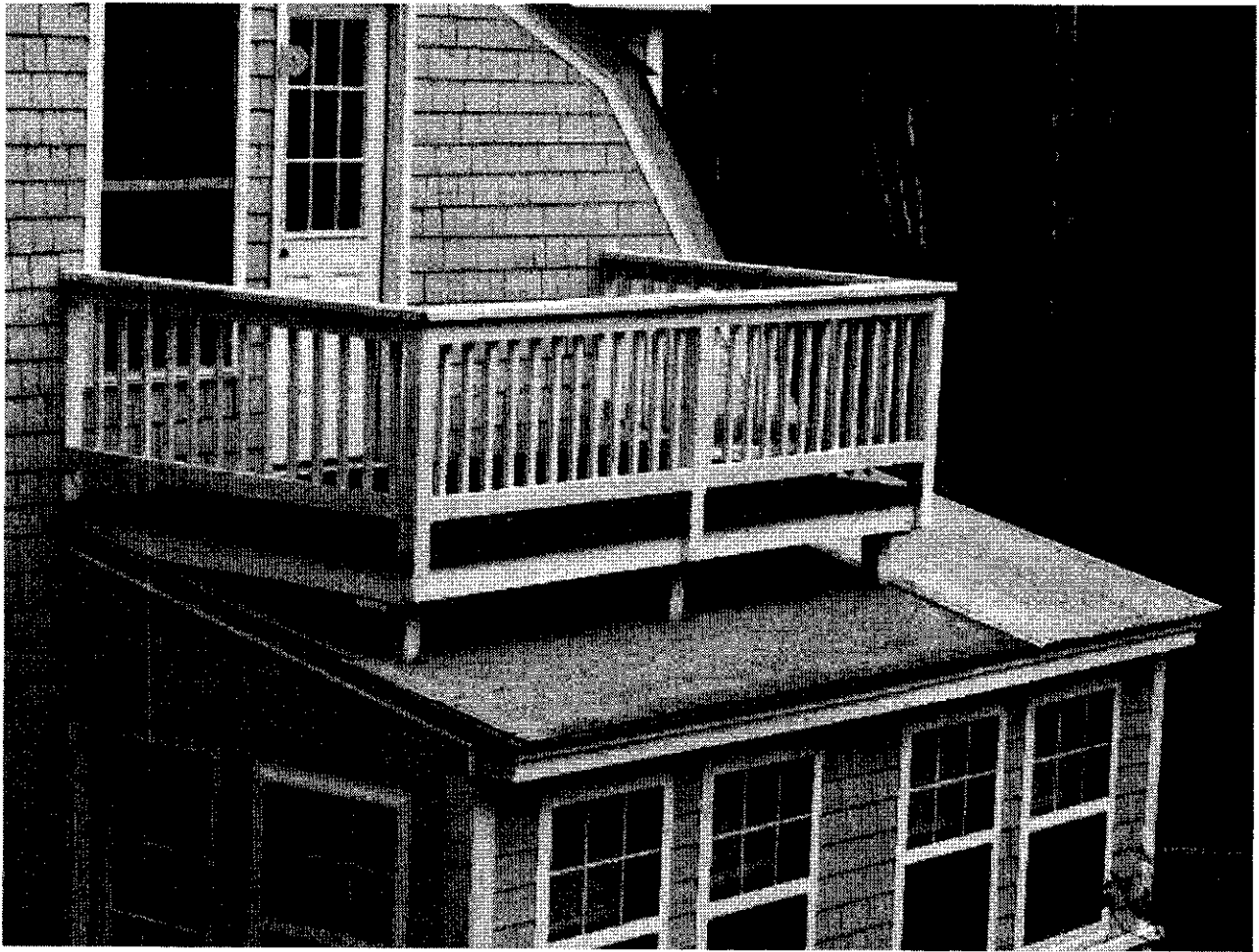
Jackson School District  
Tax Map V-2/Lots 46 & 47A  
E911: 10 Black Mountain Road  
CCRD V 37/P 374 &  
CCRD V 827/P 442







EAST-SIDE DECK VIEW



EAST-SIDE DECK VIEW



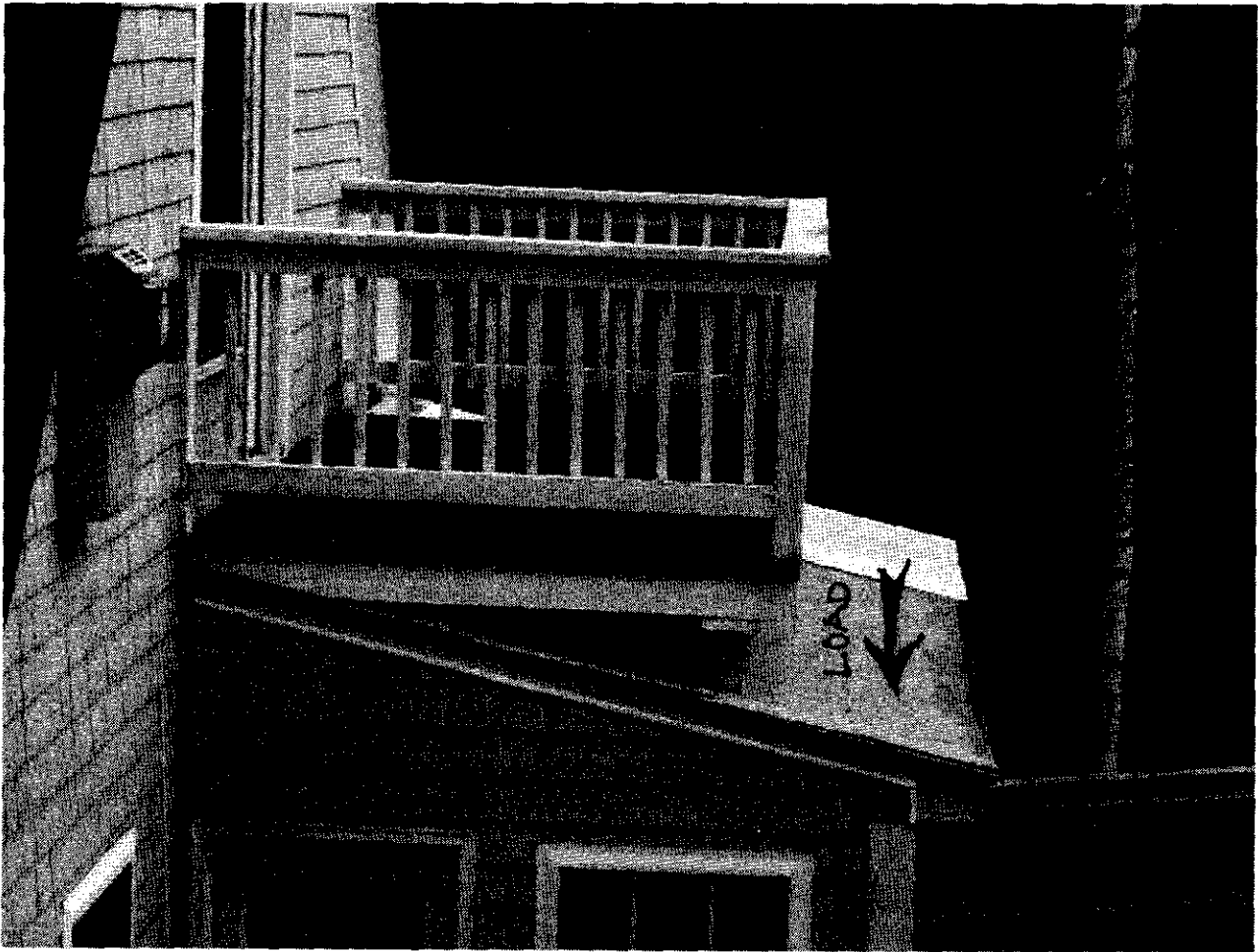
EAST-SIDE DECK:

PROPOSE INCREASING DECK FOUR (4)  
FEET TO COVER ROOF COMPLETELY.

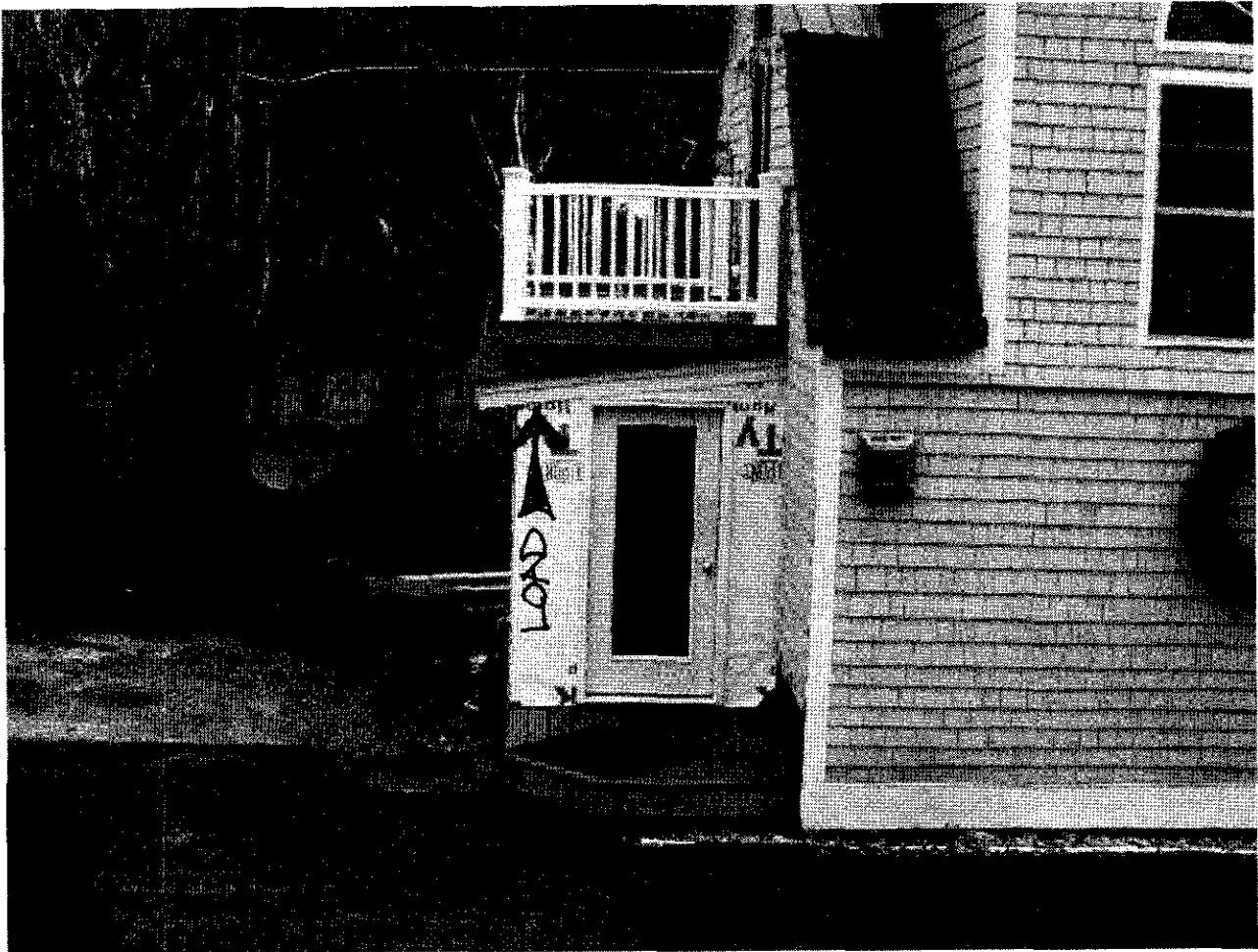




EAST-SIDE DECK PROPOSAL



PROPOSE INCREASING DECK ONE FOOT IN WIDTH  
TO CARRY INCREASE LOADS OVER OUTER  
PORCH WALL. SEE WEST-SIDE # 1



#1

WEST SIDE. UPPER DECK. LOAD  
FALLS ON OUTER PORCH WALL.





PROPOSED SECOND EGRESS DECK AREA.

USE WEST SIDE PHOTOS FOR REFERENCE.



EAST-SIDE. PROPOSED LOWER  
DECK AREA.



WEST-SIDE - FINISHED NEW ROOF, DECKS





WEST-SIDE PHOTOS - NEW UPPER  
ROOF AND DECK

# Town of Jackson, NH

Route 16A, Jackson, NH 03846  
 ph: (603) 383-4223  
 fx: (603) 383-6890

## Board of Selectmen Minutes -- 07/07/2011

Present: Beatrice Davis, Chairman; Jerry Dougherty and John Allen, Selectmen

Visitors: Office Administrator Diane Falcey, Treasurer Warren Schomaker, Police Chief Karl Meyers, Police Officer Sean Cowland, Building Inspector Andrew Chalmers, Kathleen Dougherty, Jerry Dougherty, III, Hank Benesh, Larry Siebert, Patricia Myers, Paul Belluche

The meeting was called to order at 4:03 p.m.

- **Amend & approve minutes**

- Selectmen's Meeting – June 23, 2011 **The minutes of the Selectmen's meeting of June 23, 2011 were approved as written.**
- Non-Public Session - June 23, 2011 **The minutes of the Selectmen's Non-Public Session of June 23, 2011 were approved as written.**

- **Police Chief Report** Chief Meyers reviewed Department activities since the last meeting. Some items discussed included assistance provided to the Ambulance Service with a woman at a hotel who fell down the stairs; assistance provided to an elderly resident who fell down at home; assistance provided to the fire company with a smoke alarm that went off and also with a person who had a seizure and was passed out on the floor; there were also two false burglar alarms. A couple of weeks ago the Department had a DWI hearing in Concord; the defense attorney won a plea deal (guilty) and this will save time and money. Officers assisted a tractor-trailer with an air hose that came loose; a report was taken of a loose canine: in the USNF by Prospect Farm there was a campsite where the occupant(s) burned wooden pallets, left a tent and trash; a week or two later there was a complaint from Garland Lumber about a campsite at the gates where the occupant(s) left a tent and alcohol. The Department put up a trap camera; the Camp has been occupied but once they clear out the cameras will go back up. There were around eight fireworks complaints; one location left a mess but they ended up cleaning up the mess the next day. There was a 911 call from a motel about a vehicle parked by the covered bridge; the caller was advised that 911 was not the proper channel for this. A woman called about her elderly father; and Officers assisted a second home owner who was stranded up here as well as assisted the Ambulance Service with a subject with back pains going into chest pains. There was also a call from a motorist whose car had overheated. The town fireworks went well; there were a lot more cars parked everywhere. The Department received a broadcast for an erratic operator in the Notch who was located and stopped; there was also a Project Good Morning welfare check. A gentleman didn't show up for his court date and the judge issued a warrant so the department rearrested him later that day on the warrant and worked out a deal with him; he will plead guilty to the charges. A report was taken of a person receiving obscene text messages. The cruiser is getting outfitted; Monday morning it will be lettered and then Chief Meyers will do an ad for the older cruiser.

- **NH Retirement System** Selectman Dougherty noted the budget passed by the Legislature includes changes to the NHRS: the State is no longer contributing 8.95% of the officer's salary effective July 1<sup>st</sup> so the town has to absorb that cost. The police budget would be the first place to look for the roughly \$6500; if the cruiser brings a good enough figure those funds can be used to offset that amount. It wasn't budgeted but the town will cover it. All town employees are going to be contributing more towards their retirement (2.6% for Police and 2% for other employees).
- **Special Detail** Office Administrator Falcey, Chief Meyers and Selectman Dougherty have been trying to come up with a figure for compensation for special details to be offset by the funds that pay for the special detail. Fifty dollars per hour was proposed to hire an officer by an out-of-town vendor; local businesses and events would be charged \$30 per hour for an officer. That means \$38/\$23 goes to the officer. The Board has not come up with a rate for the vehicle; Selectman Dougherty would like to put the vehicle rate separate from the officer rate. Office Administrator Falcey calculated that one hour of idle time is equivalent to driving thirty-five miles; that's an \$8 per hour cost so \$10 per hour would be an even charge for the vehicle. Selectman Allen asked what the IRS rate for mileage is; the rate is fifty-one cents a mile. He thinks that should be the charge; if one hour of idle time is equivalent to driving thirty-five miles then the vehicle rate should be 35 x 0.51 which equals \$17.50; it's not just gas

but should include wear and tear on the vehicle and insurance. The previous charge had been \$5 per hour; if that's not enough then it needs to be raised without touching the officer's rate. Chief Meyers noted the general feeling is \$5 doesn't cover it. Selectman Dougherty noted Jackson needs to keep its fees competitive and he wants to know how Chief Meyers wants to handle it; if he wants the rate to be lower than \$60 per hour then that has to be considered; he wants to keep the officer and the vehicle as two separate parts. Selectman Allen asked what other towns charge and was informed that rate varies. Conway has a minimum number of hours, either three or four hours and Jackson doesn't have a minimum; if they need an Officer for one hour Jackson does it; Jackson's prices are a little bit above the average but are justified because there's no minimum. Chairman Davis asked Chief Meyers to think on this as it's in his court how he wants to split the costs out. He needs to decide what he wants the officer's rate to be and what he wants the overall rate to be. Chief Meyers wants to table this discussion to the next meeting; it does make sense to have two separate rates: one for the officer and one for the car.

- **Building Permit Business – Andy Chalmers, Building Inspector** Chairman Davis noted there have been some discussions about Building Inspector Chalmers's qualification to do inspections; he does hold ICC Certification to inspect all aspects. Selectman Dougherty noted the town inspector can do inspections if the town has adopted more stringent rules than the state; that is separate from what electricians and plumbers have to do to get their license. Inspector Chalmers holds the proper Certification; the state is comfortable with him doing the inspections. Selectman Dougherty noted the town isn't obligated to compensate Inspector Chalmers if he is doing work for the Fire Marshall's office. Selectman Dougherty noted he accepts how the town does this; he has made no motions to change how things are being done.



- **Hooley, James & Veronica (Map V9, Lot 2B) Extend east side deck over porch roof and add small porch to east side egress** Inspector Chalmers asked the builder to split this application into two parts so the owner could get moving on it. He recommends the Board not grant the application because this is going to further encroach on the setbacks and the builder is aware of that. **Selectman Dougherty, seconded by Selectman Allen, made a motion to deny the application as it violates Section 4.3.1.2 of the town Zoning Ordinance; encroachment on setbacks. The motion passed unanimously.**
- **Hooley, James & Veronica (Map V9, Lot 2B) Replace both east side deck over porch and porch roof** Inspector Chalmers noted this is essentially the same project but this plan stays within the setback. This plan is recommended and the owners and builder understand what is being allowed with this application. **Selectman Dougherty, seconded by Selectman Allen, made a motion to approve the application as recommended by the Building Inspector. The motion passed unanimously.**
- **Davis, Dudley & Patricia (Map V10, Lot 228) Enclose existing porch; replace mudsill and rim joist** **Selectman Dougherty, seconded by Selectman Allen, made a motion to approve the application as recommended by the Building Inspector. The motion passed unanimously.**
- **Dickey, Kevin & Patricia (Map V1, Lot 44) Reframe porch and main roof; rebuild shed roof and dormers; frame 2<sup>nd</sup> floor** Inspector Chalmers noted this is the structure in town across from the Fire Department; there have been nine different plan reiterations. This one is to straighten up the broken roofline; the roof is framed with two-by-fours; it's a mess; it will increase the volume but our ordinance allows for that when there are code issues; the footprint stays the same. Office Administrator Falcey asked about the term "shed"; the item should clarify this is the shed roof. Chairman Davis was also concerned with the term shed. **Selectman Dougherty, seconded by Selectman Allen, made a motion to approve the application as recommended by the Building Inspector. The motion passed unanimously.**
- **Northern Mountain Realty Trust (Map R17, Lot 31-B) Install 45' communications tower** Inspector Chalmers noted this is the cell tower application; it has been back and forth with the lawyers and now he has everything he needs to review the permit. There are two hitches; the tower is outside of the prescribed area for telecommunication towers and they have gotten a variance for this. They need two other waivers: the Zoning Ordinance requires an enclosure around the base of the tower. The plan is for a monopole and normally those have ladder rungs that go up the pole to allow for service; the first fifteen feet of the rungs will be removed and that will make it more difficult to climb the tower. The Selectmen have to deal with the Ordinance as it's written; it's got to go to the Planning Board for a waiver. The other waiver is for fall requirements and means another trip to the ZBA. The pole wouldn't be falling onto anyone else's property; there is room but part of the fall area is land used for public recreation. The waivers would be for 14.5.5 for the fence and 14.5.3 for the fall zone. The waiver applications have been submitted but the Board can't grant the application. Selectman Dougherty noted the Board doesn't have to deny this; the Board can just ask them to go to the Planning Board or can grant another thirty-day extension. Chairman Davis asked where the buckle point was if the pole collapsed and Inspector Chalmers noted it is about halfway and that reduces the fall area to 50% but the ZBA has to decide that. Selectman Dougherty noted that if the wind is high enough to topple the cell tower chances are that people wouldn't be on the lifts but there are cross-country ski trails there, too. **Selectman Dougherty, seconded by Selectman Allen, made a motion to extend the consideration of the permit for another thirty days to give them an opportunity to go to the Planning Board. The motion passed unanimously.** A bit later in the meeting Jerry Dougherty, III made a comment regarding this item; he pointed out that the Board gave a thirty day extension and that's not what they requested. Selectman Dougherty noted that the Board has the authority to do so and that in this instance it is in the applicants best interest.
- **Myers, Patricia (Map V1, Lot 4) Install cooking range & change space from commercial to residential use**



NOT RECOMMENDED

EXPANDING INTO THE SETBACK NOT PERMITTED PER JZO 4.3.1.2

RESIDENTIAL BUILDING PERMIT APPLICATION  
TOWN OF JACKSON

PO Box 268  
Jackson, New Hampshire 03846  
Phone: 603-383-4223 Fax: 603-383-6980

Permit Number Issued \_\_\_\_\_

Date of Application 6/23/2011

Map & Lot Number MAP V09 / LOT 2

Street Name and Number 4 EVERGREEN TRAIL

Village District \_\_\_\_\_ or Rural Residential District  (Check one)

Property Owner information:

Name JAMES + VERONICA HOOLEY Telephone #'s 781-934-0230

Mailing Address PO BOX 1187

Email Address JAMES.HOOLEY@MAC.COM

Contractor Information:

Name DUDLEY G. DAVIS Telephone #'s 603-383-6645

Mailing Address PO BOX 715

Email Address \_\_\_\_\_

Reason for Permit:

Structure: New  Addition \_\_\_\_\_ Alterations  Wind Generation Facility \_\_\_\_\_

Specify changes: EXPAND EAST SIDE DECK TO COVER ENTIRE ROOF SPAN OF SHED ROOF. ADD SMALL PORCH TO EAST SIDE EGRESS TO MATCH ENTRANCE PORCH.

Intended Use: PORCH/DECK

Dimensions of New Structure or Addition: DECK (BEFORE 6'x11', AFTER 7'x16') ENTRANCE PLATFORM

Is this property or part of this property in Current Use? Yes \_\_\_\_\_ No  Explain 6'x6'

See RSA Chapter 79-A Current Use Taxation. "Current use" is an assessment of land value for taxation purposes meant to encourage the preservation of open space. Land presently within "current use" cannot be part of the buildable area of the lot unless removed from current use.

**Structure Setback Requirements:** 50 feet' from the edge of any road right-of-way (typically the edge of the road right of way and the front property line are one in the same), 25 feet from any abutter property line and 50' from the near bank of any year-round stream or body of water which is a property boundary. Setback requirements may also be affected by Section 5, River Conservation District, of the Zoning Ordinance. The village district has additional requirements that apply along route 16A and for frontage on a road right of way. Please refer to the Zoning Ordinance

Specify the setback distances: Facing the road 15' Back of property 55'

Side of property 30' EAST SIDE Other Side of Property WEST IS CONTINUED FRONTAGE

Length of frontage on the street 598.5' (CORNER LOT) (CORNER LOT) 195'

V09 LOT 2 HOOLEY  
4 EVERGREEN TRAIL

**Special Flood Hazard**

Is this land in an area of Special Flood Hazard? YES \_\_\_\_\_ No ✓

Please see Section 10 of the Jackson Zoning Ordinance for details on flood areas.

**CONSTRUCTION TYPE:** (applicable to proposed work on permit) Check all that apply.

**Foundation:**

Concrete ✓  
Cem. Block \_\_\_\_\_  
Stone \_\_\_\_\_  
Piers ✓

**Basement:**

Full ✓  
 $\frac{3}{4}$  \_\_\_\_\_  
 $\frac{1}{2}$  \_\_\_\_\_  
 $\frac{1}{4}$  \_\_\_\_\_

**Insulation:**

Blanket \_\_\_\_\_  
Walls \_\_\_\_\_  
Roof \_\_\_\_\_  
Attic \_\_\_\_\_

**Exterior Walls:**

Clapboard \_\_\_\_\_  
Wide Siding \_\_\_\_\_  
Wood Shingles ✓  
Stucco \_\_\_\_\_  
Brick \_\_\_\_\_  
Vinyl Siding \_\_\_\_\_  
T-11 \_\_\_\_\_  
Log \_\_\_\_\_

**Interior Finish:**

Drywall \_\_\_\_\_  
Plaster \_\_\_\_\_  
Paneling \_\_\_\_\_  
Knotty Pine \_\_\_\_\_

**Floors:**

Basement \_\_\_\_\_  
First Floor \_\_\_\_\_  
Second Floor \_\_\_\_\_  
Third Floor \_\_\_\_\_

**Bedrooms:**

number 3

**Electric:**

Type of Service \_\_\_\_\_

**Heating:**

Electric \_\_\_\_\_  
Hot Water \_\_\_\_\_  
Hot Air \_\_\_\_\_  
Fireplace \_\_\_\_\_  
Wood Stove \_\_\_\_\_  
Steam \_\_\_\_\_  
No Heat \_\_\_\_\_

**Plumbing:**

# Full Baths     #  $\frac{1}{2}$       
Laundry Room \_\_\_\_\_  
Garbage Disposal \_\_\_\_\_  
Kitchen Sinks # \_\_\_\_\_  
Other \_\_\_\_\_  
No Water \_\_\_\_\_

**Out buildings:** include size of building

Garage \_\_\_\_\_  
Barn \_\_\_\_\_  
Shed \_\_\_\_\_  
Deck \_\_\_\_\_  
Patio \_\_\_\_\_  
Swimming Pool \_\_\_\_\_  
Other \_\_\_\_\_

**PERMITS AND APPROVALS:**

**Site Disturbance:**

Type: Driveway \_\_\_\_\_ Excavation \_\_\_\_\_ Well \_\_\_\_\_ Septic \_\_\_\_\_  
Blasting: Contractor Name \_\_\_\_\_ Phone \_\_\_\_\_  
License Number: \_\_\_\_\_ Proposed start date of project: \_\_\_\_\_

**Driveway Permit:**

Copy of driveway permit is attached: Yes \_\_\_\_\_ No \_\_\_\_\_ Not Applicable \_\_\_\_\_

**Septic System:**

Note: New septic loads may not be added to any existing structure without an approved town and state septic system design.

**Non-Conforming Lot Size:** See Zoning Ordinance Section 6 for Minimum Lot Size requirements.

Septic Approval # \_\_\_\_\_

**Additional Items of Note:**

**Water Testing & Wells:** The state of New Hampshire encourages all owners to have new and existing wells tested.

Water: Dug Well \_\_\_\_\_ Drilled Well \_\_\_\_\_ Community Well \_\_\_\_\_ Town Water \_\_\_\_\_

Water course if applicable: \_\_\_\_\_

Is this property located within the Jackson Water Precinct boundary? \_\_\_\_\_

Is the property in compliance with the Jackson Water Precinct requirements? \_\_\_\_\_

Please call Jackson Water Precinct 383-6539 for more information.

**Well Radius:**

For any lot, the entire well radius to the extent possible shall be located on this lot. If the well radius cannot be located entirely on the lot, it shall be located to the extent possible within the well radius of any abutting lot or within land which is non-buildable under state and local regulation. The purpose of this requirement is to protect water quality on all lots. An applicant shall be expected to release the town in connection with protective well radii in the same manner as the State of New Hampshire under RSA 485-A:30-b. This release shall be recorded at Carroll County Registry of Deeds.

**Steams & Rivers:** Please refer to the Jackson Zoning Ordinance

**Plumber:** \_\_\_\_\_

License Number: \_\_\_\_\_

**Electrician:** \_\_\_\_\_

License Number: \_\_\_\_\_

**RESIDENTIAL BUILDING PERMIT FEES:**

**A Building Permit APPLICATION Must Be Submitted For ALL PROJECTS**

Although a building permit is not required for Alterations within the footprint of an existing building or structure if the Alterations have an estimated value of less than \$10,000, a Building Permit Application must be submitted.

Note: When a permit is not required (circumstances outlined above) the Town of Jackson will not require or provide inspections of the work. Inspections may be required under the State of New Hampshire Building Code, RSA 155-A. It is the obligation of the contractor and / or owner to request inspections. Inspections will be performed by the state.

Alterations to an Existing Building or Structure Extending Outside the Existing Footprint :

A permit is required for alterations that extend outside the footprint of an existing building or structure (i.e. including but not limited to decks and attached sheds) valued at less than \$10,000. The permit fee is \$25. **In the event a building permit is not issued, the fee will not be refunded.**

Note: Alteration is specifically defined at Section 3.4 of the Jackson Zoning Ordinance. The definition reads: "Alteration" means any structural change to a building and change of present design or use where compatible and consistent with existing uses.

Permit Fees are required for all projects except Alterations under the circumstances described above or when the project is exempt from permit under NH State Building Code:

2 checks are required to accompany this application:

- 1 check for a non-refundable \$75 base fee to process the application.
- 1 check for 0.0025 per dollar value for the estimated value of the work.

Permit Application Non-Refundable Processing Fee \$75  
 Permit Fee - estimated value of work \$ 13,000.00 x 0.0025 = 32.50

Note: Project value is subject to review by the Town of Jackson based on the area of the project and estimated costs per square foot, giving consideration to the work to take place.

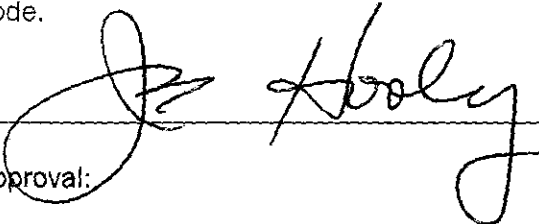
**IN THE EVENT THAT A BUILDING PERMIT IS NOT ISSUED, \$75 IS NON-REFUNDABLE.**

Permitted work must be completed within one year from the date of issuance. RSA 676:15 provides penalties for noncompliance of \$100 per day for exceeding one year requirement. Application for a renewal permit may be submitted. Permit renewal fees are \$25 for Projects with a permitted estimated value less than \$2,500 and \$75 for projects with a permitted value of \$2,500 & above.

Note: RSA 676:17 provides that any individual failing to secure an approved building permit shall be subject to a civil penalty of \$275 to \$550 per day and may be guilty of a misdemeanor or a felony.

I understand and accept that approval granted by the Town of Jackson, based upon information supplied herein, does not relieve me from having to comply with any Local Ordinances, State or Federal Laws.

I hereby certify that the information herein is true and the above project will be accomplished in accordance with the information submitted. I have read and understand the Town of Jackson Zoning Ordinance as it applies to this project and I understand the Board of Selectmen will act to enforce both the Zoning Ordinance and the State of New Hampshire Building Code.

Owner's Signature:  Date: 6/23/2011

Board of Selectmen Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Date of Approval \_\_\_\_\_



Previously P/O V09-002

VAP V09 LOT 2-B  
PRC 2 XIC M OTH  
LOC 4 EVERGREEN TRAIL

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

232500±

REAL ESTATE TRANSFER TAX

THOUSAND 4 HUNDRED AND 88 DOLLARS

01/31/2011 896866 \$ \*\*\*\*3488.00

VOID IF ALTERED

Doc # 0001300 Jan 31, 2011 4:28 PM

Register of Deeds, Carroll County

C/H L-CHIP CAA026560

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we, **MYLES J. CROWE and CHRISTINE K. CROWE**, husband and wife, both having an address of PO Box 427, Jackson, New Hampshire (03846), for consideration paid, grant to **JAMES A. HOOLEY AND VERONICA JOYCE HOOLEY AS CO-TRUSTEES OF THE LIVING TRUST OF JAMES A. HOOLEY AND VERONICA JOYCE HOOLEY** u/d/t dated \_\_\_\_\_, having a mailing address of PO Box 1187, Duxbury,

Massachusetts (02332) with **WARRANTY COVENANTS**:

A certain condominium unit in Crowes' Nest Condominium, located off Evergreen Trail, in Jackson, Carroll County, State of New Hampshire, said Condominium having been established pursuant to N.H. R.S.A. 356-B by a Declaration of Condominium, dated January 3, 2011, recorded in the Carroll County Registry of Deeds at Book 2905, Page 23, as the same may be amended from time to time.

The unit conveyed hereby is more particularly described as follows: Unit No. 1B as described in said Declaration, as amended, and as shown on the Site and Floor Plans entitled, "The Crowes' Nest, a Condominium Conversion, Exclusive Use Area 1, Prepared for Myles J. & Christine K. Crowe, P.O. Box 427, Jackson, NH 03846, 911 Address, 10 Evergreen Trail, Jackson, Town of Jackson, Tax Map V-9, Parcel 2", drawn by Ammonoosuc Survey Company, Inc., dated July 1, 2010, recorded with the Carroll County Registry of Deeds at Plan Book 227, Page 50 ; together with the undivided interest in the Common Area appurtenant to said unit, as defined and described in said Declaration, as amended, and as said Declaration may be further amended pursuant to its terms.

BK 2910 PG 889

This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants and easements contained in said Declaration of Condominium and By-Laws, as they may be lawfully amended;
2. The provisions of N.H. R.S.A. 356-B;
3. All rights of way, easements, covenants, conditions and restrictions of record; and
4. Unpaid real estate taxes for the current tax year.

MEANING AND INTENDING to describe and convey a portion of the premises conveyed to Myles J. Crowe and Christine K. Crowe by Warranty Deed of David L. Buswell, Executor of the Estate of Edward T. March, dated June 11, 1998, and recorded at the Carroll County Registry of Deeds at Book 1751, Page 348.

The premises described above is not the homestead of the within Grantors.

SIGNED this 3/ day of January, 2011.

  
Myles J. Crowe

  
Christine K. Crowe

BK 2910PG 890

STATE OF NEW HAMPSHIRE  
COUNTY OF CARROLL

Personally appeared the above named, Myles J. Crowe and Christine K. Crowe and acknowledged the foregoing instrument as his voluntary act and deed, before me this 31 day of January, 2011.

Seal:



A handwritten signature in black ink, appearing to be "M. Weegar".

Notary Public/Justice of the Peace

My Comm. Expires: \_\_\_\_\_

Print or Type Name: \_\_\_\_\_

BK2910PG0891