



COOPER
CARGILL
CHANT

ATTORNEYS AT LAW

January 14, 2015

VIA HAND DELIVERY

Town of Jackson
The Board of Adjustment
PO Box 268
Jackson, NH 03846

RE: David Caldwell, Jr. and Christina Caldwell
200 Tin Mine Road, Jackson, NH
Our File Number: 18719.000

Dear Board,

In regards to the matter stated above, enclosed for filing please find an Application for Variance with accompanying documents. Also enclosed is our firm check in the amount of \$75.00 for filing of the same.

Thank you for your attention to this matter. Please let me know if you have any questions or concerns.

Very truly yours,

COOPER CARGILL CHANT, P.A.

Christopher T. Meier
cmeier@coopercargillchant.com

CTM/kjt
Enclosures

Y:\CLIENT FILES\18719 - Caldwell\Correspondence\TOJ BOA 010815.docx

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 [Signature] Date 01/14/15

TAX LOT NUMBER: Map 10, Lot 33-A

Name of applicant Christopher Meier, Esq., Cooper Cargill Chant

Address 2935 White Mountain Highway, North Conway, NH 03860

Owner David Caldwell, Jr. and Christina Caldwell, 136 Heritage Drive, Warwick, RI 02618
(if same as applicant write, same)

Location of property 200 Tin Mine Road, Jackson, NH

Acres .36 (street, number, sub-division) or Sq. Ft.

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 4(3)(2)(3)(1) of the zoning ordinance to permit:
To allow front porch 5 feet and 8 inches within the front setback of 50 feet.

Facts supporting this request:

I. Granting the variance would not be contrary to the public interest:
See attached.

2. The spirit of the ordinance is observed because:
See attached.

3. Granting the variance would do **substantial justice** because:

See attached.

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

See attached.

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:

See attached.

b. The proposed use is a reasonable one because:

See attached.

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

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

If yes, explain in detail:

*Except the proposed 5'8" incursion of the porch into the 50 foot setback, none.

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 X*

If no, explain in detail:

*Except the proposed 5'8" incursion of the porch into the 50 foot setback, none.

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.

None.

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.

Addendum to Application for Variance

Owner: David Caldwell, Jr. and Christina Caldwell

Tax Lot: Map 10, Lot 33-A

Facts supporting this request:

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

The deck proposed is part of a larger project designed to create what is believed to be the first "net zero" home in Jackson. This is a LEED certified home being built to the standards of the U.S. Dept of Energy Zero Energy Ready Home program, so it will be pretty close to "net zero" making enough power to run the house. The placement of the home, and the angles, are to ensure the azimuth direction necessary to make the solar roof shingles work. The open deck (and corresponding roof) only encroach into the 50 foot front setback by 5 feet and 8 inches. Upon information and belief, the abutters do not oppose the plan. In fact, upon information and belief, both abutters have incursions into the front setback, so the minor incursion proposed here (5'8" into 50' setback) will not be out of place in the neighborhood. With regard to assessing public interest, the NH Supreme Court has set the standard as follows: "[T]o be contrary to the public interest or injurious to the public rights of others, the variance must **unduly, and in a marked degree** conflict with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club v. Town of Chester, 1523 N.H. 577, 581 (2005). It looks at whether the variance would "alter the essential character of the locality," whether it would "threaten public health, safety or welfare," or "violate basic zoning objectives." *Id.* The applicant and owner would suggest that this project would actually be **in** the public interest, promote the essential character of the Town of Jackson, and promote the public health and welfare.

2. The **Spirit of the Ordinance** is observed:

The stated purpose of the Jackson Town Ordinance is to: "(1) preserve and promote the health, safety and general welfare of the Town of Jackson; (2) maintain and enhance the economic health of the Town; and (3) provide adequate social and municipal services for the townspeople; all in a manner consistent with preserving the cultural heritage and the rural village character of the Town, while managing land use and regulating development to ensure wise stewardship of the Town's natural resources." Ordinance, at 1.2. As noted above, this project would not change the essential character of the neighborhood. It is similar to other residences in the locality. Moreover, being an essentially "net zero" home, the project should actually enhance the health, safety and general welfare of the Town; enhance the economic health of the Town; and enhance the Town in a manner consistent with its values and the goal of ensuring "wise stewardship of the Town's resources."

3. Granting the variance would do **substantial justice** because:

The NH Supreme Court has indicated that the grant of a variance will achieve "substantial justice" if, in the absence of the variance, there would be a loss to the property owner that is not outweighed by a gain to the general public. Farrar v. City of Keene, 158 N.H. 684 (2009). Here, the loss to the property owner if they could not complete the project, and have to remove



COOPER CARGILL CHANT • ATTORNEYS AT LAW

2935 WHITE MOUNTAIN HIGHWAY, NORTH CONWAY, NEW HAMPSHIRE 03860

110 PLEASANT STREET, BERLIN, NEW HAMPSHIRE 03570

the porch and corresponding roof, from the setback, would be significant. Conversely, there is no cognizable harm to the general public from the grant of this variance. Moreover, the Supreme Court has indicated that public benefit from the grant of the variance can be weighed in favor of granting a variance – here, this project would certainly provide the Town of Jackson a benefit by having a model of a Zero Energy Ready Home within its borders. Moreover, the conservation benefit in having such a home, and having such a home as a model for others, is itself substantial to Jackson, and to the larger public.

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

This project will add a significant resource to Jackson; and is designed in keeping with the finest of surrounding homes. If at all, this project will increase the value of surrounding properties. Upon information and belief, the neighborhood (and business community) supports this project. Certainly, no diminution in any value will arise from this project.

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:

This is application for an area variance for a 5'8" encroachment into the front 50' setback (there is still 44 foot and 4 inch setback from the right of way), which will allow for a unique and exciting to take place in Jackson. The unique slope and angles on this Property, in the context of this Project which must be aligned with the azimuth direction to make the solar roof shingles work, necessitate the variance and make it such that there is no "fair and substantial relationship between the general purposes of the ordinance and the specific application of this provision [the front setback] to the property" and this project. In other words, the general purpose of the ordinance, to promote the general welfare while retaining the essential character of the Town of Jackson, can and will be met while allowing this slight variance from an area provision. Notably, the standard of "unnecessary hardship" for an applicant has been substantially relaxed; and zoning boards should feel confident in granting variances where, as noted by the Supreme Court, they focus on the reasonable use of the property, the relationship between the general purpose of the ordinance and the application of the ordinance to the property, and the effect of the variance on both public and private rights of others. Brandt Dev. Co. v. City of Somersworth, 162 N.H. 553, 558-559 (2011). In the case of this Project, the rights of others will not be negatively affected; and the Project should and will promote the same goals as promoted by the Ordinance.

B. The Proposed Use is a reasonable one because:

The proposed use is residential, and is allowed by the Ordinance. The slight area variance leaves a 44' 4" setback to the right of way, and allows for a significant project in the public interest to occur – namely a project which will stand as a model for energy conservation within the Town of Jackson.



ALSO PLEASE NOTE THAT THIS VARIANCE IS ALTERNATIVELY REQUESTED PURSUANT TO THE ZONING BOARD'S POWER PURSUANT TO RSA 674:33, V TO GRANT A VARIANCE WITHOUT A FINDING OF HARDSHIP, AS A REASONABLE ACCOMODATION TO ALLOW PERSONS WITH RECOGNIZED PHYSICAL DISABILITIES TO REGULARLY USE THE PREMISES. Namely, the Owners' mothers suffer from both late stage Parkinson's and substantial skin cancer, and severe rheumatoid arthritis, respectively. Neither can negotiate a full stairway very easily, and is why there is a 2nd bedroom setup on the first/main floor of the house. In the afternoon, there is no shade on the property except on the east side of the house, and this variance would allow outdoor space out of the direct sun. Finally, again, the variance is in harmony with the general purpose and intent of the ordinance.



COOPER CARGILL CHANT • ATTORNEYS AT LAW
2935 WHITE MOUNTAIN HIGHWAY, NORTH CONWAY, NEW HAMPSHIRE 03860
110 PLEASANT STREET, BERLIN, NEW HAMPSHIRE 03570

List of Abutters	Address	Tax Lot No.
Laurie Boudreau	202 Tin Mine Road	V10, 33
Kendall and Deborah Holmes	186 Tin Mine Road	V10, 33-B
Kendall and Deborah Holmes	186 Tin Mine Road	V10, 34
Todd and Sally Michel	78 Juniper Way	V10, 35
Great Woods Development	95 Blackwater Rd, Rochester NH 03867	V10, 36
Holly Lewis	191 Tin Mine Road	V8, 30
Norman Furniss and Jean Goodine	209 Tin Mine Road	V8, 31

Laurie Boudreau
202 Tin Mine Road
Jackson, NH 03846

Laurie Boudreau
202 Tin Mine Road
Jackson, NH 03846

Laurie Boudreau
202 Tin Mine Road
Jackson, NH 03846

Kendall and Deborah Holmes
186 Tin Mine Road
Jackson, NH 03846

Kendall and Deborah Holmes
186 Tin Mine Road
Jackson, NH 03846

Kendall and Deborah Holmes
186 Tin Mine Road
Jackson, NH 03846

Todd and Sally Michel
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Todd and Sally Michel
78 Juniper Way
Jackson, NH 03846

Great Woods Development
95 Blackwater Rd
Rochester NH 03867

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95 Blackwater Road
Rochester, NH 03867

Holly Lewis
191 Tin Mine Road
Jackson, NH 03846

Holly Lewis
191 Tin Mine Road
Jackson, NH 03846

Holly Lewis
191 Tin Mine Road
Jackson, NH 03846

Norman Furniss and Jean Goodine
209 Tin Mine Road
Jackson, NH 03846

Norman Furniss and Jean Goodine
209 Tin Mine Road
Jackson, NH 03846

Norman Furniss and Jean Goodine
209 Tin Mine Road
Jackson, NH 03846



The State of New Hampshire
Department of Environmental Services



Thomas S. Burack, 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: October 31, 2014

APPROVAL NUMBER: CA2014120409

I. PROPERTY INFORMATION

Address: TIN MINE ROAD
JACKSON NH 03846
Subdivision Approval No.: PRE67
Subdivision Name: TYROL
County: CARROLL
Tax Map/Lot No.: V-10/33-A
Registry Book/Page No.: 3074/314
Probate Docket No.:

II. OWNER INFORMATION

Name: CHRISTINA/DAVID CALDWELL
Address: 136 HERITAGE DR
WARWICK RI 02818

III. APPLICANT INFORMATION

Name: AMMONOOSUC SURVEY CO INC
Address: C/O ROBERT TAFUTO
PO BOX 1259
INTERVALE NH 03845-1259

IV. DESIGNER INFORMATION

Name: ROBERT J TAFUTO
Address: 835 EATON RD
FREEDOM NH 03836
Permit No.: 01785

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: IN-GROUND

B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 300 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. WAIVERS GRANTED - THIS APPROVAL IS GRANTED ONLY TO IMPROVE AN EXISTING SITUATION. SYSTEM MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. ENVIRO SEPTIC FILL REQUIREMENTS MUST BE MET.

CORRECTED TO SHOW A 2 BEDROOM 300GPD APPROVED FLOW AND TO REMOVE CONDITION FOR ADVANCED ENVIROSEPTIC.
11/18/2014 WSDRB

Stanislaw Bomba
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

OWNER'S COPY

ENVIRONMENTAL Fact Sheet



29 Hazen Drive, Concord, New Hampshire 03301 • (603) 271-3503 • www.des.nh.gov

WD-SSB-13

2011

You and Your Septic System *A Homeowner's Guide to Septic System Maintenance*

Your septic system is a highly efficient biological system that can effectively digest and disperse your household sewage and other organic wastes. Properly designed, installed and maintained, it should give you many years of trouble-free service, but only if it is properly maintained. The key to the life and service of any septic system is proper maintenance.

How Does Your Septic System Work?

A septic system is designed to condition untreated liquid household waste (sewage) so that it can be readily dispersed and percolated into the subsoil. Percolation through the soil accomplishes much of the final purification of the effluent, including the destruction of disease-producing bacteria.

Your septic tank is the first step in the process of sewage conditioning. Without it, the untreated sewage would quickly clog the receiving soil and prevent the purification process of leaching and soil percolation. Septic tanks serve three functions:

- Removal of solids.
- Bacterial action.
- Sludge and scum storage.


In the first step, as sewage enters the septic tank, its rate of flow is reduced so that the larger solids sink to the bottom or rise to the surface. These solids are retained in the tank, and the clarified effluent with suspended and dissolved solids is discharged.

Bacterial action is the second function. The solids and the liquids in the tank are partially decomposed by bacteria and other natural processes. These bacteria are called anaerobic because they thrive in the absence of free oxygen. This decomposition of sewage under anaerobic conditions is termed "septic," hence the name of the system (and the cause of the odor).

Storage is the third function of your system. Sludge is the accumulation of solids at the bottom of the tank, while scum is a partially submerged mat of floating solids that may form at or near the surface. Space must be provided in the tank to store the residues during the intervals between cleaning. Otherwise, the sludge and scum will eventually be scoured from the tank and will clog the leach field and receiving soil. **PERIODIC CLEANING OF YOUR TANK IS ESSENTIAL TO ITS PROPER FUNCTION.**

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

****1 THOUSAND 4 HUNDRED AND 25 DOLLARS

MO.	DAY	YR.	AMOUNT
04	26	2013	888198 \$ ****1425.00

VOID IF ALTERED

Doc # 0004886 Apr 26, 2013 3:12 PM

John P. Anton
Register of Deeds, Carroll County



The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **GWYN BURDELL and FRANK DELBENE**, both single, of 21 Youngs Road, Dedham, County of Norfolk, Commonwealth of Massachusetts, 02026, for consideration paid, grant to **DAVID A. CALDWELL, JR and CHRISTINA R. CALDWELL**, husband and wife, of 136 Heritage Drive, Warwick, County of , State of Rhode Island, 02818 as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain parcel of land located in the Town of Jackson, County of Carroll State of New Hampshire, being Parcel 33A as shown on a plan entitled "Boundary Survey Superceding Boundary Line Adjustment CCRD PB 208/P 33 Gregory Buxton PO Box 205 Jackson, NH 03846 & Helen Buxton 15 Roosevelt Ave. Danvers, MA 01923 Town of Jackson Tax Map V-10/Parcels 36 & 33A" as recorded Carroll County Registry of Deeds Plan Book 214 Page 018 and described by metes and bounds on said plan as follows:

Beginning at a point being along the westerly sideline of Thorn Mt. Road, so called, and being at the northeasterly corner of Parcel 33 and running S 38° 55' 43" W a distance of 125.00 feet to a point being at the northwesterly corner of Lot 33;

Thence turning and running along the easterly sideline of land now or formerly of Helen Buxton N 17° 12' 47" W a distance of 153.84 feet to an iron pin located at the northwesterly corner of the within described parcel; Thence turning and running N 40° 50' 43" E a distance of 125.00 feet to a point being along the westerly sideline of said Thorn Mt. Road and the northeasterly corner of the within described parcel;

BK3074PG 314

Thence turning and running along the westerly sideline of Thorn Mt. Road S 16° 20' 51" E a distance of 150.35 feet to the point of beginning.

Containing .36 acres

Said roads and proposed roads shown on said plan are private ways, the Leeland Realty Company reserve and except to themselves, their heirs and assigns, the right to clear and improve said roads so designated.

Said premises are conveyed together with the right to pass and repass over said roads and over all the streets, roads and ways as shown on said plan in common with others entitled thereto, for all purposes for which streets, roads and ways are commonly used in the Town of Jackson, N.H., and said right to pass and repass to be and the same is hereby conveyed to the grantees, their heirs and assigns, and them, their servants, visitors, tenants and licensees.

Said premises are conveyed subject to a right of easement for water lines across the easterly end of said tract, together with the right to enter to install, repair, maintain, replace said water pipe lines.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Gregory R. Buxton to the Grantors herein, dated September 4, 2009 and recorded at the Carroll County Registry at Book 2814, Page 853.

The above described property is not part of the homestead of the grantors.

BK3074PG 315

EXECUTED, this 26th day of April, 2013.

[Signature]
Gwyn Burdell

[Signature]
Frank Delbene

STATE OF New Hampshire COUNTY OF Carroll

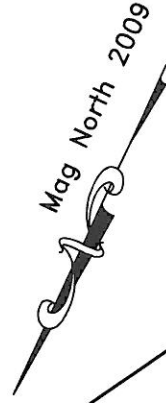
The foregoing instrument was acknowledged before me this 26th day of April, 2013 by Gwyn Burdell and Frank Delbene known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained

[Signature]
Notary Public/Justice of the Peace
My Commission Expires: 7/15/14

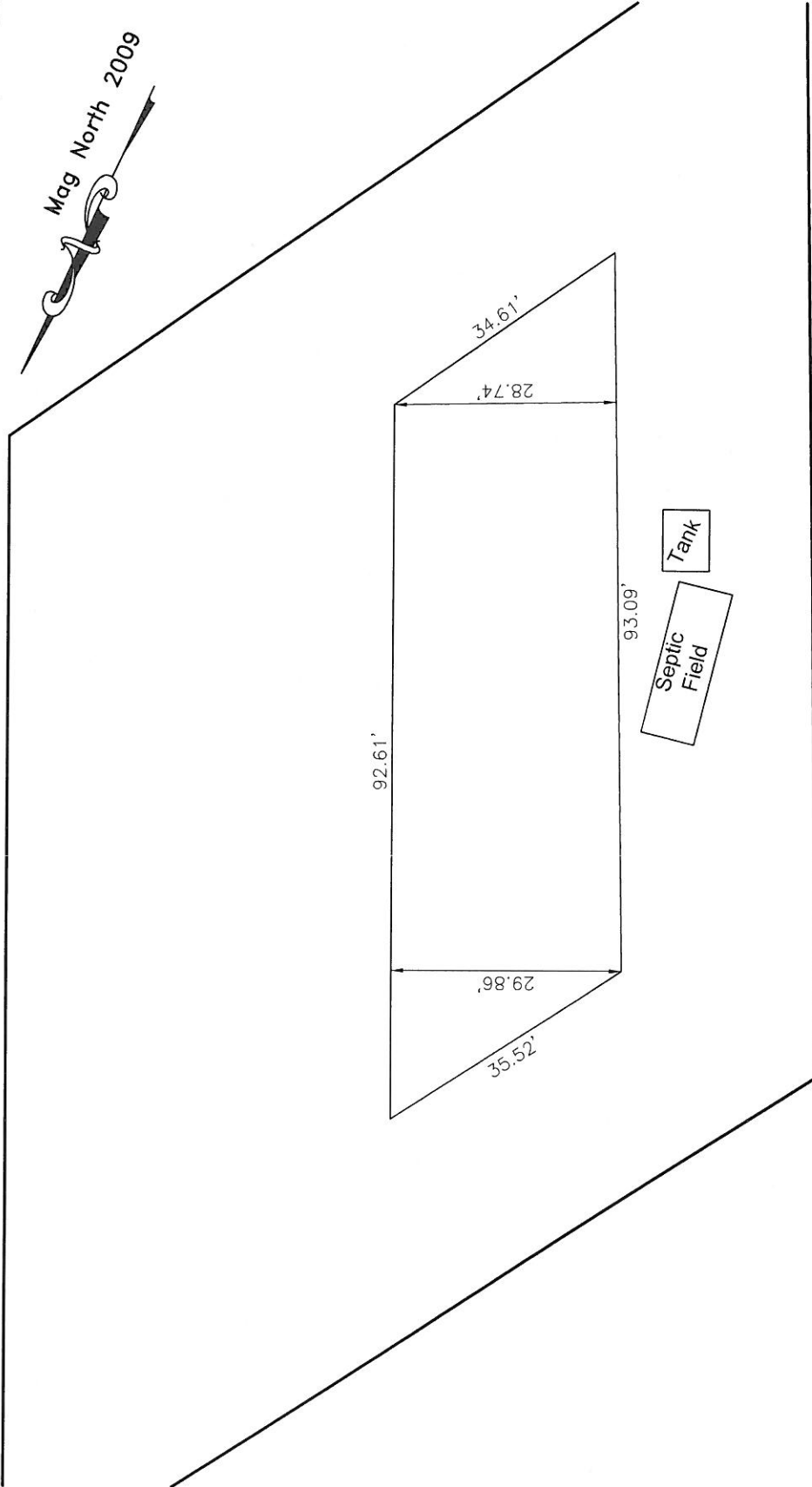


BK3074PG 316

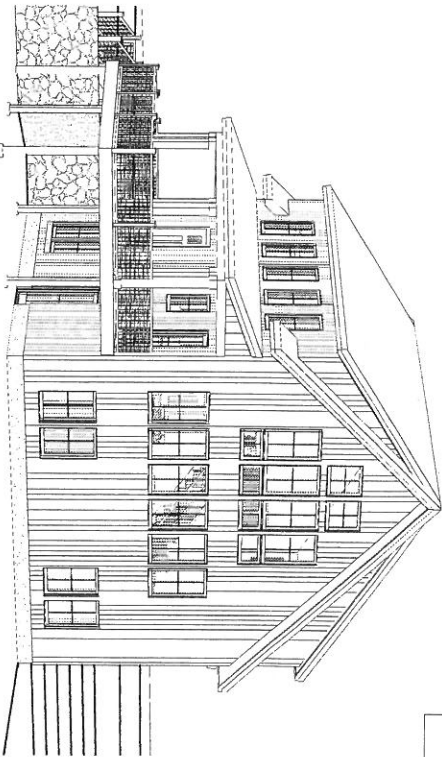
Caldwell
Building Envelope
Lot 33A, Tin Mine Road
1" = 20'



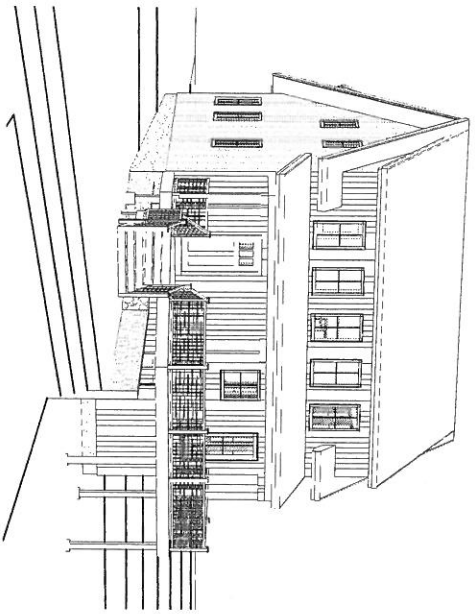
TIN MINE ROAD



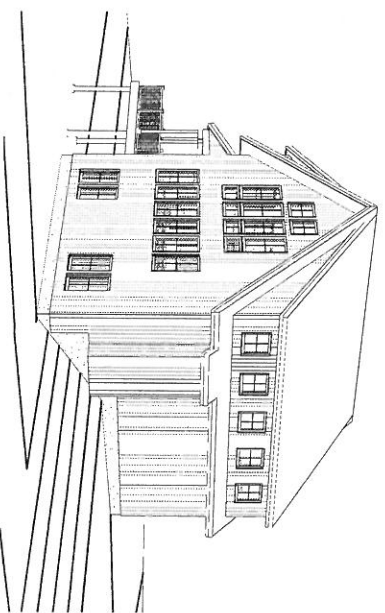
L.D.S.
Lorne Design Services
lorne@lds.com



2 North Perspective



1 Northeast Perspective

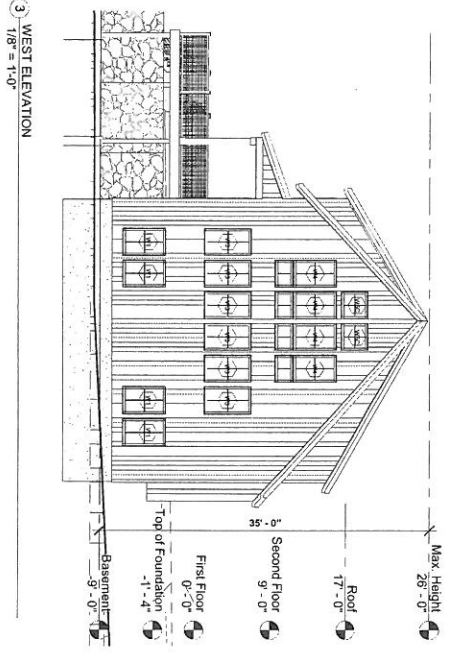
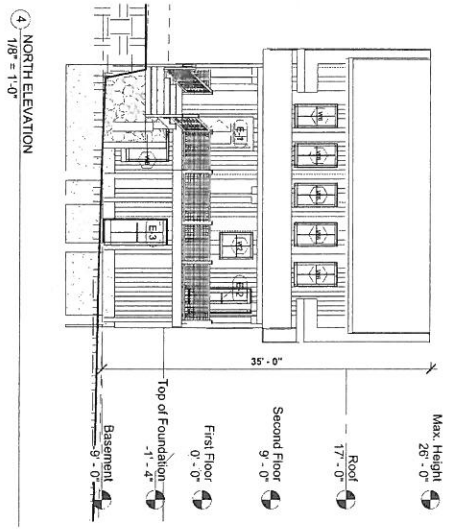
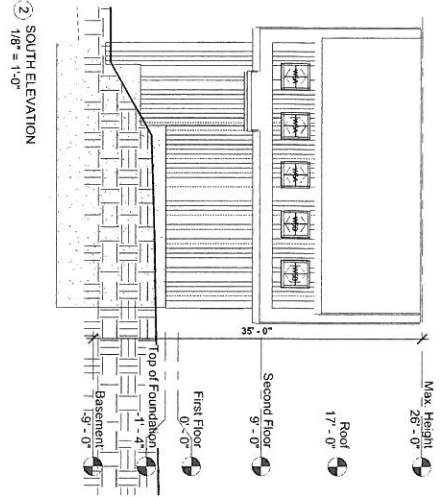


3 Southeast Perspective

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS AND DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO L.D.S. FOR VERIFICATION. ANY DISCREPANCIES NOT REPORTED SHALL BE THE CONTRACTORS RESPONSIBILITY.

Caldwell Residence	
Tri Mine Road, Jackson, NH	
MAP V-1, LOT 33A	
VOL. 1250/PAGE 993	
Exterior Perspectives	
Proposed Two-Bedroom House	
Date	6/11/2013
Drawn by	Lorne Foley
Scale	A-1

L.D.S.
Lorne Design Services
lornedley@cox.net



NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS AND DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO L.D.S. FOR VERIFICATION. ANY DISCREPANCIES NOT REPORTED SHALL BE THE CONTRACTORS RESPONSIBILITY.

Caldwell Residence
Tin Mine Road, Jackson, NH
MAP V-1 (LOT 33A)
VOL. 1650/FACE 995

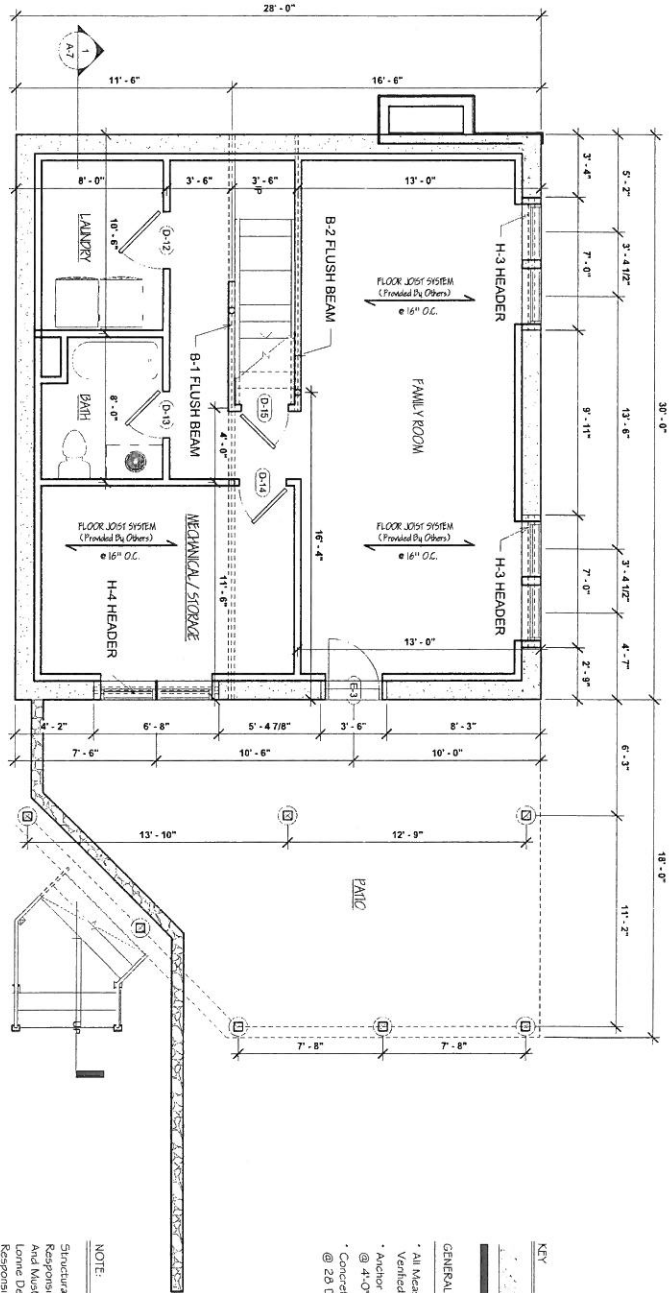
Elevations

Proposed Two-Bedroom House
Date: 6/11/2013
Drawn By: Lorne Foley

A-3
Scale: 1/8" = 1'-0"

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS AND DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO L.D.S. FOR VERIFICATION. ANY DISCREPANCIES NOT REPORTED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

① Foundation Plan
1/4" = 1'-0"



KEY

- New Foundation
- Shear Wall

GENERAL NOTES:

- All Measurements To Be Verified In The Field.
- Anchor Bolts to be 1/2" DIA, x1'-0" @ 4'-0" O.C.
- Concrete to be 3,000 PSI MIX @ 28 Days

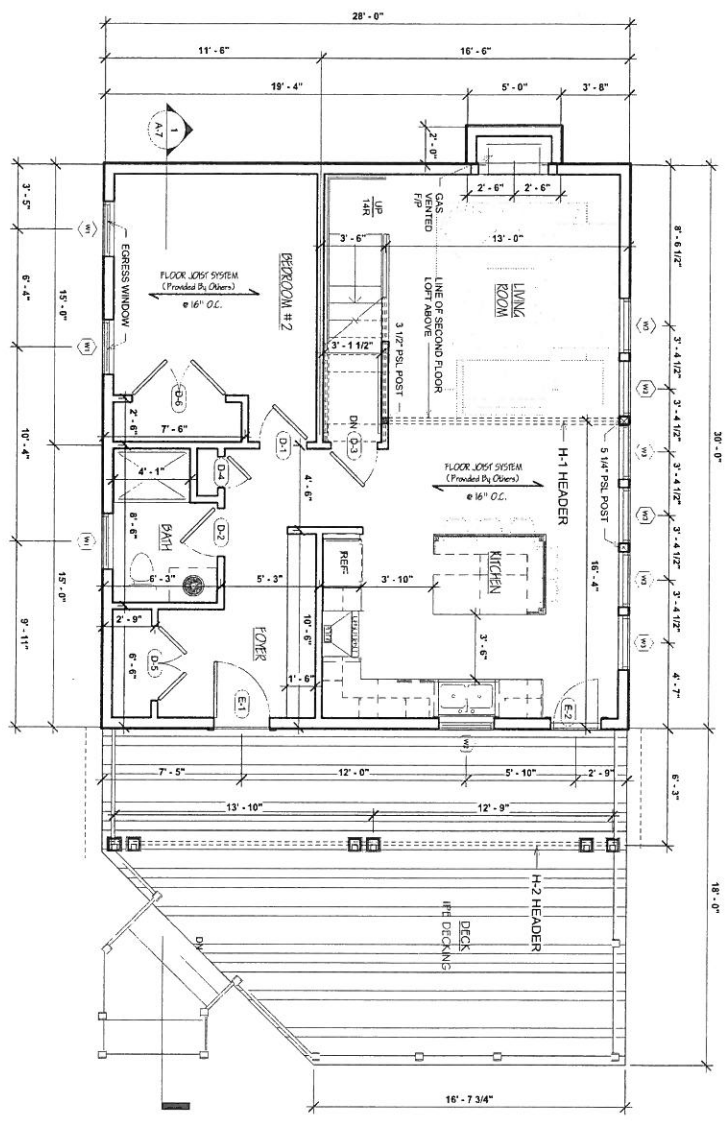
NOTE:

Structural Design To Be The Sole Responsibility Of The Builder And Must Meet Local Building Codes. Lorne Design Services Assumes No Responsibility For Improper Construction.

Caldwell Residence	
Tin Mine Road, Jackson, NH	
MAP V-1 (LOT) 33A	
VOL. 1050/PAGE 935	
Foundation Plan	
Proposed Two Bedroom House	Date 6/11/2013
Drawn by Lorne Foley	Scale 1/4" = 1'-0"
A-4	

L.D.S.
Lorne Design Services
lfordesign@cox.net

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS AND DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO L.D.S. FOR VERIFICATION. ANY DISCREPANCIES NOT REPORTED SHALL BE THE CONTRACTORS RESPONSIBILITY.



1st Floor
1/4" = 1'-0"

L.D.S.
Lorne Design Services
lornedesign@com.net

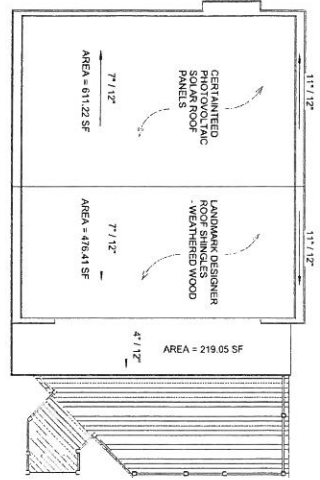
KEY
 [Symbol] New Construction
 [Symbol] Shear Walls

GENERAL NOTES:
 * All Measurements To Be Verified In The Field.
 * All Window and Door Headers To Be (2) 2" x 4" - 2x6" MIN. (Unless Otherwise Indicated)

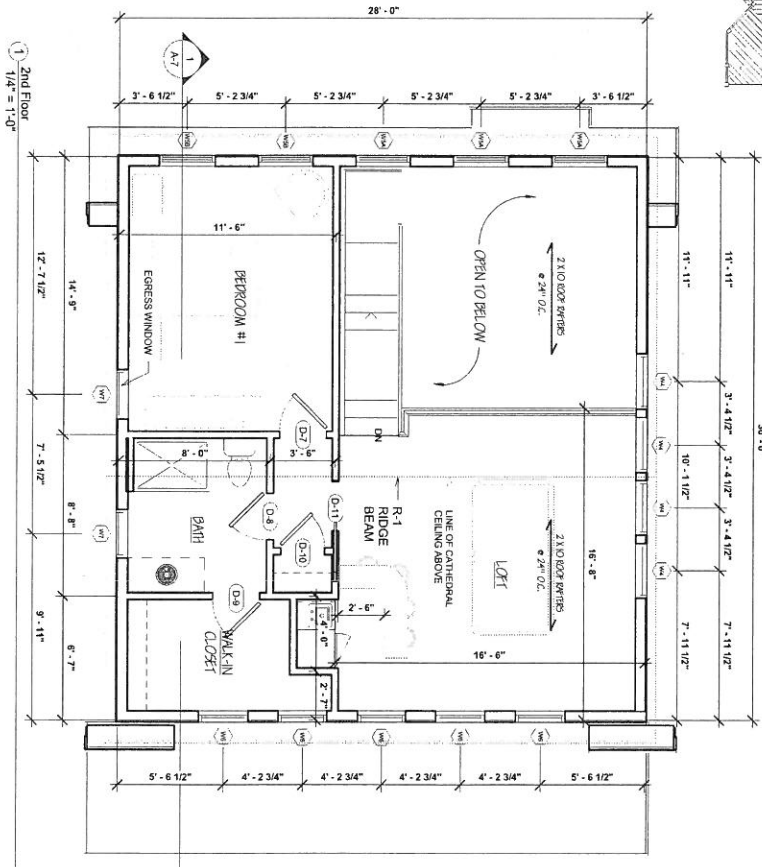
NOTE:
 Structural Design To Be The Sole Responsibility Of The Builder. And Must Meet Local Building Codes. Lorne Design Services Assumes No Responsibility For Improper Construction.

Caldwell Residence	
Tin Mine Road, Jackson, NH	
MAP V-1(LO)LOT 33A	
VOL 1 0501PAGE 993	
First Floor Plan	
Proposed Two-Bedroom House	
Date	6/11/2013
Drawn by	Lorne Foley
Scale	1/4" = 1'-0"
	A-5

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS AND DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO L.D.S. FOR VERIFICATION. ANY DISCREPANCIES NOT REPORTED SHALL BE THE CONTRACTORS RESPONSIBILITY.



2 Roof Plan
1/8" = 1'-0"



1 2nd Floor
1/4" = 1'-0"

L.D.S.
Lorne Design Services
lornedesign@com.net

KEY

- New Construction
- Shear Walls

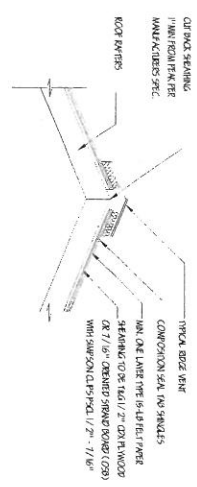
GENERAL NOTES:

- All Measurements To Be Verified In The Field.
- All Window and Door Headers To Be (2) 3" x 8" x 2' - 2 1/2" x 1/4" (Unless Otherwise Noted)

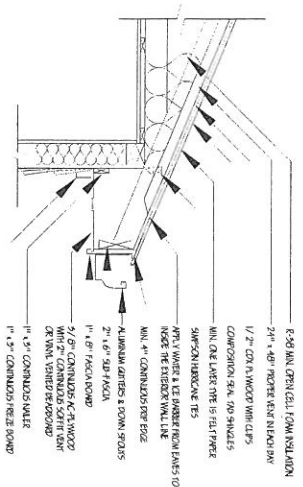
NOTE:

Structural Design To Be The Sole Responsibility Of The Builder. And Must Meet Local Building Codes. Lorne Design Services Assumes No Responsibility For Inproper Construction.

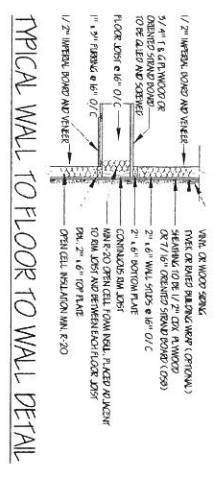
Caldwell Residence	
1st Nine Road, Jackson, NJ	
MAY V-1 (LOT) 33A	
VOL. 1850/PAGE 595	
Second Floor Plan	
Proposed Two-Bedroom House	6/11/2013
DATE	Lorne Foley
DRAWN BY	A-6
SCALE	As Indicated



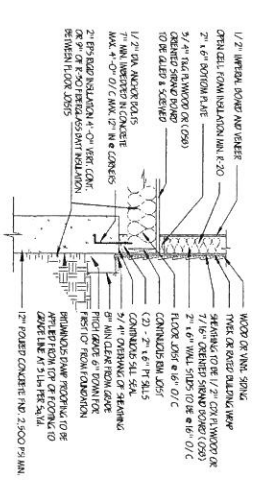
TYPICAL RIDGE DETAIL



TYPICAL SOFFIT DETAIL

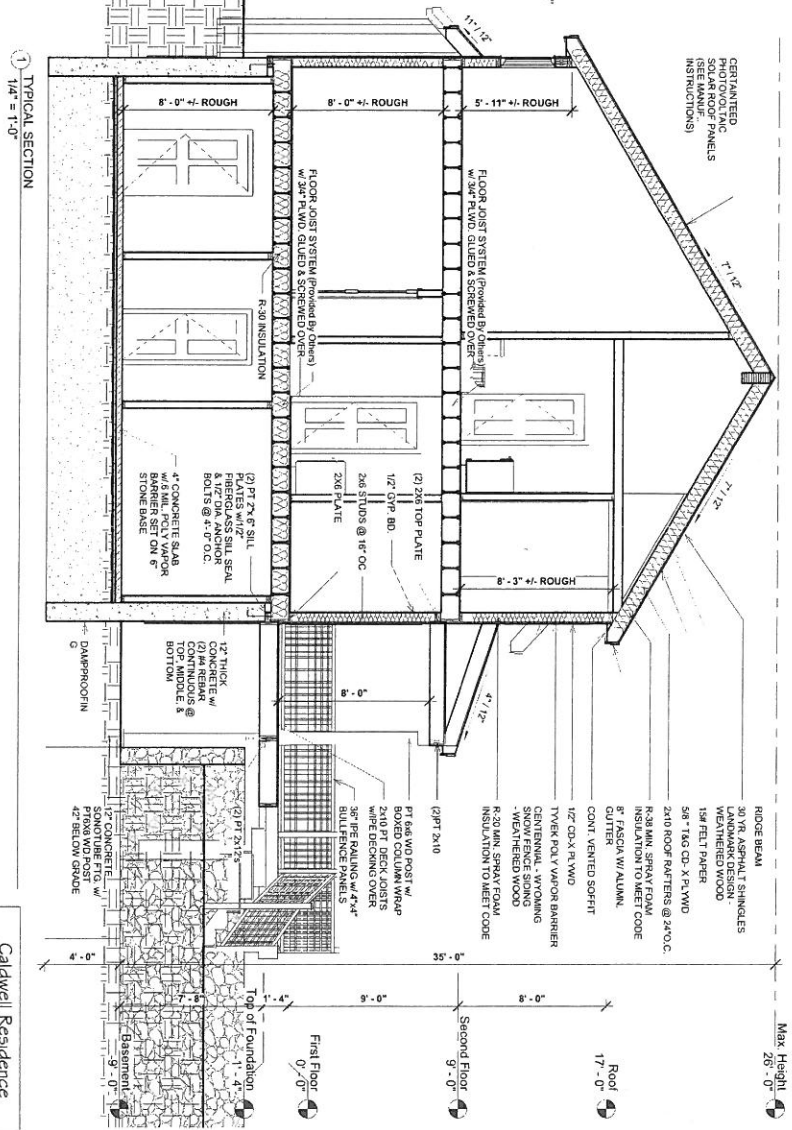


TYPICAL WALL TO FLOOR TO WALL DETAIL



TYPICAL FLOOR TO FOUNDATION DETAIL

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS AND DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO L.D.S. FOR VERIFICATION. ANY DISCREPANCIES NOT REPORTED SHALL BE THE CONTRACTORS RESPONSIBILITY.



CERTAINTED PHOTOGRAPHIC SHEET PANELS (SEE MANUF. INSTRUCTIONS)

ROOF BEAM
2x10 SPACERS
LANE MARK DESIGN
WEATHERED WOOD
1/2\"/>

2x10 ROOF FATHERS @ 24\"/>

R-20 MIN. SPRAY FOAM INSULATION TO MEET CODE
R-5 FASCIA W/ ALUM.
GUTTER
CONT. VENTED SOFFIT
1/2\"/>

TYVEK POLY VAPOR BARRIER
CENTRIFUGAL WYOMING SNOW FENCE SIDING
WEATHERED WOOD
INSULATION TO MEET CODE
R-20 MIN. SPRAY FOAM INSULATION TO MEET CODE

(2) 2x6 TOP PLATE
1/2\"/>

(2) 2x6 TOP SILL
PLATES W/ 2\"/>

4\"/>

12\"/>

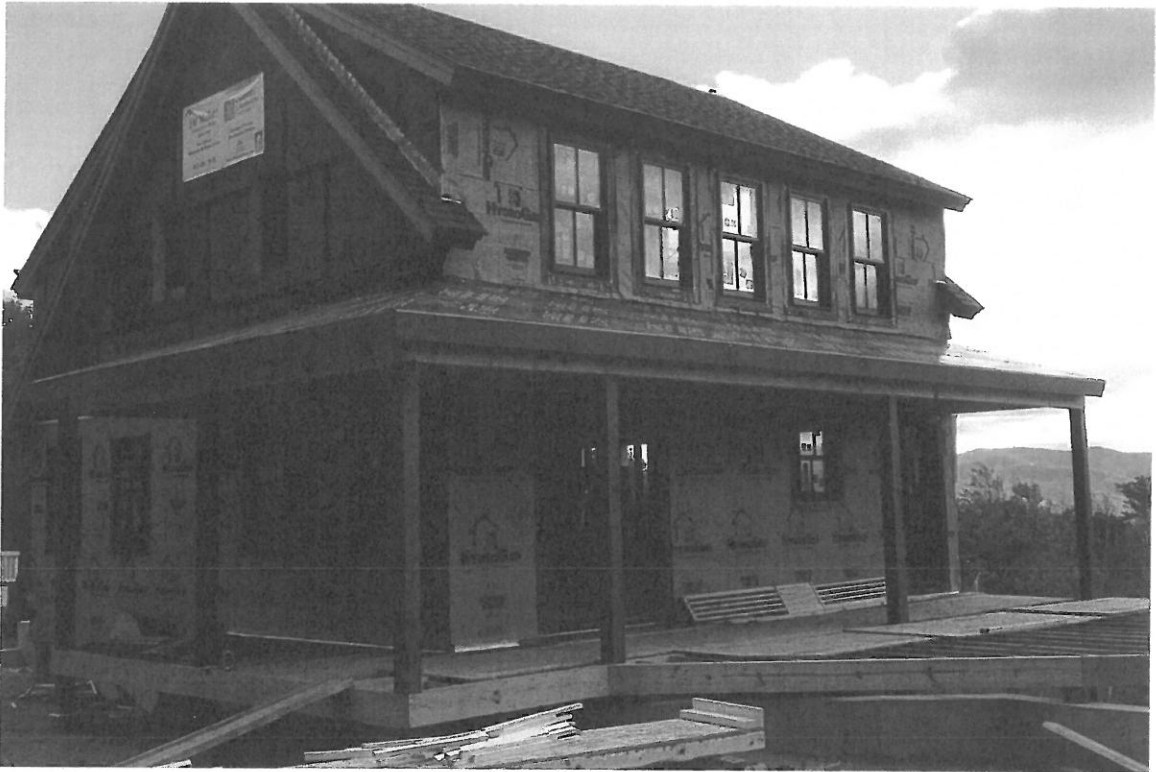
L.D.S.
Lorne Design Services
lorndesign@com.net

Calwell Residence
1st Main Road, Jackson, NH
MAP V-10A(D) 33A
VOL. 0507/PAGE 993

Sections & Details

Proposed Two-Bedroom House
Date: 6/11/2013
Drawn By: Lorne Foley

Scale: As indicated









RESIDENTIAL/COMMERCIAL BUILDING PERMIT APPLICATION

TOWN OF JACKSON

PO Box 268

Jackson, New Hampshire 03846

Phone: 603-383-4223 Fax: 603-383-6980

Date of Application 5/28/14

Permit Number Issued _____

Map & Lot Number V-10/33A

Street Name and Number Tio Mine Road

Village District _____ or Rural Residential District X (Check one)

Property Owner Information:

Name David Caldwell Jr. Telephone #'s 401-632-5340

Mailing Address 136 Heritage Dr. Warwick, RI 02618

Email Address dave.caldwell@caldwellandjohnson.com

Contractor Information:

Name Jeff Mallett Telephone #'s 603-491-2615

Name David Caldwell Telephone #'s See above

Mailing Address See above P.O. Box 571 Jackson, NH 03846

Email Address See above JWMallettCustomHomes@Yahoo.com

Reason for Permit: Extend Building Permit 2013000024
Structure: New X Addition _____ Alterations _____ Wind Generation Facility _____

Specify changes: _____

Intended Use: Residence 2 BR

Dimensions of New Structure or Addition: 28' X 30' Home, 18' X 28' Deck

Is this property or part of this property in "CURRENT USE"? Yes _____ No X

Explain _____

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 50' Back of property 25'

Side of property 25' Other Side of Property 62'

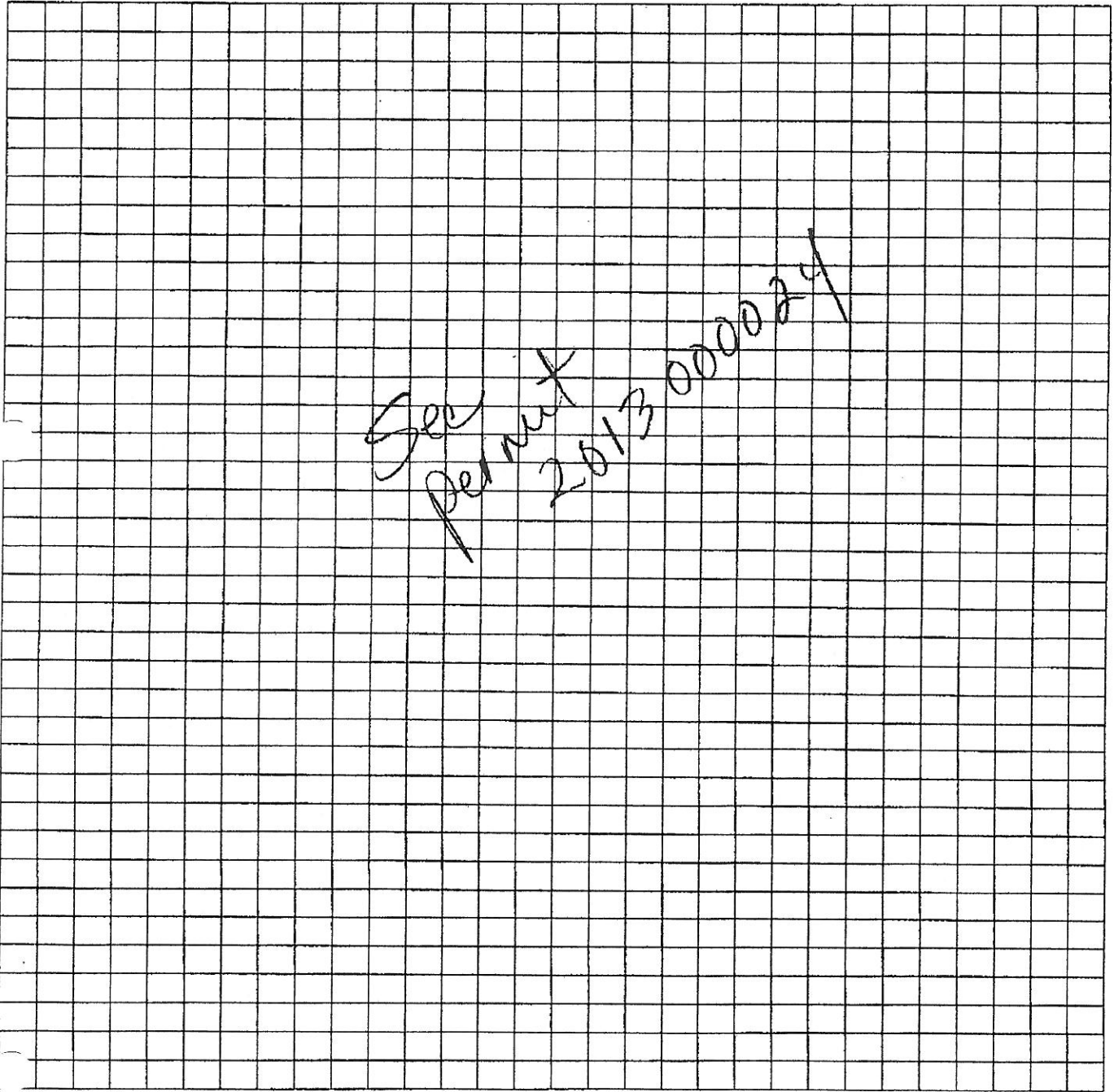
Length of frontage on the street 150'

3
Tina.Caldwell@caldwellandjohnson.com

SITE PLAN DETAIL

In the space below draw the exact shape of your lot and mark the boundary distances: Show all present and proposed structures in their correct location on the lot.

1 SQUARE EQUALS TEN FEET



Special Flood Hazard

Is this land in an area of Special Flood Hazard? YES _____ No X

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 X
Cem. Block _____
Stone _____
Piers _____

Basement:

Full X
3/4 _____
1/2 _____
1/4 _____

Insulation:

Blanket X
Walls R-21
Roof _____
Attic R-49

Exterior Walls:

Clapboard _____
Wide Siding _____
Wood Shingles X
Stucco _____
Brick _____
Vinyl Siding _____
T-11 _____
Log _____

Interior Finish:

Drywall X
Plaster _____
Paneling _____
Knotty Pine _____

Floors:

Basement Carpet/Vinyl
First Floor Carpet/Vinyl
Second Floor Carpet/Vinyl
Third Floor _____

Bedrooms:

number 2

Electric:

Type of Service 120/240 200 amp

Heating:

Electric X
Hot Water _____
Hot Air _____
Fireplace X
Wood Stove _____
Steam _____
No Heat _____

Plumbing:

Full Baths 3 # 1/2 _____
Laundry Room _____
Garbage Disposal _____
Kitchen Sinks # _____
Other _____
No Water _____

Out buildings: include size of building

Garage _____
Barn _____
Shed _____
Deck 28'x18'
Patio _____
Swimming Pool _____
Other _____

PERMITS AND APPROVALS:

Site Disturbance:

Type: Driveway X Excavation X Well X Septic X

Blasting: Contractor Name _____ Phone _____

License Number: _____ Proposed start date of project: _____

Driveway Permit:

Copy of driveway permit is attached: Yes X 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 # CA 2009098040

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 X Community Well _____ Town Water _____

Water course if applicable: _____

Is this property located within the Jackson Water Precinct boundary? NO

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.

Streams & Rivers: Please refer to the Jackson Zoning Ordinance

Plumber: TBD

License Number: _____

Electrician: TBD KEVIN HARRISMAN

License Number: _____

Gas Fitter: TBD

License Number: _____

RESIDENTIAL/COMMERCIAL 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, 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.

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.

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.

Building Permit Fees will be determined by the Town's Building Inspector.

The fees are calculated based upon gross area (total square feet of all floors) of the proposed work and type of construction. The gross SF is multiplied by the adjusted SF construction cost. The construction cost is determined by using regionally adjusted Building Valuation Data (BVD). The BVD is a national average construction cost for building to the minimum standards of the Building Code. Building Valuation Data is updated twice a year by the International Code Council and is available for viewing at the Town Office.

All fees will be collected prior to the issuance of the Building Permit.

Example:

Type of construction: R-2 Residential, 1 and 2 family, V-B
Area: unfinished basement 1,200 SF x \$19.20 = \$23,040
1st floor 1,200 SF x \$130.43 = \$156,516
2nd floor 800 SF x \$130.43 = \$104,344
Total SF Construction Cost = \$283,900
\$283,900 (total construction cost) x .0025 (permit fee multiplier) = \$709.75

Please make check payable to the "Town of Jackson"

- There is a non-refundable base fee to process the application of \$25.
- Permit Fee: 0.0025 per dollar value for the estimated value of work requiring an inspection using the ICC Building Valuation Data.

Permit Application Non-Refundable Processing Fee \$25 X *Extend only \$25.00*
Permit Fee - estimated value of work \$ 240,716 x 0.0025 = 601.79

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, THE APPLICATION FEE IS NON-REFUNDABLE.

Permitted work must be completed within one year from the date of issuance. Application for a renewal permit may be submitted. Permit renewal fees are \$25 for All Projects.

Failure to secure an approved Building Permit may result in fines pursuant to RSA 676:17

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 Building Inspector will act to enforce both the Zoning Ordinance and the State of New Hampshire Building Code.

Owner(s) Signature: *[Signature]* Date: 5/28/14
Owner(s) Signature: *[Signature]* Date: 5/28/14
Owner(s) Signature: _____ Date: _____

Building Inspector Approval:

_____ Date of Approval _____

Fire Inspector Approval:

_____ Date of Approval _____

JW MALLETT CUSTOM HOMES LLC
P.O. BOX 571
JACKSON, NH 03846-0571

54-42/117

2582

DATE 5/28/14



PAY TO THE
ORDER OF

Town of Jackson
Twenty Five 100/100

\$ 25.00/100

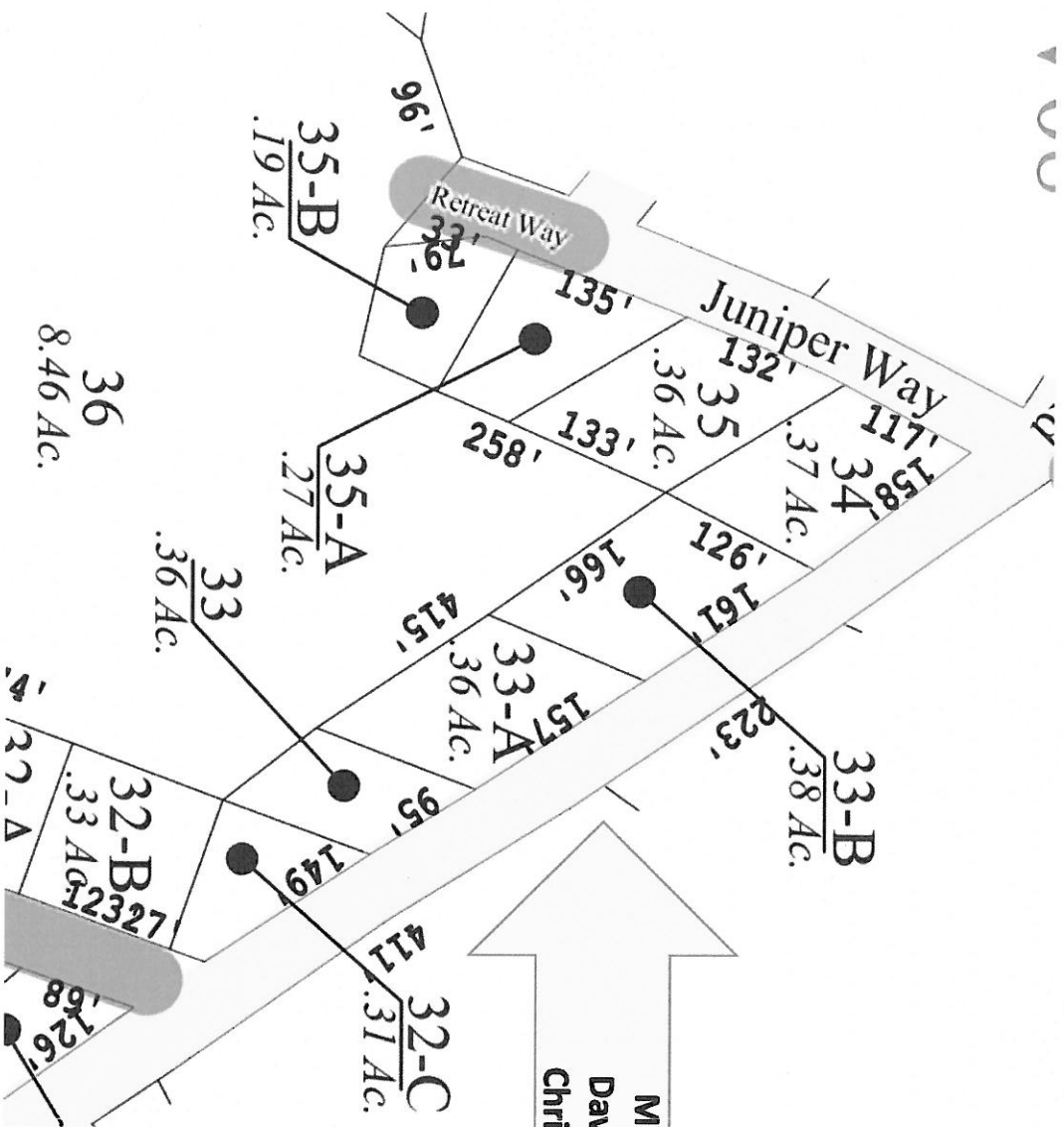
DOLLARS

Northway
BANK

MEMO *Caldwell BP Ex + V10/33A.*

Jeffrey Mallett

⑆011700425⑆ ⑆538061⑆ 2582



Map 10, Lot 33-A
 David A. Caldwell, Jr.
 Christina R. Caldwell

Map V10

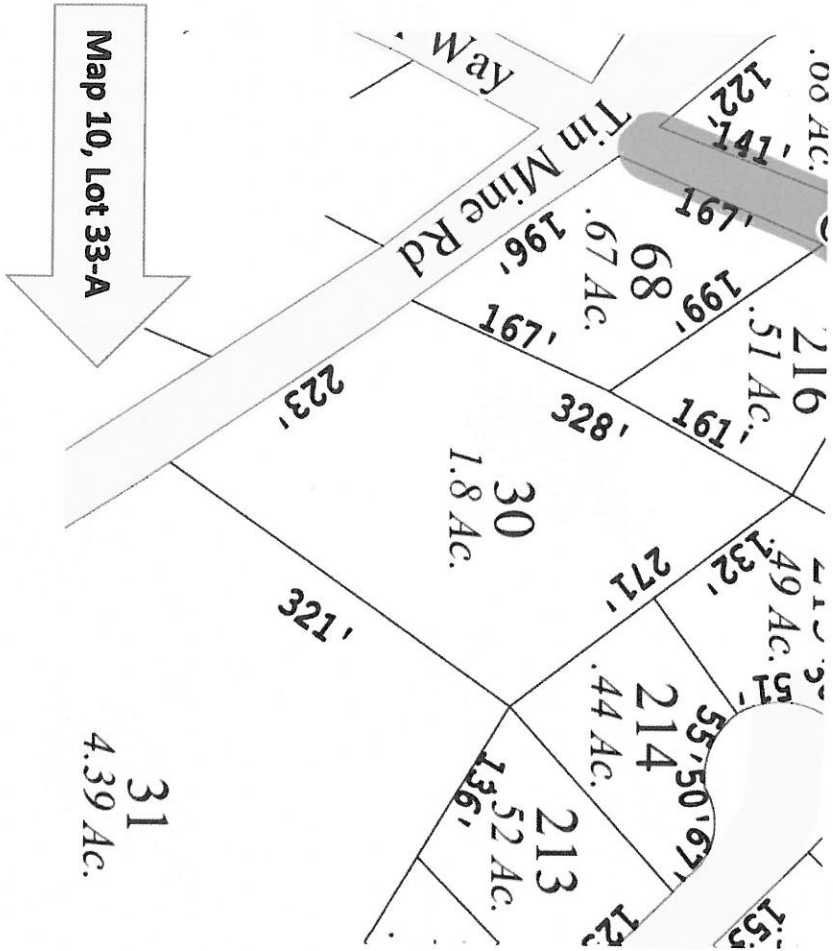
33: Laurie Boudreau, 202 Tin Mine Rd.

33-B: Kendall and Deborah Holmes
 186 Tin Mine Rd.

34: Kendall and Deborah Holmes
 35: Todd and Sally Michel
 78 Juniper Way

36: Great Woods Development

Across the street Map V8 (See page 2)



Map V8

30: Holly Lewis, 191 Tin Mine Rd.

68: Ralph Horak, 183 Tin Mine Rd.

31: Norman Furniss and Jean Goodine
209 Tin Mine Rd.