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SEP 28 2022

Town of Greenville

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE (RSA 79-E) APPLICATION

OFFICE USE ONLY
(do not write in shaded area)

Date Application Submitted: 9/28/22 Application & Fee (\$50) Received by: [Signature]

Building Information

Building Name (if any): _____

Building Address: 8 Dunster Ave

Greenville Tax Map: 8 Lot: 370 Zoning District: Dunster HCRD Book: 9508 Page: 1604

Contact throughout this application process will be made through the applicant listed below.

The property owner may designate an agent as the coordinator for the project. This person (the applicant) shall attend public hearings, will receive comments, recommendation, staff reports, and will communicate all case information to other parties as required.

The Property Owner may act as the Applicant. If so, list under Applicant's Name, "Owner", and complete the owner's information as requested.

Applicant's Name: OWNER
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____
E-mail: _____

Owner's Name: Dunster Realty LLC
Address: PO Box 106
City: Greenville State: NH Zip: 03048
Phone: 6745183 Fax: _____
E-mail: danhynes@gmail.com

Existing Building Information

Existing Uses (describe current use, size, and number of employees): Vacant, retail. Change of use to multi-family dwelling has been submitted.

Gross Square Footage of Building: 17591 Year Building was Built: ?

Is the building listed on or eligible for listing on the National Register of Historic Places? Yes No
Is the building listed on or eligible for listing on the state register of Historical Place? Yes No

Project Description

Proposed Uses (describe use, size, and number of employees): Multi-family dwelling on 2nd + top floor. Bottom floor to remain accessory use/storage/parking. Anticipated around 10 dwelling units

Is there a change of use associated with this project? Yes No

Will this project include new residential units? Yes No

If yes, please describe: Around 10 dwelling units. see attached narrative & sketch drawings

Will the project include affordable residential units? Yes No

If yes, please describe: The number of units depend on town approval & other factors.

Has an abatement application been filed or has an abatement been awarded on this property within the past year? Yes No

Will any state or federal grants be used with this project? Yes No

If yes, describe and detail any terms of repayment: _____

Replacement of Qualifying Structure

Does the project involve the replacement of an historic qualifying structure? Yes No

If yes, the owner shall submit with this application the following:

1. A New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian.
2. A letter from the Greenville Historic that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located.

Note: The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4, II until the inventory form and the letter, as well as all other required information, have been submitted, if required.

Public Benefit (RSA 79:E-7)

In order to be a qualifying structure for tax relief under this program, the proposed substantial rehabilitation must provide at least one of the public benefits listed below. Any proposed replacement must provide one or more of the public benefits listed below to a greater degree than would a substantial rehabilitation of the same qualifying structure.

Does the project provide the following public benefits?
(Check all that apply)

- Enhances the economic vitality of the designated area. Yes No

If yes, please describe: The building is presently vacant & needs repair & not become blight. This project once completed will substantially increase the value of the building & attract people.

- Enhances and improves a culturally or historically important structure. Yes No

If yes, please describe: _____

- Promotes development of the designated area, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B. Yes No

If yes, please describe: Multi family housing helps efficiency.

- It increases residential housing in urban or town centers. Yes No

If yes, please describe: The project will create residential housing. It is anticipated units could be affordable housing to help with the housing crisis.

Other issues and matters applicant deems relevant to this request: see Narrative

Substantial Rehabilitation

Describe the work to be done and estimated costs.

- 1. Attach additional sheets if necessary and any written construction estimates.
- 2. Attach any project narratives, plot plans, building plans, sketches, renderings, or photographs that will help explain this application.

Structural: siding, pavement, roof

\$ 30,000+

Electrical: Upgrade 3 phase electric, +
new electric for multiple units

\$ 10,000-20,000

Plumbing/Heating: new plumbing + replace plumbing
for units

\$ 20,000+

Mechanical: _____

\$

Other: furnishing + building 8 dwelling units,
engineering plans, etc.

\$ 100,000+

Total Estimated Project Cost:

\$ 150,000+

Expected project start date: as soon as
change of use approved

Expected project completion date: 6 months after start +
approval of 79-E

Applicant/Owner Signature

To qualify for this tax relief incentive, the costs of the project must be at least 15% of the pre-rehabilitation assessed value or \$75,000, whichever is less.

I/we certify the estimated costs are reasonable and the costs of the project meet the above requirement.

Initial here: JA _____

I/We understand that failure to meet this threshold or the listing unreasonable construction costs will result in the denial of the application and forfeiture of the application fee.

Initial here: JA _____

I/we have read and understand the Community Revitalization Tax Relief Incentive, RSA 79-E, and am/are aware that this will be a public process including public hearing to be held to discuss the merits of this application and the subsequent need to enter into a covenant with the Town and pay all reasonable expenses associated with the drafting/recording of the covenant.

Initial here: JA _____

The undersigned hereby certifies the foregoing information is true and correct:



Signature

Owner, Dan Hynes Realty LLC
Dan Hynes Realty LLC

(printed name)

9-26-22

Date

Signature

(printed name)

Date

Signature

(printed name)

Date

Signature

(printed name)

Date

APPENDIX A

Narrative for Application for 8 Dunster Ave

Owner: Dunster Realty LLC/Dan Hynes

Applicant: Dunster Realty LLC/ Dan Hynes

8 Dunster Ave is in the downtown district. It is an approximately 17,000 square foot building that is presently vacant¹ but was used as commercial. There are multiple units in the building.

The history of the building includes it being used for various purposes including a liquor store, manufacturing/industrial, and most recently retail for the Antiques Mall of New Hampshire and a hair salon.

The plan for the building is to convert it mutli-dwellings. The middle floor will contain 9 dwelling units and the upper floor will have 2 dwelling units. See attached draft floor plans with preliminary layouts (subject to engineering changes to comply with all fire and building codes). The dwellings will range from studio apartments to 3 bedroom.

The ground level of the building is remaining as additional parking, storage and other accessory uses.

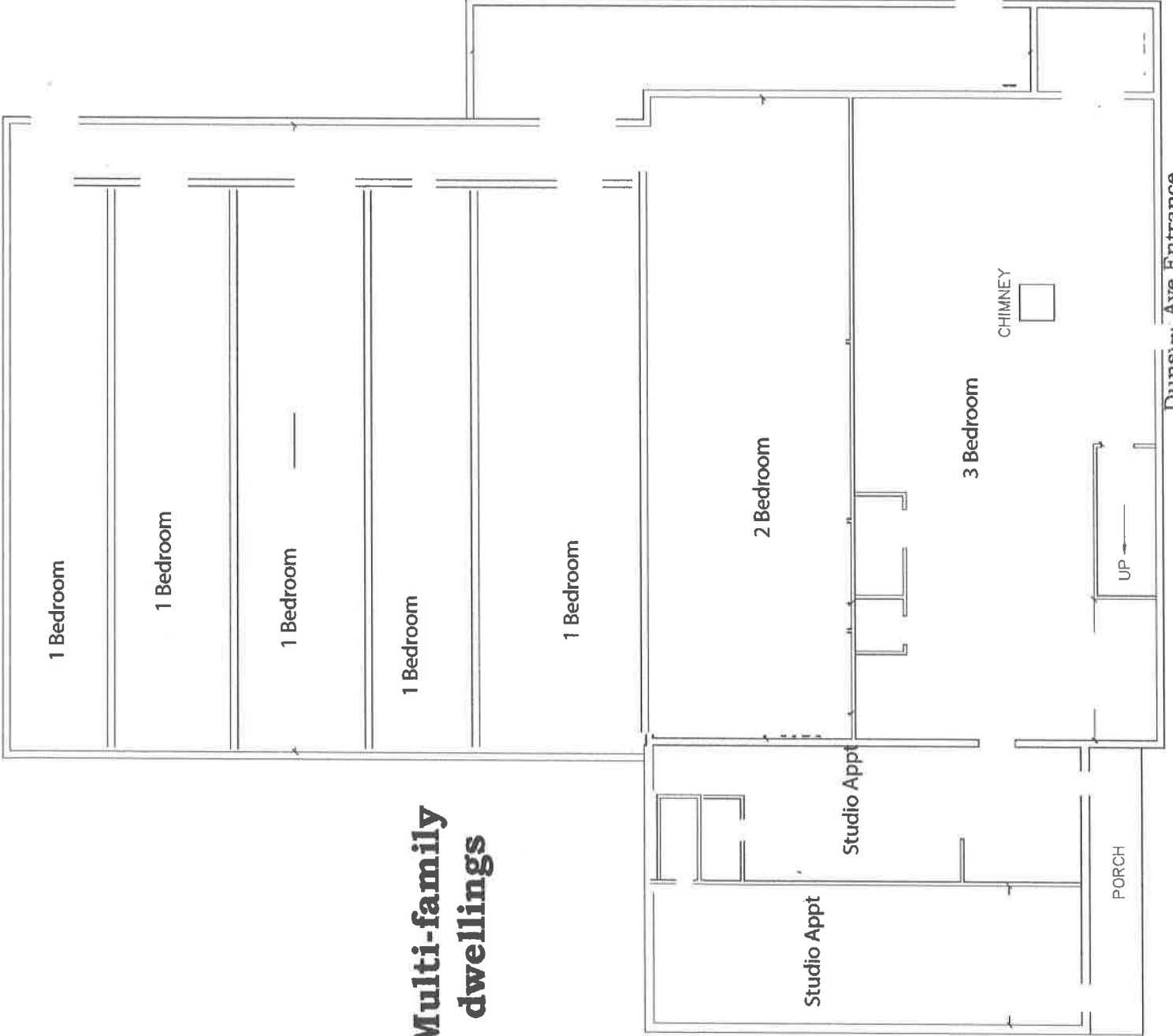
Due to the size of the building and the limited parking spots, multi-family housing is the best/only feasible use of the building so that it does not remain vacant.

It is expected the cost to upgrade the building will be between \$100,000 and \$250,000. Once completed, the building will substantially increase in value, adding future tax revenue to the town.

Further, the repair of the building will help economic development of the community by improving its aesthetics, not being run down, and bringing more people in to support present and future downtown businesses.

¹ The hair salon will be vacated by October 1,2022

Middle Floor



Multi-family dwellings

Dunster Ave Entrance

Top floor: Multi Dwelling

