



MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 • Fax 603-673-1584

www.MeridianLandServices.com

January 11, 2022

Michael Sadowski
Planning Board Chairman
Greenville Planning Board
46 Main Street
P.O. Box 343
Greenville, NH 03048

Re: **Change of use plan**
Application for Site Plan Review
Tax Map 8, Block 2 Lot 37-B

Michael Sadowski:

Attached for review and approval, please find the following items as they relate to the above referenced project:

1. One (1) Check for \$263.00 for Application for Review payable to the Town of Greenville;
2. One (1) copy of the Fee Calculation;
3. One (1) signed Site Plan Application;
4. One (1) List of Abutters;
5. Three (3) sets of Mailing Labels;
6. Five (5) copies of the Project Narrative;
7. Five (5) copies Waiver Request;
8. Five (5) copies of the Letter of Opinion regarding the Access Easement;
9. Five (5) copies of the FEMA Firm map;
10. Five (5) copies Floor Plan Renovations;
11. Five (5) copies Building Signage;
12. Five (5) 22" x 34" sets of Construction Plans prepared by *Meridian Land Services, Inc.*;

If you should require additional information, please notify our office.

Sincerely,

Samuel R. Foisie, P.E.
Project Manager
Meridian Land Services, Inc.
SRFoisie@MeridianLandServices.com
(603) 673-1441

CC: Dan Hynes with Attachments

H:\MLS\11679\1 - Permits and Submittals\Site plan Application



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Re: **8 Dunster Ave Change of Use
Site Plan Review
Tax Map 8, Lot 37B**

Site Plan Project Narrative

The intent of this project is to change the use of the existing building at 8 Dunster Ave from an antique store and hair salon to an inn, wedding and event venue, hair salon and a care takers apartment.

The subject property is located at 8 Dunster Ave, Greenville NH and is described as Tax Map 8, Lot 37B. The site is located with the Downtown Zoning District and has frontage along Dunster Ave (NH Route 45) and Nutting Lane. The site is accessed from a driveway on Dunster Ave. on the right side of the building. There is an addition access to a gravel area garage along Nutting Lane. The existing site has 21 parking spaces located along the front and right side of the building.

The proposed improvements to the site are to convert the existing building are the following: The first floor will be converted to a 160 seat wedding and event venue with a care takers apartment. The hair salon will remain unchanged. The second floor will be converted to 8 unit Inn. To accommodate the increased parking needs of the site, the applicant is in the process of acquiring rights from the Town to use the property located at the rear (Tax Map and Lot 3-2-6) for overflow parking during events.

The existing conditions of tax map and Lot 3-2-6 is mostly made up of wetlands with the project area being uplands. The project area on the lot is mostly pervious area with a small shed and a gravel accessway running from Nutting Lane through the parcel to the north. The condition of the area is poor with numerous piles of junk left on site. The proposed improvements to parcel 3-2-6 are to adjust the gravel accessway to accommodate 62 parking spaces. With this improvement the shed and a portion of the pavement will be removed. The debris left on the parcel will be disposed of in compliance with all local and state regulations.

The proposed project will maintain the ground surface conditions on parcel 8-37B and will have a slight increase in impervious area on parcel 3-2-6.

Internal Building Changes

The building is approximately 17,000 square foot that is presently used as commercial. There are multiple units in the building. Presently, New Image Hair Salon is occupying a space on the first floor. That use will remain as it presently is.

H:\MLS\11679\1 - Permits and Submittals\Site plan Application\Project Narrative.docx



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8 Dunster Ave. Change of Use
Project #11679.00

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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.

The plan for the building is to convert it into an Inn with a function hall for weddings and events. The employees would vary depending on the events. It is anticipated there will be a full-time on site property manager. Other employees would be part-time as needed for events. The building will be in operation the typical hours of an Inn. No check-ins will be allowed after 1 A.M. or before 8 A.M.

Presently, the second level of the building consists of two units. One is an unfinished barn area of roughly 1,000 feet. The other is a furnished living area of approximately 2,000 feet. The second level is to be converted to the sleeping accommodations for the Inn. There will be 8 total rooms once completed. All rooms will be for transient guests. No room will be used for any type of long-term housing. Further, per the zoning ordinance, no room will have any cooking facilities.

The main open area on the first level is to be used as a function hall for weddings and events. Part of the area will include adding handicapped accessible bathrooms and locker rooms/Bridal area.

The front area of the first level is a common area between the events and the Inn. It is anticipated this area to be used as a reception area.

The room on the first level that is presently the furnished employee lounge will remain living quarters for an on-site property manager.

The lower level is remaining employee parking, storage and used as an accessory use for events

Access and Parking

The proposed site will maintain the existing access point to Dunster Ave. and the parking along the front and right side of the building. Three additional parking spaces will be delineated along the left side of the building. Improvements to the onsite parking will include the addition of pavement marking delineating parking stalls, ADA spaces, and signage delineating the caretaker's parking.

All though Section 2.7.4.c.1 of the Greenville Zoning ordinance states that *"All residential and non-residential uses are exempt from the provisions of Section 4.3 of this Zoning Ordinance, Off-Street Parking."* a parking calculation was done to confirm that the proposed improvements will not have a negative impact on the surrounding area. The calculations were based on Section 4.3 of the zoning ordinance for the Hair Salon and Inn. The parking calculation for the care takers apartment and the wedding and event venue were based on educated assumptions since the zoning ordinance does not have a section that describes a use of this nature. See parking calculation table.

Table 1: Parking Summary Table



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PARKING SUMMARY			
USE	RATIO	REQUIRED	PROVIDED
HAIR SALON (RETAIL)	500 SF @ 1 SPACE PER 300 SF	1.67	2
INN	8 UNITS @ 1 SPACE PER ROOM	8	8
WEDDING AND EVENT VENUE	160 SEATS @ 1 SPACE PER 2.25 SEATS	71.11	74
CARETAKERS APARTMENT (RESIDENTIAL DWELLING)	1 UNIT @ 2 SPACES PER 1 UNIT	2	2
TOTAL		83	86 (4)
NOTES			
1. "(#)" THE NUMBER OF HANICAP SPACES INCLUDED IN THE TOTAL SPACES			
2. PARKING RATIO PER GREENVILLE ZONING ORDINANCE AND PER EDUCATED ASSUMPTIONS.			

The calculation for the wedding and event venue was based on the assumption that the majority of guests would be arriving together. This is based on personal experience and discussions with the application.

24 of the parking spaces will be located on the subject parcel 8-37B and the remaining will be located on the parcel 3-2-6. The 4 ADA space are proposed near the existing ADA ramp and the entrance to the Hair Salon.

Easements

The 50' wide easement shown on parcel 3-2-6 on the Existing Conditions Plan (Sheet 2) was create during the subdivision of the Parent Parcel 3-2. The easement was shown to maintain the access to lot "No #". The easement was never recorded so the easement does not exist. All though the easement does not exist access to lot "No #" still needed to be maintain due to the right to access the lot by prescription. The proposed parking layout maintains the access to lot "No #" by having an access isle that connects Nutting lane to the existing gravel accessway. An opinion from Steven N. Karels, Esq. has been provided confirming that the rights of lot "No #" are being maintained.

Drainage

The site's existing drainage patterns flows from south/southeast to north/northwest. The runoff flows into the wetland on parcel 3-2-6 before it ultimately reaches the Souhegan River. The proposed improvement does not adversely affect the drainage of the site and it maintains the same drainage pattern. By keeping the runoff in a sheet flow condition, it reduces the potential for erosion.

Landscaping

Section 7.1 of the Site Plan Regulations states *"The proposal shall include a landscape plan which shall screen the use from adjacent residential areas as well as screen the parking area from all sides. Such screens*



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shall provide solid or nearly solid visual barriers, and shall be maintained in such a manner that it will not detract from the character of the area or create safety hazards. The requirements set forth in the Zoning Regulations and Ordinances shall be met.”. The proposed improvements to lot 3-2-6 meet the requirements of this section by maintaining the visual screening between the proposed gravel parking and the adjacent residential use. This is done by leaving a natural vegetation along the west side of the parking. A waiver has been requested from providing a landscape plan based on this explanation.

Lighting

Any proposed lighting will be downcast and shielded to prevent glare onto adjacent properties.

Signage

Proposed building signage area to remain the same size as existing.



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Tax Map 8, Lot 37B**

Waiver Request

As part of the Site Plan review process for the above referenced project, the following waiver is being requested from the Site Plan Review Regulations. These requests are to allow the applicant to construct a better project.

The following is a list of the waivers requested and justification.

Waiver Request #1 - Section 7.I of the Site Plan Review Regulations

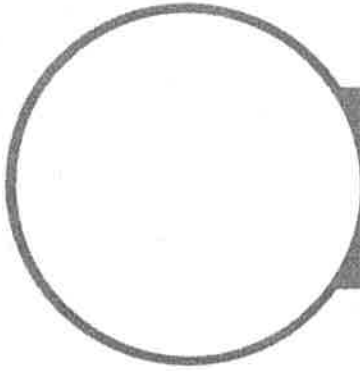
The applicant request relief from Section 7.I of the Site Plan Review Regulations.

Justification

Section 5.5 Landscape Buffers reads: *"The proposal shall include a landscape plan which shall screen the use from adjacent residential areas as well as screen the parking area from all sides. Such screens shall provide solid or nearly solid visual barriers, and shall be maintained in such a manner that it will not detract from the character of the area or create safety hazards. The requirements set forth in the Zoning Regulations and Ordinances shall be met."*

The proposed site meets the intent of this regulations. The proposed improvements to lot 3-2-6 meet the requirements of this section by maintaining the visual screening between the proposed gravel parking and the adjacent residential use. This is done by leaving a natural vegetation along the west side of the parking. Additionally, the topography of the parcel provides a visual barrier from the adjacent properties. This request is to seek relief from the requirement of providing a landscape plan.

It is important to note, that lot 3-2-6 has numerous amounts of debris located on the parcel. The proposed plan will clear this debris up. The proposed project is a visual improvement from the existing condition.



KLG

CONTACT

65 Jenna Way
Manchester, NH 03104
karelslaw@gmail.com
(603) 401-6739

Liberty Legal Services
Attorney Dan Hynes
212 Coolidge Avenue
Manchester, NH 03105

Dear Attorney Hynes,

Please see the following Legal Memorandum on your situation, background information, and conclusions of real property law. If you have any questions, please call or email me.

Question Presented

I have what is hopefully a simple property law issue I was seeing if you can help with.

I bought some commercial property that I am changing its use and needed a site plan and survey for. The survey company needs the opinion of a lawyer on something.

What happened was the former owner of the adjacent property divided the land which was approved by the planning board and the site plan was filed with the registry of deeds. No easement was ever filed.

So the question arises of what easement, if any, exists.

Note 19 on the plan references the access easement but doesn't specify anything about it. (I also didn't see anything on the plan referencing Note 19, but presumably it refers to the access easement of the gravel road)

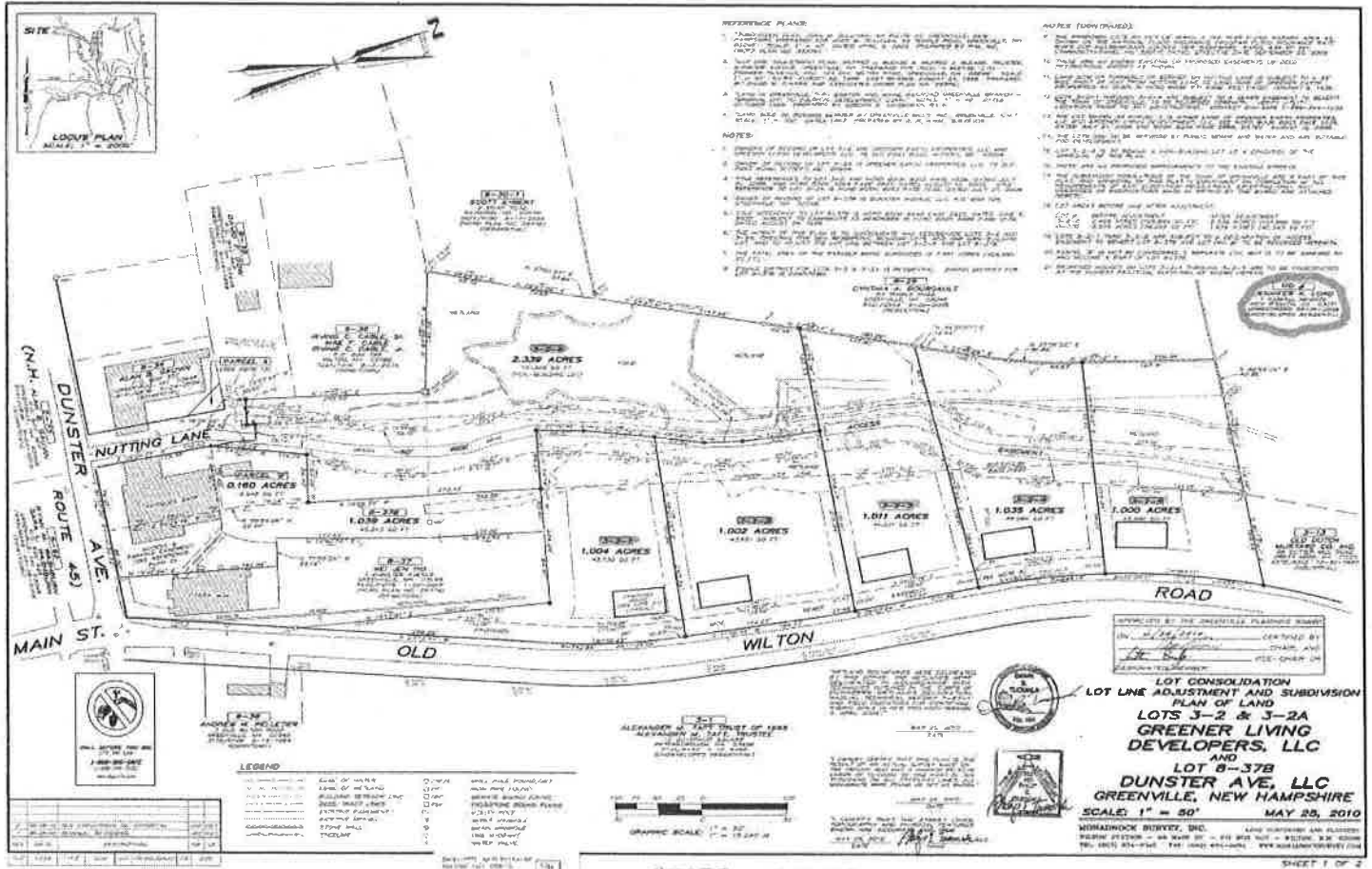
The plan shows gravel drive with a marker of 50' wide but it is unclear what that belongs to as the gravel

drive isn't 50 feet wide.

I believe because no easement was ever filed and because Note 19 doesn't state a 50 foot access, then all that is required is to keep a declaration of access easement to allow access to that back lot.

Would you agree?

Reference Plot Drawing



Short Answer

Yes, I agree that the simple declaration of an access easement is required to allow reasonable access to the back lot. Along with the granted easement come certain restrictions and requirements.

Discussion of Easements

What Are Easements, And How Might Having One Affect My Property?

From: JAMIE JOHNSON - DECEMBER 15, 2021

“Imagine you’re closing on a new house, and when you receive the title abstract, you learn the home is encumbered with an easement. This easement gives another party the right to access your property without your permission and in ways you don’t necessarily agree with.

This scenario is unlikely, but it does happen. Easements are actually a lot more common than you may realize. If you’re considering buying a home, it’s a good idea to understand what easements are and how they can affect your property rights.

What Is An Easement In Real Estate?

The simplest easement definition is that an easement gives a person or entity the right to access real property that’s owned by someone else for a limited and specific purpose. Easements can affect property owners in a couple of different ways.

If there’s an easement held on your property by an individual or entity, that party has the right to access your property within the guidelines set by the easement. For instance, local utility companies typically hold easements in case they need to access power lines or cables on your property.

On the other hand, if you hold an easement, you have the right to access property you don’t legally own. A good example of this would be if you have to cross someone else’s property to access your home.

At first glance, easements sound problematic, but they’re actually very practical in most situations. It’s easy to understand why it can benefit you or your utility company to have access to your property. And sometimes, easements are created for the benefit of the entire neighborhood.

But it’s still a good idea to do your research any time you’re selling or buying a house. This information will help you understand the different types of easements that exist and what they mean for your property. Get approved to buy a home.

What Are The Different Types Of Easements?

There are many different types of easements, and each one can mean different things for your home. Here’s an overview of the four different types of easements you’ll commonly encounter.

Utility Easements

A utility easement is created by state or local law, and it gives utility employees the right to access infrastructure located on private properties. Utility easements are sometimes categorized as affirmative easements because they give the utility company legal access to your property, but only for a specific use. When you purchase a new home, it’s common to find preexisting utility easements on the property.

While this may sound like a troublesome situation, utility easements are beneficial to most homeowners. If you want your home to have running water, electricity, cable and sewer systems, then you'll need a utility company to manage these services.

When there's a problem, your utility company will need to access your cables or sewer system to make repairs. This type of easement doesn't give utility companies free rein to do whatever they want on your property. However, they may be able to install new equipment as long as it's for the good of the community. This is legal regardless of whether you agree with their decision to make changes.

Some utility easements can even put limits on what you can do with your property. For instance, you may be prevented from planting trees or installing any equipment that could interfere with local power lines.

Private Easements

Private easements are property rights that can be created and sold or given by the property owner to another party. For instance, let's say your neighbor wants to access your land to install solar panels. You have the right to either grant access or refuse to sell a private easement.

Where private easements become tricky is when they have the potential to affect future homeowners. For example, if you grant your neighbor a private easement, this can affect anyone you sell the home to in the future. That's why it's always a good idea to check if there are any private easements on a property before buying a home.

Private easements may not be a problem, but depending on the terms, they can limit what you're able to do with your property. Private easements should be listed on the title.

Easements By Necessity

Easements by necessity are created for those situations when another individual must access your property. These will sometimes be called access easements and are created because of the government's long-standing interest in making the land productive.

An example would be living in a rural area and your neighbor is landlocked and can only access the road by crossing your property. In this situation, an easement by necessity would be created, and your neighbor would have the right of way.

You don't have the right to stop this type of easement because it would cause an unnecessary burden to your neighbor. You'd be negatively impacting your neighbor's right to access the main road.

Prescriptive Easements

A prescriptive easement is a property right granted to someone who doesn't own the underlying property. The easement is created because the non-owner had already been using the property in a hostile, open and notorious manner for a period of time as defined by the laws of the property's state.

Suppose that your neighbor starts parking in your driveway without your permission. You don't stop them, and they continue to do it year after year. As unfair as it may seem, by illegally accessing your property, they

can gain a right to access it. That's because the court could see your failure to stop them as an act of concession on your part.

If you feel like someone's repeatedly trespassing on your property, it's essential to act quickly. Failure to act could result in the court granting your neighbor a prescriptive easement to access a portion of your property.

FAQs About Property Easements

With so many different types of easements, it's easy to find this real estate subject confusing. Below are some common questions home buyers often have about easements and ownership rights.

How will an easement affect my ownership of property?

Easements can affect ownership and limit your ability to do certain things on your property. That's because the only limit created by an easement is that the property owner can't block or otherwise hinder the easement holder's use.

Some easements will benefit you as a homeowner, but others can cause a burden. Whereas an easement always benefits the person who has been granted the right to an easement.

To illustrate, there are apparent benefits to utility easements. You want your utility company to be able to access and maintain power lines on your property. But there's also nothing you can do if your local utility company installs equipment that's an eyesore and negatively affects your property value.

How do I know if a property I'm interested in has an easement?

Any time you're considering buying a home, you'll want to research and find out if there are any easements on that property. A title search will generally notify a prospective buyer when easements affect the home they're looking to purchase.

However, not all easements have been properly recorded. This situation can happen when an easement is in the process of being created or if an easement has been created and never recorded. Some properties may have implied easements, which are easements that are not written down or noted in a legal document, but only exist when there is a need for them.

Almost all homes do have some kind of easement on them, and most easements are not problematic. The important thing is to know about them ahead of time because most easements don't come with an expiration date.

They typically will run with the land, which means they don't expire when property ownership changes. If you're concerned about an easement on a property you're considering buying, it's a good idea to consult with a real estate attorney.

What's an easement appurtenant?

An easement appurtenant is when an easement runs with one parcel of land but benefits another. The parcel that benefits is called the dominant tenement, or the dominant estate, and the other parcel on which the easement exists is called the servient tenement, or sometimes the servient estate.

Imagine you own a vacation property with access to a public beach and the only way to access the beach is by crossing through your property. In this situation, an easement appurtenant would be created to give the other residents in that community the legal right to cross your property to access the beach.

Your property is the servient tenement since it's burdened by an easement, and the beach is the dominant tenement since it benefits from the easement.

What's the difference between a prescriptive easement and adverse possession?

A prescriptive easement is similar to but different from adverse possession. Both are legal doctrines that give a non-owner the right to access your property by open and notorious use.

However, there are a few differences between the two. Adverse possession is considered a negative easement, and it typically involves some type of trespassing over a lengthy period of time.

The time frame is determined by state law but typically occurs over a 10 – 20 year period. In comparison, a prescriptive easement grants a limited right, usually by necessity.

There are a few ways to determine whether an easement is a prescriptive or adverse possession. The first is to consider the intent, and the second is to consider the actions of the non-owner.

In a prescriptive easement, the goal is simply to use the property in a specific and nonpossessory capacity. Whereas with adverse possession, the intent and actions of the individual are done to claim full ownership.

How can I prevent someone from acquiring a prescriptive easement to my property?

If you feel like someone is trying to obtain a prescriptive easement to your property, it's important to act quickly. Anything you do to assert your property rights over a trespasser before the easement is created will defeat the trespasser's rights.

A hostile, open and notorious trespass, which could lead to a prescriptive easement, can be defeated simply by giving permission to the trespasser. It could also be defeated simply by building a fence to prevent them from crossing property lines.

In particular, if your neighbor is repeatedly using your driveway, the easiest way to avoid an easement is by giving them permission. Now your neighbor is no longer trespassing on your property but has permission to use it for a specific purpose.

This will also protect you if your neighbor sells their home. If you give the current resident permission to your driveway, this prevents any future owners from claiming a prescriptive easement.

The Bottom Line

Buying a home with a property easement doesn't have to be a bad thing. Many types of easements can be beneficial to both the homeowner and the easement holder. However, they can also create issues and restrict

certain property rights. To protect yourself and your investment, you should take time to thoroughly research your prospective property to find what types of easements it could have. “

Discussion

From the Question Presented, it appears that the proposed easement is for the benefit of access to the 3-2-6 parcel from the main road to the south of the other parcels. Therefore, an easement appurtenant would be granted. Parcel 3-2-6 would be the dominant estate. The other parcel(s) would be the servient estate. Because the action is requested by the servient estate landowner, a simple declaration of access should suffice, for purposes of the survey company.

Legal Restrictions and Requirements

While the plot information shows a 50-foot wide gravel road, as the subservient estate you only have a requirement to maintain the gravel road and its location to the extent that access to the dominant estate continues to be made available.

You also have full access to the gravel road. For instance, you can park vehicles on either or both sides of the gravel road, as long as it is reasonably passible. Since the location is not precisely defined, you may relocate the gravel road on your property subject to the extent that access to the dominant estate is reasonably maintained. You even may temporarily park or block the gravel road as long as the obstruction is not permanent. Therefore, you may not permanently block or remove the road access to the dominant estate, such as building a swimming pool or a piece of real property structure (e.g., a home, garage, or tool shed).

Maintenance of the gravel road should be to the same level of support as what is done in your local neighborhood with gravel roads.

Conclusion

A simple statement of an easement appurtenant for the benefit of parcel 3-2-6 for reasonable access to the main road to the south of the servient estate will be sufficient. There will be minimal restrictions and requirements placed on you, as owner of the subservient estate in regards to the gravel road.

Date: Dec 17, 2021

Steven N. Karels, Esq.
NH Bar # 273269
Karels Law Group
65 Jenna Way
Manchester, NH 03104
603) 401-6739



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January 6th, 2021
MLS: 11679.00

List of Abutters 8 Dunster Avenue Greenville NH 03048 New Hampshire

Meridian Land Services, Inc (SRF)
PO Box 118
Milford NH 03055

~~Lot 8-37-B~~
~~Dan Hynes~~
~~8 Dunster Avenue~~
~~Greenville NH 03048~~

~~Lot 8-34 & 5-73~~
~~Alan B Gauvin~~
~~PO Box 307~~
~~Greenville NH 03048~~

Lot 8-37-B
Dunster Realty LLC
PO Box 106
Greenville, NH 03048

Lot 8-34 & 5-73
Alan B Gauvin
Others
50 Temple Street
PO Box 307
Greenville NH 03048

~~Lot 8-37~~
~~Dunster & Main LLC~~
~~4 Dunster Avenue~~
~~Greenville NH 03048~~

~~Lot 8-35~~
~~Darryl J Markaverich~~
~~8 Nutting Lane~~
~~Greenville NH 03048~~

~~Lot 5-92~~
~~Christa Ward~~
~~4 Main Street~~
~~Greenville NH 03048~~

Lot 8-37
Dunster & Main LLC
203 Old Revolutionary Road
Temple, NH 03084

Lot 8-35
Darryl J Markaverich
8 Nutting Lane
PO Box 277
Greenville NH 03048

Lot 5-92
Christa Ward
PO Box 195
Greenville NH 03048

~~Lot 3-2-6 & 3-2-1~~
~~Town of Greenville~~
~~PO Box 344~~
~~Greenville NH 03048~~

~~Lot 8-36~~
~~Jessica L Brady~~
~~12 Nutting Lane~~
~~Greenville NH 03048~~

Lot 3-2-6 & 3-2-1
Town of Greenville
PO Box 343
Greenville NH 03048

Lot 8-36
Jessica L Brady
PO Box 10
Greenville NH 03048

**8 Dunster Ave Change of Use
Town of Greenville
Fee Calculation**

	Description	Quantity	Unit Price	Total
Site Plan Final Review	New or Revised/Amended Site Plans	1	\$ 100.00	\$ 100.00
Newspaper Fee	per hearing notification	1	\$ 100.00	\$ 100.00
Abutter Fee	\$7.00 per abutter per notification	9	\$ 7.00	\$ 63.00
Total Review Fee				\$ 263.00

NOTES TO USERS

This map was prepared by the National Flood Insurance Program (NFIP) for the purpose of providing flood hazard information. It is not intended to be used as a substitute for a professional engineering or architectural drawing. It is not intended to be used for any purpose other than that for which it was prepared. It is not intended to be used for any purpose other than that for which it was prepared. It is not intended to be used for any purpose other than that for which it was prepared.

The Federal Emergency Management Agency (FEMA) is the lead agency for the NFIP. It is responsible for the administration and operation of the program. FEMA provides technical assistance and information to participating communities. FEMA also provides grants to help communities study and improve their flood hazard protection plans. FEMA also provides grants to help communities study and improve their flood hazard protection plans. FEMA also provides grants to help communities study and improve their flood hazard protection plans.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE
HILLSBOROUGH COU
NEW HAMPSHIRE
(ALL JURISDICTIONS)

PANEL 0439D

DATE: 05/11/2005
TIME: 10:00 AM
SCALE: 1" = 500'

MAP NO. 30451H
EFFECTIVE DATE: SEPTEMBER 2, 2005

Federal Emergency Management Agency

LEGEND

ZONE A
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE B
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE C
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE D
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE E
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE F
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE G
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE H
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE I
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE J
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE K
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE L
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE M
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE N
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE O
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE P
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE Q
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE R
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE S
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE T
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE U
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE V
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE W
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE X
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

ZONE Y
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period

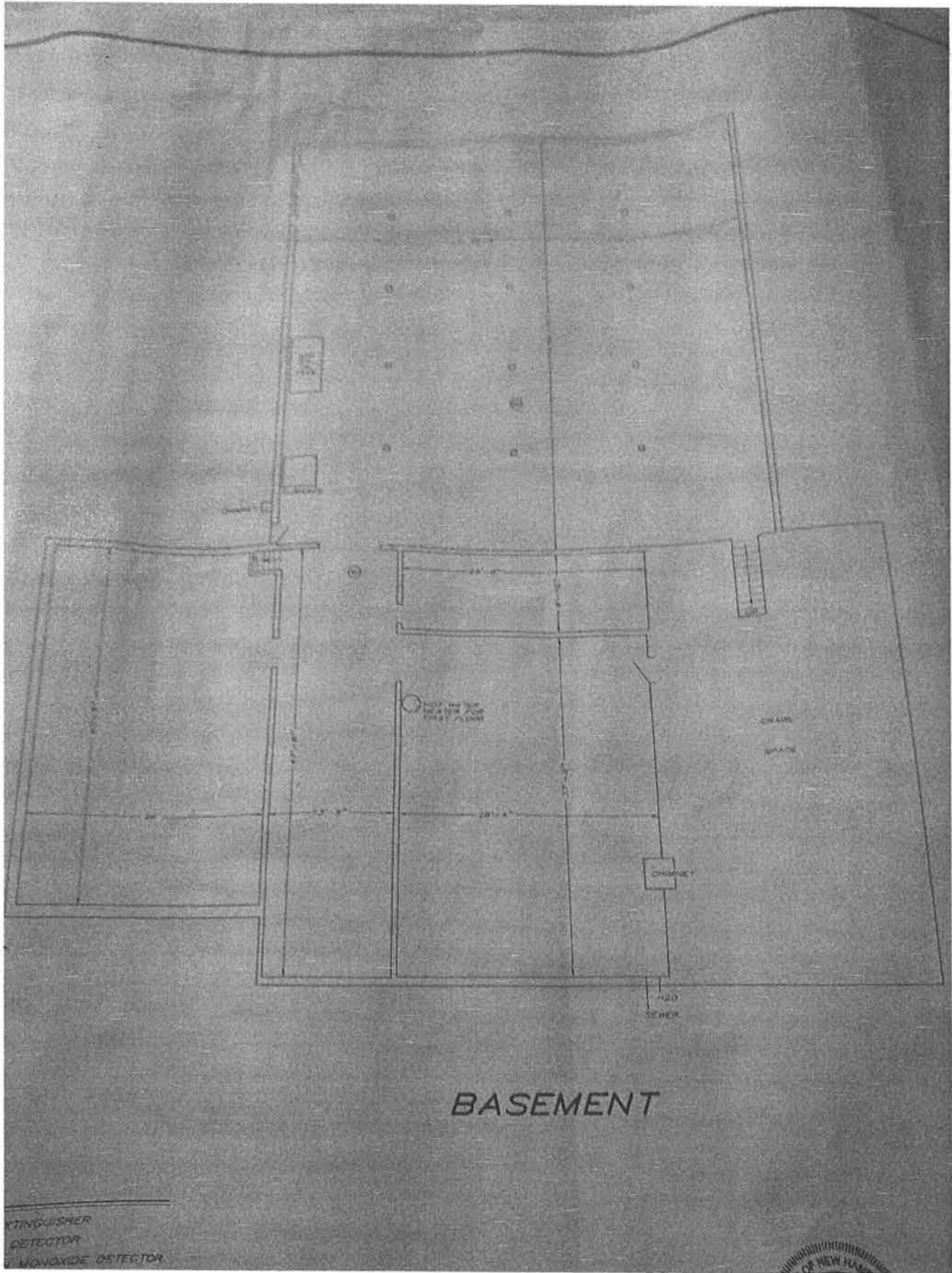
ZONE Z
Special Flood Hazard Area (SFHA) - 1% Annual Flood Probability (AF) - 100 Year Return Period



The Knot



Weddings &
Events

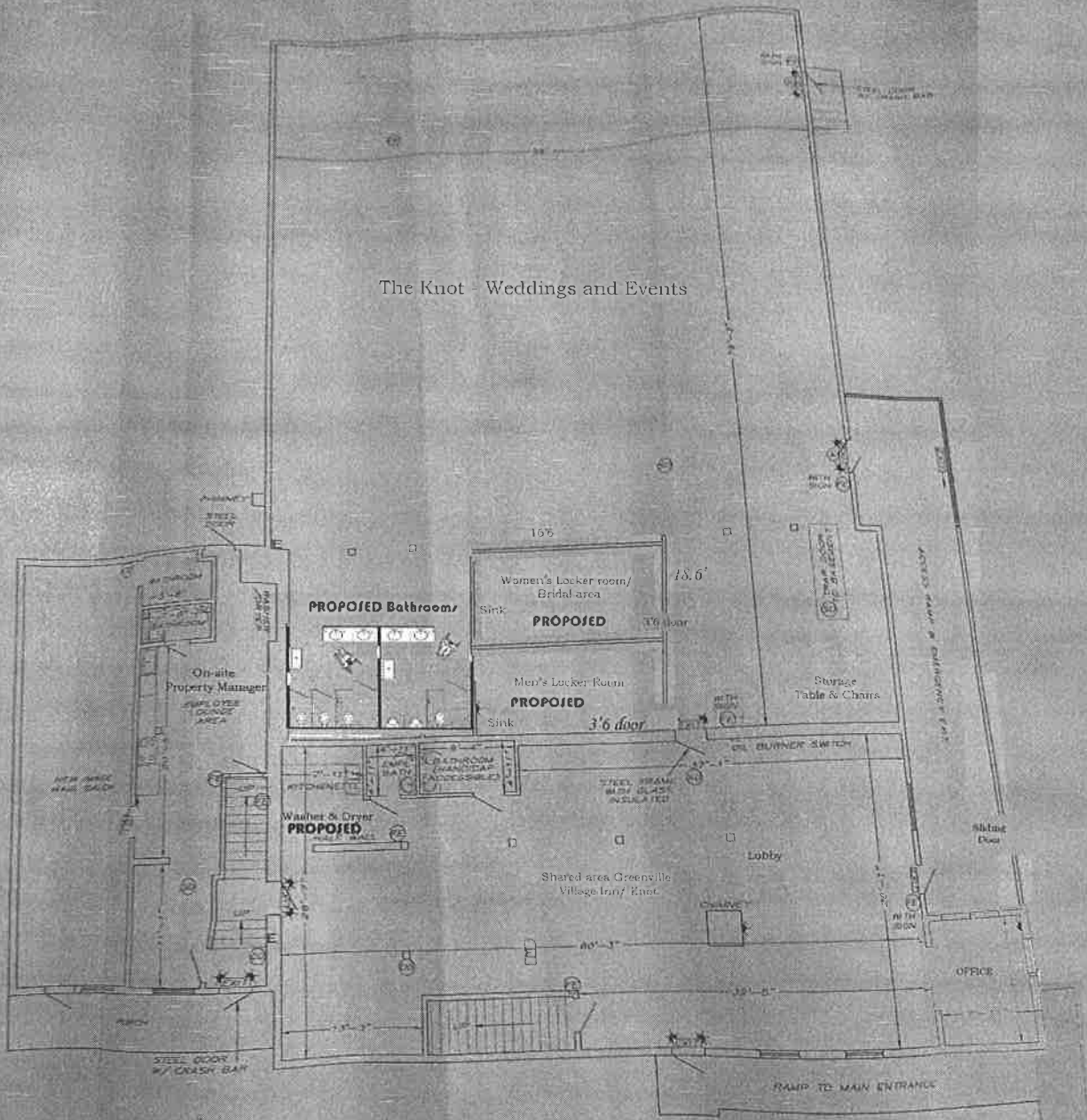


BASEMENT

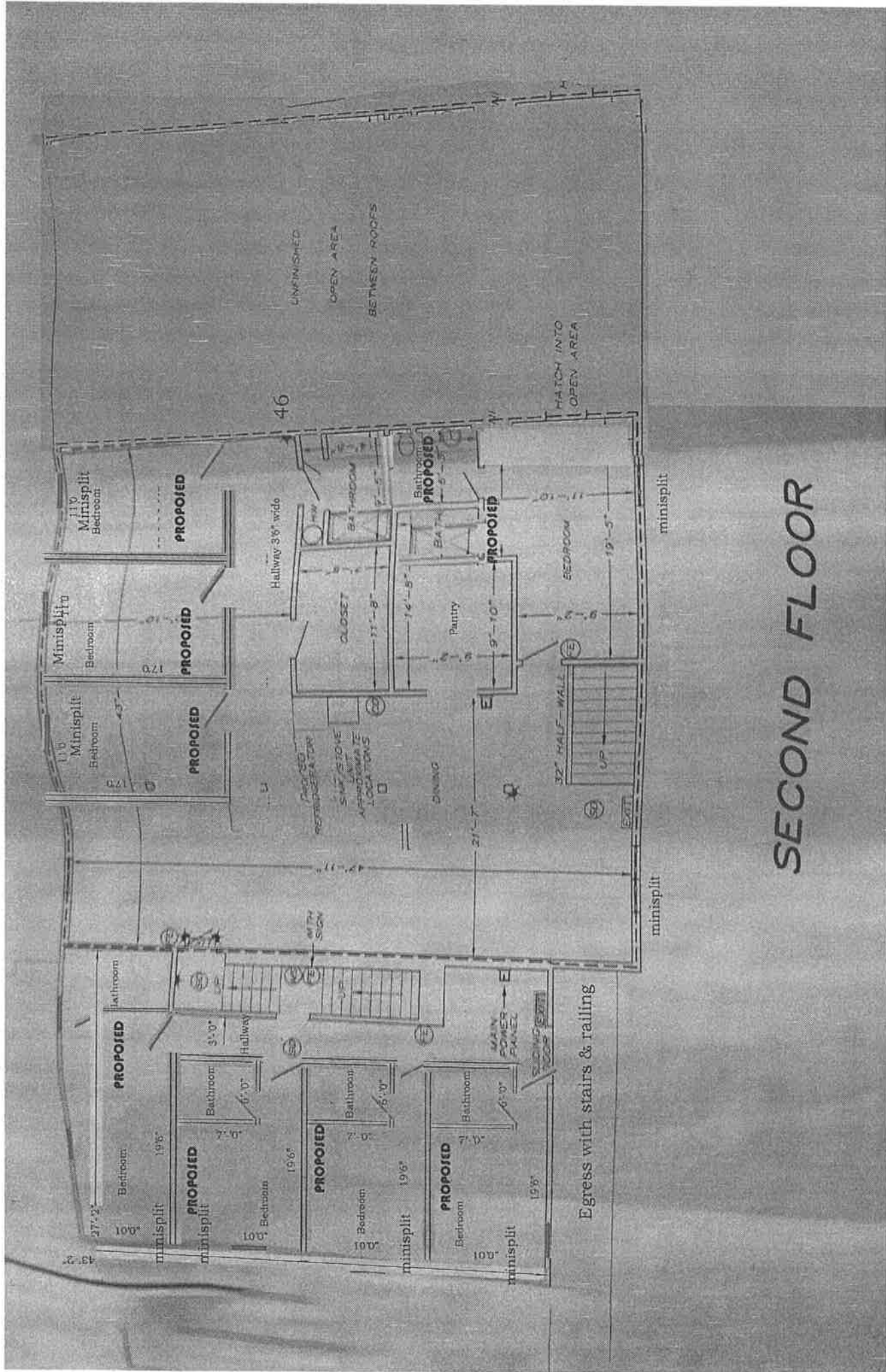
EXTINGUISHER
DETECTOR
MONOXIDE DETECTOR



The Knot - Weddings and Events



FIRST FLOOR



SECOND FLOOR