



TOWN OF STRATHAM

INCORPORATED 1716
10 BUNKER HILL AVENUE - STRATHAM NH 03885
VOICE (603) 772-4741 - FAX (603) 775-0517
www.strathamnh.gov

4/7/21

RE: **83R (85) Bunker Hill Avenue**
Map 10 Lot 6 & 7, Zone: R/A
ZBA 657 –Variance

Staff Review

The applicant requests a Variance from Section 4, Article 2, of the Stratham Zoning Ordinance in order to create a new buildable lot with zero frontage on Bunker Hill Avenue.

1. A very important question is what the purpose of the ordinance is and whether or not the applicant is furthering or reducing the ordinance intent.

1.2 PURPOSES: The purposes of this Ordinance are to promote the health, safety, convenience and general welfare of the inhabitants of the Town of Stratham, to protect and conserve the value of property, to encourage the most appropriate use of land throughout the Town, and to promote the efficiency and economy in the process of development by securing safety from fire, panic and other dangers, by providing adequate areas between buildings and various rights-of-way, by preserving the character of the Town, and by promoting good civic design and arrangements, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements, and by other means.

The 200' frontage requirement would certainly provide “adequate areas between buildings”. The applicant has proposed a lot with zero frontage but has managed to satisfy the ordinance intent of providing “adequate areas between buildings” by proposing to build further back from the road as well as satisfying the dimensional requirement of no less than 2 acres.

2. 2015 NFPA 1:

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

18.2.3.4.2 Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

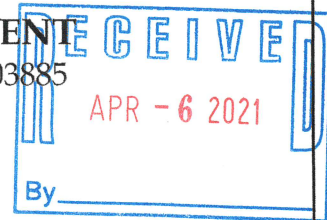
18.2.3.4.4 Dead End Roads: Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

Sincerely,

Shanti Wolph
Building Inspector/Code Enforcement Officer
603-772-7391 x180
swolph@strathamnh.gov



TOWN OF STRATHAM
ZONING BOARD OF ADJUSTMENT
10 Bunker Hill Avenue · Stratham, NH 03885
(603) 772-4741 · Fax 603-775-0517
www.StrathamNH.gov



Zoning Board of Adjustment – Variance Application

FOR OFFICE USE ONLY

ZBA Case Number: 658 Public Notification Date: 4/13/2021
Date Application Filed: 4/6/2021 Public Hearing Date: 4/27/2021
Received By: _____ (Initials Only) Approval/Denial Date: _____
Fees Received: \$290.00 ZB A Decision Date: _____

Section 1. General Information (Please print or Type)

APPLICANT/AGENT Phone#: **603-664-3900** Fax #: _____
Stonewall Surveying, Ray Bisson Email Address: **StonewallSurveying@gmail.com**

PO Box 458, Barrington, NH 03825

Street Address Town/City State ZIP

PROPERTY OWNER (If different from Applicant) Phone#: **603-793-2351** Fax #: _____
Lester & Cathy Carboneau Email Address: **carbo5@comcast.net**

83R Bunker Hill Road, Stratham, NH 03885

Street Address Town/City State ZIP

Tax Map: **10** Total parcel area: **565,400± Total** (s.f.) Property Deed Information:
Lot(s): **6 & 7** **12.98± Total** (acres) Book: **2503** Page: **514**
3385 1756

ZONING DISTRICT(S): **Residential / Agricultural**

OVERLAY DISTRICT(S): ☐ Aquifer Protection District ☐ Wetland Conservation District
(Check all that apply) ☐ Shoreline Protection ☐ Floodplain Management
☐ Gateway Commercial Business District

Section 2. Background

Please provide a brief description of your project, including your intended use of the property and/or intended improvements to the property, if applicable:

My clients wish to divide off a parcel of land to their son from Tax Map 10 Lot 7. Due to the property constraints and two gas lines running through the property the best location is behind their existing house on Tax Map 10 Lot 6. They would like to use their existing driveway on Tax Map 10 Lot 6 to provide the new lot with a 25 foot right of way to Bunker Hill Road. This creates a zero frontage rear lot. A 50 foot right of way would make the existing house not meet the setback requirement and would put the existing well inside the right of way. SO the 25 foot width seems reasonable. The property has been in the family since 1956 and currently both lots 6 & 7 make up approximately 13 acres in size.

Section 3. Variance Request

A variance is requested from Section 4 Article 2 of the Zoning Ordinance and asks that said terms be waived to permit the following:

The Table of Dimensional Requirements for this zone requires 200 feet of road frontage. Tax Map 10 Lot 6 has existing 50.03 feet of frontage and Tax Map 10 Lot 7 has 228.9 feet of frontage. We are asking for the proposed lot behind Lot 6 to have zero frontage, but be accessed by a 25 foot wide right of way to Bunker Hill Road.

The applicant bears the burden of presenting evidence sufficient to allow the Zoning Board to reach conclusions and make findings to support the authorization of a variance. To do so, the undersigned alleges that the following legal criteria for granting a variance are satisfied, and submits the accompanying written statement, records, photographs, and other materials to justify the granting of the variance and to explain how each of the criteria for the variance is or will be satisfied.

Facts supporting this request:

- i. The variance will not be contrary to the public interest because:

The granting of this variance will not be contrary to the public interest since it is not creating a burden on the Town resources. The lot will be serviced by a private well and septic and will have access onto a State control road. Using the existing driveway eliminates another driveway cut onto the main road leaving the rural character intact as the new home will not be visible from the main road.

- ii. The spirit of the ordinance is observed because:

The spirit of the Ordinance is to provide a guide for development of parcels within the Town. But it is clear that not all lots fit the mold as implied by the Ordinance. As an example, if the lot has 250 feet of frontage and the gas lines didn't exist, then by the the Subdivision regulations, Lot 7 may be able to be divided by the back lot provision in a similar fashion to whats shown, but with their own driveway. If forced to create a Town approved right of way for frontage, then the homeowner would need to maximize development, which would impact the neighborhood.

- iii. Substantial justice is done because:

The granting of this variance will result in substantial justice because it allows for the land owner to be able to utilize their property and convey lots to both of their children on land that has been in the family for decades, while still maintaining its rural character.

- iv. The values of surrounding properties are not diminished because:

There are many properties in the surrounding areas with long driveways or lots with zero frontage. This consideration still provides access to the proposed lot. The right of way will be included in the record deed as a permanent easement and right of way so it will not be a land locked parcel. The proposed lot is also larger than many lots in the area being created at a 3.31 acres parcel where only 2 acres is required. The proposed house will not be visible from the road and will have zero impact to the existing curb cut, so granting this variance will have no impact to surrounding properties.

- v. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
1. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

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

The current regulations and lot shapes prevents any development of Tax Map 10 Lot 7. Lot 7 currently is over 10 acres in size and the proposed Lot 7 would still be about 7 acres in size, well above the Town minimum requirement. There is no reasonable way to provide 50 feet for the proposed lot on Bunker Hill Road as Lot 7 only has 228.9 feet of frontage. If there was enough road frontage, they still cannot put a driveway over the gas pipeline to access the rear lot, so the most reasonable approach is to use the existing driveway for access.

- b. The proposed use is a reasonable one because:

The original Tax Map 10 Lot 6 was created in 1984 and Lot 7 was created in 1961. Lot line adjustments were performed in 2020, of which did not impact this division. The configurations of the original lots, the two gas lines running through the property and the current zoning requirements make it difficult to develop the rear of the property. The proposed configuration cleans the lot shape for Lot 6 and provides a building lot for their son. Lot 7 will be conveyed to their daughter.

2. Explain how, if the criteria in subparagraph 1. are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties on the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. :

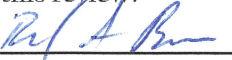
As stated previously, there is no reasonable way to develop this lot under the current regulations and creates a hardship upon the owner for reasonable use of their property. The existing gas lines running through the property adds to the reasonable use of this property and again creates an additional hardship. The only reasonable solution is to utilize an existing driveway and create a parcel behind the existing house lot.

3. The definition of "unnecessary hardship" set forth in this section shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

The "unnecessary hardship" is the restriction of use put on the property by the ordinance.

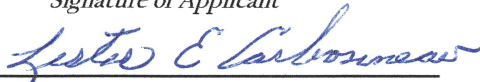
Section 4. Applicant's Certification

I declare under penalty of perjury that all of the submitted information is true and valid to the best of my knowledge and belief and that there is no violation of the approved ordinances, codes, and/or regulations of the Town of Stratham. I have read and agree to abide by the regulations and conditions of approval listed on this application. I understand that my misrepresentations of submitted data may invalidate any approval of this application. I further authorize the Members of the Board and/or their staff to enter onto my property for the purposes of this review.


Signature of Applicant

RAYMOND A. BISSON
Print Applicant's Name

4/6/21
Date

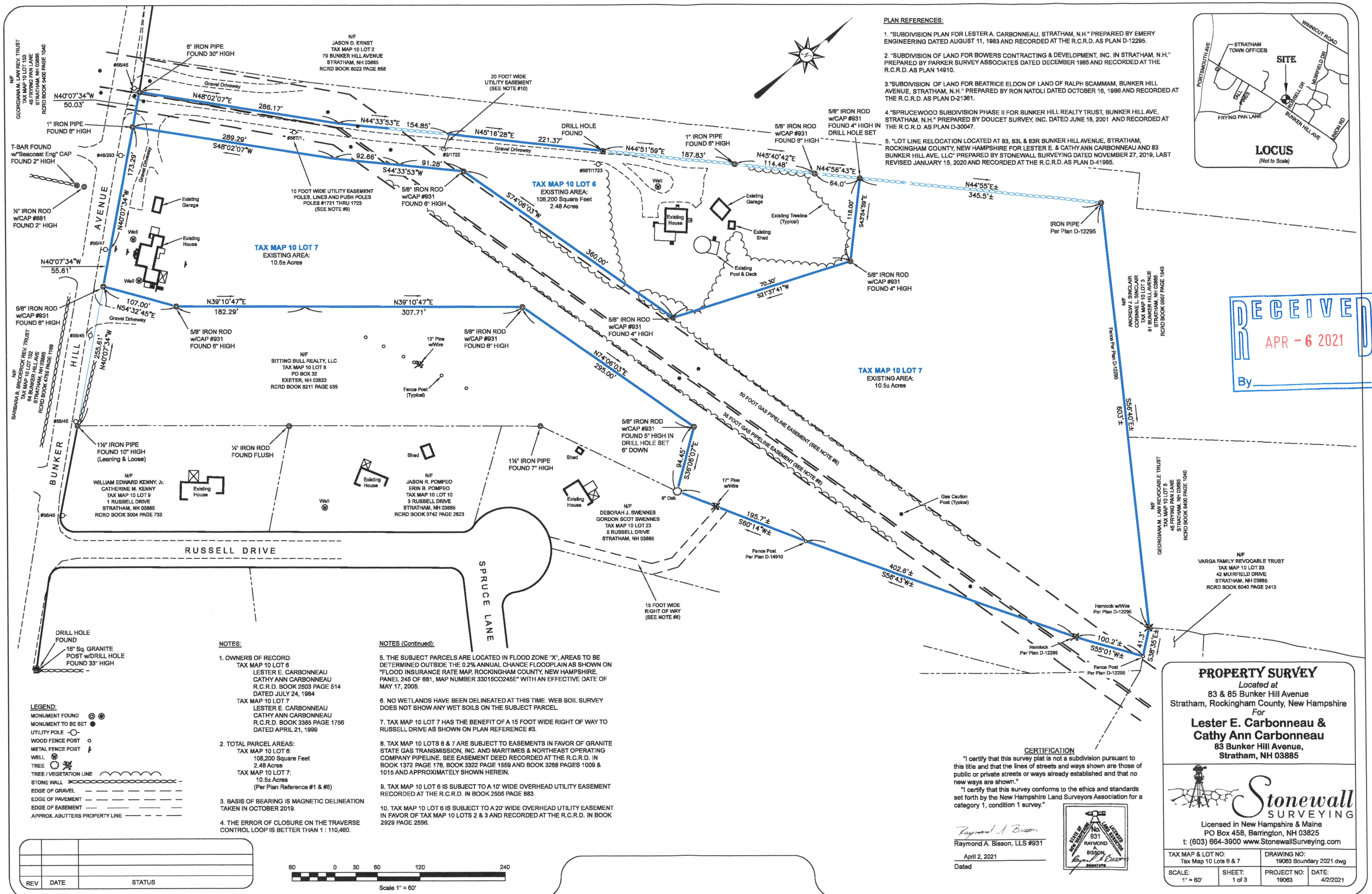

Signature of Owner

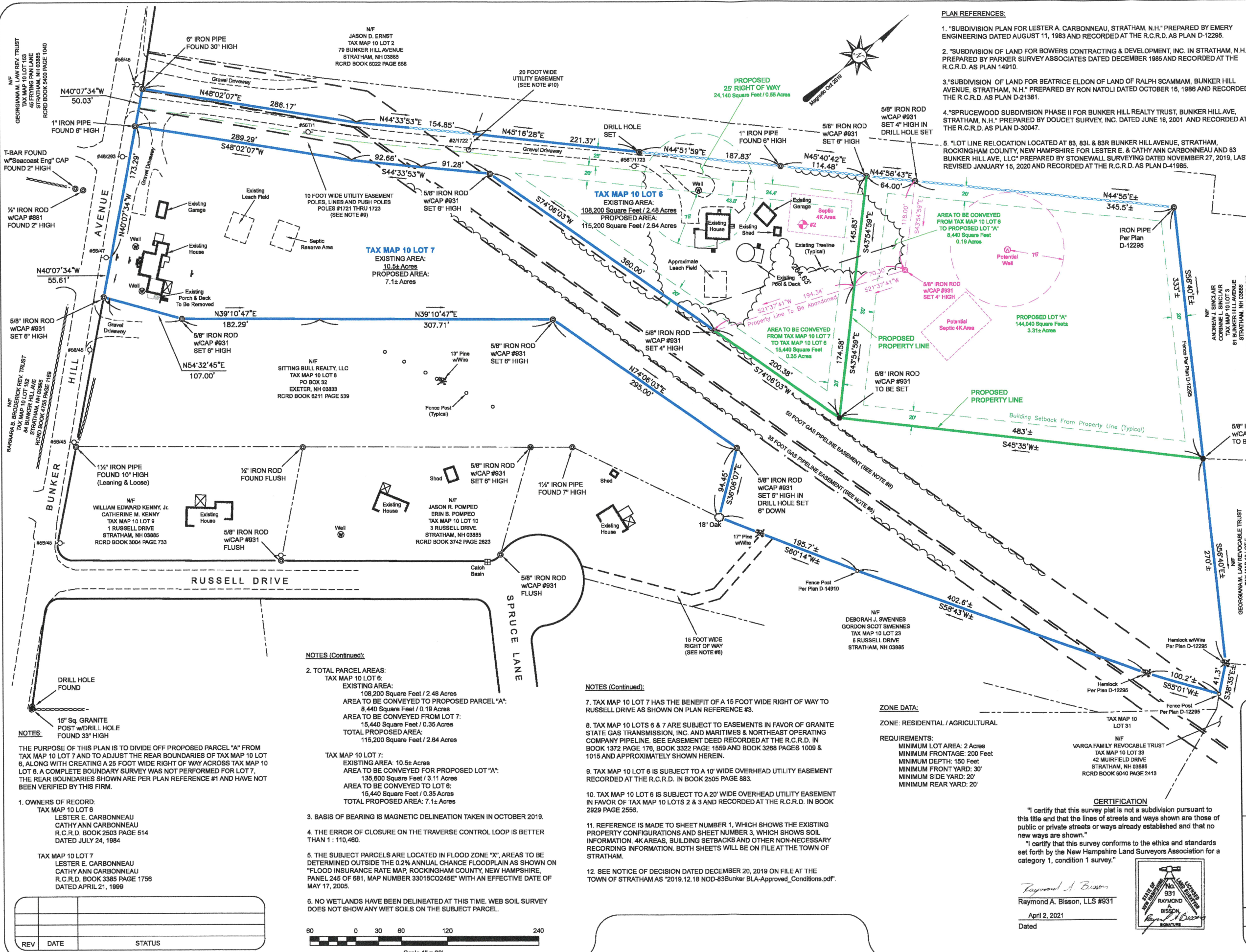
LESTER E. CARBONNEAU
Print Owner's Name

4-6-21
Date

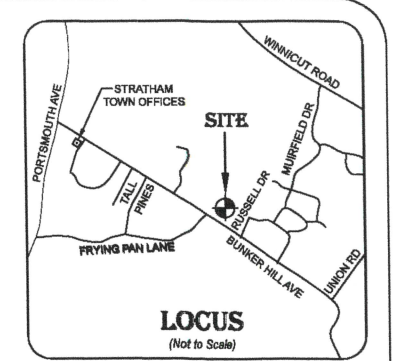
NOTES:

1. Application must be signed by the owner of the property or other person having the legal right to apply as an agent of the owner. If signed by a person other than the owner of the property documentation of the legal right to apply as an agent of the owner must be supplied at the time the application submittal.
2. If applicant is renting/leasing subject property/structures, said applicant must have a signed letter from the owner stating their permission to conduct the proposed business project on their property. This letter must include the property owner's name, current address, and telephone number.





- PLAN REFERENCES:**
1. "SUBDIVISION PLAN FOR LESTER A. CARBONNEAU, STRATHAM, N.H." PREPARED BY EMERY ENGINEERING DATED AUGUST 11, 1983 AND RECORDED AT THE R.C.R.D. AS PLAN D-12295.
 2. "SUBDIVISION OF LAND FOR BOWERS CONTRACTING & DEVELOPMENT, INC. IN STRATHAM, N.H." PREPARED BY PARKER SURVEY ASSOCIATES DATED DECEMBER 1985 AND RECORDED AT THE R.C.R.D. AS PLAN 14910.
 3. "SUBDIVISION OF LAND FOR BEATRICE ELTON OF LAND OF RALPH SCAMMAM, BUNKER HILL AVENUE, STRATHAM, N.H." PREPARED BY RON NATOLI DATED OCTOBER 16, 1986 AND RECORDED AT THE R.C.R.D. AS PLAN D-21361.
 4. "SPRUCEWOOD SUBDIVISION PHASE II FOR BUNKER HILL REALTY TRUST, BUNKER HILL AVENUE, STRATHAM, N.H." PREPARED BY DOUCET SURVEY, INC. DATED JUNE 18, 2001 AND RECORDED AT THE R.C.R.D. AS PLAN D-30047.
 5. "LOT LINE RELOCATION LOCATED AT 83, 83L & 83R BUNKER HILL AVENUE, STRATHAM, ROCKINGHAM COUNTY, NEW HAMPSHIRE FOR LESTER E. & CATHY ANN CARBONNEAU AND 83 BUNKER HILL AVE, LLC" PREPARED BY STONEWALL SURVEYING DATED NOVEMBER 27, 2019, LAST REVISED JANUARY 15, 2020 AND RECORDED AT THE R.C.R.D. AS PLAN D-41985.



- LEGEND:**
- MONUMENT FOUND
 - MONUMENT TO BE SET
 - UTILITY POLE
 - WOOD FENCE POST
 - METAL FENCE POST
 - WELL
 - TREE
 - STONE WALL
 - EDGE OF GRAVEL
 - EDGE OF PAVEMENT
 - EDGE OF EASEMENT
 - APPROX. ADJUTERS PROPERTY LINE
 - PROPERTY LINE TO BE ABANDONED

OWNERS OF RECORD

LESTER E. & CATHY ANN CARBONNEAU
Tax Map 10 Lots 6 & 7
83R Bunker Hill Avenue
Stratham, NH 03885
R.C.R.D. Book 2503 Page 514
R.C.R.D. Book 2503 Page 514

Signature _____ Date _____
Signature _____ Date _____

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

Chairperson: _____
Approval Date: _____



By _____

"CONCEPT"

SUBDIVISION OF LAND & LOT LINE RELOCATION
Located at
83 & 85 Bunker Hill Avenue
Stratham, Rockingham County, New Hampshire
For
Lester E. & Cathy Ann Carbonneau
83 Bunker Hill Avenue, Stratham, NH 03885

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 10 Lots 6, 7 & 8
DRAWING NO: 19063 LLA 2.dwg
SCALE: 1" = 60' SHEET: 2 of 3 PROJECT NO: 19063 DATE: 4/2/2021

ZONE DATA:
ZONE: RESIDENTIAL / AGRICULTURAL

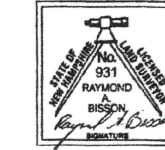
REQUIREMENTS:
MINIMUM LOT AREA: 2 Acres
MINIMUM FRONTAGE: 200 Feet
MINIMUM DEPTH: 150 Feet
MINIMUM FRONT YARD: 30'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 20'

CERTIFICATION

"I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bisson
Raymond A. Bisson, LLS #931
April 2, 2021
Dated



- NOTES (Continued):**
7. TAX MAP 10 LOT 7 HAS THE BENEFIT OF A 15 FOOT WIDE RIGHT OF WAY TO RUSSELL DRIVE AS SHOWN ON PLAN REFERENCE #3.
 8. TAX MAP 10 LOTS 6 & 7 ARE SUBJECT TO EASEMENTS IN FAVOR OF GRANITE STATE GAS TRANSMISSION, INC. AND MARITIMES & NORTHEAST OPERATING COMPANY PIPELINE. SEE EASEMENT DEED RECORDED AT THE R.C.R.D. IN BOOK 1372 PAGE 176, BOOK 3322 PAGE 1569 AND BOOK 3268 PAGES 1009 & 1015 AND APPROXIMATELY SHOWN HEREIN.
 9. TAX MAP 10 LOT 6 IS SUBJECT TO A 10' WIDE OVERHEAD UTILITY EASEMENT RECORDED AT THE R.C.R.D. IN BOOK 2505 PAGE 883.
 10. TAX MAP 10 LOT 6 IS SUBJECT TO A 20' WIDE OVERHEAD UTILITY EASEMENT IN FAVOR OF TAX MAP 10 LOTS 2 & 3 AND RECORDED AT THE R.C.R.D. IN BOOK 2929 PAGE 2558.
 11. REFERENCE IS MADE TO SHEET NUMBER 1, WHICH SHOWS THE EXISTING PROPERTY CONFIGURATIONS AND SHEET NUMBER 3, WHICH SHOWS SOIL INFORMATION, 4K AREAS, BUILDING SETBACKS AND OTHER NON-NECESSARY RECORDING INFORMATION. BOTH SHEETS WILL BE ON FILE AT THE TOWN OF STRATHAM.
 12. SEE NOTICE OF DECISION DATED DECEMBER 20, 2019 ON FILE AT THE TOWN OF STRATHAM AS "2019.12.18 NOD-83Bunker BLA-Approved_Conditions.pdf".

- NOTES (Continued):**
2. TOTAL PARCEL AREAS:
TAX MAP 10 LOT 6:
EXISTING AREA:
108,200 Square Feet / 2.48 Acres
AREA TO BE CONVEYED TO PROPOSED PARCEL "A":
8,440 Square Feet / 0.19 Acres
AREA TO BE CONVEYED FROM LOT 7:
15,440 Square Feet / 0.35 Acres
TOTAL PROPOSED AREA:
115,200 Square Feet / 2.64 Acres
 3. BASIS OF BEARING IS MAGNETIC DELINEATION TAKEN IN OCTOBER 2019.
 4. THE ERROR OF CLOSURE ON THE TRAVERSE CONTROL LOOP IS BETTER THAN 1 : 110,460.
 5. THE SUBJECT PARCELS ARE LOCATED IN FLOOD ZONE "X", AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON "FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 245 OF 681, MAP NUMBER 33015C0245E" WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 6. NO WETLANDS HAVE BEEN DELINEATED AT THIS TIME. WEB SOIL SURVEY DOES NOT SHOW ANY WET SOILS ON THE SUBJECT PARCEL.

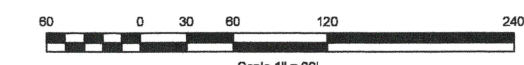
NOTES:

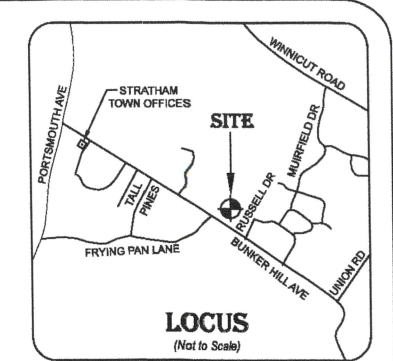
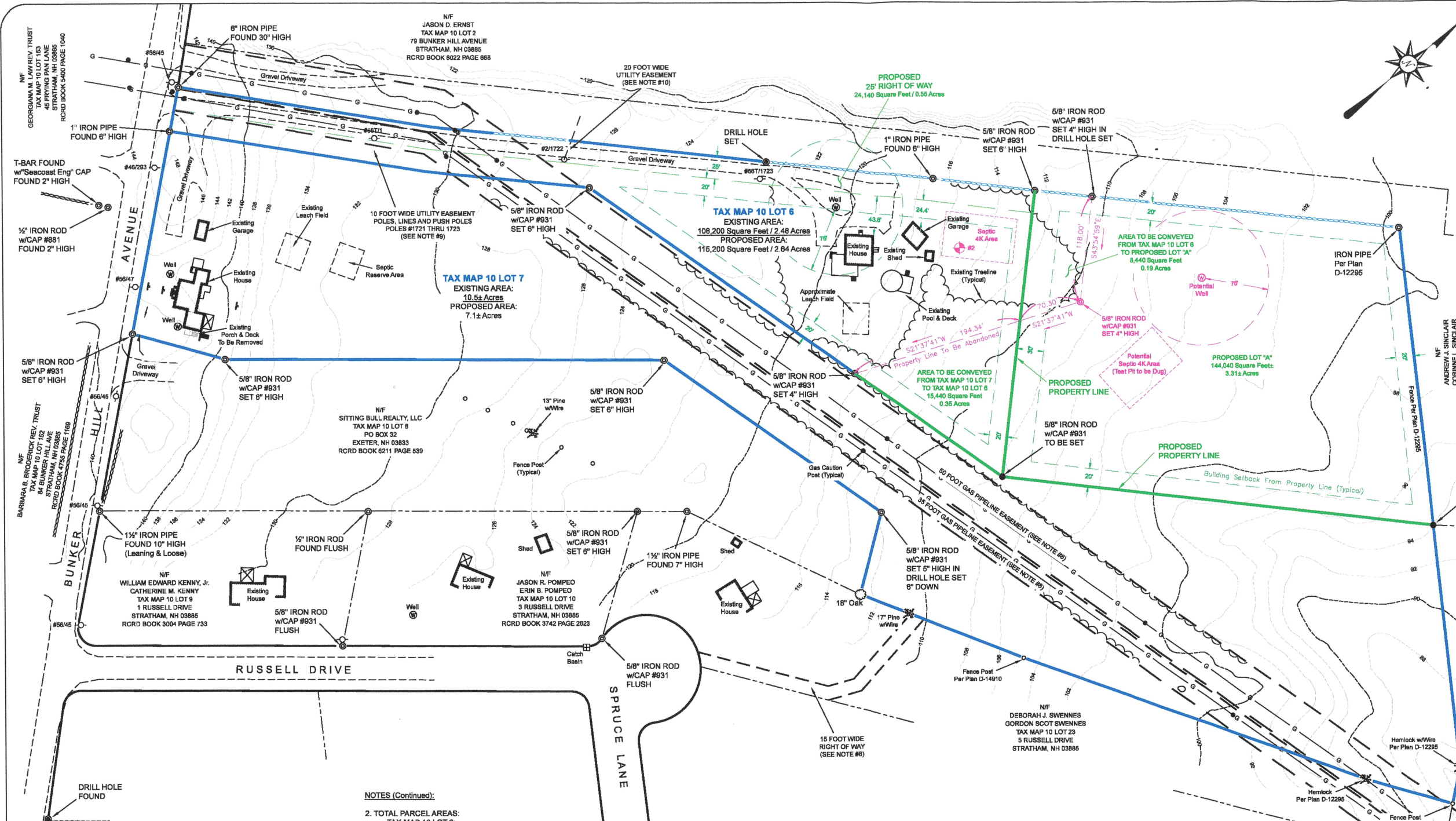
THE PURPOSE OF THIS PLAN IS TO DIVIDE OFF PROPOSED PARCEL "A" FROM TAX MAP 10 LOT 7 AND TO ADJUST THE REAR BOUNDARIES OF TAX MAP 10 LOT 6, ALONG WITH CREATING A 25 FOOT WIDE RIGHT OF WAY ACROSS TAX MAP 10 LOT 6. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED FOR LOT 7. THE REAR BOUNDARIES SHOWN ARE PER PLAN REFERENCE #1 AND HAVE NOT BEEN VERIFIED BY THIS FIRM.

1. OWNERS OF RECORD:
TAX MAP 10 LOT 6
LESTER E. CARBONNEAU
CATHY ANN CARBONNEAU
R.C.R.D. BOOK 2503 PAGE 514
DATED JULY 24, 1984

TAX MAP 10 LOT 7
LESTER E. CARBONNEAU
CATHY ANN CARBONNEAU
R.C.R.D. BOOK 3365 PAGE 1756
DATED APRIL 21, 1999

REV	DATE	STATUS





Soil Classification
USDA Web Soil Survey
510B—Hoosic gravelly fine sandy loam, 3 to 8 percent slopes

Lot 6, Test Pit 2 (Performed in 2019)
Estimated Perc Rate: 4 min/inch
Soils group 2, Loading Factor 1.3
Existing Lot size: 2.19 Ac
Subtracting Well radius leaves 2.78 Ac
Lot loading: 4,277 GPD

TEST PIT # 2
TO-1" Topsoil, DARK BROWN
- Sod
TO-3" 10YR3/2, VRY DRK GRYSH BRN
F-Sandy Loam, Granular, Friable - Slight ribbing
TO-4" 10YR4H, DRK YELLOWISH BRN
F-Sandy Loam, Granular, Friable - Slight ribbing
TO-17" 10YR5/8, YELLOWISH BROWN
Loamy F-Sand, Granular, Friable - Weak
TO-30" 10YR5/8, YELLOWISH BROWN
Loamy C-Sand, Granular, Loose - Many pebbles/angular frags
TO-54" 10YR5/8, YELLOWISH BROWN
Coarse Sand, Single Grain, Loose - Gravel with lenses of f.sand

Seeping @ : None
Roots to : 32"
ESHWIT @ : >54"
Date Logged : 11/6/2019
Logged By : Scott Bailey
Witnessed By : Mike Cuomo
Title : Rockingham County Soil Sci

RECEIVED
APR - 6 2021
By _____

NOTES:
THE PURPOSE OF THIS PLAN IS TO DIVIDE OFF PROPOSED PARCEL "A" FROM TAX MAP 10 LOT 7 AND TO ADJUST THE REAR BOUNDARIES OF TAX MAP 10 LOT 6, ALONG WITH CREATING A 25 FOOT WIDE RIGHT OF WAY ACROSS TAX MAP 10 LOT 6. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED FOR LOT 7, THE REAR BOUNDARIES SHOWN ARE PER PLAN REFERENCE #1 AND HAVE NOT BEEN VERIFIED BY THIS FIRM.

1. OWNERS OF RECORD:
TAX MAP 10 LOT 8
LESTER E. CARBONNEAU
CATHY ANN CARBONNEAU
R.C.R.D. BOOK 2503 PAGE 514
DATED JULY 24, 1984

TAX MAP 10 LOT 7
LESTER E. CARBONNEAU
CATHY ANN CARBONNEAU
R.C.R.D. BOOK 3385 PAGE 1756
DATED APRIL 21, 1999

REV	DATE	STATUS

NOTES (Continued):

2. TOTAL PARCEL AREAS:
TAX MAP 10 LOT 6:
EXISTING AREA:
108,200 Square Feet / 2.48 Acres
AREA TO BE CONVEYED TO PROPOSED PARCEL "A":
8,440 Square Feet / 0.19 Acres
AREA TO BE CONVEYED FROM LOT 7:
15,440 Square Feet / 0.35 Acres
TOTAL PROPOSED AREA:
115,200 Square Feet / 2.84 Acres

TAX MAP 10 LOT 7:
EXISTING AREA: 10.5± Acres
AREA TO BE CONVEYED FOR PROPOSED LOT "A":
135,800 Square Feet / 3.11 Acres
AREA TO BE CONVEYED TO LOT 6:
15,440 Square Feet / 0.35 Acres
TOTAL PROPOSED AREA: 7.1± Acres

3. BASIS OF BEARING IS MAGNETIC DELINEATION TAKEN IN OCTOBER 2019.

4. THE ERROR OF CLOSURE ON THE TRAVERSE CONTROL LOOP IS BETTER THAN 1 : 110,480.

5. THE SUBJECT PARCELS ARE LOCATED IN FLOOD ZONE "X", AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON "FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 245 OF 881, MAP NUMBER 33015C0245E" WITH AN EFFECTIVE DATE OF MAY 17, 2005.

6. NO WETLANDS HAVE BEEN DELINEATED AT THIS TIME. WEB SOIL SURVEY DOES NOT SHOW ANY WET SOILS ON THE SUBJECT PARCEL.

NOTES (Continued):

7. TAX MAP 10 LOT 7 HAS THE BENEFIT OF A 15 FOOT WIDE RIGHT OF WAY TO RUSSELL DRIVE AS SHOWN ON PLAN REFERENCE #3.

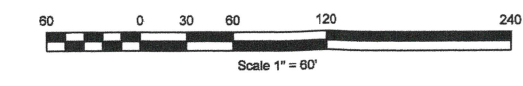
8. TAX MAP 10 LOTS 6 & 7 ARE SUBJECT TO EASEMENTS IN FAVOR OF GRANITE STATE GAS TRANSMISSION, INC. AND MARITIMES & NORTHEAST OPERATING COMPANY PIPELINE. SEE EASEMENT DEED RECORDED AT THE R.C.R.D. IN BOOK 1372 PAGE 176, BOOK 3322 PAGE 1559 AND BOOK 3268 PAGES 1009 & 1015 AND APPROXIMATELY SHOWN HEREIN.

9. TAX MAP 10 LOT 6 IS SUBJECT TO A 10' WIDE OVERHEAD UTILITY EASEMENT IN FAVOR OF TAX MAP 10 LOTS 2 & 3 AND RECORDED AT THE R.C.R.D. IN BOOK 2929 PAGE 2558.

10. TAX MAP 10 LOT 6 IS SUBJECT TO A 20' WIDE OVERHEAD UTILITY EASEMENT IN FAVOR OF TAX MAP 10 LOTS 2 & 3 AND RECORDED AT THE R.C.R.D. IN BOOK 2929 PAGE 2558.

11. REFERENCE IS MADE TO SHEET NUMBER 2 WHICH WILL BE ON FILE AT THE TOWN OF STRATHAM. SHEET 2 HAS SOIL INFORMATION, 4K AREAS, BUILDING SETBACKS AND OTHER NON-NECESSARY RECORDING INFORMATION.

12. TOPOGRAPHY SHOWN HEREIN WAS OBTAINED FROM NH GRANIT-LIDAR AND HAS NOT BEEN GROUND VERIFIED. DATUM IS NAVD 88.



ZONE DATA:
ZONE: RESIDENTIAL / AGRICULTURAL

REQUIREMENTS:
MINIMUM LOT AREA: 2 Acres
MINIMUM FRONTAGE: 200 Feet
MINIMUM DEPTH: 150 Feet
MINIMUM FRONT YARD: 30'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 20'

LEGEND:
MONUMENT FOUND
MONUMENT TO BE SET
UTILITY POLE
WOOD FENCE POST
METAL FENCE POST
GAS LINE CAUTION POST
WELL
TREE
TREE / VEGETATION LINE
STONE WALL
EDGE OF GRAVEL
EDGE OF PAVEMENT
EDGE OF EASEMENT
APPROX. ADJUTERS PROPERTY LINE
PROPERTY LINE TO BE ABANDONED
GAS PIPELINE

N/F
VARGA FAMILY REVOCABLE TRUST
TAX MAP 10 LOT 33
42 MUIRFIELD DRIVE
STRATHAM, NH 03885
R.C.R.D. BOOK 6040 PAGE 2413

Design of
Subsurface Drainage
Systems
Scott M. Bailey
No. 1370

RAYMOND
A.
BISSEAU
No. 1370

APPROVED BY THE TOWN OF
STRATHAM PLANNING BOARD

Chairperson: _____
Approval Date: _____

**** CONCEPT ****

TOPOGRAPHIC PLAN
Located at
83 & 85 Bunker Hill Avenue
Stratham, Rockingham County, New Hampshire
For
Lester E. & Cathy Ann Carbonneau
83 Bunker Hill Avenue, Stratham, NH 03885

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO:	DRAWING NO:
Tax Map 10 Lots 6, 7 & 8	19083 LLA.dwg

SCALE:	SHEET:	PROJECT NO:	DATE:
1" = 60'	3 of 3	19083	4/2/2021

APPLICATION CHECKLIST

Section 4. Applicant's Certification

- ☐ Completed and signed application (check to ensure the proper section is filled out).
 - ☐ Section 1. APPEAL FROM AN ADMINISTRATIVE DECISION
 - ☐ Section 2. APPLICATION FOR A SPECIAL EXCEPTION
 - ☐ Section 3. APPLICATION FOR VARIANCE
 - ☐ Section 4. APPLICATION FOR EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS
- ☐ Submission of a plat or drawing, which should provide information in support of the appeal. (9 sets)
- ☐ Completed abutters list with three (3) address labels, no envelopes
- ☐ Fees: \$250 plus \$5 for each abutter $8 \times 5 = \$40$
 - **Town of Stratham and all individuals requiring notification (property owner, legal counsel, engineering firms, etc.) must be included on the abutter list.
- ☐ Check for the appropriate amount made out to the Town of Stratham.

Letter of Authorization



April 5, 2021

To Stratham Zoning Board:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property identified as **Tax Map 10 Lots 6 & 7** located at **83 & 83R Bunker Hill Road**. Any and all acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from ourselves, Lester E. Carbonneau & Cathy Ann Carbonneau.

Lester E. Carbonneau
Cathy Ann Carbonneau
83R Bunker Hill Road
Stratham, NH 03885

April 5, 2021
Town of Stratham
To Whom It May Concern,

603 394 5152
carbo5@comcast.net

Currently, my husband and I, have been working with Stonewall Surveying on a subdivision project to allow our son to build a home on our land, tax map 10, lot 7. The proposed new lot will have a permanent easement and right of way thru our lot, tax map 10 lot 6. Thank you for your consideration.

Sincerely yours,

Lester & Catherine Carbonneau



100 foot Abutters List Report

Stratham, NH

April 02, 2021

Subject Property:

Parcel Number: 10-007-000
CAMA Number: 10-007-000
Property Address: 85 BUNKER HILL AVENUE

Mailing Address: CARBONNEAU, LESTER E.
CARBONNEAU, CATHERINE A.
83R BUNKER HILL AVENUE
STRATHAM, NH 03885

Abutters:

Parcel Number: 10-002-000
CAMA Number: 10-002-000
Property Address: 79 BUNKER HILL AVENUE

Mailing Address: ERNST, JASON D.
79 BUNKER HILL AVENUE
STRATHAM, NH 03885

Parcel Number: 10-003-000
CAMA Number: 10-003-000
Property Address: 81 BUNKER HILL AVENUE

Mailing Address: SINCLAIR, ANDREW J. SINCLAIR,
CORINNE L.
81 BUNKER HILL AVENUE
STRATHAM, NH 03885

Parcel Number: 10-005-000
CAMA Number: 10-005-000
Property Address: OFF BUNKER HILL AVENUE

Mailing Address: LAW, GEORGIANA REVOCABLE TRUST
LAW, GEORGIANA M. TRUSTEE
45 FRYING PAN LANE
STRATHAM, NH 03885

Parcel Number: 10-006-000
CAMA Number: 10-006-000
Property Address: 83 BUNKER HILL AVENUE

Mailing Address: CARBONNEAU, LESTER E.
CARBONNEAU, CATHY ANN
83 BUNKER HILL AVENUE
STRATHAM, NH 03885

Parcel Number: 10-008-000
CAMA Number: 10-008-000
Property Address: 87-89 BUNKER HILL AVENUE

Mailing Address: SITTING BULL REALTY, LLC
PO BOX 32
EXETER, NH 03833

Parcel Number: 10-023-000
CAMA Number: 10-023-000
Property Address: 5 RUSSELL DRIVE

Mailing Address: SWENNES, DEBORAH J.
5 RUSSELL DRIVE
STRATHAM, NH 03885

Parcel Number: 10-024-000
CAMA Number: 10-024-000
Property Address: 6 RUSSELL DRIVE

Mailing Address: HAFFENREFFER, WILLIAM -TRUSTEE
HAFFENREFFER, SOFIA - TRUSTEE
HAFFENREFFER FAMILY REVOCABLE 6
RUSSELL DRIVE
STRATHAM, NH 03885

Parcel Number: 10-031-000
CAMA Number: 10-031-000
Property Address: 3 HICKORY POND LANE

Mailing Address: CATAPANO, FRANK V.
3 HICKORY POND LANE
STRATHAM, NH 03885

Parcel Number: 10-033-000
CAMA Number: 10-033-000
Property Address: 42 MUIRFIELD DRIVE

Mailing Address: VARGA FAMILY REVOCABLE TRUST
VARGA, STEPHEN A. & DIANA M.-T
42 MUIRFIELD DRIVE
STRATHAM, NH 03885

Parcel Number: 10-152-000
CAMA Number: 10-152-000
Property Address: 84 BUNKER HILL AVENUE

Mailing Address: BRODERICK, BARBARA B. TRUSTEE
BARBARA B BRODERICK REVOC TRUS
84 BUNKER HILL AVENUE
STRATHAM, NH 03885



www.cai-tech.com

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4/2/2021

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100 foot Abutters List Report

Stratham, NH

April 02, 2021

Parcel Number: 10-153-000

CAMA Number: 10-153-000

Property Address: 80 BUNKER HILL AVENUE

Mailing Address: LAW, GEORGIANA REVOCABLE TRUST

LAW, GEORGIANA M. TRUSTEE

45 FRYING PAN LANE

STRATHAM, NH 03885



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4/2/2021

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LESTER & CATHY CARBONNEAU
83R BUNKER HILL ROAD
STRATHAM, NH 03885

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STRATHAM, NH 03885

LESTER & CATHY CARBONNEAU
83R BUNKER HILL ROAD
STRATHAM, NH 03885

STONEWALL SURVEYING
PO BOX 458
BARRINGTON, NH 03825

STONEWALL SURVEYING
PO BOX 458
BARRINGTON, NH 03825

STONEWALL SURVEYING
PO BOX 458
BARRINGTON, NH 03825

JASON D. ERNST
79 BUNKER HILL AVENUE
STRATHAM, NH 03885

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DEBORAH J. SWENNES
5 RUSSELL DRIVE
STRATHAM, NH 03885

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GEORGIANA M. LAW REV. TRUST
GEORGIANA M. LAW, TRUSTEE
45 FRYING PAN LANE
STRATHAM, NH 03885

GEORGIANA M. LAW REV. TRUST
GEORGIANA M. LAW, TRUSTEE
45 FRYING PAN LANE
STRATHAM, NH 03885

GEORGIANA M. LAW REV. TRUST
GEORGIANA M. LAW, TRUSTEE
45 FRYING PAN LANE
STRATHAM, NH 03885

BARBARA B. BRODERICK REV TRUST
BARBARA B BRODERICK, TRUSTEE
84 BUNKER HILL AVENUE
STRATHAM, NH 03885

BARBARA B. BRODERICK REV TRUST
BARBARA B BRODERICK, TRUSTEE
84 BUNKER HILL AVENUE
STRATHAM, NH 03885

BARBARA B. BRODERICK REV TRUST
BARBARA B BRODERICK, TRUSTEE
84 BUNKER HILL AVENUE
STRATHAM, NH 03885

FRNK V. CATAPANO
3 HICKORY POND LANE
STRATHAM, NH 03885

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STRATHAM, NH 03885

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