

NEW DURHAM ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Case No. _____
Date Filed _____

Name of Applicant:

GREGORY J. & STEPHANIE S. SULLIVAN

Applicant's Street Address with town and state:

43 McNabb Court, Portsmouth, NH 03801

Mailing Address (If different)

SAME

Preferred Telephone Number 1-508-353-2464 Email gjsullivan11@yahoo.com

Property Owner: GREGORY J. & STEPHANIE S. SULLIVAN
(If same as Applicant, write same)

Property Owner Contact Information: SAME
(If same as Applicant, write same)

Street Address of property: 2 SUNSET LANE

Map 121 Lot 46

The applicant(s) wishes to (be very specific):

DEMOLISH EXISTING COTTAGE AND REBUILD ^{IT} A NEW HOUSE. NEW SEPTIC AND STORMWATER MEASURES TO BE INSTALLED.

Which Zoning District is the property located in?

Town Center Mixed Use

Residential, Agricultural, Recreational

Check all Overlay Districts that Cover Any Part of the Property:

- Aquifer Protection Overlay
- Conservation Focus Area District
- Shore Front Conservation Area
- Steep Slopes Conservation District
- Water Quality Protection
- Wetlands Conservation Overlay

COMPLETE THE FOLLOWING TABLE

	ORDINANCE REQUIREMT.	CURRENT	PROPOSED
Size of Property - Acres		0.40	
Size of Property - Square Footage)		17,468	
Amount of Road Frontage (In Feet)		86.68'	
Amount of Water Frontage (In Feet)		121.8'	
Length of Right Side (In Feet)		178.22	
Length of Left Side (In Feet)		132.62	
Amount of Impervious Coverage (Percent)		39.9	20.0
Amount of Impervious Coverage (Square Footage)		6,795	3,493
Total Amount of Building Coverage (Percent) Include Rooflines and Overhangs.		16.3%	13.6%
Total Amount of Building Coverage (Square Footage) Include Rooflines and Overhangs.		2853	2,374
Square Footage: House (Include Rooflines and Overhangs)		2046	1676
Square Footage: Deck		428	226
Square Footage Garage (Include Rooflines and Overhangs)		403	479
Square Footage: Shed(s) (Include Rooflines and Overhangs)		60	0
Square Footage: Other Buildings (Also Identify What the Building is and Include Rooflines and Overhangs)		0	0
Building Height: House		28'	35'
Building Height: Garage		14'	14'
Building Height: Shed(s)		8'	0
Building Height: Other Buildings (Also Identify What the Building is)		0	0
Total Number of Rooms		7	7
Total Number of Bedrooms		3	2
Total Number of 9 Foot X 21 Foot Parking Spots (If in Shorefront Conservation District.)		4	4
Building(s) Setback to Road		108'	113'
Building(s) Setback to High Water Mark		22.8'	24.6'
Building's Setback to all Lakes, Ponds, Intermittent and Perennial Streams, Rivers and or Vernal Ponds		22.8'	24.6'
Building(s) Setback to Right Side		25'	34'
Building(s) Setback to Left Side		16'	16'
Year Septic System Installed		1960	PENDING
DES Permit on File in New Durham		NO	YES
Number of Bedrooms Septic System is Approved For		N/A	2
Septic Tank to High Water Mark		75'	75'
Septic Tank to Lakes, Ponds, Intermittent and Perennial Streams, Rivers and or Vernal Ponds		75'	75'
Septic Tank to Right Property Line		85'	73'
Septic Tank to Left Property Line		10'	15'

	ORDINANCE REQUIREMENT.	CURRENT	PROPOSED
Septic Tank to Road		104'	
Septic Tank to Abutter's Home		53'	57'
Septic Tank to Neighbor's Well on Right		N/A	N/A
Septic Tank to Neighbor's Well on Left		94'	62'
Leach Field to High Water Mark		83'	143.3'
Leach Field to all Lakes, Ponds, Intermittent and Perennial Streams, Rivers and or Vernal Ponds		83'	143.3'
Leach Field to Right Property Line		83'	30'
Leach Field to Left Property Line		9'	10'
Leach Field to Road		104'	24'
Leach Field to Neighbor's Well on Right		N/A	N/A
Leach Field to Neighbor's Well on Left		95'	47'
Steep Slopes: Amt of Disturbance (in Sq Feet) 0 to 14.99%		N/A	4,850
Steep Slopes: Amt of Disturbance (in Sq Feet) 15 to 24.99%			3,790
Steep Slopes: Amt of Disturbance (in Sq Feet) 25 to 29.99%			990
Steep Slopes: Amt of Disturbance (in Sq Feet) 30% or More			0

A Variance is requested from Article V1 Section E (c)(3)(b)(i) of the Zoning Ordinance.
 Facts supporting this request:

1. The Variance will not be contrary to the public interest because: (c)(3)(a)(i)
(c)(3)(a)(ii)
(c)(c)

EXISTING RESIDENTIAL PROPERTY IS UPGRADED.

2. The spirit of the Zoning Ordinance is observed because:

PROPERTY STAYS RESIDENTIAL
LOT SIZE COVERAGE IS REDUCED
BUILDING SIZE IS REDUCED.
BUILDING IS MOVED FURTHER FROM LAKE

3. By granting the Variance, substantial justice will be done because:

PROPERTY IS ENVIRONMENTALLY UPGRADED.

4. The request will not diminish the value of surrounding properties because:

NEW HOUSE TO BE CONSTRUCTED

NOTE: Please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5. Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
- A. 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:
- i. 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; and
 - ii. The proposed use is a reasonable one.

The following special conditions of the property distinguish it from other properties in the area:

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 proposed use is a reasonable one because: _____

- B. If the criteria in subparagraph A 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 in 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 because:

LOT IS DIMENSIONALLY INSUFFICIENT TO MEET
CURRENT SETBACKS

- C. Are you requesting a variance without finding a hardship arising due to the condition of the property and the need for reasonable accommodations so as to allow a person or persons with a recognized physical disability to reside in or regularly use the premises? Yes ___ No If yes, please explain why.

CERTIFICATION of APPLICATION and AGREEMENT TO PAY ALL COSTS

I/We, the undersigned Applicant(s), hereby certify that the information contained within this Variance Application is complete and accurate. I/We agree to pay, in full, all costs incurred by the Town of New Durham for engineering and or other professional services deemed necessary by the ZBA to obtain third party review and consultation during the review process.

Signature of Applicant(s) or Applicant's Representative (s): Gregory Sullivan Stephanie Sullivan

Printed Name of Applicant(s) or Applicant's Representative (s): GREGORY J. SULLIVAN STEPHANIE S. SULLIVAN

Date: 4/21/24

AUTHORIZATION to ENTER SUBJECT PROPERTY

I/We, and my successors, hereby authorize members of the New Durham Zoning Board of Adjustment, Building Inspector and or Code Enforcement Officer to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property. **AND NOTIFY OWNERS 24 HOURS BEFORE VISIT.**

Signature of Property Owner(s): Gregory Sullivan

Printed Name of Property Owner(s): GREGORY J. SULLIVAN; STEPHANIE S. SULLIVAN

Date: 4/21/24

AUTHORIZATION to SERVE AS APPLICANT(S) REPRESENTATIVE

I/We GREGORY & STEPHANIE SULLIVAN give THOMAS W. VARNEY, PE & JOSHUA THIBEAULT, TECH. permission to serve as our representative and to represent us before the New Durham Zoning Board of Adjustment in reference to the attached application. Our agent may present our case and answer any questions for the Board or the public.

Signature of Applicant(s): Gregory Sullivan Stephanie Sullivan

Printed Name of Applicant(s): GREGORY J. SULLIVAN, STEPHANIE S. SULLIVAN

Date: 4/21/24



Town of New Durham
 4 Main Street- PO Box 207
 New Durham, NH 03855

buildinginspector@newdurhamnh.us - phone (603) 859-2091*6

CERTIFICATION OF ZONING COMPLIANCE

Applicant name: GREG & STEPHANIE SULLIVAN Date: 4/8/24
 Street Address: 43 Mc NABB COURT
 Town: PORTSMOUTH State: N.H. Zip: 03801
 Email Address: _____ Phone: 508-353-2464
 Parcel location: 2 SUNSET LANE
 Tax Map & Lot: MAP 121 LOT 46 Zone: R R A

Description of intended use (attach additional information, drawings or plans, if helpful):

REPLACE EXISTING COTTAGE W/ NEW HOUSE, NEW SEPTIC & STORM WATER MEASURES

VARIANCES REQUIRED:

V(E) VI(C)(3)(b)(i)
VI(C)(3)(a)(1) XIV(C)(2)
VI(C)(3)(a)(ii) FOR OFFICE USE BELOW

Review of request:

Determination:

[Signature]
 Building Inspector

4/16/24
 Date

Should any party be aggrieved by a decision of the Building Inspector, the aggrieved party may file an appeal with the Zoning Board of Adjustment if it is alleged that there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of the zoning ordinance adopted pursuant to NH RSA 674:33 - Powers of Zoning Board of Adjustment and NH RSA 676:5 - Appeals to the Board of Adjustment. Please see the Zoning Board of Adjustment Rules of Procedure XI - Application for Appeal. This appeal must be filed within 30 days of the date of decision that is complained of.

Sullivan

From : Building Inspector
<buildinginspector@newdurhamnh.gov>

Wed, Apr 17, 2024 12:59 PM

Subject : Sullivan

To : Varney Engineering LLC <twvarney@tds.net>

Hi, I just reviewed the design for Greg and Stephanie Sullivan. You will need all the variances stated on the zoning compliance from. Also you will need to get this on the schedule for ZBA by Monday for the 5/14 meeting. Contact me with any questions.

Thank You,
Rick Therrien
Building Inspector/Code Enforcement Officer
603-859-2091 ext: 206
603-520-3715 Cell

Gregory and Stephanie Sullivan
Map 121, Lot 46
2 Sunset Lane, New Durham, NH

Narrative

Greg and Stephanie Sullivan own this property and plan to demolish the existing cottage and replace it with a new house. The house is to have a smaller footprint and is moved further back from the lake.

A new septic system is to be installed. A large portion of the driveway is to be made porous.

Lot size coverage is reduced from 38.9% to 20.0%

NHDES has approved the septic system design and shoreland permit.



55 feet Abutters List Report

New Durham, NH

April 19, 2024

Subject Property:

Parcel Number: 121-046-000
CAMA Number: 121-046-000
Property Address: 2 SUNSET LANE

Mailing Address: SULLIVAN, GREGORY J & STEPHANIE S
43 MCNABB COURT
PORTSMOUTH, NH 03801

Abutters:

Parcel Number: 121-044-000
CAMA Number: 121-044-000
Property Address: 176 SOUTH SHORE ROAD

Mailing Address: BAILEY 176, LLC
19 SETTLERS RIDGE ROAD
WINDHAM, NH 03087

Parcel Number: 121-045-000
CAMA Number: 121-045-001
Property Address: SOUTH SHORE ROAD

Mailing Address: SHERIDAN, EDWARD J O'CONNELL,
NANCY A
1215 MORTON AVE
FOLSOM, DE 19033

Parcel Number: 121-045-000
CAMA Number: 121-045-002
Property Address: SOUTH SHORE ROAD

Mailing Address: WLB PROPERTIES, LLC BAILEY
WILLIAM V-REG AGENT
19 SETTLERS RIDGE ROAD
WINDHAM, NH 03087

Parcel Number: 121-048-000
CAMA Number: 121-048-000
Property Address: 4 SUNSET LANE

Mailing Address: GANGWER JESSE P REVOCABLE
TRUST GANGWER JESSE P & JUNE A
TTEES
105 PERKINS ROAD
MADBURY, NH 03823

Parcel Number: 121-054-000
CAMA Number: 121-054-000
Property Address: SUNSET LANE

Mailing Address: OWNER UNKNOWN
4 MAIN ST., PO BOX 207
NEW DURHAM, NH 03855

Parcel Number: 121-055-000
CAMA Number: 121-055-047
Property Address: SOUTH SHORE ROAD

Mailing Address: GANGWER JESSE P REVOCABLE
TRUST GANGWER JESSE P & JUNE A
TTEES
105 PERKINS ROAD
MADBURY, NH 03823

Parcel Number: 121-047-000
CAMA Number: 121-055-047
Property Address: SOUTH SHORE ROAD

Mailing Address: GANGWER JESSE P REVOCABLE
TRUST GANGWER JESSE P & JUNE A
TTEES
105 PERKINS ROAD
MADBURY, NH 03823

Parcel Number: 121-055-000
CAMA Number: 121-055-047
Property Address: SOUTH SHORE ROAD

Mailing Address: GANGWER JESSE P REVOCABLE
TRUST GANGWER JESSE P & JUNE A
TTEES
105 PERKINS ROAD
MADBURY, NH 03823

Parcel Number: 121-047-000
CAMA Number: 121-055-047
Property Address: SOUTH SHORE ROAD

Mailing Address: GANGWER JESSE P REVOCABLE
TRUST GANGWER JESSE P & JUNE A
TTEES
105 PERKINS ROAD
MADBURY, NH 03823



www.cai-tech.com

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55 feet Abutters List Report

New Durham, NH

April 19, 2024

Parcel Number: 121-059-000
CAMA Number: 121-059-000
Property Address: 179 SOUTH SHORE ROAD

Mailing Address: SHERIDAN EDWARD J O'CONNELL
NANCY A
1215 MORTON AVE
FOLSOM, PA 19033

Parcel Number: 121-060-000
CAMA Number: 121-060-000
Property Address: 177 SOUTH SHORE ROAD

Mailing Address: WLB PROPERTIES, LLC BAILEY
WILLIAM V-REG AGENT
19 SETTLERS RIDGE ROAD
WINDHAM, NH 03087



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4/19/2024

Page 2 of 2

PUBLIC NOTICE LIST

Please list all abutters on this form. List names and mailing address of all abutters or the holders of conservation, preservation or agricultural easements (pursuant to RSA 676:7). Include street numbers, street names and zip codes; Tax Map and Lots numbers (taken from the town tax records). This list is to be submitted with the application. Include abutters across the street, brook or stream on any lot line.

Map 121 Lot 44

Bailey 176, LLC
19 Settlers Ridge Road
Windham, NH 03087

Map 121 Lot 46 - OWNER

Gregory & Stephanie Sullivan
43 McNabb Court
Portsmouth, NH 03801

Map 121 Lots 59 AND 45-1

Edward Sheridan & Nancy O'Connell
1215 Morton Avenue
Folsom, PA 19033

Map _____ Lot _____

Map 121 Lots 60 AND 45-2

WLB Properties, LLC
William Bailey, V-Reg Agent
19 Settlers Ridge Road
Windham, NH 03087

Map _____ Lot _____

Map 121 Lots 47 AND 48 AND 55

Jesse P. Gangwer Revoc Trust
Jesse P & June A Gangwer, TTEES
105 Perkins Road
Madbury, NH 03823

Map _____ Lot AGENT/ENGINEER

Thomas W. Varney, PE
Varney Engineering LLC
93 Powder Mill Road
Alton, NH 03809

Map 121 Lot 54

Sunset Lane, Private
Owner Unknown
PO Box 207
New Durham, NH 03855

Map _____ Lot SURVEYOR

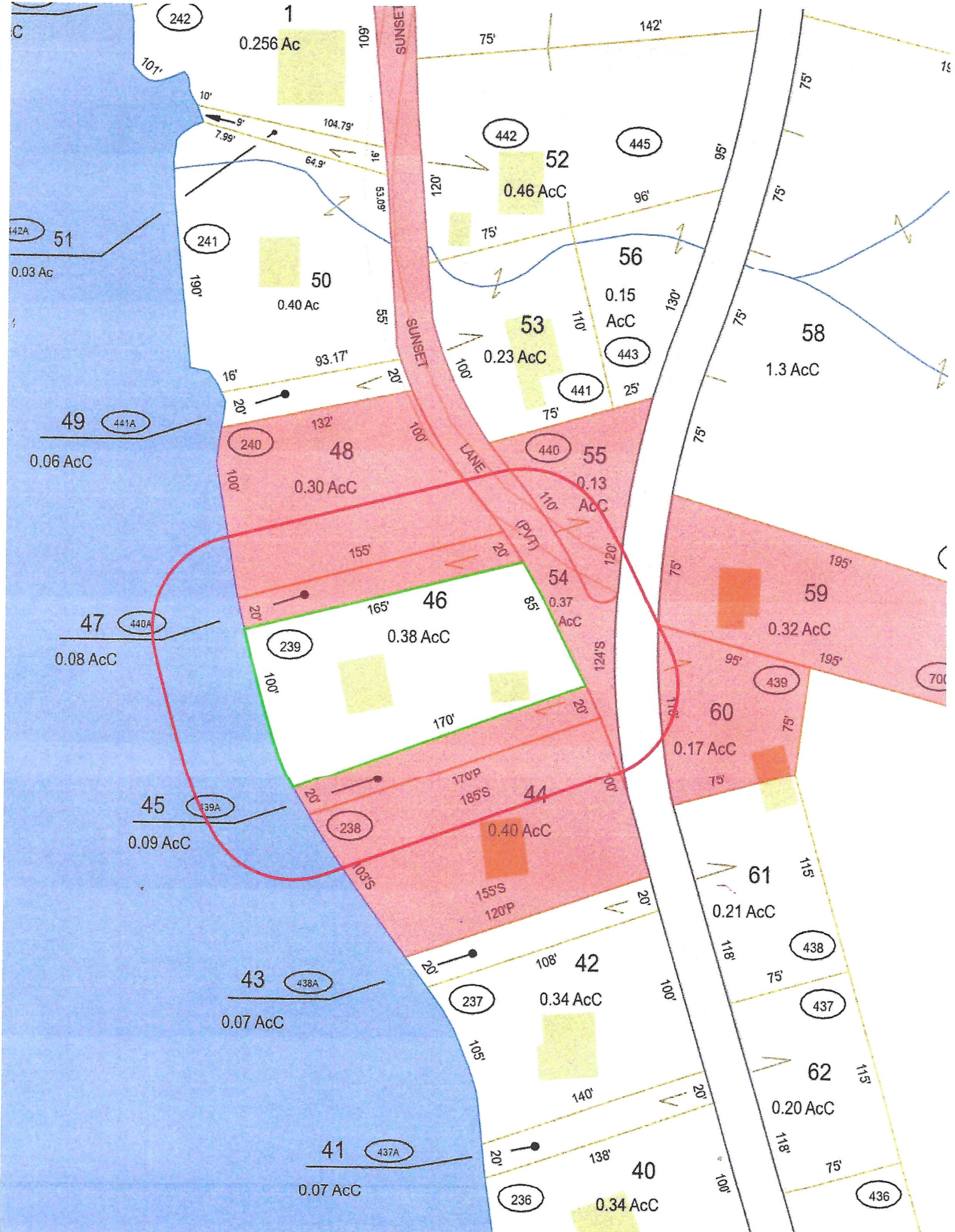
Norway Plains Associates, Inc.
31 Mooney Street
Alton, NH 03809

Map _____ Lot _____

Map _____ Lot HOUSE DESIGN

Anchor Home Design
PO Box 143
Wolfeboro Falls, NH 03896

Add additional pages if needed.



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
SULLIVAN, GREGORY J & STEPHANI		3 Below Street	5 Well	1 Paved	7 Waterfront	Description	Assessed
43 MCNABB COURT		4 Rolling	6 Saptic			RESIDENTL	129,100
PORTSMOUTH NH 03801		LAND USE DATA Alt Prcd ID 30-239 Alt. Billing I Photo Village Dist Conditional Special Ex GIS ID 121046000000				RES LAND	544,300
		Variance Admin App Site Plan BLA/Merge Wood Lot Sub-Div Assoc Pid#				RESIDENTL	9,900
		K OLD MAP # LOT #					
		VISION					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
SULLIVAN, GREGORY J & STEPHANIE S	4207	0781	04-17-2014	Q	I	400,000	00	Year	Code
ENHANCED LIFE OPTIONS GROUP TRS, ET	4207	0775	04-17-2014	U	I	0	44	2023	1013
CARTER, HERBERT W + ANN J CO-TRUSTE	3689	0879	10-30-2008	U	I	0	00	129,100	1013
CARTER CO-TRSTS, HERBERT W + ANN J	3481	0045	01-09-2007	U	I	0	00	544,300	1013
CARTER CO-TRSTS, HERBERT W + ANN J	3470	0111	12-11-2006	U	I	0	00	9,900	1013
Total		0.00						Total	683,300

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
0001			

SFB = FAM. ROOM, KITCHEN,
 BATH, 1 BEDROOM
 BROWN IA
 100' WF
 2020 HEARINGS: fp's non func. elec. need
 s to be redone. siding rot galley kit al
 I orig.

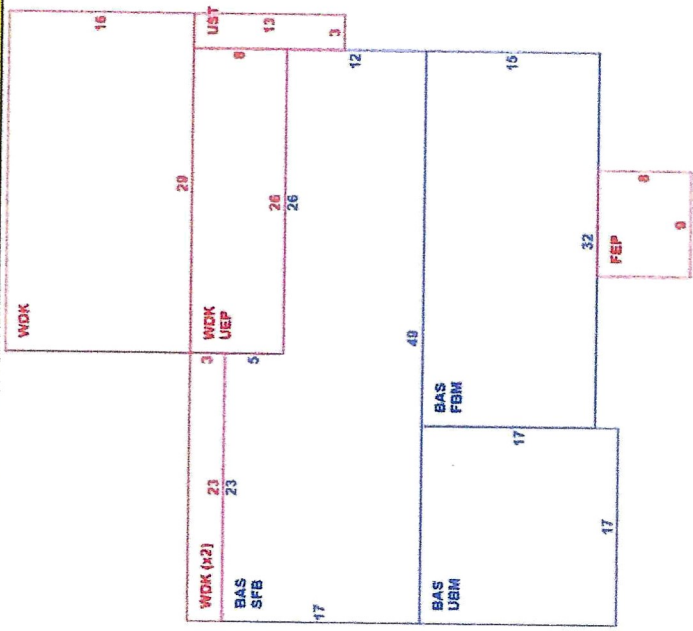
BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
03-116	09-27-2003		
	Insp Date	% Comp	Date Comp
	04-12-2004	0	
	Amount	Comments	
		REPLACE WDK (9X27)	
	Date	Id	Type
	08-29-2015	RK	41
	08-11-2015	KL	16
	04-03-2015	KL	15
	07-21-2014	JJ	01
	07-21-2014	JJ	02
	04-12-2004	JL	06
	07-31-2003	RK	00
Total Appraised Parcel Value		683,300	

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
B Use Code	Description	Zone	Land Type
1	1013 SFR WATER M	RAR	
	Land Units	Land Units	Land Value
	16,553 SF	16,553 SF	544,300
	Unit Price	Unit Price	
	1.61	1.61	
	Size Adj	Size Adj	
	4.30000	4.30000	
	Site Index	Site Index	
	9	9	
	Cond.	Cond.	
	1.00	1.00	
	Nbhd.	Nbhd.	
	ML	ML	
	Nbhd. Adj	Nbhd. Adj	
	4.750	4.750	
	100 WF	100 WF	
	Location Adjustment	Location Adjustment	
	1.0000	1.0000	
	Adj Unit P	Adj Unit P	
	32.88	32.88	
	Total Land Value	Total Land Value	
	544,300	544,300	

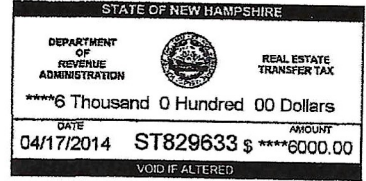
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch		
01	Residential		
03	Average		
1	1 Story		
13	Pre-Fab Wood		
CONDO DATA			
	Parcel Id	C	Ownr 0.0
	Adjust Type	Code	Description
	Condo Flr		Factor%
	Condo Unit		
COST / MARKET VALUATION			
14	Carpet		190,177
04	Electric		
07	Electr Basebrd		1975
01	None		2000
02	2 Bedrooms		A
5	5 Rooms		20
02	Average		15
02	Average		0
	Trend Factor		1
	Condition		
	Condition %		65
	Percent Good		123,600
	RCNLD		
	Dep % Ovr		
	Dep Ovr Comment		
	Misc Imp Ovr		
	Misc Imp Ovr Comment		
	Cost to Cure Ovr		
	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	352	31.00	1988		25	0.00	2,700
KTH	EXTRA KITCH	B	1	9500.00	1995		50	0.00	4,800
FPL1	FIREPLACE 1	B	2	3400.00	1995		10	0.00	700
RPV3	PAVING >100	L	1	3500.00	2014	S	100	0.00	3,500
CKK3	LIFT DOCK	L	144	50.00	2014		50	0.00	3,600
SHD4	SHED <80 SF	L	1	200.00	2014		50	0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eif Area	Unit Cost	Undeprc Value
BAS	First Floor	1,472	1,472	1,472	82.15	120,925
FBM	Basement, Finished	0	480	216	36.97	17,744
FEP	Porch, Enclosed, Finished	0	72	58	66.18	4,765
SFB	Base, Semi-Finished	0	703	281	32.84	23,084
UBM	Basement, Unfinished	0	289	58	16.49	4,765
UEP	Porch, Enclosed, Unfinished	0	208	135	53.32	11,090
UST	Utility, Storage, Unfinished	0	39	14	29.49	1,150
WDK	Deck, Wood	0	810	81	8.21	6,654
Ttl Gross Liv / Lease Area					4,073	2,315
						190,177



999



Warranty Deed

We, Bret Carter, Enhanced Life Options Group, as Trustee of The Sharon Carter Special Needs Trust UAD 04/23/10, Lori Carter Runyon, Cindy Carter Woodward, Brian Carter and Herbert W. Carter, Trustee of the Russell R. Carter, Trust, with a mailing address of 8 Sawhill Road, Hooksett, New Hampshire 03106 for consideration paid, grant to Gregory J. Sullivan and Stephanie S. Sullivan of 5 Vaillencourt Drive, Framingham, MA 01701 with WARRANTY COVENANTS, as Joint Tenants with Rights of Survivorship

2 Sweet Lane, New Durham NH 03855

A certain tract or parcel of land, together with the buildings and improvements thereon and appurtenances thereto, situated in the Town of New Durham, County of Strafford, and State of New Hampshire, and being Lot Numbered 239 on plan of lots entitled "Merrymeeting Lake Shores Development, August 30, 1949", duly recorded in the Registry of Deeds for Strafford County; reference is hereby made to said plan for more specific description of the tract conveyed:

Provided, however, that this conveyance is made upon the following express conditions and with the following restrictions, which said restrictions are made for the benefit of all owners of lots in the said Merrymeeting Lake Shore Development.

- 1. There shall be erected on said premises no more than one single family dwelling which shall be no more than one and one-half stories in height nor shall it contain less than 400 square feet.**
- 2. No building except a boat house shall be erected on the strip of land providing shore frontage for the "Back Lots".**
- 3. No waste shall be permitted to enter the lake and septic tanks or suitable disposal systems shall be provided by each owner.**
- 4. Said premises shall not be used for any commercial or manufacturing purposes of any kind.**
- 5. No animals except household pets shall be kept or maintained on said premises.**
- 6. There shall be no building, porch, or projection, except boat houses, extending nearer than twenty (20) feet from the front line of any lot or within ten (10) feet from the rear or side lines of any lot.**

7. No old buildings or structures shall be placed or maintained on said premises.
8. The aforementioned lots conveyed subject to the flowage rights of the Public Service Company of New Hampshire and others as now appear of record.

By acceptance of a conveyance, the Grantees for themselves, their heirs and assigns, shall waive all right that they may have or thereafter may acquire to claim damages that may be occasioned by raising and lowering of the water in Merrymeeting Lake.

This conveyance is also made subject to all other easements, conditions, restrictions, and encumbrances of record, insofar as they may affect these premises, if at all.

According to the records of the Town of New Durham, New Hampshire, the premises conveyed hereby has a street address of 2 Sunset Lane (f/k/a 180A South Shore Road) and is identified as Lot 239 on Tax Map 30.

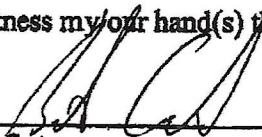
Containing 0.39 acres, more or less.

This property does not constitute homestead property.

For title reference see deeds recorded with the Strafford Registry of Deeds at Book 3689 Page 879; Book 3101, Page 609; Book 3150, Page 605; Book 3470, Page 111, Book 3481, Page 45 and deed into Enhanced Life Options Group, as Trustee of the Sharon Carter Special Needs Trust dated April 9, 2014 and to be recorded simultaneously herewith. Also see Probate Estate of Russell R. Carter for conveyance of remaining interest.

This deed was prepared by TitlePro, LLC from information provided by the grantor(s) and at the request of the grantor(s). No independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein.

Witness my/our hand(s) this 7 day of April, 2014.



Bret Carter

State of New Hampshire,
County of Belknap,

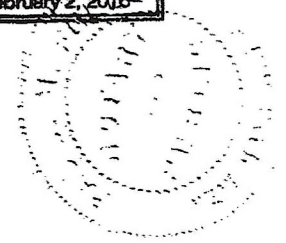
On the 7th day of April, 2014, before me, personally appeared, Bret Carter, to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

My Commission Expires:


Notary Public:

PAULA FULLER
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires February 2, 2016

PAULA FULLER
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires February 2, 2016
SEAL



Witness my/our hand(s) this 9 day of April, 2014.

Nina M. Hamberger
The Sharon Carter Special Needs Trust UAD 04/23/10,
Enhanced Life Options Group, Trustee
By: Nina Hamberger, Duly Authorized

Grace L. Herbert
The Sharon Carter Special Needs Trust UAD 04/23/10,
Enhanced Life Options Group, Trustee
By: Grace L. Herbert, Treasurer, Duly Authorized

State of New Hampshire,
County of Belknap,

On the 9 day of April, 2014, before me, personally appeared, The Sharon Carter Special Needs Trust UAD 04/23/10, Enhanced Life Options Group Trustee, By: Nina Hamberger, Duly Authorized and Grace L. Herbert, Duly Authorized, to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed in said capacity.

My Commission Expires:

GINDYA A. JACQUES
NOTARY PUBLIC - NEW HAMPSHIRE
My Commission Expires
February 2, 2016

G
Notary Public:

G. A. Jacques
Printed/Typed Name

SEAL

Witness my/our hand(s) this 9th day of April 2014.

Lori Carter Runyon
Lori Carter Runyon

State of CA

County of Lake

On the 9th day of April 2014, before me, personally appeared, **Lori Carter Runyon** to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

See Attached Acknowledgement

Notary Public: _____

My Commission Expires:

Printed/Typed Name _____

SEAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Lake

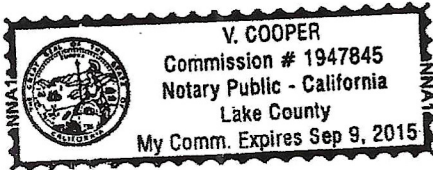
On 4-9-2014 before me, V. Cooper, notary public
Date Here Insert Name and Title of the Officer

personally appeared Lori Carter Runyon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature V. Cooper
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 4-9-2014 Number of Pages: _____

Signer(s) Other Than Named Above: Bret Carter, Sharon Carter, Cindy Carter Woodward, Brian Carter and Herbert W. Carter, trustee
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Witness my/our hand(s) this 5th day of April 2014.

Cindy Carter Woodward
Cindy Carter Woodward

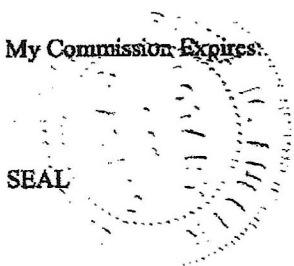
State of New Hampshire

County of Belknap

On the 5th day of April 2014, before me, personally appeared, **Cindy Carter Woodward**, to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

Paula Fuller
Notary Public:

My Commission Expires:




SEAL

Printed/Typed Name
My Commission Expires

PAULA FULLER
NOTARY PUBLIC - NEW HAMPSHIRE
My Commission Expires February 2, 2016

Witness my/our hand(s) this 1th day of April 2014.



Brian Carter

State of NH

County of Belknap

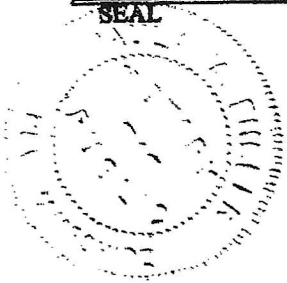
On the 1th day of April 2014, before me, personally appeared, **Brian Carter**, to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/their executed, to be his/her/their free act and deed.


Notary Public:

My Commission Expires:

PAULA FULLER
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires February 2, 2016

Printed ~~PAULA FULLER~~
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires February 2, 2016



Witness my/our hand(s) this 7th day of April 2014.

Herbert W. Carter, Trustee
Herbert W. Carter, Trustee

State of NH

County of Belknap

On the 7th day of April 2014, before me, personally appeared, **Herbert W. Carter, Trustee**, to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

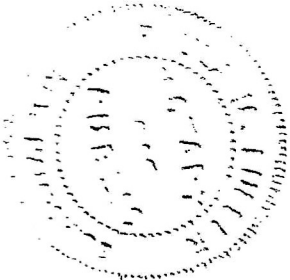
Paula Fuller
Notary Public:

My Commission Expires:

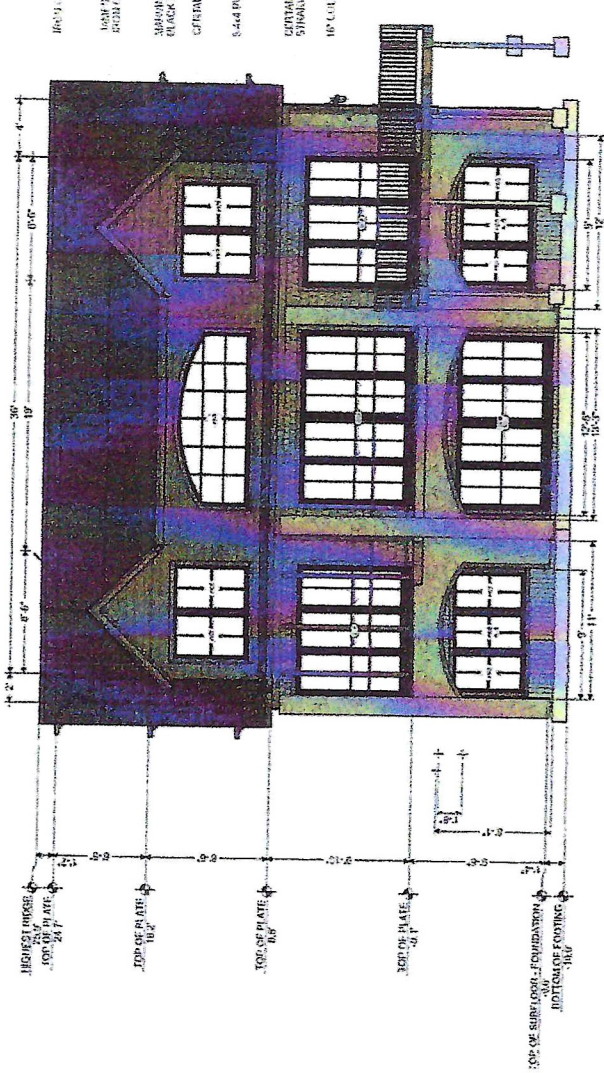
PAULA FULLER
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires February 2, 2016

Printed/Typed Name: PAULA FULLER
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires February 2, 2016

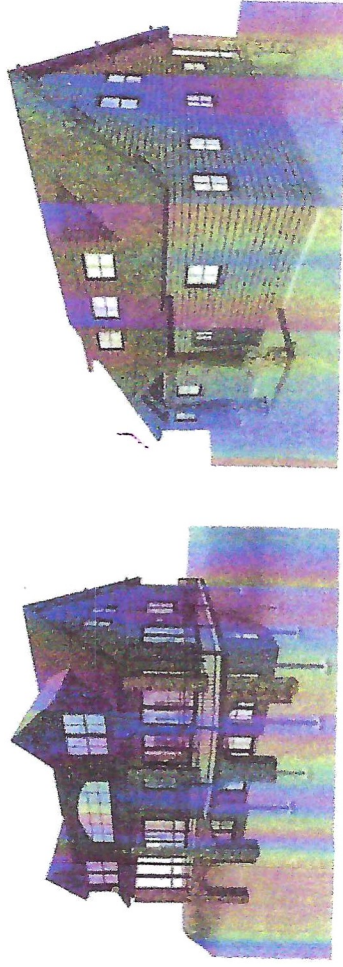
SEAL



SULLIVAN RESIDENCE
2 SUNSET LN. NEW DURHAM, NH



Elevation 1



SULLIVAN RESIDENCE

Anchor Home Design
PO BOX 143 WOLFEBORO FALLS NH 03886

DATE:	11.8.2023
SCALE:	1/4"=1'

ORIGINAL LETTER AND SPECIFICATIONS
THE GENERAL CONTRACTOR SHALL COMPLY WITH THE GENERAL AND SPECIAL PROVISIONS, CONDITIONS, AND SPECIFICATIONS, INCLUDING ALL TERMS, TERMS, RESERVATIONS, NOTES, AND COMMENTS, INCORPORATED BY REFERENCE INTO THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY CHANGES TO THE ORIGINAL LETTER AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY CHANGES TO THE ORIGINAL LETTER AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY CHANGES TO THE ORIGINAL LETTER AND SPECIFICATIONS.

GENERAL CONTRACTOR'S OBLIGATIONS
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

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PLEASE SEE ATTACHED SHEETS FOR ALL OTHER SHEETS.
BUILDING PERFORMANCE
HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE BUILDING DEPARTMENT OF NEW HAMPSHIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



IMAGE 1 - 2 SUNSET LANE – NEW DURHAM, NH - APRIL 2, 2024
STANDING AT ROAD FACING WEST DOWN DRIVEWAY TOWARDS HOUSE



IMAGE 2 - 2 SUNSET LANE – NEW DURHAM, NH - APRIL 2, 2024
STANDING AT HOUSE FACING EAST TOWARDS ROAD, DRIVEWAY, AND GARAGE

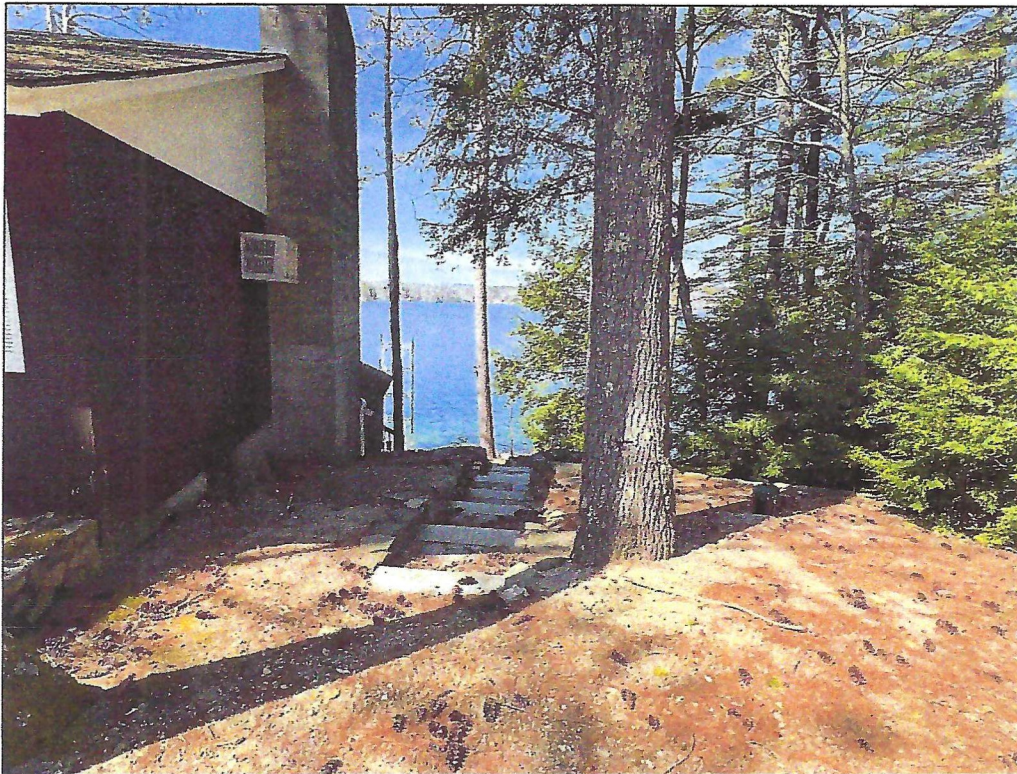


IMAGE 3 - 2 SUNSET LANE – NEW DURHAM, NH - APRIL 2, 2024
STANDING AT DRIVEWAY FACING WEST TOWARDS LAKE LAKE, NORTH SIDE OF HOUSE



IMAGE 4 - 2 SUNSET LANE – NEW DURHAM, NH - APRIL 2, 2024
STANDING AT DRIVEWAY FACING WEST TOWARDS LAKE, SOUTH SIDE OF HOUSE



IMAGE 5 - 2 SUNSET LANE – NEW DURHAM, NH - APRIL 2, 2024
STANDING AT LAKE FACING NORTHEAST



IMAGE 6 - 2 SUNSET LANE – NEW DURHAM, NH - APRIL 2, 2024
STANDING AT LAKE FACING EAST TOWARDS HOUSE