New Durham Zoning Board of Adjustment April 11, 2017 Approved

### NEW DURHAM ZONING BOARD OF ADJUSTMENT

Public Hearing
New Durham Elementary School
April 11, 2017, 7:00p.m.

#### Present

Terry Jarvis, Chair Wendy Anderson Joan Martin Stephanie Richard David Shagoury, Alternate

### Also Present

Tom Varney
Kate Varney
Richard Sager, Attorney
Laura Zuzgo, Administrative Assistant
Residents of New Durham and Surrounding Towns(See Attached)

#### Call to Order

Chair Jarvis called the meeting to order at 7:00pm.

Chair Jarvis appointed alternate member David Shagoury as a full member for the duration of this meeting.

#### **Permit Application**

Case 2017-001-April, Map 206, Lot 10 and Lot 11: Special Exemption for Commercial Business

Chair Jarvis asked if any member of the ZBA feels they have a conflict of interest or something that should be disclosed to the public and applicant. Mr. Shagoury stated he has sold a house to one of the abutters and has also worked for a few members of the Winnipesaukee Country Club. Chair Jarvis disclosed that at one time she was the inspector responsible for inspecting the Lake Winnipesaukee Golf Club construction and renovations of the Lake Winnipesaukee Golf Course.

The Board reviewed the application to determine if it is complete. Chair Jarvis noted on page 5 of the plans there is a typographic error. She noted they are within the 30 days of statutory review of the application.

### Ms. Anderson made a motion to accept the application. Mr. Shagoury seconded the motion. Motion passed, 5-0-0.

### Case 2017-001-April - Green Oak Excavation

Chair Jarvis stated the notice for the public hearing was posted March 9, 2017 for a meeting scheduled for April 11, 2017, 7:00pm at the New Durham Elementary School.

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The application was submitted by Varney Engineering on behalf of Green Oak Realty for a special exception to allow a commercial business (gravel excavation operation), property on Kings Highway, New Durham, Map 206, Lot 10 and Lot 11, a lot currently zoned RAR (rural, agricultural, residential). Steve Peterson, resident of Wolfeboro, asked for clarification of zoning and it was confirmed rural, agricultural, residential. Chair Jarvis reviewed the rules for the hearing and stated that during the presentation by the applicant, there are to be no interruptions except for minor clarifications by the Board; after which public officials may ask questions, followed by abutters, then interested public.

Thomas Varney, representative for the applicant, presented information regarding the application for the excavation pit. He stated he hopes to answer some questions and address concerns people have. Mr. Varney presented a series of slides for review to the board and public. First slide represented the location of the property on a map; the next slide outlined the operating schedule: open April – December, 3 weeks of rock crushing followed by 33 weeks of loading trucks; outline of equipment proposed to be on site including crusher, front end loader and dump trucks; pictures were shown of the materials being processed i.e. crushed stone; list of local uses of stone materials; map of gravel sources in surrounding areas including Wolfeboro, Alton; USGS elevation map; zoning map of the area surrounding the pit including residential zonings in New Durham and Wolfeboro; map of soils and aquifer areas; map of unfragmented land surrounding the golf course and residential housing; map of wildlife protection areas; map of conservation focus area; updated site plan showing visual and sound berms; a traffic study done by the State of New Hampshire was outlined; map outlining site distance relative to roadways; construction plan for Middleton Road noting the highway quality construction; noise impact study as presented to the Planning Board; map of projected sound and noise levels; noise impact study, noting the State of NH has no standards although NHDOT has a guide which outlines a threshold of 65 decibels, FAA also has the same and Mr. Varney noted they are below those numbers on the pit; vibration impact study; New Durham Ordinance regulating blasting which will be done by Maine Drilling and Blasting and they do testing and will notify abutters/Planning Board of results; map showing environmental hazards including wells; managing groundwater protection guides and sample letters are available to individuals from the State; Department of Environmental Services provide groundwater sampling plans and letters were sent to all artesian well owners within a 2000' radius of the pit for testing to ensure no contamination by blasting; Mr. Varney reviewed applicable zoning and planning ordinances for gravel pit excavation; NH Excavation Regulations was reviewed for applicable regulations; Earth Excavation and Reclamation Regulations of New Durham were reviewed; a 1978 Most Suitable or Moderately Suitable for Urban Growth map was shown, indicating the property is within that area; the zoning ordinance involving steep slope is applicable to the use permit; schematic shows alternative development of the site as there is no wetlands and it is ideal for housing lot subdivision; a copy of property values from a realtor, Jason Starr, indicating the pit won't have an impact on surrounding property values because it's a small operation; Mr. Varney developed a stormwater drainage report for the Planning Board's review along with an inspection and maintenance log for the property owner to maintain.

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Chair Jarvis opened the floor for questions from the Board and counsel.

Ms. Richard asked for further explanation about the blasting practices. Mr. Varney replied a drilling rig is brought in to drill all the holes and then Maine Drilling Blasting Company, the largest in the northeast, comes in and follows blasting procedures, in line with the regulations established by the Town and State. She asked how often there would be blasting. Mr. Varney replied they would do it when they want to break up ledge, followed by a week with the rock crusher. He stated all the blasting he has heard is a dull noise. The planned blasting in the pit will happen three times a year, with everyone being notified prior. Ms. Richards asked for more detail on the development area water impact. Mr. Varney replied he computed the runoff for 50 and 100-year cycles and explained the design of infiltration to handle the water runoff. He noted the best way to handle it is the natural way. Mr. Varney stated test pits were done to the side of the property and explained the pit location in relation to wells and the golf course.

Chair Jarvis asked for further detail on projection of removing materials. Mr. Varney replied it would initially be for four years, with renewal of the permit to extend the period. Chair Jarvis asked the distance to the golf course. Mr. Varney replied its about 1500 feet. Chair Jarvis asked if abutters will be notified prior to blasting occurring. Mr. Varney replied that is required in blasting regulations. Chair Jarvis asked how this operation will be different than the operation currently located on Kings Highway. Mr. Varney replied this site has more vertical structure and it's a more attractive lot to the owner for this purpose. He explained the other operation was operated on an as needed basis and this operation would be a daily operation.

Ms. Anderson asked for explanation on safety boundaries. Mr. Varney stated there will be a chain link fence as a safety barrier on the upper portion of the ledge and will be located 20' from the edge and 8' high. Mr. Varney confirmed the permit is for four years. He elaborated on the plan for loaming and seeding, stated the bottom of the pit will be graded to drain water towards the infiltration area, with clean up of the debris.

Mr. Shagoury asked how long the plan is to run the operation. Mr. Varney replied there are limitations within the site as to how far and deep they can go but its somewhat unknown. Mr. Varney confirmed the other operation would be closed upon approval of this new one. Ms. Martin asked for explanation on mitigation plan. Mr. Varney stated he designed the plan to include a well keeping the dust down, etc., however the intent is to have the road be paved to reduce that. Ms. Martin asked if there are plans for additional security. Mr. Varney replied there would be three entrances, which would be gated. He explained there would be stockpiles of materials from the owner's Ossipee pit as well as materials generated from the site. Mr. Varney clarified this would be a retail operation.

Ms. Martin asked to review the letter from the real estate agent.

Chair Jarvis asked how they would ensure trucks involved with the operation are not traveling on posted roads during the spring season. Mr. Varney stated most truck drivers

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respect those signs and contact the Road Agent. If they do not, there are police procedures to address the issue. Mr. Varney explained there will be no outdoor street lighting on the site and doesn't see a need for it. There was a request for clarification on the berm construction. Mr. Varney replied the berm would be a width of 30', constructed of fill material with a 2:1 slope, seeded with grass seed and loam.

Ms. Richards asked about the total impact area but Mr. Varney replied that he hasn't calculated that yet although storm water, erosion control has been calculated along with other environmental impacts will be documented on the permit. Ms. Richards asked why Mr. Varney submitted an application for commercial use as opposed to industrial use. Mr. Varney stated he doesn't believe its industrial use. Chair Jarvis asked for comment from Town of New Durham officials.

David Swenson, Chairman of the Board of Selectmen, clarified his comments are no indication of any position of the board but comments as a resident. Mr. Swenson suggested the Zoning Board and the Planning Board should be sure to get more detail on the noise impact related to blasting. Mr. Swenson suggested that although a letter was received from a real estate agent relative to property value impact, to have further analysis by an independent party. He asked how the commercial/industrial activity fits within the current zoning of the area being residential/agricultural.

John Hodgkin, Board of Selectmen of Middleton, stated relative to roads being posted, the roads in Middleton are not open in April and the current road limit is 6 or 8 ton and doesn't believe tri-axle trucks could even travel the roads without loads when posted. Mr. Hodgkin stated the second issue of concern is he has heard previously at presentations that the number of truck trips is 70 to 100 and tonight he is hearing that number being 10 to 15. He stated during the presentation tonight that materials would be trucked in from Ossipee. Mr. Hodgkin noted the plan for getting trucks out of the site and is concerned with the adverse effect of the trucks on the roads of Middleton. Chair Jarvis asked the route trucks would go after leaving the site if they use the entrance into Middleton. Mr. Hodgkins explained the options the trucks would have to get to Route 16 or 11.

Cathy Orlowicz, Town Historian stated her concern is with the private family cemetery located on the property. She stated the last plans she saw, the setbacks of 75' were not included and asked if that had been updated. Mr. Varney replied the revised plans include a 75' radius around the cemetery.

Linda Murray, Board of Selectmen of Wolfeboro, presented a packet of emails and letters to the Board.

Dave Senecal, Board of Selectmen of Wolfeboro, stated this hearing is being held as a special exception, noting there are nine points to meet a special exception. He stated he didn't hear any of those tonight and the presentation made tonight is for a Planning Board, not a Zoning Board. Mr. Senecal referenced NH RSA 155:E, which notes "excavation will not cause diminishing area property value or unreasonable change in the character of the neighborhood"; "excavation will not unreasonably accelerate the

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deterioration of any highways or create safety hazards or use thereof"; "shall not create nuisance"; and "shall comply with other special exceptions criteria". Mr. Senecal reiterated he didn't hear the applicant address any of the nine criteria for the special exception and didn't hear anything tonight that would indicate a special exception should be granted. Ms. Murray stated she also questions the application coming in under commercial as opposed to industrial. She stated that since it is a retail operation with contractors purchasing materials for work, and the special exception should be denied because it came under the wrong zoning ordinance. Chair Jarvis opened the floor for comment by abutters.

Jason Reimers, attorney with BCM Land Law of Concord, NH, represents the Lake Winnipesaukee Golf Club which is an abutter to the proposed gravel pit property. Mr. Reimers stated there is more to the zoning analysis than Mr. Varney presented, noting a special exception cannot be used for this use; it is not for industrial or commercial use except in areas designated most or moderately suitable for such operation. He stated the applicant has not met the burden to show the property is in one of those areas; lot lines have not been superimposed on the maps. Mr. Reimers stated it appears the frontage of the property are colored red (most suitable for urban development) but the remainder of the property is colored yellow (least suitable for development). He reviewed the categories of suitability and suggested the Board does not have the authority to grant a special exception in this area and the application should be denied. He suggested a variance should be pursued by the applicant. Mr. Reimers stated the Board should also deny the application because its for an industrial use, not a commercial use and outlined the definitions of each. He also noted there are no plans shown for parking or an office if this is to be a retail operation and reiterated a gravel pit doesn't fit into a commercial definition and further noted the disqualifications of the application for a special exception. He further reviewed the RSA regulations regarding impact and hazards, noting the special exemption doesn't address any of these. Mr. Reimers stated the application and presentation do not address the amount of excavated material nor the estimated air or noise pollutions. He questioned whether Mr. Varney is qualified to do the noise, pollution, vibration, traffic studies, etc., as no methodologies were provided. It was noted many of the concerns presented here were also questioned by the Planning Board. Mr. Rimes referenced the steep slope conservation district guides and stated that the property is not within the guidelines. He stated the Board is not able to approve applications unless proper permits have been obtained, which he does not see as having been submitted. Mr. Reimers stated the Golf Club would like a continuation of the hearing as they have not had a chance to fully review the documents of the presentations and requested a site-walk of the property by engineer, Tracy Jarr of GZA Environmental.

Tracy Jarr, GZA Environmental, stated she is a certified wetland biologist and erosion control specialist and she reviewed the application, and noted when evaluating blasting impacts typically they look at a hydrologic geotechnical evaluation which includes well sampling and soil compositions; she suggested that be reviewed by an independent expert; she stated the presentation indicates no environmental impacts however the site in a potential location for small whorled pogonia (rare orchid) which is a federally

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threatened and protected species. She stated this needs to be assessed as part of the Planning Board review and the ideal season is in May/June.

David Przybylski, General Manager of the Lake Winnipesaukee Golf Club, stated they are in opposition to this application. He submitted a letter of objection and noted his key points: the golf course is an abutter on two sides of the pit site; they object to the statement regarding environmental impact and noted the numerous wildlife within the area; the LWGC has invested significant financial resources to recreate the atmosphere and improve the property from what it was, there will be significant change if the excavation is allowed to occur; it would be difficult if not impossible for the club to operate with the noise and went on to explain other potential negative strains and impacts on the local community and businesses. He stated the proposed project will come and go but the impact will be lasting to the local business and residents and requested the Board deny the application for the reasons stated.

Kurt DeVylder, Esq. representative for abutters, Hatfields of Wolfeboro and Buells of ND presented a summary to the Board. He stated the facts presented tonight do not appear to be supported by any data and facts. Mr. DeVylder stated one problem is the application seeks a special exemption which is incorrect, noting the operation does not meet the definition of commercial use. He presented photographs along with a map showing the slope and grade of the land, followed by an excavation plan with scale to show area from Kings Highway to berm and area of impact; he went on to describe the use map and allowable uses. Mr. DeVylder referred to the New Durham ordinance regarding the prohibition of industrial use in a largely residential/recreational use area. He stated the Board needs to think about how the citizens of the Town will be impacted and granting the special exception would have many significant consequences that outweigh any minor benefits. He stated it will reduce property values and its ridiculous to think it would not. Mr. DeVylder stated no employment opportunity will be provided by the business and there is only one person who will benefit from the business and he is not a resident of New Durham. He requested on behalf of his clients that the application be denied.

Ellen Lewis, resident, Map 205, Lot 12, at 395 Kings Highway, New Durham, stated the property would definitely be devalued with the increase of noise due to the excavation. Ms. Lewis gave a statement about building their dream home in a great, quiet neighborhood. She stated many things need to be considered including those already presented as well as others including the elevation of the berm, runoff which will be directed right towards the homes. Ms. Lewis presented a map and highlighted the areas affected by the proposed plans and the inconsistencies being presented. She also presented calculations on the amount of proposed materials to be removed and noted it could be operated for 34 years. She also outlined the well purity, air quality, health and safety effects of blasting and exposed earth. Ms. Lewis noted according to Mr. Varney the ambient noise level is 40 decibels and the operation will increase it by just 20 decibels however, the heavy equipment proposed to be operated will be 85 – 100 decibels. She then presented a map showing the locations of all the residential homes and recreational areas in relation to the proposed excavation site. Ms. Lewis asked the Zoning Board to be

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in compliance with NH RSA 155:E-4 and deny the special exception being sought by Green Oaks Realty. Ms. Anderson asked for clarification if there is reference on distance from the source regarding noise levels and decibels. Ms. Lewis stated she does not know but can get that information.

Deidre McKenzie, 426 Kings Highway, New Durham, stated they are new homeowners as of September 2016 and confirmed with the Town there were no plans for development of the property across from their home. She explained she suffers from migraines and specifically sought out a quiet neighborhood; she stated the bus stop for her children is right on the winding road where the trucks will be coming in and out and noted there are a lot of blind spots curves with no clear sight lines. Ms. McKenzie stated they have also fostered children for the last 16 years but the State of New Hampshire will not place children with them if the industrial use is approved. She also explained the fun her family has experienced with the wildlife in the area. Ms. McKenzie reiterated when the moved to the area they were specifically looking for the safe, quiet residential area. Chair Jarvis asked for clarification as to why the State would not place children with them. Ms. McKenzie stated the State has reviewed the location and it was their determination; she also noted she was at her home with Jeff Earls, assessor for the Town of New Durham, specifically told her that the value of the property would be affected.

Heidi Kendall Hatfield, resident of Wolfeboro and taxpayer abutter in New Durham, distributed packets which included a storm water prevention plan to the Board along with pictures of the proposed excavation area, and letters from concerned residents in the area. Ms. Hatfield outlined the far-reaching negative impacts of the industrial business as well as the numerous environmental impact and value/tax impacts. She stated the proposed plan does not include any of the appropriate permits, and there have been no engineered plans for the flow and runoff infiltration system, and the plans are within the 75' setback. Ms. Hatfield stated there are already problems with water runoff in the abutting properties. She stated there should also be monitoring wells and provided information of chemicals associated with blasting contaminating aquifers and surrounding wells. There is 75+ homes in the immediate surrounding area to be affected. Ms. Hatfield stated the excavation of 3 million cubic yards will forever change the area and aquifer system, and pointed out fallacies in the presentation.

Stacey Trite, 33 Middleton Road, Wolfeboro, stated they have been at their home for 15 years and specifically chose the area for the quiet neighborhood. She stated when this was before the Strafford Regional Impact Committee, it was determined there was inadequate information and she stated they are still at that point, along with the numerous negative impacts which the applicant doesn't seem to want to address. Ms. Trite stated she has many of the same concerns already addressed and added that Route 11 is not a highway and is not good for industrial use, with curves and hills and she doesn't see how it can be compared to Route 16 or 28, particularly in regards to safety. She stated the presentation indicates a 2% increase in traffic but asked what about the increase weight. Ms. Trite asked who is going to pay for the damages that occur from the blasting and asked the Board to deny the application.

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Mr. Reimers asked that all the documents provided at the meeting would be made publically available. Chair Jarvis stated she would need to confirm what they are allowed to make public.

Chair Jarvis stated the hearing would be continued to May 9, 2017, 7:00pm at the Elementary School.

Ms. Richard made a motion to continue the hearing to May 9, 2017, 7:00pm at either the New Durham Elementary School or New Durham Community Room. Ms. Anderson seconded the motion. Motion passed, 5-0-0.

The meeting was recessed at 10:15pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary

NAME (Please print clearly)	ADDRESS	INTEREST	ABUTTER ☑
Danie PRZYBYLSKI LWGC	New Durham, NH U3855	To speak against	
Bove Severa)	15 Sleepy Hollows	Selectman Wolf	
JAMES FLEET	30 FRIAR TUCK WAY	SPEAK AGHINST	
Carolyn McDowell	40 Rust Pencl Roacl -	SAME AGAINST	
TOAN GUENSON	66. S. Shore Rd.	RESIDENT	
D. Swenson	64 South Shore LL	Resident	9
Paula + Rick Pero	6 Deer Ln	resident	
Pax Stan	3 Saint Maritz	resident	
JOHN KUC	BOX 315 WOLF FALLS 03896	AGAINST WRONG PLACED	
JOM VANNEY	73 Power Will ALTON	I .	
Kate Varney	11	1/	

NAME (Please print clearly)	ADDRESS	INTEREST	ABUTTER ☑
Jon B. Hotchhiss	Town of Middleton	Selectman	
Jason Reimers	DCM Enrison - H - Concord, NH	Attorney for Golf Clus	
Icene Larry Kimball	34 Rust And Rd Wolfebon	Rust Pond Acain	_
Rich Kenda//4 Diane	310 middleton Rd. allabot	Aganst	
Herdi Kendall Hadfield	310 middleton Rd wolfeboro 341 kmssltry New Durham	asanst	
Leona Le Blanc	Deer Lane New Durham	against	
Wes Sear	5 Deer Lane New Jurhan	against	
JOT Veise	30 Weeks Rd ND	Recident	
Kelly Coss and	274 milleton Rel Wolf NI		
VIRGINIA FIRMOY			
	280 Kingshow New Durham		
Ken Fanjaj JAN KASKIEWICZ	30 RUST POND RD. WOLFEBORD	AGAINST	
MAXINE Dostie	34 FRIAK TUCKGAY	ACAINST!	
Stacy Trites	34 FRIAR TUCKGAY 338 Middleton Rd Worfeboro	against	V

NAME (Please print clearly)	ADDRESS	INTEREST	ABUTTER ☑
John chamberlin	132 valley road new Durk	m For	
Virginia Holm	336 Kengs Hudy.	against	
Donald Holm	,,	neighbor	
Tracy Tarr, GZA	S Commerce Park N. Budfind, NH	LWGC	
Mary Patry	224 Kings Hwy	Against	
Sharon Lalkas	200 Marstones	agarist	
Adam Tasker	34 Friar Tuck Way Welfebord 37 Friar Tuck WAY	Against	
Robert P. Blatsdel	37 Friar TUCK WAY Wolfehord NJH.	Against	
	Q N.H. RYK 153	Against	
CD DANHENHOFFM	49 FRIAR TUCK WAY WOLFEBO.RO	against	
George Knight	10 Friar Tuck Way	Against	

NAME (Please print clearly)	ADDRESS	INTEREST	ABUTTER ☑
Steve Hale	Wolfer, M. H.	neighbor	
ROBKUNGENSMITH	WOLFEBORE NIL	ABUITER	/
GAR, MACAdhr	1747-127+	Against	
		Against	
ROBIN WYMAN	76 M:22/et- 72	Ageinst	
Deb Skelley	298 Middleton Rd	Against	
Lynne Stocum	594 S. Main Wibero	Against	
Jean Schult	14 Winsor Way N.D	Agans1	
Kally Janpage		against	
Dureen Parent	101 mountain by Nt 53 Springfield Pt. Rd. Wolf.	against	
Karen Cotrean	105 King Highway	Against	
Kelly + MARY Supson	69 Coup School Rd W-500	, 0	
Kurt De Vylder fig	Wolfebons, NIF	Aganet/AHy	
a. Doherty	33 Friar Tuck Way W. (febro	Against	

NAME (Please print clearly)	ADDRESS	INTEREST	ABUTTER  ☑
Mary Pinleham-Lange	Dept. of Revenue	Gravel tax approx	
Clayton L Ferry	367AKings Highway New Durham	Against!	
Michelle Caldarone	174 Pine Point	Against	
C E Orlowlag	303 Buch Hill N.D.	Resident	•
1 . //	353 Kings Hwy	Resident	
Julie Stengele Rich WYMAN	353 Kings Hwy 76 Middleton Rd.	Against	
LendaMeurray	Brackell Rd	(sqainst)	
aut Alseun	PO BOX 1386	Walteboro NII	
Lynne Slocun	14 winsor way	• •	
Crais schuiz	P.O. Box 501	Wolfeboro falls My	
Thomas M Spinke	31 Copple Crown RD	10011 CDQ 0 (B) 115 114	

NAME (Please print clearly)	ADDRESS	INTEREST	ABUTTER  ☑
CAUL DOSTIE JANET ATKINSON	34 = RiAR TUCKWAY NEW DURHAM	AgainsT	,
Janet ATRINSON	330B KINGS HIGHWAY	AGAINST	
Robert L Turinouski Ir	432 Kings Highway New Durham	Against	1/
Allifon Timinowski	432 Kings Highway New Dring		r
Septest PATRY	224 KING Higher N.D	AGOTA SI	
Casey Laikas	100 N. Main St	Against	
Donald Meyer	47 FriarTuck Wolfeboro	Aganst	
Steve Peterson	40 FRIAR TUCK WOLFEBORE	AGMINST	
Ken Marschner	44 " "	ABAINST	
Carolyn Buell	395 Kings Hwx New Durham	Against	
John Buell	(\	against	V
Namey Rought	10 Frior Turkway	against	
Robin Enstance	284 Middleton Rd	against	
Covey Eastman		against	

NAME (Please print clearly)	ADDRESS	INTEREST	ABUTTER ☑
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CONP Skelley	298 midplefon Rugo WIFE	aguinet	
Rub Had Fiers	325 midpletor RD wolfboni	Agains +	
Joanne Campon	20 Triar Thuc Way	Against !!!	
ED McGLidon	4 crown Dr		
DAOR MARSTERS	21 RASSED out RD	FUR	

NAME (Please print clearly)	ADDRESS	INTEREST	ABUTTER ☑
Davidcotron	105 Kingshigway	Agrin 8	
renelope webs	Rust Ford	•	
Rebecca Verryt	Mountain Dr. New Durham		
CARRISSA NEWCOMER	381 KINGS HUNNEWDURHAN	10	
MANTK Berion	277 Kives (tuy	AGAINST!	
Helle Gowan	277 Kings Huy	Wolfd born Con Com	
Dan Coons	571-Sewall Rel Wolfelson	wolfd bori Con Com	
John Cameron	20 FrantickWay Wolfeboro NH	-NGAINST	
Ton Trites	378 Middleton Rd WoHeb	Agnut	
handy + Tiffany Bisso	24 Merry Metting Rd	NO!	
	104 Kings HWY	NO	
NICE DOVENDEL.	298 KINGSHVY	NO	
	424 Kings Highway	Against	V
		U	