

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Variance – Southern N.H. Industrial Park  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, and 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from Phase 2 through the residential lots and connecting to the right-of-way at the end of Puzzle Lane.

The applicant respectfully requests twelve (12) variances for the proposed construction of Phase 5 of the Southern N.H. Industrial Park. Variance applications and criteria discussions for each of the requested variances are included with this letter. The following items have been included for the Board's consideration:

1. Seven (7) Full Size Plans
2. Application for Variance (12 total)
3. Application for Variance Criteria Letter (12 total)
4. Waiver Request Letter
5. Variance Application Fee =  $\$100 \times 12 = \$1,200$  + \$75 abutters fee = \$1,275
6. Escrow fee = \$250
7. Letter of Authorization
8. Abutters List & 3 copies of labels

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

Barry Gier, P.E.  
Vice President



Digitally signed by Barry  
Gier  
Date: 2023.09.27  
16:57:42-04'00'

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Drive Impact #1 (Driveway)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of the proposed Puzzle Lane Extension road within 51'-10 ½" of an otherwise zoned property. Requested variance distance is 148'-1 ½".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The location of the proposed road is limited by the existing wetlands. The road has been designed to limit the impact to environmentally sensitive areas to the degree practicable, will not adversely impact abutting properties, nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The otherwise zoned properties in this case are under the same ownership. In addition, the roadway has been maintained 200' from otherwise zoned properties that are not under the same ownership, thereby meeting the spirit of the ordinance.**

3. Granting the variance would do substantial justice because:

**RESPONSE: Granting this variance would allow access to the existing Puzzle Lane without undo environmental impact and therefore substantial justice is done.**

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE: The roadway has been maintained greater than 200' from otherwise zoned properties not owned by the applicant. Abutting lots have driveways located very close to if not directly adjacent to the property line and have not diminish the value of the adjacent property. For the reasons listed, granting the requested variance will not diminish the value of the surrounding properties.**

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE: The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. In addition, the properties to be protected are greater than the 200' required by this ordinance. Denying this variance would result in no fair and substantial relationship between the purpose of the ordinance and the specification application on this property.**

And

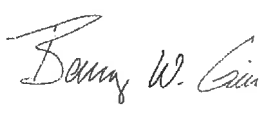
- ii. The proposed use is a reasonable one because:

**RESPONSE: The proposed structure for which we are requesting a variance is a roadway whose location is limited by existing wetlands and which is a reasonable use.**

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**

 Digitally signed by  
Barry Gier  
Date: 2023.09.27  
16:58:00-04'00'

Barry Gier, P.E.  
Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

**JONES & BEACH**  
ENGINEERS INC.

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Drive Impact #1

See plan sheets ZBA2 & ZBA 3

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of roadway within 51'-10 1/2" of an otherwise zoned property.

Variance distance requested = 148' -1 1/2".

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.

3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

- 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 because:

- and -

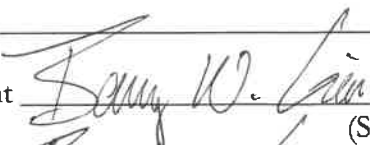
- ii. The proposed use is a reasonable one because:

See letter attached.

- b. Explain how, 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.

See letter attached.

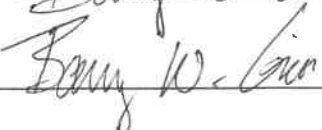
Applicant

  
(Signature)

Date

9/27/23

Owner

  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Drive Impact #2 (Driveway)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of the proposed Puzzle Lane Extension road within 0' of an otherwise zoned property. Requested variance distance is 200'.

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The location of the proposed road is limited by the existing wetlands. The road has been designed to limit the impact to environmentally sensitive areas to the degree practicable, will not adversely impact abutting properties, nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The otherwise zoned properties in this case are under the same ownership as the subject property. In addition, the roadway on the Industrially Zoned property has been maintained 200' from otherwise zoned properties that are not under the same ownership, thereby meeting the spirit of the ordinance.**

3. Granting the variance would do substantial justice because:

**RESPONSE:** Granting this variance would allow access to the residentially zoned parcels owned by the applicant and the existing Puzzle Lane without undo environmental impact and therefore substantial justice is done.

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE:** The roadway on the Industrial Zone lot has been maintained greater than 200' from otherwise zoned properties not owned by the applicant. The roadway has been maintain as distance as possible from abutting otherwise zoned parcels that are not owned by the applicant. For the reasons listed, granting the requested variance will not diminish the value of the surrounding properties.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE:** The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The applicant owns both the subject property and the property to which the setback is to exist. There is no method (other than a variance) by which the applicant can access the residentially zoned lots which they own. Therefore, there is no fair and substantial relationship between the purpose of the ordinance and the specific application on this property.

And

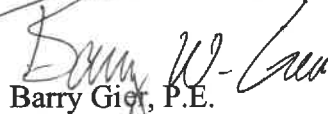
- ii. The proposed use is a reasonable one because:

**RESPONSE:** The proposed structure for which we are requesting a variance is a roadway whose location is limited by existing wetlands and which is a reasonable use.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**

  
Barry Gier, P.E.  
Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

**JONES & BEACH**  
ENGINEERS INC.

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Drive Impact #2  
See plan sheets ZBA4

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of roadway within 0' of an otherwise zoned property.

Variance distance requested = 200'

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.



3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:
- 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 because:

- and -

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

See letter attached.

- b. Explain how, 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.

See letter attached.

Applicant Benny W. Lin (Signature)

Date 9/27/23

Owner Benny W. Lin (Signature)

Date 9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Drive Impact #3 (Driveway)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of the proposed Puzzle Lane Extension road within 0' of an otherwise zoned property. Requested variance distance is 200'.

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The location of the proposed road is limited by the existing wetlands and the connection to the existing road network. The road has been designed to limit the impact to environmentally sensitive areas to the degree practicable, will not adversely impact abutting properties, nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The roadway has been maintain as distance as possible from otherwise zoned properties while accessing the existing road network. Therefore, the spirit of the ordinance is observed.**

3. Granting the variance would do substantial justice because:

**RESPONSE:** Granting this variance would allow access to the residentially zoned parcels owned by the applicant and the existing Puzzle Lane without undo environmental impact and therefore substantial justice is done.

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE:** The roadway on the Industrial Zone lot has been designed to connect to the existing roadway network. The roadway has been maintain as distance as possible from abutting otherwise zoned parcels that are not owned by the applicant. For the reasons listed, granting the requested variance will not diminish the value of the surrounding properties.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE:** The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. There is no method (other than a variance) by which the applicant can access the residentially zoned lots which they own. Therefore, there is no fair and substantial relationship between the purpose of the ordinance and the specific application on this property.

And

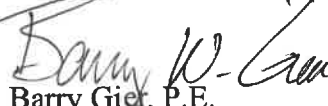
- ii. The proposed use is a reasonable one because:

**RESPONSE:** The proposed structure for which we are requesting a variance is a roadway whose location is limited by existing wetlands and which is a reasonable use.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**



Barry Gier, P.E.  
Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Drive Impact #3  
See plan sheets ZBA4

**Map # 14 Block # 1 Lot# 27-6 &  
27-7**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of roadway within 0' of an otherwise zoned property.

Variance distance requested = 200'

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.

3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

- 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 because:

- and -

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

See letter attached.

- b. Explain how, 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.

See letter attached.

Applicant

Benny W. Lim  
(Signature)

Date

9/27/23

Owner

Benny W. Lim  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Drainage Impact #1 (P-240)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of an underground drainage pipe (culvert)(P-240) within 134'-8" of an otherwise zoned property. Requested variance distance is 65'-4".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The improvements will not unduly impact abutting properties as the structure is located underground and is required to convey stormwater under the proposed roadway, thereby limiting impact on abutting properties and meeting the spirit of the ordinance.**
3. Granting the variance would do substantial justice because:  
**RESPONSE: All large structures associated with this project are located a minimum of 200' from otherwise zoned properties. Allowing the proposed**

structure, which is in support of the proposed development, will not adversely impact abutters and does substantial justice by allowing the natural flow of stormwater through the wetland complex.

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE:** The requested variance is for a drainage pipe (culvert) that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE:** The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed impact is in support of stormwater culvert providing the natural flow of stormwater through the existing wetland complex. Denying the proposed innocuous structure would result in disconnection of the wetland and result in no fair or substantial relationship existing between the general public purpose and the specific ordinance.

And

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

**RESPONSE:** The proposed structure for which we are requesting a variance is a drainage pipe (culvert) that is installed underground. Drainage pipes are a reasonable use as they are required to prevent flooding, to convey stormwater, and are routinely utilized for most development projects.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
JONES & BEACH ENGINEERS, INC.



Barry Gler, P.E.  
Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Drainage Impact #1  
See plan sheets ZBA2

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of drainage pipe within 134'-8" of an otherwise zoned property.

Variance distance requested = 65'-4"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.



3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

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 because:

- and -

ii. The proposed use is a reasonable one because:

See letter attached.

b. Explain how, 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.

See letter attached.

Applicant

Barry W. Ginn  
(Signature)

Date

9/27/23

Owner

Barry W. Ginn  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Drainage Impact #2 (CB-111)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of an underground drainage system (catch basin and culvert)( CB-111 & P-225) within 84'-3 1/4" of an otherwise zoned property. Requested variance distance is 115'-8 3/4".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The improvements will not unduly impact abutting properties as the majority of the structure is located underground and is required to collect and convey stormwater under the proposed roadway, thereby limiting impact on abutting properties and meeting the spirit of the ordinance.**
3. Granting the variance would do substantial justice because:

**RESPONSE:** All large structures associated with this project are located a minimum of 200' from otherwise zoned properties. A 50' vegetated buffer is maintained adjacent to this impact. Allowing the proposed structure, which is in support of the proposed development, will not adversely impact abutters and does substantial justice by allowing the natural flow of stormwater through the wetland complex.

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE:** The requested variance is for a drainage pipe (culvert) that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE:** The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed impact is in support of stormwater culvert conveying stormwater across the proposed road to a proposed stormwater treatment feature. Denying the proposed innocuous structure would result untreated stormwater and result in no fair or substantial relationship existing between the general public purpose and the specific ordinance.


And

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

**RESPONSE:** The proposed structure for which we are requesting a variance is a drainage catch-basin and pipe (culvert) that is installed underground. Drainage structures are a reasonable use as they are required to prevent flooding, to convey stormwater, and are routinely utilized for most development projects.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
JONES & BEACH ENGINEERS, INC.

  
Barry Gier P.E.

JONES & BEACH  
ENGINEERS INC.

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Drainage Impact #2  
See plan sheets ZBA2

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of drainage structure and pipe within 84'-3 1/4" of an otherwise zoned property.

Variance distance requested = 115'-8 3/4"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.

3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

- 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 because:

- and -

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

See letter attached.

- b. Explain how, 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.

See letter attached.

Applicant

Benny W. Lin  
(Signature)

Date

9/27/23

Owner

Benny W. Lin  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Drainage Impact #3 (OS #8)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of an underground drainage system (catch basin and culvert)( OS#8 & P-226) within 189'-3 3/4" of an otherwise zoned property. Requested variance distance is 10'-8 1/4".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The improvements will not unduly impact abutting properties as the majority of the structure is located underground and is required to collect and convey stormwater from the proposed stormwater treatment system, thereby limiting impact on abutting properties and meeting the spirit of the ordinance.**
3. Granting the variance would do substantial justice because:

**RESPONSE:** All large structures associated with this project are located a minimum of 200' from otherwise zoned properties. A 50' vegetated buffer is maintained adjacent to this impact. Allowing the proposed structure, which is in support of the proposed development, will not adversely impact abutters and does substantial justice by allowing the treatment and discharge of stormwater from the proposed stormwater treatment system.

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE:** The requested variance is for a concrete drainage structure and pipe (culvert) that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE:** The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed impact is in support of stormwater treatment system required to treat stormwater from the proposed roadway. Denying the proposed innocuous structure would result in create additional impact to relocate the system and result in no fair or substantial relationship existing between the general public purpose and the specific ordinance.

And

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

**RESPONSE:** The proposed structure for which we are requesting a variance is a drainage catch-basin and pipe (culvert) that is installed underground. Drainage structures are a reasonable use as they are required to prevent flooding, to convey stormwater, and are routinely utilized for most development projects.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

  
 Barry Gier, P.E.

**JONES & BEACH**  
 ENGINEERS, INC.

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Drainage Impact #3  
See plan sheets ZBA2

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of drainage structure and pipe within 189'-3 3/4" of an otherwise zoned property.

Variance distance requested = 10'-8 1/4"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.



3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

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 because:

- and -

ii. The proposed use is a reasonable one because:

See letter attached.

b. Explain how, 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.

See letter attached.

Applicant

Benny W. Guin  
(Signature)

Date

9/27/23

Owner

Benny W. Guin  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Drainage Impact #4 (P-239)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of an underground drainage pipe (culvert)(P-239) within 79'-1 3/4" of an otherwise zoned property. Requested variance distance is 120'-10 1/4".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undue impact on abutting otherwise zoned properties. The improvements will not unduly impact abutting properties as the structure is located underground and is required to convey stormwater under the proposed roadway, thereby limiting impact on abutting properties and meeting the spirit of the ordinance.**
3. Granting the variance would do substantial justice because:  
**RESPONSE: All large structures associated with this project are located a minimum of 200' from otherwise zoned properties. Allowing the proposed**

structure, which is in support of the proposed development, will not adversely impact abutters and does substantial justice by allowing the natural flow of stormwater through the wetland complex.

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE:** The requested variance is for a drainage pipe (culvert) that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE:** The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed impact is in support of stormwater culvert providing the natural flow of stormwater through the existing wetland complex. Denying the proposed innocuous structure would result in disconnection of the wetland and result in no fair or substantial relationship existing between the general public purpose and the specific ordinance.

And

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

**RESPONSE:** The proposed structure for which we are requesting a variance is a drainage pipe (culvert) that is installed underground. Drainage pipes are a reasonable use as they are required to prevent flooding, to convey stormwater, and are routinely utilized for most development projects.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
JONES & BEACH ENGINEERS, INC.



Barry Gier, P.E.  
Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Drainage Impact #4  
See plan sheets ZBA4

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of drainage structure and pipe within 79'-1 3/4" of an otherwise zoned property.  
Variance distance requested = 120'-10 1/4"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.

3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

- 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 because:

- and -

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

See letter attached.

- b. Explain how, 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.

See letter attached.

Applicant

*Benny W. Lin*

(Signature)

Date

*9/27/23*

Owner

*Benny W. Lin*

(Signature)

Date

*9/27/23*

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Drainage Impact #5 (OS #9)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of an underground drainage system (catch basin and culvert)( OS#9 & P-230) within 41'-6 1/2" of an otherwise zoned property. Requested variance distance is 158'-5 1/2".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The improvements will not unduly impact abutting properties as the majority of the structure is located underground and is required to collect and convey stormwater from the proposed stormwater treatment system, thereby limiting impact on abutting properties and meeting the spirit of the ordinance.**
3. Granting the variance would do substantial justice because:

**RESPONSE:** All large structures associated with this project are located a minimum of 200' from otherwise zoned properties. Allowing the proposed structure, which is in support of the proposed development, will not adversely impact abutters and does substantial justice by allowing the treatment and discharge of stormwater from the proposed stormwater treatment system.

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE:** The requested variance is for a concrete drainage structure and pipe (culvert) that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE:** The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed impact is in support of stormwater treatment system required to treat stormwater from the proposed roadway. Denying the proposed innocuous structure would result in create additional impact to relocate the system and result in no fair or substantial relationship existing between the general public purpose and the specific ordinance.

And

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

**RESPONSE:** The proposed structure for which we are requesting a variance is a drainage catch-basin and pipe (culvert) that is installed underground. Drainage structures are a reasonable use as they are required to prevent flooding, to convey stormwater, and are routinely utilized for most development projects.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Barry Gier, P.E.  
 Vice President

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Drainage Impact #5  
See plan sheets ZBA4

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of drainage structure and pipe within 41'-6 1/2" of an otherwise zoned property.  
Variance distance requested = 158'-5 1/2"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.



3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:
- 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 because:

- and -

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

See letter attached.

- b. Explain how, 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.

See letter attached.

Applicant

Benny W. Gira  
(Signature)

Date

9/27/23

Owner

Benny W. Gira  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Structural Impact #1 (Retaining Wall)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of a retaining wall supporting the proposed roadway within 104'-7" of an otherwise zoned property. Requested variance distance is 95'-5".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The proposed retaining wall will limit impact into the existing wetland while providing the proper road grades for the proposed roadway, thereby meeting the spirit of the ordinance.**
3. Granting the variance would do substantial justice because:

**RESPONSE: Proposed retaining wall is in support of the proposed roadway access to the residentially zoned parcels and Puzzle Lane. Granting this variance would allow access through the property doing substantial justice.**

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE: The requested variance is for a retaining wall that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.**

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:
- 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 because:

**RESPONSE: The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed roadway has limited area between wetlands in which to install the roadway. Strict enforcement of the ordinance would require the roadway be relocated and impact additional wetland. This would result in no fair and substantial relationship between the purpose of the ordinance and the specification application on this property.**

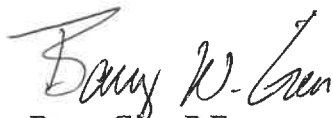
And

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

**RESPONSE: The proposed structure for which we are requesting a variance is a retaining wall in support of the proposed roadway ,which is a reasonable use.**

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Barry Gler, P.E.  
 Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Structural Impact #1  
See plan sheets ZBA2

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of a retaining wall within 104'-7" of an otherwise zoned property.

Variance distance requested = 95'-5"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.

3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

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 because:

- and -

ii. The proposed use is a reasonable one because:

See letter attached.

b. Explain how, 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.

See letter attached.

Applicant

Barry W. Lim  
(Signature)

Date

9/27/23

Owner

Barry W. Lim  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Structural Impact #2 (Retaining Wall)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of a retaining wall supporting the proposed roadway within 154'-5 1/2" of an otherwise zoned property. Requested variance distance is 45'-6 1/2".

## Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The proposed retaining wall will limit impact into the existing wetland while providing the proper road grades for the proposed roadway, thereby meeting the spirit of the ordinance.**
3. Granting the variance would do substantial justice because:

**RESPONSE: Proposed retaining wall is in support of the proposed roadway access to the residentially zoned parcels and Puzzle Lane. Granting this variance would allow access through the property doing substantial justice.**

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE: The requested variance is for a retaining wall that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.**

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE: The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed roadway has limited area between wetlands in which to install the roadway. Strict enforcement of the ordinance would require the roadway be relocated and impact additional wetland. This would result in no fair and substantial relationship between the purpose of the ordinance and the specification application on this property.**

And

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

**RESPONSE: The proposed structure for which we are requesting a variance is a retaining wall in support of the proposed roadway, which is a reasonable use.**

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Barry Gier, P.E.  
Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Structural Impact #2  
See plan sheets ZBA2

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of a retaining wall within 154'-5 1/2" of an otherwise zoned property.

Variance distance requested = 45'-6 1/2"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.



3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

- 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 because:

- and -

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

See letter attached.

- b. Explain how, 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.

See letter attached.

Applicant

Danny W. Lim  
(Signature)

Date

9/27/23

Owner

Danny W. Lim  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Structural Impact #3 (Guard Rail)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of a guard rail supporting the proposed roadway within 106'-3 3/4" of an otherwise zoned property. Requested variance distance is 93'-8 1/4".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The proposed guard rail is required in conjunction with the retaining wall limit impact into the existing wetland while providing the proper road grades for the proposed roadway, thereby meeting the spirit of the ordinance.**
3. Granting the variance would do substantial justice because:

**RESPONSE: Proposed guard rail is in support of the proposed roadway access to the residentially zoned parcels and Puzzle Lane. Granting this variance would allow access through the property doing substantial justice.**

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE: The requested variance is for a guard rail that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.**

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:
- 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 because:

**RESPONSE: The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed roadway has limited area between wetlands in which to install the roadway and thus the guard rail. Denying this request would result in no fair and substantial relationship between the purpose of the ordinance and the specification application on this property.**

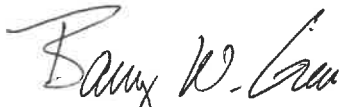
And

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

**RESPONSE: The proposed structure for which we are requesting a variance is a guard rail in support of the proposed roadway, which is a reasonable use.**

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

  
 Barry Gler, P.E.  
 Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Structural Impact #3  
See plan sheets ZBA2

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of a guard rail within 106'-3 3/4" of an otherwise zoned property.

Variance distance requested = 93'-8 1/4"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.

3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:
- 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 because:

- and -

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

See letter attached.

- b. Explain how, 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.

See letter attached.

Applicant

Barry W. Gin  
(Signature)

Date

9/27/23

Owner

Barry W. Gin  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 26, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Application for Appeal – Structural Impact #4 (Guard Rail)  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**

Dear Mr. Kozec:

Jones & Beach Engineers, Inc., respectfully submits an Application for Variance on behalf of applicant, 125 Development NH Corp. The intent of this application is to construct Phase 5 of the Southern NH Industrial Park on Newton Tax Map 14, Block 1, Lots 1-1, 2, and 27-3. Phase 5 includes the construction of roadway from the end of Phase 2 to the existing right-of-way located at the end of the existing Puzzle Lane cul-de-sac and nine (9) multi-family residential buildings containing 44 1-bedroom units.

The applicant respectfully requests a variance from Article XXV, Section 1 of the zoning ordinance to permit the construction of a guard rail supporting the proposed roadway within 140'-6 1/4" of an otherwise zoned property. Requested variance distance is 59'-5 3/4".

Criteria for Variances:

1. Granting the variance would not be contrary to the public interest because:  
**RESPONSE: The proposed location of the improvement will not adversely impact abutting properties nor will it create a public safety issue and is therefore not contrary to the public interest.**
2. If the variance were granted, the spirit of the ordinance would be observed because:  
**RESPONSE: The spirit of the ordinance is to prevent undo impact on abutting otherwise zoned properties. The proposed guard rail is required in conjunction with the retaining wall limit impact into the existing wetland while providing the proper road grades for the proposed roadway, thereby meeting the spirit of the ordinance.**

3. Granting the variance would do substantial justice because:

**RESPONSE: Proposed guard rail is in support of the proposed roadway access to the residentially zoned parcels and Puzzle Lane. Granting this variance would allow access through the property doing substantial justice.**

4. If the variance were granted, the values of the surrounding properties are not diminished because:

**RESPONSE: The requested variance is for a guard rail that is permitted within 200' of otherwise zoned properties in every other zone and is commonly installed without diminution of property values of the abutting properties. Therefore, the installation of the proposed structure within 200' of otherwise zoned abutting properties will not result in a diminution of property values.**

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

- 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 because:

**RESPONSE: The intent of the ordinance is to limit the impact, visual and otherwise, to abutting otherwise zoned properties. This goal is accomplished by maintaining a 50' vegetative buffer and 200' setback for buildings. The proposed roadway has limited area between wetlands in which to install the roadway and thus the guard rail. Denying this request would result in no fair and substantial relationship between the purpose of the ordinance and the specification application on this property.**

And

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

**RESPONSE: The proposed structure for which we are requesting a variance is a guard rail in support of the proposed roadway ,which is a reasonable use.**

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**



Barry Gier, P.E.  
Vice President

cc: Coleman McDonough, 125 Development NH Corp. (application and plans via email)

# Newton NH Zoning Board of Adjustment

## APPLICATION FOR A VARIANCE

Do not write in this space.

Fees Paid \$ \_\_\_\_\_

Certified Plot Plans \_\_\_\_\_

Structural Impact #4  
See plan sheets ZBA2

**Map # 14 Block # 1 Lot# 27-3**

Applicant 125 Development NH Corp.

Address P.O. Box 532, Plaistow, NH 03865

Owner Same as Applicant

Location of Property Puzzle Lane & South Main Street.  
(street address)

NOTE: This application is not acceptable unless all required statements have been made, plot plans supplied, and all fees paid. Additional information may be supplied on a separate sheet if the space provided is inadequate.

### Application for a Variance

A variance is requested from article XXV section 1 of the zoning ordinance to permit Construction of a guard rail within 140'-6 1/4" of an otherwise zoned property.

Variance distance requested = 59'-5 3/4"

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

See letter attached.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

See letter attached.



3. Granting the variance would do substantial **justice** because:

See letter attached.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

See letter attached.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

- 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 because:

- and -

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

See letter attached.

- b. Explain how, 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.

See letter attached.

Applicant

Benny W. Lin  
(Signature)

Date

9/27/23

Owner

Benny W. Lin  
(Signature)

Date

9/27/23

Adopted 5/10/2021

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

September 27, 2023

Newton Board of Appeals  
Attn: Jack Kozec, Chair  
2 Town Hall Road  
Newton, NH 03853

**RE: Waiver Request – Southern N.H. Industrial Park  
Puzzle Lane, Newton, NH  
Tax Map 14, Block 1, Lots 1-1, 2, 27-3, 27-6, & 27-7  
JBE Project No. 21117**


Dear Mr. Kozec:

On behalf of our client and applicant, 125 Development NH Corp, Jones & Beach Engineers, Inc. respectfully requests the waiver of the Escrow Deposit for each of the twelve (12) requested variances. The applicant has included an escrow deposit of \$250 as required for a single variance and a single abutter notification.

As all the variances requested involve the same project, it is the opinion of the applicant that a \$250 deposit should be sufficient. In addition, it is the opinion of the applicant that only one notification is required to be sent to each of the abutters. Therefore, we ask that only a single abutter notification fee be required.

We look forward to discussing this waiver at the Zoning Board Hearing.  
Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

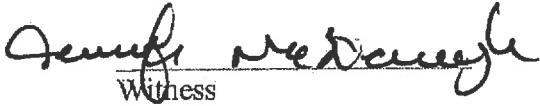


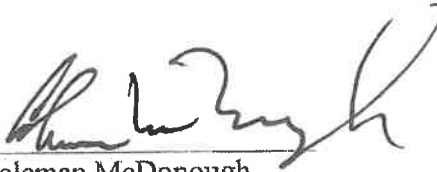
Barry W. Gier, PE  
Vice President

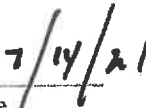
### Letter of Authorization

I, Coleman McDonough of 125 Development NH Corp., P.O Box 523, Plaistow, NH 03865, owner of property located in Newton, NH, known as Tax Map 1, Lot 1-27-3, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Puzzle Lane in Newton, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
Witness

  
Coleman McDonough  
125 Development NH Corp

  
Date



# 100 feet Abutters List Report

Newton, NH

September 25, 2023

## Subject Properties:

|                   |                 |                  |                          |
|-------------------|-----------------|------------------|--------------------------|
| Parcel Number:    | 014-001-001-001 | Mailing Address: | 125 DEVELOPMENT NH CORP. |
| CAMA Number:      | 014-001-001-001 |                  | P. O. BOX 532            |
| Property Address: | PUZZLE LANE     |                  | PLAISTOW, NH 03865       |

|                   |                   |                  |                          |
|-------------------|-------------------|------------------|--------------------------|
| Parcel Number:    | 014-001-002-000   | Mailing Address: | 125 DEVELOPMENT NH CORP. |
| CAMA Number:      | 014-001-002-000   |                  | P. O. BOX 532            |
| Property Address: | SOUTH MAIN STREET |                  | PLAISTOW, NH 03865       |

|                   |                       |                  |                          |
|-------------------|-----------------------|------------------|--------------------------|
| Parcel Number:    | 014-001-027-003       | Mailing Address: | 125 DEVELOPMENT NH CORP. |
| CAMA Number:      | 014-001-027-003       |                  | P. O. BOX 532            |
| Property Address: | 187 SOUTH MAIN STREET |                  | PLAISTOW, NH 03865       |

|                   |                   |                  |                           |
|-------------------|-------------------|------------------|---------------------------|
| Parcel Number:    | 014-001-027-003   | Mailing Address: | WALLACE REALTY, LLC, E.J. |
| CAMA Number:      | 014-001-7-3-1-000 |                  | 6 PUZZLE LANE UNIT 1      |
| Property Address: | 6 U1 PUZZLE LANE  |                  | NEWTON, NH 03858          |

|                   |                   |                  |                           |
|-------------------|-------------------|------------------|---------------------------|
| Parcel Number:    | 014-001-027-003   | Mailing Address: | WALLACE REALTY, LLC, E.J. |
| CAMA Number:      | 014-001-7-3-2-000 |                  | 6 PUZZLE LANE UNIT 1      |
| Property Address: | 6 U2 PUZZLE LANE  |                  | NEWTON, NH 03858          |

|                   |                   |                  |                           |
|-------------------|-------------------|------------------|---------------------------|
| Parcel Number:    | 014-001-027-003   | Mailing Address: | WALLACE REALTY, LLC, E.J. |
| CAMA Number:      | 014-001-7-3-3-000 |                  | 6 PUZZLE LANE UNIT 1      |
| Property Address: | 6 U3 PUZZLE LANE  |                  | NEWTON, NH 03858          |

|                   |                   |                  |                           |
|-------------------|-------------------|------------------|---------------------------|
| Parcel Number:    | 014-001-027-003   | Mailing Address: | WALLACE REALTY, LLC, E.J. |
| CAMA Number:      | 014-001-7-3-4-000 |                  | 6 PUZZLE LANE UNIT 1      |
| Property Address: | 6 U4 PUZZLE LANE  |                  | NEWTON, NH 03858          |

|                   |                   |                  |                               |
|-------------------|-------------------|------------------|-------------------------------|
| Parcel Number:    | 014-001-027-003   | Mailing Address: | D & D REALTY TRUST RICHARD P. |
| CAMA Number:      | 014-001-7-3-5-000 |                  | EARLY, SR., TRUSTEE           |
| Property Address: | 6 U5 PUZZLE LANE  |                  | 6 PUZZLE LANE UNIT 2          |
|                   |                   |                  | NEWTON, NH 03858              |

|                   |                   |                  |                               |
|-------------------|-------------------|------------------|-------------------------------|
| Parcel Number:    | 014-001-027-003   | Mailing Address: | D & D REALTY TRUST RICHARD P. |
| CAMA Number:      | 014-001-7-3-6-000 |                  | EARLY, SR., TRUSTEE           |
| Property Address: | 6 U6 PUZZLE LANE  |                  | 6 PUZZLE LANE UNIT 2          |
|                   |                   |                  | NEWTON, NH 03858              |

|                   |                   |                  |                     |
|-------------------|-------------------|------------------|---------------------|
| Parcel Number:    | 014-001-027-003   | Mailing Address: | MITCHELL, ARTHUR S. |
| CAMA Number:      | 014-001-7-3-7-000 |                  | P. O. BOX 695       |
| Property Address: | 6 U7 PUZZLE LANE  |                  | PLAISTOW, NH 03865  |



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023



# 100 feet Abutters List Report

Newton, NH  
September 25, 2023

Parcel Number: 014-001-027-003  
CAMA Number: 014-001-7-3-8-000  
Property Address: 6 U8 PUZZLE LANE

Mailing Address: MITCHELL, ARTHUR S.  
P. O. BOX 695  
PLAISTOW, NH 03865

Parcel Number: 014-001-027-003  
CAMA Number: 014-001-7-3-9-000  
Property Address: 6 U9 PUZZLE LANE

Mailing Address: MITCHELL, ARTHUR S.  
P. O. BOX 695  
PLAISTOW, NH 03865

## Abutters:

Parcel Number: 008-003-001-005  
CAMA Number: 008-003-001-005  
Property Address: 6 CRYSTAL LANE

Mailing Address: CHASE, WILLIAM L.  
6 CRYSTAL LANE  
NEWTON, NH 03858

Parcel Number: 008-003-001-006  
CAMA Number: 008-003-001-006  
Property Address: 5 CRYSTAL LANE

Mailing Address: ALEMAN, GENE ALEMAN, JULIE-ANN  
5 CRYSTAL LANE  
NEWTON, NH 03858

Parcel Number: 008-003-001-007  
CAMA Number: 008-003-001-007  
Property Address: 9 CRYSTAL LANE

Mailing Address: CATA, JOSE L. CATA, SYLVIA E.  
9 CRYSTAL LANE  
NEWTON, NH 03858

Parcel Number: 008-003-007-000  
CAMA Number: 008-003-007-000  
Property Address: 52 SMITH CORNER RD

Mailing Address: CAPRI REALTY AND MANAGEMENT LL  
52 COLBY ROAD  
DANVILLE, NH 03819

Parcel Number: 008-003-011-000  
CAMA Number: 008-003-011-000  
Property Address: 2 NICHOLS DRIVE

Mailing Address: SARGENT WOODS CONDOMINIUM  
ASSO  
2 NICHOLS DRIVE  
NEWTON, NH 03858



[www.cai-tech.com](http://www.cai-tech.com)

9/25/2023

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 100 feet Abutters List Report

Newton, NH  
September 25, 2023

|                   |                       |                  |   |
|-------------------|-----------------------|------------------|---|
| Parcel Number:    | 014-001-007-001       | Mailing Address: | HERMAN, SCOTT R. HERMAN,<br>CHRISTINA E.<br>P.O. BOX 373<br>NEWTON, NH 03858                          |
| CAMA Number:      | 014-001-007-001       |                  |   |
| Property Address: | 159 SOUTH MAIN STREET |                  |   |
| Parcel Number:    | 014-001-008-000       | Mailing Address: | FLANAGAN, STEVEN BERRY, CHERIE<br>CLOUGH-<br>PO BOX 423<br>NEWTON, NH 03858                           |
| CAMA Number:      | 014-001-008-000       |                  |   |
| Property Address: | 161 SOUTH MAIN STREET |                  |   |
| Parcel Number:    | 014-001-009-000       | Mailing Address: | DALY, RICHARD F.<br>69 BAY STATE AVENUE<br>SOMERVILLE, MA 02144                                       |
| CAMA Number:      | 014-001-009-000       |                  |   |
| Property Address: | 163 SOUTH MAIN STREET |                  |   |
| Parcel Number:    | 014-001-010-000       | Mailing Address: | MCGRAHAN, ROBERT S. BOULAIS,<br>MICHELLE<br>165 SOUTH MAIN STREET<br>NEWTON, NH 03858                 |
| CAMA Number:      | 014-001-010-000       |                  |   |
| Property Address: | 165 SOUTH MAIN STREET |                  |   |
| Parcel Number:    | 014-001-011-000       | Mailing Address: | DAVIDSON, BRANDON A<br>167 SOUTH MAIN STREET<br>NEWTON, NH 03858                                      |
| CAMA Number:      | 014-001-011-000       |                  |   |
| Property Address: | 167 SOUTH MAIN STREET |                  |   |
| Parcel Number:    | 014-001-013-000       | Mailing Address: | A.K.C. REVOCABLE TRUST CRONK,<br>ANNE & KLEINERMAN, FRED<br>171 SOUTH MAIN STREET<br>NEWTON, NH 03858 |
| CAMA Number:      | 014-001-013-000       |                  |   |
| Property Address: | 171 SOUTH MAIN STREET |                  |   |



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023



# 100 feet Abutters List Report

Newton, NH  
September 25, 2023

Parcel Number: 014-001-014-000  
CAMA Number: 014-001-014-000  
Property Address: 173 SOUTH MAIN STREET

Mailing Address: BURNS, CASEY C. BURNS, HEATHER  
173 SOUTH MAIN STREET  
NEWTON, NH 03858

Parcel Number: 014-001-017-000  
CAMA Number: 014-001-017-000  
Property Address: 5 HOWARD LANE

Mailing Address: MANCINI, GORDON  
5 HOWARD LANE  
NEWTON, NH 03858

Parcel Number: 014-001-018-000  
CAMA Number: 014-001-018-000  
Property Address: 9 HOWARD LANE

Mailing Address: CLOHECY, MATTHEW D. CLOHECY,  
SABRINA K.  
9 HOWARD LANE  
NEWTON, NH 03858

Parcel Number: 014-001-019-000  
CAMA Number: 014-001-019-000  
Property Address: 11 HOWARD LANE

Mailing Address: SWEENEY, MEGAN P.  
11 HOWARD LANE  
NEWTON, NH 03858

Parcel Number: 014-001-019-001  
CAMA Number: 014-001-019-001  
Property Address: 10 HOWARD LANE

Mailing Address: BOWDEN, JOHN R. BOWDEN,  
SHAWNEE  
10 HOWARD LANE  
NEWTON, NH 03858

Parcel Number: 014-001-024-000  
CAMA Number: 014-001-024-000  
Property Address: 185 SOUTH MAIN STREET

Mailing Address: NEWTON PROPERTIES, LLC  
185 SOUTH MAIN STREET  
NEWTON, NH 03858

Parcel Number: 014-001-025-000  
CAMA Number: 014-001-025-000  
Property Address: 189 SOUTH MAIN STREET

Mailing Address: NEWTON PROPERTIES, LLC  
185 SOUTH MAIN STREET  
NEWTON, NH 03858

Parcel Number: 014-001-026-000  
CAMA Number: 014-001-026-000  
Property Address: 191 SOUTH MAIN STREET

Mailing Address: 191 VICTORY NEWTON LLC  
191 SOUTH MAIN STREET  
NEWTON, NH 03858

Parcel Number: 014-001-027-001  
CAMA Number: 014-001-027-001  
Property Address: 2- B2 PUZZLE LANE

Mailing Address: 125 DEVELOPMENT NH CORP.  
P. O. BOX 532  
PLAISTOW, NH 03865

Parcel Number: 014-001-027-002  
CAMA Number: 014-001-027-002  
Property Address: 4A PUZZLE LANE

Mailing Address: 125 DEVELOPMENT NH CORP.  
P. O. BOX 532  
PLAISTOW, NH 03865

Parcel Number: 014-001-027-005  
CAMA Number: 014-001-027-005  
Property Address: 6 PUZZLE LANE

Mailing Address: 125 DEVELOPMENT NH CORP.  
P. O. BOX 532  
PLAISTOW, NH 03865

Parcel Number: 014-001-027-006  
CAMA Number: 014-001-027-006  
Property Address: 8 PUZZLE LANE

Mailing Address: 125 DEVELOPMENT NH CORP.  
P. O. BOX 532  
PLAISTOW, NH 03865



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023



# 100 feet Abutters List Report

Newton, NH

September 25, 2023

Parcel Number: 014-001-027-007  
CAMA Number: 014-001-027-007  
Property Address: PUZZLE LANE

Mailing Address: 125 DEVELOPMENT NH CORP.  
P. O. BOX 532  
PLAISTOW, NH 03865

Parcel Number: 014-001-028-000  
CAMA Number: 014-001-028-000  
Property Address: SOUTH MAIN STREET

Mailing Address: STATE OF NH FISH & GAME DEPT.  
2 HAZEN DRIVE  
CONCORD, NH 03301

Parcel Number: 014-002-018-001  
CAMA Number: 014-002-018-001  
Property Address: 174 SOUTH MAIN STREET

Mailing Address: ALLEN, SETH E.  
174 SOUTH MAIN STREET  
NEWTON, NH 03858

Parcel Number: 014-002-019-000  
CAMA Number: 014-002-019-000  
Property Address: 176 SOUTH MAIN STREET

Mailing Address: H, H AND S REALTY TRUST SHIBEL,  
HEATHER L., - TRUSTEE  
176 SOUTH MAIN STREET  
NEWTON, NH 03858

JONES & BEACH ENGINEERS, INC., ATTN. BARRY GIER, P.E., PO BOX 219, STRATHAM, NH 03885

JAMES M. LAVELLE ASSOC., 2 STARWOOD DR., HAMPSTEAD, NH 03841

FERWERDA MAPPING, INC., 45 BARTLETT HILL RD., DEERING, NH 03244

COLEMAN MCDONOUGH, PO BOX 532, PLAISTOW, NH 03865



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023



125 DEVELOPMENT NH CORP.  
P. O. BOX 532  
PLAISTOW, NH 03865

125 DEVELOPMENT NH CORP.  
P. O. BOX 532  
PLAISTOW, NH 03865

125 DEVELOPMENT NH CORP.  
P. O. BOX 532  
PLAISTOW, NH 03865

191 VICTORY NEWTON LLC  
191 SOUTH MAIN STREET  
NEWTON, NH 03858

191 VICTORY NEWTON LLC  
191 SOUTH MAIN STREET  
NEWTON, NH 03858

191 VICTORY NEWTON LLC  
191 SOUTH MAIN STREET  
NEWTON, NH 03858

A.K.C. REVOCABLE TRUST CRONK,  
ANNE & KLEINERMAN,  
171 SOUTH MAIN STREET  
NEWTON, NH 03858

A.K.C. REVOCABLE TRUST CRONK,  
ANNE & KLEINERMAN,  
171 SOUTH MAIN STREET  
NEWTON, NH 03858

A.K.C. REVOCABLE TRUST CRONK,  
ANNE & KLEINERMAN,  
171 SOUTH MAIN STREET  
NEWTON, NH 03858

ALEMAN, GENE  
ALEMAN, JULIE-ANN  
5 CRYSTAL LANE  
NEWTON, NH 03858

ALEMAN, GENE  
ALEMAN, JULIE-ANN  
5 CRYSTAL LANE  
NEWTON, NH 03858

ALEMAN, GENE  
ALEMAN, JULIE-ANN  
5 CRYSTAL LANE  
NEWTON, NH 03858

ALLEN, SETH E.  
174 SOUTH MAIN STREET  
NEWTON, NH 03858

ALLEN, SETH E.  
174 SOUTH MAIN STREET  
NEWTON, NH 03858

ALLEN, SETH E.  
174 SOUTH MAIN STREET  
NEWTON, NH 03858

BOWDEN, JOHN R.  
BOWDEN, SHAWNEE  
10 HOWARD LANE  
NEWTON, NH 03858

BOWDEN, JOHN R.  
BOWDEN, SHAWNEE  
10 HOWARD LANE  
NEWTON, NH 03858

BOWDEN, JOHN R.  
BOWDEN, SHAWNEE  
10 HOWARD LANE  
NEWTON, NH 03858

BURNS, CASEY C.  
BURNS, HEATHER  
173 SOUTH MAIN STREET  
NEWTON, NH 03858

BURNS, CASEY C.  
BURNS, HEATHER  
173 SOUTH MAIN STREET  
NEWTON, NH 03858

BURNS, CASEY C.  
BURNS, HEATHER  
173 SOUTH MAIN STREET  
NEWTON, NH 03858

CAPRI REALTY AND MANAGEME  
52 COLBY ROAD  
DANVILLE, NH 03819

CAPRI REALTY AND MANAGEME  
52 COLBY ROAD  
DANVILLE, NH 03819

CAPRI REALTY AND MANAGEME  
52 COLBY ROAD  
DANVILLE, NH 03819

CATA, JOSE L.  
CATA, SYLVIA E.  
9 CRYSTAL LANE  
NEWTON, NH 03858

CATA, JOSE L.  
CATA, SYLVIA E.  
9 CRYSTAL LANE  
NEWTON, NH 03858

CATA, JOSE L.  
CATA, SYLVIA E.  
9 CRYSTAL LANE  
NEWTON, NH 03858

CHASE, WILLIAM L.  
6 CRYSTAL LANE  
NEWTON, NH 03858

CHASE, WILLIAM L.  
6 CRYSTAL LANE  
NEWTON, NH 03858

CHASE, WILLIAM L.  
6 CRYSTAL LANE  
NEWTON, NH 03858

CLOHECY, MATTHEW D. CLOHECY,  
SABRINA K.  
9 HOWARD LANE  
NEWTON, NH 03858

CLOHECY, MATTHEW D. CLOHECY,  
SABRINA K.  
9 HOWARD LANE  
NEWTON, NH 03858

CLOHECY, MATTHEW D. CLOHECY,  
SABRINA K.  
9 HOWARD LANE  
NEWTON, NH 03858

DALY, RICHARD F.  
69 BAY STATE AVENUE  
SOMERVILLE, MA 02144

DALY, RICHARD F.  
69 BAY STATE AVENUE  
SOMERVILLE, MA 02144

DALY, RICHARD F.  
69 BAY STATE AVENUE  
SOMERVILLE, MA 02144

DAVIDSON, BRANDON A  
167 SOUTH MAIN STREET  
NEWTON, NH 03858

DAVIDSON, BRANDON A  
167 SOUTH MAIN STREET  
NEWTON, NH 03858

DAVIDSON, BRANDON A  
167 SOUTH MAIN STREET  
NEWTON, NH 03858

FLANAGAN, STEVEN  
CHERIE CLOUGH- BERRY,  
PO BOX 423  
NEWTON, NH 03858

FLANAGAN, STEVEN  
CHERIE CLOUGH- BERRY,  
PO BOX 423  
NEWTON, NH 03858

FLANAGAN, STEVEN  
CHERIE CLOUGH- BERRY,  
PO BOX 423  
NEWTON, NH 03858

H, H AND S REALTY TRUST  
SHIBEL, HEATHER L., - TRU  
176 SOUTH MAIN STREET  
NEWTON, NH 03858

H, H AND S REALTY TRUST  
SHIBEL, HEATHER L., - TRU  
176 SOUTH MAIN STREET  
NEWTON, NH 03858

H, H AND S REALTY TRUST  
SHIBEL, HEATHER L., - TRU  
176 SOUTH MAIN STREET  
NEWTON, NH 03858

HERMAN, SCOTT R.  
HERMAN, CHRISTINA E.  
P.O. BOX 373  
NEWTON, NH 03858

HERMAN, SCOTT R.  
HERMAN, CHRISTINA E.  
P.O. BOX 373  
NEWTON, NH 03858

HERMAN, SCOTT R.  
HERMAN, CHRISTINA E.  
P.O. BOX 373  
NEWTON, NH 03858

MANCINI, GORDON  
5 HOWARD LANE  
NEWTON, NH 03858

MANCINI, GORDON  
5 HOWARD LANE  
NEWTON, NH 03858

MANCINI, GORDON  
5 HOWARD LANE  
NEWTON, NH 03858

MCGRAHAN, ROBERT S.  
BOULAIS, MICHELLE  
165 SOUTH MAIN STREET  
NEWTON, NH 03858

MCGRAHAN, ROBERT S.  
BOULAIS, MICHELLE  
165 SOUTH MAIN STREET  
NEWTON, NH 03858

MCGRAHAN, ROBERT S.  
BOULAIS, MICHELLE  
165 SOUTH MAIN STREET  
NEWTON, NH 03858

NEWTON PROPERTIES, LLC  
185 SOUTH MAIN STREET  
NEWTON, NH 03858

NEWTON PROPERTIES, LLC  
185 SOUTH MAIN STREET  
NEWTON, NH 03858

NEWTON PROPERTIES, LLC  
185 SOUTH MAIN STREET  
NEWTON, NH 03858

SARGENT WOODS CONDOMINIUM  
2 NICHOLS DRIVE  
NEWTON, NH 03858

SARGENT WOODS CONDOMINIUM  
2 NICHOLS DRIVE  
NEWTON, NH 03858

SARGENT WOODS CONDOMINIUM  
2 NICHOLS DRIVE  
NEWTON, NH 03858

STATE OF NH FISH & GAME D  
2 HAZEN DRIVE  
CONCORD, NH 03301

STATE OF NH FISH & GAME D  
2 HAZEN DRIVE  
CONCORD, NH 03301

STATE OF NH FISH & GAME D  
2 HAZEN DRIVE  
CONCORD, NH 03301

SWEENEY, MEGAN P.  
11 HOWARD LANE  
NEWTON, NH 03858

SWEENEY, MEGAN P.  
11 HOWARD LANE  
NEWTON, NH 03858

SWEENEY, MEGAN P.  
11 HOWARD LANE  
NEWTON, NH 03858

JONES & BEACH ENGINEERS INC  
ATTN. BARRY GIER, P.E.  
PO BOX 219  
STRATHAM, NH 03885

JONES & BEACH ENGINEERS INC  
ATTN. BARRY GIER, P.E.  
PO BOX 219  
STRATHAM, NH 03885

JONES & BEACH ENGINEERS INC  
ATTN. BARRY GIER, P.E.  
PO BOX 219  
STRATHAM, NH 03885

JAMES M. LAVELLE ASSOC.  
2 STARWOOD DR  
HAMPSTEAD, NH 03841

JAMES M. LAVELLE ASSOC.  
2 STARWOOD DR  
HAMPSTEAD, NH 03841

JAMES M. LAVELLE ASSOC.  
2 STARWOOD DR  
HAMPSTEAD, NH 03841

FERWERDA MAPPING INC  
45 BARTLETT HILL RD  
DEERING NH 03244

FERWERDA MAPPING INC  
45 BARTLETT HILL RD  
DEERING NH 03244

FERWERDA MAPPING INC  
45 BARTLETT HILL RD  
DEERING NH 03244

COLEMAN MCDONOUGH  
PO BOX 532  
PLAISTOW, NH 03865

COLEMAN MCDONOUGH  
PO BOX 532  
PLAISTOW, NH 03865

COLEMAN MCDONOUGH  
PO BOX 532  
PLAISTOW, NH 03865

WALLACE REALTY LLC, E.J.  
6 PUZZLE LANE, UNIT 1  
NEWTON, NH 03858

WALLACE REALTY LLC, E.J.  
6 PUZZLE LANE, UNIT 1  
NEWTON, NH 03858

WALLACE REALTY LLC, E.J.  
6 PUZZLE LANE, UNIT 1  
NEWTON, NH 03858

D & D REALTY TRUST  
RICHARD P. EARLY, SR, TRUSTEE  
6 PUZZLE LANE, UNIT 2  
NEWTON, NH 03858

D & D REALTY TRUST  
RICHARD P. EARLY, SR, TRUSTEE  
6 PUZZLE LANE, UNIT 2  
NEWTON, NH 03858

D & D REALTY TRUST  
RICHARD P. EARLY, SR, TRUSTEE  
6 PUZZLE LANE, UNIT 2  
NEWTON, NH 03858

MITCHELL, ARTHUR S  
PO BOX 695  
PLAISTOW, NH 03865

MITCHELL, ARTHUR S  
PO BOX 695  
PLAISTOW, NH 03865

MITCHELL, ARTHUR S  
PO BOX 695  
PLAISTOW, NH 03865



# 100 feet Abutters List Report

Plaistow, NH  
September 25, 2023

## Subject Properties:

Parcel Number: 63-082-000-000  
CAMA Number: 63-082-000-000  
Property Address: 0 GREENFIELD ABUTTING

Mailing Address: 125 DEVELOPMENT NH CORP  
PO BOX 532  
PLAISTOW, NH 03865

Parcel Number: 71-019-000-000  
CAMA Number: 71-019-000-000  
Property Address: 0 RIDGEWOOD ROAD REAR

Mailing Address: 125 DEVELOPMENT NH CORP  
PO BOX 532  
PLAISTOW, NH 03865

## Abutters:

Parcel Number: 62-041-004-000  
CAMA Number: 62-041-004-000  
Property Address: 7 GUNSTOCK RD

Mailing Address: RONALD BRWON INVESTMENTS, LLC  
9 GINSTOCK RD  
PLAISTOW, NH 03865

Parcel Number: 63-053-000-000  
CAMA Number: 63-053-000-000  
Property Address: 50 SWEET HILL RD

Mailing Address: SWEET HILL EST HOMEOWNER ASSOC  
18 PARTRIDGE LANE  
PLAISTOW, NH 03865

Parcel Number: 63-083-000-000  
CAMA Number: 63-083-000-000  
Property Address: 2 RIDGEWOOD RD

Mailing Address: ALBERTI, THOMAS M  
2 RIDGEWOOD RD  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-001-001  
Property Address: 138 NEWTON RD #1

Mailing Address: JACKMAN, DANIEL S  
138 NEWTON RD U1  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-001-002  
Property Address: 138 NEWTON RD B1 U2

Mailing Address: MURPHY, CHRISTOPHER M  
138 NEWTON RD U2  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-001-003  
Property Address: 138 NEWTON RD B1 U3

Mailing Address: HISLOP, ALLAN DAVIDSON LIVING  
TRUST  
138 NEWTON RD U3  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-001-004  
Property Address: 138 NEWTON RD B1 U4

Mailing Address: SALAZAR, TERESA T  
138 NEWTON RD U4  
PLAISTOW, NH 03865-2422

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-002-005  
Property Address: 138 NEWTON RD B2 U5

Mailing Address: DENIS TR, PAUL M  
138 NEWTON RD U5  
PLAISTOW, NH 03865



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023

Page 1 of 5



# 100 feet Abutters List Report

Plaistow, NH  
September 25, 2023

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-002-006  
Property Address: 138 NEWTON RD B2 U6

Mailing Address: STANWOOD, JEFFREY PAUL  
138 NEWTON RD U6  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-002-007  
Property Address: 138 NEWTON RD B2 U7

Mailing Address: KIWAN, SAMIRA M  
138 NEWTON RD B2 U7  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-002-008  
Property Address: 138 NEWTON RD B2 U8

Mailing Address: MCGEE, CAROLYN ANN  
138 NEWTON RD U8  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-003-009  
Property Address: 138 NEWTON RD B3 U9

Mailing Address: RHEAULT, CASSANDRA  
138 NEWTON RD U39  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-003-010  
Property Address: 138 NEWTON RD B3 U10

Mailing Address: SHAH, SALEEM  
138 NEWTON RD U10  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-003-011  
Property Address: 138 NEWTON RD B3 U11

Mailing Address: WATSON, TRACY L  
138 NEWTON RD U11  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-003-012  
Property Address: 138 NEWTON RD B3 U12

Mailing Address: SWEET, KENNETH  
138 NEWTON RD U12  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-004-013  
Property Address: 138 NEWTON RD B4 U13

Mailing Address: FITZGERALD, ELIZABETH  
138 NEWTON RD U13  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-004-014  
Property Address: 138 NEWTON RD B4 U14

Mailing Address: JONES TR, DAVID A  
138 NEWTON RD #14  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-004-015  
Property Address: 138 NEWTON RD B4 U15

Mailing Address: MAZZOLA, MICHAEL J  
138 NEWTON RD U15  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-004-016  
Property Address: 138 NEWTON RD B4 U16

Mailing Address: MORGAN, TRAVIS CLINT & MEGHANN  
138 NEWTON RD B4 U16  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-005-017  
Property Address: 138 NEWTON RD B5 U17

Mailing Address: GILMORE, JOANNE  
138 NEWTON RD U17  
PLAISTOW, NH 03865



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023

Page 2 of 5



# 100 feet Abutters List Report

Plaistow, NH  
September 25, 2023

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-005-018  
Property Address: 138 NEWTON RD B5 U18

Mailing Address: SAMPSON, LAURA ANN  
138 NEWTON RD U8  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-005-019  
Property Address: 138 NEWTON RD B5 U19

Mailing Address: LABELLE, JENNIFER  
138 NEWTON RD U19  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-005-020  
Property Address: 138 NEWTON RD B5 U20

Mailing Address: CUMMINGS, STEVEN S  
138 NEWTON RD U20  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-006-021  
Property Address: 138 NEWTON RD B6 U21

Mailing Address: DAHER, ALAIN J  
138 NEWTON RD U21  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-006-022  
Property Address: 138 NEWTON RD B6 U22

Mailing Address: DUNN, MICHELLE L  
138 NEWTON RD U22  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-006-023  
Property Address: 138 NEWTON RD B6 U23

Mailing Address: GORTON REVOCABLE TRUST  
138 NEWTON RD U23  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-006-024  
Property Address: 138 NEWTON RD B6 U24

Mailing Address: MALONSON, JAMES  
138 NEWTON RD U24  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-007-025  
Property Address: 138 NEWTON RD B7 U25

Mailing Address: KURKJIAN, LESLIE  
138 NEWTON RD U25  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-007-026  
Property Address: 138 NEWTON RD B7 U26

Mailing Address: WALDRON, JENNIFER E  
138 NEWTON RD U26  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-007-027  
Property Address: 138 NEWTON RD B7 U27

Mailing Address: GALERA, REVOCABLE REAL ESTATE TRUST  
138 NEWTON RD U27  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-007-028  
Property Address: 138 NEWTON RD B7 U28

Mailing Address: REID, ROBIN  
138 NEWTON RD U28  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-008-029  
Property Address: 138 NEWTON RD B8 U29

Mailing Address: SOUSA-ROSS, LUCAS LEE  
138 NEWTON RD, B8 U29  
PLAISTOW, NH 03865



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023

Page 3 of 5



# 100 feet Abutters List Report

Plaistow, NH  
September 25, 2023

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-008-030  
Property Address: 138 NEWTON RD B8 U30

Mailing Address: ANGELOTTI, BRIANA A  
36 N MAIN ST  
SALEM, NH 03073

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-008-031  
Property Address: 138 NEWTON RD B08 U31

Mailing Address: GRANDMAISON, GEORGE F JR REV  
TRUST  
138 NEWTON RD B08 U31  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-008-032  
Property Address: 138 NEWTON RD B8 U32

Mailing Address: REYES, ROBERT LUIS  
138 NEWTON RD U32  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-009-033  
Property Address: 138 NEWTON RD B9 U33A

Mailing Address: KUNHARDT, MICHAEL A  
138 NEWTON RD U33A  
PLAISTOW, NH 03865

Parcel Number: 70-021-000-000  
CAMA Number: 70-021-009-034  
Property Address: 138 NEWTON RD B9 U33B

Mailing Address: PHILLIPS SR, BENJAMIN D  
138 NEWTON RD B9 U33B  
PLAISTOW, NH 03865

Parcel Number: 71-004-000-000  
CAMA Number: 71-004-000-000  
Property Address: 4 RIDGEWOOD RD

Mailing Address: ANDRADE, JAMES S & JENNIFER L  
4 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

Parcel Number: 71-005-000-000  
CAMA Number: 71-005-000-000  
Property Address: 6 RIDGEWOOD RD

Mailing Address: DESROCHERS, JUSTIN  
6 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

Parcel Number: 71-006-000-000  
CAMA Number: 71-006-000-000  
Property Address: 8 RIDGEWOOD RD

Mailing Address: BURRI, BARBARA A  
8 RIDGEWOOD RD  
PLAISTOW, NH 03865

Parcel Number: 71-007-000-000  
CAMA Number: 71-007-000-000  
Property Address: 10 RIDGEWOOD RD

Mailing Address: HOSMER, TRACY  
10 RIDGEWOOD RD  
PLAISTOW, NH 03865

Parcel Number: 71-008-000-000  
CAMA Number: 71-008-000-000  
Property Address: 12 RIDGEWOOD RD

Mailing Address: JEFFRIES, BRIAN L & LYNNE IRREV  
TRUST  
12 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

Parcel Number: 71-009-000-000  
CAMA Number: 71-009-000-000  
Property Address: 14 RIDGEWOOD RD

Mailing Address: MITCHELL, MICHAEL E. & LISA A.  
14 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

Parcel Number: 71-010-000-000  
CAMA Number: 71-010-000-000  
Property Address: 16 RIDGEWOOD RD

Mailing Address: MONETTE, VICTORIA  
203 EAST STREET  
METHUEN, MA 01844



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023

Page 4 of 5



# 100 feet Abutters List Report

Plaistow, NH  
September 25, 2023

Parcel Number: 71-011-000-000  
CAMA Number: 71-011-000-000  
Property Address: 18 RIDGEWOOD RD

Mailing Address: FREDERICKS, FAMILY TRUST  
18 RIDGEWOOD DRIVE  
PLAISTOW, NH 03865

Parcel Number: 71-012-000-000  
CAMA Number: 71-012-000-000  
Property Address: 20 RIDGEWOOD RD

Mailing Address: BECHT, STEPHEN J. AND CHARLENE M.  
TRUSTE  
20 RIDGEWOOD ROAD  
PLAISTOW, NH 03865



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/25/2023

Page 5 of 5



ALBERTI, THOMAS M  
2 RIDGEWOOD RD  
PLAISTOW, NH 03865

ANDRADE, JAMES S & JENNIF  
4 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

BECHT, STEPHEN J. AND CHA  
20 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

BURRI, BARBARA A  
8 RIDGEWOOD RD  
PLAISTOW, NH 03865

CUMMINGS, STEVEN S  
138 NEWTON RD U20  
PLAISTOW, NH 03865

DAHER, ALAIN J  
138 NEWTON RD U21  
PLAISTOW, NH 03865

DENIS TR, PAUL M  
138 NEWTON RD U5  
PLAISTOW, NH 03865

DESROCHERS, JUSTIN  
6 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

SOUSA-ROSS, LUCAS LEE  
138 NEWTON RD, B8 U29  
PLAISTOW, NH 03865

DUNN, MICHELLE L  
138 NEWTON RD U22  
PLAISTOW, NH 03865

FITZGERALD, ELIZABETH  
138 NEWTON RD U13  
PLAISTOW, NH 03865

FREDERICKS, FAMILY TRUST  
18 RIDGEWOOD DRIVE  
PLAISTOW, NH 03865

GALERA, REV REAL ESTATE  
TRUST 138 NEWTON RD U27  
PLAISTOW, NH 03865

GILMORE, JOANNE  
138 NEWTON RD U17  
PLAISTOW, NH 03865

GORTON REVOCABLE TRUST  
138 NEWTON RD U23  
PLAISTOW, NH 03865

GRANDMAISON, GEORGE F JR  
138 NEWTON RD B08 U31  
PLAISTOW, NH 03865

HISLOP, ALLAN DAVIDSON LI  
138 NEWTON RD U3  
PLAISTOW, NH 03865

HOSMER, TRACY  
10 RIDGEWOOD RD  
PLAISTOW, NH 03865

JACKMAN, DANIEL S  
138 NEWTON RD U1  
PLAISTOW, NH 03865

JEFFRIES, BRIAN L & LYNNE  
12 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

JONES TR, DAVID A  
138 NEWTON RD #14  
PLAISTOW, NH 03865

KIWAN, SAMIRA M  
138 NEWTON RD B2 U7  
PLAISTOW, NH 03865

KUNHARDT, MICHAEL A  
138 NEWTON RD U33A  
PLAISTOW, NH 03865

KURKJIAN, LESLIE  
138 NEWTON RD U25  
PLAISTOW, NH 03865

LABELLE, JENNIFER  
138 NEWTON RD U19  
PLAISTOW, NH 03865

ANGELOTTI BRIANA A  
36 N MAIN ST  
SALEM, NH 03073

MALONSON, JAMES  
138 NEWTON RD U24  
PLAISTOW, NH 03865

MAZZOLA, MICHAEL J  
138 NEWTON RD U15  
PLAISTOW, NH 03865

SALAZAR, TERESA T  
138 NEWTON RD U4  
PLAISTOW, NH 03865-2422

125 DEVELOPMENT NH CORP  
PO BOX 532  
PLAISTOW, NH 03865

MCGEE, CAROLYN ANN  
138 NEWTON RD U8  
PLAISTOW, NH 03865

SAMPSON, LAURA ANN  
138 NEWTON RD U8  
PLAISTOW, NH 03865

SWEET HILL HOMEOWNER ASSOC  
18 PARTRIDGE LANE  
PLAISTOW, NH 03865

MITCHELL, MICHAEL E. & LI  
14 RIDGEWOOD ROAD  
PLAISTOW, NH 03865

SHAH, SALEEM  
138 NEWTON RD U10  
PLAISTOW, NH 03865

RONALD BROWN INVESTMENTS, LLC  
9 GINSTOCK RD  
PLAISTOW, NH 03865

MONETTE, VICTORIA  
203 EAST STREET  
METHUEN, MA 01844

STANWOOD, JEFFREY PAUL  
138 NEWTON RD U6  
PLAISTOW, NH 03865

GREENFIELD HILLS ESTATES  
HOMEOWNERS ASSOC  
PO BOX 575  
PLAISTOW, NH 03865

MORGAN, TRAVIS CLINT & ME  
138 NEWTON RD B4 U16  
PLAISTOW, NH 03865

MURPHY, CHRISTOPHER M  
138 NEWTON RD U2  
PLAISTOW, NH 03865

SWEET, KENNETH  
138 NEWTON RD U12  
PLAISTOW, NH 03865

PHILLIPS SR, BENJAMIN D  
138 NEWTON RD B9 U33B  
PLAISTOW, NH 03865

WALDRON, JENNIFER E  
138 NEWTON RD U26  
PLAISTOW, NH 03865

REID, ROBIN  
138 NEWTON RD U28  
PLAISTOW, NH 03865

WATSON, TRACY L  
138 NEWTON RD U11  
PLAISTOW, NH 03865

REYES, ROBERT LUIS  
138 NEWTON RD U32  
PLAISTOW, NH 03865

RHEAULT, CASSANDRA  
138 NEWTON RD U39  
PLAISTOW, NH 03865