

EXHIBIT A

Copy of Minutes of the Rochester Zoning Board of Adjustment(march 8.2017) attached which includes Administrative Decision is included.





## City of Rochester, New Hampshire

Building, Zoning & Licensing Dept.

31 Wakefield Street \* Rochester, NH 03867

(603) 332-3508 \* Fax (603) 509-1912

Web Site: [www.rochesternh.net](http://www.rochesternh.net)

### MINUTES OF THE ROCHESTER ZONING BOARD OF ADJUSTMENT MEETING OF MARCH 8, 2017

The Chair called the meeting to order at 7:00 p.m. in the Council Chambers.

#### Roll Call:

Roll call was taken with the following members present:

#### Members Present

Ralph Torr, Chair  
Larry Spector, Vice-Chair  
Robert Gates  
Randy Lavallee  
Robert Goldstein  
Leo Brodeur, Alternate  
Shon Stevens, Alternate

#### Members Absent

Also present: Joe Devine, Zoning Compliance Officer, City of Rochester  
Karen L. Grenier, Building, Zoning & Licensing Secretary

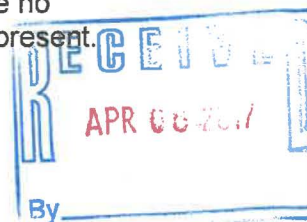
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These minutes are the legal record of the meeting and are in the format of an overview of the Zoning Board of Adjustment meeting. It is neither intended nor is it represented that this is a full transcription. A recording of the meeting is on file in the Building Zoning and Licensing Office for a limited time for reference purposes. It may be copied for a fee.

#### Approval of Minutes:

The minutes of February 8, 2017 were reviewed. Mr. Gates made a motion to approve the minutes as written. Mr. LaVallee seconded the motion.  
The motion passed unanimously by roll call vote.

The Chair asked if board members had any conflict with tonight's case. There were no conflicts. Chair Torr stated the five regular members and the two alternates were present. The five regular members would be voting on the case this evening.



## New Cases:

**2017-01** Thomas J Demchak, Real Estate Advisors applicant, request a variance to permit commercial boarding and raising of ten (10) horses or other large animals defined as livestock with less than three (3) acres of land. Including sales of farmed raised provisions. Including existing structures and barns. To said terms Article 42.20.b.16, 42.23.b.E, 42.23.b.F

**Location:** 72 Crown Point Rd., 0235-0050-0000, in the Agricultural Zone

Chair Torr asked who was presenting the case tonight. Ms. Karen Demchak replied and stepped up to the podium to present the case. Chair Torr asked her to state her name for the record. Ms. Demchak stated an overview of her business.

Chair Torr asked if the buildings were also included on the 2.4 acres of land? Ms. Demchak stated yes. Chair Torr asked if the Board members had any questions. Mr. Goldstein stated he had a question for Mr. Devine as he had been out to the property.

Mr. Devine stated there was a newly built stable/ tack shop on the property to the left side of the house but it appears to be within the setbacks. There were also two other structures that were built without permits and one appeared to be in the setback. Ms. Demchak stated the property was purchased with these buildings. Mr. Goldstein said he asked the question because there were other factors involved in setbacks like manure, barn and proximity to neighbor. Mr. Spector had questions about the business increasing since she had been there. Ms. Demchak stated yes. Mr. Spector reaffirmed with the Chair that the variance goes with the property and not the applicant. Mr. Gates had no questions.

Chair Torr asked Ms. Demchak to read the five variance criteria for her case.

After Ms. Demchak read her five criteria Chair Torr asked if the board members had questions. There were no additional questions from the members. Chair Torr asked the audience if any were present to speak for or against the case.

Mr. David Rioux approached the podium and read his letter against the case. He also submitted additional pictures to be saved as evidence for the case. Mr. Shon Stevens asked how long Mr. Rioux had been at his residence. Mr. Rioux stated it had been 17 years. Mr. Stevens also asked if Mr. Rioux had his well tested. Mr. Rioux had it recently tested but it had no ecoli. Mr. Rioux read his complaint letter into record. Chair Torr asked if there was anyone else to speak on the case. Mr. Dave Laroque an abutter, approached the podium to speak. He stated his reason he was not in favor of the case. He researched two overviews of the property and was concerned of overcrowding of the animals.

Chair Torr asked if anyone else would like to speak in opposition of the case.

Ms. Virginia Lamontagne approached the podium to speak against the case. Her concern was the overcrowding of the animals. She also stated Ms. Demchak has to cross her property to ride the horses without permission from Ms. Lamontagne.

Chair Torr asked if anyone was present to speak in favor of the case.



Ms. Cheryl Robinson of 174 Crown Point Rd approached the podium to speak in favor of Ms. Demchak integrity and business. Ms. Robinson questioned Mr. Rioux about time lapse of the pictures he had submitted because they were not all current.

Mr. Goldstein asked Ms. Robinson about her horses and how many acres she had. She has over five acres.

Mr. Devine read an e-mail into record from Terri Hensel of 73 Crown Point Rd. The Chair asked for the City view.

Mr. Devine read the following letter in record:

1. *The proposed use would not diminish surrounding property values:* Property values could be affected by a working farm with livestock located next to single family houses.
2. *Granting the variance is not contrary to public interest because:* Granting this variance is contrary to public interest. It alters the character of the neighborhood by having horses and other livestock animals in close proximity to residence. It can affect the neighbors by the smell, noise, and the animal waste.
3. *Denial of the variance would result in unnecessary hardship to the owner because:* The applicant failed to provide any hardships as required by the application. It does not state any special circumstances that make the property unique.
4. *Granting the variance would do substantial justice because:* If the board granted the variance substantial justice would be done to the applicant but an injustice would be done to the abutters.
5. *The use is not contrary to the spirit of the ordinance because:* It does alter the neighborhood which is contrary to the ordinance. There are single family residences surrounding the property thus threatens the character of the neighborhood.

The staff recommends the board deny this variance because the applicant failed to meet the requirements set forth in NH RSA 674:33 I (b). The City Manager had no comment.

Mr. Spector has nothing against horses as his son has them but he said there was not enough acreage for the horses Ms. Demchak has. Mr. Goldstein stated there was not enough setback for the manure. Mr. Lavalley had no comment. Mr. Gates agrees with Mr. Devine.

The Chair closed the public hearing portion of the meeting and the board worked on the criteria sheets.

Chair asked who was making a motion. Mr Spector motioned to deny the variance as presented for the following reasons; The variance will not be contrary to the public interest because: It will negatively impact health and the general welfare. It will exacerbate the overcrowding of the land. It will diminish the value of buildings. The spirit of the ordinance is not observed because: It will exacerbate the overcrowding of land. It will diminish the value of buildings. Substantial justice is done because: If denied, the benefit to the community as a whole outweighs any disadvantage or harm to this individual applicant. The value of surrounding properties will be diminished because: It will be visible from the street.

Mr. Gates and Mr. Goldstein seconded the motion. The motion passed unanimously by the five regular voting members.



Mr. Devine stated the motion was denied and anyone directly affected by this decision has thirty days from today to appeal.

Mr. Spector asked if they would keep getting paperwork for the Toy case, and what was the court date for the hearing. Mr. Gates stated the court date was May 8, 2017.

Chair Torr asked if there were any other questions.

**Adjournment:**

Mr. Spector motioned to close the meeting. It was seconded by Mr. Gates.

The motion passed unanimously by roll call vote.

The meeting adjourned at 7:23 pm.

Respectfully submitted,

*Karen L Grenier*

Karen L. Grenier, Building, Zoning & Licensing Secretary



EXHIBIT B  
COMPLETE APPLICATION FORM



## ADMINISTRATIVE DECISION APPEAL

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

Phone No 203-605-7255

DO NOT WRITE IN THIS SPACE

CASE NO. 2017-02

DATE FILED 4-6-17 12:30pm

ZONING BOARD CLERK Karen Gierles

Name of applicant THOMAS J. DEMCHAK

Address 13 RIVERWALK BRANFORD, CT 06405

Owner of property concerned same  
(if the same as applicant, write "same")

Address same  
(if the same as applicant, write "same")

Location of property 72 CROWN POINT ROAD, ROCHESTER 03867

Map No. 235 Lot No. 50 Zone AGRICULTURAL

Description of property 2.14 ACRES PARCEL WITH SINGLE FAMILY DWELLING  
(give length of lot lines frontage side rear lines)

Proposed use or existing use affected SMALL FARM AND AGRICULTURAL USE.

BOARDING AND RAISING OF SMALL AND LARGE LIVESTOCK ANIMALS.

### APPEAL OF AN ADMINISTRATIVE DECISION

The undersigned alleges that an error has been made in the decision determination or requirement

of JOE DEVINE AND ZONING BOARD on MARCH 8, 2016  
name of enforcement officer date

to \_\_\_\_\_ in relation to Article \_\_\_\_\_

Section 674.33 1 of the NH RSA and hereby appeals said decision.

Signed THOMAS J. DEMCHAK  
(Applicant)



EXHIBIT C

A NARRATIVE EXPLAINING WHY YOU FEEL THE ADMINISTRATIVE DECISION WAS IN ERROR



NARRATIVE EXPLANATIONS AND SUPPORTING DOCUMENTS WHY THE APPLICANT BELIEVES

THE ADMINISTRATIVE DECISION MAY HAVE BEEN IN ERROR

IN THE LETTER OF RECORD

1. THE PROPOSED USE WOULD NOT DIMINISH SURROUNDING PROPERTY VALUES.

THE COMPLIANCE OFFICER INDICATED PROPERTY VALUES COULD BE AFFECTED BY A WORKING FARM WITH LIVESTOCK LOCATED NEXT TO SINGLE FAMILY HOUSES.

APPLICANT'S RESPONSE

A REVIEW OF THE PROPERTY ASSESSMENT RECORDS INDICATED ALL ABUTTING PROPERTIES AND APPLICANT'S PROPERTY HAS INCREASED IN ASSESSED VALUE OVER THE PAST SEVERAL YEARS.

2. GRANTING THE VARIANCE IS NOT CONTRARY TO PUBLIC INTEREST.

THE COMPLIANCE OFFICER INDICATED THIS VARIANCE IS CONTRARY TO PUBLIC INTEREST BECAUSE IT ALTERS THE CHARACTER OF THE NEIGHBORHOOD BY HAVING HORSES AND OTHER LIVESTOCK ANIMALS IN CLOSE PROXIMITY TO RESIDENCES.

APPLICANT'S RESPONSE

A REVIEW OF A 2 ½ MILE RADIUS OF THE APPLICANT'S PROPERTY INDICATED THAT THERE WERE MANY SITUATIONS WHEREBY FARMING ACTIVITY WAS ADJACENT TO PERSONAL RESIDENCES, SINCE THIS AREA IS PRIMARILY ZONED AS AGRICULTURAL. IT SHOULD BE NOTED IN THE TOWN OF ROCHESTER APPROXIMATELY 65% IS ZONED AS AGRICULTURAL. THEREFORE, THE APPLICANT BELIEVES OUR REQUEST FOR VARIANCE IS NOT UNIQUE OR CONTRARY TO PUBLIC INTEREST BUT IS COMMON TO THE TOWN OF ROCHESTER ENVIROMENT.

ALSO, THE COMPLIANCE OFFICER INDICATED THAT NEIGHBORS CAN BE AFFECTED BY SMELL, NOISE AND ANIMAL WASTE. IT IS ZONED AGRICULTURAL BUT APPLICANT WILL PROVIDE RECORDS HOW ANIMAL WASTE IS HANDLED TO LESSEN SMELL OF WASTE.



3. DENIAL OF THE VARIANCE WOULD RESULT IN UNNECESSARY HARDSHIP TO THE OWNER BECAUSE THE APPLICANT FAILED TO PROVIDE ANY HARDSHIPS AS REQUIRED BY THE APPLICATION.

APPLICANT'S RESPONSE:

THE OWNER (APPLICANT) OF PROPERTY HAS MADE SUBSTANTIAL INVESTMENTS IN THE PROPERTY AND WORKING CAPITAL SINCE 2004 FOR HIS DAUGHTER TO CONDUCT A SMALL STABLE AND FARMING OPERATION AS HER SOURCE OF LIVEIHOOD. ALSO RELOCATION AND OPERATING COSTS OF THIS SMALL HORSE STABLE BUSINESS TO ANOTHER LOCATION WOULD BE PROHIBITIVE (HARDSHIP) WITHOUT A VARIANCE EXCEPTION APPROVAL.

ALSO, HER SMALL BUSINESS HAS PROVIDED THE FOLLOWING SERVICES TO THE ROCHESTER COMMUNITY:

1. PROVIDE HORSES FOR RIDING TRIPS FOR CHILDREN ATTENDING SUMMERS CAMPS IN THE AREA.
2. PROVIDE PRIVATE RIDING LESSONS TO ADULTS AND CHILDREN (INCLUDING HANDICAP CHILDREN).
3. TEMPORAY BOARDING SERVICES FOR HORSES ARE PROVIDED.
4. HORSE TRAINING SERVICES ARE PROVIDED ON A LIMITED BASIS. -

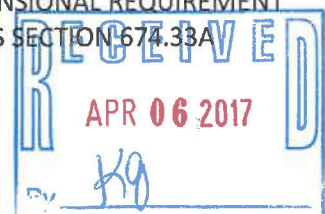
HER SMALL BUSINESS NEEDS VERTINARY SERVICES AND VARIOUS FARMING AND HORSE SUPPLIES WHICH IS HELPFUL TO THE ROCHESTER COMMUNITY ON AN ECONOMIC BASIS. THEREFORE, THE APPLICANT BELIEVES THE APPLICATION OF THE VARIANCE IS HELPFUL TO THE PUBLIC INTEREST OF THE ROCHESTER COMMUNITY NOT CONTRARY.

THE COMPLIANCE OFFICER INDICATED THE APPLICANT DID NOT STATE ANY SPECIAL CIRCUMSTANCES THAT MAKES THE PROPERTY UNIQUE.

APPLICANT'S RESPONSE- AT THE HEARING- APPLICANT WILL EITHER PROVIDE AN EXPERT WITNESS OR STATEMENT FROM AN EXPERT WITNESS WHY THE PROPERTY IS UNIQUE TO CONTINUE TO OPERATE A SMALL STABLE AND FARMING BUSINESS. ALSO, THE APPLICANT BELIEVES THAT AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENT CAN BE GRANTED BY THE PLANNING AND ZONING BOARD AS GOVERNED UNDER STATE OF NEW HAMPSHIRE STATUTES SECTION 674.33A.

4. GRANTING THE VARIANCE WOULD DO SUBSTANTIAL JUSTICE TO THE APPLICANT AND INJUSTICE TO ABUTTERS.

APPLICANT'S RESPONSE- THE SMALL STABLE AND FARMING OPERATION HAS BEEN OPERATING FOR OVER THIRTEEN YEARS WITHOUT ANY WRITTEN VIOLATIONS FROM LOCAL AUTHORITIES UNTIL JANUARY 2017. THE APPLICANT BELIEVES THAT AN EQUITABLE WAIVER DIMENSIONAL REQUIREMENT CAN BE GRANTED AS SPECIFIED UNDER STATE OF NEW HAMPSHIRE STATUTES SECTION 674.33A WHEREBY, INJUSTICE TO THE APPLICANT CAN BE AVOIDED.



5. THE USE IS NOT CONTRARY TO THE SPIRIT OF THE ORDINANCE BECAUSE IT ALTERS THE NEIGHBORHOOD WHICH IS CONTRARY TO THE ORDINANCE.

APPLICANT'S RESPONSE- THE APPLICANT BELIEVES HE HAS ADDRESSED THIS ISSUE UNDER POINTS 1. AND 2. ABOVE.



EXHIBIT D

ATTACH SKETCHES, PLOT PLANS , PHOTOGRAPHS, CONSTRUCTION PLANS OR ANY OTHER MATERIALS THAT MAY HELP EXPLAIN THE PROPOSAL. INCLUDE COPIES OF ANY PRIOR APPLICATIONS CONCERNING THE PROPERTY.





## City of Rochester, New Hampshire

Department of Building Safety  
31 Wakefield Street \* Rochester, NH 03867  
(603) 332-3508 \* Fax (603) 509-1912

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

Phone No 203-605-7255

Name of applicant Thomas J Demchak

Address 13 Riverwalk, Branford, CT 06405

Owner of property concerned Same  
(If the same as applicant, write "same")

Address Same  
(If the same as applicant, write "same")

Location 72 Crown Point Road

Map No. 235 Lot No. 50 Zone Agricultural

Description of property 2.14 acer parcel with single family dwelling

Proposed use or existing use affected Small farm and agricultural use. Boarding and raising of small and large livestock animals. Sales of farm raised provisions.

The undersigned hereby requests a variance to the terms of Article 42  
Section b.16/b.E/b.F and asked that said terms be waived to permit Commerical boarding and raising of 10 horses or other large animals defined as livestock, with less than 3 acres. Owning and raising small livestock. Including existing structures and barns

If applicable in this case, the undersigned also requests a waiver from the requirement to provide a certified plot plan, (see attached request sheet) Yes x No       

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed \_\_\_\_\_  
(Applicant)

Continue on Page 2



CRITERIA FOR VARIANCE

Case # 2017-01

Date: 2/13/17

A Variance is requested by Thomas J Demchak

from Section 42 Subsection b.16/ b.E/ b.F

of the Zoning Ordinance to permit: Commercial stables with 10 horses or other larger animals defined as livestock

Raising of chicken, fowl or other small animal livestock Sale of farm raised provisions.

at 72 Crown Point Road Map 235 Lot 50 Zone Agricultural

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

See Attachment

2) Granting the variance is not contrary to the public interest because: \_\_\_\_\_

See Attachment

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: \_\_\_\_\_

See Attachment

4.) Granting the variance would do substantial justice because: \_\_\_\_\_

See Attachment

5.) The use is not contrary to the spirit of the ordinance because: \_\_\_\_\_

See Attachment

Name \_\_\_\_\_ Date: 2/13/17

### Variance Requirements

1. The Applicant respectfully submits that the proposed use represents a reasonable use of the property in question. By permitting the use, the public interest is served by permitting an agricultural home business that preserves and enhances the scenic character of the surrounding area. As such, the proposed use will not be contrary to the public interest, as the use will not "alter the essential character of the locality. Granting the variance will permit the location of barns and structures in the most appropriate location, and, given the significant amount of natural buffering, would not threaten the public health, safety or welfare.

2. The Applicant respectfully submits that if the variance was granted, the spirit of the ordinance would be observed because the use in question would permit a use that is suitable, considering the surrounding properties.

To be contrary to the public interest or injurious to the public rights of others, the variance must unduly and in a marked degree conflict with the ordinance, such that it violates the ordinance's basic zoning objectives. The granting of the variance to allow for a relief from the parcel size and shape, especially in light of the configuration of the lot itself, will not significantly conflict or violate the ordinance's basic zoning objectives. Rather, the granting of the variance will promote the ordinance's basic zoning objectives, by permitting the existence of livestock on the land that maintains the spirit of the ordinance.

3. The grant of the variance would due substantial justice because it would allow the Applicant's property to be utilized in a similar fashion to other properties located within the area, by allowing boarding of horses and farming that would not impact the scenic quality of the neighborhood, and that would be consistent with the context of the area, where homes on agricultural land exist. In this instance, given proposed location of the structure and the buffering of the site, there will be no burden to the public whatsoever. Accordingly, the benefit to the Applicant would exceed the burden to the public, thus resulting in substantial justice being done.

4. It is publicly proven that all of the surrounding properties have a value associated with them that is premised upon the existence of the same type of buildings located upon the Applicant's property. In this instance, the location of the boarding and farming in the area sought by the Applicant will have no effect upon any abutter, with respect to its property, as the use will be consistent with other uses in the near vicinity, and consistent with the existing zoning. In addition, the lot is unique, as there already exists a significant amount of buffering on both sides of the property.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

Narrative

The subject parcel is 2.14 acres off of Crown Point Road. In the Agricultural zone.

The property was purchased with the intent of agricultural use as it was marketed and zoned for that use. Have been actively running a business here since 2006, until recently I was in violation of several zoning codes.

42.20.b.16 -- Commercial boarding of 10 or less large livestock animals.

42.23.b.E -- Having horse 10 or less large livestock animals on under 3 acres parcel.

42.23.b.F -- Having other small livestock.

Granting a variance would allow my business to continue in the home I love, and utilize the property in a way that will be an asset to the area and the City of Rochester.

Sincerely,

Thomas J Demchak

Map 235 - 0500

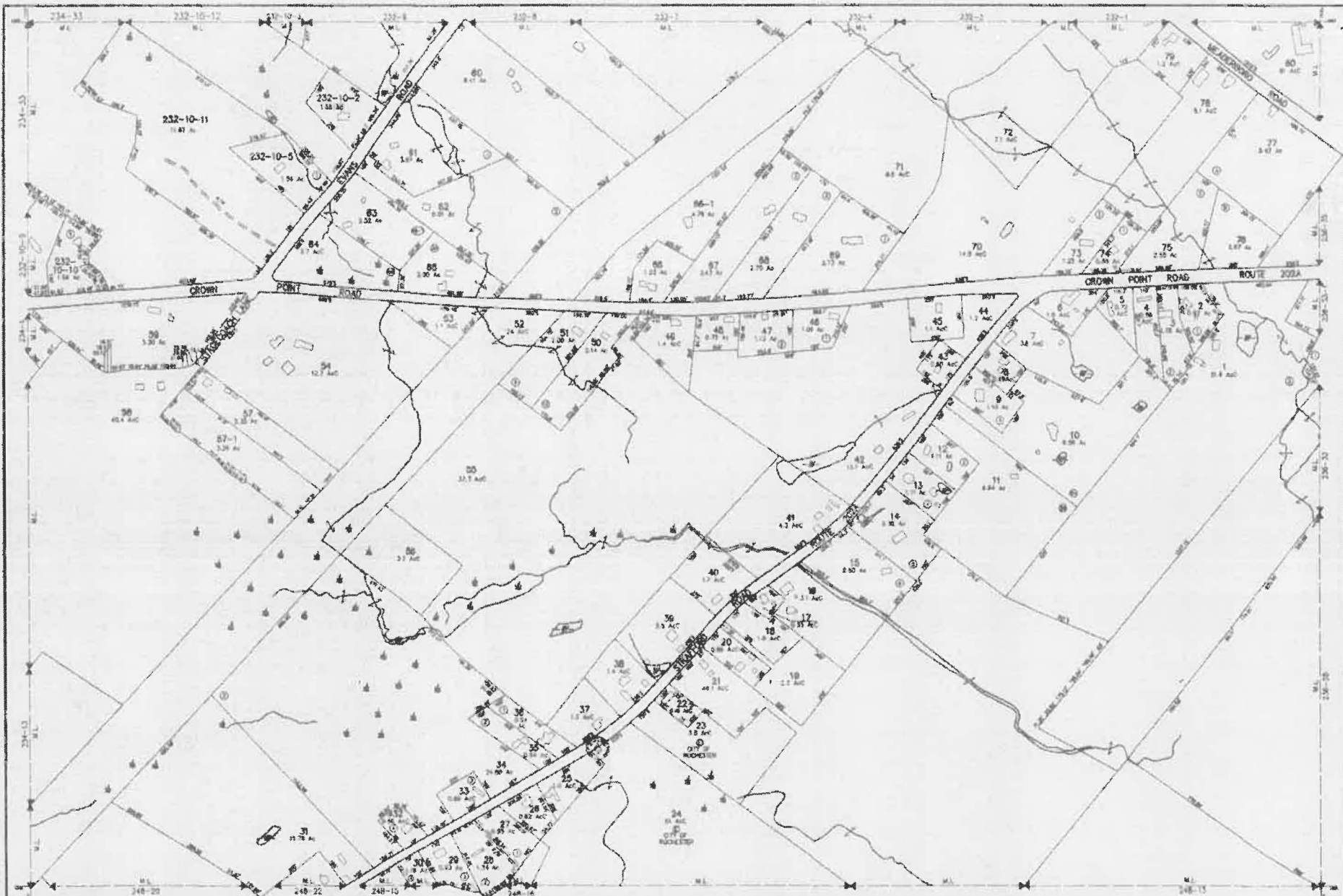


Crown Point Rd

Map 235 - 0500

Orange County

10



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT MADE FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.  
 PHOTOGRAPHY DATE: APRIL 28, 1990  
 COMPLETION DATE: JUNE 30, 1993

PRODUCED BY  
**CAD Technologies**  
 100 MARKET STREET, SUITE 200  
 ROSTER, NEW HAMPSHIRE 03873

ONLY SURVEYED  
 AREAS IN YELLOW  
 RECORD NUMBER  
 SCALE: 1"=200'  
 DATE: 1993

**LEGEND**  
 (DRAFT PROPERTY)  
 UNDEVELOPED LAND  
 WOODS  
 WATER  
 ROAD  
 RAILROAD  
 FLOOD ZONE  
 OTHER

SCALE 1" = 200'  
 METERS  
 0 200 400 600 800  
 REVISION TO: APRIL 2, 2016

PROPERTY MAPS  
**ROCHESTER**  
 NEW HAMPSHIRE

INDEX DIAGRAM  
 235-10-11  
 235-10-12  
 235-10-13  
 235-10-14

MAP NO.  
**235**

Google Maps 72 Crown Point Rd



Imagery ©2017 Google, Map data ©2017 Google 50 ft

Google Maps 71 Crown Point Rd



Image capture: Sep 2012 © 2017 Google

Rochester, New Hampshire

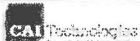
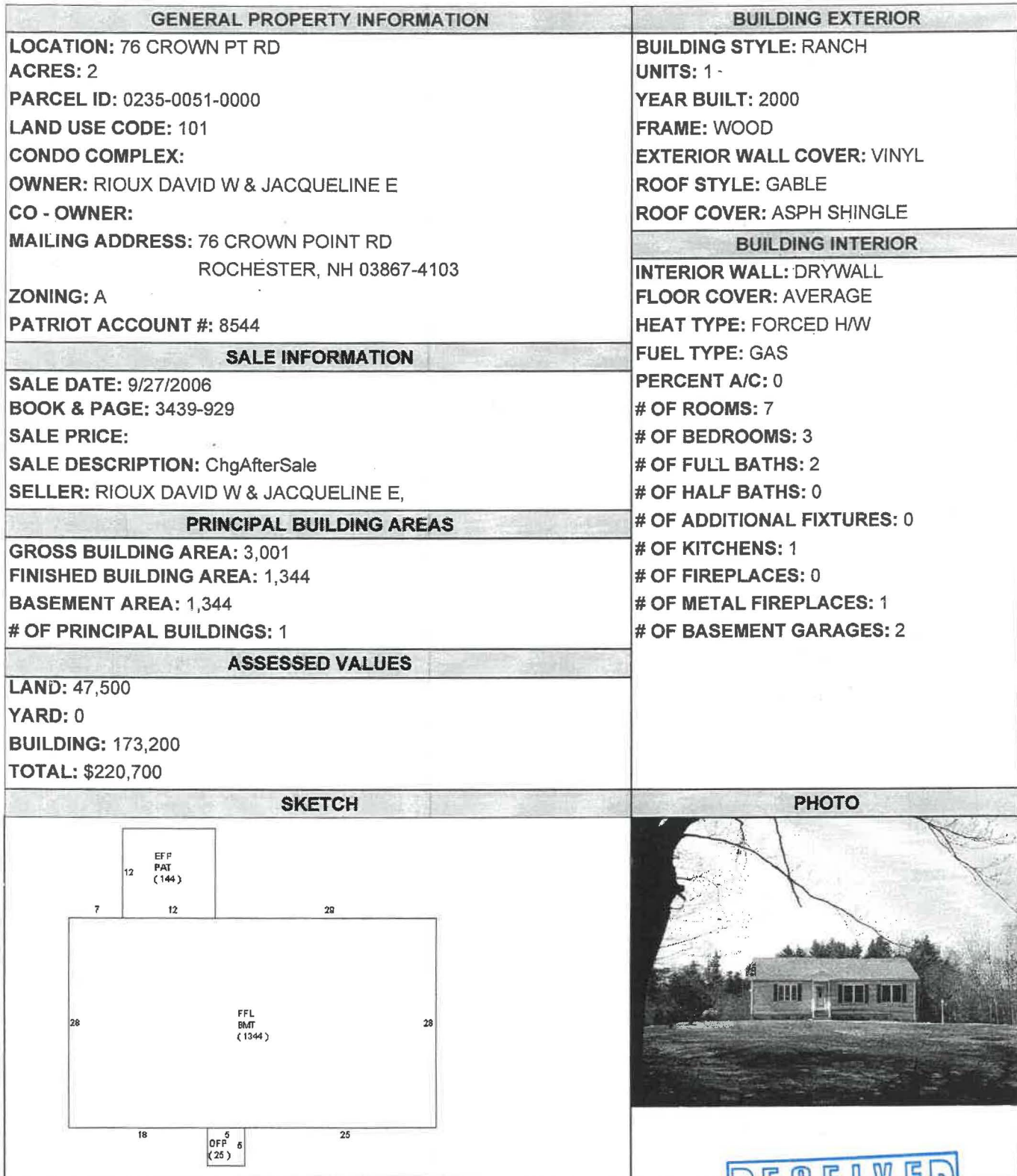
Street View - Sep 2012

Crown Point Rd



72 Crown Point I

Town of Rochester, NH



[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.

4/3/2017

Property Information - Rochester, NH

RECEIVED  
APR 06 2017  
City and CAI Technologies  
on this report.  
Page  
By KJ

Page 1 of 1

## Unofficial Property Record Card - Rochester, NH

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### General Property Data

Parcel ID 0235-0051-0000	Account Number 35666
Prior Parcel ID --	
Property Owner RIOUX DAVID W & JACQUELINE E	Property Location 76 CROWN PT RD
	Property Use SINGLE FAM
Mailing Address 76 CROWN POINT RD	Most Recent Sale Date 9/27/2006
	Legal Reference 3439-929
City ROCHESTER	Grantor RIOUX DAVID W & JACQUELINE E,
Mailing State NH Zip 03867-4103	Sale Price 0
ParcelZoning A	Land Area 2.000 acres

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### Current Property Assessment

Card 1 Value	Building Value 173,200	Yard Items Value 0	Land Value 47,500	Total Value 220,700
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### Building Description

Building Style RANCH	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2000	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPH SHINGLE	Heating Fuel GAS
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1344	Interior Walls DRYWALL	# of Bsmt Garages 2
Number Rooms 7	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

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### Legal Description

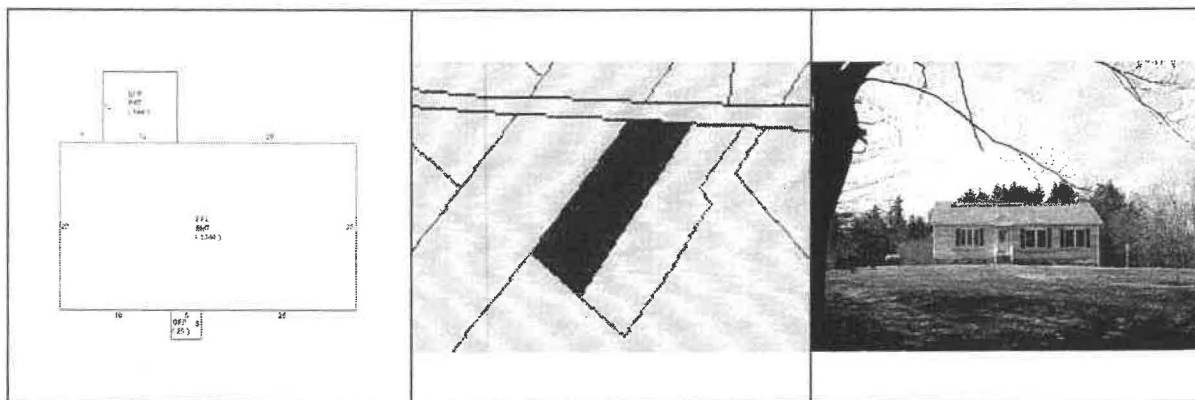
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## Narrative Description of Property

This property contains 2.000 acres of land mainly classified as SINGLE FAM with a(n) RANCH style building, built about 2000 , having VINYL exterior and ASPH SHINGLE roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

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## Property Images

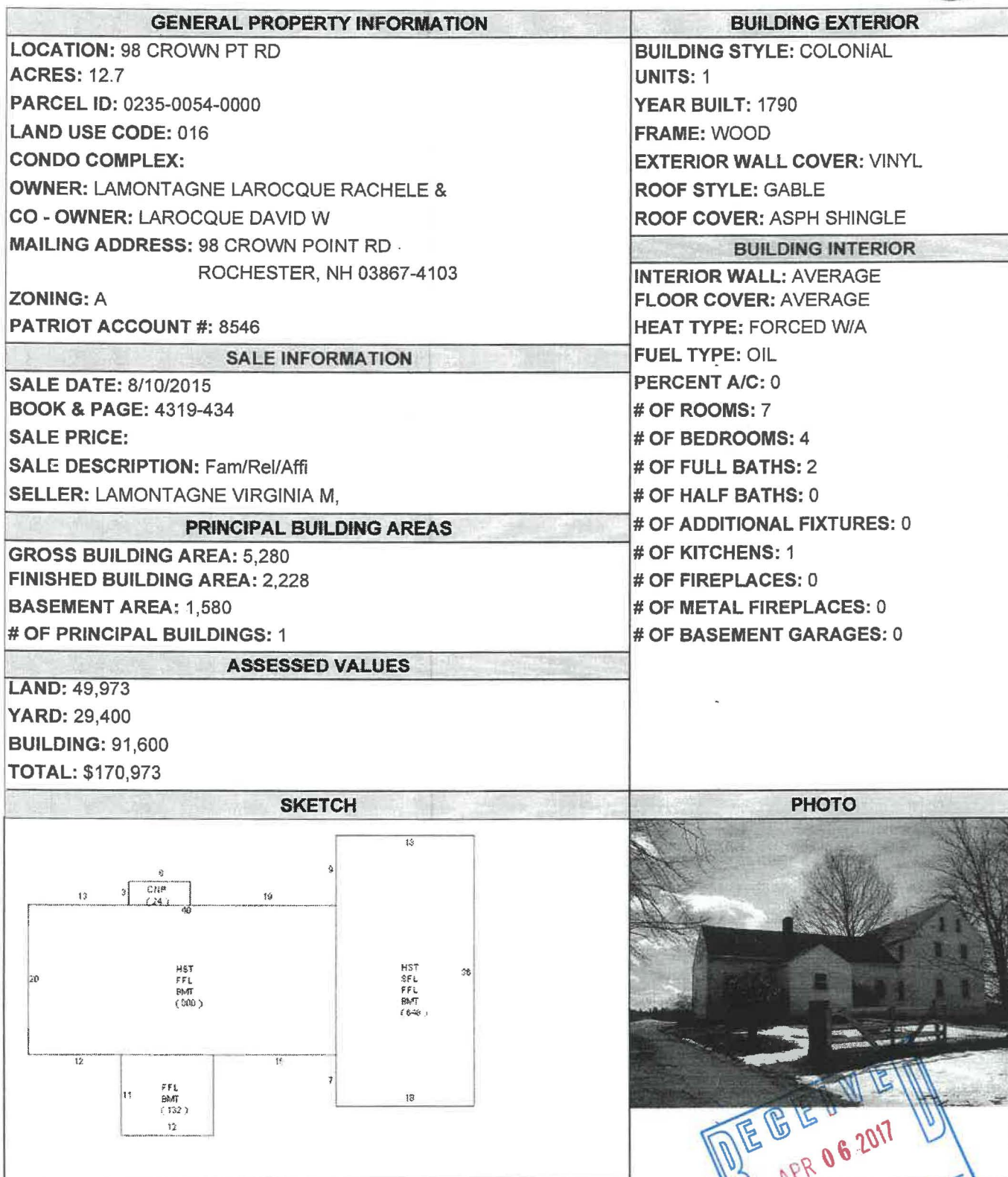


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

**Previous Assessments**

<b>Year</b>	<b>Code</b>	<b>Building</b>	<b>Yard Items</b>	<b>Land Value</b>	<b>Acres</b>	<b>Special Land</b>	<b>Total</b>
2016	101 - SINGLE FAM	173,200	0	47,500	2.00	0.00	220,700
2015	101 - SINGLE FAM	173,200	0	47,500	2.00	0.00	220,700
2014	101 - SINGLE FAM	173,200	0	47,500	2.00	0.00	220,700
2013	101 - SINGLE FAM	130,000	0	63,500	2.00	0.00	193,500
2012	101 - SINGLE FAM	130,000	0	63,500	2.00	0.00	193,500
2011	101 - SINGLE FAM	130,000	0	63,500	2.00	0.00	193,500
2010	101 - SINGLE FAM	131,700	0	63,500	2.00	0.00	195,200
2009	101 - SINGLE FAM	133,100	0	63,500	2.00	0.00	196,600
2008	101 - SINGLE FAM	169,200	0	74,000	2.00	0.00	243,200
2007	101 - SINGLE FAM	169,200	0	74,000	2.00	0.00	243,200
2006	101 - SINGLE FAM	169,200	0	74,000	2.00	0.00	243,200
2005	101 - SINGLE FAM	169,200	0	74,000	2.00	0.00	243,200
2004	101 - SINGLE FAM	186,600	0	47,200	2.00	0.00	233,800
2003	101 - SINGLE FAM	186,600	0	47,200	2.00	0.00	233,800
2002	101 - SINGLE FAM	143,100	0	39,200	2.00	0.00	182,300
2001	101 - SINGLE FAM	0	139,400	0			139,400
2000	101 - SINGLE FAM	0	28,500	0			28,500
1999	101 - SINGLE FAM	0	21,000	0			21,000
1998	101 - SINGLE FAM	0	18,000	0			18,000
1997	101 - SINGLE FAM	0	18,000	0			18,000

Town of Rochester, NH

**CAI Technologies**

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

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## Property Information - Rochester, NH

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**Unofficial Property Record Card - Rochester, NH**

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**General Property Data**

Parcel ID	0235-0054-0000	Account Number	20624
Prior Parcel ID	--		
Property Owner	LAMONTAGNE LAROCQUE RACHELE & LAROCQUE DAVID W	Property Location	98 CROWN PT RD
Mailing Address	98 CROWN POINT RD	Property Use	MIX RES/CU
		Most Recent Sale Date	8/10/2015
		Legal Reference	4319-434
City	ROCHESTER	Grantor	LAMONTAGNE VIRGINIA M,
Mailing State	NH	Sale Price	0
Zip	03867-4103		
Parcel Zoning	A	Land Area	12.700 acres

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**Current Property Assessment**

Card 1 Value	Building Value	91,600	Yard Items	Value	29,400	Land Value	49,973	Total Value	170,973
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**Building Description**

Building Style	COLONIAL	Foundation Type	BRICK/STONE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	N/A
Year Built	1790	Roof Structure	GABLE	Heating Type	FORCED W/A
Building Grade	AVERAGE	Roof Cover	ASPH SHINGLE	Heating Fuel	OIL
Building Condition	Fair	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	2228	Interior Walls	AVERAGE	# of Bsmt Garages	0
Number Rooms	7	# of Bedrooms	4	# of Full Baths	2
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

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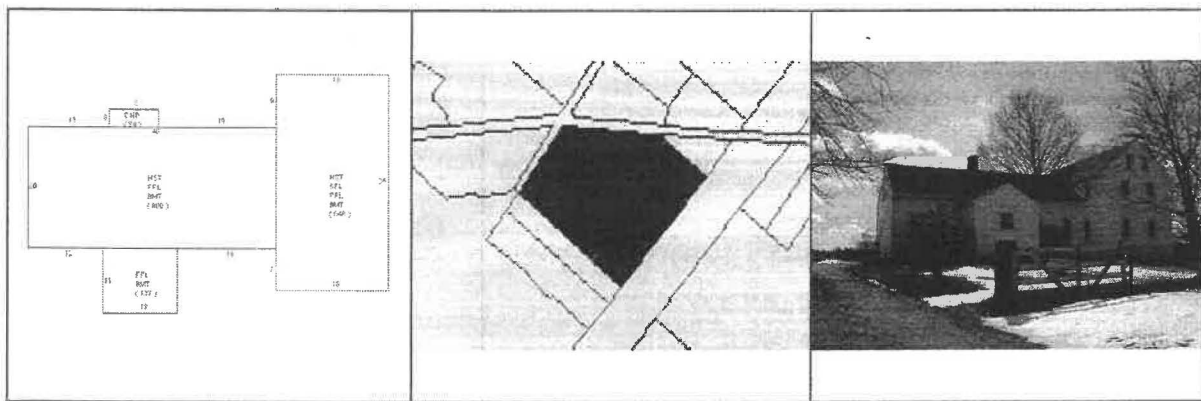
**Legal Description**

DRIVEWAY EASEMENT ON 235-53 FBO 235-54. BK 4319 PG 437

## Narrative Description of Property

This property contains 12.700 acres of land mainly classified as MIX RES/CU with a(n) COLONIAL style building, built about 1790 , having VINYL exterior and ASPH SHINGLE roof cover, with 1 unit(s), 7 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

## Property Images

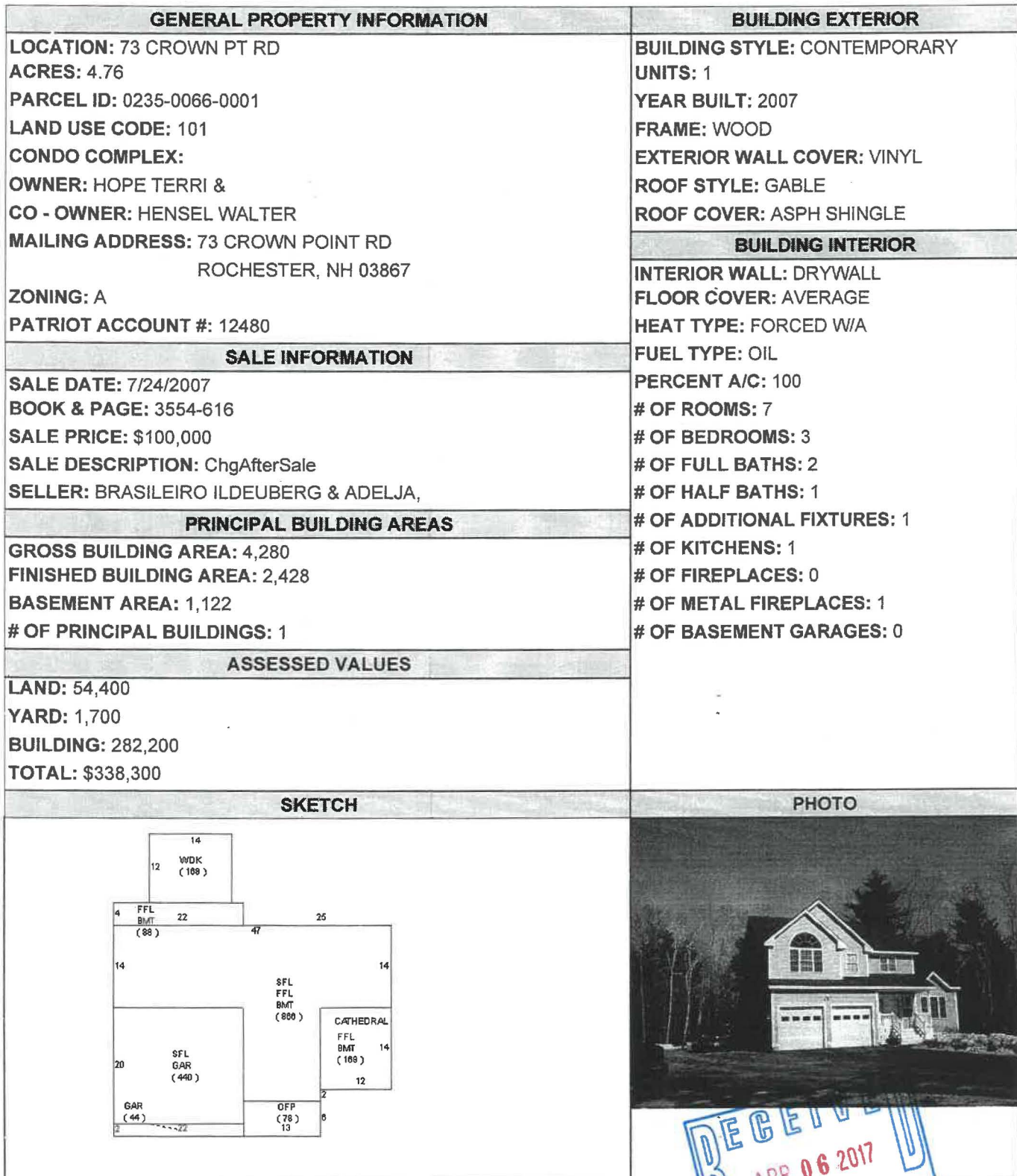


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

**Previous Assessments**

<b>Year</b>	<b>Code</b>	<b>Building</b>	<b>Yard Items</b>	<b>Land Value</b>	<b>Acres</b>	<b>Special Land</b>	<b>Total</b>
2016	101 - SINGLE FAM	91,600	29,400	45,000	1.00	0.00	166,000
2016	611 - CFAR	0	0	4,973	11.70	22,722.00	4,973
2015	101 - SINGLE FAM	91,600	29,400	45,000	1.00	0.00	166,000
2015	611 - CFAR	0	0	4,973	11.70	22,722.00	4,973
2014	101 - SINGLE FAM	91,600	29,400	45,000	1.00	0.00	166,000
2014	611 - CFAR	0	0	4,973	11.70	22,722.00	4,973
2013	101 - SINGLE FAM	87,300	29,400	60,000	1.00	0.00	176,700
2013	611 - CFAR	0	0	4,973	11.70	33,801.00	4,973
2012	101 - SINGLE FAM	87,300	29,400	60,000	1.00	0.00	176,700
2012	611 - CFAR	0	0	4,973	11.70	33,801.00	4,973
2011	101 - SINGLE FAM	87,300	29,400	60,000	1.00	0.00	176,700
2011	611 - CFAR	0	0	4,973	11.70	33,801.00	4,973
2010	101 - SINGLE FAM	87,900	29,400	60,000	1.00	0.00	177,300
2010	611 - CFAR	0	0	4,973	11.70	33,801.00	4,973
2009	101 - SINGLE FAM	87,900	29,800	60,000	1.00	0.00	177,700
2009	611 - CFAR	0	0	4,973	11.70	33,801.00	4,973
2008	101 - SINGLE FAM	119,100	28,700	70,000	1.00	0.00	217,800
2008	611 - CFAR	0	0	4,973	11.70	39,340.00	4,973
2007	101 - SINGLE FAM	119,100	28,700	70,000	1.00	0.00	217,800
2007	611 - CFAR	0	0	4,973	11.70	39,340.00	4,973
2006	101 - SINGLE FAM	119,100	28,700	70,000	1.00	0.00	217,800
2006	611 - CFAR	0	0	4,973	11.70	39,340.00	4,973
2005	101 - SINGLE FAM	119,100	28,700	70,000	1.00	0.00	217,800
2005	611 - CFAR	0	0	4,973	11.70	39,340.00	4,973
2004	101 - SINGLE FAM	116,400	18,800	44,000	1.00	0.00	179,200
2004	611 - CFAR	0	0	4,973	11.70	30,477.00	4,973
2003	101 - SINGLE FAM	116,400	18,800	44,000	1.00	0.00	179,200
2003	611 - CFAR	0	0	4,973	11.70	30,477.00	4,973
2002	101 - SINGLE FAM	96,700	18,800	36,000	1.00	0.00	151,500
2002	611 - CFAR	0	0	4,973	11.70	30,477.00	4,973
2001	999 - N/A	0	125,000	0			125,000
2000	999 - N/A	0	125,000	0			125,000
1999	999 - N/A	0	112,800	0			112,800
1998	999 - N/A	0	101,700	0			101,700
1997	999 - N/A	0	101,700	0			101,700

Town of Rochester, NH



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Property Information - Rochester, NH

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## Unofficial Property Record Card - Rochester, NH

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### General Property Data

Parcel ID	0235-0066-0001	Account Number	35680
Prior Parcel ID	--		
Property Owner	HOPE TERRI & HENSEL WALTER	Property Location	73 CROWN PT RD
		Property Use	SINGLE FAM
Mailing Address	73 CROWN POINT RD	Most Recent Sale Date	7/24/2007
		Legal Reference	3554-616
City	ROCHESTER	Grantor	BRASILEIRO ILDEUBERG & ADELJA,
Mailing State	NH	Zip	03867
		Sale Price	100,000
ParcelZoning	A	Land Area	4.760 acres

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### Current Property Assessment

Card 1 Value	Building Value 282,200	Yard Items Value 1,700	Land Value 54,400	Total Value 338,300
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### Building Description

Building Style	CONTEMPORARY	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	2007	Roof Structure	GABLE	Heating Type	FORCED W/A
Building Grade	GOOD	Roof Cover	ASPH SHINGLE	Heating Fuel	OIL
Building Condition	Average	Siding	VINYL	Air Conditioning	100%
Finished Area (SF)	2428	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	7	# of Bedrooms	3	# of Full Baths	1
# of 3/4 Baths	1	# of 1/2 Baths	1	# of Other Fixtures	1

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### Legal Description

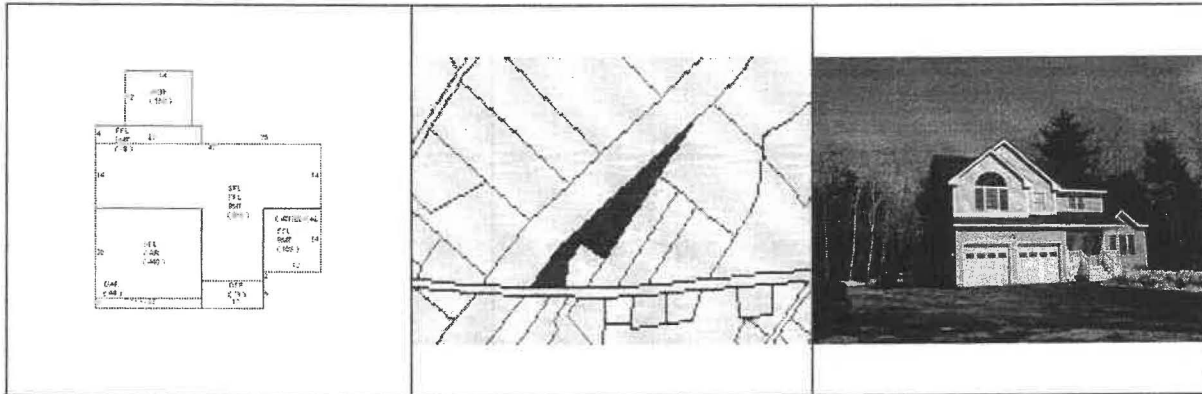
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## Narrative Description of Property

This property contains 4.760 acres of land mainly classified as SINGLE FAM with a(n) CONTEMPORARY style building, built about 2007 , having VINYL exterior and ASPH SHINGLE roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

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## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

**Previous Assessments**

<b>Year</b>	<b>Code</b>	<b>Building</b>	<b>Yard Items</b>	<b>Land Value</b>	<b>Acres</b>	<b>Special Land</b>	<b>Total</b>
2016	101 - SINGLE FAM	282,200	1,700	54,400	4.76	0.00	338,300
2015	101 - SINGLE FAM	282,200	1,700	54,400	4.76	0.00	338,300
2014	101 - SINGLE FAM	282,200	1,700	54,400	4.76	0.00	338,300
2013	101 - SINGLE FAM	230,400	2,100	73,200	4.76	0.00	305,700
2012	101 - SINGLE FAM	230,400	2,100	73,200	4.76	0.00	305,700
2011	101 - SINGLE FAM	230,400	2,100	73,200	4.76	0.00	305,700
2010	101 - SINGLE FAM	232,800	2,600	73,200	4.76	0.00	308,600
2009	101 - SINGLE FAM	235,200	2,700	73,200	4.76	0.00	311,100
2008	101 - SINGLE FAM	277,500	2,200	85,000	4.76	0.00	364,700
2007	130 - DEV RES LAND	0	0	85,000	4.76	0.00	85,000



# CAI Property Card

Town of Rochester, NH

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 69 CROWN PT RD <b>ACRES:</b> 1.23 <b>PARCEL ID:</b> 0235-0066-0000 <b>LAND USE CODE:</b> 101 <b>CONDO COMPLEX:</b> <b>OWNER:</b> BRASILEIRO ILDEUBERG & ADELJA <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 69 CROWN POINT RD ROCHESTER, NH 03867 <b>ZONING:</b> A <b>PATRIOT ACCOUNT #:</b> 8558	<b>BUILDING STYLE:</b> CAPE <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1954 <b>FRAME:</b> WOOD <b>EXTERIOR WALL COVER:</b> VINYL <b>ROOF STYLE:</b> GABLE <b>ROOF COVER:</b> ASPH SHINGLE
SALE INFORMATION	BUILDING INTERIOR
<b>SALE DATE:</b> 10/5/2005 <b>BOOK &amp; PAGE:</b> 3304-808 <b>SALE PRICE:</b> \$240,000 <b>SALE DESCRIPTION:</b> ChgAfterSale <b>SELLER:</b> MIKULA JOHN C REVOCABLE TRUST	<b>INTERIOR WALL:</b> AVERAGE <b>FLOOR COVER:</b> AVERAGE <b>HEAT TYPE:</b> FORCED H/W <b>FUEL TYPE:</b> OIL <b>PERCENT A/C:</b> 0 <b># OF ROOMS:</b> 6 <b># OF BEDROOMS:</b> 3 <b># OF FULL BATHS:</b> 1 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 3,265 <b>FINISHED BUILDING AREA:</b> 1,284 <b>BASEMENT AREA:</b> 800 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> 45,600 <b>YARD:</b> 500 <b>BUILDING:</b> 102,800 <b>TOTAL:</b> \$148,900	
SKETCH	PHOTO
<p>Sketch of the building layout showing areas: GAR (576), EFP (180), FFL (84), and HST PFL Blt (800). Dimensions are indicated around the perimeter and between sections.</p>	<p>Black and white photograph of the exterior of the property, showing a Cape-style house with a gabled roof, two garage doors, and a driveway.</p>

CAI Technologies

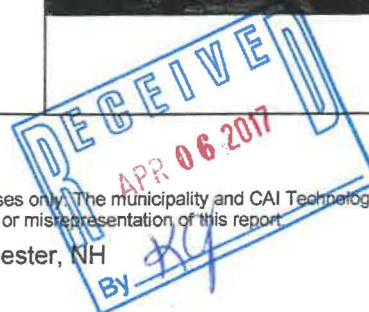
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4/3/2017

Property Information - Rochester, NH

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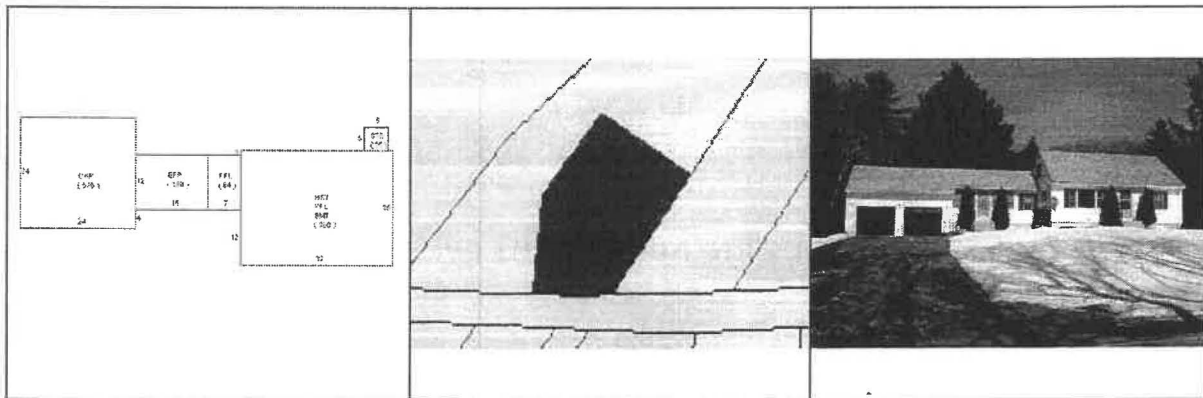
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## Narrative Description of Property

This property contains 1.230 acres of land mainly classified as SINGLE FAM with a(n) CAPE style building, built about 1954 , having VINYL exterior and ASPH SHINGLE roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

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## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

**Previous Assessments**

<b>Year</b>	<b>Code</b>	<b>Building</b>	<b>Yard Items</b>	<b>Land Value</b>	<b>Acres</b>	<b>Special Land</b>	<b>Total</b>
2016	101 - SINGLE FAM	102,800	500	45,600	1.23	0.00	148,900
2015	101 - SINGLE FAM	102,800	500	45,600	1.23	0.00	148,900
2014	101 - SINGLE FAM	102,800	500	45,600	1.23	0.00	148,900
2013	101 - SINGLE FAM	85,500	500	60,800	1.23	0.00	146,800
2012	101 - SINGLE FAM	85,500	500	60,800	1.23	0.00	146,800
2011	101 - SINGLE FAM	85,500	500	60,800	1.23	0.00	146,800
2010	101 - SINGLE FAM	85,500	500	60,800	1.23	0.00	146,800
2009	101 - SINGLE FAM	85,600	600	60,800	1.23	0.00	147,000
2008	101 - SINGLE FAM	113,000	400	70,900	1.23	0.00	184,300
2007	101 - SINGLE FAM	113,000	400	70,900	1.23	0.00	184,300
2006	101 - SINGLE FAM	113,000	400	91,400	6.10	0.00	204,800
2005	101 - SINGLE FAM	101,400	400	91,400	6.10	0.00	193,200
2004	101 - SINGLE FAM	99,400	300	62,100	6.10	0.00	161,800
2003	101 - SINGLE FAM	99,400	300	62,100	6.10	0.00	161,800
2002	101 - SINGLE FAM	79,400	300	54,100	6.10	0.00	133,800
2001	101 - SINGLE FAM	0	104,000	0			104,000
2000	101 - SINGLE FAM	0	104,000	0			104,000
1999	101 - SINGLE FAM	0	87,400	0			87,400
1998	101 - SINGLE FAM	0	84,000	0			84,000
1997	101 - SINGLE FAM	0	82,900	0			82,900

## Unofficial Property Record Card - Rochester, NH

### General Property Data

Parcel ID 0235-0050-0000	Account Number 35665
Prior Parcel ID --	
Property Owner DEMCHAK THOMAS J SR	Property Location 72 CROWN PT RD
	Property Use SINGLE FAM
Mailing Address 72 CROWN POINT RD	Most Recent Sale Date 12/27/2004
	Legal Reference 3122-888
City ROCHESTER	Grantor ALLARD CHARLES P & PAHM C,
Mailing State NH Zip 03867-4103	Sale Price 210,000
ParcelZoning A	Land Area 2.140 acres

### Current Property Assessment

Card 1 Value	Building Value 114,200	Yard Items Value 2,000	Land Value 47,800	Total Value 164,000
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### Building Description

Building Style CAPE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1987	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVG. (-)	Roof Cover ASPH SHINGLE	Heating Fuel GAS
Building Condition Average	Siding WD SHINGLES	Air Conditioning 0%
Finished Area (SF) 1344	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

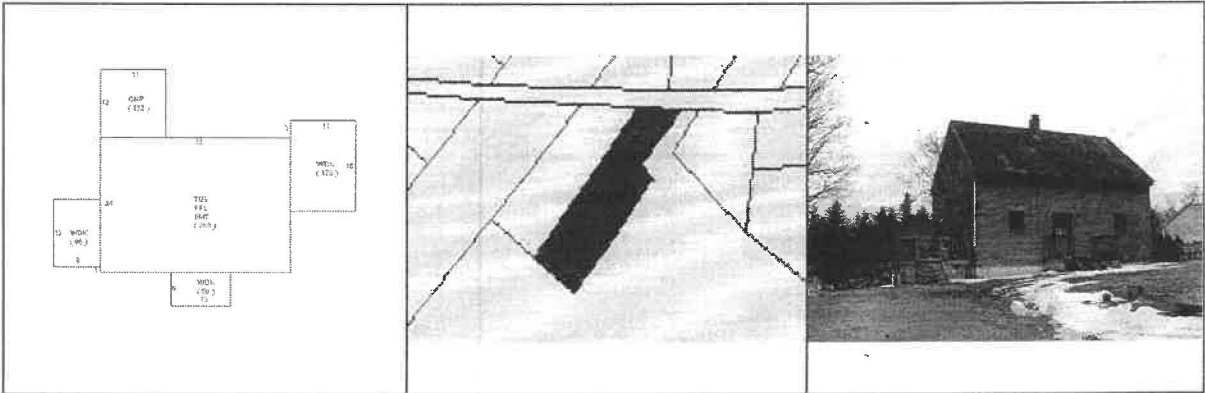
### Legal Description



Narrative Description of Property

This property contains 2.140 acres of land mainly classified as SINGLE FAM with a(n) CAPE style building, built about 1987 , having WD SHINGLES exterior and ASPH SHINGLE roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

**Previous Assessments**

<b>Year</b>	<b>Code</b>	<b>Building</b>	<b>Yard Items</b>	<b>Land Value</b>	<b>Acres</b>	<b>Special Land</b>	<b>Total</b>
2016	101 - SINGLE FAM	114,200	2,000	47,800	2.14	0.00	164,000
2015	101 - SINGLE FAM	114,200	2,000	47,800	2.14	0.00	164,000
2014	101 - SINGLE FAM	114,200	2,000	47,800	2.14	0.00	164,000
2013	101 - SINGLE FAM	86,900	2,000	64,000	2.14	0.00	152,900
2012	101 - SINGLE FAM	86,900	2,000	64,000	2.14	0.00	152,900
2011	101 - SINGLE FAM	86,900	2,000	64,000	2.14	0.00	152,900
2010	101 - SINGLE FAM	88,400	2,000	64,000	2.14	0.00	154,400
2009	101 - SINGLE FAM	89,500	2,700	64,000	2.14	0.00	156,200
2008	101 - SINGLE FAM	122,700	1,600	74,600	2.14	0.00	198,900
2007	101 - SINGLE FAM	133,700	1,600	74,600	2.14	0.00	209,900
2006	101 - SINGLE FAM	133,700	1,500	74,600	2.14	0.00	209,800
2005	101 - SINGLE FAM	136,800	1,000	74,600	2.14	0.00	212,400
2004	101 - SINGLE FAM	153,100	800	47,600	2.14	0.00	201,500
2003	101 - SINGLE FAM	153,100	800	47,600	2.14	0.00	201,500
2002	101 - SINGLE FAM	103,800	800	39,600	2.14	0.00	144,200
2001	101 - SINGLE FAM	0	106,900	0			106,900
2000	101 - SINGLE FAM	0	106,800	0			106,800
1999	101 - SINGLE FAM	0	94,300	0			94,300
1998	101 - SINGLE FAM	0	83,100	0			83,100
1997	101 - SINGLE FAM	0	83,100	0			83,100



# 0 Abutters List Report

Rochester, NH

April 06, 2017

$$\begin{array}{r} 5 \times 3.86 = 19.30 \\ \text{pd } 15.36 \\ \hline 19.30 \\ - 15.36 \\ \hline 3.94 \text{ bal} \end{array}$$

## Subject Property:

Parcel Number: 0235-0050-0000  
CAMA Number: 0235-0050-0000  
Property Address: 72 CROWN PT RD

Mailing Address: DEMCHAK THOMAS J SR  
72 CROWN POINT RD  
ROCHESTER, NH 03867-4103

## Abutters:

Parcel Number: 0235-0051-0000  
CAMA Number: 0235-0051-0000  
Property Address: 76 CROWN PT RD

Mailing Address: RIOUX DAVID W & JACQUELINE E  
76 CROWN POINT RD  
ROCHESTER, NH 03867-4103

Parcel Number: 0235-0055-0000  
CAMA Number: 0235-0055-0000  
Property Address: 0 CROWN PT RD

Mailing Address: LAMONTAGNE LAROCQUE RACHELE &  
LAROCQUE DAVID W  
98 CROWN POINT RD  
ROCHESTER, NH 03867-4103

Parcel Number: 0235-0066-0000  
CAMA Number: 0235-0066-0000  
Property Address: 69 CROWN PT RD

Mailing Address: BRASILEIRO ILDEUBERG & ADELJA  
69 CROWN POINT RD  
ROCHESTER, NH 03867

Parcel Number: 0235-0066-0001  
CAMA Number: 0235-0066-0001  
Property Address: 73 CROWN PT RD

Mailing Address: HOPE TERRI & HENSEL WALTER  
73 CROWN POINT RD  
ROCHESTER, NH 03867



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4/6/2017

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