



Town of Allenstown
Zoning Board of Adjustment

Application for Appeal

Applicant Name Eric Mitchell for owner Phone 603 627 1181
Address P.O. Box 10298, 106 So. River Rd., Bedford, NH 03110 Home Work
Owner of Property Concerned CJL, LLC Map # 109 Lot # 29 #29-1
Address of Property Concerned 3 Chester Turnpike Zoning District Business
Description of Property - Frontage 689 combined Side Side Rear Acres/SF 6.5 A sq
Proposed Use There are currently 3 existing buildings
on 2 lots. The buildings are to remain and the lot lines are to be
adjusted and lot 29-2 is to be created. The percent impervious changes
with the new lot sizes.

COMPLETE SECTION 1, 2, OR 3. DO NOT COMPLETE MORE THAN ONE SECTION

Section 1 - APPEAL FROM AN ADMINISTRATIVE DECISION

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

Inspector/Code Enforcement Officer on _____, relative to Article _____, Section _____ of the zoning
date
ordinance.

Section 2 - APPEAL FOR A SPECIAL EXCEPTION

The undersigned hereby requests a special exception as provided in Article _____, Section _____ of the zoning
ordinance.

Section 3 - APPEAL FOR A VARIANCE

The undersigned hereby requests a variance to the terms of Article viii, Section 804e and asks that said
terms be waived to permit Lot 29-1 to have 71.8% impervious once adjusted (formerly 73.9%)
Lot 29-2 to have 70.8% impervious once created.

Applicant Signature Eric Mitchell for owner Date 9/16/09

PLEASE LIST ABUTTERS TO BE NOTIFIED ON REVERSE SIDE OF THIS APPLICATION

Received Stamp

ABUTTERS LIST
PREPARED FOR: CJL, LLC
400 BEDFORD STREET, MANCHESTER, NH 03101
TAX MAP 109, LOTS 29 & 29-1
CHESTER TURNPIKE
ALLENSTOWN, NEW HAMPSHIRE
ECM JOB # 18-21
Dated: 09-13-19

Tax Map 109, Lots 29 & 29-1

CJL, LLC
400 Bedford Street
Manchester, NH 03101

Tax Map 109, Lot 13
Aubuchon Realty Co., Inc.
23 West Main Street
Westminster, MA 01473

Tax Map 109, Lot 14
Donald P. Steenbeke Rev. Trust
Donald & Janice Steenbeke, Trustees
8 Bluebird Lane
Boscawen, NH 03303

Tax Map 109, Lot 17
Rui J. & Maria Leite, Trustee
Ocean Realty Trust
9772 Blue Stone Circle
Fort Myers, FL 33913

Tax Map 109, Lot 18
Justine Currier
c/o Charles Currier
18 Maple Street
Pembroke, NH 03275

Tax Map 109, Lot 25
Michael D. & Cheryl L. Gordon
36 Kimberly Lane
Goffstown, NH 03045

Tax Map 109, Lot 26
Digloria Properties, LLC
185 Kimball Street
Manchester, NH 03102

Tax Map 109, Lots 28 & 31
Agrossman Suncook, LLC
Louise Grossman
One Adams Place
859 Willard Street, Suite 501
Quincy, MA 02169

Tax Map 109, Lot 30
Sandy's Classic Touch, LLC
28 So. Policy Street
Salem, NH 03079

Tax Map 109, Lot 36
Rared Allenstown LLC
c/o Rite Aid Corp.
PO Box 3165
Harrisburg, PA 17105

Tax Map 109, Lot 37
Town of Allenstown
16 School Street
Allenstown, NH 03275

Tax Map 109, Lot 95
CMBE, LLC
c/o Robert Haverty
274 Woodlands Road
Alton, NH 03810

Consultants:

Eric C. Mitchell & Associates, Inc.
106 South River Road
Bedford, NH 03110

PLANNING BOARD FEES

Third Party Review Escrow Fee Estimates					
Third Party	Lot Line Adjustment/Design Review	Minor Site Plan or Subdivision	Major Site Plan or Subdivision	Excavation Application	
CNHRPC	\$500 (7.69 hours)	\$500 (7.69 hours)	\$1,000 (16.38 hours)	\$1,500 (23.07 hours)	
Engineering (Drainage)	\$2,500	\$2,500	\$2,500	\$2,500	
Engineering (Traffic)	\$2,500	\$2,500	\$2,500	\$2,500	
Legal (Deed Review)					
Legal (Condo Doc Review)					
Legal (Easement Review)					

Application Escrow Fees					
Abutter Fee (x each abutter; shall be CURRENT USPS certified mail cost)	Newspaper Notice Fee	Plan Recording Fees	Notice of Decision/Excavation Permit Recording Fees		
CURRENT USPS certified mail cost <i>13 x \$6.85 = 89.05</i>	\$250.00	\$50; \$25 each additional sheet	\$50; \$25 each additional sheet		

Town Application Fees					
Lot Merger (PB)	Conditional or Special Use Permit; Design Review (PB)	Lot Line Adjustment; Minor or Major Subdivision (PB)	Minor or Major Site Plan (PB)	Excavation (PB)	
\$250 Per Lot	\$25	\$250 per lot; \$500 minimum	\$50 per 1,000 SF of building; \$250 minimum	\$50	

ZBA mail \$89.05
News Paper 250.00
ZBA 25.00
\$304.05