

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

16 January, 2023

Madbury Planning Board
13 Town Hall Road
Madbury, NH 03823

RE: Proposed Housing Expansion for 10 Lee Road, LLC, Tax Map 8 / Lot 9, 10 Lee Road

Conditions of Approval – Final Letter of Decision

Dear Madbury Planning Board:

On behalf of 10 Lee Road, LLC we hereby submit the attached copies and enclosed revised Site Plans for Board Consideration and ask that you schedule a Compliance Hearing for the Boards **February 1, 2023, Planning Board Meeting**. The project approvals were contingent on the following (see response in **bold** text):

1. A Special Exception for the expansion of non-conforming use be approved by the Zoning Board. **The Special Exception as granted by the Madbury Zoning Board – copy of approval attached.**
2. Copies of all required State permits be submitted. **Copies Attached.**
3. The third-party review conducted by Tom Ballestero be received and reviewed by the Board at a Compliance Hearing with the applicant within 30 days of it being submitted. **The applicant's engineer met with Mr. Ballestero on November 12, 2022, to answer questions and review the site. At that site walk Mr. Ballestero indicated that the report would be available soon. To date the applicant is not aware that a report has been issued; and the applicant's engineer has not received any correspondence on the matter. We ask that the Planning Board schedule the Compliance Hearing for the February 1, 2023, Planning Board meeting and determine that the applicant has met the intent of the condition by supplying the necessary funding for the review to take place; and since the review was not timely the Condition is complied with.**
4. A signed copy approving the easement from the Town for the new entrance on Madbury Road be received from the Select Board. **A copy of the recorded easement and plan are included herewith.**
5. Landscaping as detailed on the site plan be completed within 1 (one) year of receipt of a Certificate of Occupancy and pictures confirming the completion be submitted to the Board. **This is noted on the Site Plan under "Conditions of Approval".**
6. A note be added to the site plan stating that a written waiver from the requirement of Article VII, Section 11 of the site plan regulations was approved by the Board. **This is noted on the Site Plan under "Conditions of Approval". The Fire Chief has opined that the project meets the criteria of the section.**
7. Letter be received from the Town Fire Chief confirming his approval of the site plan. **A copy of the correspondence from the Fire Chief is included herewith.**

We hereby request that the Madbury Planning Board issue a final approval as these conditions of approval have been met.

We look forward to a review with the Planning Board at the February 1, 2023, meeting.

Sincerely,

John R. Chagnon

John R. Chagnon, PE, LLS
CC: Design Team



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823

Tel: 603 742-5131 • Fax: 603 742-2502

Notice of Decision

Site Plan Review

Lee Road Apartments

Tax Map 8, Lot 9

10 Lee Road, Madbury NH

On 6 April 2022, in accordance with Madbury Site Plan Regulations, the Madbury Planning Board **CONDITIONALLY APPROVED** the application of Sean Peters and James Petrovitsis, owners of 10 Lee Road LLC, to replace one of three existing apartment buildings with a larger building that will increase the number of occupants in a preexisting, non-conforming apartment complex at Tax Map 9, Lot 8 (a.k.a., 10 Lee Road, Madbury NH).

This approval is granted subject to the following conditions:

1. A Special Exception for the expansion of non-conforming use be approved by the Zoning Board.
2. Copies of all required State permits be submitted.
3. The third party review conducted by Tom Ballestero be received and reviewed by the Board at a Compliance Hearing with the applicant within 30 days of it being submitted.
4. A signed copy approving the easement from the Town for the new entrance on Madbury Road be received from the Select Board.
5. Landscaping as detailed on the site plan be completed within 1 (one) year of receipt of a Certificate of Occupancy and pictures confirming the completion be submitted to the Board.
6. A note be added to the site plan stating that a written waiver from the requirement of Article VII, Section 11 of the site plan regulations was approved by the Board.
7. Letter be received from the Town Fire Chief confirming his approval of the site plan.

The Madbury Planning Board will issue a final approval once these conditions of approval have been met.

Doug Hoff
Vice Chair, Madbury Planning Board

04/07/22

Date



MADBURY ZONING BOARD OF ADJUSTMENT

13 Town Hall Road, Madbury NH 03823
Tel: 603 742-5131 • Fax: 603 742-2502


NOTICE OF DECISION

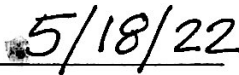
Petition of: Sean Peters & James Petrovitsis, of 10 Lee Rd LLC, Madbury, NH 03823
Location of property: 10 Lee Road, Madbury, NH (Tax Map 8, Lot 9)
Request for: a Special Exception according to Article XV, Section 2B: for the expansion, enlargement, change, or intensification of a non-conforming use

You are hereby notified that a public hearing was held at the Town of Madbury Town Hall on Tuesday, May 17, 2022 at 7:00 PM, whereby the applicants, Sean Peters & James Petrovitsis, of 10 Lee Rd LLC, Madbury, NH did seek, a Special Exception from the Madbury Zoning Ordinances, under Article XV, Section 2B: for the expansion, enlargement, change, or intensification of a non-conforming use at the property shown on Tax Map 8, Lot 9, located at 10 Lee Road, Madbury, NH.

The above request for a Special Exception has been **APPROVED** by a vote of 5:0 of the Madbury Zoning Board of Adjustment. The approval is granted subject to the following conditions:

1. Final Site Plan Review approval granted by the Madbury Planning Board.
2. Future leases and lease renewals shall contain the language "Reduced Noise Hours shall be 7 days per week beginning at 10pm and ending at 6am the following day".
3. Conspicuous signage shall be posted on the property stating "Be a Good Neighbor"
4. Contact information for the Landlord/Management Company shall be on file at the Madbury Town Hall and updated annually.

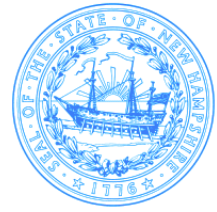

Matthew Bacon, Chair
Madbury Zoning Board of Adjustment


Date

Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty (30) days from the date of the public hearing. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677, for details.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

July 22, 2022

Gene Schrager
GS Environmental
P.O. Box 4247
Portsmouth, NH 03802

transmitted via email to geneschrager@yahoo.com

**Subject: Preliminary Small Community Well Siting Report
CWS Madbury: Madbury Woods Apartments; PWS ID: 1456020
Proposed BRW2; NHDES#DR005914**

Dear Mr. Schrager:

The purpose of this letter is to conditionally approve the Preliminary Report for a proposed bedrock well (BRW2) at the Madbury Woods Apartments (10 Lee Road) system in Madbury. The Preliminary Report was submitted to the New Hampshire Department of Environmental Services (NHDES) by GS Environmental on July 1, 2022, to meet the requirements of New Hampshire Administrative Rule Env-Dw 305, *Small Production Wells for Small Community Water Systems*. This preliminary approval is subject to the following conditions:

- 1) Include offer to monitor letters to the following properties that intersect the 1000-foot radius and are served by private wells:
Tax Map 6, Lot 1 @ 13 Town Hall Road
Tax Map 7, Lot 3 @ 339 Knox March Road
Tax Map 8, Lot 27 @ 334 Knox Marsh Road
Tax Map 8, Lot 1 @ 320 Knox Marsh Road
- 2) Add the following text to the last line of the Offer to Monitor letter: “,or contact the NHDES Community Well Siting Program at communitywell@des.nh.gov or 603-271-8866.”
- 3) At least one week prior to the anticipated start date of the pumping test, submit to me via email a table presenting the final status of responses from private well owners who received request to monitor letters and a site plan depicting the proposed monitoring locations.
- 4) At least 30 day(s) prior to starting the pumping test, contact Jonathan Whaland of the NHDES Groundwater Discharge Program at GWdischarge@des.nh.gov or (603) 271-2858 to obtain a Temporary Discharge Permit for waters generated during the pumping test is required.
- 5) Include a pressure transducer in BRW2 to record water levels during the ambient, pumping, and recovery periods of the test in parallel to the manual measurements using a water level indicator. Recommend installing a stilling tube to protect the transducer. Have a transducer sample rate of at least 1 reading every five minutes in-order to capture BRW1 pumping effects during the well testing program. Periodic hand measurements, in addition to the datalogger in BRW1, are recommended.

- 6) In addition to the standard list of parameters, the water quality sample collected at the end of the pumping test shall include radon, 1,4-dioxane with a detection level no greater than 0.25 µg/l (ppb), and Per and Polyfluoroalkyl Substances (PFAS).
- 7) For the PFAS analytical requirements, the sample shall be analyzed for the full list of PFAS compounds available from the laboratory used for the analysis, including but not limited to the precursor PFAS compounds, and shall include at least 25 PFAS compounds or more. Note that for this water sample, the laboratory does not need to use the same method required by the Drinking Water compliance monitoring program (method 537).
- 8) Please be advised that some analytical laboratories are not including the following parameters in the standard analysis suite for new community water supply wells even though they are required, please coordinate with your lab to ensure that these parameters are included as part of your analysis:

- | | | |
|------------------|---------------------|--------------|
| (1) Aluminum; | (4) Foaming Agents; | (7) Sodium; |
| (2) Color; | (5) Odor; | (8) Sulfide; |
| (3) Corrosivity; | (6) Silver; | (9) TDS. |

- 9) This approval shall expire 4 years from the date of approval if a final report has not been received by DES, in accordance with Env-Dw 301.12(e).

Please be advised of the rules Env-Dw 305.25(b)(2), *Well Construction* and New Hampshire's Small Community Water System design rules – Env-Dw 405.23, *Well Appurtenances and Pump Installation* that specifically establish the following items:

- The well casing shall extend at least 18-inches above the designed finish grade; and
- Wells shall be equipped with an appropriately sized air tube (or stilling tube) at the time of permanent pump installation and remain in-place thereafter. NHDES will verify the installation of the stilling tube at the time of the pumping test, or (if the pump[s] used during the test is temporary) as part of the initial survey of the water system at the time of startup. If a stilling tube is not present, it will result in a water system deficiency.

If you have any questions about this letter or any other groundwater permitting issues, please contact me at (603) 271-8866 or communitywell@des.nh.gov.

Regards,



David Hisz
Drinking Water and Groundwater Bureau

ec: James Petrovitsis; 10 Lee RD LLC (email)

Gene Schrager, GS Environmental
Preliminary Small Well Siting Approval
CWS Madbury: Madbury Woods Apartments; PWS ID: 1456020
Proposed BRW2; NHDES#DR005914

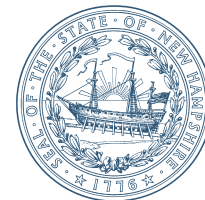
July 22, 2022
Page 3 of 3

Chris Kofer; Aqua Specialties
Andrew Koff, Shelley Frost, Thomas Willis, Erik Carlson, Kelsey Vaughn; DES (email)

S:\WD-DrinkingWaterGroundwater\Hydrology\Programs\Community Wells\System\1456020_madbury_Madbury Woods
Apartments\correspondence\1456020_Madbury_Madbury Woods Apartments_Approval of Prelim Report.docx



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 5/31/2022

APPROVAL NUMBER: eCA2022053112

I. PROPERTY INFORMATION

Address: 200 GRIFFIN ROAD
UNIT 3
PORTSMOUTH NH 03801
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name: N/A
County: ROCKINGHAM
Tax Map/Lot No.: 8/9

II. OWNER INFORMATION

Name: 10 LEE ROAD, LLC
Address: 10 LEE ROAD, LLC
1 BAYSIDE ROAD
BOX 4
GREENLAND NH 03840

III. APPLICANT INFORMATION

Name: JOHN R CHAGNON
Address: AMBIT ENGINEERING
200 GRIFFIN RD UNIT 3
PORTSMOUTH NH 03801

IV. DESIGNER INFORMATION

Name: JOHN R CHAGNON
Address: AMBIT ENGINEERING
200 GRIFFIN RD UNIT 3
PORTSMOUTH NH 03801
Permit No.: 00785

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: STONE AND PIPE

B. NO. OF BEDROOMS: 36

C. APPROVED FLOW: 5400 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved for Building "C" with twelve (3)-bedroom apartments; total flow 5,400 GPD.
3. Approved with a clean-solutions pre-treatment system only.
4. Approval based on obtaining the public water supply (PWS).
5. No waivers have been approved.

Taylor L. O'Connor
Subsurface Systems Bureau

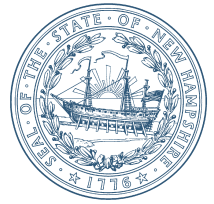
VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 5/31/2026, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202107897-1
APPROVAL NUMBER: eCA2022053112
RECEIVED DATE: December 31, 2021
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 36



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 5/31/2022

APPROVAL NUMBER: eCA2022053115

I. PROPERTY INFORMATION

Address: 200 GRIFFIN ROAD
UNIT 3
PORTSMOUTH NH 03801
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name: N/A
County: ROCKINGHAM
Tax Map/Lot No.: 8/9

II. OWNER INFORMATION

Name: 10 LEE ROAD, LLC
Address: 10 LEE ROAD, LLC
1 BAYSIDE ROAD
BOX 4
GREENLAND NH 03840

III. APPLICANT INFORMATION

Name: JOHN R CHAGNON
Address: AMBIT ENGINEERING
200 GRIFFIN RD UNIT 3
PORTSMOUTH NH 03801

IV. DESIGNER INFORMATION

Name: JOHN R CHAGNON
Address: AMBIT ENGINEERING
200 GRIFFIN RD UNIT 3
PORTSMOUTH NH 03801
Permit No.: 00785

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction
Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: STONE AND PIPE

B. NO. OF BEDROOMS: 26

C. APPROVED FLOW: 3900 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved for Building "A" and Building "B" with 26 bedrooms total; total flow 3,900 GPD.
3. Approved with a clean-solutions pre-treatment system only.
4. Approval based on obtaining the public water supply (PWS).
5. No waivers have been approved.

Taylor L. O'Connor
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 5/31/2026, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202107780-1
APPROVAL NUMBER: eCA2022053115
RECEIVED DATE: December 31, 2021
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 26

John Chagnon

From: John Chagnon
Sent: Sunday, August 21, 2022 12:22 PM
To: Tom Perley; Marcia Goodnow
Subject: RE: 10 Lee Road

Tom;
Received.
Thanks,

John Chagnon, PE, LLS
Ambit Engineering
200 Griffin Road
Unit 3
Portsmouth, NH 03801
603-430-9282 (308)
FAX 603-436-2315
jrc@ambitengineering.com

From: Tom Perley [mailto:tperley@madburyfire.org]
Sent: Sunday, August 21, 2022 5:39 AM
To: Marcia Goodnow <madplanboard@gmail.com>
Cc: John Chagnon <jrc@ambitengineering.com>
Subject: 10 Lee Road

The Madbury Fire Department approves the submitted Site Plan for 10 Lee Road, last amended April 6, 2022.

Any changes or modifications to this plan following that date should be re-submitted for review and re-approval.

Tom Perley
Fire Chief/EMD
Town of Madbury
334 Knox Marsh Road
Madbury, NH 03823
Office - (603) 742-1164



Catherine A. Berube
Register of Deeds, Strafford County

ACCESS EASEMENT

The **TOWN OF MADBURY, NEW HAMPSHIRE**, a municipal corporation, with a principal place of business at 13 Town Hall Road, Madbury, NH 03823 (the "Grantor"), hereby grants to **10 LEE RD LLC**, a New Hampshire Limited Liability Company, with a principal place of business at 1 Bayside Road, Box 4, Greenland, NH 03840 (the "Grantee"), in consideration of the Grantee's indemnity promises and maintenance and signage obligations set forth herein, made for itself and its successors and assigns (but no monetary consideration), with **QUITCLAIM COVENANTS**, an access easement over and across a portion of the following premises owned by the Town of Madbury:

A non-exclusive access easement over a portion of land situated along the Westerly sideline of Madbury Road in the Town of Madbury, County of Strafford and State of New Hampshire, identified as Tax Map 8, Lot 26 on a plan entitled "Easement Plan Tax Map 8 - Lot 26 Town of Madbury To Benefit Tax Map 8, Lot 9 10 LEE RD, LLC, prepared by Ambit Engineering, Inc, dated May 18, 2022, and recorded in the Strafford County Registry of Deeds as Plan 12684 (the "Plan").

The access easement area is more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of Madbury Road at the northeast corner of the proposed easement; thence running S 07°07'02" W along the westerly sideline of Madbury Road a distance of 105.13 feet to a point; thence turning and running to the left along a non-tangent curve with a radius of 102.35 feet and an arc length 67.57 feet to a point at land of 10 LEE RD, LLC; thence turning and running N 47°47'05" W a distance of 114.18 feet along land of 10 LEE RD, LLC to a point; thence turning and running the following three courses across land of the Town of Madbury; N 42°12'55" E a distance of 40.00 feet, S 47°47'05" E a distance of 104.60 feet, and to the left along a curve with a radius of 10.00 feet and an arc length 21.83 feet to the point of beginning.

The above-described easement has an area of 5,925 square feet, more or less.

Meaning and intending to convey an easement over a portion of premises conveyed by the State of New Hampshire to the Town of Madbury by Deed dated May 29, 1985, and recorded in the Strafford County Registry of Deeds at Book 1217, Page 367.

Purpose, Rights and Obligations: The Grantee shall have a perpetual, permanent uninterrupted and unobstructed nonexclusive easement for the purpose of providing access to the Grantee's abutting property identified as Tax Map 8 Lot 9 on the Plan. There shall be no improvements constructed on the easement area other than paving or other preparation of the access area for travel thereon. Grantee shall be responsible for paving and maintenance of the easement area as desired, and to keep open three (3) public parking spaces to the benefit of Grantor and the general public as shown on the Plan. Grantee shall erect signate for the three (3) public parking spaces stating: "RESERVED PARKING, VISITORS TO TOWN PROPERTY, NO OVERNIGHT PARKING" as set forth on the Plan, and shall keep signage stating same in good repair and replace if damaged. Grantee shall be responsible for snow plowing of the easement area including the three (3) public parking spaces (the "public parking area") adjacent to the westerly boundary of the easement area. Grantee shall ensure that the public parking area remains unobstructed of snow and can be accessed by the public. Grantor shall have no responsibility for installation, maintenance, operation, or replacement of the access easement area. In assuming the above snow plowing and winter maintenance obligations for itself, successors, assigns and successors in title to the easement benefitted property, the Grantee promises for itself, its successors and assigns and successors in title to indemnify the Grantor and hold it harmless from any liability arising out of Grantee's plowing and winter maintenance and use of the easement.

Retained Rights: Grantor retains the right to freely use the easement area insofar as the exercise thereof does not interfere with Grantee's rights as described herein.

Easement To Run With Land: The rights and privileges, obligations and liabilities created by this instrument shall run with the land benefiting the premises identified as Tax Map 8, Lot 9 on the Plan, being property the Grantee acquired by deed of Orion UNH Edge, LLC, dated August 28, 2017, recorded at Book 4509, Page 36 of the Strafford County Registry of Deeds, and burdening the premises identified as Tax Map 8, Lot 26 on the Plan and further described in deed referenced above.

This is a non-contractual transfer pursuant to RSA 78-B:2, IX that is not subject to the NH Real Estate Transfer Tax.

The undersigned Grantee co-signs this deed to acknowledge and affirm the above winter and sign maintenance obligations and indemnity promises for itself, its successors, assigns and successors in title to the above referenced easement benefitted property.

Executed this 8th day of JULY, 2022.

BOARD OF SELECTMEN

By: FW Green
Frederick Green, Chair

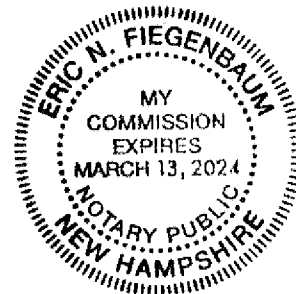
By: Janet Wall
Janet Wall

By: Mark Avery
Mark Avery

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Personally appeared before me, Frederick Green, Janet Wall and Mark Avery, in their capacity as the Board of Selectmen, duly authorized, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same on the 8th of JULY, 2022.

Eric Fiegenbaum
Notary Public NH
My Commission Expires: 3-13-2024



Executed this 8th day of July, 2022.

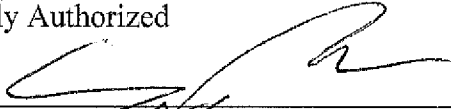
10 LEE RD LLC

By:



James Petrovitsis, Member
Duly Authorized

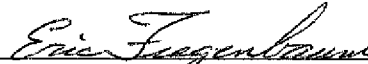
By:



Sean Peters, Member
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Personally appeared before me, James Petrovitsis and Sean Peters, in their capacity as the only Members of 10 LEE RD LLC, duly authorized, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same on the 8th of JULY, 2022.



Notary Public - NH

My Commission Expires: 3-13-2024

