

WILTON LAND USE LAWS AND REGULATIONS
APPENDIX XI - SITE PLAN REVIEW APPLICATION

RECEIVED
JUL 12 2016
TOWN OF WILTON NH

PLANNING BOARD
TOWN OF WILTON, NH
SITE PLAN REVIEW APPLICATION
(Amended December 16, 2009)

PLANNING BOARD USE ONLY

1) Applicant's name: Pastor Jason
Neel, President
COUNTRY BAPTIST CHURCH, INC.

Tel. #: 603-801-4011

2) Owner of property: JANET H.
HYMOWITZ REV TRUST

Address: 17 MAIN ST
WILTON, NH 03086

Tel. #: _____

3) Tax lot number(s) and street number: J-60
17 Main St, Wilton, NH

4) Zoning district(s) property located in:

- Residential Commercial
 Residential & Agricultural
 Industrial Office Park
 Aquifer Watershed
 Wetlands Flood Plain

Plan File: # _____
Date application
& Fees received: ___/___/___

Date abutters
notified: ___/___/___

Date of newspaper
notice: ___/___/___

Date and agenda number
of scheduled meeting:
___/___/___ Ag. # _____

Date application
accepted: ___/___/___
Conditions: _____

Date written notice of
approval-disapproval
sent: ___/___/___

Date subdivision plans
recorded in Registry
of Deeds: ___/___/___

FEES PAID:

Filing \$ _____
Date: ___/___/___
Recording: ___/___/___
Date: ___/___/___
Desig. Rep.: \$ _____
Date: ___/___/___
Consulting: \$ _____
Date: ___/___/___

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- 5) General location of property: Main Street at Maple Street
access from Town Offices
- 6) Road frontage of property: ~~400'~~ 80'
- 7) Description of the proposed subdivision, cluster, or other development (e.g., number of lots, acreage, intended use, etc.):
Change of use from offices to church
-

8) Attach a listing of the names and addresses of all abutters as listed in Town records not more than five (5) days prior to filing date of application. List to include all abutters directly across roadways and streams, the owner of the property or representative *as well as all professional engineers, architects, land surveyors, or soil/wetland scientists whose professional seal appears on the subdivision plan.* In addition three sets of mailing labels shall be provided by the applicant. (Per RSA 672:3 and Wilton Zoning Ordinance 4.9.)

9) This application will be reviewed by the Designated Representative of the Wilton Planning Board and where found to conform to the requirements of the Town's Land Use Laws and Regulations will be signed by the representative prior to submission. Thereafter it will be scheduled for presentation at an official public hearing of the Planning Board. The date and agenda number of this meeting will be sent to the Applicant along with abutter notifications.

10) **This application must be signed by the owners of all lots involved in the application.**

The information contained in this application is complete and true to the best of my knowledge. I approve the submission of this application. If an applicant or Agent/Owner Representative is named below, the person named there has my permission to represent me before the Wilton Planning Board. I authorize the Agent/Owner Representative to submit this application and to speak before the Planning Board on my behalf. (A separate signed letter is also acceptable.)

Signature of Owner see page 8 Date _____

11) **Agent/Owner Representative**

Fill out this section if the application is being submitted by a realtor, surveyor, engineer, attorney, etc., on behalf of the actual owner or applicant.

Name Amy Neel
Mailing Address 57 Tenne Rd
Town, State, ZIP Wilton NH 03086

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PLANNING BOARD
TOWN OF WILTON, NH

SITE PLAN REVIEW CHECKLIST

I. PLAT STANDARDS

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6 copies of the preliminary plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site plan name. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Purpose of the site plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Name and address of owner of record. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Name and address of the engineer/surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Date plans first drafted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tax map and lot number(s), and total acreage of parcel(s) being subdivided. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Zoning districts within which the subdivision is located. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Signature of the owner or his/her designated representative. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Seal and signature of a land surveyor licensed in the State of NH. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Seal and signature of a professional engineer licensed in the State of NH (where required for engineering designs). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Seal and signature of a certified soil scientist or the SCS. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Horizontal scale not to exceed 1"=50'. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vertical scale not to exceed 1"=40'. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signature block in lower right corner above title. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locus map at a scale of 1"=1000'. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Bar scale for the plat. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Magnetic and true north. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Revision block. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Notes section for plan information. |

II. ABUTTING PROPERTY INFORMATION

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tax map and lot numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Names and addresses of the owners of record as indicated in Town records not more than five (5) days before the date of filing. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of property lines and their approximate dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Names and locations of abutting subdivisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Names, locations and dimensions of existing streets, easements and alleys. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Names, locations and dimensions of abutting parks and open space. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations and dimensions of setbacks. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locations of existing buildings within 100 feet of property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locations of existing water supply wells or springs and protective well radii within 100 feet of property lines. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Locations of existing septic system leach fields within 100 feet of property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Road or driveway intersections within 200 feet of property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |

Sheet 1 of 4 - Continued >

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III. SITE PLAN INFORMATION

| <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations, bearings and distances of property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of permanent boundary markers. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Length of frontage on a public ROW. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Area of the site - wet, dry and total. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing and proposed topography for entire parcel - 2 foot contour intervals for developed portions of the site; 5 foot contour intervals for undeveloped portions. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of the 100 year floodplain. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Zoning district boundaries. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Soil boundaries and types as certified by a registered engineer, certified soil scientist or SCS. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | High intensity soil survey, if required. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of all water bodies, watercourses, wetlands, rock/ledge outcrops or other significant natural features. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of any proposed dredge and/or fill areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations and dimensions of existing and proposed easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations and dimensions of existing and proposed buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building setbacks and buffer locations denoted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of soil test pits accompanied by test pit and perc test data. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of existing and proposed water, sewer and drainage systems. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of proposed wells and protective well radii. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of the 4,000 square foot septic reserve areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of existing and proposed utility lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations, names, widths and profiles of existing and proposed street and highways showing grades, radii, culverts and drains, and bridge designs. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed ingress and egress locations. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Internal traffic flow patterns. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Parking locations and areas with spaces and travel lanes denoted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Landscape plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of parcels to be dedicated to public use. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Temporary and permanent erosion and sedimentation controls. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location, dimensions, height, number of floors, total area and first floor elevation of existing and proposed buildings and structures. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number of units in each building denoting floor area and proposed use. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location, dimensions and character of all signs. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other . |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other . |

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IV. SUPPORTING INFORMATION

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Letter from water commission certifying availability and intent to provide service. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Letter from sewer commission certifying availability and intent to provide service. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Letter from the Fire Chief certifying adequate water for fire protection and access for emergency vehicles. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage calculations based on a 25 year storm frequency. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Legal documents for all proposed easements, restrictive covenants or other documents affecting legal title of the property. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If the proposed site plan covers only a portion of the entire tract, a statement concerning the intended future use of the remainder. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NH Wetlands Board Dredge and Fill Approval Permit number and Army Corps of Engineers Dredge and Fill approval, if required. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NH Water Supply and Pollution Control Division Site Specific Permit. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NH Department of Transportation Curb-Cut Approval Permit number and/or a letter of approval from the Wilton Road Agent. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |

V. ACCESS, PARKING AND INTERNAL TRAFFIC PATTERNS

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access points adequate in number, size, location and design. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate all season safe sight distance (minimum four hundred (400) feet on Class I or II roads) in both directions from each proposed access point. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access points located to avoid possible turning movement conflict with other existing drives. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Street frontage other than access points curbed or otherwise blocked to vehicular entry. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locations and sizes of all existing and proposed parking areas, loading zones, and driveways adequate for the proposed uses. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Total number of parking stalls shown satisfies the site plan requirements. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Internal traffic pattern safe and adequate for the type of use proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Emergency vehicles have easy, unimpeded access to all buildings with adequate turnaround space. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate provisions made for service vehicles. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate areas for snow piling without impeding traffic circulation or affecting safety. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |

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VI. LANDSCAPING, BUFFERS AND SIGNS

| Y | N | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type and location of existing and proposed vegetation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Peripheral parking lot landscaping provided in accordance with these regulations. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Parking lot interior landscaping equal to at least 5% of the total parking area. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Adequate buffers provided between adjacent incompatible land uses. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Garbage collection and storage points and other service areas screened by landscaping or fencing. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations, dimensions and character of proposed signs indicated. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Signs placed so as not to obstruct vehicular visibility. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Signs in accordance with the zoning regulations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | External lighting, if any, of buildings or parking and/or property indicated. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other _____ |

Sheet 4 of 4 - End

Letter of authorization

Wilton Planning Board
Town Hall
Wilton New Hampshire

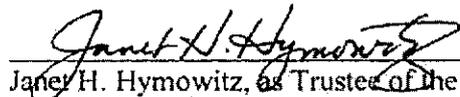
Re: 17 Main St. Property– Country Baptist Church, Inc. Site Plan Application

To whom it may concern:

Please be advised that we the undersigned owners of the real estate located at 17 Main St., Wilton, NH do hereby authorize Country Baptist Church, Inc. to apply for a site plan review application and appear before the Wilton Planning Board to present the application for a change of use from office space to use as a church and any other ancillary uses related to the use of the property as a church.

Should for any reason you need any clarification, please call us at 603 – 493 – 2410.

Dated: July 7, 2016



Janet H. Hymowitz, as Trustee of the Janet H.
Hymowitz Revocable Trust Dated January 5, 1994



C. Wilson Sullivan, as Trustee of the C. Wilson
Sullivan Revocable Trust Dated January 5, 1994

Kathryn Rockwood Rev. Trust
Po Box 811
Wilton, NH 03086

Kathryn Rockwood Rev. Trust
PO Box 811
Wilton, NH 03086

Katie Chappell
17 Federal Hill Rd
Milford, NH 03055

Katie Chappell
17 Federal Hill Rd
Milford, NH 03055

TDS
PO Box 628550
Middleton, WI 53562

TDS
PO Box 628550
Middleton, WI 53562

Whistlewind Ent
Glenn Parker
PO Box 230731
New York, NY 10023

Whistlewind Ent
Glenn Parker
PO Box 230731
New York, NY 10023

Sovereign Bank
c/o Jeff Walgreen
2 Morrissey Blvd
Boston, MA 02125

Sovereign Bank
c/o Jeff Walgreen
2 Morrissey Blvd
Boston, MA 02125

Lemire RE
PO Box 318
Wilton, NH 03086

Lemire RE
PO Box 318
Wilton, NH 03086

Steve Proctor
16 Mill St
Wilton, NH 03086

Steve Proctor
16 Mill St
Wilton, NH 03086

Lemire Rev Trust
Joan Lemire Trustee
PO Box 318
Wilton, NH 03086

Lemire Rev Trust
Joan Lemire Trustee
PO Box 318
Wilton, NH 03086

Lemire Rev Trust
Joan Lemire Trustee
PO Box 318
Wilton, NH 03086

Lemire Rev Trust
Joan Lemire Trustee
PO Box 318
Wilton, NH 03086

Kimphys Properties
311 Kimball Hill Rd
Wilton, NH 03086

Kimphys Properties
311 Kimball Hill Rd
Wilton, NH 03086

Leo Pellerin
10 Mill St
Wilton, NH 03086

Leo Pellerin
10 Mill St
Wilton, NH 03086

Lord Family Trust
Gary & Sandra Lord
PO Box 86
Wilton, NH 03086

Lord Family Trust
Gary & Sandra Lord
PO Box 86
Wilton, NH 03086

Maxwell Bradford
15 Juniper Dr
Amherst, NH 03031

Maxwell Bradford
15 Juniper Dr
Amherst, NH 03031

3 WHITING HILL RD
KATIE CHAPPELL
17 FEDERAL HILL RD
MILFORD, NH 03055

6 MAIN ST
WILTON TEL CO
105
PO BOX 628550
MIDDLETOWN, VT 535
3956

19 MAIN
KATHRYN ROCKWOOD REV TRUST
PO BOX 811
WILTON, NH 03086

4 MAPLE ST
LENIRE REV TRUST
JOAN LENIRE TRUSTEE
PO BOX 318
WILTON, NH 03086

25 MAIN
WHISTLEWIND ENT
C/O GLENN PARKER
PO BOX 230731
NY, NY 10023

6 BUENS HILL RD
KIMPHYS PROPERTIES
311 KIMBALL HILL RD
WILTON, NH 03086

27 MAIN
SOVEREIGN BANK
C/O JEFF WALGREEN
2 MOLLISSY BLVD
BOSTON, MA 02125

10 MILL ST
LEO PELERIN
10 MILL ST
WILTON, NH 03086

33 MAIN ST
LENIRE RE
33 MAIN ST
PO BOX 318
WILTON, NH 03086

14 MILL ST
LEO FAMILY TRUST
GARY + SANDRA LERO
PO BOX 86
WILTON, NH 03086

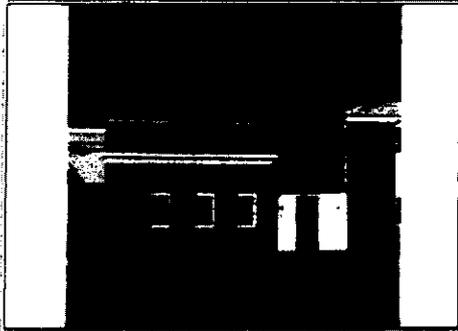
16 MILL ST
STEVE PROCTOR
16 MILL ST
WILTON, NH 03086

8 MAPLE ST
MAXWELL BRADFORD
15 JUNIPER DR
BARRINGTON, NH 03021

Commercial/Industrial
4482170 Active

17 Main Street
Wilton, New Hampshire 03086

List \$125,000



| | | | |
|---------------------------|------------|-------------------------------|-------------|
| Lease Rate Type: | | Lease/List Rate Units: | |
| Sale/Lease: | Sale | Building Status: | Existing |
| Sub Property Type: | Office | Sub Property Type 2: | Business |
| Lot Acres: | | Lot SqFt: | 0. |
| Total Bldg Sqft: | | Total Avail Sqft: | 2,270 |
| Year Built: | 1880 | Submarket: | |
| Tax Year: | 2015 | Gross Taxes: | \$ 4,654.00 |
| Road Front: | TBD | Park Spaces: | |
| Water Front: | | Rail Avail: | |
| Surveyed: | Unknown | Flood Zone: | Unknown |
| Zoning: | commercial | Traffic Count: | |

| | | | |
|-------------------------|--|--------------------------|----|
| Water Body Type: | | Water Acc Type: | |
| Water Body Name: | | Current/Land Use: | No |
| | | Seasonal: | No |

| | | | |
|---|------------------------------|-------------------|--------------------|
| Parcel Access ROW: | ROW for other Parcel: | ROW Width: | ROW Length: |
| Public Rems: Main Street Wilton office building occupied by law firms for 60+ years, but adaptable for any office/business use. Excellent commercial location, with 2000 SF of office space. Flexible floorplan allows sublet of finished, lower level space, or use all as one. Nice interior woodwork and features. Main office has built ins and great views of the Souhegan River and picturesque railroad trestle. Newer roof and in good condition overall. Move your business right into this fine historic office space! | | | |

Directions: From 101, take Wilton Road into downtown Wilton. Wilton Road turns into Main Street. Property on the left.

| | | | |
|----------------------|------------------------|--------------------------------|------------------------|
| \$/SqFt: | Divisible SqFt: | Divisible SqFt Min/Max: | Ceiling Ht: |
| Vacancy: | Floors: | # Units: 1 | Door Ht: |
| Docks: | Dock Ht: | Dock Levelers: | Drive/Doors: |
| Elevators: | Loss Factor: % | Management: \$ | CAM: |
| Insurance: \$ | Annual Inc: \$ | Annual Exp: \$ | Utility Exp: \$ |
| NOI: \$ | | | |

| | | | |
|--------------------|--|-----------------------|------------|
| Topography: | | Railroad Prov: | |
| Phone Co: | | Power Co: | Eversource |
| Cable: | | Fuel Co: | |

| | | | |
|-------------------------|--------------------------|--------------------------|--|
| Foundation: | | Exterior: | Brick, Vinyl Siding |
| Parking: | | Transport: | Paved Road |
| Basement: | Climate Controlled, Full | Misc: | |
| Floors: | Carpeted, Vinyl | Heating/Cool: | Central AC, Hot Air |
| Roof: | Asphalt Shingle | Sale Includes: | Land/Building |
| Financing: | | Utilities: | DSL Available, Cable Available, Public Sewer, Public Water |
| Construction: | Masonry | Location: | Central Business District |
| Type: | Office Building | Bldg Certific.: | |
| Fuel: | Oil | Disability Feat.: | |
| Nat. Gas Avail.: | No | | |

| | | |
|--|----------------------------------|------------------------------------|
| Tax Rate: \$26.34 | Assmt: \$176,700.00 | Assmt Yr: 2015 |
| Tax Class: | County: Hillsborough | |
| Covenant: No | Book/Pg: 7820/ 1080 | Plan/Survey: |
| Recorded Deed: Warranty | Property ID: | Tax ID No. (SPAN# VT): J-60 |
| Map/Block/Lot: // | Home Energy Rating Index: | |
| Project Bldg Name: Cheever & Sullivan | Lease Type: | |
| Invest Info: | Signage: | Sprinkler: |
| AC%: % | | |
| Excl Sale: | | |

DOM: 56
Foreclosed Bank-Owned REO: No

PREPARED BY

| | | |
|--|--|--|
| | Alyssum Proctor-Russell | Email: alyssum@proctorandgreene.com |
| | Proctor Greene Inc. | Off. Ph#: (603) 673-7314 |
| | Route 101 West | Agt. Ph#: (603) 673-7314 ext. 12 |
| | Wilton, NH 03086 | Cell Ph#: (603) 801-7485 |
| | Lister: Samuel Proctor, Jr of Proctor Greene Inc. | Fax Ph#: (603) 673-5986 |

www.proctorandgreene.com www.proctorandgreene.com
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 06/06/2016 11:28 AM Printed By: Alyssum Proctor-Russell

PROPERTY DISCLOSURE

TO BE FULLY COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate BROKER representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize BROKER in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

Notice to SELLER(S): Complete all information and state "not applicable" or "unknown" as appropriate. If any of the information in this property disclosure form changes from the date of completion, you are to notify the Listing Broker promptly in writing.

1. SELLER: Janet H. Hymowitz Revocable Trust r C Wilton Sullivan Revocable Trust

2. PROPERTY LOCATION: 17 Main Street, Wilton, NH 03086

3. BUILDING ON PROPERTY? Yes No
Is Property Disclosure - Land Only form attached? Yes No

4. CONDOMINIUM? Yes No
If Yes, is Condominium Notification form attached Yes No
If Yes, is Condominium Disclosure form attached? Yes No

5. SELLER: has has not occupied the property for last 40 years.

6. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: on basement level
Installed By: Date of Installation UNKNOWN 1998+
What is the source of your information? _____

c. USE: Number of Persons currently using the system: N/A
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No

Quality: Yes No Unknown
If Yes to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No

Date of most recent test _____
IF Yes to any question, please explain in comment section below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations?
 Yes No

IF Yes, are test results available? Yes No

What steps were taken to remedy the problem?

COMMENTS: _____

7. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Private: Yes No
Community/Shared: Yes No Unknown: Yes No

Town wide

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b. IF PUBLIC OR COMMUNITY/SHARED:
 Have you experienced any problems such as line or other malfunctions? Yes No
 What steps were taken to remedy the problem? _____

c. IF PRIVATE:
 TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size _____ Unknown Other _____
 Tank Type: Concrete Metal Unknown Other _____
 Location: _____ Location Unknown _____
 Date of Installation: _____
 Date of Last Servicing: _____
 Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

d. LEACH FIELD: Yes No Other _____
 IF Yes: Location: _____ Size _____
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown
 If Yes, has a site assessment been done? Yes No Unknown
 SOURCE OF INFORMATION: _____
 COMMENTS: _____

8. INSULATION

| LOCATION : | Yes | No | Unknown | If Yes, Type | Amount | Unknown |
|----------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------|----------------|---------|
| Roof/Attic/Cap | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>fiberglass</u> | <u>unknown</u> | _____ |
| Crawl Space | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ | _____ | _____ |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| Floors | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| Other | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |

9. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF Yes: Are tanks currently in use? Yes No
 IF No: How long have tank(s) been out of service? 1985+
 What materials are, or were, stored in the tank(s)? oil
 Age of tank(s): _____ Size of tank(s): 3000 gallon
 Location: was behind building
 Are you aware of any problems, such as leakage, etc.? Yes No
 Comments: _____

If tanks are no longer in use, have tanks been removed? Yes No Unknown
 If removed, by whom: Monadnock Environmental Service; when: 9/21/94; and was there a closure report completed and on file with the State of New Hampshire? Yes No Unknown

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown
In flooring tiles? Yes No Unknown
If Yes, source of information? _____
COMMENTS: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If, YES: Date: _____ By: _____
Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

d. RADON/WATER - Current or previously existing:
Has the property been tested? Yes No Unknown
If, YES: Date: _____ By: _____
Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:
Is Lead Paint Disclosure required? Yes No;
If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? Yes No
Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: _____

f. Are you aware of the following hazardous materials?
- Industrial, Radioactive, or Chemical Wastes Yes No Unknown
- PCB's & PCB containing transformers, Capacitors or other Equipment Yes No Unknown
- Waste Disposal Areas Yes No Unknown
- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
 Yes No Unknown
If YES: Source of information: _____
Comments: _____

10. METHAMPHETAMINE PRODUCTION
To the best of Seller's knowledge, has methamphetamine production occurred on this property?
 Yes No Unknown
If yes, source of information: _____
Comments: _____

11. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? Yes No Unknown

If YES: Source of information: access easement for front entry +
Comments: to cross rear + to place heating main
conditioning unit b/t buildings

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown

If YES: Source of information: _____
Comments: _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Yes No Unknown

If YES: Source of information: _____
Comments: _____

d. Are you aware of any problems with other buildings on the property? Yes No Unknown

If YES: Source of information: _____
Comments: _____

e. Are you receiving a tax exemption for this property for any reasons? Yes No Unknown

If YES: Source of information: _____
Comments: _____

f. Is any part of this property in Current Use? Yes No Unknown

If YES: Source of information: _____
Comments: _____

g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

h. Has the property been surveyed? Yes No Unknown

If YES, By: _____
If YES, is survey available? Yes No Unknown

i. How is the property zoned? commercial I believe

Source of information: _____

j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property? Yes No

If yes, are copies of municipal notice of decision available? Yes No
Comments: _____

k. HVAC:
 Heating: Type: oil / forced hot air Fuel oil Age: unknown
 Location & Description: in lower level
 Comments: _____
 Source of Information: _____
 Air Conditioning: Type: _____ Fuel electric Age: unknown
 Location & Description: in ramp building
 Comments: _____
 Source of Information: _____

l. ROOF
 Type of Roof Covering: membrane + shingle
 Age: 4 yrs
 Moisture or Leakage: no
 Other Problems? _____
 Comments: _____

m. Foundation/Basement: Full Partial Concrete Slab Other _____
 Type: _____
 Moisture or leakage: no
 Other Problems: _____
 Comments: _____

n. Chimney(s) How Many? none Lined? Last Cleaned: _____
 Problems: _____

o. Plumbing Type: _____ Age: _____
 Comments: _____

p. Domestic Hot Water: Age: 8 years Type: electric Gallons: small
 Comments: _____

q. Electrical System: Circuit Breakers Fuses
 Amps: unknown Volts: unknown
 3-Phase: no
 Age: no
 Source of Information: _____
 Comments: _____

r. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
 Yes No Unknown
 If Yes, please explain: _____

s. Pest Infestation: Are you aware of any past or present pest infestations? Yes No
 Type: _____
 Comments: _____

t. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If Yes, please explain: _____

u. Other (e.g. Alarm System, Irrigation System, etc.) none

12 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? Yes No

b. Additional Comments: _____

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Janet H. Hymowitz, Trustee
SELLER Janet H. Hymowitz, Trustee

4/4/16
DATE

[Signature]
SELLER

4/4/16
DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

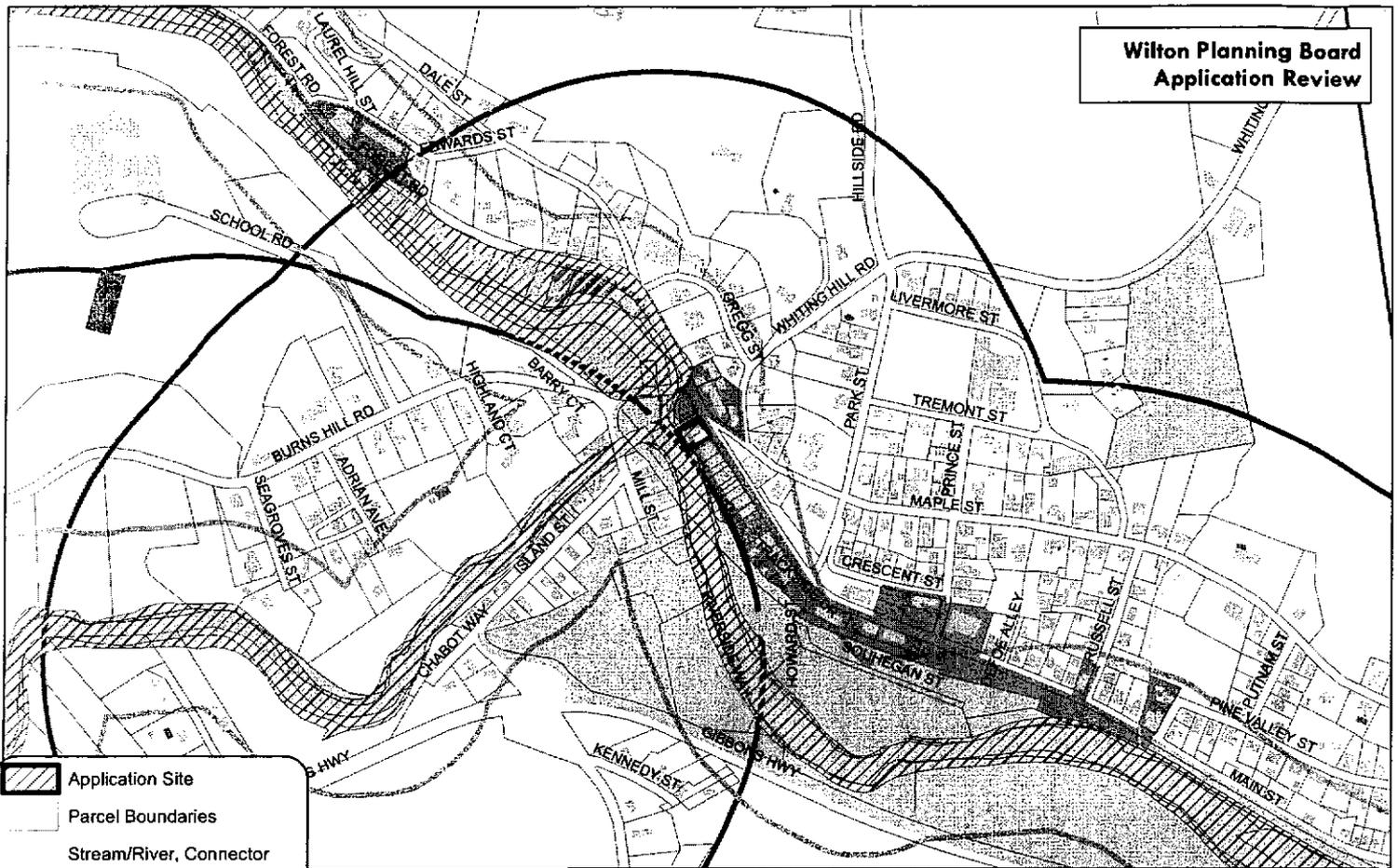
BUYER

DATE

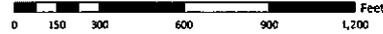
BUYER

DATE

**Wilton Planning Board
Application Review**



-  Application Site
-  Parcel Boundaries
-  Stream/River, Connector
-  Waterbodies
-  100-Year Floodplain
-  Shoreland Water Quality Protection Area
-  SRLAC 1/4 Mile Designated River Corridor



Maps prepared by the Nashua Regional Planning Commission are for planning purposes only. NRPC uses data gathered from multiple sources at various scales of accuracy. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Prepared July 12, 2016

**NASHUA REGIONAL
PLANNING COMMISSION**
 9 Executive Park Dr
 Suite 201
 Merrimack, NH 03054
 Phone: 603-424-2240
 Fax: 603-424-2230
www.nashua-rpc.org

SITE PLAN 17 MAIN ST WILTON, NH 03086

BOOK/PAGE: 7820/1080

CHANGE OF USE TO CHURCH

COUNTRY BAPTIST CHURCH, INC.

0 EMPLOYEES, PASTOR JASON NEEL, PRESIDENT

HOURS OF OPERATION: SUNDAY 8AM-12PM, 5PM-8PM

WEDNESDAY 6PM-8PM

OCCUPANCY: 49

CURRENT OWNER: JANET H HYMOWITZ REV TRUST

C. WILSON SULLIVAN REV TRUST

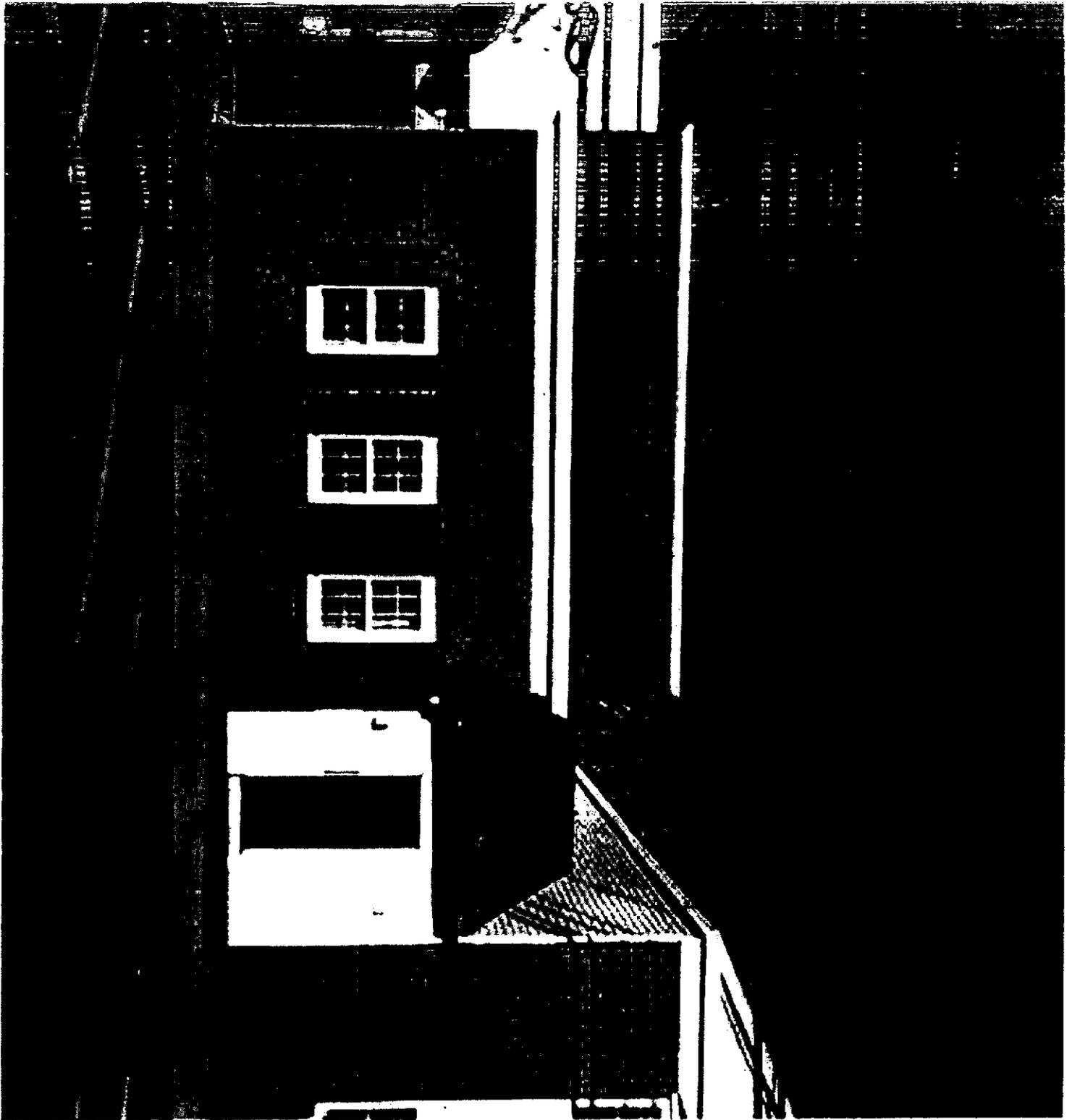
DATE: 7/10/16

DRAFTED BY: JASON NEEL, PASTOR, PRESIDENT

57 TEMPLE RD WILTON, NH 03086

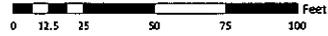
parking: on street parking and municipal lot

EXISTING



FORES

**Wilton Planning Board
Application Review**



 Application Site
 Parcel Boundaries

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Prepared July 12, 2016

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PLANNING COMMISSION**
9 Executive Park Dr.
Suite 201
Merrimack, NH 03054
Phone: 603-424-2250
Fax: 603-424-2250
www.nashuarpc.org