



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

PLANNING BOARD MEETING & HEARING MINUTES

Middleton Old Town Hall
200 Kings Highway
Middleton, NH 03887

March 13, 2025 at 6:00 p.m.

These minutes serve as the legal record and are in the form of an overview of the Planning Board meeting. It is neither intended nor is it represented that this is a full transcription. A recording of the meeting is available online at <https://www.youtube.com/@townofmiddleton9741/streams> for a limited time for reference purposes.

Meeting called to order by Christine Maynard 6:01 p.m.

Pledge to the Flag

Roll Call

Members present: Christine Maynard (Vice Chair), John Quinn (SLVD Rep), Roxanne Tufts-Keegan (BOS Rep), Kate Buzard (Alternate)

Attachments

Sign In Sheet

Agenda

Affidavits and attachments for Allard, Gunnison, Melanson Family Compounds

Cover page Allard proposed septic plan

Monthly Building Permits Report

There were no Building Permits in February.

Approval of Minutes

R. Tufts-Keegan made a motion to approve the minutes for the February 13, 2025 Planning Board Meeting.

J. Quinn seconded the motion.

Motion carried.

Family Compounds

R. Willis said Charles Allard needs to complete the affidavit.

C. Allard presented a proposed septic plan and would like to know what his next steps are.

R. Tufts-Keegan made a motion that the Family Compound for Map 7 Lot 3-38 be approved with the conditions the affidavit is completed and the proposed septic plan is approved by the State.

C. Maynard reminded **C. Allard** that he must own the land and all the buildings as required by the Family Compound Article in the Zoning Ordinance.

C. Allard said since the lot is 21 acres, there should not be a problem subdividing some of it in the future if that becomes necessary.

J. Quinn asked if there are any wetlands on the property and reminded **C. Allard** the five acres needs to be buildable.

J. Quinn seconded the motion.

R. Willis will remind **L. Melanson** he needs to have the bottom part of the affidavit completed.

R. Willis explained Melanson's permit for the second home in his Family Compound does have a building permit. It is not included in the assessment of his property yet because it was not entered into the system by the prior CEO. The current CEO has a copy of the permit and the home has been flagged for Avitar to assess.

C. Maynard said the property the Gunnisons want in a Family Compound is not all in the same name as required by the Article. The manufactured home is not in the same name as the deed and Justice and Jamon are listed as owners on the affidavit, but not on the deed. **R. Willis** will send the Gunnisons a letter advising them of this.

Board members agreed it's critical to enforce the Zoning Ordinance consistently.

There was discussion about the need to update the Family Compound Article since it was not repealed as the Board had recommended. There has been confusion about the intent and application of the article that should be clarified.

K. Buzard said it is almost impossible to enforce as written.

C. Maynard presented examples of how Family Compounds may have the potential to cause more harm than good for a family.

J. Quinn said the summary of the changes the Board recommended to the Zoning Ordinance was not readily available when residents voted. Most did not fully understand the reasons for each recommendation.

There was discussion about the most effective ways to present information and educate residents in the future.

C. Maynard asked if the Town can require people to indicate the property is a Family Compound on the deed.

R. Tufts-Keegan suggested getting a legal opinion.

Zoning Ordinance Changes

C. Maynard said the change to the article about fences did not pass because it was misunderstood.

It was agreed the Board should continue to review the Zoning Ordinance and recommend updates and changes.

J. Quinn said the Sunrise Lake Village District Meeting is on May 17.

There was discussion about Accessory Dwelling Units.

K. Buzard said there are currently House Bills before the Senate that would affect the Town's ability to regulate housing.

There was discussion about how this may affect the Master Plan, what can be done to be proactive and what guides the Planning Board in making decisions. It may be necessary to get legal advice.

K. Buzard said there are grants that are available through Strafford Regional Planning in the watershed area, specifically PREPA (Piscataqua Region Estuaries Program). She talked about the progress Strafford Regional Planning is making on behalf of the Town.

Small Retail Business Opportunities

There was discussion about interest, opportunities and feasibility of having small businesses in Town. Examples of residents having Uber, day care businesses and asking about stores or restaurants were cited and how the Zoning Ordinance and State rules may apply.

There was a discussion about having fireworks at the 250th anniversary celebration and about the fireworks that currently take place during the summer. The possibilities of drone and laser shows was mentioned.

Voting for Officers

J. Quinn made a motion to make **K. Buzard** a regular Board Member instead of an alternate.

R. Tufts-Keegan seconded the motion.

Motion carried.

R. Tufts-Keegan will bring this to the Selectboard, who is the appointing authority.

K. Buzard said she needs to know the length of her term before she is sworn in.

R. Tufts-Keegan made a motion to elect **C. Maynard** as Chair of the Planning Board.

J. Quinn seconded the motion.

Motion carried.

J. Quinn made a motion to elect **K. Buzard** as Vice Chair of the Planning Board.

R. Tufts-Keegan seconded the motion.

Motion carried.

There was discussion about the Planning Board's role in answering questions about land use. The consensus was the person should be advised to email planboard@middletonnh.gov and explain the situation and/or what information they need. The Board will review it and respond appropriately. The individual may then go to a meeting and speak with the members; the Chair will put them on the agenda if warranted.

K. Buzard said she would like to have a copy of the deed for any property they are looking at.

Adjournment

R. Tufts made a motion to adjourn the meeting at 7:24p.m.

C. Maynard seconded the motion.

Motion carried.

The next meeting is scheduled for April 10, 2025 at 6:00 p.m.

Respectfully submitted by:

Robin Willis



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

MEETING SIGN-IN

March 13, 2025, 6:30 p.m.

Old Town Hall

Please Print Legibly

Name	Address	Phone/E-mail (optional)
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CHARLES ALLARD	284 NEW DURHAM RD.	603-312-6365



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

AGENDA

Regular Meeting

Thursday, March 13, 2025, 6:00 PM

MIDDLETON OLD TOWN HALL

200 KINGS HIGHWAY

1. Call to Order
2. Pledge Allegiance
3. Roll Call by the Chair
4. Review of Minutes

a) February 13, 2025

5. Family Compound Update

Allard, Map 7, Lot 3-38, 284 New Durham Road
Melanson, Map 11, Lot 1-20, 113 and 109 Pheasant Drive
Gunnison, Map 1, Lot 2, 470 Silver Street

6. Family Compounds Going Forward
7. Changes to Zoning Ordinance - Next Year
8. Small Retail Business Opportunities
9. Building Permits – Nothing in February, 2025
10. Voting for Officers
11. Member Comments

12. Call for Adjournment

Next Regularly Scheduled Meeting: Thursday, April 10, 2025, 6:00 PM

Robin Willis

From: Robin Willis <Robin_willis@comcast.net>
Sent: Thursday, March 13, 2025 3:21 PM
To: Robin Willis
Subject: NHPA



New Hampshire Planners Association · Follow

March 5 at 10:07 AM · 🌐

Have you been looking for an opportunity to hone your skills at reading and analyzing site and subdivision plans?

Join the New Hampshire Planners Association and SNHPC Executive Director Sylvia von Aulock for an interactive, in-person workshop on plan reading and analysis on Friday, April 11th.

Register today, as seats are limited! For more details; the full schedule; and registration information, please visit <https://tinyurl.com/NHPAevents>

PLAN READING & ANALYSIS WORKSHOP

Are you a planner looking to boost your confidence in reading site or subdivision plans? Join the NH Planners Association and SNHPC Executive Director Sylvia von Aulock for a workshop aimed at enhancing your skills in plan reading and analysis. Learn how you can make plans more "readable," how to begin your analysis of plans, and how to use highlighted plans as a tool for discussion with developers.

April 11th, 2025
8:45 am - 12:30 pm
25 Triangle Park Dr., Concord, NH
\$25 for NHPA members, \$35 for non-members

Scan here for agenda and registration information

👤 3

👍 Like

💬 Comment

📧 Send

🔗 Share



Write a comment...



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OWNER INFORMATION		SALES HISTORY		
MELANSON, LEONARD		Date	Book Page Type	Price Grantor
		12/07/2023	5154 0284 U I 38	MELANSON TRANSPORT
		02/21/2023	5095 0358 U I 38	MELANSON, LEONARD
684 ROUTE 153		11/14/2018	4616 0173 U V 25	13,000 PORFIDO, CARL J

MIDDLETON, NH 03887

LISTING HISTORY	NOTES
03/16/23 BHPM 01/10/23 BHVL 01/01/23 INSP MARKED FOR INSPECTION 04/13/22 DMPM 04/07/21 RWPR 05/08/20 RWPE 01/31/20 RWPM 09/27/17 JBVL	BLUE: FRTNG DROPS FROM STREET GRADE ON DREW DR; 1/20: PU HSE FNDTN ONLY; 5/20: SLOW PROGRESS, EST CAPPED 4/1: 4/22: NOH: 1/2 SIDING IS VINYL OTHER IS T-111: EST INT IS FIN, EXT NDS TRIM & OPF TO BE FIN; CK 23: 1/23: CORNER LOT: CORR BLDG INT INFO, RMV UG; SPK TO HO OVER PHONE; CK 24 FOR 2ND HOME=A0 & 2 SITES 110; ; ADDED FNDTN-WALL UP; 3/23: ADDED SOLAR; LOT HAS A SECOND DRIVEWAY AND AN ADDRESS OF 109 PHEASANT DRIVE ALSO ASSIGNED TO IT; FAMILY COMPOUND

EXTRA FEATURES VALUATION					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond Market Value Notes
SOLAR ELEC-FIXED FOUNDATION	20				
	1,008	28 x 36	100	400.00	100 8,000 2023
			76	20.00	150 22,982 2ND HOME/GAR UNDER
					31,000

MIDDLETON SOFTWARE BY AVIAR
MIDDLETON ASSESSING
OFFICE

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2023	\$ 147,200	\$ 31,000	\$ 135,800
		Parcel Total: \$ 314,000	
2024	\$ 147,200	\$ 31,000	\$ 135,800
		Parcel Total: \$ 314,000	
2025	\$ 147,200	\$ 31,000	\$ 135,800
		Parcel Total: \$ 314,000	

LAND VALUATION					
Zone: RURAL RESIDENTIAL	Minimum Acreage: 5.00	Minimum Frontage: 200	Site: FAIR Driveway: DIRT/GRAVEL Road: PAVED		
Land Type	Units	Base Rate	NC Adj	Site	Road DWay Topography
1F RES	5,000 ac	152,000 F	110	95	100 90-- ROLLING
	5,000 ac				100 135,800
					135,800

E-Doc # 230014568

12/11/2023 01:17:41 PM

Book 5154 Page 284

Page 1 of 3

CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA214320 25.00

Warranty Deed

Melanson Transport LLC, a New Hampshire Limited Liability Company duly organized and existing under the Laws of the State of New Hampshire, with an address of 684 Route 153, Middleton, New Hampshire 03887 for consideration paid, grant to **Leonard Melanson** of 684 Route 153, Middleton, New Hampshire 03887, with **WARRANTY COVENANTS**,

A certain parcel of land with any buildings thereon located in the Town of Middleton, County of Strafford and State of New Hampshire, being lot #20 as depicted on a plan entitled, "Plan of Land in Middlelon, N.H., Prepared for Charles M. and Lucille G. Woollett", surveyed by Robert G. Colbath dated 5 December, 1983, revised 6 April 1984; revised 9 May 1984; and recorded in the Strafford County Registry of Deeds.

Begin at an iron rod located on the Southeasterly side of Drew Drive and the Northeast corner of Lot #22; thence running South $34^{\circ} 37' 55''$ East 660.57 feet to an iron rod; thence turning and running North $40^{\circ} 59' 17''$ East 399.63, feet to an iron rod set on the Southwesterly side of Pheasant Drive; thence turning and running in a Northwesterly direction along Pheasant Drive along a curved line having a radius of 170.00' and a length of 129.84 feet; thence continuing along a curved line having a radius of 274.88 and a length of 273.37 feet to a point; thence continuing along a curved line having a radius of 20.00' and a length of 28.35 feet to a point; thence continuing North $84^{\circ} 58' 48''$ West incorrectly shown on plan as North $88^{\circ} 58' 48''$ West, for a distance of 155.05 feet, to a point; thence by a curve line having a radius of 275.00' and a length of 281.37 feet, to an iron rod, the point of beginning.

Containing 5.00 acres.

SUBJECT to the following protective covenants and restrictions:

1. Homes must have a minimum of 720 square feet of living space on the first floor.
2. a. Homes must be finished on the outside within one year from the date commencing construction.

b. Exteriors of all buildings shall be finished with stone, brick, shingles, clapboard, log or similar so-called finished or textured board siding.

3. No mobile homes are allowed.

4. No noxious or offensive activity shall be carried out on any lot nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.

5. No structure of a temporary character, trailer, basement, shack, garage, barn or other buildings shall be used on any lot at any time as a residence, either temporarily or permanently.

6. These covenants to run with the land and shall be binding on all parties claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of then owners of the improved lots has been recorded, agreeing to change said covenants in whole or in part.

7. All roads within the subdivision will be maintained by the land owners and an association of owners until such time as the roads are brought up to Middleton Road Standards, oiled and accepted by the Town.

8. We reserve the right to go onto any lot for purposes of road construction and placement of utilities until such time as roads are completed and utilities are in place.

9. All Driveways constructed shall have a minimum of a 15" culvert where the driveway enters onto Drew Drive.

10. It shall be the landowner's responsibility to repair any damage done to Drew Drive either by their contractors or by themselves.

This deed was prepared from information provided by the grantor(s) and at the request of the grantor(s). No independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein.

This deed is non-contractual and not subject to New Hampshire Transfer Stamps pursuant to NH RSA 78-B:2 XXI.(a) (3). At the time of the transfer of title, the owner or owners of the transferor and the owner or owners of the transferee, and the respective ownership percentages of each, are identical.

This property does not constitute homestead property.

Meaning and intending to convey the same premises conveyed to Melanson Transport LLC, by deed from Leonard Melanson dated February 21, 2023 and recorded with the Strafford Registry of Deeds on February 22, 2023 at Book 5095, Page 358.

Witness my/our hand(s) this 7 day of December, 2023

Melanson Transport LLC

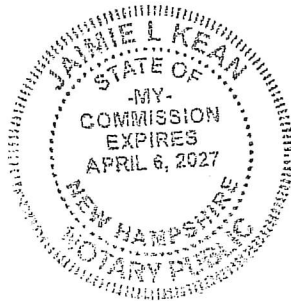
By: Leonard Melanson
Leonard Melanson, Its: Manager

State of New Hampshire
County of Belknap

On the 7 day of December, 2023, before me, personally appeared, Melanson Transport LLC, By: Leonard Melanson, Its: Manager to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/they executed, to be his/her/their free act and deed.

My Commission Expires:

23-19559



Jamie L Kean
Notary Public:

Printed/Typed Name

SEAL

Robin Willis

From: Robin Willis
Sent: Thursday, March 6, 2025 9:45 PM
To: Carl Roy
Subject: Re: Melanson Building Permit 2022-03-07

Thanks!

Get [Outlook for iOS](#)

From: Carl Roy <ceo@middletonnh.gov>
Sent: Thursday, March 6, 2025 6:25:00 PM
To: Robin Willis <assess@middletonnh.gov>
Subject: RE: Melanson Building Permit 2022-03-07

Yes I just checked it was recorded 3/7/2022 in the permits book as permit 2800. Doesn't say who issued it but I am assuming that it was Scott. The previous inspector. I know Mike Boisvert was covering for a short period as well but this is obviously not his signature. He quit some time in March and I started second week of April. So the time line checks out.

From: Robin Willis <assess@middletonnh.gov>
Sent: Thursday, March 6, 2025 3:40 PM
To: Carl Roy <ceo@middletonnh.gov>
Subject: Melanson Building Permit 2022-03-07

Lenny gave me a photo of this today. I don't see it in the system. Maybe it just got missed? Is this the second house (109) that's closer to Pheasant, not Drew? Can you tell?

Thanks.

PERMIT NO. 137140

BUILDING PERMIT

TOWN OF MIDDLETON
New Hampshire

PERMIT NO. 137140

Date 3/7/2020

This certifies that Leonard Melanson

Owner or Owner

113 Pleasant Drive (2) Tel. No. 473-7067

Address

has permission to build for use of 2500 sq. ft. garage

Type of building and use

Family Compound

This permit is issued subject to applicable ordinances and is valid if work is begun within three months of issuance.

THIS CARD MUST BE CONSPICUOUSLY POSTED at the home of the permittee and work not be commenced until permit is completed.

[Signature]
Authorized Official
Middletown, New Hampshire

Robin Willis

Robin Willis
Administrative Clerk
Town of Middleton
182 Kings Highway
Middleton, NH 03887
603-473-5208

My normal office hours are, Tuesday, Wednesday and Thursday 9:00 to 5:00



Town of Middleton

1/2

182 Kings Highway, Middleton, New Hampshire 03887

AFFIDAVIT OF LAND USE

DAVIS Gunnison Family

I acknowledge that my property located on Map
1 Lot 2 is a Family Compound under Article 23 of the 2017 Town of
Middleton Zoning Ordinance. I am signing this affidavit as an oath that I have read Article
23 and understand the intent and limitations of it, specifically, but not limited to:

- A family compound is on one parcel of property and as such is allowed one driveway.
- No rent may be charged
- Dwellings are occupied by relatives only
- If the property ceases to be used solely for family, it will be subject to enforcement action in order to bring it into compliance with the Zoning Ordinance in effect at that time.
- If I attempt to subdivide the lot in the future I must adhere to all rules and regulations in effect at the time of that request
- Each dwelling must comply with the provisions of the Shoreland Water Quality Protection Act.
- There is a maximum of 3 dwellings per lot

Currently have 2 planning Home For 3rd
This summer 2025
to create trees prep land -
For 3rd Home For 2026

Lorri Gunnison

Signature

Betsy Davis

The family members listed below are those occupying the dwellings in the Family Compound

We are currently using our property as a compound
By signing this document, I am testifying I am not paying rent and am aware of the rules and restrictions of my residency.

Name Printed	Relationship to Property Owner	Signature	Date
LORRI GUNNISON	owner spouse	Lorri Gunnison	2/10/2025
DOUG GUNNISON	owner spouse	DOUG GUNNISON	2/16/25
JUSTICE GUNNISON	owner (son)	Justice Gunnison	2/12/25
JAMEN GUNNISON	owner (son)	Jamen Gunnison	
KENDAL GUNNISON	Daughter	Kendal Gunnison	
ALEXIS GUNNISON	wife	Alexis Gunnison	
BETTY DAVIS	mother	Betsy Davis	Lorri mother

Betty is Linda J. Lorri Gunnison Mother

OWNER INFORMATION SALES HISTORY PICTURE

GUNNISON, DOUGLAS & LORRI		Date	Book	Page	Type	Price	Grantor
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470 SILVER STREET

FARMINGTON, NH 03835

LISTING HISTORY NOTES

03/21/23	BHPR	TAN:SKYLINE, RS3-ELEC MH GUTTED&REBILT, TILE; PAST MILL TON TWN					
04/08/22	DMVL	LINE; 9/15 NOH: DNPU LN-TO COVERING OIL TANK; EST PPL; 03/18 SMALL					
04/06/21	RWPR	LP TANK ADDED; NC TO EXT; 11/19: NOH & POSTED=EST; 4/21: POSTED,					
11/05/19	JBVE	NOH: EST NC; 4/22: PU NEW MH CARD #2; 3/23: WINSHIELD REVIEW; RMV					
03/11/19	INSP	FLAG; EST NC @ THIS TIME; FAMILY COMPOUND					
03/27/18	JBPR						
09/18/15	DMVM						
07/12/15	INSP	MARKED FOR INSPECTION					

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	10.00	60	1,477	
SHED-WOOD	144	12 x 12	171	10.00	60	1,477	PIG SHELTER
GARAGE-1.5 STY	576	24 x 24	88	34.00	60	10,340	
POOL-ABOVE GROUND	432	24 x 18	97	6.00	60	1,509	ROUND
SCREENHOUSE	144	12 x 12	171	14.00	50	1,724	
SHED-WOOD	180	12 x 15	149	10.00	50	1,341	ATT TO GAR
DECK	48	12 x 4	393	7.00	50	660	TTT TO 12X12
CABIN	352	32 x 11	105	25.00	60	5,544	NEXT TO ROAD
SHED-WOOD	48	6 x 8	393	10.00	30	566	NEXT TO ROAD
DECK	120	10 x 12	193	7.00	50	811	ATT TO 32X11
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	EST
						28,400	

LAND VALUATION

Zone: RURAL RESIDENTIAL Minimum Acreage: 5.00 Minimum Frontage: 200 Site: AVERAGE Driveway: PAVED Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
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2F RES	5,000 ac	152,000	E	100	100	100	100	95 -- MILD	110	158,800	0	N	158,800	2 SITES
2F RES	0.200 ac	x 2,500	X	100				95 -- MILD	100	500	0	N	500	

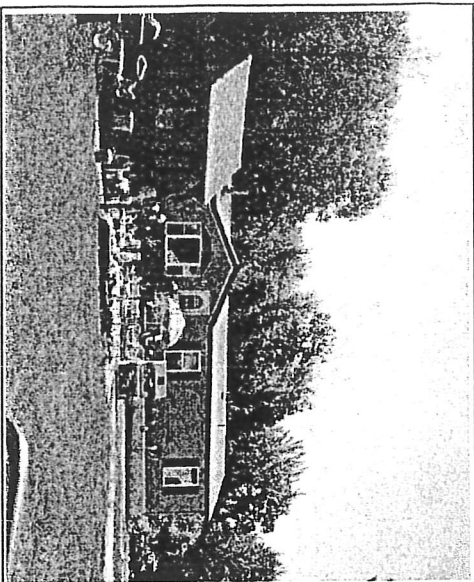
5,200 ac 159,300 159,300

(Card Total: \$ 304,000)
LAST REVALUATION: 2023

MIDDLETON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2023	\$ 175,800	\$ 28,400	\$ 159,300
		Parcel Total: \$ 363,500	
2024	\$ 175,800	\$ 28,400	\$ 159,300
		Parcel Total: \$ 363,500	
2025	\$ 116,300	\$ 28,400	\$ 159,300(c)
		Parcel Total: \$ 363,500	

PICTURE



OWNER

GUNNISON, DOUGLAS & LORRI

470 SILVER STREET

FARMINGTON, NH 03835

Account Number:

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Project Type

Notes

07/29/20 NEW BUILDING

05/25/17 ALTERATION

09/22/08 REPAIR

NEW HOME - MFG PROPANE REPLACEMENT/REPAIR

BUILDING DETAILS

Model: 1.00 STORY FRAME MHD

Roof: GABLE OR HIP/PREFAB METALS

Ext: VINYL SIDING

Int: DRYWALL

Floor: CARPET

Heat: OIL/FA DUCTED

Bedrooms: 3 Baths: 2.0 Fixtures:

Extra Kitchens: Fireplaces:

A/C: Yes 100.00 % Generators:

Quality: A0 AVG

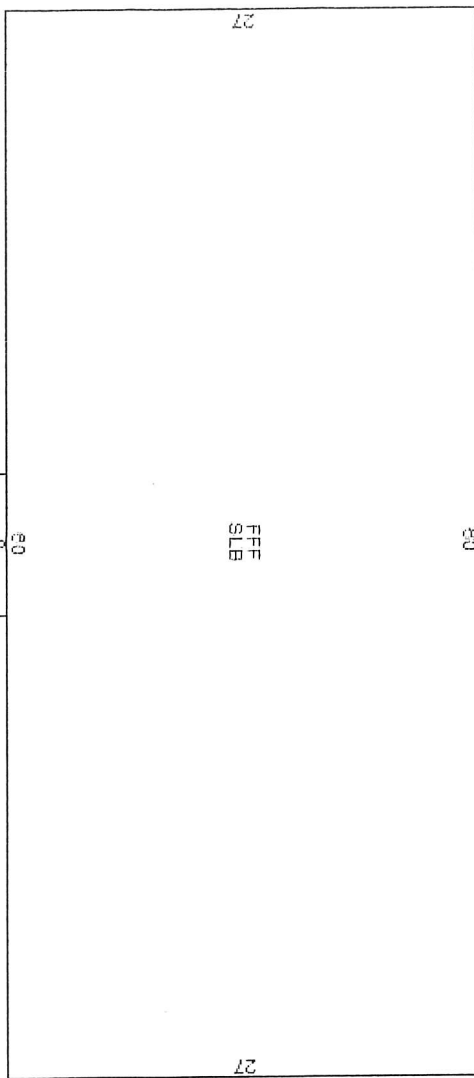
Com. Wall:

Size Adj: 1.0303 Base Rate: MHD 94.00

Bldg. Rate: 1.0715

Sq. Foot Cost: \$ 100.72

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	299	0.10	30
FFF	FST FLR FIN	1620	1.00	1620
SLB	SLB	1620	0.00	0
GLA:	1,620	3,539		1,650



2023 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 166,188
Year Built:	1996
Condition For Age:	GOOD
Physical:	30 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	30 %
Building Value:	\$ 116,300

OWNER INFORMATION

GUINNISON, DOUGLAS & LORRI

470 SILVER STREET

FARMINGTON, NH 03835

LISTING HISTORY

04/08/22 DMVL

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
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NOTES

4/22: PU MH: FMICA/WD CABS IN KIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes
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MUNICIPAL SOFTWARE BY AVITAR

MIDDLETON ASSESSING
OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2025	\$ 59,500	\$ 0	\$ 0(c)
Parcel Total: \$ 363,500			

LAND VALUATION

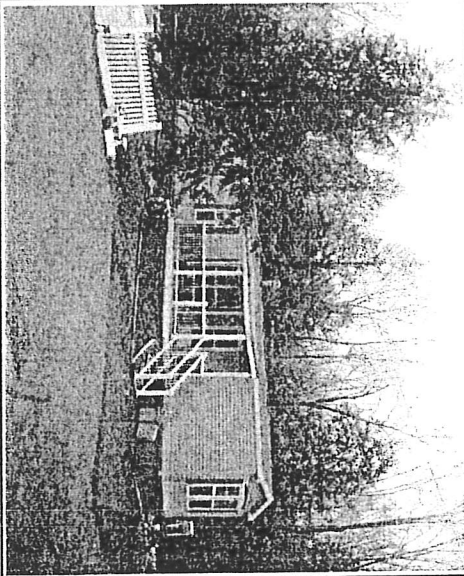
LAST REVALUATION: 2023

Zone:	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:
Land Type 2F RES		Neighborhood:		Cond Ad Valorem SPI R	Tax Value Notes

0 ac

(Card Total: \$ 59,500)

PICTURE



OWNER

GUNNISON, DOUGLAS & LORRI
470 SILVER STREET
FARMINGTON, NH 03835
Account Number:

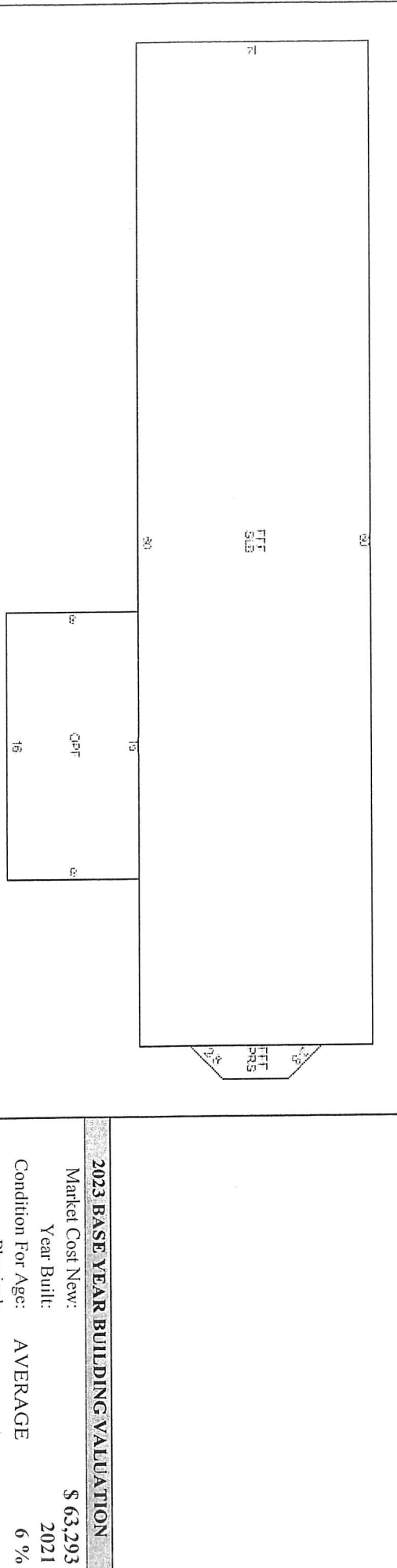
TAXABLE DISTRICTS

District	Percentage
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BUILDING DETAILS


Model: 1.00 STORY FRAME MH
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: WALL BOARD
Floor: LAMINATE/VINYL
Heat: GAS/FA DUCTED
Bedrooms: 2 Baths: 1.0 Fixtures: 3
Extra Kitchens: Fireplaces: Generators:
A/C: No
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0718 Base Rate: MHS 76.00
Bldg. Rate: 0.9432
Sq. Foot Cost: \$ 71.68

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj. Effect.	
FFF	FST FLR FIN	852	1.00	852
SLB	SLB	840	0.00	0
OPF	OPEN PORCH	128	0.25	32
PRS	PIER	12	-0.05	-1
GLA:	852	1,832		883



2023 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 63,293
Year Built:	2021
Condition For Age:	AVERAGE
Physical:	6 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	6 %

Building Value: \$ 59,500

OWNER INFORMATION	PICTURE
GUNNISON, DOUGLAS & LORRI 470 SILVER STREET FARMINGTON NH 03835	
PARCEL DESCRIPTION	
Acreage: 5.200 1.00 STORY FRAME MHD Zone: RURAL RESIDENTIAL Year Built: 1996 Neighborhood: AVG Bed/Bathrooms: 3 / 2.0 Land Use: 2F RES Gross Living Area: 1,620	

PROJECTS					
Type: NEW BUILDING		Name: IMPORTED PROJECT		Status: CLOSED	
Project Date: 07/29/20		Application Submitted:		Public Hearing:	
Owner Phone: /		Impact Fee:		Completed Date:	
Description: NEW HOME - MFG		Project Number:			
Permit Type: BUILDING PERMIT		Number: 2730		Status:	
Appr. Date: 07/29/20		Expr. Date:		Estimated Cost: \$0	
Applicant: GUNNISON, DOUGLAS		Phone: /		Fee: \$321.00	
Contractor:		Phone: /			
Contractor Company:		License:			
Permit Permission:					
Notes: NEW HOME - MFG					
Project Totals:		Permits: 1	Inspections: 0	Impact Fee:	Fees: \$321.00
Type: ALTERATION		Name: IMPORTED PROJECT		Status: CLOSED	
Project Date: 05/25/17		Application Submitted:		Public Hearing:	
Owner Phone: /		Impact Fee:		Completed Date:	
Description: PROPANE		Project Number:			
Permit Type: BUILDING PERMIT		Number: P115		Status:	
Appr. Date: 05/25/17		Expr. Date:		Estimated Cost: \$0	
Applicant: GUNNISON, DOUGLAS		Phone: /		Fee:	
Contractor:		Phone: /			
Contractor Company:		License:			
Permit Permission:					
Notes: PROPANE					
Project Totals:		Permits: 1	Inspections: 0	Impact Fee:	Fees:
Type: REPAIR		Name: IMPORTED PROJECT		Status: CLOSED	
Project Date: 09/22/08		Application Submitted:		Public Hearing:	
Owner Phone: /		Impact Fee:		Completed Date:	
Description: REPLACEMENT/REPAIR		Project Number:			
Permit Type: BUILDING PERMIT		Number: 2198		Status:	
Appr. Date: 09/22/08		Expr. Date:		Estimated Cost: \$0	
Applicant: GUNNISON, DOUGLAS		Phone: /		Fee:	
Contractor:		Phone: /			
Contractor Company:		License:			
Permit Permission:					
Notes: REPLACEMENT/REPAIR					
Project Totals:		Permits: 1	Inspections: 0	Impact Fee:	Fees:

OWNER INFORMATION

GUNNISON, DOUGLAS & LORRI

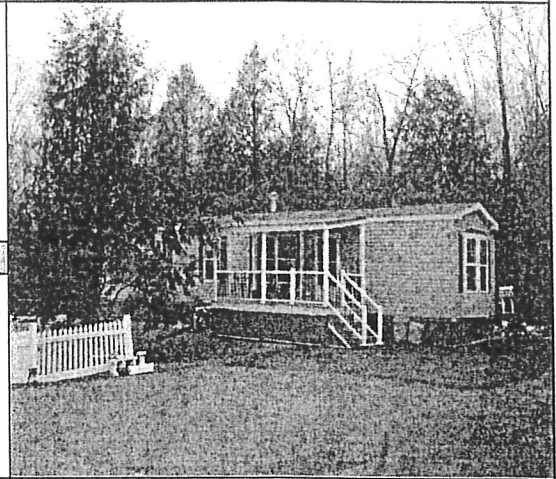
470 SILVER STREET

FARMINGTON

NH

03835

PICTURE



PARCEL DESCRIPTION

Acreage: 1.00 STORY FRAME MH

Zone: Year Built: 2021

Neighborhood: Bed/Bathrooms: 2 / 1.0

Land Use: 2F RES Gross Living Area: 852

PROJECTS

Type:	Name:	Status:
Project Date:	Application Submitted:	Public Hearing:
Owner Phone: /	Impact Fee:	Completed Date:
Description:	Project Number:	

Inspected By:

Inspection Status Options:

Estimated Cost:

Fee:

Applicant:

Phone: /

Contractor:

Phone: /

Contractor Company:

License:

Permit Permission:

Notes:

Project Totals:

Permits:

Inspections:

Impact Fee:

Fees:

WARRANTY DEED

94 OCT 24 AM 10:48

REGISTER OF DEEDS
STRAFFORD COUNTY

015897

BK 1774 PG 0387

KNOW ALL MEN BY THESE PRESENTS, That JOHN E. RE and SIMONE J. RE, husband and wife, of 346 Bridge Street, Dedham, Massachusetts 02026, for consideration paid, grant to DOUGLAS J. GUNNISON and ~~LORRIE~~ J. GUNNISON, husband and wife, of Box 213, Rancourt Estates, Rochester, County of Strafford and State of New Hampshire 03867, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, the following premises:

Middleton, New Hampshire:

A certain tract of land with the buildings thereon located on the southwesterly side of Silver Street in the Town of Middleton, County of Strafford and State of New Hampshire and being bounded and described as follows:

Beginning at a stone wall on the southwesterly side of Silver Street at the northeasterly corner of land of Richard and Robin Arnold and at the southeasterly corner of the premises herein conveyed, said stone wall being on the boundary line between the Towns of Milton and Middleton; thence running southwesterly along said stone wall by land of said Arnold and along the Town line for a distance of six hundred thirty-five (635) feet to a stone post that marks the common corner of Middleton, Farmington and Milton, New Hampshire; thence turning and running north fifty-eight degrees west (N 58° W) along land now or formerly of the heirs of Donald Waldron for a distance of three hundred seven (307) feet, more or less, to other land of said Tetreault; thence turning and running north fifty-six degrees thirty minutes east (N 56° 30' E) for a distance of nine hundred eighty (980) feet, more or less, to an iron pipe set in the ground on the westerly side of Silver Street; thence turning and running southerly along Silver Street for a distance of three hundred fifty (350) feet to a stone wall located on the Milton-Middleton town line and being the point of beginning. Containing five and two tenths (5.2) acres.

Meaning and intending to describe and convey the same premises as conveyed in deed of Daniel E. Re to John E. Re and Simone J. Re, dated October 15, 1979 and recorded in Book 1041, Page 64, Strafford County Registry of Deeds.

The above-described premises does not constitute any portion of the homestead of the grantors.

Dated this 24th day of October, 1994.

John E. Re
John E. Re
Simone J. Re
Simone J. Re

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

October 24,, 1994


Personally appeared John E. Re and Simone J. Re, known to me or satisfactorily proven to be the same persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

Nancy Jo MacNaught
Nancy Jo MacNaught, Notary Public

NANCY JO MACNAUGHT
NOTARY PUBLIC OF NEW HAMPSHIRE
My Commission Expires May 28, 1997

BK 1774 PG 0388

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
XXXX THOUSAND XX1 HUNDRED AND X70 DOLLARS		
MO. DAY YR.	153164	AMOUNT
10-24-94		\$ 170.00
VOID IF ALTERED		

Leo Lesau
REGISTER OF DEEDS
STRAFFORD COUNTY

MANUFACTURED HOUSING WARRANTY DEED

NORTHERN MOBILE HOME SALES SELLER(S) of EPSOM/MERRIMACK COUNTY

STATE OF NEW HAMPSHIRE for consideration paid, grant(s) to

DOUGLAS & LORRI GUNNISON BUYER(S) of 470 SILVER STREET Town (city) of

MIDDLETON COUNTY of STRAFFORD STATE of New Hampshire,

as joint tenants with rights of survivorship, with warranty covenants, the following described manufactured housing:

NAME OF MANUFACTURER: SKYLINE MODEL OF HOME: 1079
YEAR OF HOME: 1997 NEW/USED: NEW
SIZE OF HOME: 28 x 60 SERIAL NUMBER(S): 4816-0229JA&B

The above manufactured housing is subject to all the terms and conditions of that certain Retail Installment Contract/Security Agreement of even date herewith by and between the grantor(s) as seller(s) and grantee(s) as buyer(s). Said terms and conditions are incorporated herein by reference.

The manufactured housing is situated or is to be situated at:

470 SILVER STREET

Town(City) of MIDDLETON County of STRAFFORD, State of New Hampshire.

The Tract or parcel of land upon which the manufactured housing is situated, or is to

be situated is owned by DOUGLAS & LORRI GUNNISON by deed dated 10-24-94

and recorded at Book 1774, Page 0387 in the STRAFFORD County Registry of deeds.

Grantor(s) and (wife) (husband) of said grantor(s) release

to said grantee(s) all rights of homestead and other interests therein.
Witness my (our) hand(s) this 3 day of August, 1996.

Witness [Signature] Seller/Grantor [Signature]

Witness Seller/Grantor NORTHERN HOME SALES, ROBERT GRIGGS

Witness BY (president/partner/owner if applicable)

Witness BY (spouse of seller/grantor if differs from above)

INDIVIDUAL ACKNOWLEDGMENT:

State of New Hampshire

County of Merrimack

On this the 3 day of August, 1996, before me, Robert Griggs the undersigned officer, personally appeared known to me (or satisfactorily proven to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he (they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Signature] Notary Public/Justice of the Peace
DEBRA J. REEVES, Notary Public
My Commission Expires January 27, 1999

CORPORATE ACKNOWLEDGMENT:

State of New Hampshire

County of

On this the day of 19, before me the undersigned officer, personally appeared, who acknowledged himself to be the of a corporation, and that he, as such, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of the corporation by himself as

In witness whereof I hereunto set my hand and official seal.

96 AUG 28 AM 11:15

REGISTER OF DEEDS
STRAFFORD COUNTY

011860

BK1883PG0584

LANDOWNER'S CONSENT TO CONVEYANCE OF MANUFACTURED HOUSING

DOUGLAS & LORRI GUNNISON owner(s) of the tract or parcel of land upon which the the aforesaid manufactured housing is situated, hereby consent(s) to the conveyance of the manufactured housing.

Witness my (our) hand this 3 day of August 1996.
Witness Muriel Payton Land Owner Douglas Gunnison
Witness Muriel Payton Land Owner Lorri Gunnison
Witness _____ By _____
(president/partner/owner if applicable)

Individual Acknowledgment:

State of New Hampshire
County of Merrimack

On this the 3 day of August, 1996, before me Douglas & Lorri Gunnison the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he (they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Debra J. Reeves
Notary Public/Justice of the Peace

DEBRA J. REEVES, Notary Public
My Commission Expires January 27, 1998

Corporate Acknowledgment:

State of New Hampshire
County of _____

On this the _____ day of _____, 19____, before me _____ the undersigned officer, personally appeared _____ who acknowledged himself to be the _____ of _____ a corporation, and the he, as such _____, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of the corporation by himself as _____

In witness whereof I hereunto set my hand and official seal.

Notary Public/Justice of the Peace

☐ Check box if the manufactured housing has been relocated from one site to another within New Hampshire. The manufactured housing was previously located at _____ (state name of park (or lot #), if any or street address) Town (City) of _____, County of _____, State of New Hampshire and Title, if any, to the same was recorded at Book _____ Page _____ in the _____ County Registry of Deeds. If the relocation is to a county of the State of New Hampshire in which the deed to the grantor(s) was recorded, a duplicate original of the deed must be recorded in the registry of deeds of that county at the same time this deed is recorded.

BK1883PG0585

→ Green Tree (w)
Pd 14-
x 2-

Return To:
Betty Davis
Lorri J. Gunnison
Douglas J. Gunnison
470 Silver Street
Farmington, NH 03835

E-Doc # 200014473
Book 4802 Page 48

09/02/2020 01:00:03 PM
Page 1 of 3

CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA163720 25.00

MANUFACTURED HOUSING WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Robert W. Griggs d/b/a Concord Home Sales**, with a mailing address of 405 Suncook Valley Highway, Epsom, NH 03234, for consideration paid grant(s) to **Betty Davis, Lorri J. Gunnison and Douglas J. Gunnison**, as joint tenants with rights of survivorship, with a mailing address of 470 Silver Street, Farmington, NH 03835, with WARRANTY COVENANTS:

A certain manufactured housing unit, to be situated at 470 Silver Street, in Middleton, County of Strafford and State of New Hampshire, described as follows:

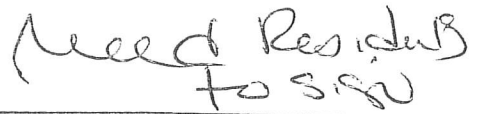
YEAR: 2021 (New) MANUFACTURER: Champion Home Builders

MODEL #: ESS-F-26005 SERIAL #: 122-000-H-A009305A

The tract or parcel of land upon which the said manufactured housing is or is to be situated is owned by Douglas J. Gunnison and Lorri J. Gunnison by deed dated October 24, 1994 and recorded at the Strafford County Registry of Deeds, Book 1774, Page 387.

This is the first conveyance of a new manufactured housing unit and is, therefore, exempt from NH Transfer Tax.

This is not homestead property.



Chills

[illegible]

021574

1999 NOV -8 PM 2:42

REGISTER OF DEEDS
STRAFFORD COUNTY

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, Charles S. Allard of Middleton, County of Strafford and State of New Hampshire in consideration of which receipt is hereby acknowledged grant to Charles S. Allard and Tammy Allard, husband and wife, of 284 New Durham Rd., Middleton, County of Strafford and State of New Hampshire 03887, as joint tenants with full rights of survivorship and not as tenants in common with Warranty Covenants the following:

A certain parcel of land located in the Town of Middleton, County of Strafford and State of New Hampshire, being lot #38, containing 21.08 acres, as depicted on a plan entitled, "Plan of Land in Middleton, NH Prepared for Charles M. and Lucille G. Woolett", surveyed by Robert G. Colbath dated 5 December, 1900, revised 8 April 1904; revised 9 May 1904; and recorded in the Strafford County Registry of Deeds:

Beginning at an iron rod located on the northwesterly side of New Durham Road and the southeast corner of Lot #37; thence running North 5° 56' 20" East 1,000.00 feet to an iron rod; thence running North 5° 44' 50" West 1,256.90 feet to an iron rod set in a corner of a stone wall; thence turning and running along said stone wall North 57° 19' 16" East 753.69 feet to a wood post set in a stone wall; thence turning and running South 7° 16' 30" West 1,599.50 feet along said stone wall to a point; thence running South 8° 29' 27" West 896.42 feet along said stone wall to an iron rod set on the Northwesterly side of New Durham Road; thence turning and running South 57° 08' 23" West along New Durham Road 330.00 feet to an iron rod, the point of beginning.

SUBJECT to the following protective covenants and restrictions:

1. Homes must have a minimum of 720 square feet of living space on the first floor.
2. a. Homes must be finished on the outside within one year from the date commencing construction.
 - b. Exteriors of all buildings shall be finished with stone, brick, shingles, clapboard, log or similar so-called finished or textured board siding.
3. No mobile homes are allowed.
4. No noxious or offensive activity shall be carried out on any lot nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
5. No structure of temporary character, trailer, basement, shack, garage, barn or other buildings shall be used on any lot at any time as a residence.
6. These covenants to run with the land shall be binding on all parties claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of then owners of the improved lots has been recorded, agreeing to change said covenants in whole or in part.
7. All roads within the subdivision will be maintained by the land owners and an association of owners until such time as the roads are brought up to Middleton Road Standards, oiled and accepted by the Town.

BK2155PG0288

8. We reserve the right to go onto any lot for purposes of road construction and placement of utilities until such time as roads are completed and utilities are in place.

9. All driveways constructed shall have a minimum of a 15" culvert where the driveway enters Drew Drive.

10. It shall be the landowner's responsibility to repair any damage done to Drew Drive either by their contractors or by themselves.

Meaning and intending to convey the same premises to this Grantor by deed dated September 11, 1992 and recorded in the Strafford County Registry of Deeds at Book 1632, Page 0118.

This is a non-contractual transfer and is therefore exempt from NH real estate transfer tax as defined in NH RSA 78-B:2, IX.

WITNESS our hand this 18th day of October, 1999.

Doreene S. Seale
Witness

Charles S. Allard
Charles S. Allard

State of New Hampshire
Strafford, SS

Personally appeared Charles S. Allard and subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained. Before me,



Kathleen A. Estabrook

Notary Public/Justice of the Peace

My commission expires: / /

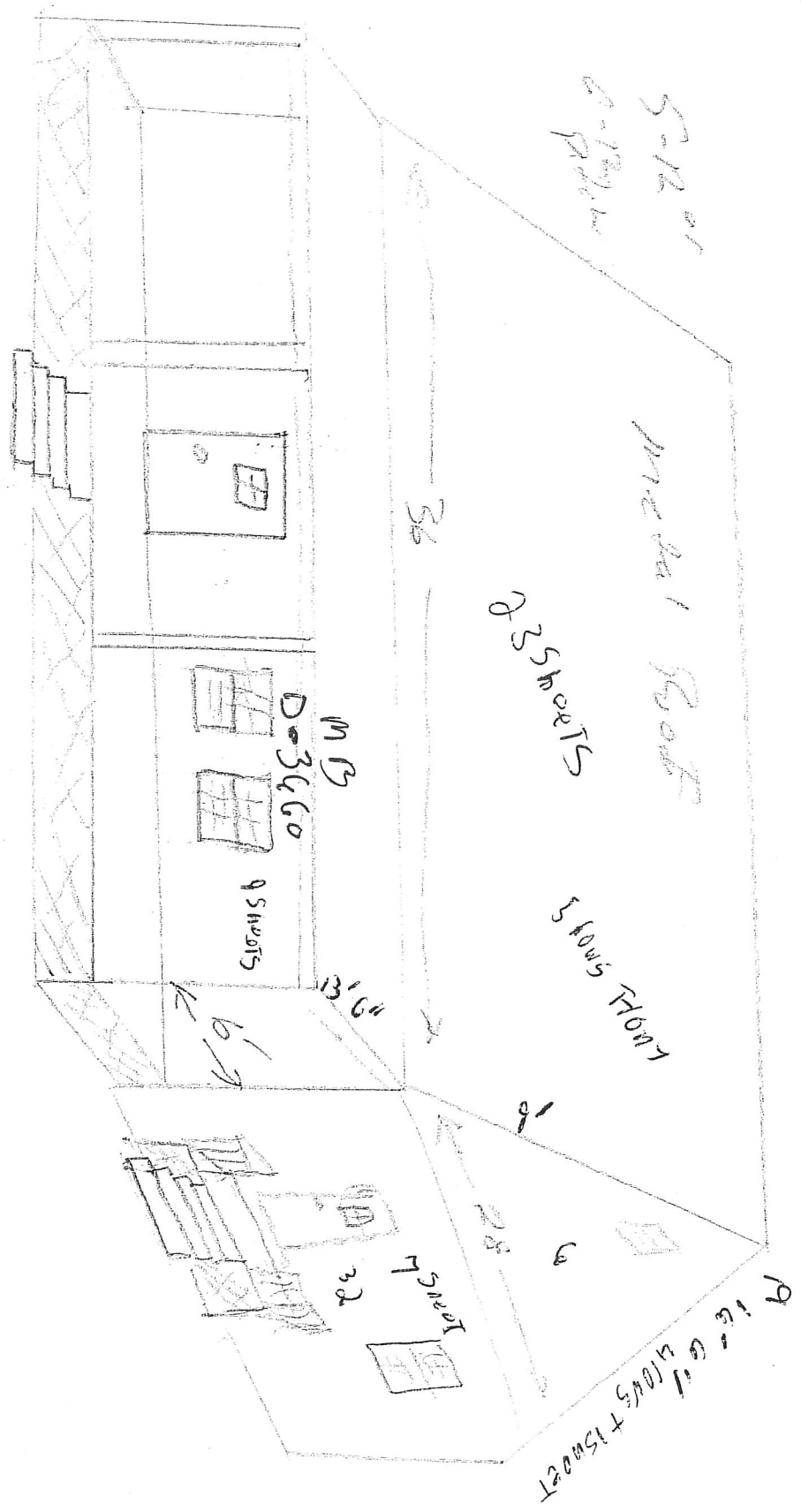
KATHLEEN A. ESTABROOK, Notary Public

My Commission Expires July 19, 2000

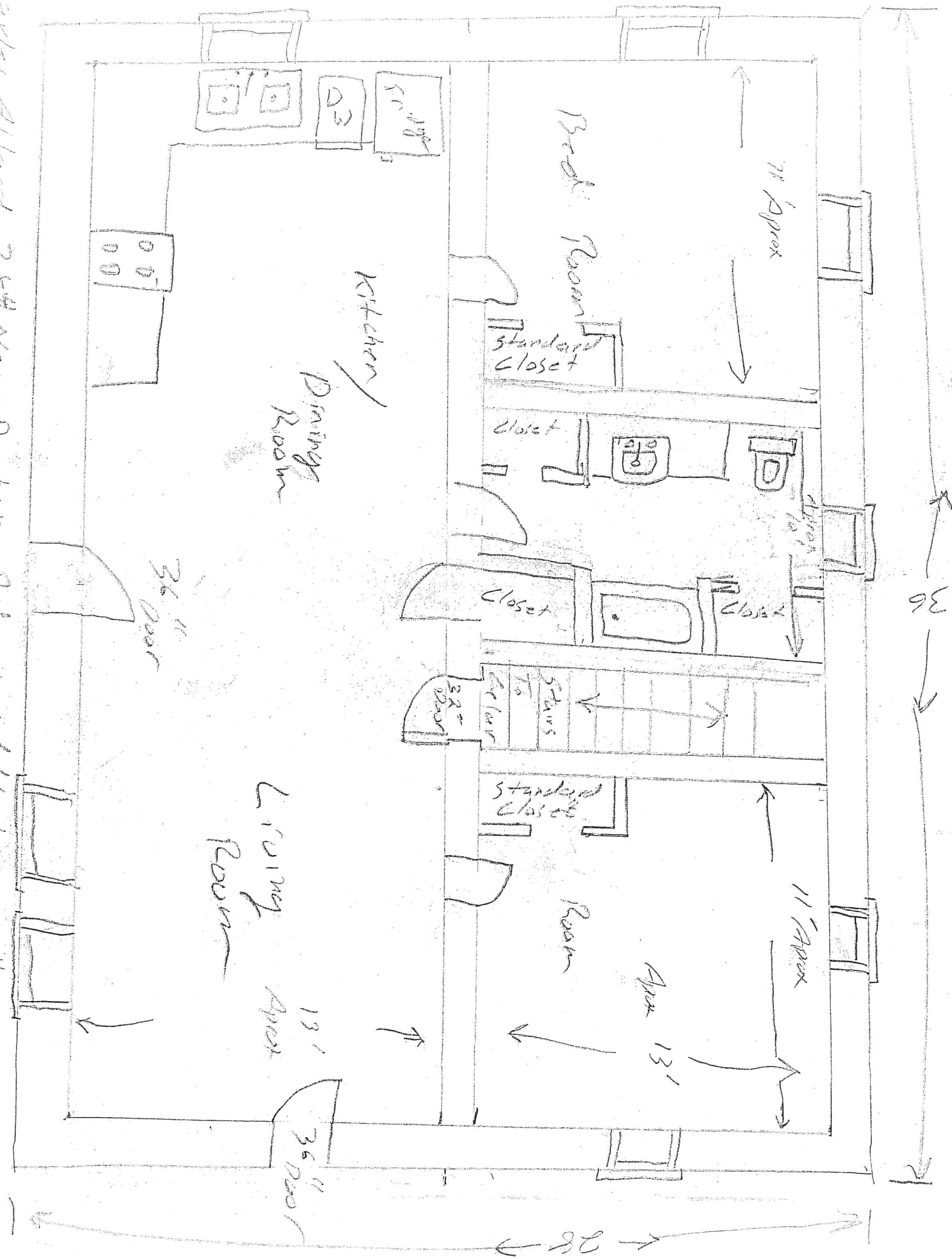
BK2155PG0289

Charles Allard
 284 New Durham Rd
 Middlebury N.H. 03867
 603 312 6365

Map 7
 Lot 3-38



Hand-drawn floor plan of a house with dimensions and room labels.



Job	Truss	Truss Type	Qty	Ply	Charlie Allard
2502BKS0287	T02GE	GABLE	2	1	
Job Reference (optional)					

LaValley Building Supply, Inc., Newport, NH 03773

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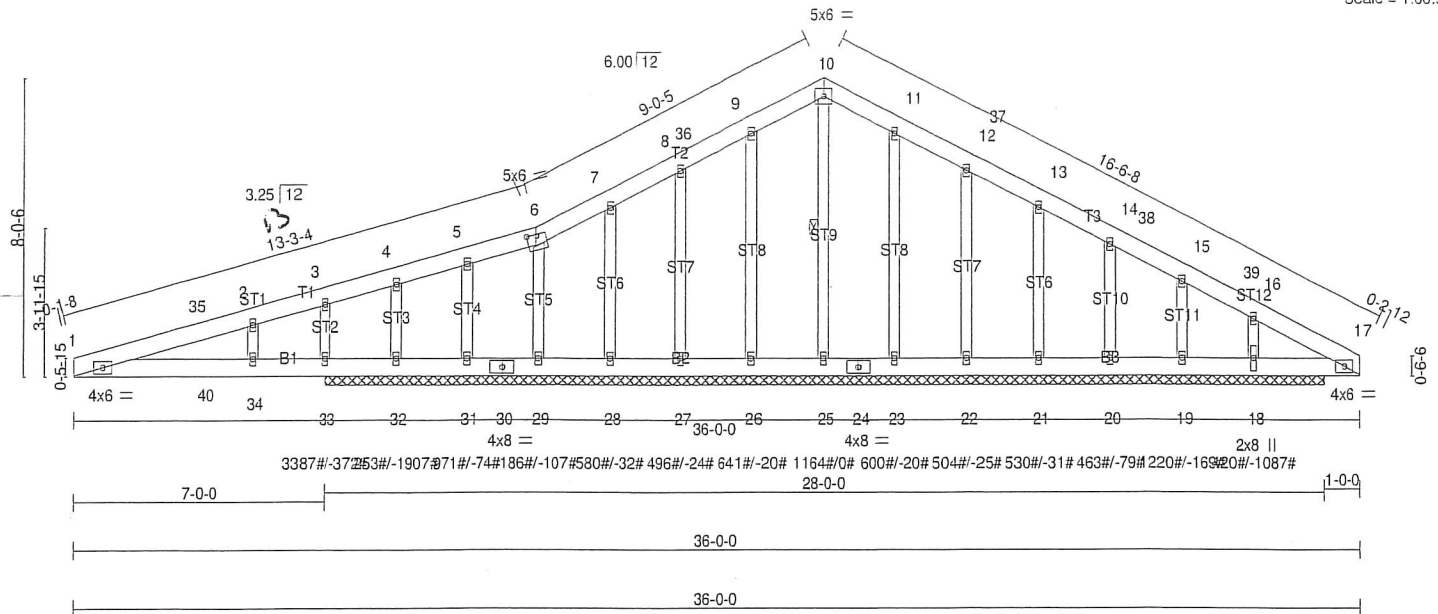


Plate Offsets (X,Y)-- [6:0-3:0,0-0-8]

LOADING (psf)	SPACING-	CSI.	DEFL.	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 69.3	Plate Grip DOL 1.15	TC 0.86	Vert(LL)	n/a	-	n/a	MT20	169/123
(Ground Snow=90.0)	Lumber DOL 1.15	BC 0.77	Vert(CT)	n/a	-	n/a		
TCDL 10.0	Rep Stress Incr YES	WB 0.54	Horz(CT)	-0.03	18	n/a		
BCLL 0.0 *	Code IBC2021/TPI2014	Matrix-S						
BCDL 10.0							Weight: 212 lb	FT = 20%

LUMBER-

TOP CHORD 2x6 SPF No.1 or 2x6 SPF No.2 or 2x6 SPF-S No.2 *Except*
T1: 2x6 SP 2400F 2.0E
BOT CHORD 2x6 SPF No.1 or 2x6 SPF No.2 or 2x6 SPF-S No.2 *Except*
B1: 2x6 SP 2400F 2.0E
OTHERS 2x4 SPF No.1 or 2x4 SPF No.2 or 2x4 SPF-S No.2

BRACING-

TOP CHORD Structural wood sheathing directly applied or 8-10-6 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing, Except:
5-10-15 oc bracing: 19-20
4-5-11 oc bracing: 18-19
4-1-5 oc bracing: 17-18.
WEBS 1 Row at midpt 10-25

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS.

All bearings 28-0-0.
(lb) - Max Horz 33=135(LC 13)
Max Uplift All uplift 100 lb or less at joint(s) 26, 27, 28, 31, 23, 22, 21, 20 except
29=107(LC 32), 32=1907(LC 32), 33=372(LC 14), 19=169(LC 14), 18=1087(LC 32)
Max Grav All reactions 250 lb or less at joint(s) 29 except 25=1164(LC 1), 26=641(LC 18), 27=496(LC 31), 28=580(LC 18), 31=971(LC 32), 32=253(LC 14), 33=3387(LC 32), 23=600(LC 19), 22=504(LC 19), 21=530(LC 19), 20=463(LC 19), 19=1220(LC 32), 18=420(LC 19)

FORCES.

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-35=-421/1156, 2-35=-408/1326, 2-3=-411/1297, 3-4=-271/991, 4-5=-343/1239, 5-6=-308/1182, 6-7=-310/1278, 7-8=-267/1266, 8-36=-233/1241, 9-36=-223/1291, 9-10=-185/1232, 10-11=-189/1232, 11-37=-237/1290, 12-37=-247/1240, 12-13=-287/1271, 13-14=-326/1275, 14-38=-342/1234, 15-38=-351/1190, 15-39=-468/1441, 16-39=-472/1391, 16-17=-417/1201
BOT CHORD 1-40=-1114/415, 34-40=-1114/415, 33-34=-1114/415, 32-33=-1114/427, 31-32=-1114/427, 30-31=-1114/427, 29-30=-1114/427, 28-29=-1113/426, 27-28=-1113/426, 26-27=-1113/426, 25-26=-1113/426, 24-25=-1113/426, 23-24=-1113/426, 22-23=-1113/426, 21-22=-1113/426, 20-21=-1113/426, 19-20=-1113/426, 18-19=-1113/426, 17-18=-1113/426
WEBS 10-25=-1125/194, 9-26=-600/101, 8-27=-458/62, 7-28=-523/76, 5-31=-565/108, 4-32=-297/547, 3-33=-1568/512, 2-34=-499/44, 11-23=-560/105, 12-22=-465/65, 13-21=-487/66, 14-20=-435/38, 15-19=-572/247, 16-18=-407/410

NOTES-

- Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=103mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; B=45ft; L=36ft; eave=5ft; Cat. II; Exp B; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-7-3, Interior(1) 3-7-3 to 21-0-0, Exterior(2R) 21-0-0 to 24-7-3, Interior(1) 24-7-3 to 36-0-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-16; Pg= 90.0 psf; Pf=69.3 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	Charlie Allard
2502BKS0287	T02	ROOF SPECIAL	17	1	Job Reference (optional)

L3 Valley Building Supply, Inc., Newport, NH 03773

Run: 8.720 s Nov 2 2023 Print: 8.720 s Nov 2 2023 MiTek Industries, Inc. Tue Feb 18 07:02:31 2025 Page 1
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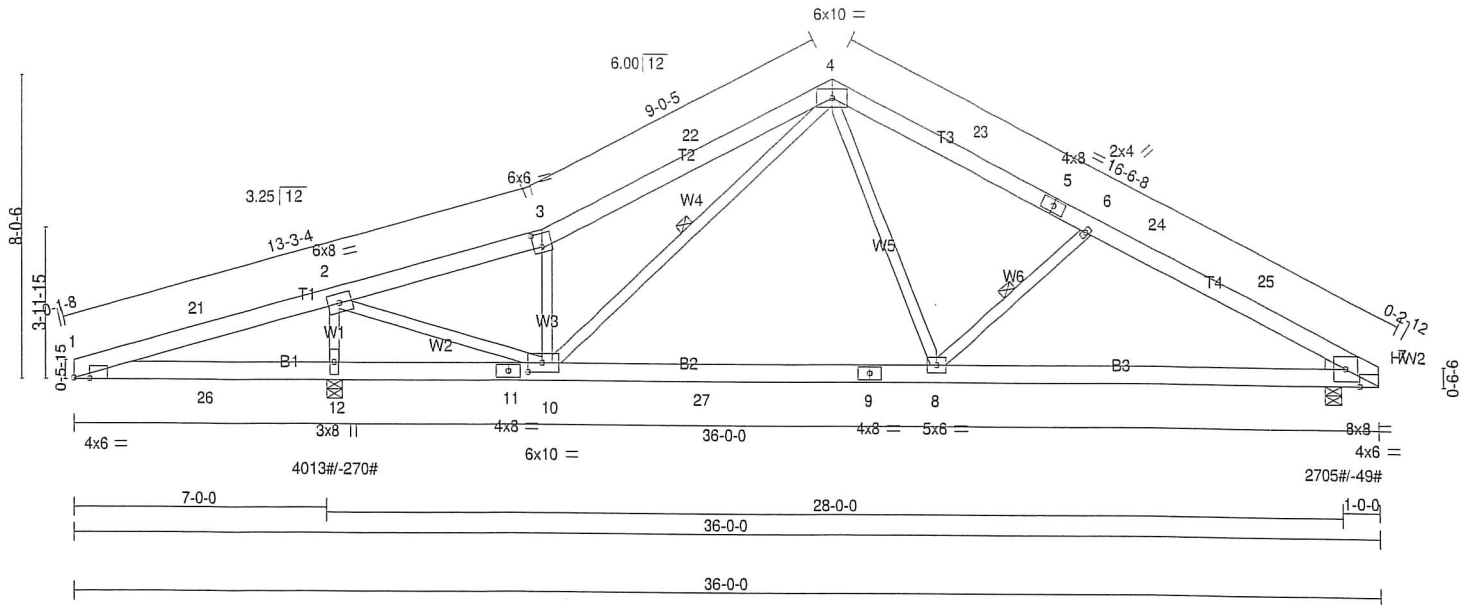


Plate Offsets (X,Y)-- [1:0-5-3,Edge], [3:0-2-8,0-4-4], [7:0-4-8,Edge], [10:0-4-8,0-3-0]

LOADING (psf)	SPACING-	CSI.	DEFL.	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 69.3 (Ground Snow=90.0)	2-0-0	TC 1.00	Vert(LL)	-0.29	8-10	>999	MT20	169/123
TCDL 10.0	Plate Grip DOL 1.15	BC 0.79	Vert(CT)	-0.41	8-10	>841		
BCLL 0.0 *	Lumber DOL 1.15	WB 0.74	Horz(CT)	0.06	7	n/a		
BCDL 10.0	Rep Stress Incr YES	Matrix-MS						
	Code IBC2021/TPI2014						Weight: 207 lb	FT = 20%

LUMBER-
TOP CHORD 2x6 SP No.1 *Except*
T2,T3: 2x6 SP 2400F 2.0E
BOT CHORD 2x6 SPF No.1 or 2x6 SPF No.2 or 2x6 SPF-S No.2 *Except*
B3: 2x6 SP No.1
WEBS 2x4 SPF No.1 or 2x4 SPF No.2 or 2x4 SPF-S No.2 *Except*
W2: 2x4 SP No.1

WEDGE
Right: 2x4 SPF-S or SPF No.2 or No.1

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 3-7-7 oc bracing.
WEBS 1 Row at midpt 4-10, 6-8

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

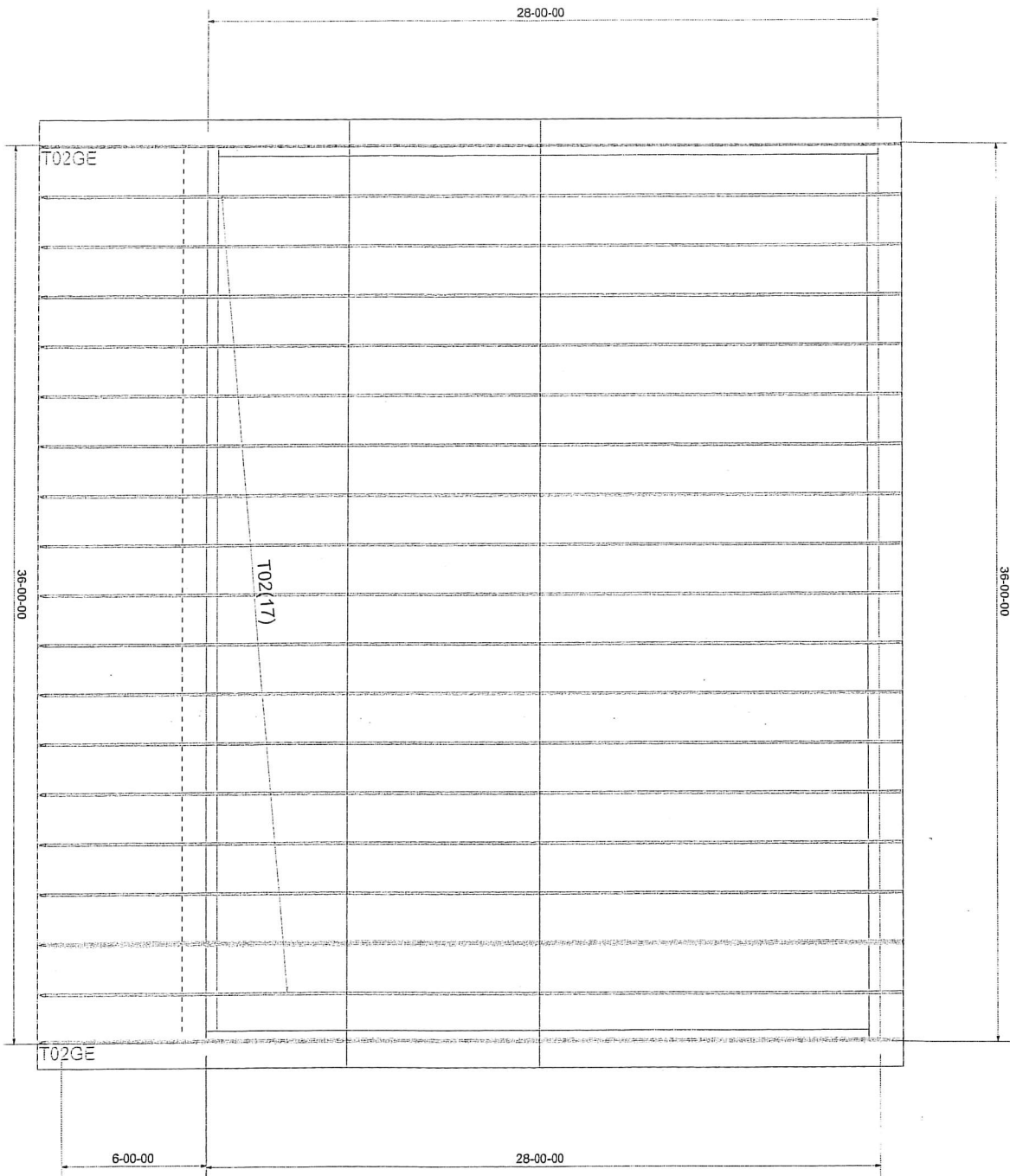
REACTIONS. (lb/size) 7=2494/0-5-8 (min. 0-5-6), 12=3936/(0-5-8 + TBE6 Simpson Strong-Tie) (req. 0-8-0)
Max Horz 12=135(LC 13)
Max Uplift 7=-49(LC 14), 12=-270(LC 14)
Max Grav 7=2705(LC 19), 12=4013(LC 18)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-21=-849/2241, 2-21=-843/2450, 2-3=-2791/0, 3-22=-3306/38, 4-22=-2831/61,
4-23=-2699/168, 5-23=-2704/149, 5-6=-3097/133, 6-24=-3669/205, 24-25=-3940/188,
7-25=-4092/175
BOT CHORD 1-26=-2163/836, 12-26=-2163/836, 11-12=-2163/847, 10-11=-2163/847, 10-27=0/2026,
9-27=0/2026, 8-9=0/2026, 7-8=-81/3429
WEBS 3-10=-1859/143, 4-10=-130/950, 4-8=-10/1172, 6-8=-1359/217, 2-12=-3704/580,
2-10=-568/4446

NOTES-

- 1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=103mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; B=45ft; L=36ft; eave=5ft; Cat. II; Exp B; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-7-3, Interior(1) 3-7-3 to 21-0-0, Exterior(2R) 21-0-0 to 24-7-3, Interior(1) 24-7-3 to 36-0-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-16; Pg= 90.0 psf; Pf=69.3 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
- 6) TBE6 Simpson Strong-Tie connectors recommended to connect truss to bearing walls due to UPLIFT at jt(s) 12. This connection is for uplift only and does not consider lateral forces.
- 7) One H2.5A Simpson Strong-Tie connectors recommended to connect truss to bearing walls due to UPLIFT at jt(s) 7. This connection is for uplift only and does not consider lateral forces.

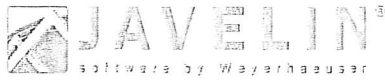
LOAD CASE(S) Standard



Roof Area: 1489.19 SF
 Fascia: 111.63 LF
 Raked Overhangs: 78.38 LF
 Ridges: 38 LF
 Valleys: 0 LF
 Hips: 0 LF



Job No.: Order #
 Customer: Client Name
 Job Name: Job Name



Layout Material List Report

Customer
Street Address 1
Street Address 2
City
State

Job: Charles Allard

Level: Foundation

Products

Plot ID	Length	Product	Plies	Net Qty
M1-3	12'0"0	1 3/4" x 9 1/2" 2.0E Microllam LVL <i>33mL912 12</i>	3	9
SS1-2	16'0"0	2 X 10 SPF No.2	2	4
SS2	14'0"0	2 X 10 SPF No.2	1	49
SSCa1	14'0"0	2 X 10 SPF No.2	1	4
SSCa1	12'0"0	2 X 10 SPF No.2	1	6
SS3	4'0"0	2 X 10 SPF No.2	1	4
SSCa1	4'0"0	2 X 10 SPF No.2	1	1

Accessories

Plot ID	Length	Product	Plies	Net Qty
0		23/32"x48"x96" Weyerhaeuser Edge Gold Panel (0/24) T&G SF	1	32

Blocking

Plot ID	Length	Product	Plies	Net Qty
SSBk1	2'0"0	2 X 10 SPF No.2	1	25
SSBk1	1'0"0	2 X 10 SPF No.2	1	3

Framing Connector Summary

PlotID	Qty	Manuf	Product	Face Nails	Member Nails	Supporting Mtl	Bk Blks	Filler	Supported Mtl	Web Stiff
H2	5	Simpson	LUS210	8- 10dx1.5	4- 10d	DIMENSION_LU	No	No	2 X 10 SPF No.2	No

Plot ID	Length	Product	Plies	Net Qty
lolly35	8'0"0	-	0	3

RS AS FOUND @ SITE BY

REQUIREMENTS OF ENV-WG
SION AND INDIVIDUAL
ON RULES:

CATION @ 284 NEW DURHAM ROAD
MIDDLETON, NH

TAX MAP #7 LOT # 3-38
21.06 ACRES

: NA

SUBSURFACE SEWAGE DISPOSAL PLAN

TOWN MIDDLETON

OWNER CHARLES ALLARD

NEW DURHAM ROAD
MIDDLETON, NH 03887

SCALES

08-27-24

TYPICALS: NONE

EQUIREMENTS OF ENV-WG
VISION AND INDIVIDUAL
IGN RULES."

LOCATION @ 284 NEW DURHAM ROAD
MIDDLETON, NH

TAX MAP #7 LOT # 3-38
21.06 ACRES

REAL: NA

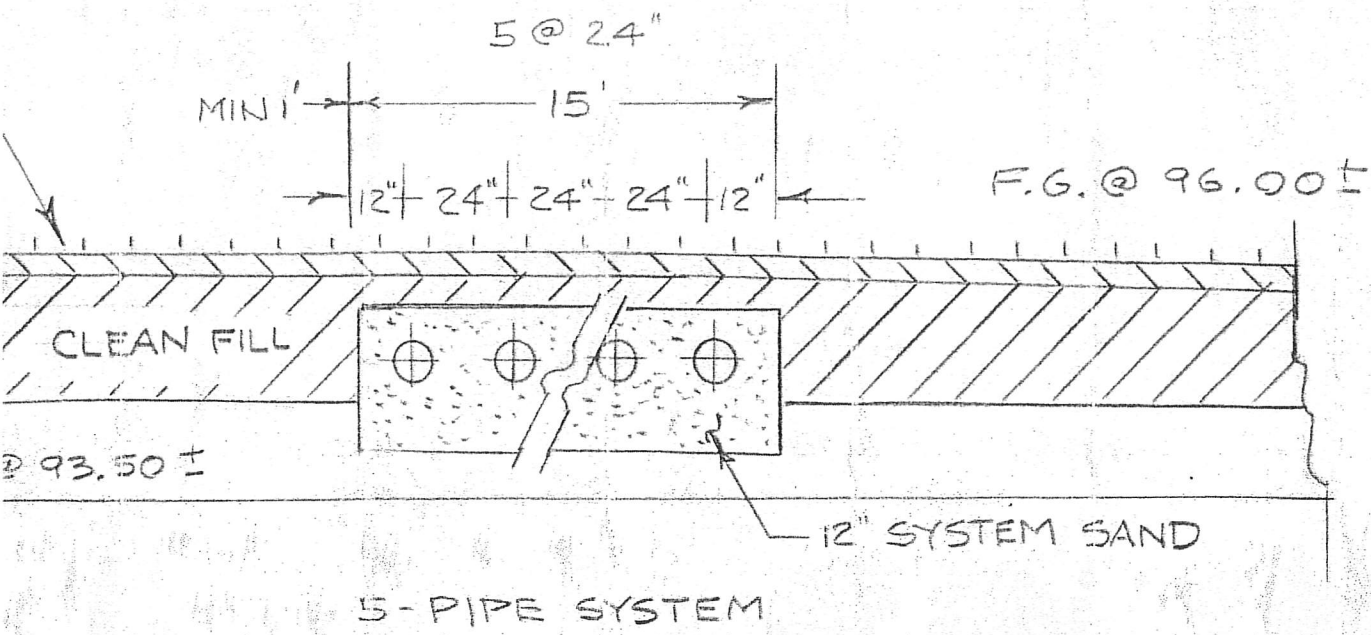
SUBSURFACE SEWAGE DISPOSAL PLAN

TOWN MIDDLETON

OWNER CHARLES ALLARD

NEW DURHAM ROAD
MIDDLETON, NH 03887

SCALES	08-27-24		
TYPICALS: NONE			



2- SEPTIC LEACHING
 :DANCE WITH THE CURRENT
 - FOR ADVANCED ENVIRO
 WATER TREATMENT SYSTEMS,
 -ITEFIELD ROAD

ED IN ACCORDANCE WITH

OF SYSTEM.

DRAINED W/ETI ANDS

SOIL TYPE MAPPED:

SOIL TYPE FOUND:

DATE:

TEST PIT DATA

LOGGED BY:

APPROX ELEV:

