

E-Doc # 230010083
Book 5133 Page 78

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Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA211253 25.00
TRANS TAX ST861643 19,500.00

After Recording Return To:
Alan J. Williams and Bonnie J. Williams
310 Berry Pond Road, Pittsfield, NH 03263

\$ 19,500.00

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That Robert W. Donle and Amy L. Donle, a married couple of 227 Browns Pasture Road, Strafford, NH 03884, for consideration paid, grant to Alan J. Williams and Bonnie J. Williams, a married couple, as joint tenants with rights of survivorship of 310 Berry Pond Road, Pittsfield, NH 03263, with WARRANTY COVENANTS:

Two certain tracts or parcels of land, now consolidated as Town Tax Map 27, Lot 24, with the buildings thereon, situated on Bow View Drive in the Town of Strafford, County of Strafford, State of New Hampshire, being more particularly bounded and described as follows:

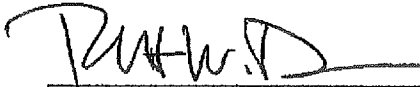
TRACT I: Beginning on the shore of said lake at an iron hub located northwesterly a distance of 126.6 feet from an iron hub at land n/f of Cardow; thence by a right of way S 89° 35' E a distance of 105.5 feet to an iron hub on the southerly side of a right of way; thence turning and running by said southerly side of said right of way S 0° 25' W a distance of 122.5 feet to an iron hub at land of said Cardow; thence S 89° 35' W a distance of 110 feet by land of said Cardow to an iron hub at said shore; thence in a general northerly direction a distance of 126.6 feet, more or less, by the shore of said lake to the point of beginning. Together with all rights, if any, in and to the lands lying between the properties herein described and the low water line of said lake.

TRACT II: beginning on said shore at an iron hub at the northwesterly corner of Tract I, above; thence on a course S 89° 35' E a distance of 105.5 feet to an iron hub at a right of way; thence on a course N 0° 25' E a distance of 15 feet to an iron hub; thence on a course N 89° 35' W a distance of 106 feet by a right of way to an iron hub on the easterly shore of said lake; thence on a course southerly by said lake a distance of 15 feet to the point of beginning. Together with all rights, if any, in and to the lands lying between the properties herein described and the low water line of said lake.

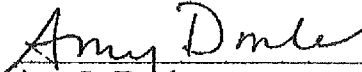
Meaning and intending to describe and convey the same premises conveyed to Robert W. Donle and Amy L. Donle by virtue of a deed from Marie Simone Donle, Individually and Administrator of the Estate of Wayne Robert Donle, dated May 1, 2023 and recorded with the Strafford County Registry of Deeds on May 2, 2023 at Book 5108, Page 213.

Not homestead property.

Executed this 21 day of August, 2023.



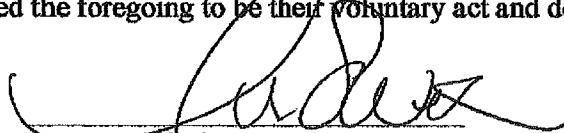
Robert W. Donle



Amy L. Donle

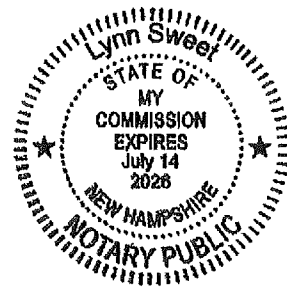
STATE OF NH
COUNTY OF Strafford

Then personally appeared before me on this 21 day of August, 2023, the said Robert W. Donle and Amy L. Donle and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace

Commission expiration:



Case Number: #271

Location: 67 Bow View Drive

Tax Map 27, Lot 24

NOTICE OF DECISION

BOARD OF ADJUSTMENT, TOWN OF STRAFFORD, N.H.

You are hereby notified that the request of ... Wayne & Marie Donle ... for an exception under the terms of Article 1.7.1 ... Section ... of a variance to the terms of Article ... Section ... of the Zoning Ordinance has been GRANTED ... for the reasons given in the following resolution passed by a majority of the appointed members of the Board of Adjustment:

Resolved: To approve a Special Exception to allow the replacement of an existing 3-bedroom seasonal dwelling with a year-round 2-bedroom home and garage as illustrated in the diagram submitted to the Board, with the provision that the septic system be replaced with an approved septic system for year-round use, because the new proposal decreases the non-conforming use by meeting required setbacks from the lake and providing a greater setback from the front boundary than the existing structure and by enhancing septic treatment. The new home will come within 35 feet of the front boundary and the new garage will come within 27 feet of the front boundary, which is closer to the front boundary than ordinances require. There will be no expansion of non-conforming use.

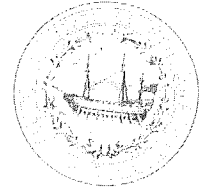
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Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date on this notice. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment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

Signed *William D. Ly*
Chairman, Board of Adjustment
Date: March 18, 2004



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

October 27, 2023

ALAN J WILLIAMS
310 BERRY POND ROAD
PITTSFIELD NH 03263

**Re: Accepted Shoreland Permit by Notification (RSA 483-B)
NHDES File Number: 2023-02817
Subject Property: 67 Bow View Drive, Strafford, Tax Map #27, Lot #24**

Dear Applicant:

On October 19, 2023, the New Hampshire Department of Environmental Services (NHDES) Shoreland Program received the above-referenced Shoreland Permit by Notification (SPBN). In accordance with RSA 483-B:5-b, I and Env-Wq 1406.19, on October 27, 2023, the NHDES accepted the SPBN. The enclosed SPBN form is your permit. Any individual conducting work under this permit is advised to post a copy of the enclosed SPBN form on site in a prominent location, visible to inspecting personnel, at all times during construction.

Only the impacts shown on the submitted plans and accepted by NHDES as part of the SPBN are authorized under RSA 483-B. Any and all impacts not shown on the accepted plans or permitted through another SPBN or Shoreland Permit Application will render this SPBN invalid and will be in violation of RSA 483-B.

Please note that this SPBN cannot be amended. Prior to any change to the size or location of the proposed impacts, please contact me at Matthew.P.Faidell@des.nh.gov or 603-271-0872 to determine the appropriate method to obtain any additional approval under RSA 483-B:5-b as may be required. Please do not hesitate to contact me as noted above if you have additional questions.

Sincerely,

Matthew Faidell
Shoreland/Shoreline Specialist, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

www.des.nh.gov

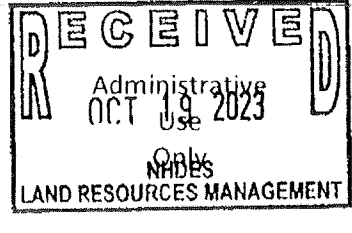
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964



**SHORELAND PERMIT BY NOTIFICATION (PBN)
NOTIFICATION FORM**
Water Division/Land Resources Management
Shoreland Program
Check the Status of your PBN



RSA/Rule: RSA 483-B/Env-Wq 1400



Administrative
Use
Only

<input checked="" type="checkbox"/> PBN Accepted, Expires: 10/27/2028	Reviewer's Initials: MF
<input type="checkbox"/> PBN Rejected	Admin's Initials:
File No.: 2023-02817	Amount: 400
Check No.: 1418	

This form requests authorization to excavate, fill, or construct new structures within the protected shoreland, which is 250 feet landward of the reference line of public waters, as regulated under RSA 483-B. Refer to the cover sheet to determine your eligibility to use this form in lieu of the standard Shoreland Permit Application. Please note: Notification packages missing required components will be rejected and the fee will not be returned.

SECTION 1 - PROPERTY OWNER (RSA 483-B:5-b; Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.: WILLIAMS, ALAN J.			
MAILING ADDRESS: 310 BERRY POND ROAD	TOWN/ CITY: PITTSFIELD	STATE: NH	ZIP CODE: 03263
PHONE: 603-817-0117	EMAIL: CLEARCREEKBUILDERS@YAHOO.COM		
SECTION 2 - PROJECT LOCATION (RSA 483-B:5-b; Env-Wq 1406.17)			
ADDRESS: 67 BOW VIEW DRIVE	TOWN/ CITY: STRAFFORD	STATE: NH	ZIP CODE: 03884
WATERBODY NAME: BOW LAKE	TAX MAP/ LOT: MAP 27, LOT 24		
SECTION 3 - CONTRACTOR OR AGENT (Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.: WILLIAMS, ALAN J.			
MAILING ADDRESS: 310 BERRY POND ROAD	TOWN/ CITY: PITTSFIELD	STATE: NH	ZIP CODE: 03263
PHONE: 603-817-0117	EMAIL: CLEARCREEKBUILDERS@YAHOO.COM		
SECTION 4 - PROJECT DESCRIPTION (Env-Wq 1406.17)			
Provide a brief description of the proposed project including square footage of impacts and dimensions of new structures.			
I WOULD LIKE TO EXPAND THE EXISTING DECKS OUTSIDE THE 50 FOOT LINE FOR A TOTAL OF AN ADDITIONAL 507 SQUARE FEET OF DECK. I WOULD ALSO LIKE TO CONVERT A SECTION OF THE EXISTING DECK INTO A BREEZEWAY CONNECTING THE GARAGE TO THE HOUSE.			
TOTAL SQUARE FEET OF IMPACT: 543 TOTAL SQUARE FEET OF NET CHANGE IN IMPERVIOUS AREA: 507			
Total impact area is determined by the sum of all areas disturbed by excavation, fill, and construction. Examples include, but are not limited to: constructing new driveways, constructing new structures, removing or replacing structure foundations, grading, and installing a new septic system or well.			

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov