

# SUBDIVISION APPLICATION

for the Town of Strafford, New Hampshire

Subdivision Name: **Water Street Subdivision**

Subdivider Name: **Trademark Homes, LLC**

Land Surveyor: **Raymond Bisson, LLS**

Tax Map(s) **3** Lot(s) **14-1**

For Office Use:

Application Date: \_\_\_\_\_

Application Fee Paid: \_\_\_\_\_

**NOTES:** All fees are due when application is filed. Please be aware that the Planning Board may require additional studies and/or verification inspections. Costs shall be borne by the applicant in accordance with NH RSA 676:4 and Strafford Subdivision Regulations Paragraph 2.5.7.

The following information must be filed with your application:

## SUBMISSION ITEMS:

- ☒ 3 full-size plan sets, 3 reduced size plan sets, PDF plan set ☒ Deed photocopy  
☒ State Approvals ☒ Deed restrictions (if any)  
☒ Complete abutter's mailing list with 3 sets of mailing labels

## PLAN CHECKLIST:

### Reference Information

- ☒ Owner's name and address  
☒ Tax Map and Lot number  
☒ Subdivision name  
☒ Locus Map  
☒ Total Tract Acreage  
☒ North arrow  
☒ Bar scale  
☒ Plan date  
☒ Tract boundaries (all metes & bounds, and corners)  
☒ All abutting owners  
☒ Reference plans for previous adjacent subdivisions  
☒ Surveyor's seal ☒ Wetland Scientist's seal  
☒ Deed reference  
☒ Current Use status  
☒ Plan set note along with plan for recording

### Natural Features (Within Survey Limits)

- ☒ Water courses  
☒ Wetland delineation  
☒ Exposed ledge  
☒ Floodplain statement and/or zones  
☒ Shoreland protection zones  
☒ Soils classifications  
☒ Test pit log & locations  
☒ Perc test data

### Physical Features

- ☒ Topographic contours  
☒ Elevations  
☒ Stonewalls  
☒ Cemeteries  
☒ All existing buildings  
☒ Buildings w/in 100' of tract  
☒ Roads and driveways w/in 200'  
☒ Existing culverts and bridges

## Subdivision Information

### General:

- ☒ Lot lines (metes & bounds, corners)  
☒ Individual lot acreages  
☒ Lot numbering  
☒ Found/TBS All corner monuments identified

### Subdivision Roadways:

- ☒ Proposed rights of way  
☒ Names of proposed roads  
☒ Plans, profiles, cross-sections  
☒ Drainage, culverts, erosion control  
☒ Professional Engineer's stamp

### Setback Lines:

- ☒ Building  
☒ Septic  
☒ 75' well radius

### Easements:

- ☒ Access easement layout and specs  
☒ Utility easement layout and specs  
☒ Pedestrian ways and/or recreational trails  
☒ Conservation easement area(s) and reference info

### Other:

- ☒ Deed restrictions or protective covenants  
☒ Community or public areas  
☒ Total open space acreage



August 6, 2024

Town of Strafford, NH  
Planning Board  
PO Box 23  
Strafford, NH 03867

Owner: **Trademark Homes, LLC**  
Subdivision: **Water Street Subdivision**  
Location: **174 Tasker Hill Road, Strafford, Strafford County, New Hampshire**  
Tax Map & Lot Number: **Map 3 Lot 14-1**

Dear Members of the Strafford Planning Board,

My client, Trademark Homes, LLC, would like to divide the existing 5.93 acre parcel into two lots. The existing burnt house will be rebuilt in place on the new 2.78 acre parcel and a new home would be placed off of Water Street on a 3.15 acre parcel. After deducting out the steep slopes and wetlands from the proposed lots, the net areas are around 2.16 acres and 2.32 acres. Proposed road frontages will be 740.54 feet and 293.35 feet.

A conversation was had with Matthew Messenger, Road Agent, concerning the proposed driveway for the second lot. No driveway could be placed on Tasker Hill Road before the wetland due to the sight distance. He approved the entrance location off Water Street.

Wetlands were reflagged for proposed Tax Map 3 Lot 14-2 with additional wetlands using the previously delineated wetlands. Test pits have been done on both lots with good results.

Since there is no option to access the lot without crossing the wetland, a NH DES wetland crossing permit would be necessary and per an email with David Price on July 2<sup>nd</sup>, using the least impacted area as shown, the State shouldn't have any issues with the crossing. All State guidelines for stream and wetland crossing would need to be met. During the wetland crossing permit process, the best type of culvert/bridge will be determined for this area to have the least impact on water flow. The wetland crossing permit will be applied for after subdivision approval has been granted.

No waivers are requested.

Thank you for your time in reviewing this application.

Sincerely,

Raymond A. Bisson, LLS  
Stonewall Surveying

## Letter of Authorization

August 2, 2024

To Strafford Planning Board:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property identified as **Tax Map 2 Lot 14-1** located at **174 Tasker Hill Road, Strafford, NH**. Any and all acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

Sincerely,

Two handwritten signatures in blue ink. The first signature is on the left and the second is on the right.

Mike Gallo  
Trademark Homes, LLC  
PO Box 10088  
Bedford, NH 03110

## **Abutters List**

Subdivision: **Water Street Subdivision**

Owner: **Trademark Homes, LLC**

Location: **174 Tasker Hill Road, Strafford, Strafford County, New Hampshire**

Tax Map & Lot Number: **Map 3 Lot 14-1**

### **Owner:**

Trademark Homes, LLC  
Tax Map 3 Lot 14-1  
c/o Mike Gallo  
PO Box 10088  
Bedford, NH 03110

Gustafson & Archambault Family  
Revocable Trust  
Tax Map 34 Lot 4  
39 Barbara Lane  
Strafford, NH 03884

### **Surveyor:**

Stonewall Surveying  
PO Box 458  
Barrington, NH 03825

Wen W. Remond Revocable Trust  
Tax Map 34 Lot 7 & 7-1  
PO Box 537  
Strafford, NH 03884

### **Wetland Scientist:**

Joseph W. Noel  
PO Box 174  
South Berwick, ME 03908

Twomey Family Trust  
Tax Map 34 Lot 12  
4 Westport Circle  
Worcester, MA 01605

### **Soil Scientist:**

Changing Seasons Engineering  
68 Meaderboro Road  
New Durham, NH 03855

Camp Comfort Island Nominee Trust  
Tax Map 34 Lot 13  
151 Tremont Street, Unit 21K  
Boston, MA 02115

### **Abutters:**

The M&S Adams Real Estate  
Trust of 2016  
Tax Map 3 Lot 14  
86 Winnicutt Road  
Stratham, NH 03885

George F. Young Revocable Trust  
Margaret H. Auerbach Revocable Trust  
Tax Map 34 Lot 14 & Tax Map 3 Lot 15  
PO Box 17  
Strafford, NH 03884

Philip & Carolyn Auger  
Tax Map 3 Lot 5 & 6  
PO Box 33  
Strafford, NH 03884

E-Doc # 240008668  
Book 5200 Page 707/24/2024 08:33:27 AM  
Page 1 of 7

Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA220400 25.00  
TRANS TAX ST863938 1,815.00

\$1815.00

**FORECLOSURE DEED**

Wells Fargo Bank, N.A.,

holder of a mortgage given by Anthony D. Cennami to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc., dated January 29, 2016 and recorded with the Strafford County Registry of Deeds in Book 4355 at Page 0803, by power conferred by said Mortgage and the laws of the State of New Hampshire and in consideration of the sum of One Hundred Twenty-One Thousand Dollars and 00/100 (\$121,000.00), grants to

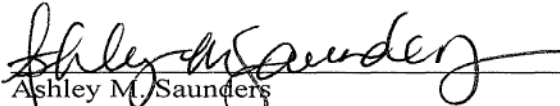
**TRADEMARK HOMES, LLC**

P.O. Box 10088, Bedford, NH 03110, that portion of the Premises conveyed by said Mortgage and described more particularly in Exhibit "A" attached hereto.

Executed this 5<sup>th</sup> day of June, 2024.

Property Address: 174 Tasker Hill Road, Strafford, NH 03884

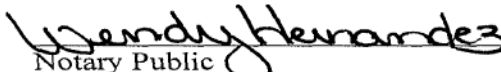
Wells Fargo Bank, N.A.

  
Ashley M. Saunders  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
06/05/2024

North Carolina  
Mecklenburg County

I, Wendy Hernandez, a Notary Public of Mecklenburg County and State of North Carolina, do hereby certify that Ashley M. Saunders personally came before me this 5<sup>th</sup> day of June, 2024 and acknowledged that he/she is the Vice President Loan Documentation, of Wells Fargo Bank, NA., and that he/she, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of Wells Fargo Bank, N.A.

Witness my hand and official seal, this 5<sup>th</sup> day of June, 2024.

  
Notary Public  
My commission expires: March 10, 2029

Wendy Hernandez  
NOTARY PUBLIC  
Mecklenburg County, NC  
My Commission Expires March 10, 2029

**Exhibit "A"**

Property Address: 174 Tasker Hill Road, Strafford, NH 03884

**Legal Description:**

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE IN STRAFFORD, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, AND SHOWN AS LOT #1 ON PLAN OF LAND ENTITLED "ADAMS MINOR SUBDIVISION PLAN, LOCATED AT: 174 TASKER HILL ROAD, STRAFFORD, STRAFFORD COUNTY, NEW HAMPSHIRE" DATED 06/10/2015 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 109-80, TO WHICH PLAN REFERENCE MAY BE MADE FOR A MORE PARTICULAR DESCRIPTION.

MEANING AND INTENDING TO DESCRIBE AND COVNEY THE PREMISES CONVEYED TO ANTHONY D. CENNAMI, A SINGLE MAN, BY DEED OF MARK A. ADAMS AND SUSAN P. ADAMS, TRUSTEES OF THE ADAMS FAMILY REVOCABLE TRUST OF 2007, U/D/T DATED MAY 31, 2007, WHICH DEED WAS DATED JANUARY 29, 2016, AND RECORDED FEBRUARY 1, 2016, IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AT BOOK 4355, PAGE 0801.

PARCEL ID NUMBER: 3/14/1//

ALSO KNOWN AS: 174 TASKER HILL ROAD, STRAFFORD, NH 03884

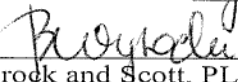


**EXHIBIT A-2  
SUPPLEMENTAL  
AFFIDAVIT REQUIRED BY N.H. R.S.A. 479:26**

I, Bozena Wysocki, Esquire, acting on behalf of Brock and Scott, PLLC, attorney for Wells Fargo Bank, N.A. on oath state as follows:

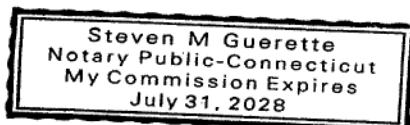
1. I am counsel for Wells Fargo Bank, N.A. regarding the foreclosure of a mortgage given by Anthony D. Cennami to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc., dated January 29, 2016 and recorded with the Strafford County Registry of Deeds in Book 4355 at Page 803 (the "Mortgage").
2. That the foreclosure sale regarding the Mortgage was conducted on behalf of Wells Fargo Bank, N.A. on May 17, 2024.
3. That more than sixty (60) days has passed since the date of the foreclosure sale which is the subject hereof, and the recordation of the deed is occurring after said sixty (60) day period.
4. That said delay in recording is solely due to the need to transmit a proposed instrument to the signatory party, and for the signatory party to return such instrument for recordation in the county Registry of Deeds.
5. That I make this affidavit as a supplement to the affidavit which is attached to and made a part of the foreclosure deed of even or near date, from Wells Fargo Bank, N.A. to Trademark Homes, LLC to be recorded.

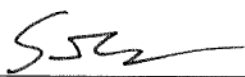
Subscribed and sworn to this 15th day of the month of July, 2024.

  
\_\_\_\_\_  
Brock and Scott, PLLC  
Bozena Wysocki, Esq.  
Attorneys for Wells Fargo Bank, N.A.

STATE OF CONNECTICUT  
COUNTY OF HARTFORD

On this 15th day of JULY, 2024, before me, the undersigned notary public, personally appeared Bozena Wysocki, Esq., proved to me through satisfactory evidence of identification, PERSONAL KNOWLEDGE, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



  
\_\_\_\_\_  
Notary Public  
Printed Name: STEVEN M. GUERETTE  
My Commission Expires: 7/31/2028

**AFFIDAVIT REQUIRED BY N.H. R.S.A 479:26**

I, Allen K. Lowery authorized signor of Wells Fargo Bank, N.A., make oath and say as follows:

1. That the principal and interest secured by the mortgage referred to in the foregoing deed were not paid or tendered or performed when due or prior to the May 17, 2024 foreclosure sale.
2. That the mortgagee caused to be published on April 5, 2024, April 12, 2024, April 19, 2024 in the Union Leader Corp., a newspaper published in Manchester, New Hampshire and having a general circulation in Strafford, a notice of which a true copy is attached hereto as "Exhibit A".
3. That this office further on oath say that the mortgagee caused to be sent, at their last known address, a copy of said notice on April 2, 2024, by first class mail and certified mail, return receipt requested, to:

ANTHONY D CENNAMI  
174 TASKER HILL RD  
STRAFFORD, NH 03884-6859

Town of Strafford  
12 Mountain View Drive  
Strafford, NH 03884

Anthony D. Cennami, as Trustee of  
the Anthony D. Cennami 2016  
Revocable Trust  
174 Tasker Hill Road  
Strafford, NH 03884

Town of Strafford  
c/o Joseph H. Driscoll IV, Esq.,  
Mitchell Municipal Group, P.A.  
25 Beacon Street East  
Laconia, NH 03246

NASA Federal Credit Union  
500 Prince George's Blvd,  
Upper Marlboro, MD 20774

Strafford Town Hall  
12 Mountain View Dr  
Strafford, NH 03884

NASA Federal Credit Union  
c/o Niederman, Stanzel & Lindsey  
55 W. Webster Street  
Manchester, NH 03104

Strafford Tax Collector  
P.O. Box 23  
Strafford, NH 03884

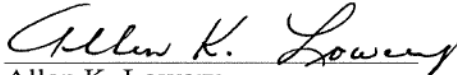
4. That I further on oath say that to the best of my knowledge and belief, the Mortgagor was not in the military or other service of the United States at the time of the foreclosure or within one (1) year prior to the foreclosure, pursuant to the provisions of the Servicemembers Civil Relief Act, and no petition to enjoin the sale was filed in the Strafford County Superior Court.
5. That I further on oath say that at the auction sale, pursuant to said notice, at the time and place therein appointed, Wells Fargo Bank, N.A. sold the mortgaged premises at public auction to the highest bidder, being Bernard Palys of 6 Robin Drive, Goffstown, NH 03045 for One Hundred Twenty-One Thousand Dollars and 00/100 (\$121,000.00).



6. I further on oath say that the bid was assigned to Trademark Homes, LLC, of P.O. Box 10088, Bedford, NH 03110 by assignment of bid which is attached hereto as Exhibit B.
7. That said bid was for One Hundred Twenty-One Thousand Dollars and 00/100 (\$121,000.00).
8. That said auction was conducted by a licensed auctioneer, being Mathew J. Katz.

Executed this 9<sup>th</sup> day of July 2024.

Property Address: 174 Tasker Hill Road, Strafford, NH 03884

  
Allen K. Lowery  
Vice President Loan Documentation  
Wells Fargo Bank N.A.  
07/09/2024

State of North Carolina )

County of Mecklenburg )

The Foregoing instrument was sworn to and subscribed before me this 9<sup>th</sup> day of July, 2024 by Allen K. Lowery Vice President Loan Documentation, Wells Fargo Bank, N.A., who is personally known to me.

Una mae Elmore

Una mae Elmore

Notary Public, State of North Carolina

My Commission Expires January 08, 2029

Una Mae Elmore NOTARY PUBLIC Lincoln County, NC My Commission Expires January 08, 2029
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**Exhibit A**

( NEW HAMPSHIRE UNION LEADER • )

**Legal Notice****MORTGAGEE'S NOTICE OF  
SALE OF REAL PROPERTY**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Anthony D. Cennami** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Primary Residential Mortgage, Inc., and now held by **Wells Fargo Bank, N.A.** (the "Mortgagee"), said mortgage dated January 29, 2016, and recorded in the Strafford Registry of Deeds in Book 4355, Page 0803, as affected by a Loan Modification dated September 22, 2021 and recorded in the Strafford County Registry of Deeds in Book 4969, Page 069; (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

Public Auction on

**May 17, 2024 at 10:00 AM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 174 Tasker Hill Road, Strafford, Strafford County, NH 03884.

**NOTICE**

PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The name and address of the mortgagee's agent for service of process is C T CORPORATION SYSTEM, 2 1/2 BELCON STREET, Concord, NH 03301. For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 800-437-5931. The hotline is a service of the New Hampshire banking department. There is no charge for this call. You can contact the New Hampshire Banking Department by e-mail at [nhhd@banking.nh.gov](mailto:nhhd@banking.nh.gov).

The Property will be sold

subject to all unpaid real estate taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

**TERMS OF SALE**

A deposit of Five Thousand (\$5,000.00) Dollars in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale.

Dated at Farmington, Connecticut, on April 2, 2024.

Wells Fargo Bank, N.A.

By its Attorney,

Bozena Wysocki

Brock & Scott, PLLC

270 Farmington Avenue

Suite 151

Farmington, CT 06032

[UL - Apr. 5, 12, 19]

EXHIBIT B

ASSIGNMENT OF BID

Date: 5/20/24

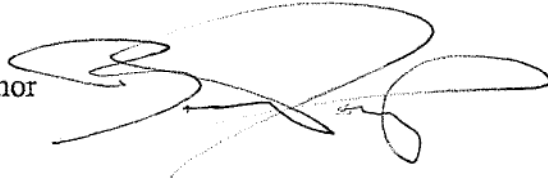
Assignor: Bernie PalyS

Assignee: TradeMark Homes, LLC

Property: 124 Tasker Hill Road

I, Bernie PalyS, being the highest bidder of the above referenced property at the foreclosure auction on 5/17/24, and having executed a memorandum for the purchase of said property, hereby for consideration received, assign all my rights in said memorandum of purchase for the property to TradeMark Homes, LLC.

Assignor



Assignee's vesting information is as follows: