

***For Sale***  
***\$495,000***

**35 Mill Pond Lane**  
**Ashland, NH 03217**



***Lot Size:*** 26+- Acres  
***Road Frontage:*** 100+- Feet  
***Water Frontage:*** Mill Pond  
***Zoning:*** Commercial II  
***Utilities:*** Municipal Water and Sewer Available



***Offered By:***  
**Steve Weeks, Jr.**  
**Broker Associate**  
**Cell: (603)-785-5811**  
**sweeks@weekscommercial.com**  
**Office: 603-528-3388/603-527-8200**  
**www.weekscommercial.com**



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# 35 Mill Pond Lane, Ashland, NH 03217

**RE/MAX Bayside Weeks Commercial** is pleased to offer this prime development opportunity. This beautiful 25+- acre site is located in the center of Ashland and Presents a unique housing opportunity in this rapidly growing market. has ample frontage on peaceful 5+- acre Mill Pond and is a short walk to the downtown and so many amenities. The property borders the Town of Ashland recreation fields with tennis and basketball courts, an ice rink and ball fields. Public water and sewer is available on nearby Winter Street. Zoning allows for significant density. The abutting hydro plant could possibly be purchased separately. This property is close to Squam Lake, Lake Winnepesaukee, golfing, skiing, Interstate 93 and so many opportunities throughout the Lakes Region and the White Mountains.

Downtown Ashland



Little Squam Lake



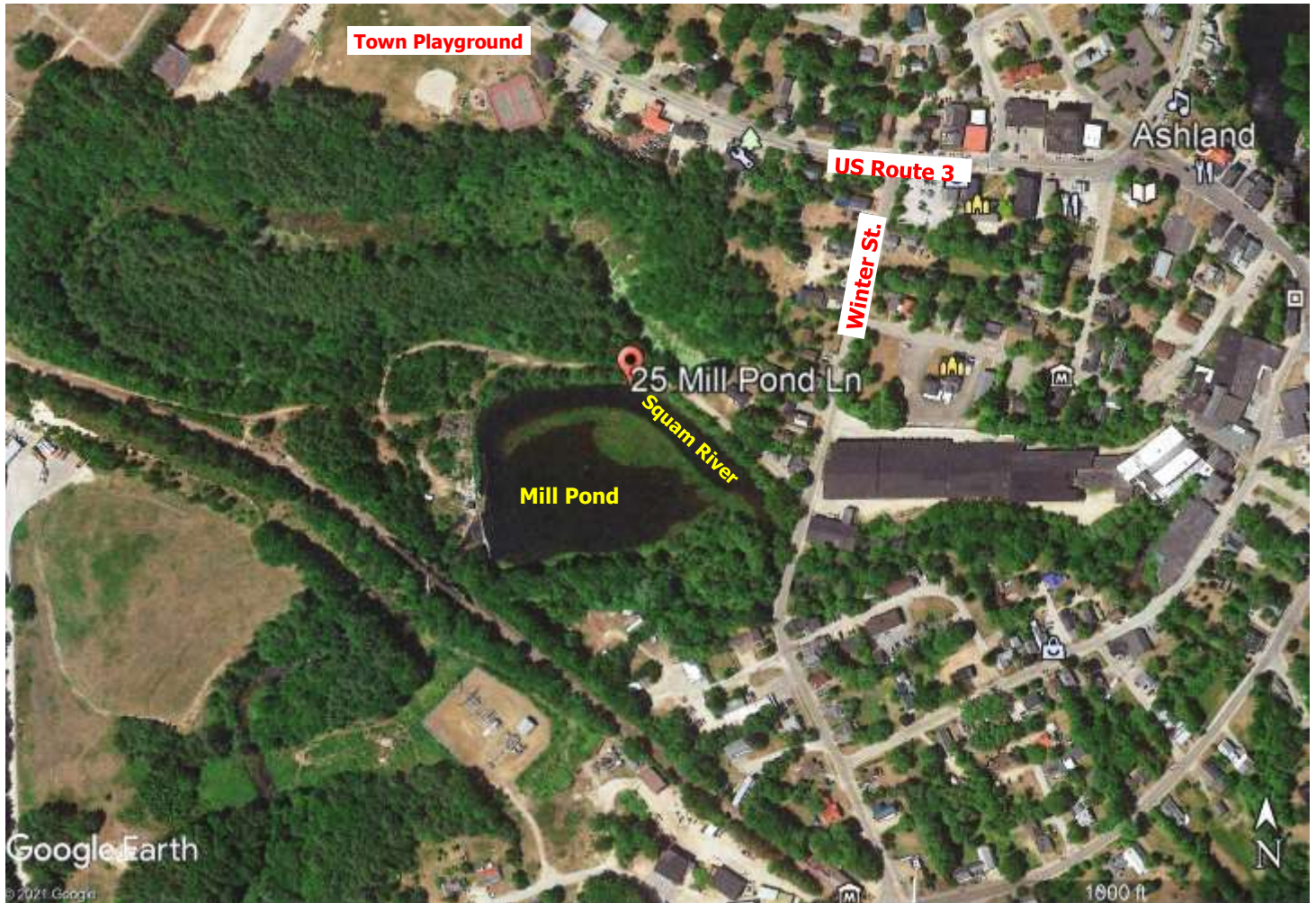
Ashland Town Beach



Aerial View of Ashland



# 35 Mill Pond Lane, Ashland, NH 03217



## NEARBY AMENITIES

Ames Brook  
Campground  
Ash True Value Hardware  
Ashland Lumber  
Ashland Town Beach  
Baptist Church  
Belletetes of Ashland  
Bernsen Gallery  
Bob's Shurfine Market  
Burger King  
Catholic Church  
Common Man Restaurant  
Common Man Company Store  
Constance Brothers Woodworking  
Dunkin' Donuts  
El Pakco, Inc.  
Attorney Robin Fisk  
Freudenberg-Nok Sealing Technologies  
Attorney Luke Glavey

Library  
Little Squam Lake  
Attorney John J. McCormack  
Mason Enterprises  
Meredith Village Savings Bank  
Mill Street Business Park  
Minus33 Merino Wool Clothing  
James Reera & Co. Tax Preparation  
Ogden Construction  
Quality Inn  
Racing Mart  
Richie's Computer Repair  
Squam River Studios  
Town of Ashland  
Town Ball Field & Tennis Courts  
US Post Office  
Vintage Fret Shop  
Whipple House Museum  
White Mountain Brewing

# Property Details

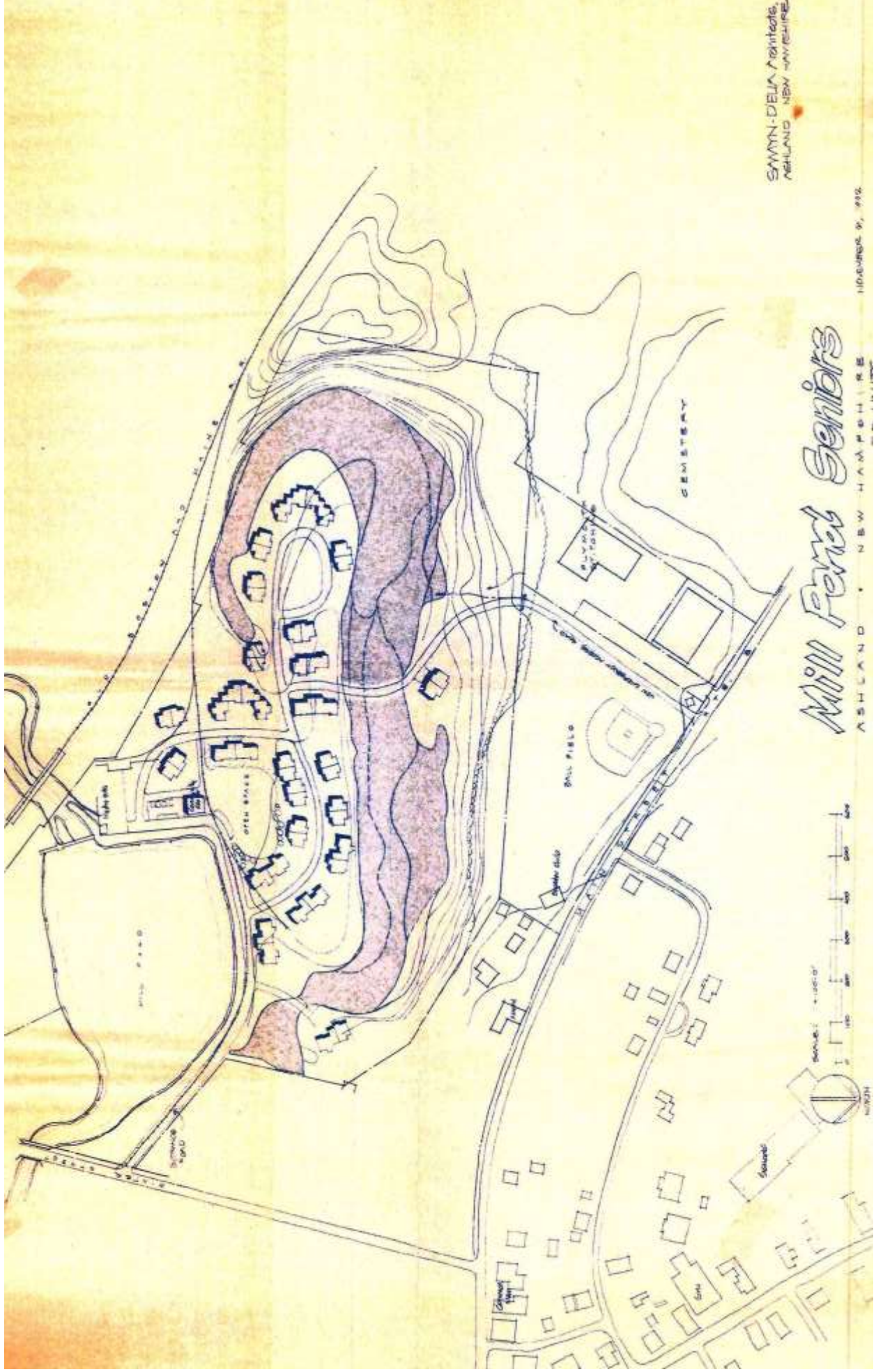
<b><u>SITE DATA</u></b>	
Zoning	Commercial II
Traffic Count	8,600+/- Cars Per Day on US Route 3
Site Status	Available
<b><u>SERVICE DATA</u></b>	
Electrical	
Water/Well	None—City Water on Winter Street
Sewer/Septic	None—City Sewer on Winter Street
<b><u>TAX DATA</u></b>	
Taxes	\$4,944.00
Tax Year	2020
Tax Map/Lot No.	Map 003/Block 002/Lot 009
Current Tax Rate/1000	\$28.43

<b><u>PROPERTY DATA</u></b>	
Lot Size	0.25+/- Acres
Frontage	100+/- Ft. Road Frontage
Parking Spaces	Undeveloped
Building Square Footage	N/A
<b><u>OTHER DATA</u></b>	
Book & Page	Book 1416 / Page 0336



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# Conceptual Development Plan



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# Zoning Information

## **Article 1 Purpose and Authority**

- 1.1 Purpose:  
It is the intent of this Ordinance to promote the health, safety, and general welfare of the people of the Town of Ashland by establishing a set of regulations that will guide the community's growth so as to protect the value of homes and land, to promote good civic design and to insure the wise and efficient expenditure of public funds.
- 1.2 Authority:  
Pursuant to the authority conferred by Chapter 674, Sections 16-23, New Hampshire RSA 1955, as amended, and in conformity with the Town of Ashland Comprehensive Master Plan, the voters of the Town of Ashland, New Hampshire, in official Town Meeting, enacted this Ordinance.
- 1.3 Title:  
This Ordinance shall be known and cited as the "Zoning Ordinance of the Town of Ashland, NH."

## **Article 2 Zones and Zone Regulations**

- 2.1 Zones:  
The Town of Ashland is divided into the following zones:
- Commercial (c) – Zone I and Zone II
  - Industrial - Commercial (ic)
  - Village Residential (vr)
  - Rural Residential (rr)
  - Pemigewasset Overlay Districts
  - Little Squam Lake and Squam River Overlay District

These zones, as established, are shown on the Zoning Map of the Town of Ashland, which is hereby declared to be a part of this Ordinance. Where zone boundaries parallel highways, the distance shown on the Zoning Map from the zone boundary to the highway shall be measured from the edge of highway right-of-way.

When, in the application of this ordinance, the Ashland Zoning Board cannot unanimously agree in which district a property lies, the Ashland Planning Board shall decide in a manner consistent with the Ordinance and the Zoning Map, and written boundary guidelines.

- 2.2 Zone Regulations
- 2.2a Commercial: The purpose of this zone shall be primarily for retail and service type shopping facilities, offices, and banking facilities. The area shall provide access parking, adequate lighting, good design, and similar related items for convenience and safety. The following uses are permitted:
- Stores and shops for the conduct of any wholesale or retail business
  - Offices, banks, personal services, and medical facilities
  - Auto service stations and garages
  - Theaters, halls and clubs
  - Lodging facilities, hotels, motels and restaurants
  - Residential uses including apartments
  - Accessory uses
  - Personal storage units
  - Communication Towers

2.2b Industrial - Commercial: The purpose of this zone shall be to encourage the establishment of industrial and commercial uses that will not be noxious, offensive or detrimental to the environment, the town or the abutters. The following uses are permitted:

- Manufacturing, packing, processing and warehousing



# Zoning Information

## Ashland Zoning Ordinance 4

**2.2f Little Squam Lake and Squam River Overlay District:** This district provides protection for the environmentally sensitive corridor along the shores of Little Squam Lake and Squam River, and the restrictions herein take precedence over permitted uses in the portion of the Rural Residential Zone over which it lies. The following are prohibited:

- Structures on slopes, which exceed fifteen percent (15%)
- Application of fertilizers, pesticides or herbicides
- Underground fuel storage tanks
- Any excavations for which an Earth Excavation Permit issued under RSA 155 E is required.

This district extends 250 feet inland from the shoreline of Little Squam Lake, Squam River and upstream from the River Street Dam. For the purposes of determining boundaries, this district shall begin at the water's edge at a lake level of 561' as measured by the New Hampshire Water Resources Board's gauge at the Route 3 Bridge over Squam River in Holderness, NH.

### 2.3 Land and Space Requirements

**2.3a** There shall be a minimum distance of 35 feet between the edge of any public right-of-way and any building. No driveway shall be located within fifteen (15) feet of the side or rear boundary. **(Amended 3/11/2008)**

**2.3b** Setbacks for wells, septic tanks, leach fields and components comply with the New Hampshire Department of Environmental Services Code of Administrative Rules Chapter Env-Wq 1000. **(Amended March 11, 2008)**

**2.3c** Lot Size and Frontage; Building Setback and Coverage. Lots and buildings shall conform to the following standards:

Zone	Min Lot Size Sq Ft	Min Lot Frontage Sq Ft (b)	Min Bldg Set Back	Min. Building Set Back	Min. Building Set Back	Max % of Lot Covered Building	Min % Lot Allotted to Green Space
			(d) (ft)	(d)(ft)	(d) (ft)		
			Front	Rear	Side		
Commercial w/s&w	None	100(c)	35 (e)	15 (e)	15 (e)		10% (g)
Commercial w/o	40,000 (a)	100 (c)	35 (e)	15 (e)	15 (e)		10% (g)
Industrial	40,000 (a)	150	35	25	25		10% (g)
Village Res w/s&w	15,000	100	35	15	15	35%	10% (g)
Village Res w/o	40,000 (a)	100	35	15	15	35%	
Rural Residential	40,000 (a)	100	35	25	25	30%	
Pemigewasset Overlay	2 acres	150	(f)	(f)	(f)		
Little Squam Overlay	2 acres	150	(d)	(d)	(d)		

- (a) Or as determined by the Soils and Slopes Table in 2.4
- (b) A lot owned in common as a recreation area serving nearby dwelling units is exempt from the minimum lot frontage requirement
- (c) Minimum lot frontage may be reduced where lot sizes of less than 40,000 square feet are permitted.
- (d) The minimum structure setback from Little Squam Lake shall be 50 feet.
- (e) A commercial building need not be set back more than the average of the front setback of commercial buildings on the lots to either side. If a vacant lot exists on one side, the minimum front setback shall be required. The minimum side and rear setbacks may be reduced to conform with the side and rear setbacks of structures on adjoining properties at the discretion of the Zoning Board of Adjustment.
- (f) The minimum structure setback from the Pemigewasset River shall be 200 feet. In the Industrial - Commercial Zone, the structure setback from the Pemigewasset River may be reduced to 50 feet, through a special exception granted by the Zoning Board of Adjustment.

# Zoning Information

2.3d Notwithstanding the requirements listed in 2.3c, back lots [so called flag or hammerhead lots] are permitted with 50 feet of road frontage **or lots are provided access through a private right of way [amended March 10, 2009]** under the following conditions:

- The back lot and adjacent front lot, each having frontage on the same street
- Must have a combined frontage required of two lots for the zones in which they are located. If two lots lie in different zones, the frontage requirements of the more restrictive zone shall apply to both.
- For the purpose of calculating frontage requirements, only one back lot may be combined with any one front lot
- Access to the back lot must be via a **private right of way [amended March 10, 2009]** at least 50 feet wide. That portion of the **private right of way shall [amended March 10, 2009]** not be included in the lot size requirement of the back lot.

2.3e Population Density: All lots with three or more dwelling units and/or mobile homes [except for mobile homes in mobile home parks] shall have the following minimum land area for each dwelling unit and mobile home:

- **Population density within the Commercial and Village Residential Zones having town sewer and water shall be as follows:**
  - 5000 sq. ft. of land area per dwelling unit with maximum of 4 bedrooms
  - 3750 sq. ft. of land area per dwelling unit with maximum of 3 bedrooms
  - 2500 sq. ft. of land area per dwelling unit for 1 or 2 bedrooms**The above formula applies only to the first 3 dwelling units. Each additional dwelling unit must provide 5000 sq. ft. of land area with a maximum of 4 bedrooms. An additional 1250 sq. ft. of land area shall be required for each additional bedroom above 4. [Amended March 10, 2009]**
- Rural Residential Zone: 40,000 square feet per dwelling unit or mobile home
- Pemigewasset and Little Squam Overlay Districts: 60,000 square feet per dwelling unit or mobile home. [This requirement shall take precedence over the Rural Residential Zone requirement.]

2.3f New construction, excavation or building in the area of a known burial site or within the boundaries of an established burial ground or cemetery shall comply with the setbacks of the zone in which it is located. **[Amended March 11, 2014]**

## 2.4 Lots

Each lot shall meet all the standards for lot size, including:

- 2.3c District and Overlay District standards
- 2.3e Lots with three or more dwelling units and/or mobile homes
- 2.4a Lots without town sewerage
- 2.4c Cluster developments
- 4.1 Waterfront access lots
- 4.4 Mobile home parks

# Assessment Information

Map & Lot: 003-002-009		Location: 35 MILL POND LANE		Date Printed: 3/23/2021																
		COMMERCIAL PROPERTY ASSESSMENT RECORD		Assessment Year: 2018																
				Parcel ID: 872																
				Card: 1 of 1																
<b>Owner Information</b> MILL POND ASSOCIATES  C/O MARK MERTENS 1196 ROMNEY DRIVE PASADENA, CA 91105		<b>Current Assessment Summary</b> NICU Acres: 26.0000 CU Acres: 26.0000 Total Acres: 26.0000 Living Area Sq. Ft.:		<b>Parcel Data</b> Neighborhood: DOWNTOWN/MAIN/WE Property Class: Commercial Prime Use: Vacant Commercial Zone:																
<b>Sale History</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Grantor</th> <th>Q/U/Class</th> <th>Sale Price</th> <th>Bk/Pg</th> </tr> </thead> <tbody> <tr> <td>7/10/1983</td> <td></td> <td></td> <td></td> <td>14169338</td> </tr> </tbody> </table>		Date	Grantor	Q/U/Class	Sale Price	Bk/Pg	7/10/1983				14169338	<b>Assessed Values</b> NICU Land: \$173,900 Current Use: Total Land: \$173,900 Improvements: Total Market Value: \$173,900		Electric: Water: Waste: RIU Year: Topography: Road Surface: Paved Special District:						
Date	Grantor	Q/U/Class	Sale Price	Bk/Pg																
7/10/1983				14169338																
<b>Notes</b> LAND - FOND GENERAL - OLD PAPER MILL SITE THE SMALL SHED IS ON THE 3-2-10																				
<b>Assessed Land Valuation</b>				<b>Visit History</b>																
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By										
COMM VACANT	1,000			175,100	Access	0.90	\$157,900	1/21/15	Land Only	JB										
EXCESS REAR	14,000			30,581	Topography	0.50	\$15,300	12/30/11	Land Only	PB										
EXCESS WASTE	11,000			1,100	Wet	0.91	\$1,000	7/22/08	Informal Review- Chg	NAM										
								9/29/05	Land Only	KM										
								5/28/04	Field Review	PP										
<b>Assessed Values</b> Total Market Value: \$173,900								<b>Assessment History</b>												
		Date	Land	Cur. Use	Improvements	Total														
		12/31/20	173,900			173,900														
		12/12/19	173,900			173,900														
		12/03/18	173,900			173,900														
		12/29/17	134,500			134,900														
		12/09/16	134,500			134,900														
<b>Current Use</b>																				
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value											
<b>Building Permits</b>																				
		Date	Type	Number	Status															
Map/Lot #: 003-002-009		Location: 35 MILL POND LANE		Owner: MILL POND ASSOCIATES		Card: 1 of 1														
<b>General Information</b>				<b>Building Computation</b>																
Prop. Class	Building Style	Year Built	Effective Year	Grade/Quality	Condition	# of Rooms	# of Bedrooms	Color	Foundation	Framing	Insulation	Roof Type	Roof Material	Exterior Siding	Flooring	Interior Walls	Heating Fuel	Heating Type	Cooling Type	
		0	0			0	0													
				Base Value	Size Adj. Factor	Building Adj.	Grade Adj. Factor	Extra Features	Replacement Cost		Influences/Obsolescence									
				\$0	0.00	\$0	0.00	\$0	\$0	Depreciation %		Functional Obs %								
										Depreciated Value		External Infl. %								
										Building Value		% Unfinished								
				\$0						Location Adj.		Depreciated Value								
										Building Value		Location Adj.								
										Plumbing Fixtures		Building Value								
										# 2-Fixture Baths		Plumbing Fixtures								
										0		# 3-Fixture Baths								
										0		0								
										0		# 4-Fixture Baths								
										0		0								
										0		# 5-Fixture Baths								
										0		0								
										0		# Extra Fixtures								
										0		0								
										0		# Kitchen Sinks								
										0		0								
										0		# Hot Water								
										0		0								
<b>Building Adjustments</b>				<b>Extra Features</b>																
Description	#/sf	Amount	Description	#/sf	Amount															
<b>Building Segments</b>						<b>Outbuildings</b>														
Segment	Sketch	Living	Effective	Sq. Ft.	Rate /	Base Value	%	Description	Year	Size or	Base Value	Size	Grade/Adj.	Condition	FO %	%	Value			
Total Building Segments: 0 0 0 Main Building: \$0 Outbuildings: \$0 Total Buildings on Card: \$0																				

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