

Dartmouth College Hwy

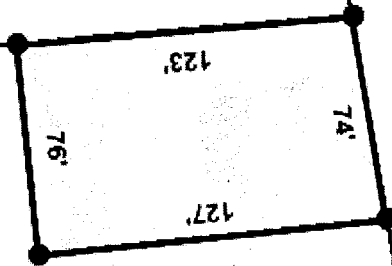


Dulacs

Dartmoi

American Legion
Guyer/Carignan
Post 22

erfront
tments



Aerial

1



Google

Imagery ©2024 Maxar Technologies Report a map error



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4090-0425

10/23/2014 11:26 AM Pages: 2
REGISTER OF DEEDS, GRAFTON COUNTY

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***3 Thousand 2 Hundred 25 Dollars	
DATE	AMOUNT
10/23/2014	GR045156 \$****3225.00
VOID IF ALTERED	

Keely M. Mahan



WARRANTY DEED

178

GUYER-CARIGNAN POST #22, a/k/a American Legion, Guyer-Carignan Post 22, a New Hampshire nonprofit corporation, having a place of business in Lebanon, County of Grafton, and State of New Hampshire, whose mailing address is 189 Mechanic Street, Lebanon, NH 03766, for consideration paid grants to PTLD Partners LLC, a limited liability company, having a place of business in South Barre, County of Washington, and State of Vermont, whose mailing address is P.O. Box 601, South Barre, VT 05670, with WARRANTY COVENANTS, the following described property:

A certain tract of land, with the buildings thereon, situate in Lebanon, in the County of Grafton and State of New Hampshire, on the southerly side of U.S. Route 4 leading from Lebanon Center Village to West Lebanon, and known as 181 Mechanic Street bounded and described as follows:

Beginning at the northwesterly corner of land now or formerly owned by Timothy J. Dennehy, in the southerly line of Mechanic Street;

Thence southerly in the westerly line of said Dennehy land to an iron pipe;

Thence westerly in the northerly line of land conveyed by Alphonse J. Dulac to Leon E. Dulac and Wilfred A. Dulac by deed dated November 13, 1959 and recorded in the Grafton County Registry of Deeds at Book 936, Page 461, said line being 40 feet northerly and parallel to the northerly side of the storehouse as now constructed situated in land now or formerly owned by said Leon E. Dulac and Wilfred A. Dulac a distance of 74.4 feet to the easterly line of land owned or occupied by Smith Auto Sales Co.;

Thence northerly in the easterly line of said Smith Auto Sales Co. land to the southerly line of Mechanic Street;

And thence easterly in the southerly line of Mechanic Street about 75 feet (probably 74.4 feet) to the point of beginning.

Reference is made to Plan of "Green Acres", dated June 1953, made by S.H. Stevens, said Plan to be on file in the Grafton County Registry of Deeds and also with the City Clerk of said Lebanon.

Meaning and intending hereby to convey all and the same land and premises conveyed to American Legion, Guyer-Carignan Post 22 by Warranty Deed of Edward H. Dutile, III, dated July 1, 2005 and recorded in the Grafton County Registry of Deeds at Book 3161, Page 0111, in which the Grantor of said Deed is described as a voluntary association. Guyer-Carignan Post #22 is the proper corporate name, but the corporation also uses the name American Legion, Guyer-Carignan Post 22.

These are not homestead premises.

Reference is hereby made to the aforementioned deed and its record and to the deeds referred to therein and their records in further aid of this description.

Dated this 22 day of October, 2014.

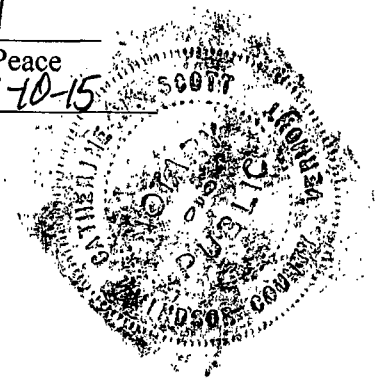
GUYER-CARIGNAN POST #22

By: Robert Pushee Commander
Robert Pushee, Commander

VERMONT
STATE OF ~~NEW HAMPSHIRE~~
COUNTY OF ~~GRAFTON~~, ss.
WINDSOR

On this 16th day of October, 2014, personally appeared the above-named ROBERT PUSHEE, known to me (or satisfactorily proven) to be the Commander of GUYER-CARIGNAN POST #22, and acknowledged that he executed the same for the purposes therein contained. Before me,

Ch W Scott
Notary Public/Justice of the Peace
My commission expires: 2-10-15



PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: PTLD Partners, LLC

2. PROPERTY LOCATION: 181 Mechanic Street, Lebanon, NH 03766

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for tenants/10 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

b. INSTALLATION: Location: Installed By: Date of Installation: What is the source of your information?

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

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: Quality: Quantity:

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test IF YES to any question, please explain in Comments below or with attachment. Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No IF YES, are test results available? Yes No What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Private: Community/Shared: Septic Design Available:

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

c. IF PRIVATE:

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

SELLER(S) INITIALS TB

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 181 Mechanic Street, Lebanon, NH 03766

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a site assessment been done? Yes No Unknown
 Source of Information: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown IF
 YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 181 Mechanic Street, Lebanon, NH 03766

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

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

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES NO UNKNOWN If YES, Explain: _____

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

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? COMMERCIAL

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 40-50 Type: HOT AIR Fuel: oil Tank Location: basement

Owner of Tank: PTLD

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 2022

Secondary Heat Systems: NO

Comments: _____

SELLER(S) INITIALS TB | _____

BUYER(S) INITIALS _____ | _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 181 Mechanic Street, Lebanon, NH 03766

- k. Roof Age: 50-60 Type of Roof Covering: SLATE
Moisture or leakage: _____
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: STONE
Moisture or leakage: _____
Comments: _____
- m. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- n. Plumbing Type: COPPER Age: 40-50
Comments: _____
- o. Domestic Hot Water: Age: 15-20 Type: HOT WATER HEATER Gallons: 50
- p. Electrical System: # of Amps 100 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain: _____
- t. Air Conditioning: Type: NO Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- u. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____
- w. Internet: Type Currently Used at Property: by TENANT
- x. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS TB | _____

BUYER(S) INITIALS _____ | _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 181 Mechanic Street, Lebanon, NH 03766

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Tom B... June 7 2024
SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 181 Mechanic Street, Lebanon, NH 03766

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

PTL1 6/7/24

Seller Date

Purchaser Date

Agent [Signature] 6/7/24 Date

Seller Date

Purchaser Date

Agent Date

181 MECHANIC ST

Location 181 MECHANIC ST

Mblu 105/ 111/ / /

Acct# 3569

Owner PTLD PARTNERS LLC

PBN

Assessment \$284,500

Appraisal \$284,500

PID 2585

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$194,200	\$90,300	\$284,500

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$194,200	\$90,300	\$284,500

Owner of Record

Owner PTLD PARTNERS LLC

Sale Price \$215,000

Co-Owner

Certificate

Address PO BOX 601
SOUTH BARRE, VT 05670

Book & Page 4090/0425

Sale Date 10/22/2014

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PTLD PARTNERS LLC	\$215,000		4090/0425	99	10/22/2014
GUYER CARIGNAN LEGION POST #22	\$225,000		3161/0111	99	07/05/2005
AMERICAN LEGION	\$225,000		3161/0111	99	07/01/2005
DUTILE, EDWARD H III	\$0		0/0	99	02/14/2005
DUTILE, NANCY M (ESTATE OF)	\$0		0/0	99	06/27/2003

Building Information

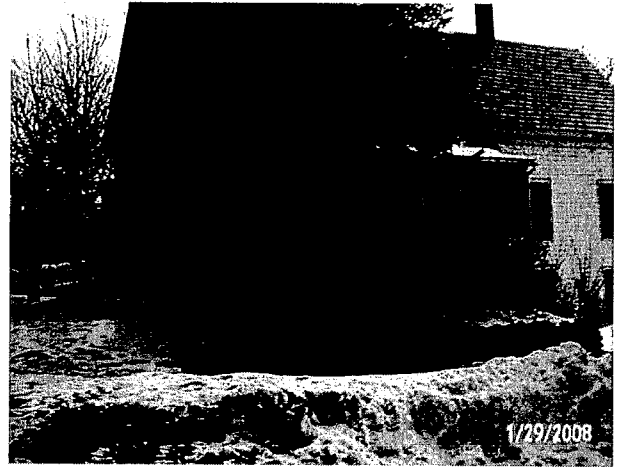
Building 1 : Section 1

Year Built: 1900
Living Area: 1,616
Replacement Cost: \$340,645
Building Percent Good: 57
Replacement Cost Less Depreciation: \$194,200

Building Attributes

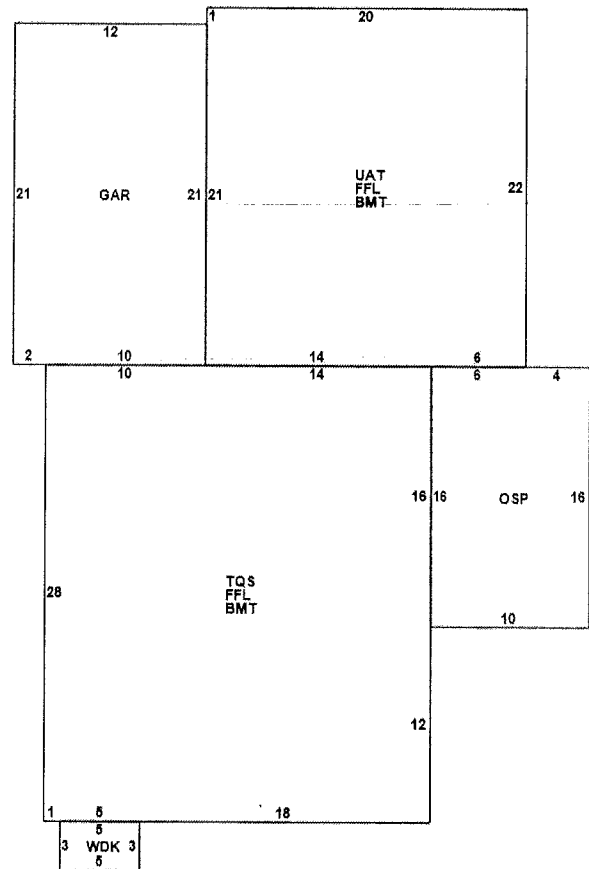
Field	Description
CNS_USRFLD_108	
Model	RESIDENTIAL
Style	CONVENT'NL
Grade	AVERAGE
Stories	1T
Comm Units	0
Exterior Wall 1	ALUMINUM
Exterior Wall 2	
Roof Structure	GABLE
Roof Cover	SLATE
Interior Wall 1	PLASTER
Interior Wall 2	
Interior Floor 1	CARPET
Interior Floor 2	
Basement Floor	CONCRETE
% Heated	100.00
Heat Fuel	OIL
Heat Type	FORCED H/A
# Heat Systems	1.00
AC Percent	0.00
Bedrooms	3
Full Bath(s)	1
Bath Rating	FAIR
Half Bath(s)	0
Extra Fixture(s)	0
Plumbing	TYPICAL
Kitchen(s)	1
Kitchen Rating	FAIR
Total Rooms	7
Frame	WOOD
Foundation	LOOSE MSRY
Bsmt Garage	0

Building Photo



(<https://images.vgsi.com/photos/lebanonnhPhotos//5265.JPG>)

Building Layout



(ParcelSketch.ashx?pid=2585&bid=2585)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	1,112	1,112
TQS	3/4 STORY	672	504
BMT	BASEMENT	1,112	0
GAR	GARAGE	252	0

Parking	
Fireplace(s)	0
Fireplace Rating	
WS Flues	1
WS Flue Rating	FAIR
Interior/Exterior	
View	AVERAGE
Electric	ADEQUATE
Insulation	TYPICAL
Partition	TYPICAL
Solar Hot Water	No
Central Vac	No
Nbhd Modifier	
MH Make	

OSP	SCRN PORCH	160	0
UAT	UNF ATC	440	0
WDK	WOOD DECK	15	0
		3,763	1,616

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description ONE FAM
Zone GC
Neighborhood C3
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.23
Frontage
Depth
Assessed Value \$90,300
Appraised Value \$90,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$194,200	\$90,300	\$284,500
2022	\$194,200	\$90,300	\$284,500
2021	\$124,000	\$159,400	\$283,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$194,200	\$90,300	\$284,500
2022	\$194,200	\$90,300	\$284,500
2021	\$124,000	\$159,400	\$283,400

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City of Lebanon, New Hampshire

Printed on 06/07/2024

Displaying results for Invoice: 2023P01248895.
Data last updated on Jun 6 2024.
Due amounts reflect interest as of 6/7/2024.

Invoice Number: 2023P01248895

[Print Now](#)

Owner	PTLD PARTNERS LLC	Due Date	7/5/2023
Owner 2		Bill Amount	\$3,278.00
Location	181 MECHANIC ST	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/5/2023	Penalties	\$0.00
Map - Lot - Sub	001050011100000000	Total Due	\$0.00
Acres	0.23		

[Add To Cart](#)

The Net Assessment was \$0 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$0
Total	\$0

Net Assessment \$0

Transaction Detail

Date	Description	Amount	Balance
6/13/2023	Payment (PTLD PARTNERS LLC)	\$3,278.00	\$0.00

[Close](#)

Displaying results for Invoice: 2023P02330354.
Data last updated on Jun 6 2024.
Due amounts reflect interest as of 6/7/2024.

Invoice Number: 2023P02330354

Print Now

Owner	PTLD PARTNERS LLC	Due Date	12/13/2023
Owner 2		Bill Amount	\$3,630.00
Location	181 MECHANIC ST	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/13/2023	Penalties	\$0.00
Map - Lot - Sub	001050011100000000	Total Due	\$0.00
Acres	0.23		

Add To Cart

The Net Assessment was \$0 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$0
Total	\$0

Net Assessment \$0

Transaction Detail

Date	Description	Amount	Balance
12/19/2023	Payment (PTLD PARTNERS LLC)	\$3,630.00	\$0.00

Close

SECTION 305 GENERAL COMMERCIAL DISTRICT (GC).

305.1 Purpose.

The purpose of the GC District is to provide ample land with good highway access for the location of commercial development serving the regional and local markets.

305.2 Table of Uses.

Permitted Uses	Special Exception Uses (see Section 801.3)
<p>Residential</p> <ol style="list-style-type: none"> 1. Dwelling unit(s) above first floor 2. Multi-family dwelling (see Section 305.5) <p>Commercial/Non-Residential</p> <ol style="list-style-type: none"> 3. Amusements (indoor) 4. Car wash 5. Community center 6. Drive-in restaurant, refreshment stand 7. Drive-through facility 8. Drycleaning pick-up station 9. Financial institution 10. Funeral home 11. Group day care facility per Section 604 12. Health club 13. Hotel 14. House of worship 15. Laundromat 16. Local government use 17. Membership club 18. Motel 19. Movie theater 20. Office 21. Personal service 22. Publishing/printing 23. Radio or TV studio 24. Recreational facility, indoor 	<p>Commercial/Non-Residential</p> <ol style="list-style-type: none"> 1. Alternative treatment center per Section 613 2. Bus terminal 3. Educational facility, college/university 4. Essential service 5. Truck terminal <p style="text-align: center;">Uses by Condition / Use Permit (see Section 802.4)</p> <p>Commercial/Non-Residential</p> <ol style="list-style-type: none"> 1. Care and treatment of animals 2. Contractor's yard 3. Craftsman's shop 4. Plumbing, electrical or carpentry shop 5. Produce stand 6. Recreational facility, outdoor 7. Warehouse 8. Wholesale sales <p>Planned Developments</p> <ol style="list-style-type: none"> 9. Commercial PUD per Section 501

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
25. Renewable energy system per Section 612 26. Restaurant , sandwich shop 27. Retail product pickup 28. Retail store 29. Service station 30. Vehicular repair 31. Vehicular sales	

305.3 Table of Area, Dimension and Coverage.

Minimum Lot Requirements					Maximum Limitations	
Area	Frontage	Front Yard	Side Yard	Rear Yard	Building Coverage	Height
50,000 square feet	150'	40'	20'	20'	30%	45' See Section 305.4

305.4 Special Height Restriction.

On *parcels* adjacent to residential districts the height limitation of the adjacent residential district shall apply; but, on such *parcels*, **building height** may be increased above the residential limitation by one (1) foot for each two (2) feet that the **building** is set back from the required set back line(s) on sides of the *lot* adjacent to the residential district. However, in no case shall the height exceed 45 feet.

305.5 Dwelling Unit Density.

Density determinations for **multi-family dwellings** and **mixed use buildings** shall be made by the Planning Board during the course of site review based on site specific conditions and factors such as the availability of parking and/or the ability to provide required parking, the availability of adequate water and sewer, and the ability to provide required site improvements and to meet all other requirements of the Site Plan Review Regulations and all other applicable City regulations.

SECTION 305A GENERAL COMMERCIAL ONE DISTRICT (GC-1).

305A.1 Purpose.

The purpose of the GC-1 District is to provide opportunities for a mix of commercial and residential uses within close proximity to regional employers, public transportation routes, and pedestrian and biking trails. The GC-1 District is intended to provide for uses that are compatible with the limited access design of Route 120, and which would tend to retain and enhance the existing character of the area. New housing is encouraged to provide convenient access to major centers of employment, to facilitate future economic growth along the Route 120 corridor, and to complement the existing array of services and amenities within walking or biking distance of the GC-1 District.

305A.2 Table of Uses.

<u>Permitted Uses</u>	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
<p><u>Residential</u></p> <ol style="list-style-type: none"> 1. <i>Multi-family dwelling</i> (see Section 305A.4) <p><u>Commercial/Non-Residential</u></p> <ol style="list-style-type: none"> 2. <i>Dwelling unit(s)</i> above first floor 3. <i>Essential service</i> 4. <i>Financial institution</i> 5. <i>Group day care facility</i> per Section 604 6. <i>Office</i> 7. <i>Personal service</i> 8. <i>Renewable energy system</i> per Section 612 	<p><u>Commercial/Non-Residential</u></p> <ol style="list-style-type: none"> 1. <i>Alternative treatment center</i> per Section 613 2. <i>Drycleaning pick-up station</i> 3. <i>Educational facility, college/university</i> 4. <i>Inpatient rehabilitation facility</i> 5. <i>Light industry</i> 6. <i>Research laboratory</i> 7. <i>Restaurant, sandwich shop</i> 8. <i>Retail store</i> <p><u>Planned Developments</u></p> <ol style="list-style-type: none"> 1. <i>Commercial PUD</i> per Section 501 2. <i>Manufactured Housing PURD</i> per Section 504

305A.3 Table of Area, Dimension and Coverage.

Minimum Lot Requirements					Maximum Limitations	
<i>Lot Area</i>	<i>Frontage</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Building Coverage</i>	<i>Building Height</i>
50,000 square feet	150'	40'	20'	20'	30%	55'

305A.4 Dwelling Unit Density.

Density determinations for *multi-family dwellings* and *mixed use buildings* shall be made by the Planning Board during the course of site review based on site specific conditions and factors such as the availability of parking and/or the ability to provide required parking, the availability of adequate water and sewer, and the ability to provide required site improvements and to meet all other requirements of the Site Plan Review Regulations and all other applicable City regulations.

	IND-L	IND-RA	IND-H	GC	GC-1	CB	LD	R-1	R-2	R-3	R-O	R-O-1	PB	RL-1	RL-2	RL-3	MC
Nursing home								SE	SE	SE							
Office	CUP	CUP		P	P	P	P		SE(6)		P(9)	P(9)	P				CUP
Office building (11)												P(9)					
Other uses per Section 306.4/307.4						CUP	CUP										
Outdoor storage and sales		P															
Outdoor storage per Section 303.4 (less than 20%)	P																
Outdoor storage per Section 303.4 (more than 20%)	CUP																
Parking facility						CUP	CUP										CUP
Personal service				P	P	P	P				P	P	P				CUP
Planned business park per Section 508	CUP	CUP(2)															CUP
Plumbing, electrical or carpentry shop	P			CUP													
Produce stand				CUP													SE
Public education facility								P	P	P				P			
Public recreation facility								P	P	P			SE	P	P	P	
Public safety facility								P	P	P	SE	SE	SE				
Publishing/printing	P			P		CUP	CUP										
PURD per Section 501								CUP	CUP	CUP	CUP	CUP			CUP	CUP	CUP
PRec per Section 501															CUP	CUP	CUP
Radio or TV studio				P		P	P										
Radio or TV tower or other communication equipment															SE	SE	SE
Recreation(al) camping park per Sec. 505														SE	SE	SE	SE
Recreation facility, indoor				P		CUP	CUP	SE	SE		SE	SE		SE	SE	SE	SE
Recreation facility, outdoor				CUP		CUP	CUP	SE	SE		SE	SE		SE	SE	SE	SE
Recycling facility		P	P														
Removal of natural materials				SE												SE	
Renewable energy system per Sec. 612	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Research laboratory	P	P			CUP												
Restaurant				P	CUP	P	P										CUP
Retail product pickup	P			P													P
Retail showroom		P(3)															
Retail showroom per Section 303.5 (less than 10%)	P																
Retail showroom per Section 303.5 (between 10-20%)	CUP																
Retail store				P	CUP	P	P										CUP
Sandwich shop				P	CUP	P	P										
Sanitary landfill			P														
Sawmill per Section 304.5			P														
Senior housing complex						P	P	P	P	SE	SE	SE					
Service station				P													
Social service center						P	P										
Stone crushing plant			CUP														
Theater, concert hall, movie theater						P	P				SE(6)						
Tourist home (or bed & breakfast facility)								SE	SE		SE	SE	SE				
Truck terminal				SE													
Trucking terminal	P																
Vehicular repair				P													
Vehicular sales	CUP			P								CUP					
Warehouse	P	P		CUP													
Wholesale sales				CUP													

uses in bold italics are defined in Appendix A of the Zoning Ordinance

P = Permitted

SE = Permitted by Special Exception from the Zoning Board of Adjustment (see Section 801.3 of the Zoning Ordinance)

CUP = Permitted by Conditional Use Permit from the Planning Board (see Section 302.4 of the Zoning Ordinance)

NOTES:

(1) - (deleted)

(2) - also per Section 303A.4

(3) - per Section 303A.5

(4) - see Section 305.5

(5) - see Section 306.5

(6) - by conversion only per Section 601

(7) - by conversion of existing one family dwelling

(8) - Conversion of a dwelling to office use permitted per Section 601

(9) - Construction of new office building permitted if 3,000 sf or less, per Section 601;

construction of new office building permitted by Special Exception if 3,001-6,000 sf, per Section 601

(10) - per Section 311B.7

(11) - "office" and "building" are each defined individually in Appendix A of the Zoning Ordinance

LAST REVISED: 4/3/24