







SECTION 6.4 TABLE OF USE REGULATIONS - PRINCIPAL USES

(P=Permitted; NP=Not Permitted; SE=Special Exception)

(Adopted 3/14/00, Updated as of 3/9/10, Current Version 3/8/22)

| SECTION 6.4 TABLE OF USE REGULATIONS, PRINCIPAL USES ^{1,2,3} | | Village Commercial District (C1) ⁴ | Rte 124 Commercial District (C2) | Rte 101 Commercial District (C3) ⁵ | Rt 12 Commercial District (C4) | Village Residential District (R1) ⁴ | Residential District (R2) | Rural District (R3) | Scenic Rural District (R4) | Permitted Special Provisions |
|--|--|--|---|--|---|---|---------------------------------|---------------------------|-------------------------------------|---------------------------------|
| A. RESIDENTIAL | | | | | | | | | | |
| 1 | One and two-family dwellings, including manufactured housing if built on a foundation or crawl space, excluding slabs ⁶ | NP | NP | NP | NP | P | P | P | P | 9.1.1 |
| 2 | Multi-family dwellings, such as apartment buildings, condominiums, and town houses | NP | NP | NP | NP | P | SE | SE | SE | 9.1.2 9.1.4 |
| 3 | Housing for the elderly | SE | SE | SE | SE | P | SE | SE | SE | 9.1.2/9.1.4 |
| 4 | Accessory Dwelling Units | SE ⁷ | SE ⁷ | SE ⁷ | SE ⁷ | SE | SE | SE | SE | |
| 5 | Manufactured housing parks (trailer parks) | NP | NP | NP | NP | NP | NP | SE | NP | 9.1.5 |
| 6 | Motorized homes, such as auto and trailer campers used as a temporary residence and situated other than within established and approved campgrounds or trailer parks | NP | NP | NP | NP | P | P | P | P | 9.6 |
| 7 | Cluster Housing | NP | NP | NP | NP | NP | SE | SE | NP | 9.1.7 |
| 8 | Planned Unit Developments (PUDs) | NP | NP | NP | NP | NP | SE | SE | NP | 9.1.8 |
| 9 | Group homes and nursing homes | NP | NP | NP | NP | NP | SE | SE | SE | Town Sewer Only |

1 Footnotes and special provisions specified in the existing zoning ordinance (in effect prior to March 14, 2000) will remain in effect unless in direct conflict with the requirements specified in this table or in its associated footnotes.

2 Classifications of principal uses not listed in Section 6.4 will be determined by the Planning Board, with appeals heard by the Zoning Board of Adjustment.

3 Non-residential uses abutting a residential use shall provide and maintain a vegetative buffer or visual screen within the side and rear setback areas, as approved by the Planning Board during Site Plan Review. Within this buffer area there will be no parking or storage areas, driveways, signs, lighting fixtures, dumpsters or principal or accessory structures.

4 Development in the Village Commercial and Residential Districts shall be of a scale and type that is consistent and in harmony with the historic character of the district. All efforts should be made to rehabilitate and use existing structures rather than to build new structures. Signs should be constructed of wood and be no larger than 6 ft wide and 8 ft tall, with no internal lighting. Exterior lighting will be with a spotlight. Sign design and lettering should be professionally done to fit the historical character of the district.

5 The C3 Commercial District shall extend 500 feet back from the edge of the right-of-way of Rte. 101.

6 An owner or occupant of a residence damaged by fire or other disaster may place a temporary manufactured home upon the lot of the damaged residence and reside therein while the residence is being rebuilt. The occupancy limit shall be not more than 12 months from the date of placement of the structure or the issuance of a certificate of occupancy, whichever occurs first. The manufactured home shall be subject to State and Local requirements relating to sewer and water and shall not attain the status of a vested nonconforming use.

7 One ADU may be allowed by Special Exception in a building that has been used solely for commercial purposes for two or more years without the requirement of owner occupancy

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|--|---|--------|----|----|----|--|---|--|---|---|---------------------------------|---------------------------|-------------------------------------|---------------------------------|
| B. TEMPORARY LODGINGS | | | | | | | | | | | | | | |
| 1 | Lodging, rooming and boarding houses, or other accommodations for overnight guests; hotels, and bed and breakfast establishments | P | SE | SE | P | SE | SE | P | SE | SE | SE | SE | SE | 9.1.3 |
| 2 | | Motels | NP | P | P | P | P | P | NP | NP | NP | NP | NP | 9.1.3 |
| 3 | Seasonal camps of a commercial nature, such as campgrounds and travel trailer parks | NP | NP | SE | SE | SE | SE | SE | NP | NP | NP | SE | NP | 9.1.6/ 9.2.2 |
| C. EDUCATIONAL, INSTITUTIONAL, AND RECREATIONAL USES | | | | | | | | | | | | | | |
| 1 | Family group day care and group childcare centers | SE | SE | SE | SE | SE | SE | SE | SE | NP | SE | SE | NP | 9.2.0 |
| 2 | Family day care | P | NP | NP | NP | NP | NP | NP | NP | P | P | P | P | 9.2.0 |
| 3 | Educational facilities, such as (but not limited to) private and public schools, libraries, and museums | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | 9.2.3 |
| 4 | Places of worship | P | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | 9.3.1 |
| 5 | Cemeteries | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | SE | NP | 9.1.9 |
| 6 | Governmental facilities | P | P | P | P | P | P | P | P | SE | SE | SE | SE | 9.2.3 |
| 7 | Hospitals | NP | SE | P | SE | P | P | P | P | NP | NP | NP | NP | 9.2.1 |
| 8 | Indoor recreational facilities, such as (but not limited to) entertainment halls, movie cinemas, and bowling alleys | SE | SE | SE | SE | SE | SE | SE | SE | NP | NP | NP | NP | 9.2.3B,C |
| 9 | Outdoor recreational facilities, such as (but not limited to) golf courses, playing fields, and tennis courts | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | 9.3.0A,B,C |
| 10 | Private non-profit membership club or lodge | P | P | P | P | P | P | P | P | SE | SE | SE | NP | 9.2.3C |
| 11 | Motorsports Facilities, such as (but not limited to) vehicle race tracks and racecourses, drag strips, mud bogging facilities, driving instruction and exhibition facilities, both public & private | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | |
| 12 | Hunting and Shooting Facilities including (but not limited to) hunting preserves, game parks, regulated shooting preserves, both private and public | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | |

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|--|--|--|---|--|---|---|---------------------------------|---------------------------|-------------------------------------|------------------------------------|--|--|--|
| D. BUSINESS | | | | | | | | | | | | | |
| | | Village Commercial District (C1) ⁴ | Rte 124 Commercial District (C2) | Rte 101 Commercial District (C3) ⁵ | Rt 12 Commercial District (C4) | Village Residential District (R1) ⁴ | Residential District (R2) | Rural District (R3) | Scenic Rural District (R4) | | | | |
| 1 | Banks, business and professional offices | P | P | P | P | SE | NP | NP | NP | 9.2.3B,C | | | |
| 2 | Personal service establishments, such as (but not limited to) beauty shops, barber shops, shoe repair, dry cleaning and laundry, and funeral services | P | P | P | P | SE | NP | NP | NP | 9.2.3B,C | | | |
| 3 | Restaurants and other eating places, not including drive-through restaurants | P | SE | P | P | SE | NP | NP | NP | 9.2.3B,C | | | |
| 4 | Establishments offering drive-through services involving the sale of food and/or beverages | NP | NP | NP | P | NP | NP | NP | NP | 9.2.3B,C | | | |
| 5 | Sales and service establishments with exterior display of goods, such as (but not limited to) garden supplies, farm equipment, and lumber | P | P | P | P | NP | NP | NP | NP | 9.2.3.B,C | | | |
| 6 | Adult-oriented sexually explicit entertainment or retail business | NP | NP | NP | SE | NP | NP | NP | NP | 9.2.3B,C | | | |
| 7 | Medical/Dental/Pharmaceutical/Other Health Care Facilities | P | P | P | P | SE | NP | NP | NP | 9.2.3B,C | | | |
| 8 | Home based businesses | P | P | P | P | SE | SE | SE | SE | 9.5 | | | |
| 9 | Wholesale establishments | P | P | P | P | NP | NP | NP | NP | 9.2.3B,C | | | |
| 10 | Self-storage facilities | P | P | P | P | NP | NP | NP | NP | 9.2.3B,C | | | |
| 11 | Light manufacturing and assembly, such as (but not limited to) electronics, wood and plastics assembly, publishing, printing, and bookbinding | SE | SE | SE | SE | NP | NP | NP | NP | 9.2.3B,C | | | |
| 12 | Specialized trade establishments, such as (but not limited to) plumbing and heating, welding, blacksmithing, ventilation, air conditioning and refrigeration, carpentry, appliance repairs, arts and dance studios | P | P | P | P | SE | SE | SE | SE | 9.2.3B,C 9.4 | | | |
| 13 | Automotive sales, service, parts and repair facilities | P | P | P | P | NP | NP | NP | NP | 9.3.0B,C | | | |
| 14 | Recycling business | NP | NP | NP | SE | NP | NP | NP | NP | 9.2.3B,C | | | |
| 15 | Open lot storage or sale of junk or salvaged materials | NP | NP | NP | SE | NP | NP | NP | NP | 9.3.0A,B,C,D | | | |

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| D. BUSINESS | | | | | | | | | | |
| 16 | NP | SE | SE | SE | NP | SE | SE | NP | 9.3.0A,B,C,E 9.2.3 C | |
| 17 | P | P | P | P | SE | SE | SE | SE | | |
| 18 | P | P | P | P | SE | SE | SE | SE | 9.2.4 | |
| 19 | NP | NP | NP | N | NP | SE | SE | SE | 9.2.4 and 2.75 | |
| 20 | P | P | P | P | NP | NP | NP | NP | | |
| E. AGRICULTURE | | | | | | | | | | |
| 1 | NP | NP | NP | SE | P | P | P | P | | |
| 2 | P | P | P | P | P | P | P | P | | |
| 3 | P | P | P | P | P | P | P | P | Site Plan review required if over 100,000 board feet | |
| F. OTHER PRINCIPAL USES | | | | | | | | | | |
| 1 | NP | NP | SE | SE | NP | NP | SE | NP | 9.11 | |
| 2 | NP | NP | NP | SE | NP | NP | NP | NP | 9.2.3B,C | |
| 3 | NP | NP | NP | SE | NP | NP | NP | NP | 9.2.3B,C | |
| 4 | NP | SE | SE | SE | NP | SE | SE | SE | 9.2.3B,C | |

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|----|---|--|---|--|---|---|---------------------------------|---------------------------|-------------------------------------|---------------------------------|
| F. | OTHER PRINCIPAL USES | | | | | | | | | |
| 5 | Contiguous structures and parking areas covering more than 10,000 sq. ft. | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | 9.3.0 A,B,C |
| 6 | Any use(s) accessory to the permitted principal uses above | P | P | P | P | P | P | P | P | |
| 7 | Wind Turbine Facilities including (but not limited to) wind turbine towers and other similar structures | SE | SE | SE | SE | NP | NP | SE | NP | 9.12 |

⁸ If a special exception is granted, a site plan review will be required to assess the proposed structures' impact on the view from Mt. Monadnock

SECTION 7.1 TABLE OF LAND SPACE AND DENSITY REQUIREMENTS FOR INDIVIDUAL RESIDENCES AND NON-RESIDENTIAL USES

Lot and Yard Requirements 1,2

(Adopted 3/14/00, Updated as of 3/9/10, Current Version 3/8/22)

| SECTION 7.1 INDIVIDUAL RESIDENCES AND NON-RESIDENTIAL USES Lot and Yard Requirements ^{1,2} | Village Commercial District (C1) ⁴ | Rte 124 Commercial District (C2) | Rte 101 Commercial District (C3) ³ | Rt 12 Commercial District (C4) | Village Residential District (R1) | Residential District (R2) | Rural District (R3) | Scenic Rural District (R4) |
|---|---|----------------------------------|---|--------------------------------|-----------------------------------|---------------------------|------------------------|----------------------------|
| Minimum Area without town sewer | 10,000 sq ft ⁴ | 2 acres ⁴ | 1 acre ⁴ | 2 acres ⁴ | 10,000 sq. ft ⁴ | 1.5 acres ⁴ | 5 acres ⁵ | 5 acres ⁵ |
| Minimum Area with town sewer | 10,000 sq ft ⁴ | 2 acres ⁴ | 1 acre ⁴ | Not Applicable | 10,000 sq. ft ⁴ | 1.5 acres ⁴ | 3.5 acres ⁵ | 3.5 acres ⁵ |
| Frontage (continuous) | 100 ft | 200 ft | 150 ft | 200 ft | 100 ft | 150 ft | 200 ft | 300 ft |
| Minimum set back from edge of approved right-of-way | 15 ft | 50 ft | 20 ft | 40 ft | 25 ft | 40 ft | 40 ft ⁶ | 40 ft ⁶ |
| Minimum set back from side property lines | 15 ft | 35 ft | 20 ft | 20 ft | 20 ft | 20 ft | 25 ft | 25 ft |
| Minimum set back from rear property lines | 15 ft | 35 ft | 20 ft | 20 ft | 15 ft | 40 ft | 40 ft | 40 ft |
| Minimum distance of structures, parking areas or septic from wetland areas | 100 ft | 100 ft | 100 ft | 100 ft | 100 ft | 100 ft | 100 ft | 100 ft |
| Maximum building height (35 ft or 2.5 stories, whichever is less) | Yes ⁷ | Yes | Yes | Yes | Yes ⁷ | Yes | Yes | Yes |
| Contiguous structures and parking areas covering more than 10,000 sq. ft | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ | SE ⁸ |

1 Footnotes and special provisions specified in the existing zoning ordinance (in effect prior to March 14, 2000) will remain in effect unless in direct conflict with the requirements specified in this table or in its associated footnotes.

2 Non-residential uses abutting a residential use shall provide and maintain a vegetative buffer or visual screen within the side and rear setback areas, as approved by the Planning Board during Site Plan Review. Within this buffer area there will be no parking or storage areas, driveways, signs, lighting fixtures, dumpsters or principal or accessory structures.

3 The C3 Commercial District shall extend 500 feet back from the edge of the right-of way of Route 101.

4 Excluding land classified as wetlands or having slopes over 15%

5 Lots of Record existing as of March 31, 2001 that do not meet these requirements are hereby considered to be conforming and will remain subject to the restrictions of the Marlborough Zoning Ordinances in effect on March 14, 2000.

6 No structure shall be located closer than 60 ft from the edge of right-of -way along the gateway corridors to Marlborough, as designated in the Master Plan, to include sections of Route 101 and 124 and the Troy Road. The intent of these greenways is to preserve the rural appearance of major roads at the town entrances and to maintain a natural demarcation between developed areas in Marlborough and neighboring towns. During Site Plan Review for non-residential proposals, the Planning Board will encourage landowners to take into consideration their unique location and effect on travelers entering Marlborough in the design of their construction and landscaping plans.

7 Development in the Village Commercial and Residential Districts shall be of a scale and type that is consistent and in harmony with the historic character of the district. All efforts should be made to rehabilitate and use existing structures rather than to build new structures. Signs should be constructed of wood and be no larger than 6 ft wide and 8 ft tall, with no internal lighting. Exterior lighting will be with a spotlight. Sign design and lettering should be professionally done to fit the historical character of the district

8 If a special exception (SE) is granted, a site plan review will be required to assess the proposed structures' impact on the view from Mt. Monadnock

Town of Marlborough

RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 9/30/2025
Assessment Year: 2021

Map & Lot: 05-070

Location: L/O MONADNOCK HIGHWAY

Parcel ID: 198

Card: 1 of 1

| Owner Information | | | | | Current Assessment Summary | | | Parcel Data | | | |
|---|-----------------------------------|----------------------|------------|-----------|----------------------------|-----------|--|----------------|------------------|----------|--|
| FRANK N. MYERS LLC 198 MCADAM ROAD WESTMORELAND, NH 03467 | | | | | 2.9000 | | | Neighborhood | COMMERCIAL | Electric | |
| | | | | | CU Acres | | | Property Class | Residential | Water | |
| | | | | | Total Acres | | | Prime Use | Res Vacant Lot | Waste | |
| | | | | | Living Area Sq. Ft. | | | Zone | C-4 Rte 12 Comm | P/U Year | |
| Sale History | | | | | Assessed Values | | | Topography | | | |
| Date | Grantor | Q/U/Class | Sale Price | Bk/Page | NICU Land | \$132,400 | | | Rolling | | |
| 9/21/2018 | KNAPP REAL ESTATE & DEVELOPMENT I | Q/ | \$123,500 | 3041/307 | Current Use | | | | Paved | | |
| 7/11/2017 | KNAPP, LYDIA | U/ Family/Affiliates | | 2992/0443 | Total Land | \$132,400 | | | Special District | | |
| 1/02/2009 | DELUCA, ANTHONY V AND MIRELLA | U/ | | 1786/0342 | Improvements | | | | | | |
| 6/19/1995 | DELUCA, GIULIANO AND MARY M | Q/ | | 1525/719 | Total Assessment | \$132,400 | | | | | |
| | | | | | Total Market Value | \$132,400 | | | | | |
| Notes | | | | | | | | | | | |
| LAND - SLIGHTLY STEEP | | | | | | | | | | | |

| Assessed Land Valuation | | | | | Visit History | | | | | |
|-------------------------|-------|--------|----------|------------|---------------|-------------|-------------|---------|-----------|----|
| Land Type | Area | #Units | Frontage | Base Value | Adjustments | Adj. Factor | Final Value | Date | Reason | By |
| PRIMARY COMMER | 1.000 | | | 165,000 | Topography | 0.75 | \$123,800 | 1/16/20 | Land Only | AF |
| SECONDARY COM | 1.900 | | | 17,100 | Topography | 0.50 | \$8,600 | 2/24/14 | Land Only | JD |
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Town of Marlborough

COMMERCIAL PROPERTY ASSESSMENT RECORD

Date Printed: 9/30/2025
Assessment Year: 2021

Map & Lot: 05-163

Location: L/O MONADNOCK HIGHWAY

Parcel ID: 1270

Card: 1 of 1

| Owner Information | | | | Current Assessment Summary | | | | Parcel Data | | | |
|---|----------|-----------|--------------|------------------------------|-------------|---------------|-------------|------------------------------|---------------------|-----|--|
| FRANK N. MYERS LLC | | | | NICU Acres 5.9000 | | | | Neighborhood COMMERCIAL | | | |
| 198 MCADAM ROAD | | | | CU Acres 5.9000 | | | | Property Class Commercial | | | |
| WESTMORELAND, NH 03467 | | | | Living Area Sq. Ft. | | | | Prime Use Commercial General | | | |
| | | | | Assessed Values | | | | Zone C-4 Rte 12 Comm | | | |
| | | | | NICU Land \$209,100 | | | | Topography Rolling | | | |
| | | | | Current Use \$209,100 | | | | Road Surface Paved | | | |
| | | | | Total Land \$209,100 | | | | Special District | | | |
| | | | | Improvements | | | | | | | |
| | | | | Total Assessment \$209,100 | | | | | | | |
| | | | | Total Market Value \$209,100 | | | | | | | |
| Notes | | | | | | | | | | | |
| 2016 PICK-UP - RMVD ALL BLDGS | | | | | | | | | | | |
| 2014 M&L FOR 2016 REVAL - ADDED BOX TRAILER | | | | | | | | | | | |
| Assessed Land Valuation | | | | | | Visit History | | | | | |
| Land Type | Area | #Units | Frontage | Base Value | Adjustments | Adj. Factor | Final Value | Date | Reason | By | |
| PRIMARY COMMER | 1.000 | | | 165,000 | | | \$165,000 | 1/16/20 | Land Only | AF | |
| SECONDARY COM | 4.900 | | | 44,100 | | | \$44,100 | 4/28/16 | Pick-up Exterior | DJW | |
| | | | | | | | | 2/28/14 | Outbuilding Only | DJW | |
| | | | | | | | | 2/29/08 | Outbuilding Only | EK | |
| | | | | | | | | 2/20/07 | Pick-up Outbuilding | EK | |
| Assessment History | | | | | | | | | | | |
| Date | Land | Curr. Use | Improvements | Total | | | | | | | |
| 12/11/24 | 209,100 | | | 209,100 | | | | | | | |
| 12/31/23 | 209,100 | | | 209,100 | | | | | | | |
| 12/31/22 | 209,100 | | | 209,100 | | | | | | | |
| 12/06/21 | 209,100 | | | 209,100 | | | | | | | |
| 4/01/20 | 179,100 | | | 179,100 | | | | | | | |
| Building Permits | | | | | | | | | | | |
| Date | Type | Number | Status | | | | | | | | |
| 3/30/2006 | Building | 655 | BLDG | | | | | | | | |

Map/Lot #: 05-163

Location: L/O MONADNOCK HIGHWAY

Owner: FRANK N. MYERS LLC

Card: 1 Of 1

| General Information | | Building Computation | | | |
|--------------------------|-------------|--------------------------|-------------------|-------------------|-------|
| Prop. Class | | Base Value | \$0 | | |
| Building Style | | Size Adj. Factor | 0.00 | | |
| Year Built | 0 | Building Adj. | \$0 | | |
| Effective Year | 0 | Grade Adj. Factor | 0.00 | | |
| Grade/Quality | | Extra Features | \$0 | | |
| Condition | | Replacement Cost | \$0 | | |
| # of Rooms | 0 | Influences/Obsolescence | | | |
| # of Bedrooms | 0 | Depreciation % | 0 | | |
| Color | | Functional Obs % | 0 | | |
| Foundation | | External Infl. % | 0 | | |
| Framing | | % Unfinished | 0 | | |
| Insulation | | Depreciated Value | 0 | | |
| Roof Type | | Location Adj. | | | |
| Roof Material | | Building Value | \$0 | | |
| Exterior Siding | | Plumbing Fixtures | | | |
| Flooring | | # 2-Fixture Baths | 0 | | |
| Interior Walls | | # 3-Fixture Baths | 0 | | |
| Heating Fuel | | # 4-Fixture Baths | 0 | | |
| Heating Type | | # 5-Fixture Baths | 0 | | |
| Cooling Type | | # Extra Fixtures | 0 | | |
| | | # Kitchen Sinks | 0 | | |
| | | # Hot Water | 0 | | |
| Building Adjustments | | Extra Features | | | |
| Description | #/sf Amount | Description | #/sf Amount | | |
| | | | | | |
| Building Segments | | Outbuildings | | | |
| Segment | Sketch | Living Area | Effective Sq. Ft. | Rate / Base Value | % Unf |
| | | | | | |
| Total Building Segments: | | 0 | 0 | 0 | |
| | | Main Building: | | \$0 | |
| | | Outbuildings: | | \$0 | |
| | | Total Buildings on Card: | | \$0 | |

Return to:
Law Office of Steve J. Bonnette
20 Central Square, Suite 2A
Keene, NH 03431

@Desk

Doc # 1807804 09/21/2018 02:33:51 PM
Book 3041 Page 307 Page 1 of 3
Register of Deeds, Cheshire County
LCHIP CHA79347 25.00
TRANS TAX CH845756 4,875.00

Anna Z. Tift

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **Knapp Real Estate & Development, LLC**, a Connecticut Limited Liability Company, with an address of P.O. Box 233, Georgetown, Connecticut, 06829, for consideration paid, grants to **Frank N. Myers LLC**, a New Hampshire Limited Liability Company, of 198 McAdam Road, Westmoreland, County of Cheshire and State of New Hampshire, 03467, with WARRANTY COVENANTS:

Two parcels of land, with the buildings thereon, situated in **MARLBOROUGH**, County of Cheshire and State of New Hampshire, bounded and described:

First Parcel:

A certain tract of land, with the buildings thereon, situated in MARLBOROUGH, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at a point in the state road as recently constructed, said point formerly occupied by an elm tree which stood North 62 degrees East from a stake and stones;

Thence Southerly on said state road as recently constructed to the new cement bridge to the South Branch;

Thence on said stream Northerly and Northwesterly to a point;

Thence South 62 degrees West to the place of beginning.

Subject to the rights of the public in existing highway.

Also conveying the right to take water from a spring on land now or formerly of L. Agnes Goodell on the opposite side of the state road with the right to enter upon land of said Goodell to repair and maintain the spring and aqueduct which now conveys water to the buildings on the premises hereby conveyed.

Subject to the right to maintain and repair the present dams and canals or to build a new dam or dams on said brook or said South Branch and the right to flow such parts of the above-described premises as have been flowed by the present dams or such parts as may be reasonably necessary for properly development the water power of said streams. Also the right to build and maintain a canal or canals or a penstock or penstocks for the development of said water power.

The reservations of water, dam and canal rights are the same as passed in deed of Chester L. Lane to Agnes Goodell and refers to dams and canals as then existing.

Also subject to the pole and wire rights of the New England Telephone Company.

Excepting and reserving a certain tract of land conveyed to the State of New Hampshire, by deed of Irving N. McKane, et al, dated December 11, 1961, recorded in Vol. 689, Page 415 of the Cheshire Registry.

Being all of the premises conveyed to George and June Fuerderer by deed of Irving N. McKane, et al, dated December 12, 1979 and recorded in Vol. 978, Page 133 of the Cheshire County Registry of Deeds.

Second Parcel:

Any and all interests the State of New Hampshire has in a portion of a tract of land adjacent to Route 12 and Old Troy Road, Town of MARLBOROUGH, County of Cheshire, State of New Hampshire, as acquired by the State of New Hampshire from Ernest W. Newell by Warranty Deed dated December 8, 1961 and recorded in the Cheshire County Registry of Deeds, Book 689, Page 108, situated Easterly of Route 12 and Westerly of Old Troy Road being near Station 258 + 00, as shown on a Plan of Town of Troy, Marlborough, and Swanzey No. F-013-1(12) - P-3909, bounded and described as follows:

Being all the land belonging to the Grantor, bounded on the West by the Easterly Controlled Access Right of Way of Route 12, as now travelled;
On the North and East by Old Troy Road; and
On the South by the First Parcel above.

Containing in all approximately 4,500 square feet.

Said premises are subject to rights and easements, if any, reserved to the State of New Hampshire and to the restrictive covenants as set forth in a certain deed from the State of New Hampshire to the Grantors dated September 9, 1981 and recorded in Book 1007, Page 16 of the Cheshire County Registry of Deeds.

Together with all rights accruing in and to Old Troy Road by virtue of Article #19 of the Town Meeting of the Town of Marlborough for March, 1981.

Being all of the same premises as shown on a certain map entitled "Proposed Subdivision Plan of Land of Giuliano & Mary M. DeLuca, Marlborough, N.H.", which Map is dated Aug. 1980, revised August 2, 1982, and which Map is recorded as Plan #T1920 in the Cheshire County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Knapp Real Estate & Development, LLC by Deed of Lydia Knapp dated June 29, 2017 and recorded in Book 2992, Page 443 of the Cheshire County Registry of Deeds.

The premises herein conveyed are not homestead premises.

Executed this 21st day of September, 2018.

Knapp Real Estate & Development, LLC

By: 
Edward J. Knapp, Managing Member

**STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE**

On this 21st day of September, 2018, personally appeared, Edward J. Knapp, Managing Member of Knapp Real Estate & Development, LLC, and acknowledged that he executed the same for the purposes contained therein.

Before me,




Notary Public/Justice of the Peace

Commission expiration:

Print Name: _____

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



TO BE COMPLETED BY SELLER

1. **SELLER:** James Myers and Deborah Lyn Myers
2. **PROPERTY LOCATION:** 126 Monadnock Hwy, Marlborough, NH. 03455
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: ☒ None ☐ 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: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No ☐ Unknown
 Quality: ☐ Yes ☐ No ☐ Unknown
 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.
 To your knowledge, have any test results ever been 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? _____
 - f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
 None: ☒ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No
 Septic Design Available? ☐ Yes ☐ No
 Comments: _____
- 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 ☐ 500 Gal. ☐ 1,000 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: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other
 IF YES: Size _____ Location: _____ ☐ 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: _____
- f. COMMENTS: _____

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

SELLER(S) INITIALS

JM

DL

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 126 Monadnock Hwy, Marlborough, NH. 03455

7. HAZARDOUS MATERIAL

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): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☐ NO ☒ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☐ NO ☒ UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☐ NO ☒ UNKNOWN

If YES, Explain: _____

f. 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: _____

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☒ YES ☐ NO

i. Has the soil been tested? ☐ YES ☐ NO ☒ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☐ YES ☐ NO ☒ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☐ YES ☐ NO ☒ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☒ NO ☐ UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☐ YES ☒ NO ☐ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. 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: _____

9. ADDITIONAL INFORMATION:

10. NOTE 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. 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

JM
10/07/25
10:30 AM EDT

DLH
10/07/25
10:32 AM EDT

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

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

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.

James Myers

dotloop verified
10/07/25 10:30 AM EDT
3STG-ASX5-VPWT-JPG3

SELLER

DATE

Deborah Lyn Myers

dotloop verified
10/07/25 10:32 AM EDT
7EXN-3J4N-VEXT-CYQQ

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