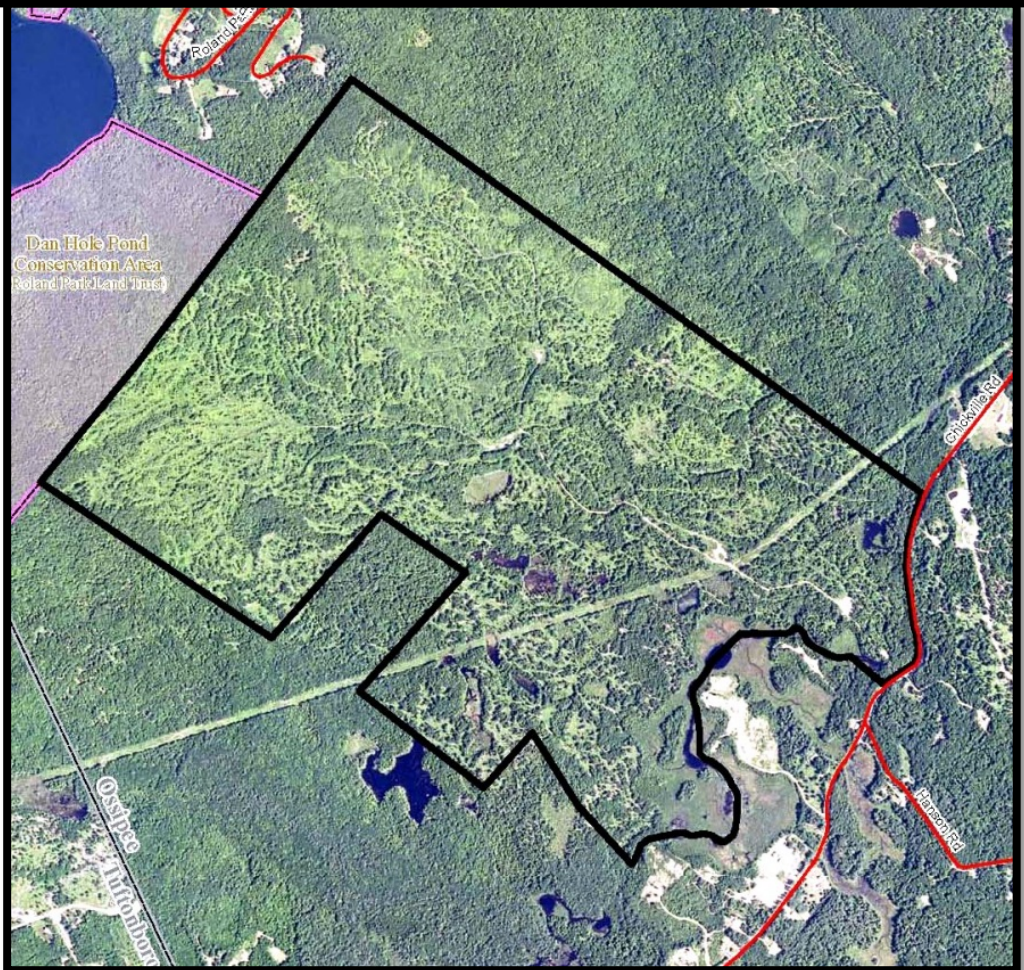


WEEKS
COMMERCIAL

LARGE LAND TRACT

785 ACRES

*785+ acres
Property has sand
and gravel deposits,
and also has views.
Includes over 4,000
ft. of river frontage
and 2,000+ ft. of
road frontage.
Located in Ossipee,
New Hampshire.*



**Chickville Road,
Ossipee, New Hampshire**

\$1,399,000

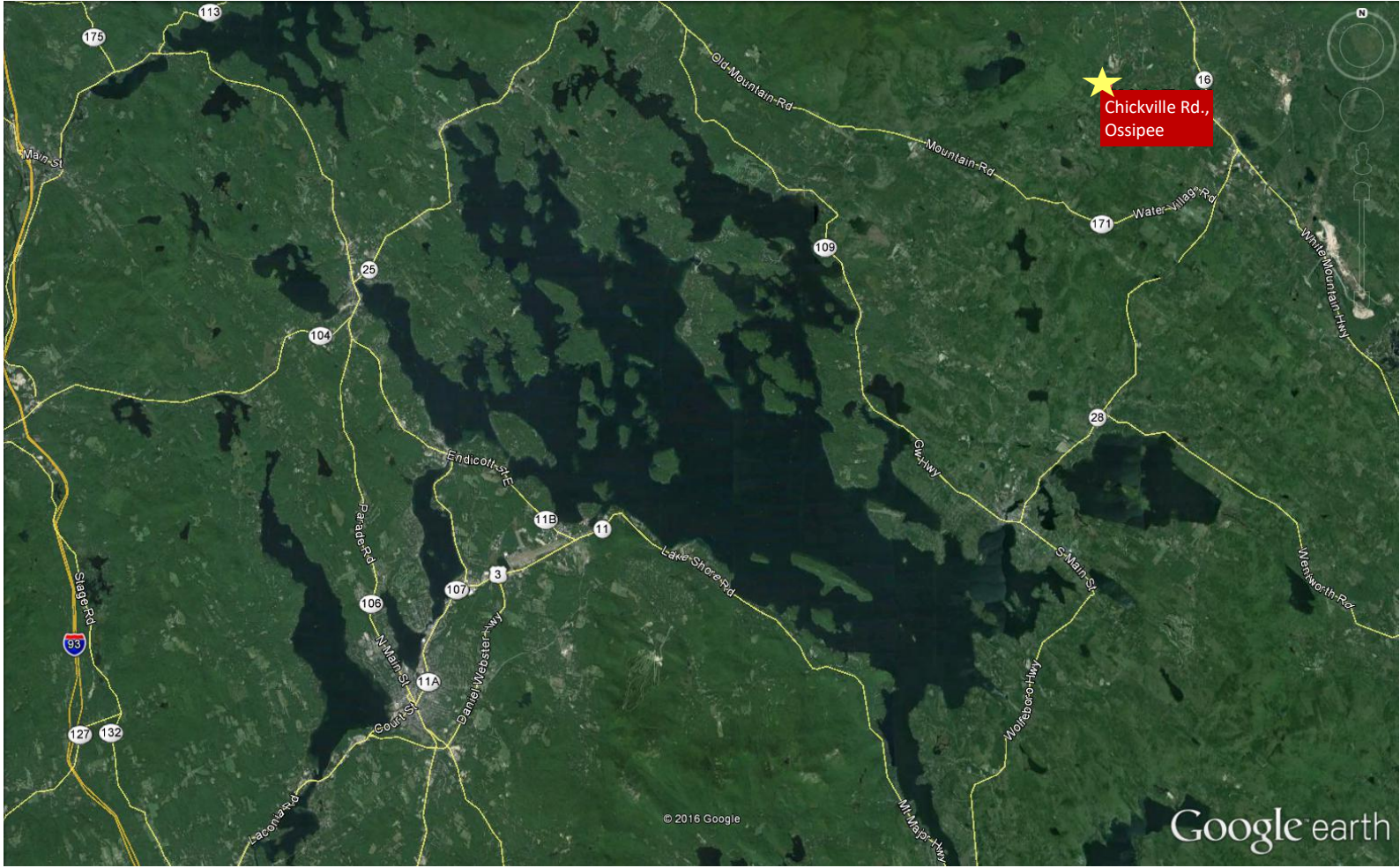
Steve Weeks, Jr.
603-528-3388 ext. 301
603-785-5811 Cell

350 Court St., Laconia NH 03246
www.weekscommercial.com
info@weekscommercial.com

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of an attorney and/or an accountant be sought before executing any contractual agreement.

PROPERTY DETAILS

<u>SITE DATA</u>	
Zoning	Rural / Unimproved
Deed	Warranty Deed Book 2522 Page 0344
Easement	Utility Easement to Public Service Company
<u>TAX DATA</u>	
Taxes	\$1,685
Tax Year	2016
Tax Map/Lot No.	230/003, 239/002, 239/003,239/007, 239/008, 240/002 , 240/003, 241/023, 242/031
Current Tax Rate	\$19.30
Total Assessed Value	\$86,899
Current Use	Yes
<u>PROPERTY DATA</u>	
Lot Size	785 +/- Acres
Frontage	2,463 +/- Total of all lots



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TABLE 1 – CHART OF USES

		Village	Residential	Roadside Commercial	Commercial	Rural	Commercial Node	Corridor
34.1 RESIDENTIAL USES (See also Article XXXV, Section 35.1)								
a.	Single-family Dwelling	P	P	P	P	P	P(3)	P
b.	Two-family dwelling	P	P	N	N	P	P(3)	P
c.	Multi-family dwellings	P	P	N	N	N	P(3)	P
d.	Lodging Houses	P	P	N	N	SE	N	N
e.	Manufactured Home Parks	P	SE	SE	N	N	SE	SE
f.	Manufactured Home Subdivisions	N	P	N	N	P	N	N
g.	Manufactured Homes	P	P	N	N	P	N	N
34.2 COMMERCIAL USES (See also Article XXXV, Section 35.2)								
a.	Amusement Facility	P	N	P(1)	P	N	P	P(2)
b.	Automobile Service Station'	SE	N	P(1)	P	N	P	P(2)
c.	Automobile and Truck Repair	SE	N	P(1)	P	N	P	P(2)
d.	Bed and Breakfast	P	P	P(1)	P	SE	P	P(2)
e.	Business Offices	P	SE	P(1)	P	PFZ	P	P(2)
f.	Inns, Hotels and Motels	P	N	P(1)	P	N	P	P(2)
g.	Junkyards	N	N	P(1)	P	SE	P	P(2)
h.	Personal Service Shop	P	SE	P(1)	P	SE	P	P(2)
i.	Repair Shop	P	N	P(1)	P	N	P	P(2)
j.	Restaurant	P	N	P(1)	P	N	P	P(2)
k.	Retail Store	P	N	P(1)	P	N	P	P(2)
l.	Salesroom	N	N	P(1)	P	N	P	P(2)
m.	Veterinary Clinic	N	SE	P(1)	P	SE	P	P(2)
n.	Warehouse/Storage Facilities	N	N	P(1)	PFZ	N	P	P(2)
o.	Fuel, oil, and propane dispensing & storage	SE	N	P(1)	P	SE	P	P(2)
p.	Commercial/Residential Mixed	P	N	N	N	N	P	N
q.	Telecommunication Facilities	N	N	SE	SE	SE	SE	SE
34.3 INSTITUTIONAL USES (See also Article XXXV, Section 35.3)								
a.	Churches	P	SE	SE	N	SE	SE	SE
b.	Civic Uses	P	SE	SE	SE	SE	SE	SE
c.	Convalescent Homes	P	P	SE	SE	N	N	SE
d.	Essential Services	P	P	P	P	P	P	P
e.	Group Homes	SE	SE	N	N	SE	N	N
f.	Organizations/clubs	P	N	P	P	P	P	P
g.	Schools/day care facilities	P	N	P	P	SE	P	P
34.4 OPEN SPACE USES (See also Article XXXV, Section 35.4)								
a.	Agricultural Uses	N	N	P	P	P	P	P
b.	Conservation Uses	P	P	P	P	P	P	P
c.	Forestry	P	P	P	P	P	P	P
d.	Recreational Facilities	SE	SE	SE	SE	SE	SE	SE
e.	Stables and riding schools	N	N	SE	N	SE	SE	SE
f.	Recreational Camping Parks	N	N	SE	N	SE	SE	SE

TABLE 1 – CHART OF USES (continued)

		Village	Residential	Roadside Commercial	Commercial	Rural	Commercial Node	Corridor
	34.5 INDUSTRIAL USES (See also Article XXXV, Section 35.5)							
a.	Commercial Earth Excavation	N	N	N	N	N	P	N
b.	Light Industry	N	N	PFZ	PFZ	PFZ	PFZ	PFZ
c.	Printing and Publishing	SE	N	P	P	N	P	P(2)
d.	Sawmills	N	N	PFZ	N	SE	PFZ	PFZ
	34.6 ACCESSORY USES (See also Article XXXV, Section 35.6)							
a.	Accessory Buildings	P	P	P	P	P	P	P
b.	Home Occupation	P	P	P	P	P	P	P
c.	Outdoor Storage	P	P	P	P	P	P	P
d.	Non-pets	P	P	P	P	P	P	P
e.	Swimming Pools	P	P	P	P	P	P	P
f.	Temporary Structures	P	P	P	P	P	P	P

(1) Commercial and Industrial uses are allowed only if either designated by a “P” or a “SE” and having a **total** Average Trip Rate for the Average Weekday Vehicle Trips of 1000.0 or below, including both pass-by and diverted trips, as determined from per 1000 sq. ft. of floor area from the latest edition of the Institute for Traffic Engineers *Trip Generation Manual*.

(2) Commercial and industrial uses are allowed only if both designated by a “P” and having afternoon peak hour vehicle trips per 1000 sq. ft. of floor area of 3.0 or below, including both pass-by and diverted trips, as determined from the latest edition of the Institute for Traffic Engineers *Trip Generation Manual*.

(3) Within the Commercial Node District any plan for development shall not contain more than sixty percent (60%) Single Family or Two Family development. At least forty percent (40%) of any development in the Commercial Node District must contain uses other than those listed under 34.1 “Residential Uses” in Table One. Commercial Use may encompass the entire one hundred percent (100%) of said lot. (Amended 2005)

ARTICLE XXXV – DESCRIPTION OF PERMITTED USES

The descriptions listed below are not to be interpreted as detailed definitions but rather as extensions, restrictions or examples of the permitted uses listed in Table 1. Permitted uses in the Roadside Commercial and Corridor Districts are additionally regulated according to vehicle trip generation as indicated in Footnotes (1) and (2) of Table 1.

TABLE 2 – DIMENSIONAL REQUIREMENTS

Zone	Minimum Lot Frontage (ft.)	Front Setback (ft.)	Side/Rear Setback (ft.)	Maximum Lot Coverage % (*4)	Minimum Lot Size (*1)
Village	80	10	15 (*5)	50	10,000 sq. ft.
Residential	200	40 (*2)	25	25	44,000 sq. ft.
Roadside Commercial	200	40	50/25 (*3)	40	1 acre
Commercial	200	50	25 (*3)	50	44,000 sq. ft.
Commercial Node	80	10	15 (*5)	50	10,000 sq. ft. (*6)
Rural	200	25	25	25	1 acre
Corridor	400	50	50	25	4 acres
Performance Floating	400	50	50	40	5 acres

(*1) A larger lot size may be required by soil type and slope (see Table 3). However, that increase is not required in the Village District or the Commercial Node District if there is assurance that sewage disposal will be provided by a municipal treatment facility, an off-site effluent disposal system, whether shared or not, or an on-site disposal system using innovative alternative technology acceptable to the New Hampshire Department of Environmental Service for lots of the proposed size.

(*2) May be reduced to the minimum setback from the street line of principal buildings existing on the premises as of the effective date of this provision, or the average of the setbacks from the street line of buildings on adjoining lots, whichever is least restrictive.

(*3) See Article VIII.

(*4) See Article 6.5.

(*5) The requirements of Section 8.1 shall not apply.

(*6) No smaller than required by soil type and slopes (Table 3).