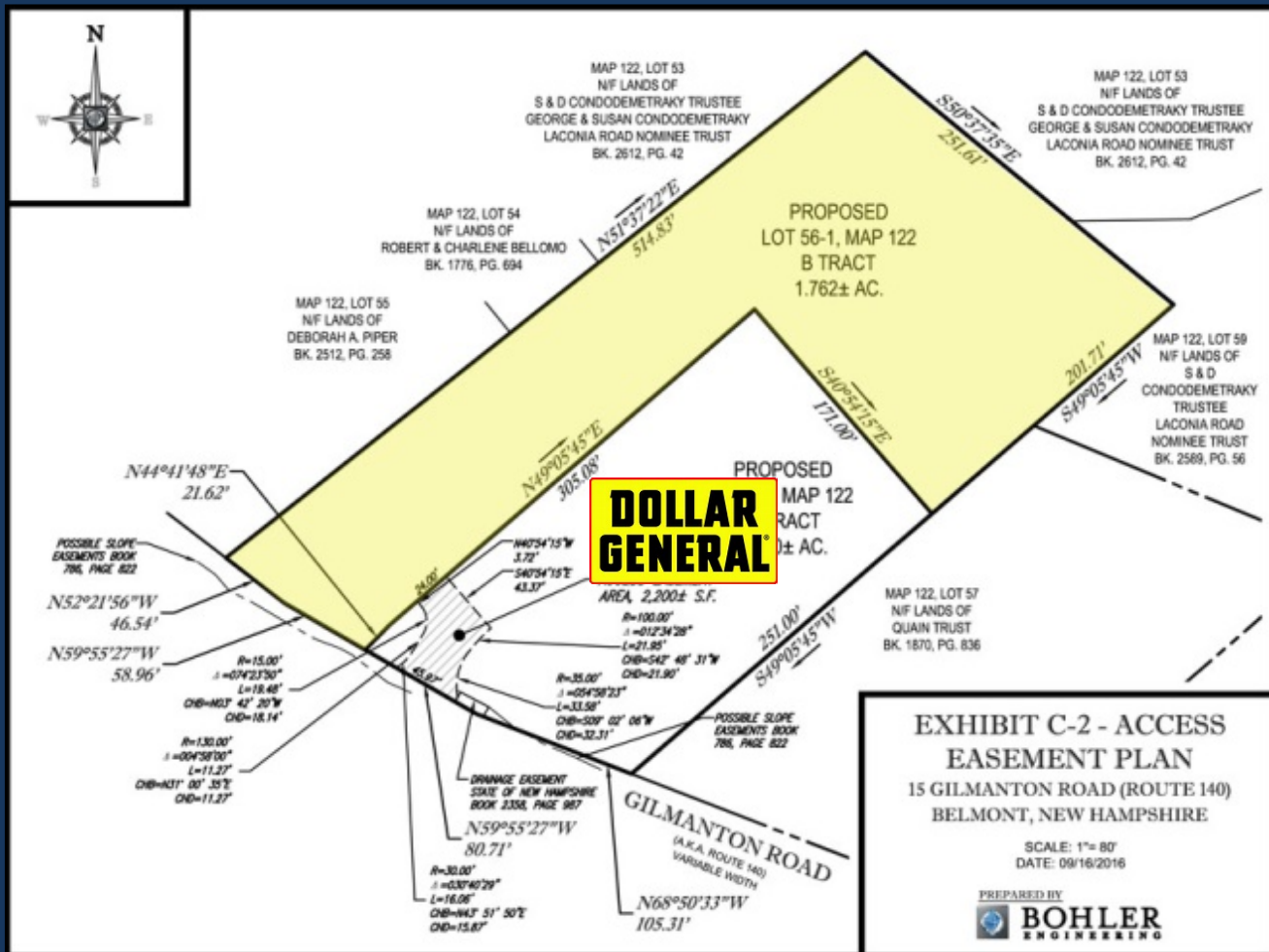


PRIME COMMERCIAL LAND



Great Development Location

Located at Junction of Route 140 & Route 106

New Dollar General Opening 2017 w/Shared Access Drive

105+/- FT Frontage on Route 140 – 514 +/- FT Deep Lot

1.762 Acres

\$89,900



Kevin Sullivan

Sales Associate

Weeks Commercial

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15 Gilmanton Road

Weeks Commercial is pleased to present this excellent opportunity for the commercial investor.

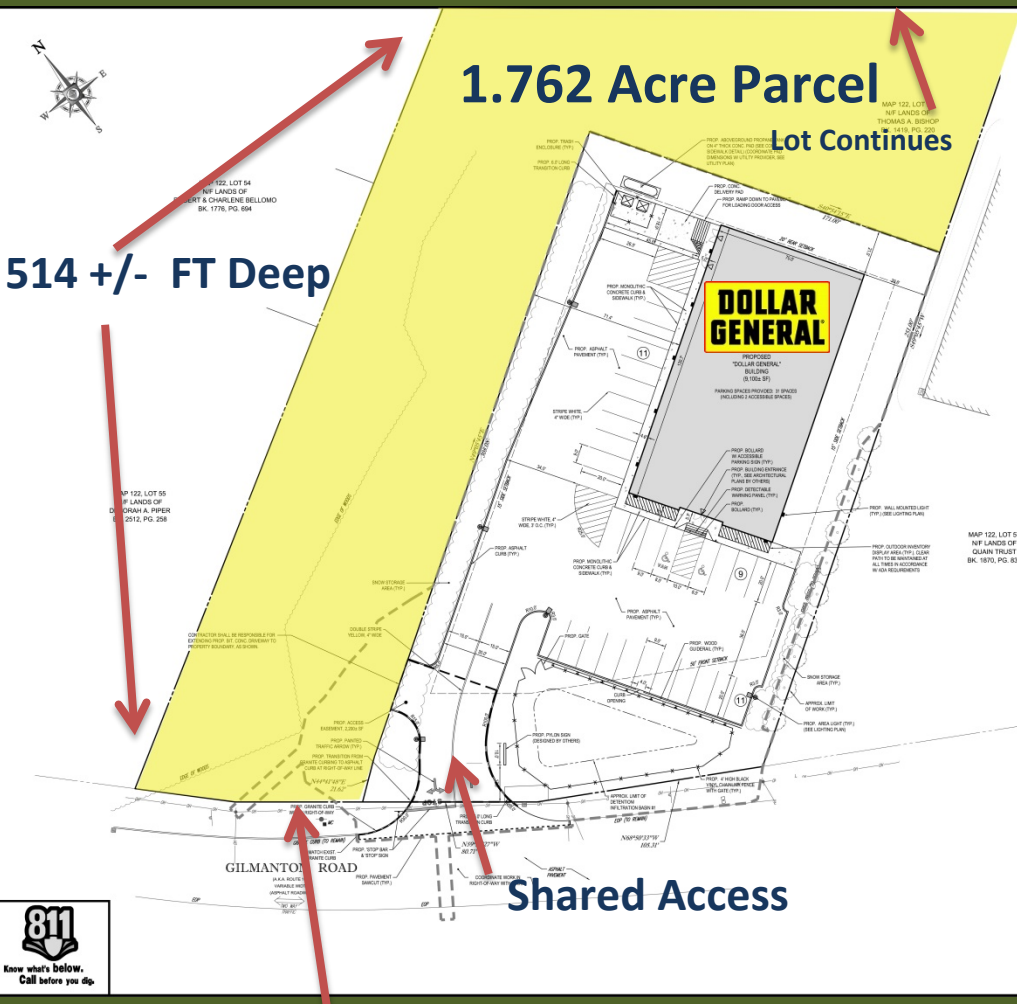
105+/- FT frontage on high traffic Route 140 just off Route 106. The proximity of this parcel makes it a prime location for most businesses – adjacent to the new Dollar General opening in 2017 for increased traffic flow. 1.762 Acre parcel has shared access drive with Dollar General and a lot depth of 514+/- FT. Zoning will allow for a variety of uses including home occupation, retail, bank, office, vehicle related, food service and light manufacturing uses.

This property is 10 minutes north of the popular NH Motor Speedway between Laconia, Concord and Interstate 93, Exit 20 in Tilton. The property borders a local mini mall and includes neighbors such as a restaurant, Laundromat, pizza shop, and a real estate office.



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Site Plan for New Dollar General



**105 +/- FT Frontage on
Route 140**

ZONING DISTRICT	COMMERCIAL DISTRICT ADJACENT TO INDUSTRIAL DISTRICT		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 AC	1.5 AC	1.1 AC
MINIMUM LOT FRONTAGE	100 FT	100 FT	100 FT
MIN. FRONT SETBACK	30 FT	15 FT	10 FT
MIN. SIDE SETBACK	10 FT	10 FT	10 FT
MIN. REAR SETBACK	30 FT	10 FT	10 FT
MAX. BUILDING HEIGHT	45 FT	30 FT	30 FT
IMPERVIOUS COVERAGE	75%	-	65%
PARKING SPACES	42	-	21-36
TOTAL SPACES	42	-	21-36
ACCESSIBLE PARKING SPACES	2	0	2

NOTES: 1. SPACE PROVIDED BY DEVELOPER SHALL BE PROVIDED BY DEVELOPER. 2. TOTAL NUMBER OF SPACES SHALL BE PROVIDED BY DEVELOPER. 3. TOTAL NUMBER OF SPACES SHALL BE PROVIDED BY DEVELOPER.

BOHLER ENGINEERING

150 TOWNHOMER ROAD
 SOUTH BOROUGHS, MA 01772
 Phone: (781) 485-9000
 Fax: (781) 485-9990
 www.BohlerEngineering.com

LICENSED PROFESSIONAL ENGINEER
 REGISTRATION NO. 31224
 EXPIRES 12/31/2025

REV.	DATE	COMMENT
1		
2		
3		
4		
5		
6		
7		
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10		
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PERMIT SET

PROJECT NO.: 1501014
 DRAWN BY: S.M.
 DATE: 10/02/14
 SCALE: AS NOTED
 SHEET NO.: SHEET 8 OF 35

SITE DEVELOPMENT PLANS

FOR:

DOLLAR GENERAL

1501014 DEVELOPMENT

LOCATION OF SITE:
 15 GILMANTON ROAD
 TOWN OF BELMONT
 BELMONT COUNTY
 NEW HAMPSHIRE

BOHLER ENGINEERING

150 TOWNHOMER ROAD
 SOUTH BOROUGHS, MA 01772
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M.D. SMITH

PROFESSIONAL ENGINEER
 REGISTRATION NO. 31224
 EXPIRES 12/31/2025

SHEET TITLE

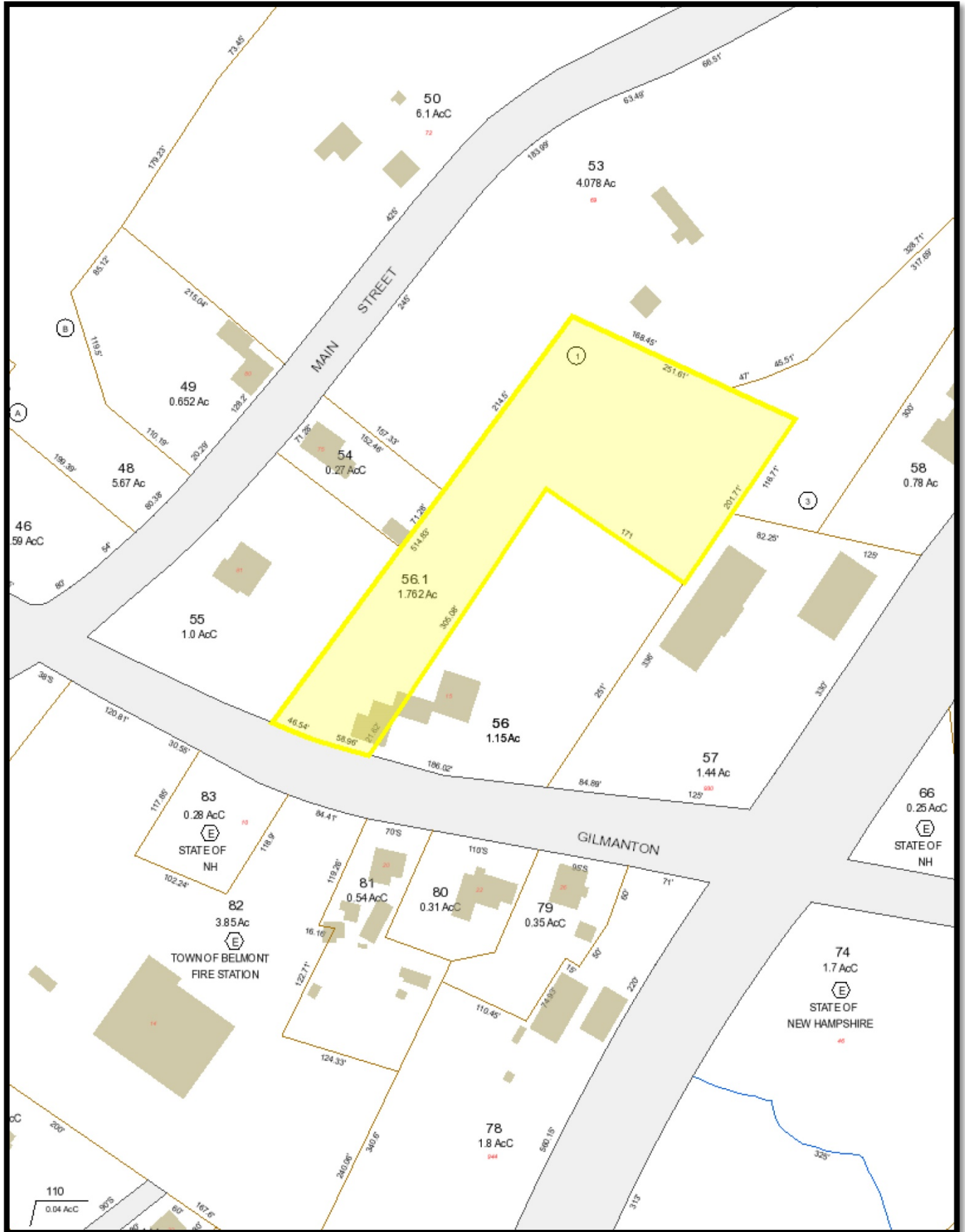
SITE PLAN

EXHIBIT 'B'

REV. 0 - 10/02/14

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Tax Map



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Permitted Uses

Town of Belmont

ARTICLE 5

ARTICLE 5. - TABLE 1 Zoning District Regulations Table of Permitted Uses

Note: P=Permitted Use; E=Special Exception Necessary; N=Not Permitted.

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Commercial Uses						
Accessory Building/Use	P	P	P	P	P	P
Activity related to the removal of sand, gravel, loam or stone for commercial purposes	P	P	P	P	P	P
Agricultural Animals (Lots 3 acres & larger)	E	E	P	P	P	E
Agricultural Animals (Lots less than 3 acres)	E	E	E	E	E	E
Aircraft Landing Area	E	E	E	E	E	E
Boat Sales & Service	P	P	N	N	E	N
Boat Storage Facilities-Exterior	E	N	N	N	N	N
Boat Storage Facilities-Interior	P	P	N	N	E	N
Business & Professional Offices	P	P	N	N	E	P
Campgrounds	P	N	N	N	E	N
Campground RV Resort	N	N	P	N	P	N
Commercial Greenhouses	P	P	E	E	E	E
Contractor's Yard	E	P	N	N	E	N
Diner, Restaurants, Taverns	P	P	E	N	P	P
Equestrian Centers, Stables	E	E	N	N	P	N
Essential Services Public, Private Utility Suppliers	P	P	P	P	P	P
Funeral Homes	N	N	P	P	P	P
Hotel/Motel	P	E	N	E	E	E
Laundry, Dry Cleaners	P	P	N	N	N	P
Licensed Hawking & Peddling	P	P	N	N	N	P
Lumber Yards	P	P	N	N	N	N
Manufactured Housing Sales Lots	P	N	N	N	N	N
Manufacturing - Light	P	P	N	N	N	N
Medical and Dental Offices	P	N	N	N	N	P
Motor Vehicle & Trailer Services, Sales, Repair, Gas Stations and Parts Sales	P	P	N	N	E	E
Movie Theaters	P	N	N	N	N	P
Personal Wireless Service	E	E	N	N	E	N
Radio and Television Installations	E	E	N	N	E	N
Recreational Facilities-Indoor	E	E	P	P	P	P
Recreational Facilities-Outdoor	E	E	E	N	E	E
Repair Services, Machine Shops, Small Assembly	P	P	N	N	E	E
Resource Recycling	P	P	N	N	E	N
Retail Stores	P	P	N	N	N	P
Sales lot - Satellite	P	P	N	N	N	N
Sawmills	E	P	N	N	E	N
Service Business	P	E	E	N	E	P
Site Construction Trailer	P	P	P	P	P	P
Sludge/Biosolids	N	N	N	N	N	N

Zoning Ordinance

5-2

Ed. 03/13/18

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	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Storage Vehicles & Trailers	P	P	N	N	N	N
Treated Soils (add'l SE criteria Art 13)	E	E	N	N	N	N
Veterinary Clinics, Boarding Kennels	P	N	N	N	E	N
Warehousing/self-storage-Exterior	E	N	N	N	N	N
Warehousing/self-storage-Interior	P	P	N	N	E	N
Industrial Uses:						
Accessory Building/Use	P	P	P	P	P	P
Blast Furnaces	N	N	N	N	N	N
Fertilizer Plants	N	N	N	N	N	N
Manufacturing - Heavy	N	P	N	N	N	N
Municipal Solid Waste Transfer Station	N	P	N	N	N	N
Petroleum & Propane Gas Bulk Storage Fac.	E	P	N	N	N	N
Processing of Ammonia, Chlorine Petroleum or Explosives	N	N	N	N	N	N
Rendering Plants	N	N	N	N	N	N
Salvage/Junkyards including automobile, truck, bus, machinery, metal	N	P	N	N	E	N
Slaughter Houses	N	N	N	N	N	N
Smelters	N	N	N	N	N	N
Storage Vehicles & Trailers	P	P	N	N	N	N
Tanneries	N	N	N	N	N	N
Treated Soils (add'l SE criteria Art 13)	E	E	E	E	E	E
Truck Terminal	E	P	N	N	N	N
Institutional Uses:						
Accessory Building/Use	P	P	P	P	P	P
Assisted Living Facility	E	N	N	N	E	E
Cemeteries, Private Burial Grounds, and Burials on Private Property	N	N	N	N	P	N
Churches	N	N	P	P	P	P
Fraternal & Social Clubs, Halls	N	N	P	P	P	P
Hospitals/Clinics	P	N	N	N	E	P
Licensed Day Care Facilities	P	P	P	P	P	P
Nursing & Convalescent facilities	P	N	N	N	E	P
Schools, Public & Private	N	N	P	P	P	P
Residential Uses:						
Accessory Dwelling Unit	N	N	P	E	P	P
Accessory Building/Use	P	P	P	P	P	P
Agricultural Animals (Lots 3 acres & larger)	E	E	P	P	P	E
Agricultural Animals (Lots less than 3 acres)	E	E	E	E	E	E
Agriculture, Forestry Management	P	P	P	P	P	P
Bed & Breakfast Establishment	P	N	E	E	E	E
Open Space Development	N	N	P	P	P	P
Open Space Development (Parent Tract Under 10 Acres)	N	N	N	N	N	E
Dwelling - Multi-Family	N	N	P	N	N	P
Dwelling - Single Family	N	N	P	P	P	P
Dwelling - Single Family-Subordinate To Non-Residential Use	CU	CU	N	N	N	N
Dwelling - Two Family	N	N	P	N	P	P

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Half-way House	E	N	N	N	N	E
Home Occupations	P	P	P	P	P	P
Lodging House	N	N	E	E	E	E
Manufactured Housing-Dwelling (outside of approved park or approved subdivision)	N	N	N	N	N	N
Manufactured Housing Parks & Subdivisions	N	N	P	N	P	N
Shared-homes, Group-living Units	P	N	N	N	E	P

Nonconforming Uses

REFER TO ARTICLE 11