



Zoning Board of Adjustment

Monday, January 12, 2026 at 6:00 pm

MEETING LOCATION

Municipal Building, 36 Main Street, Center Harbor, NH (Cary Mead Meeting Room)

1. CALL TO ORDER / INTRODUCTION

2. APPROVAL OF MINUTES

- a. Review of December 8, 2025 minutes

3. HEARINGS

- a. **Continued Public Hearing Case #2025-11-19A Special Exception and Variance, Sled Investments LLC, 44 Plymouth St.**

Attachments:

- **25028 - Plan Set** (25028_-_Plan_Set.pdf)
- **Case#2025-11-19A_Special exception_Variance_44 Plymouth St_102-56_Sled Investment** (Case_2025-11-19A_Special_exception_Variance_44_Plymouth_St_102-56_Sled_Investment.pdf)
- **Special Exception-Apendix A-Commercial District-Village** (Special_Exception-Apendix_A-Commercial_District-Village.pdf)

- b. **Continued Public Hearing Case #2025-11-19B Special Exception and Variance, Asquam Real Estate, 42 Plymouth St.**

Attachments:

- **25028 - Plan Set** (25028_-_Plan_Set.pdf)
- **Hearing #2025-11-19 B_Special Exception_Variance_42 Plymouth Street_102-057_Asquam RE** (Hearing_2025-11-19_B_Special_Exception_Variance_42_Plymouth_Street_102-057_Asquam_RE.pdf)
- **Special Exceptions-Appendix A** (Special_Exceptions-Appendix_A.pdf)

4. OTHER BUSINESS

5. NON-PUBLIC SESSION

6. ANNOUNCEMENTS

7. ADJOURNMENT

8. MINUTES RECORDED BY

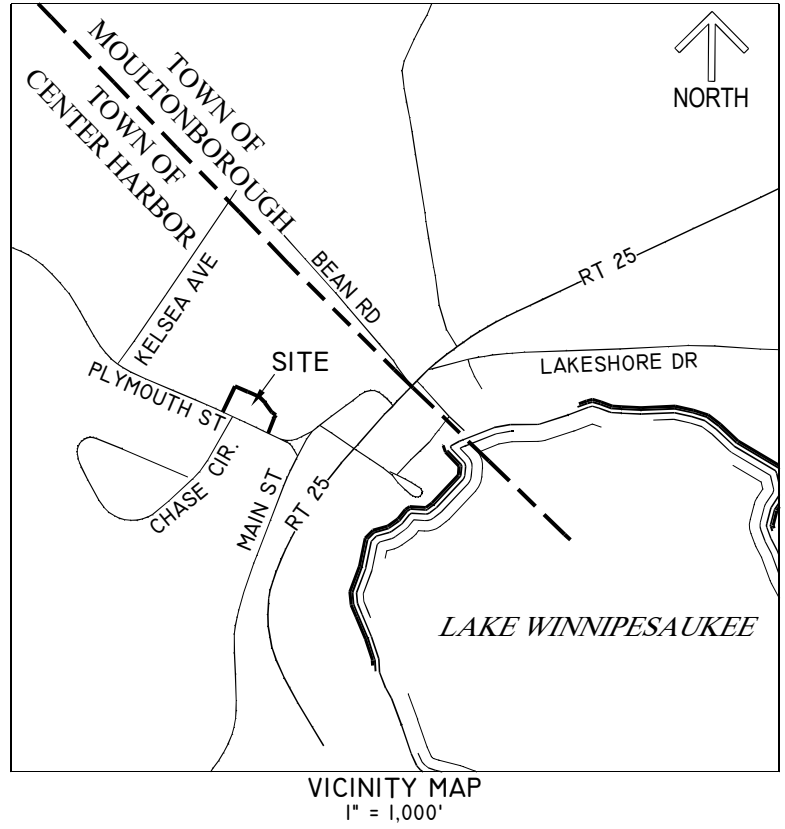
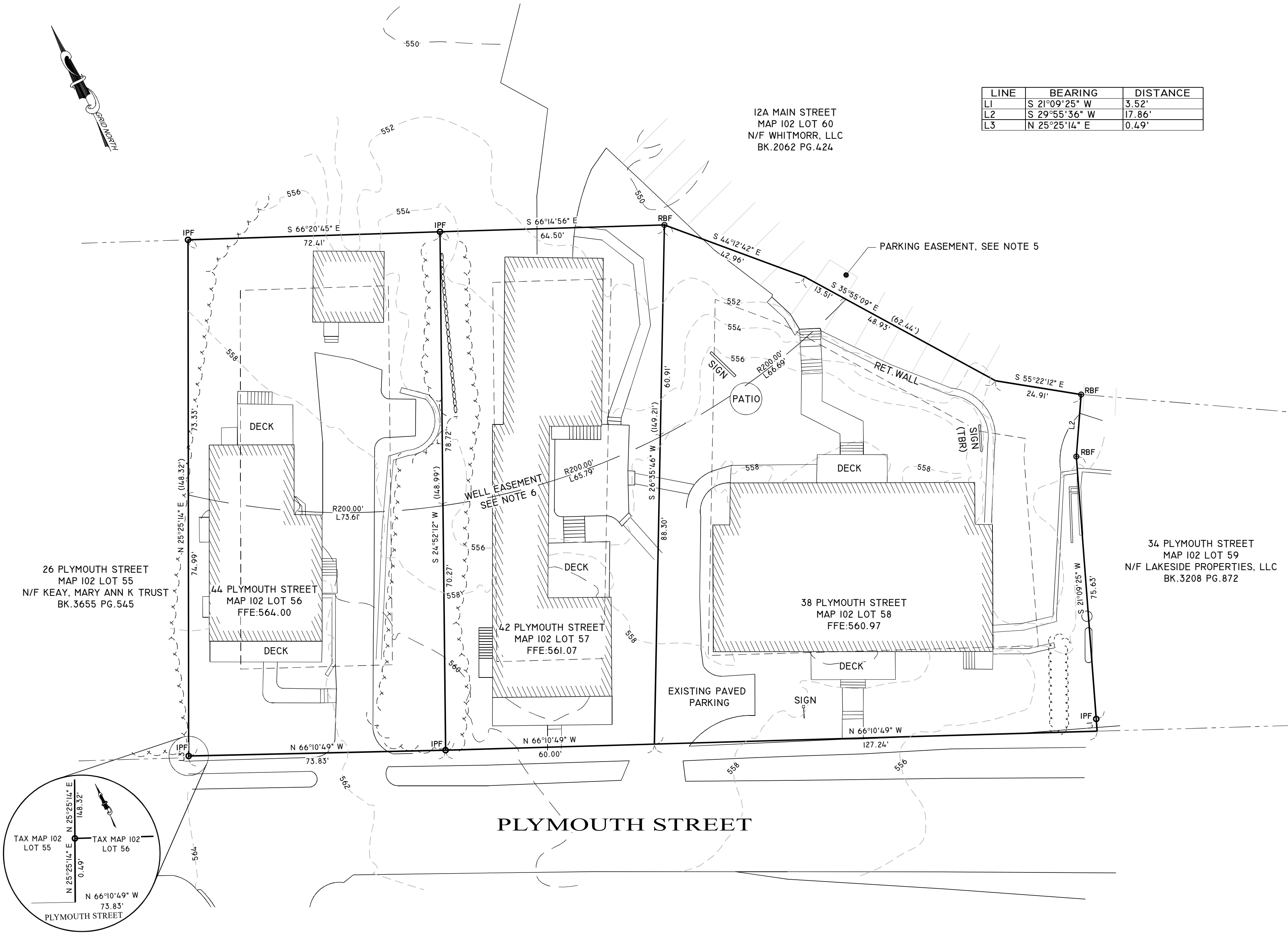
9. DISCLOSURE

Unless otherwise indicated, all parts of the meeting are open to the public. Agenda is subject to change.

Contact: Helen Altavesta (planningzoning@centerharbornh.gov) (603) 253-4561)

SYMBOLS LEGEND

- EXISTING PROPERTY LINE
EXISTING PROPERTY TIE LINE
EXISTING ABUTTERS PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING PROPERTY SETBACK LINE
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
EXISTING BUILDING
EXISTING TREE LINE
EXISTING STONE WALL
IRON PIPE FOUND (IPF)
RE-BAR FOUND (RBF)



GENERAL NOTES:

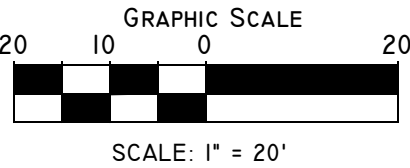
1. THE PROPERTY IS DESIGNATED TAX MAP 102 LOT(S) 56, 57 & 58. THE PROPERTIES ARE 0.25, 0.21 & 0.34 ACRES IN SIZE (RESPECTIVELY) THE OWNER OF RECORD IS:
- | | | |
|---|--|--|
| TAX MAP 102 LOT 56
SLED INVESTMENTS, LLC
PO BOX 1552
CENTER HARBOR, NH 03226
BOOK 3694 PAGE 486
BELKNAP COUNTY | TAX MAP 102 LOT 57
ASQUAM REAL ESTATE, LLC
PO BOX 1552
CENTER HARBOR, NH 03226
BOOK 2936 PAGE 30
BELKNAP COUNTY | TAX MAP 102 LOT 57
HOME COMFORT CONSTRUCTION, LLC
PO BOX 1552
CENTER HARBOR, NH 03226
BOOK 2245 PAGE 351
BELKNAP COUNTY |
|---|--|--|
2. THE PROPERTY IS ZONED COMMERCIAL VILLAGE.
3. TOWN OF CENTER HARBOR BUILDING SETBACKS:
25' FRONT (50' FROM CENTERLINE OR 25' FROM RIGHT OF WAY)
15' SIDE YARD
15' REAR
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.
5. EASEMENT GRANTED BY CENTRE HARBOR VILLAGE ASSOCIATES TO CLAUDIA AUFHAUSER & PAUL SCHULATTA FOR 10 UNDESIGNATED PARKING SPACES, RECORDED AT B.C.R.D. BK.1077 PG.402
6. WELL EASEMENT TO ESTABLISH A 200' PROTECTIVE RADIUS TO PREVENT POLLUTION OF THE WATER SUPPLY LOCATED ON THE LAND OF CENTRE HARBOR VILLAGE ASSOCIATES, KNOWN AS "SENTER'S MARKET", FOR THE BENEFIT OF ALL PROPERTIES SERVED BY SUCH WATER SUPPLY. SEE ATTACHMENT "A" OF WARRANTY DEED BK 2936 PG 30 RECORDED AT THE B.C.R.D.

EXISTING CONDITIONS PLAN

TAX MAP 102 LOT 56-58
38-44 PLYMOUTH ST, CENTER HARBOR, NH 03226

PREPARED FOR:
LUKE DUPIS
38-42 PLYMOUTH STREET
CENTER HARBOR, NH 03226

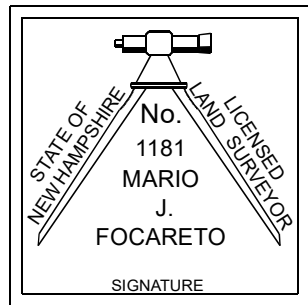
PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM



REV.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 17, 2025
JOB NO: 25028

E-I
1 OF 1



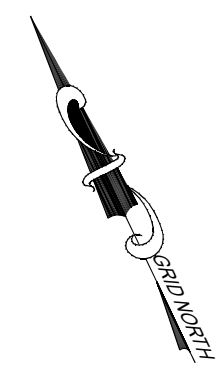
I CERTIFY THAT THIS PLAT IS A RESULT OF A SURVEY DONE WITH A TOPCON GT603 TOTAL STATION HAVING AN UNADJUSTED ERROR OF CLOSURE BETTER THAN 1:20,000

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

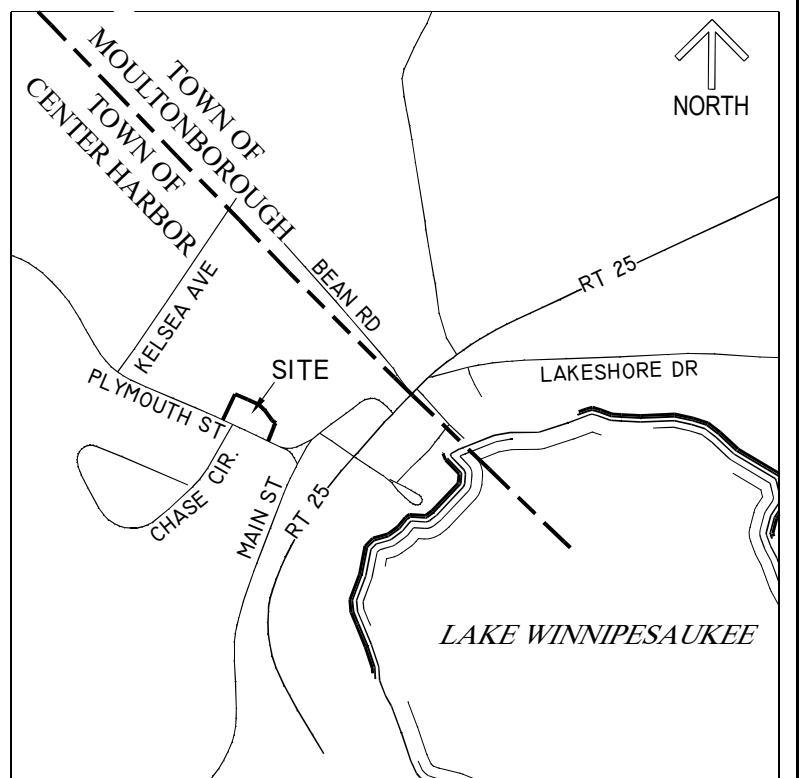
PLANS OF RECORD

- SEE PLAN ENTITLED "SUBDIVISION PLAN FOR LINDA K. MCLEAR, ROUTE 25B" IN THE SCALE OF 1"=50' BY LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, INC. DATED APRIL 15, 1988 AND RECORDED WITH THE B.C.R.D. AS DRAWER L2 PLAN 67.
- SEE PLAN ENTITLED "SUBDIVISION PLAN FOR CENTER HARBOR VILLAGE ASSOCIATES, ROUTE 35B AND BEAN ROAD" BY LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, IN THE SCALE OF 1"=50' AND RECORDED WITH THE B.C.R.D. AS DRAWER L3 PLAN 7.
- SEE PLAN ENTITLED "AS-BUILT PLAN FOR SENTER'S MARKET, ROUTE 25B & BEAN ROAD" BY LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, IN THE SCALE OF 1"=50' AND RECORDED WITH THE B.C.R.D. AS DRAWER L12 PLAN 54.
- SEE PLAN ENTITLED "PLOT PLAN SHOWING A PORTION OF THE BELKNAP COLLEGE LOWER CAMPUS" DATED JANUARY OF 1974 BY J.R. BLAIS ASSOCIATES, IN THE SCALE OF 1"=20' RECORD WITH THE B.C.R.D. PLAN 44 PG 3410
- SEE PLAN ENTITLED "MATHESON PROPERTY, CENTER HARBOR, N.H." DATED JULY 10, 1959 IN THE SCALE OF 1"=30' AND RECORDED AT THE B.C.R.D. AS PLAN BK 26 PG 2012A

	EXISTING PROPERTY LINE
	EXISTING PROPERTY TIE LINE
	EXISTING ABUTTERS PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY SETBACK LINE
	EXISTING 2 FOOT CONTOUR
	EXISTING 10 FOOT CONTOUR
	EXISTING BUILDING
	EXISTING TREE LINE
	EXISTING STONE WALL
	IRON PIPE FOUND (IPF)
	RE-BAR FOUND (RBF)



LINE	BEARING	DISTANCE
L1	S 21°09'25" W	3.52'
L2	S 29°55'36" W	17.86'
L3	N 25°25'14" E	0.49'



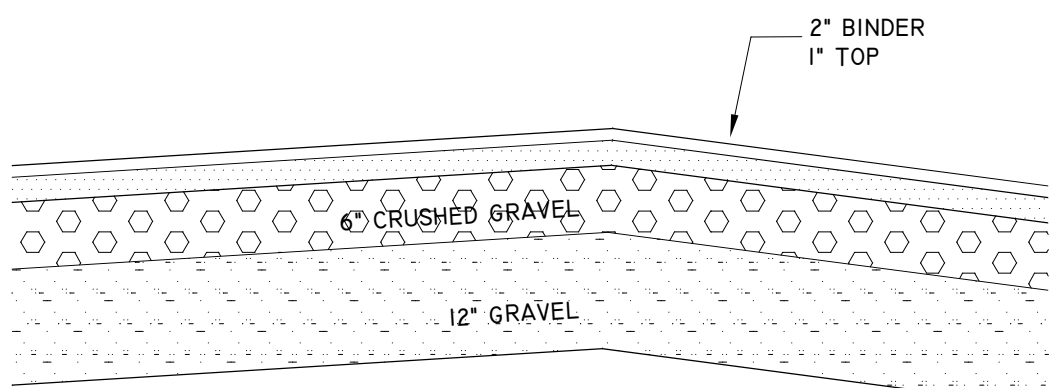
VICINITY MAP
1" = 1,000'

GENERAL NOTES:

- THE PROPERTY IS DESIGNATED TAX MAP 102 LOT(S) 56, 57 & 58.
THE PROPERTIES ARE 0.25, 0.21 & 0.34 ACRES IN SIZE (RESPECTIVELY)
THE OWNER OF RECORD IS:
- | <u>TAX MAP 102 LOT 56</u> | <u>TAX MAP 102 LOT 57</u> | <u>TAX MAP 102 LOT 58</u> |
|---------------------------|---------------------------|--------------------------------|
| SLED INVESTMENTS, LLC | ASQUAM REAL ESTATE, LLC | HOME COMFORT CONSTRUCTION, LLC |
| PO BOX 1552 | PO BOX 1552 | PO BOX 1552 |
| CENTER HARBOR, NH 03226 | CENTER HARBOR, NH 03226 | CENTER HARBOR, NH 03226 |
| BOOK 3694, PAGE 486 | BOOK 2936 PAGE 30 | BOOK 2245 PAGE 351 |
| BELKNAP COUNTY | BELKNAP COUNTY | BELKNAP COUNTY |
2. THE PROPERTY IS ZONED COMMERCIAL VILLAGE.
3. TOWN OF CENTER HARBOR BUILDING SETBACKS:
25' FRONT (50' FROM CENTERLINE OR 25' FROM RIGHT OF WAY)
15' SIDE YARD
15' REAR
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.
5. LOT 57 HAS EASEMENT GRANTED BY CENTER HARBOR VILLAGE ASSOCIATES TO CLAUDIA AUFWAUSER & PAUL SCHULATTA FOR 10 UNDESIGNATED PARKING SPACES, RECORDED AT B.C.R.D. BK.1077 PG.402
6. LOT 58 HAS 10 DEDICATED PARKING SPOTS GRANTED BY CENTER HARBOR VILLAGE ASSOCIATES
7. PARKING EASEMENT ESTABLISHED ON LOT 57 FOR THE BENEFIT OF LOT 56
8. PARKING REQUIRED FOR INN - 1 SPOT PER ROOM AND 1 SPOT FOR EMPLOYEE TOTAL REQUIRED IS 13 TOTAL PROVIDED IS 13.
9. WELL, EASEMENT TO ESTABLISH A 200' PROTECTIVE RADIUS TO PREVENT POLLUTION OF THE WATER SUPPLY LOCATED ON THE LAND OF CENTER HARBOR VILLAGE ASSOCIATES, KNOWN AS "ENTER'S MARKET", FOR THE BENEFIT OF ALL PROPERTIES SERVED BY SUCH WATER SUPPLY. SEE ATTACHMENT 'A' OF WARRANTY DEED BK 2936 PG 30 RECORDED AT THE B.C.R.D.
10. LOT COVERAGE
LOT 58 - 53%
LOT 57 - 62%
LOT 56 - 60%
- PER 4-4.8 - THE BUILDING COVERAGE ON ANY LOT OF RECORD FOR ALL DISTRICTS EXCEPT THE COMMERCIAL DISTRICTS SHALL NOT EXCEED THIRTY (30) PERCENT. ANY USE THAT WILL RENDER IMPROVISED MORE THAN 15 PERCENT OF ANY LOT IN THE GROUNDWATER PROTECTION DISTRICT WILL REQUIRE A SPECIAL EXCEPTION AS OUTLINED IN SECTION 10-8.3.2.
11. ALL PROPOSED SIGNS WILL BE DESIGNED TO MEET TOWN REGULATIONS PER ARTICLE 6.3 IN THE CENTER HARBOR ZONING ORDINANCE
12. IF FIRE SUPPRESSION IS REQUIRED IT WILL BE DESIGNED TO MEET BOTH TOWN AND NFPA STANDARDS.

PER 4.4.8 - THE BUILDING COVERAGE ON ANY LOT OF RECORD FOR ALL DISTRICTS EXCEPT THE COMMERCIAL DISTRICTS SHALL NOT EXCEED THIRTY (30) PERCENT. ANY USE THAT WILL RENDER IMPERVIOUS MORE THAN IS PERCENT OF ANY LOT IN THE GROUNDWATER PROTECTION DISTRICT WILL REQUIRE A SPECIAL EXCEPTION AS OUTLINED IN SECTION 10.8.3.2.

- II. ALL PROPOSED SIGNS WILL BE DESIGNED TO MEET TOWN REGULATIONS PER ARTICLE 6.3 IN THE CENTER HARBOR ZONING ORDINANCE
12. IF FIRE SUPPRESSION IS REQUIRED IT WILL BE DESIGNED TO MEET BOTH TOWN AND NFPA STANDARDS.




NOT TO SCALE

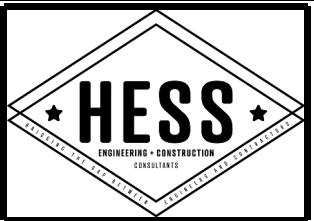
38-44 PLYMOUTH ST, CENTER HARBOR, NH 03226

PREPARED FOR:
LUKE DUPIS
38-44 PLYMOUTH STREET
CENTER HARBOR, NH 03226

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC.
 63 WEST STREET - P.O. BOX 991
 ASHLAND, NH 03217
 TEL: (603) 968-5664
 WWW.HESSENGINEERINGLLC.COM



The logo for Hess Engineering & Construction Consultants, LLC is located in the bottom right corner. It features a stylized graphic of a house or building with a star inside, followed by the word "HESS" in a bold, sans-serif font.



DATE: SEPTEMBER 17, 2025
JOB NO: 25028

REV.	DATE	DESCRIPTION	BY

E-I
1 OF 1

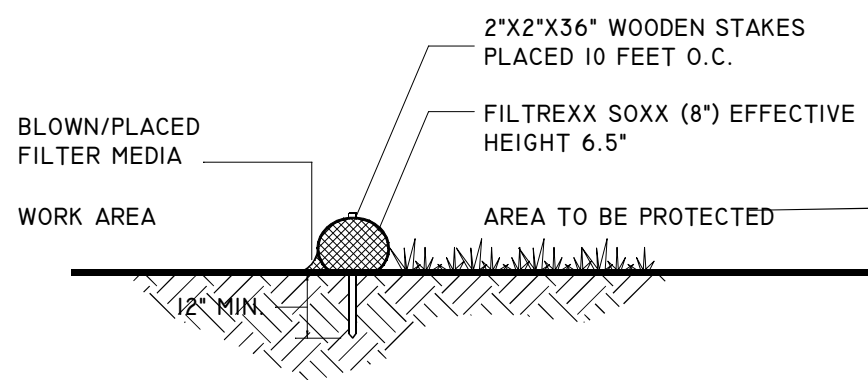
NOTE

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON-SITE, AS DETERMINED BY THE ENGINEER
4. MAXIMUM SLOPE LENGTH ABOVE THE FILTREXX SOXX IS 200 FEET FOR A 10% SLOPE, 140 FEET FOR A 15% SLOPE, 100 FEET FOR A 20% SLOPE, 80 FEET FOR A 25% SLOPE.
5. CONTRACTOR IS TO BE FILTREXX CERTIFIED AS DETERMINED BY MANUFACTURER.
6. STAKES SHALL BE INSTALLED THROUGHOUT THE MIDDLE OF THE SOXX ON 10 FOOT CENTERS.
7. SEDIMENT CONTROL SHOULD BE PLACED NEAR PARALLEL TO THE BASE OF THE SLOPE AS SHOWN ON THE PLANS.
8. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE SOXX, FILLING THE SEAM BETWEEN THE SOIL AND THE DEVICE.
9. IF THE "FILTREXX SOXX" IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.

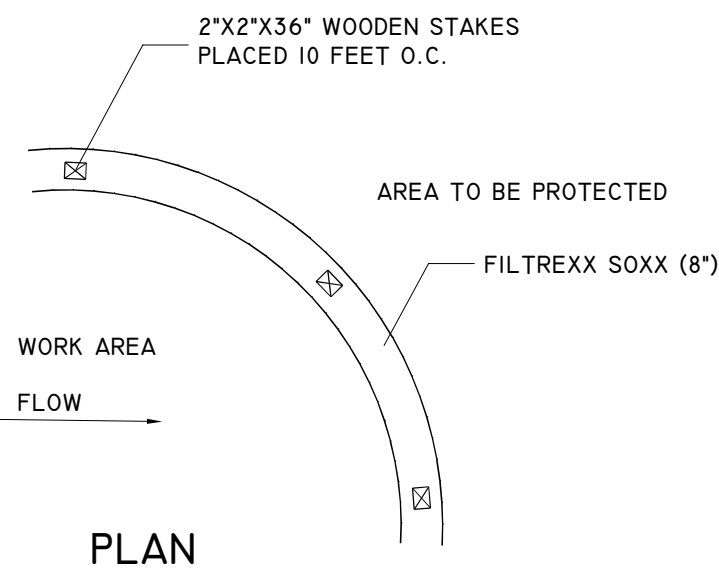
MAINTENANCE

1. THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT CONTROL IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. IF DAMAGED, IT SHALL BE REPAIRED OR A SECTION REPLACED IF BEYOND REPAIR.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SEDIMENT CONTROL WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE CONTROL OR 3.25 INCHES (FOR AN 8 INCH SOXX THE EFFECTIVE HEIGHT IS 6.5 INCHES).
4. SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL THE DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.
5. THE FILTER MEDIA MAY BE DISPERSED ON SITE ONCE THE AREA HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.

NOT TO SCALE



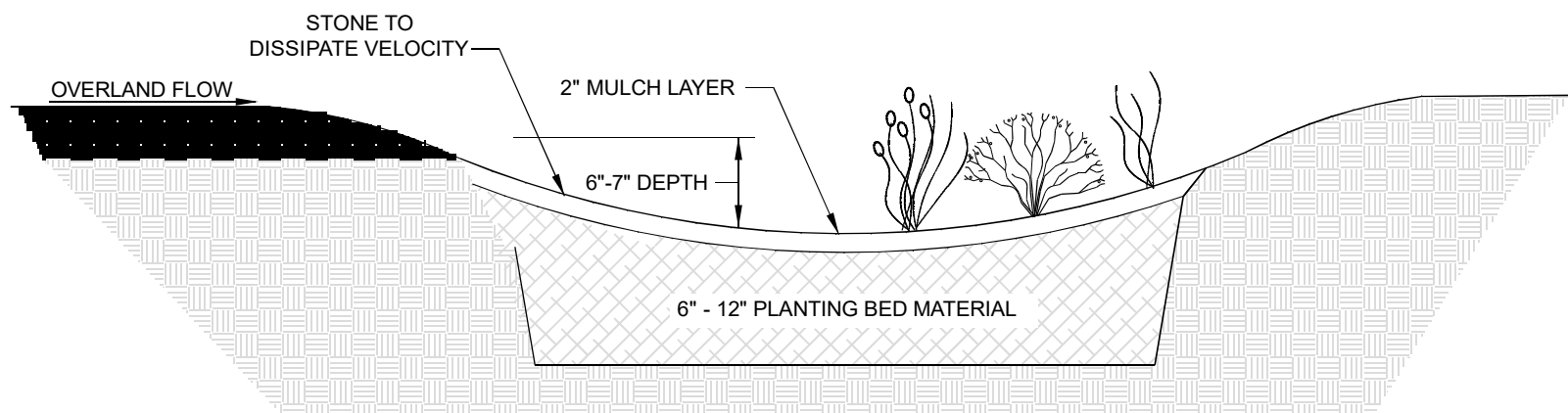
SECTION



PLAN

'FILTREXX' SEDIMENT CONTROL DETAIL ("SOXX")

NOT TO SCALE



RAIN GARDEN

NOT TO SCALE

APPLICATION FOR SPECIAL EXCEPTION
TOWN OF CENTER HARBOR - ZONING BOARD OF ADJUSTMENT

Name of Applicant: Luke Dupuis

Owner: Asquam Real estate LLC, Sled Investments LLC,

(If different from applicant)

Physical Address: 42 & 44 PLYMOUTH ST

Mailing Address if different: P.O Box 1552 Center Harbor, NH 03226

Email: luke@homecomfortnh.com Phone: 603-566-6660

Map 102 Lot: 56 & 57

Town Office Section Only

Case No. 2025-11-19A

Date Filed: 11-19-25

Received By: HA

****Note: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. According to the Center Harbor Zoning Board of Adjustment By-Laws, Section 6 (c), the application shall be read into the record by the applicant, applicant's designee or clerk ****

Description of proposed use showing justification for a special exception as specified in the zoning ordinance, article 5 section 9

Explain how the proposal meets the special exception criteria as specified in article 5 section 9 of the zoning ordinance (list all criteria from the Town Ordinance)

Criteria 1. Both lots are Class 2. Neither lot meets the 20,000 SF minimum area requirement. A variance has been requested to waive this requirement

Criteria 2. Both lots are serviced by town sewer and have ample capacity for proposed use.

Criteria 3. Both lots are serviced by individual wells. There have been no noted water issues with these wells and should provide adequate water for the proposed use. If required cisterns will be added to allow for proper fire suppression.

Criteria 4. Required off-site parking has been provided to accommodate both inns on lot 56 - 1 spot per room and 1 additional for employee

Applicant Signature: _____ Date: _____

ABUTTERS LIST

Name of Applicant: Luke Dupuis

Address: P.O Box 1552 Center Harbor, NH 03226

Property Concerned: Tax Map 102 Lot 56-57

The following are the abutters to the above property. Please include those across the street.

Tax Map _____ Lot _____ Name: See Attached

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____



100 feet Abutters List Report

Center Harbor, NH

November 21, 2025

Subject Property:

Parcel Number: 102-056-000
CAMA Number: 102-056-000
Property Address: 44 PLYMOUTH STREET

Mailing Address: SLED INVESTMENTS LLC
PO BOX 1552
CENTER HARBOR, NH 03226

Abutters:

Parcel Number: 102-003-000
CAMA Number: 102-003-000
Property Address: PLYMOUTH STREET

Mailing Address: CENTER HARBOR, TOWN OF
PO BOX 140
CENTER HARBOR, NH 03226

Parcel Number: 102-004-000
CAMA Number: 102-004-000
Property Address: 3 CHASE CIRCLE

Mailing Address: CENTER HARBOR, TOWN OF
PO BOX 140
CENTER HARBOR, NH 03226

Parcel Number: 102-021-000
CAMA Number: 102-021-000
Property Address: 10 CHASE CIRCLE

Mailing Address: SCHOFIELD, LYNN & DENNIS
PO BOX 65
CENTER HARBOR, NH 03226

Parcel Number: 102-022-000
CAMA Number: 102-022-000
Property Address: 51 PLYMOUTH STREET

Mailing Address: CONSOLIDATED COMMUNICATIONS
C/O TAX DEPT 2116 SOUTH 17TH
STREET
MATTOON, IL 61938

Parcel Number: 102-055-000
CAMA Number: 102-055-000
Property Address: 56 PLYMOUTH STREET

Mailing Address: KEAY, MARY ANN K TRUST
KEAY, MARY ANN & MEREDITH
PO BOX 1676
CENTER HARBOR, NH 03226

Parcel Number: 102-057-000
CAMA Number: 102-057-000
Property Address: 42 PLYMOUTH STREET

Mailing Address: ASQUAM REAL ESTATE, LLC
PO BOX 1552
CENTER HARBOR, NH 03226

Parcel Number: 102-058-000
CAMA Number: 102-058-000
Property Address: 38 PLYMOUTH STREET

Mailing Address: HOME COMFORT CONSTRUCTION LLC
PO BOX 1552
CENTER HARBOR, NH 03226

Parcel Number: 102-060-000
CAMA Number: 102-060-001
Property Address: 12A MAIN STREET, CONDO #1

Mailing Address: WHITMORR LLC
PO BOX 605
CENTER HARBOR, NH 03226

Parcel Number: 102-060-000
CAMA Number: 102-060-002
Property Address: 12B MAIN STREET, CONDO #2

Mailing Address: HUGHES, JACQUELINE
PO BOX 1477
CENTER HARBOR, NH 03226

Parcel Number: 102-060-000
CAMA Number: 102-060-003
Property Address: 12 MAIN STREET, CONDO #3

Mailing Address: WHITMORR LLC
PO BOX 605
CENTER HARBOR, NH 03226



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Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

11/21/2025



100 feet Abutters List Report

Center Harbor, NH

November 21, 2025

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-004		18 RIVERS ROAD
Property Address:	12E MAIN STREET, CONDO #4		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-005		18 RIVERS ROAD
Property Address:	12E MAIN STREET, CONDO #5		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-006		18 RIVERS ROAD
Property Address:	12F MAIN STREET, CONDO #6		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-007		18 RIVERS ROAD
Property Address:	12F MAIN STREET, CONDO #7		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	CARCORP INVESTMENTS, LLC
CAMA Number:	102-060-008		1 ROSEWELL ROAD
Property Address:	12G MAIN STREET, CONDO #8		BEDFORD, NH 03110

Parcel Number:	102-060-000	Mailing Address:	CARCORP INVESTMENTS, LLC
CAMA Number:	102-060-009		1 ROSEWELL ROAD
Property Address:	12H MAIN STREET, CONDO #9		BEDFORD, NH 03110

Parcel Number:	102-060-000	Mailing Address:	CARCORP INVESTMENTS, LLC
CAMA Number:	102-060-010		1 ROSEWELL ROAD
Property Address:	12H MAIN STREET, CONDO #10		BEDFORD, NH 03110

Parcel Number:	102-060-000	Mailing Address:	CARCORP INVESTMENTS, LLC
CAMA Number:	102-060-011		1 ROSEWELL ROAD
Property Address:	12H MAIN STREET, CONDO #11		BEDFORD, NH 03110

Parcel Number:	102-060-000	Mailing Address:	SUNBEAM PROPERTIES, LLC
CAMA Number:	102-060-012		110 VEASEY SHORE ROAD
Property Address:	12J MAIN STREET, CONDO #12		MEREDITH, NH 03253

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-013		18 RIVERS ROAD
Property Address:	12D MAIN STREET, CONDO # 13		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	COE WINNERS, LLC
CAMA Number:	102-060-014		75 NORWAY POINT ROAD
Property Address:	18 MAIN STREET, CONDO #14		MOULTONBOROUGH, NH 03254



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11/21/2025

5:8:5:6 The Selectmen may prescribe a charge for the issuance of such permit.

5:8:5:7 Pre-existing camping areas may continue as presently designed, but expansion should be made insofar as possible in accordance with this Ordinance. The Board of Adjustment should be consulted if waivers are desired.

March 2006

5:8:6 Records

Each owner shall keep a written record subject to inspection at reasonable times by a duly authorized officer of the Town of Center Harbor. The record shall contain the dates of arrival and departure, vehicle registration, and the names of occupants of each campsite.

March 2000

5:9 Conversion of Existing Structures

5:9:1 Any existing structures in all zoning districts as of Mar. 11, 1980 that are to be converted to multi-family dwellings, hotels, inns, or bed and breakfast establishments or offices of licensed medical practitioners, shall require a Special Exception from the ZBA and a Non-Residential Site Plan Review from the Planning Board. Any existing structures in all zoning districts that are to be converted to a two-family dwelling shall require a Special Exception from the ZBA. The purpose and intent of this ordinance is to provide an economic use for the few large structures within the Town.

March 1998

5:9:2 An Accessory Dwelling Unit may be allowed in an existing owner-occupied structure if all of the following conditions exist (see Accessory Dwelling Unit Definition under 2:2:20):

- 1) The lot meets the minimum square footage lot size requirements as specified in Section 9.
- 2) Deleted
- 3) There must be adequate water supply.
- 4) There must be adequate sewage disposal or an approved septic system sufficient for both the existing structure and the accessory dwelling unit.
- 5) There must be adequate off-street parking.
- 6) Deleted
- 7) There shall be only one accessory dwelling unit per lot.

APPLICATION FOR A VARIANCE
TOWN OF CENTER HARBOR - ZONING BOARD OF ADJUSTMENT

Name of Applicant: Luke Dupuis

Owner: Asquam Real estate LLC, Sled Investments LLC,

(If different from applicant)

Physical Address: 38 Plymouth St Center Harbor, NH 03226

Mailing Address if different: P.O Box 1552 Center Harbor, NH 03226

Email: luke@homecomfortnh.com Phone: 603-566-6660

Map 102 Lot: 56 & 57

Town Office Section Only

Case No. 2025-11-19A

Date Filed: 11-19-2025

Received By: HAT

****Note: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. According to the Center Harbor Zoning Board of Adjustment By-Laws, Section 6 (c), the application shall be read into the record by the applicant, applicant's designee or clerk ****

A variance is requested from article 9 section 4-4 of the zoning ordinance to permit a boutique in allowed by special exception on lots 56 & 57 containing 10865 sf and 9275 sf where 20,000 sf is required.

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because:

Granting the variance would not be contrary to the public interest because the proposed use is consistent with the surrounding neighborhood and is already permitted by special exception. Adequate parking for the inn will be provided on-site, and parking for the expanded showroom will continue to be accommodated through the existing deeded spaces in the shopping center lot. The Home Comfort business is not increasing its operations; the intent is solely to create a more inviting showroom and provide additional office space for current employees. The existing parking has been more than sufficient to meet demand.

2. If the variance were granted, the spirit of the ordinance would be observed because:

the proposed use is already consistent with the district's intent, complies with allowed uses by special exception, and maintains the scale, intensity, and parking functionality anticipated by the ordinance. On-site parking for the inn and deeded parking for the showroom satisfy the ordinance's objectives for safety and site capacity, ensuring no adverse impact to neighboring properties or the surrounding area.

3. Granting the variance would do substantial justice because:

the proposal allows reasonable improvement of an existing permitted use without creating any corresponding public harm. Denial would impose an unnecessary burden on the property owner while providing no measurable benefit to the public or surrounding properties.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

the use is consistent with the neighborhood, no additional traffic or intensity is introduced, and the improvements enhance the functionality and appearance of the site without creating any adverse impacts. The physical improvements to the buildings will have a positive impact on the

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Lot 56 was created prior to zoning, and Lot 57 was created through a town-approved lot line adjustment in 1988. Applying today's strict dimensional requirements would render these lots effectively unusable, creating an undue hardship for the property owners. The proposed use does not expand building footprints, parking for the additional use as an inn will be accommodated on site and since there is no intended increase in show room use for the business the current deeded parking remains adequate.

and.

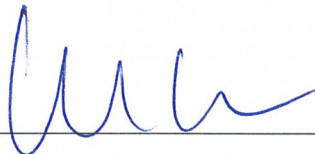
ii. The proposed use is a reasonable one because:

because the use is allowed in the district by special exception and there are other inn's already located in the area.

B. Explain how, if the criteria in subparagraph (A) are not established, and unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

pre-existing dimensions and configuration prevent strict compliance with current zoning without denying the property owners reasonable use. The variance is necessary to allow a functional and compliant continuation of permissible uses

Applicant Signature: _____



Date: _____

11/19/25

ABUTTERS LIST

Name of Applicant: Luke Dupuis

Address: 38 Plymouth St Center Harbor, NH 03226

Property Concerned: Tax Map 102 Lot 56 & 57

The following are the abutters to the above property. Please include those across the street.

Tax Map _____ Lot _____ Name: See attached

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

9:4:4 Commercial District (CV) – Village Area

The purpose of this district is to provide an area for business uses which are primarily intended to meet the needs of residents, second homeowners and area tourists. Because of the historic character of the village, great care should be taken to ensure that any proposed uses do nothing to disturb this historic atmosphere. Also, to maintain its general character and aesthetic qualities, the height and location of any and all structures should insure the protection of all scenic views and historic structures and areas. Lots with shore frontage shall require a minimum of 150 feet of contiguous water frontage except as provided in Section 11:3:3.

Permitted Uses

1. Retail business and banks;
2. Personal & professional services;
3. Public facilities;
4. Essential services;
5. Churches;
6. Single-family detached dwellings;
7. Offices;
8. Accessory uses/Accessory structures
9. Home occupations as defined in 4:4:6:1 and 4:4:6:3;
10. Telecommunication facilities except towers

Minimum Lot Size

<u>Type of Utilities</u>	<u>Area in Sq. Ft.</u>	<u>Road Frontage & Width in Feet</u>	<u>Minimum Area per Family</u>
Class 1	10,000	100**	10,000
Class 2	20,000*	100**	20,000

*Soil conditions permitting

**See 9:4:5 March 8, 2005

(For SPECIAL EXCEPTIONS see APPENDIX A)

March 2001

9:4:5 Pie and flag shaped lots are allowed. See Subdivision Regulations) March 8, 2005

APPENDIX A – SPECIAL EXCEPTIONS (Continued)

Commercial District – Village Area

1. Essential services buildings
- *2. Hotels, Inns, Bed & Breakfast in existing structures
- *3. Two-family dwellings in existing structures
- *4. Multi-family dwellings in existing structures
5. Restaurants except those with drive-up and/or window take-out service
- **6. Changes in non-conforming uses
- !7. Hotels, Inns, and Bed & Breakfasts, all in new structure that conform to the narrative paragraph of 9:4:4 and whose design will complement the historic character of the district
- +8. Changes in non-conforming structures
- ++9. Private schools & colleges (Amended March 8, 1994)
10. Low intensity retail sales
11. Electronic based operation
- ***12. Deleted (March 2018)
13. Professional offices of Federal or State licensed practitioners

*See 5:9

**See 5:10:4

***5:9:2

****See Section 4

*****See 5:3:1

See 5:11:2

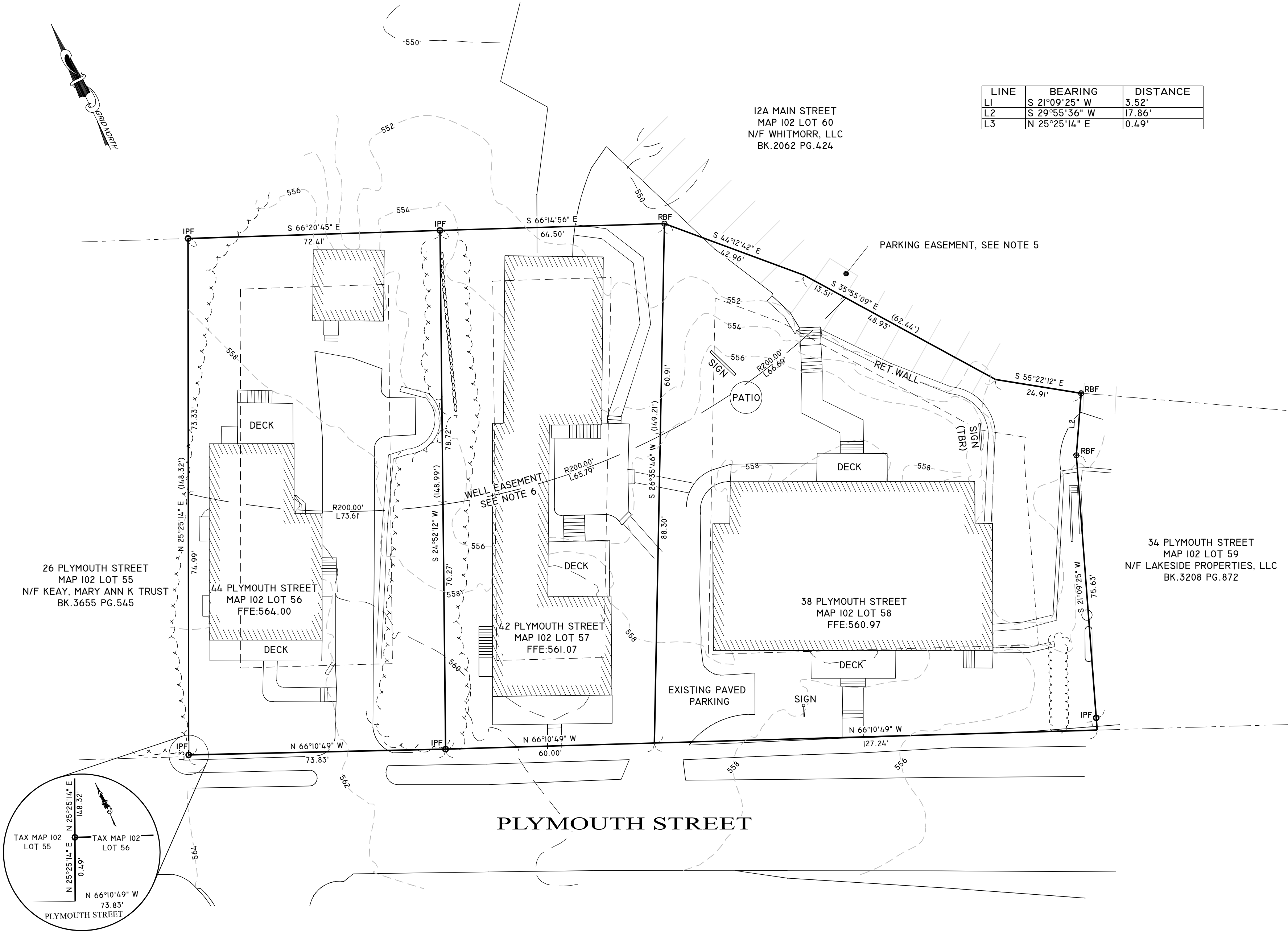
++See 8:1:1:5

+++See 5:2

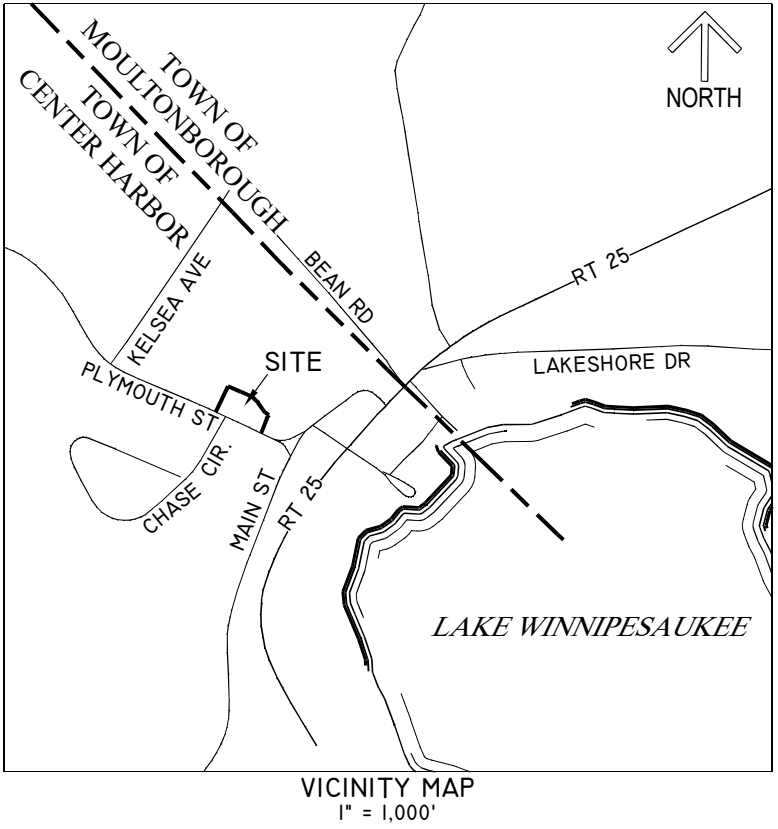
!5:2:1

SYMBOLS LEGEND

- EXISTING PROPERTY LINE
EXISTING PROPERTY TIE LINE
EXISTING ABUTTERS PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING PROPERTY SETBACK LINE
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
EXISTING BUILDING
EXISTING TREE LINE
EXISTING STONE WALL
IRON PIPE FOUND (IPF)
RE-BAR FOUND (RBF)



LINE	BEARING	DISTANCE
L1	S 21°09'25" W	3.52'
L2	S 29°55'36" W	17.86'
L3	N 25°25'14" E	0.49'



GENERAL NOTES:

- THE PROPERTY IS DESIGNATED TAX MAP 102 LOT(S) 56, 57 & 58.
THE PROPERTIES ARE 0.25, 0.21 & 0.34 ACRES IN SIZE (RESPECTIVELY)
THE OWNER OF RECORD IS:

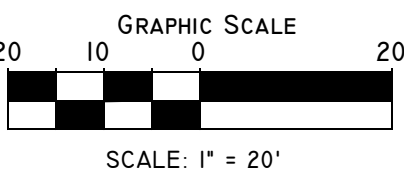
TAX MAP 102 LOT 56 SLED INVESTMENTS, LLC PO BOX 1552 CENTER HARBOR, NH 03226 BOOK 3694 PAGE 486 BELKNAP COUNTY	TAX MAP 102 LOT 57 ASQUAM REAL ESTATE, LLC PO BOX 1552 CENTER HARBOR, NH 03226 BOOK 2936 PAGE 30 BELKNAP COUNTY	TAX MAP 102 LOT 57 HOME COMFORT CONSTRUCTION, LLC PO BOX 1552 CENTER HARBOR, NH 03226 BOOK 2245 PAGE 351 BELKNAP COUNTY
--	---	---
- THE PROPERTY IS ZONED COMMERCIAL VILLAGE.
- TOWN OF CENTER HARBOR BUILDING SETBACKS:
25' FRONT (50' FROM CENTERLINE OR 25' FROM RIGHT OF WAY)
15' SIDE YARD
15' REAR
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.
- EASEMENT GRANTED BY CENTRE HARBOR VILLAGE ASSOCIATES TO CLAUDIA AUFHAUSER & PAUL SCHULATTA FOR 10 UNDESIGNATED PARKING SPACES, RECORDED AT B.C.R.D. BK.1077 PG.402
- WELL EASEMENT TO ESTABLISH A 200' PROTECTIVE RADIUS TO PREVENT POLLUTION OF THE WATER SUPPLY LOCATED ON THE LAND OF CENTRE HARBOR VILLAGE ASSOCIATES, KNOWN AS "SENTER'S MARKET", FOR THE BENEFIT OF ALL PROPERTIES SERVED BY SUCH WATER SUPPLY. SEE ATTACHMENT "A" OF WARRANTY DEED BK 2936 PG 30 RECORDED AT THE B.C.R.D.

EXISTING CONDITIONS PLAN

TAX MAP 102 LOT 56-58
38-44 PLYMOUTH ST, CENTER HARBOR, NH 03226

PREPARED FOR:
LUKE DUPIS
38-42 PLYMOUTH STREET
CENTER HARBOR, NH 03226

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM



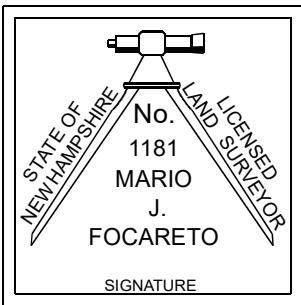
REV.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 17, 2025
JOB NO: 25028

E-I
1 OF 1

PLANS OF RECORD

- SEE PLAN ENTITLED "SUBDIVISION PLAN FOR LINDA K. MCLEAR, ROUTE 25B" IN THE SCALE OF 1"=50' BY LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, INC. DATED APRIL 15, 1988 AND RECORDED WITH THE B.C.R.D. AS DRAWER L2 PLAN 67.
- SEE PLAN ENTITLED "SUBDIVISION PLAN FOR CENTER HARBOR VILLAGE ASSOCIATES, ROUTE 35B AND BEAN ROAD" BY LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, IN THE SCALE OF 1"=50' AND RECORDED WITH THE B.C.R.D. AS DRAWER L3 PLAN 7.
- SEE PLAN ENTITLED "AS-BUILT PLAN FOR SENTER'S MARKET, ROUTE 25B & BEAN ROAD" BY LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, IN THE SCALE OF 1"=50' AND RECORDED WITH THE B.C.R.D. AS DRAWER L12 PLAN 54.
- SEE PLAN ENTITLED "PLOT PLAN SHOWING A PORTION OF THE BELKNAP COLLEGE LOWER CAMPUS" DATED JANUARY OF 1974 BY J.R. BLAIS ASSOCIATES, IN THE SCALE OF 1"=20' RECORD WITH THE B.C.R.D. PLAN 44 PG 3410
- SEE PLAN ENTITLED "MATHESON PROPERTY, CENTER HARBOR, N.H." DATED JULY 10, 1959 IN THE SCALE OF 1"=30' AND RECORDED AT THE B.C.R.D. AS PLAN BK 26 PG 2012A

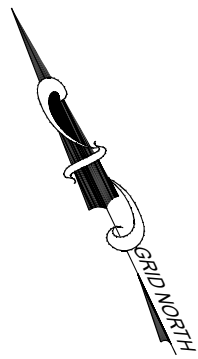


I CERTIFY THAT THIS PLAT IS A RESULT OF A SURVEY DONE
WITH A TOPCON GT603 TOTAL STATION HAVING AN
UNADJUSTED ERROR OF CLOSURE BETTER THAN 1:20,000

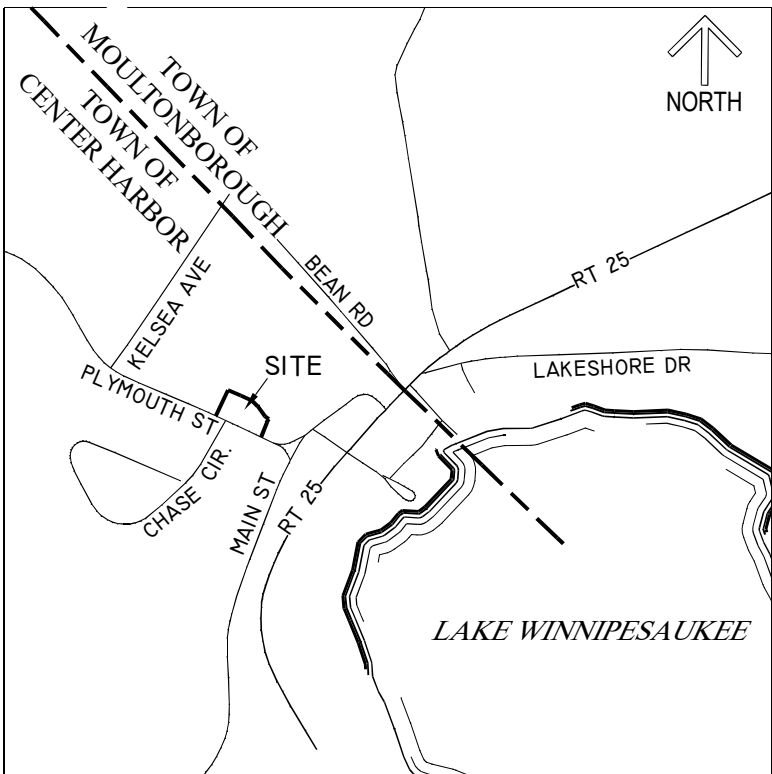
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION
PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND
WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS
ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

SYMBOLS LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY TIE LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY SETBACK LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING STONE WALL
- IRON PIPE FOUND (IPF)
- RE-BAR FOUND (RBF)



LINE	BEARING	DISTANCE
L1	S 21°09'25" W	3.52'
L2	S 29°55'36" W	17.86'
L3	N 25°25'14" E	0.49'



GENERAL NOTES:

- THE PROPERTY IS DESIGNATED TAX MAP 102 LOT(S) 56, 57 & 58. THE PROPERTIES ARE 0.25, 0.21 & 0.34 ACRES IN SIZE (RESPECTIVELY) THE OWNER OF RECORD IS:

TAX MAP 102 LOT 56 SLED INVESTMENTS, LLC PO BOX 1552 CENTER HARBOR, NH 03226 BOOK 3694 PAGE 486 BELKNAP COUNTY	TAX MAP 102 LOT 57 ASQUAM REAL ESTATE, LLC PO BOX 1552 CENTER HARBOR, NH 03226 BOOK 2936 PAGE 30 BELKNAP COUNTY	TAX MAP 102 LOT 58 HOME COMFORT CONSTRUCTION, LLC PO BOX 1552 CENTER HARBOR, NH 03226 BOOK 2245 PAGE 351 BELKNAP COUNTY
--	---	---
- THE PROPERTY IS ZONED COMMERCIAL VILLAGE.
- TOWN OF CENTER HARBOR BUILDING SETBACKS:
25' FRONT (50' FROM CENTERLINE OR 25' FROM RIGHT OF WAY)
15' SIDE YARD
15' REAR
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.
- LOT 57 HAS EASEMENT GRANTED BY CENTER HARBOR VILLAGE ASSOCIATES TO CLAUDIA AUFHAUSER & PAUL SCHULATTA FOR 10 UNDESIGNATED PARKING SPACES, RECORDED AT B.C.R.D. BK.1077 PG.402
- LOT 58 HAS 10 DEDICATED PARKING SPOTS GRANTED BY CENTER HARBOR VILLAGE ASSOCIATES
- PARKING EASEMENT ESTABLISHED ON LOT 57 FOR THE BENEFIT OF LOT 56
- PARKING PROVIDED FOR INN - 1 SPOT PER ROOM AND 1 SPOT FOR EMPLOYEE TOTAL REQUIRED IS 13 TOTAL PROVIDED IS 13.
- WELL EASEMENT TO ESTABLISH A 200' PROTECTIVE RADIUS TO PREVENT POLLUTION OF THE WATER SUPPLY LOCATED ON THE LAND OF CENTER HARBOR VILLAGE ASSOCIATES, KNOWN AS "CENTER'S MARKET", FOR THE BENEFIT OF ALL PROPERTIES SERVED BY SUCH WATER SUPPLY. SEE ATTACHMENT "A" OF WARRANTY DEED BK 2936 PG 30 RECORDED AT THE B.C.R.D.
- LOT COVERAGE
LOT 58 - 53%
LOT 57 - 62%
LOT 56 - 60%

PER 4.4.8 - THE BUILDING COVERAGE ON ANY LOT OF RECORD FOR ALL DISTRICTS EXCEPT THE COMMERCIAL DISTRICTS SHALL NOT EXCEED THIRTY (30) PERCENT. ANY USE THAT WILL RENDER IMPERVIOUS MORE THAN IS PERCENT OF ANY LOT IN THE GROUNDWATER PROTECTION DISTRICT WILL REQUIRE A SPECIAL EXCEPTION AS OUTLINED IN SECTION 10.8.3.2.
- ALL PROPOSED SIGNS WILL BE DESIGNED TO MEET TOWN REGULATIONS PER ARTICLE 6.3 IN THE CENTER HARBOR ZONING ORDINANCE
- IF FIRE SUPPRESSION IS REQUIRED IT WILL BE DESIGNED TO MEET BOTH TOWN AND NFPA STANDARDS.

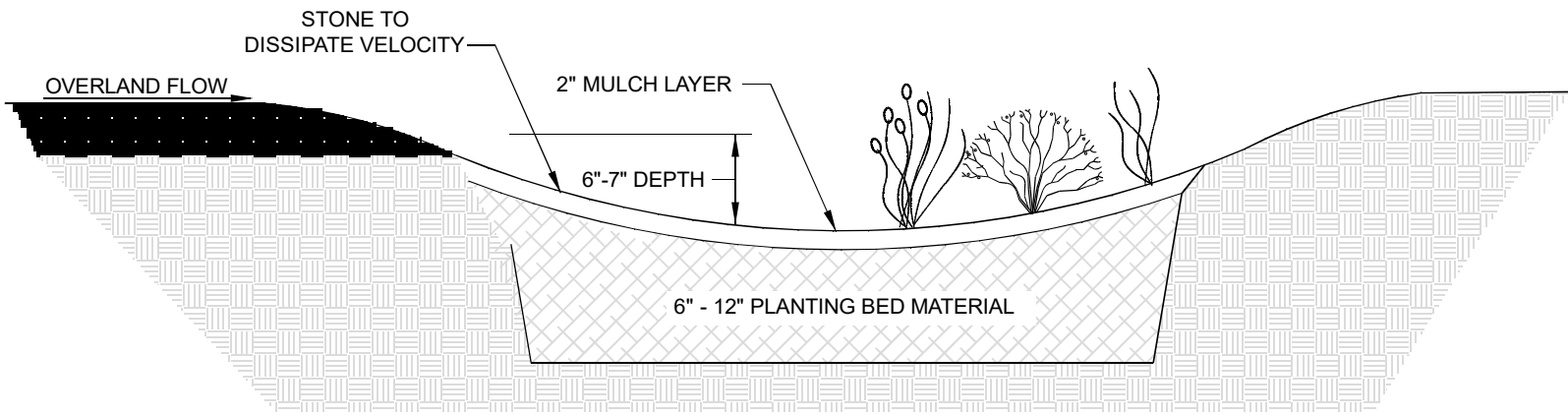
NOTE

- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
- FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON-SITE, AS DETERMINED BY THE ENGINEER
- MAXIMUM SLOPE LENGTH ABOVE THE FILTREXX SOXX IS 200 FEET FOR A 10% SLOPE, 140 FEET FOR A 15% SLOPE, 100 FEET FOR A 20% SLOPE, 80 FEET FOR A 25% SLOPE.
- CONTRACTOR IS TO BE FILTREXX CERTIFIED AS DETERMINED BY MANUFACTURER.
- STAKES SHALL BE INSTALLED THROUGHT THE MIDDLE OF THE SOXX ON 10 FOOT CENTERS.
- SEDIMENT CONTROL SHOULD BE PLACED NEAR PARALLEL TO THE BASE OF THE SLOPE AS SHOWN ON THE PLANS.
- LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE SOXX, FILLING THE SEAM BETWEEN THE SOIL AND THE DEVICE.
- IF THE "FILTREXX SOXX" IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.

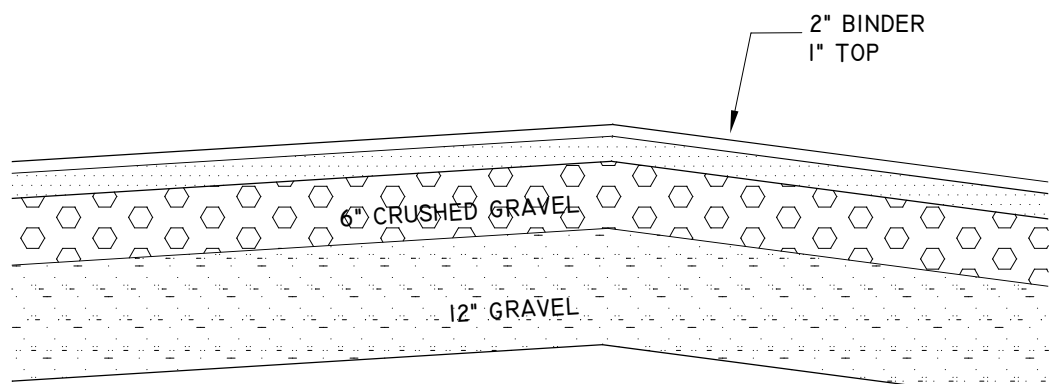
MAINTENANCE

- THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT CONTROL IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
- IF DAMAGED, IT SHALL BE REPAIRED OR A SECTION REPLACED IF BEYOND REPAIR.
- THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SEDIMENT CONTROL WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE CONTROL OR 3.25 INCHES (FOR AN 8 INCH SOXX THE EFFECTIVE HEIGHT IS 6.5 INCHES).
- SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL THE DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.
- THE FILTER MEDIA MAY BE DISPERSED ON SITE ONCE THE AREA HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.

PLYMOUTH STREET



RAIN GARDEN
NOT TO SCALE



TYPICAL PAVEMENT DETAIL

NOT TO SCALE

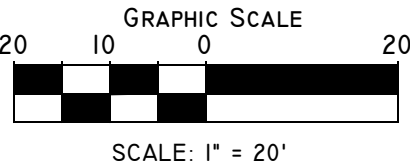
SITE PLAN

TAX MAP 102 LOT 56-58

38-44 PLYMOUTH ST, CENTER HARBOR, NH 03226

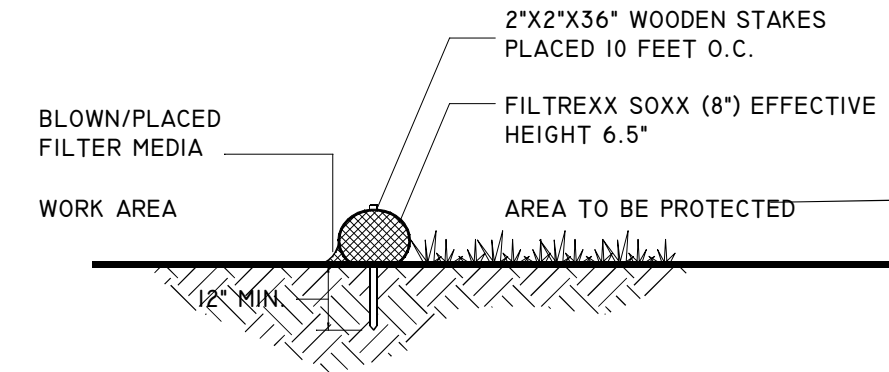
PREPARED FOR:
LUKE DUPIS
38-44 PLYMOUTH STREET
CENTER HARBOR, NH 03226

PREPARED BY:
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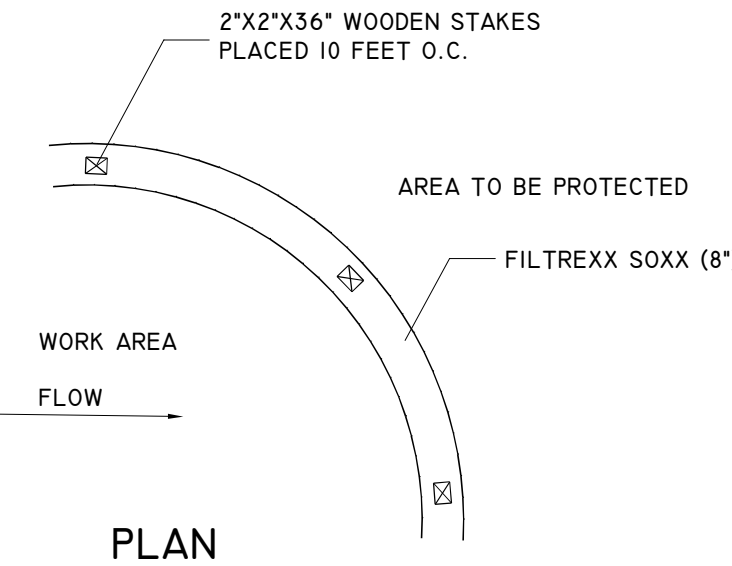


DATE: SEPTEMBER 17, 2025
JOB NO: 25028

REV.	DATE	DESCRIPTION	BY



SECTION



PLAN

'FILTREXX' SEDIMENT CONTROL DETAIL ("SOXX")

NOT TO SCALE

APPLICATION FOR SPECIAL EXCEPTION
TOWN OF CENTER HARBOR - ZONING BOARD OF ADJUSTMENT

Name of Applicant: Luke Dupuis

Owner: Asquam Real estate LLC, Sled Investments LLC,

(If different from applicant)

Physical Address: 42 & 44 PLYMOUTH ST

Mailing Address if different: P.O Box 1552 Center Harbor, NH 03226

Email: luke@homecomfortnh.com Phone: 603-566-6660

Map 102 Lot: 56 & 57

Town Office Section Only

Case No. 2025-11-19 B

Date Filed: 11-19-25

Received By: HA

****Note: This application is not acceptable unless all required statements have been made.
Additional information may be supplied on a separate sheet if the space provided is inadequate.
According to the Center Harbor Zoning Board of Adjustment By-Laws, Section 6 (c), the
application shall be read into the record by the applicant, applicant's designee or clerk ****

Description of proposed use showing justification for a special exception as specified in the zoning ordinance, article 5 section 9

Explain how the proposal meets the special exception criteria as specified in article 5 section 9 of the zoning ordinance (list all criteria from the Town Ordinance)

Criteria 1. Both lots are Class 2, Neither lot meets the 20,000 SF minimum area requirement. A variance has been requested to waive this requirement

Criteria 2. Both lots are serviced by town sewer and have ample capacity for proposed use.

Criteria 3. Both lots are serviced by individual wells. There have been no noted water issues with these wells and should provide adequate water for the proposed use. If required cisterns will be added to allow for proper fire suppression.

Criteria 4. Required off-site parking has been provided to accommodate both inns on lot 56 - 1 spot per room and 1 additional for employee

Applicant Signature:  Date: 11/19/25

ABUTTERS LIST

Name of Applicant: Luke Dupuis

Address: P.O Box 1552 Center Harbor, NH 03226

Property Concerned: Tax Map 102 Lot 56-57

The following are the abutters to the above property. Please include those across the street.

Tax Map _____ Lot _____ Name: See Attached

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____



100 feet Abutters List Report

Center Harbor, NH
November 21, 2025

Subject Property:

Parcel Number: 102-057-000
CAMA Number: 102-057-000
Property Address: 42 PLYMOUTH STREET

Mailing Address: ASQUAM REAL ESTATE, LLC
PO BOX 1552
CENTER HARBOR, NH 03226

Abutters:

Parcel Number: 102-003-000
CAMA Number: 102-003-000
Property Address: PLYMOUTH STREET

Mailing Address: CENTER HARBOR, TOWN OF
PO BOX 140
CENTER HARBOR, NH 03226

Parcel Number: 102-004-000
CAMA Number: 102-004-000
Property Address: 3 CHASE CIRCLE

Mailing Address: CENTER HARBOR, TOWN OF
PO BOX 140
CENTER HARBOR, NH 03226

Parcel Number: 102-021-000
CAMA Number: 102-021-000
Property Address: 10 CHASE CIRCLE

Mailing Address: SCHOFIELD, LYNN & DENNIS
PO BOX 65
CENTER HARBOR, NH 03226

Parcel Number: 102-055-000
CAMA Number: 102-055-000
Property Address: 56 PLYMOUTH STREET

Mailing Address: KEAY, MARY ANN K TRUST
KEAY, MARY ANN & MEREDITH
PO BOX 1676
CENTER HARBOR, NH 03226

Parcel Number: 102-056-000
CAMA Number: 102-056-000
Property Address: 44 PLYMOUTH STREET

Mailing Address: SLED INVESTMENTS LLC
PO BOX 1552
CENTER HARBOR, NH 03226

Parcel Number: 102-058-000
CAMA Number: 102-058-000
Property Address: 38 PLYMOUTH STREET

Mailing Address: HOME COMFORT CONSTRUCTION LLC
PO BOX 1552
CENTER HARBOR, NH 03226

Parcel Number: 102-060-000
CAMA Number: 102-060-001
Property Address: 12A MAIN STREET, CONDO #1

Mailing Address: WHITMORR LLC
PO BOX 605
CENTER HARBOR, NH 03226

Parcel Number: 102-060-000
CAMA Number: 102-060-002
Property Address: 12B MAIN STREET, CONDO #2

Mailing Address: HUGHES, JACQUELINE
PO BOX 1477
CENTER HARBOR, NH 03226

Parcel Number: 102-060-000
CAMA Number: 102-060-003
Property Address: 12 MAIN STREET, CONDO #3

Mailing Address: WHITMORR LLC
PO BOX 605
CENTER HARBOR, NH 03226

Parcel Number: 102-060-000
CAMA Number: 102-060-004
Property Address: 12E MAIN STREET, CONDO #4

Mailing Address: TSAWYER REAL ESTATE, LLC
18 RIVERS ROAD
MOULTONBOROUGH, NH 03254



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

11/21/2025

Page 19

Page 1 of 2



100 feet Abutters List Report

Center Harbor, NH
November 21, 2025

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-005		18 RIVERS ROAD
Property Address:	12E MAIN STREET, CONDO #5		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-006		18 RIVERS ROAD
Property Address:	12F MAIN STREET, CONDO #6		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-007		18 RIVERS ROAD
Property Address:	12F MAIN STREET, CONDO #7		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	CARCORP INVESTMENTS, LLC
CAMA Number:	102-060-008		1 ROSEWELL ROAD
Property Address:	12G MAIN STREET, CONDO #8		BEDFORD, NH 03110

Parcel Number:	102-060-000	Mailing Address:	CARCORP INVESTMENTS, LLC
CAMA Number:	102-060-009		1 ROSEWELL ROAD
Property Address:	12H MAIN STREET, CONDO #9		BEDFORD, NH 03110

Parcel Number:	102-060-000	Mailing Address:	CARCORP INVESTMENTS, LLC
CAMA Number:	102-060-010		1 ROSEWELL ROAD
Property Address:	12H MAIN STREET, CONDO #10		BEDFORD, NH 03110

Parcel Number:	102-060-000	Mailing Address:	CARCORP INVESTMENTS, LLC
CAMA Number:	102-060-011		1 ROSEWELL ROAD
Property Address:	12H MAIN STREET, CONDO #11		BEDFORD, NH 03110

Parcel Number:	102-060-000	Mailing Address:	SUNBEAM PROPERTIES, LLC
CAMA Number:	102-060-012		110 VEASEY SHORE ROAD
Property Address:	12J MAIN STREET, CONDO #12		MEREDITH, NH 03253

Parcel Number:	102-060-000	Mailing Address:	TSAWYER REAL ESTATE, LLC
CAMA Number:	102-060-013		18 RIVERS ROAD
Property Address:	12D MAIN STREET, CONDO # 13		MOULTONBOROUGH, NH 03254

Parcel Number:	102-060-000	Mailing Address:	COE WINNERS, LLC
CAMA Number:	102-060-014		75 NORWAY POINT ROAD
Property Address:	18 MAIN STREET, CONDO #14		MOULTONBOROUGH, NH 03254



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11/21/2025

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5:8:5:6 The Selectmen may prescribe a charge for the issuance of such permit.

5:8:5:7 Pre-existing camping areas may continue as presently designed, but expansion should be made insofar as possible in accordance with this Ordinance. The Board of Adjustment should be consulted if waivers are de- sired.

March 2006

5:8:6 Records

Each owner shall keep a written record subject to inspection at reasonable times by a duly authorized officer of the Town of Center Harbor. The record shall contain the dates of arrival and departure, vehicle registration, and the names of occupants of each campsite.

March 2000

5:9 Conversion of Existing Structures

5:9:1 Any existing structures in all zoning districts as of Mar. 11, 1980 that are to be converted to multi-family dwellings, hotels, inns, or bed and breakfast establishments or offices of licensed medical practitioners, shall require a Special Exception from the ZBA and a Non-Residential Site Plan Review from the Planning Board. Any existing structures in all zoning districts that are to be converted to a two-family dwelling shall require a Special Exception from the ZBA. The purpose and intent of this ordinance is to provide an economic use for the few large structures within the Town.

March 1998

5:9:2 An Accessory Dwelling Unit may be allowed in an existing owner-occupied structure if all of the following conditions exist (see Accessory Dwelling Unit Definition under 2:2:20):

- 1) The lot meets the minimum square footage lot size requirements as specified in Section 9.
- 2) Deleted
- 3) There must be adequate water supply.
- 4) There must be adequate sewage disposal or an approved septic system sufficient for both the existing structure and the accessory dwelling unit.
- 5) There must be adequate off-street parking.
- 6) Deleted
- 7) There shall be only one accessory dwelling unit per lot.

APPLICATION FOR A VARIANCE
TOWN OF CENTER HARBOR - ZONING BOARD OF ADJUSTMENT

Name of Applicant: Luke Dupuis

Owner: Asquam Real estate LLC, Sled Investments LLC,

(If different from applicant) 42 Plymouth Street

Physical Address: 38 Plymouth St Center Harbor, NH 03226

Mailing Address if different: P.O Box 1552 Center Harbor, NH 03226

Email: luke@homecomfortnh.com Phone: 603-566-6660

Map 102 Lot: 56 & 57

Town Office Section Only

Case No. 2025-11-19-B

Date Filed: 11-19-25

Received By: HA

****Note: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. According to the Center Harbor Zoning Board of Adjustment By-Laws, Section 6 (c), the application shall be read into the record by the applicant, applicant's designee or clerk ****

A variance is requested from article 9 section 4-4 of the zoning ordinance to permit a boutique in allowed by special exception on lots 56 & 57 containing 10865 sf and 9275 sf where 20,000 sf is required.

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because:

Granting the variance would not be contrary to the public interest because the proposed use is consistent with the surrounding neighborhood and is already permitted by special exception. Adequate parking for the inn will be provided on-site, and parking for the expanded showroom will continue to be accommodated through the existing deeded spaces in the shopping center lot. The Home Comfort business is not increasing its operations; the intent is solely to create a more inviting showroom and provide additional office space for current employees. The existing parking has been more than sufficient to meet demand.

2. If the variance were granted, the spirit of the ordinance would be observed because:

the proposed use is already consistent with the district's intent, complies with allowed uses by special exception, and maintains the scale, intensity, and parking functionality anticipated by the ordinance. On-site parking for the inn and deeded parking for the showroom satisfy the ordinance's objectives for safety and site capacity, ensuring no adverse impact to neighboring properties or the surrounding area.

3. Granting the variance would do substantial justice because:

the proposal allows reasonable improvement of an existing permitted use without creating any corresponding public harm. Denial would impose an unnecessary burden on the property owner while providing no measurable benefit to the public or surrounding properties.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

the use is consistent with the neighborhood, no additional traffic or intensity is introduced, and the improvements enhance the functionality and appearance of the site without creating any adverse impacts. The physical improvements to the buildings will have a positive impact on the

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Lot 56 was created prior to zoning, and Lot 57 was created through a town-approved lot line adjustment in 1988. Applying today's strict dimensional requirements would render these lots effectively unusable, creating an undue hardship for the property owners. The proposed use does not expand building footprints, parking for the additional use as an inn will be accommodated on site and since there is no intended increase in show room use for the business the current deeded parking remains adequate.

and.

ii. The proposed use is a reasonable one because:

because the use is allowed in the district by special exception and there are other inn's already located in the area.

B. Explain how, if the criteria in subparagraph (A) are not established, and unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

pre-existing dimensions and configuration prevent strict compliance with current zoning without denying the property owners reasonable use. The variance is necessary to allow a functional and compliant continuation of permissible uses

Applicant Signature: _____ Date: _____

ABUTTERS LIST

Name of Applicant: Luke Dupuis

Address: 38 Plymouth St Center Harbor, NH 03226

Property Concerned: Tax Map 102 Lot 56 & 57

The following are the abutters to the above property. Please include those across the street.

Tax Map _____ Lot _____ Name: See attached

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

9:4:4 Commercial District (CV) – Village Area

The purpose of this district is to provide an area for business uses which are primarily intended to meet the needs of residents, second homeowners and area tourists. Because of the historic character of the village, great care should be taken to ensure that any proposed uses do nothing to disturb this historic atmosphere. Also, to maintain its general character and aesthetic qualities, the height and location of any and all structures should insure the protection of all scenic views and historic structures and areas. Lots with shore frontage shall require a minimum of 150 feet of contiguous water frontage except as provided in Section 11:3:3.

Permitted Uses

1. Retail business and banks;
2. Personal & professional services;
3. Public facilities;
4. Essential services;
5. Churches;
6. Single-family detached dwellings;
7. Offices;
8. Accessory uses/Accessory structures
9. Home occupations as defined in 4:4:6:1 and 4:4:6:3;
10. Telecommunication facilities except towers

Minimum Lot Size

<u>Type of Utilities</u>	<u>Area in Sq. Ft.</u>	<u>Road Frontage & Width in Feet</u>	<u>Minimum Area per Family</u>
Class 1	10,000	100**	10,000
Class 2	20,000*	100**	20,000

*Soil conditions permitting

**See 9:4:5 March 8, 2005

(For SPECIAL EXCEPTIONS see APPENDIX A)

March 2001

9:4:5 Pie and flag shaped lots are allowed. See Subdivision Regulations) March 8, 2005

APPENDIX A – SPECIAL EXCEPTIONS (Continued)

Commercial District – Village Area

1. Essential services buildings
- *2. Hotels, Inns, Bed & Breakfast in existing structures
- *3. Two-family dwellings in existing structures
- *4. Multi-family dwellings in existing structures
5. Restaurants except those with drive-up and/or window take-out service
- **6. Changes in non-conforming uses
- !7. Hotels, Inns, and Bed & Breakfasts, all in new structure that conform to the narrative paragraph of 9:4:4 and whose design will complement the historic character of the district
- +8. Changes in non-conforming structures
- ++9. Private schools & colleges (Amended March 8, 1994)
10. Low intensity retail sales
11. Electronic based operation
- ***12. Deleted (March 2018)
13. Professional offices of Federal or State licensed practitioners

*See 5:9

**See 5:10:4

***5:9:2

****See Section 4

*****See 5:3:1

See 5:11:2

++See 8:1:1:5

+++See 5:2

!5:2:1