

1. AGENDA

Documents:

[AGENDA - JANUARY 2026.PDF](#)

2. 14 SAMOSET DRIVE - VARIANCE

Documents:

[VARIANCE APPLICATION - 14 SAMOSET DRIVE.PDF](#)
[14 SAMOSET DRIVE - BACK.PDF](#)
[14 SAMOSET DRIVE - RIGHT.PDF](#)
[14 SAMOSET DRIVE - 2578-SOUCY SAMOSET SALEM NH-R2.PDF](#)
[14 SAMOSET DRIVE - ISDS_ECA2026010513_APPROVED_PLAN.PDF](#)
[14 SAMOSET DRIVE -](#)
[ISDS_ECA2026010513_CONSTRUCTION_APPROVAL.PDF](#)
[14 SAMOSET DRIVE - REVISED PLOT PLAN-R2.PDF](#)

3. WITHDRAWN - 175 MAIN STREET - VARIANCE

Documents:

[VARIANCE APPLICATION - 175 MAIN STREET.PDF](#)
[WITHDRAWAL REQUEST - 175 MAIN STREET.PDF](#)

4. 24 VIA TOSCANA/ARTISAN DRIVE/SOUTH VILLAGE DRIVE - VARIANCE

Documents:

[VARIANCE APPLICATION - 24 VIA TOSCANA - ARTISAN DR - S VILLAGE DR.PDF](#)

Town of Salem, New Hampshire

Community Development Department

Planning Division

33 Geremonty Drive, Salem, New Hampshire 03079

(603) 890-2080 - Fax (603) 898-1223

e-mail: jlafontaine@saalemnh.gov

ZONING BOARD OF ADJUSTMENT AGENDA FOR JANUARY 6, 2026 - 7:00PM
KNIGHTLY MEETING ROOM, TOWN HALL

ROLL CALL:

Edward Huminick, Chair

Dionne Garon, Vice-Chair

Elaine Cottrell, Secretary_____

Daniel Guild

Claire Karibian

David Bruce, Alt. _____

Michael Smith, Alt.

Sylvia das Chagas, Alt

Anthony Conte, Alt

Matthew Palmer, Alt

REVIEW OF MINUTES

1. December 11, 2025 – Regular Meeting

PUBLIC HEARINGS

Petition #01-2025-00044

Map 55, Lot 6805

14 SAMOSET DRIVE

JAMES MENIATES JR & GAIL E MENIATES 2019 TRUST hereby requests a VARIANCE from Article III, Section 490-302C (1) of the Zoning Ordinance to permit the construction of an accessory dwelling unit with a 22 foot right side setback where 30 feet is required in the Rural District.

Petition #03-2025-00046

Map 55, Lot 6762

18 SAMOSET DRIVE

JOHN & DEANA DELVECCHIO hereby request a VARIANCE from Article VIII, Section 490-801C (4) and asks that said terms of the Zoning Ordinance be waived to permit expansion of the floor space of an existing 750 SF ADU to add a second floor that will result in a total floor space for the ADU of 1,806 SF, where 950 SF is the maximum allowed by the ordinance.

Petition #03-2026-00001

Map 90, Lot 1288

175 MAIN STREET

ROBERT A. SALEMI, TRUSTEE hereby requests a VARIANCE from Article IV, Section 490-401(C)(1) of the Zoning Ordinance to permit the existing two-family structure to remain on a lot having 163.05 feet of frontage, where 190 feet is required in the Business Office I District.

Petition #04-2026-00002**Map 108, Lots 12501, 12657**

24 VIA TOSCANA, ARTISAN DR.,

SOUTH VILLAGE DR.

TUSCAN VILLAGE MASTER DEVELOPMENT, LLC hereby requests a VARIANCE from Article VII, Section 490-702(E)(2) of the Zoning Ordinance to permit two off-site, freestanding monument signs in the parking and access areas (Map 108, Lot 12501), for the tenant (Whole Foods) located on the adjacent lot (Map 108, Lot 12657), where offsite signage is not allowed in the Commercial Industrial C District. I

ZONING BOARD MATTERS

1. Correspondence

2. Other

Note: No new agenda items will be heard after 10:30 PM. If necessary, the Board will recess to another date to take up the remainder of the agenda.

**ZONING BOARD OF ADJUSTMENT
Town of Salem, New Hampshire**

VARIANCE APPLICATION

Name of Applicant: **JAMES MENIATES JR & GAIL EMANIATES 2019 TRUST**
Tele #: **603-437-5000**

Address of Applicant: **-SAME-**

Address of Property: **14 SAMOSET DRIVE**

Owner of Property: **-SAME-** If same as above, write same.
Tele #: **603-560-4678**
If same as above, write same.

Address of Owner: **14 SAMOSET DRIVE, SALEM, NH 0307910**

Agent: If same as above, write same.
Benchmark LLC. 50 Nashua Road, Suite 305
Londonderry NH 03053

Location of Property: Map #: **55** Lot #: **6805**

Zoning Classification: **RURAL**

Are there any current Zoning Violations on the Property other than those that may be listed on this Application? (If Yes, please fully describe below). YES _____ NO **X**

The undersigned hereby requests a variance from Article **III**, Section **490-302C(1)** and asks that said terms of the Zoning Ordinance be waived to permit **TO ALLOW CONSTRUCTION OF AN ACCESSORY DWELLING UNIT ON AN EXISTING SINGLE FAMILY HOME WHERE A PORTION OF THIS ADDITION WILL PLACE THE CLOSEST CORNER OF THE ADU 22 FEET FROM THE LOT LINE WHERE 30 FEET IS REQUIRED IN THE RURAL DISTRICT.**

The undersigned alleges that the following circumstances exist to support this variance request.

1. The variance will not be contrary to the public interest because:

THIS IS A RESIDENTIAL AREA AND THE LOT IS DEVELOPED WITH A SINGLE FAMILY HOME. THE SURROUNDING SUBDIVISION WAS CREATED WHEN THE ZONING IN THIS AREA REQUIRED SMALLER LOT SIZES.

THE STATE HAS JUST PASSED LEGISLATION TO ALLOW MORE DIVERSE HOUSING OPTIONS, INCLUDING ADU'S (HOUSE BILL 577)

ADDING THE ADU WOULD ALLOW FOR MINIMAL CHANGE TO THE AREA. THE ADDITION IS TO THE REAR OF THE EXSTING GARAGE AREA OF THE HOME AND THE APPEARANCE OF THE ADDITION WOULD REMAIN WITH THE LOOK OF A RESIDENTIAL HOME.

WITH THIS PLAN A STATE APPROVED SEPTIC FOR THIS USE WILL BE PERMITTED.

2. The spirit of the ordinance is observed because:

THIS PROPERTY IS ZONED RURAL AND THE PROPOSAL IS TO ALLOW AN ADU TO BE ADDED TO THE EXISTING HOME. THE ADDITION WILL BE CONSTRUCTED TO TODAYS BUILDING STANDARDS. ONLY ONE CORNER OF THE ADU WILL ENCROACH INTO THE SETBACK

3. Substantial justice is done because:

GRANTING THIS REQUEST WILL ALLOW THE LAND OWNER TO CONSTRUCT AN ADU TO THEIR HOME.

4. The values of surrounding properties will not be diminished because:

THIS LOT IS ZONED RURAL WHICH IS THE SAME ZONING AS THE ABUTTING PROPERTIES. WE ARE LOOKING TO ALLOW CONSTRUCTION OF AN ADU WHICH WILL ADD VALUE TO THE EXISTING HOME

OVERALL, WE DO NOT BELIEVE THIS PROJECT, AS PROPOSED, WOULD AFFECT NEIGHBORING PROPERTY VALUES.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because: USE (A) or (B).

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

THIS PROPERTY HAS ENOUGH LAND AREA TO ALLOW FOR A SEPTIC FOR THIS USE. THE SHAPE OF THE EXISTING HOME HAS AN ANGLE OF THE GARAGE TO THE MAIN HOUSE WHICH MAKES BLENDING THE ADU DIFFICULT TO THE EXISTING HOME WITHOUT ENCROACHING INTO THE SETBACK

THE FOOTPRINT OF THIS HOME IS SUCH THAT THIS LAYOUT IS THE MOST PRACTICAL. IN THE TOWNS ZONING. WHEN WE LOOK A THE LOT SIZE OF LOTS IN THIS AREA THE LOTS IN THIS AREA MORE SIMILAR IN SIZE TO PROPERTIES IN THE RESIDENTIAL DISTRICT WHICH ALLOWS A 15 FOOT SIDE SETBACK.

(A) Owing to the special conditions of the property, set forth above, that distinguish it from other properties in the area:

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

SITE GRADES AND THE LAYOUT OF THE EXISTING HOME LIMIT PLACEMENT FOR AN ADU ON THIS LOT. THIS REQUEST WILL ALLOW THE PROPERTY OWNER TO BUILD THIS ADU FOR A RELATIVE SO THEY CAN BE CARED FOR BY THE PROPERTY OWNER.

- (ii) The proposed use is a reasonable one because:

THIS PROPOSAL IS TO ALLOW THE ADU TO BE 22 FEET FROM THE LOT LINE. ABOUT 100 SQUARE FEET +/- OF THE ADU IS IN THE SETBACK.

THE ADU IS ALSO PROPOSED BEHIND THE EXISTING BUILDING AND WITH THE SHAPE OF THE EXISTING BUILDING THIS PUSHES THE BACK CORNER OF THE ADU INTO THE SETBACK

-OR-

If the criteria in subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

(B) Owing to the special conditions, set forth above, 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 because:

THE LAYOUT OF THE EXISTING LOT AND BUILDING LIMITS AREAS FOR THE PROPOSED ADU, THE LOCATION CHOSEN IS SUCH THAT IT PUTS THE ADDITION BEHIND THE HOME SO THAT THE ADDITION CAN BLEND INTO THE LAYOUT OF THE EXISTING HOME

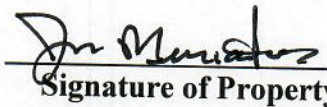
By filing this application you are authorizing us to come onto your property to do necessary site inspections.

The undersigned acknowledges that to the best of their knowledge all of the above information is true and correct.



Signature of Applicant

JAMES MENIATES JR November 11, 2025
Print Name of Applicant Date



Signature of Property Owner

JAMES MENIATES JR November 11, 2025
Print Name of Property Owner Date

PLEASE PRINT THE NAMES & LEGAL ADDRESS OF ALL ABUTTERS

IN ACCORDANCE WITH RSA 672:3, AN ABUTTER IS DEFINED AS ANY PERSON WHOSE PROPERTY ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE PROPERTY TO THIS APPLICATION.

The following is a list of their names and legal mailing addresses taken from the Town of Salem Assessor's records. **APPLICANT, ENGINEER AND/OR REPRESENTATIVE** must also be included.

MAP	LOT	NAME	ADDRESS	DO NOT WRITE IN – TOWN BUSINESS
55	6805	Gail Emeniates & James Meniates 2019 trust	14 Samoset Drive	Salem, NH 03079
		BENCHMARK LLC	50 Nashua Road, Suite 305	Londonderry NH 03053
45	6806	Earl & Caroline Evans	12 Samoset Drive	Salem, New Hampshire 03079
54	6763	Harold R III & Kelly Moore	94 Lake Street	Salem, New Hampshire 03079
55	6785	Kelvin Perez	90 Lake Street	Salem, New Hampshire 03079
55	6810	Linda & Roger Trudal	88 Lake Street	Salem, New Hampshire 03079
55	6804	Michael & Cheryl Hanninen	16 Samoset Drive	Salem, New Hampshire 03079
46	6818	Antoine Antar	19 Samoset Drive	Salem, New Hampshire 03079
46	6814	Melissa Mallous	11 Samoset Drive	Salem, New Hampshire 03079

PROPERTY LOCATION: **14 Samoset Drive** MAP **55** LOT **6805**

ZBA MEETING DATE _____

PETITION # _____

Signature of Applicant

November 14, 2025

Date

Town of Salem, New Hampshire

Town Hall, 33 Geremonty Drive
Salem, New Hampshire 03079 603-890-2020

Permitting Hours Monday through Friday
8:30-9:30am & 4:00-5:00pm

BUILDING PERMIT APPLICATION

Date November 10, 2025 Permit # _____
Map 55 Lot 6805 Unit# _____

ADDRESS 14 SAMOSET DRIVE

www.townofsalemnh.org (application valid for 60 days)

NAME OF OCCUPANT JAMES MENIATES JR & GAIL EMANIATES 2019 TRUST PHONE # _____
NAME OF OWNER JAMES MENIATES PHONE # _____
CONTRACTOR'S NAME BENCHMARK LLC PHONE # 603-560-4678
CONTRACTOR'S ADDRESS 50 NASHUA ROAD#305 CITY LONDONDERRY STATE NH ZIP 03053

Impact fees are due prior to occupancy: New Dwelling \$ _____ Road Improvement \$ _____
Assessment fees for water and sewer are due prior to occupancy \$ _____

Zone RURAL LOT LINES: Front 30 Side (L) 30 Side (R) 30 Rear 30 Corner Lot NO

Variance required? Yes ☒ No ☐ Floodplain? Yes ☐ No ☒ Wetlands? Yes ☐ No ☒ Historic District? Yes ☐ No ☒
Town Water ☐ Town Sewer ☐ Private Well ☒ Private Septic ☒ Fire Sprinklers? Yes ☐ No ☒

RESIDENTIAL	COMMERCIAL	MISCELLANEOUS
<input checked="" type="checkbox"/> Single Family (E,P,H, F)	<input type="checkbox"/> New Commercial (E,P,F,H)	<input type="checkbox"/> Sign (P)
<input checked="" type="checkbox"/> Apartment (E,P,H)	<input type="checkbox"/> Commercial Foundation (E,P,F,H)	<input type="checkbox"/> Shed
<input type="checkbox"/> Residential Add./Alt. (E,H)	<input type="checkbox"/> Add./Alt. (E,P,F,H, ENV)	<input type="checkbox"/> Pool (E,H)
<input type="checkbox"/> Residential Raze (E,H,ENV)	<input type="checkbox"/> Municipal Add./Alt. (E,P,F,H)	<input type="checkbox"/> Repair
<input type="checkbox"/> Manufactured Home (E, H, F)	<input type="checkbox"/> Hotel/Motel (E,P,F,H)	<input type="checkbox"/> Deck (E,H)
<input type="checkbox"/> Residential Garage (E,H)	<input type="checkbox"/> Multi-Family (E,P,F,H)	<input type="checkbox"/> Casual Sales(P,F)
<input type="checkbox"/> Residential Foundation(E,P,H)	<input type="checkbox"/> Commercial Raze (E,P,F,ENV)	<input type="checkbox"/> Renew Permit (E,P,H)
<input type="checkbox"/> Shoreland CSPA (E,P,H)	<input type="checkbox"/> Change of Use (E,P,F,H)	
	<input type="checkbox"/> Change of Occupant (E,P,F,H)	

E=Engineering P=Planning F=Fire H=Health ENV=Enviro. Survey

****Residential Addition & Alteration require smoke and carbon monoxide alarms to be upgraded** (IRC 314/ 315)**

****Existing Residential Fire Sprinklers shall be extended into additions/alterations****

*****PLANS ARE REQUIRED TO BE SUBMITTED*****

Estimated Value: _____ Dig Safe _____ Fee: _____

Work Description and Uses: TO ALLOW CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH AN ADU.

ON A LOT WITH 158.27 FEET OF FRONTAGE WHERE 150 FEET OF FRONTAGE W/ AN ADDITIONAL 20 FEET OF FRONTAGE, FOR THE ADU,

IS REQUIRED ON AN ACCEPTED MUNICIPAL STREET AND TO ALLOW THE PROPOSED ADU ADDITION TO BE 22 FEET FROM

THE SIDE LOT LINE WHERE A MINIMUM OF 30 FEET IS REQUIRED IN THE RURAL DISTRICT

Departmental Releases:

Town Planner (P) _____
Health Officer (H) _____

Town Engineer (E) _____
Variance Sign Off _____

Fire Marshal (F) _____

I (print name) Joe Maynard agree to meet all requirements of the applicable building codes & zoning ordinances & will not backfill or cover any work until inspections have been done and the installations are approved.

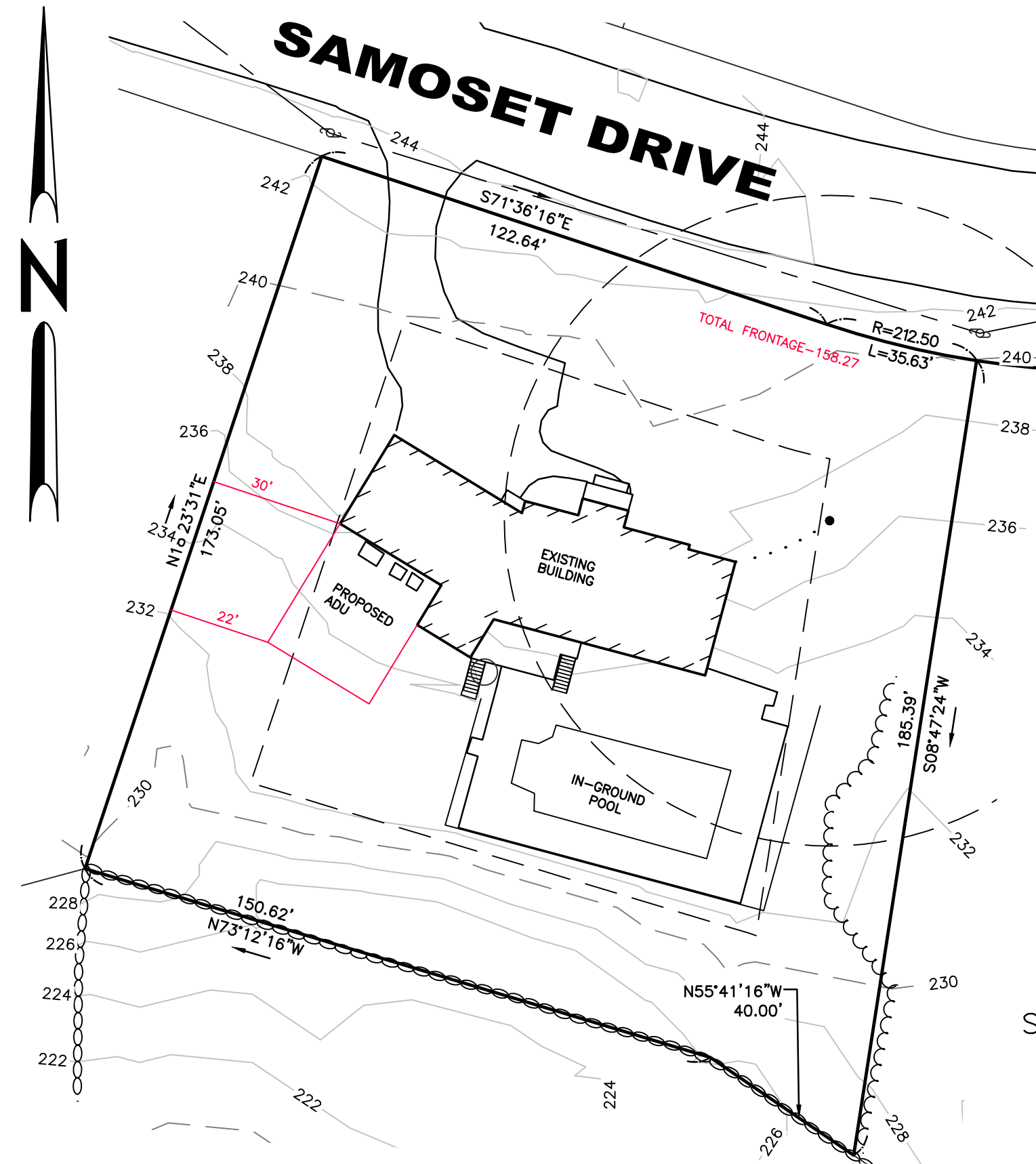
Signature of Applicant

Building Official

COMPLETE BOTH SIDES

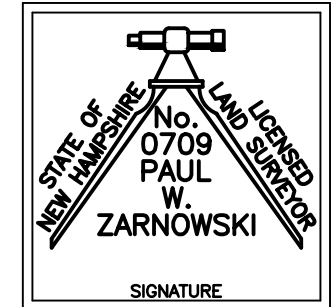
Developed/1-20-09(S.Kalucki) Revised 5-25-10 (I. Vidović)

Denied



NOTES:

1. PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE PROPERTY LOCATED AT 14 SAMOSET DRIVE (MAP 55 LOT 6805) FOR THE PURPOSE OF APPLYING FOR A VARIANCE TO ALLOW FOR LESS THAN THE REQUIRED FRONTAGE FOR AN ADU AND TO ALLOW ONE CORNER OF THE PROPOSED ADU TO BE IN THE SIDE SETBACK
2. TOTAL PARCEL AREA 0.69 ACRES (FROM PLAN REFERENCES)
3. PARCEL ZONE: RURAL
4. ZONING REQUIREMENTS
 - MINIMUM LOT SIZE - 5 ACRES
 - MINIMUM FRONTAGE - 150' PLUS 20 FOR EACH ADDITIONAL UNIT
 - FRONT SETBACK - 30 FEET
 - SIDE SETBACK - 30 FEET
 - REAR SETBACK - 30 FEET
 - MAXIMUM COVERAGE - 30% BUILDING 1 UNIT/LOT
5. SURVEY COMPLETED IN CONJUNCTION WITH RANGEWAY LAND SURVEY & DESIGN
252 DANIEL PLUMMER ROAD
GOFFSTOWN, NEW HAMPSHIRE 03045



PLOT PLAN

TAX MAP 55 LOT 6805

#14 SAMOSET DRIVE

SALEM, NEW HAMPSHIRE 03079

OWNER OF RECORD/PREPARED FOR
JAMES MENIATES JR & GAIL EMANIATES 2019 TRUST
14 SAMOSET DRIVE
SALEM, NEW HAMPSHIRE 03079
RCRD BOOK 6653/PAGE 1045

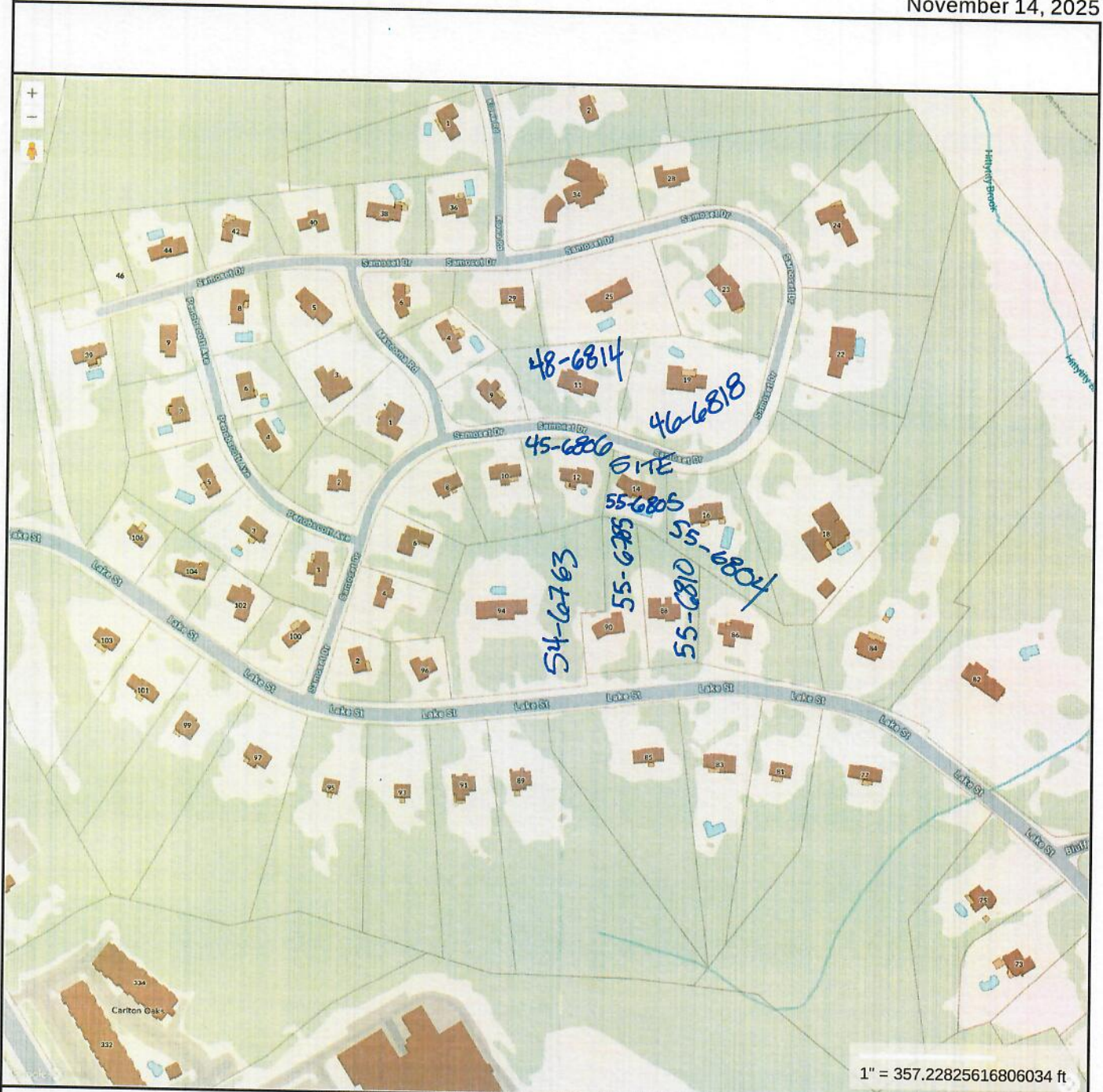
SCALE: 1"=30'

SHEET 1 OF 1 NOVEMBER 09, 2025



BENCHMARK LLC

Consulting Engineers Land Planners
50 Nashua Road, Suite 305
Londonderry, New Hampshire 03053
Phone: (603) 437-5000



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Salem, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/29/2025
Data updated 4/01/2025

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

TAX MAP.

Property Location 14 SAMOSET DR
Vision ID 2903

Account #

Map ID 55 / 6805 /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 11/14/2025 11:59:38 A

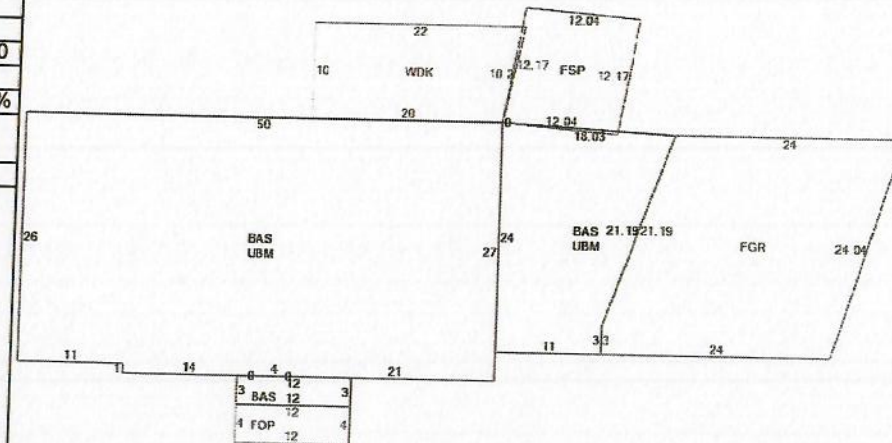
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2232 SALEM, NH VISION							
MENIATES GAIL E & JAMES JR TRUS GAIL EMENIATES 2019 TRUST & JAM 14 SAMOSET DR SALEM NH 03079		1 Level	5 Well	1 Paved	3 Rural	Description	Code	Assessed	Assessed								
			6 Septic			RESIDENTL	1010	359,300	359,300								
						RES LAND	1010	191,100	191,100								
		SUPPLEMENTAL DATA				RESIDENTL	1010	14,400	14,400								
		Alt Prcl ID 78-13/X ROAD ID 8143 E 911 UNIT # WATER B GIS ID 6805				WB LTR D SALES RE ADD LETT SENT DISC EAS C/O Assoc Pid#											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
								Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
MENIATES GAIL E & JAMES JR TRUSTEES		6653	1045	09-30-2025	Q	I	800,000	00									
JANUSZ MITCHELL & LAUREN		6014	2119	07-02-2019	Q	I	385,000	U	2025	1010	359,300	2024	1010	359,300	2023	1010	359,300
BRANCATO MAURICE G		5651	2002	08-28-2015	U	I	0			1010	191,100		1010	191,100		1010	191,100
BRANCATO SUSAN M		5093	2247	01-22-2010	U	I	0			1010	14,400		1010	14,400		1010	14,400
BRANCATO MAURICE G & SUSAN M		3507	2884	09-29-2000	Q	I	218,000	U									
								Total		564,800	Total		564,800	Total		564,800	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
65																	
NOTES																	
SINGLE FAMILY GREEN 2/2020 EST HOUSE REMODEL COMPLETE																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY								
19-1064	08-28-2019	RE	Remodel	140,000	02-28-2020	100		COMPLETE RENOVATION O	Date	Id	Type	Is	Cd	Purpost/Result			
									07-07-2021	SPW			14	Field Review			
									02-28-2020	JS			13	Value Estimate			
									02-10-2020	JS			11	NOTICE LEFT			
									09-08-2010	RB			11	NOTICE LEFT			
									10-19-1999	MB			00	Measur+Listed			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	RUR			30,000	SF	5.54	1.00000	5	1.00	65	1.150		1.0000	6.37	191,100
Total Card Land Units 30,000 SF Parcel Total Land Area 1 Total Land Value 191,100																	

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	05	Average +20
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:	6	6 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Loc_Adj		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
CONDO DATA		
Parcel Id	C	Owne 0.0
Adjust Type	Code	Description Factor%
Condo Flr		
Condo Unit		
COST / MARKET VALUATION		
Building Value New		423,854
Year Built		1975
Effective Year Built		2005
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		356,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

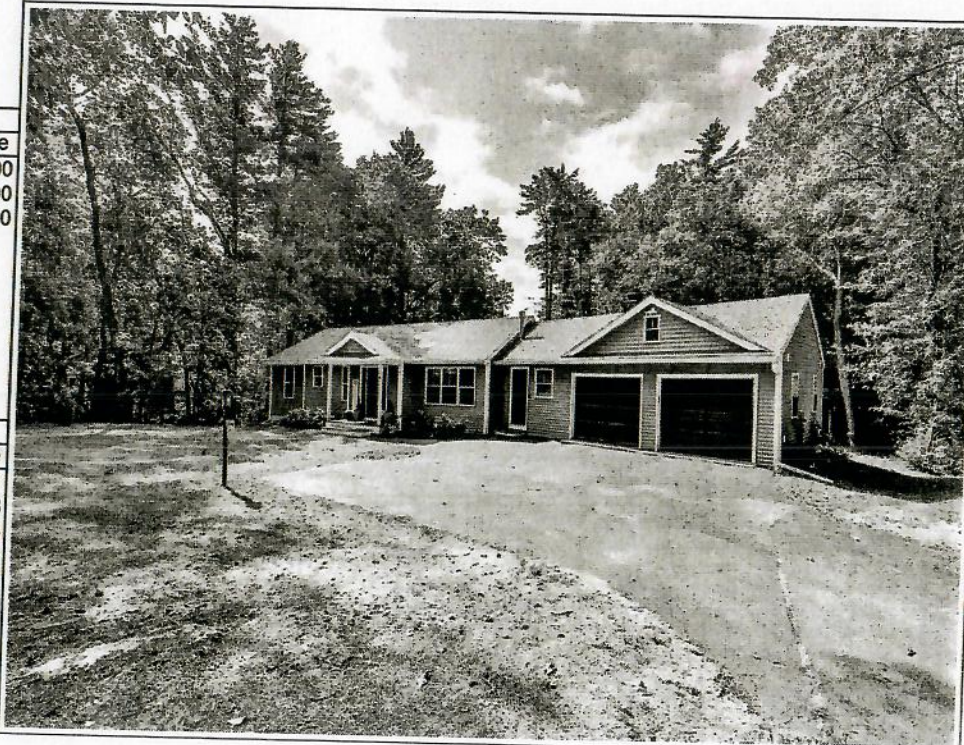


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

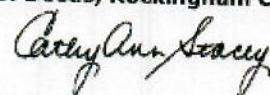
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL2	VINYL/PLASTI	L	800	30.00	2000		60		0.00	14,400
FPL1	FIREPLACE 1	B	1	3000.00	2003		84		0.00	2,500
HRTH	HEARTH	B	1	1000.00	2003		84		0.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,707	1,707	1,707	177.30	302,651
FGR	Garage, Framed	0	563	197	62.04	34,928
FOP	Porch, Open, Finished	0	48	10	36.94	1,773
FSP	Porch, Screen, Finished	0	146	37	44.93	6,560
UBM	Basement, Unfinished	0	1,671	334	35.44	59,218
WDK	Deck, Wood	0	210	21	17.73	3,723
Ttl Gross Liv / Lease Area		1,707	4,345	2,306		408,853



Return to:
James Meniates, Jr and Gail E. Meniates
14 Samoset Drive
Salem, NH 03079



LCHIP	ROA719946	25.00
TRANSFER TAX	RO139223	12,000.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

Mitchell Janusz and Lauren Janusz, Husband and Wife, of 14 Samoset Drive, Salem, Rockingham County, New Hampshire 03079, for consideration paid, grant a 50% interest to Gail E. Meniates and James Meniates, Jr., as Trustees of the Gail E. Meniates 2019 Trust, u/d/t dated August 6, 2019, and a 50% interest to James Meniates, Jr. and Gail E. Meniates, as Trustees of the James Meniates, Jr. 2019 Trust, u/d/t dated August 6, 2019, all of 9568 Siracusa Court, Naples, Florida 34113, as Tenants in Common, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon, situated at 14 SAMOSET Drive, Town of Salem, County of Rockingham, State of New Hampshire, and being shown as Lot #31 on a Plan of land entitled "Gananoque Park, Section IV" dated July 1968. and recorded in the Rockingham County Registry of Deeds as Plan #1181, said parcel being more particularly bounded as follows:

NORTHERLY One hundred fifty-eight and 27/100 (158.27) feet by Samoset Drive;

EASTERLY One hundred eighty-five and 39/100 (185.39) feet by Lot 30;

SOUTHERLY One hundred ninety and 62/100 (190.62) feet by land now or formerly of Leopold Rorulka; and

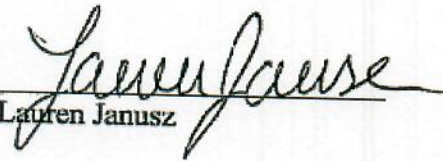
WESTERLY One hundred seventy-three and 05/100 (173.05) feet by Lot 32.

Subject to an easement to New England Telephone and Telephone Company and Granite State Electric Company recorded in Book 1861, Page 379 in the Rockingham County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Mitchell Janusz and Lauren Janusz a Warranty Deed from Maurice G. Brancato, dated July 2, 2019 recorded with the Rockingham County Registry of Deeds on July 3, 2019 at Book 6014, Page 2119.

The Grantors herein release any and all rights to homestead which they have or may have had in the property described herein and affirm under oath that there are no other persons entitled to claim rights of homestead.

Executed this 30th day of September, 2025.

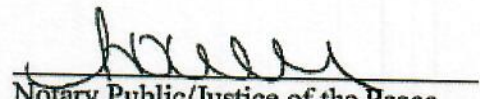

Lauren Janusz

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

On this 30th day of September 2025, before me, the undersigned Notary Public/Justice of the Peace, personally appeared Lauren Janusz proved to me through satisfactory evidence of identification, which was MA Driver License, to be the person whose name is signed on the attached or preceding document and acknowledged to me that she signed it voluntarily for its stated purpose and that it was her free act and deed.




Notary Public/Justice of the Peace
Commission expiration: 9/4/2031

Executed this 1st day of October, 2025.

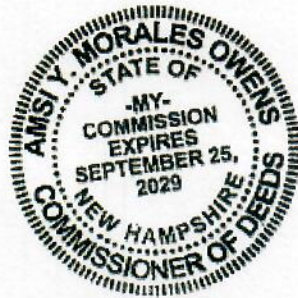


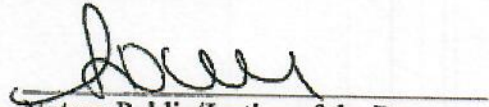
Mitchell Janusz

STATE OF NEW HAMPSHIRE

Rockingham County, ss.

On this 1st day of October 2025, before me, the undersigned Notary Public/Justice of the Peace, personally appeared Mitchell Janusz proved to me through satisfactory evidence of identification, which was ANH Dwyer License to be the people whose names is signed on the attached or preceding document and acknowledged to me that he signed it voluntarily for its stated purpose and that it was her free act and deed.





Notary Public/Justice of the Peace
Commission expiration: 9/25/2029

**JAMES MENIATES & GAIL MENIATES 2019 TRUST
14 SAMOSET DRIVE
SALEM, NEW HAMPSHIRE 03079**

November 16, 2025

Town of Salem
33 Geremonty Drive
Salem, New Hampshire 03053

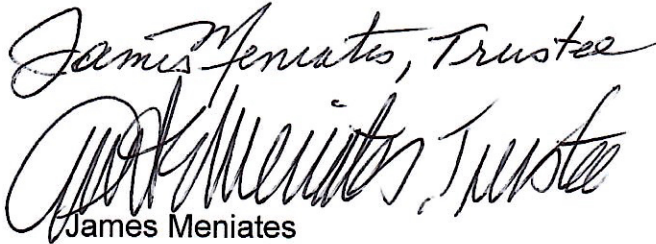
RE: ZONING BOARD APPLICATION 14 SAMOSET DRIVE – SALEM, NH

Town whom it may concern;

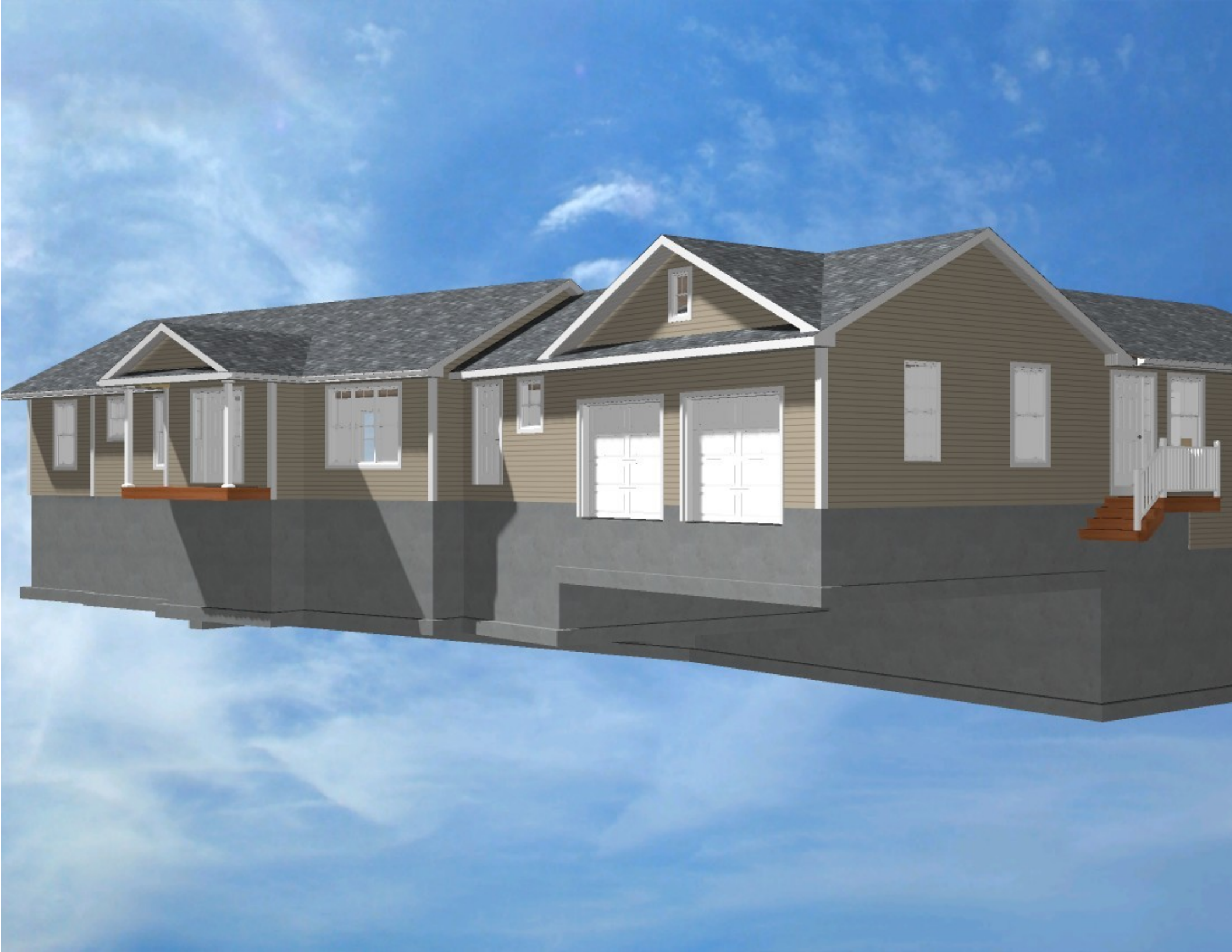
We authorize Benchmark LLC to represent our variance before the town of Salem Zoning Board.

If you have any questions please let me know

Sincerely


James Meniates

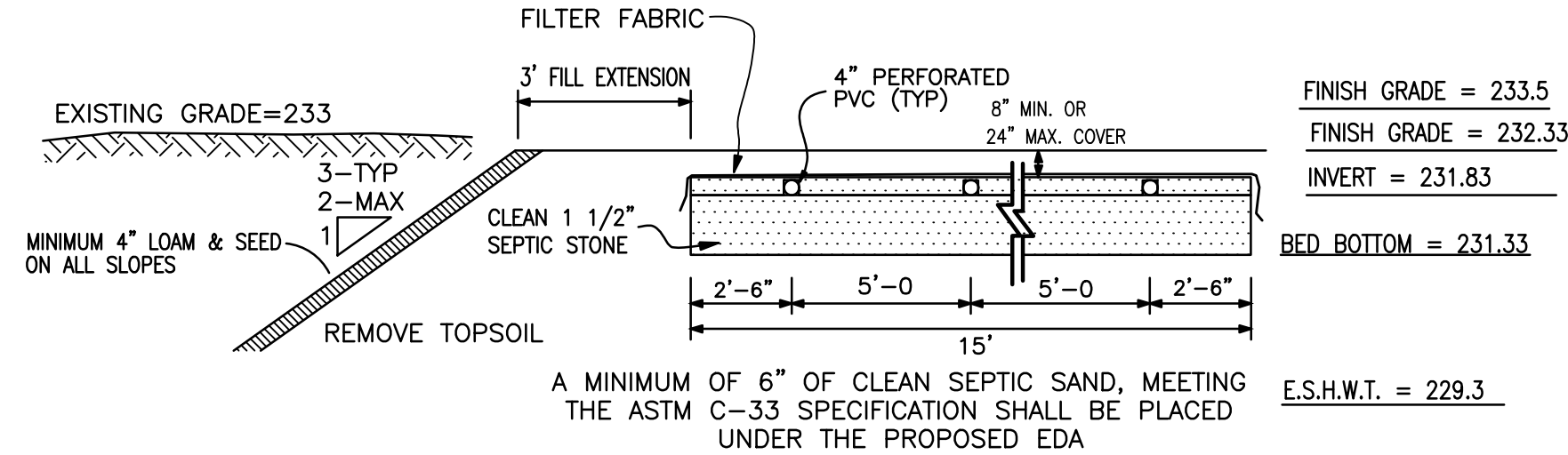




- NOTES:
- PURPOSE OF THIS PLAN IS TO DESIGN A SEPTIC SYSTEM (PIPE & STONE) THAT MEETS CURRENT NHDES AND LOCAL REGULATIONS FOR THE EXISTING 3 BEDROOM HOME W/ A 1 BEDROOM ACCESSORY DWELLING UNIT.
 - TOTAL PARCEL AREA 0.69 ACRES (FROM PLAN REFERENCES)
 - PERMITS PREVIOUS NHDES CONSTRUCTION APPROVAL: N/A PRE-1967
PREVIOUS NHDES SUBDIVISION APPROVAL NUMBERS: N/A PRE-1967
 - THE MAJORITY OF THIS SITE LIES WITHIN THE 140B SCS SOILS GROUP AS SHOWN ON THE SCS SOILS MAPS FOR THE TOWN OF SALEM NEW HAMPSHIRE. 140B- CHATFIELD/HOLLIS/CANTON COMPLEX
 - SYSTEM LOADING CALCULATIONS:
TOTAL NUMBER OF EXISTING BEDROOMS = 3
TOTAL NUMBER OF PROPOSED BEDROOMS = 4
(3 BEDROOM HOME WITH A 1 BEDROOM ADU)
4.5 BEDROOMS X 150 GPD = 675 GPD
PERCOLATION RATE: 8 MIN./INCH
NHDES MINIMUM LEACHING FIELD SIZE = 1,128 SQ. FT.
MINIMUM EDA SIZE USING CONCRETE CHAMBERS = 677 SQ. FT.
 - USE 15' X 76' PIPE & STONE FIELD, TOTAL AREA = 1,140 SQ. FT.
 - DESIGN INTENT: BOTTOM OF THE PROPOSED LEACHING FIELD SHALL BE **1.67 FEET** BELOW THE EXISTING GRADE ON THE UPHILL SIDE.
 - SEPTIC TANK: USE (1) 2,500 GALLON PRECAST CONCRETE SEPTIC TANK AS MANUFACTURED AND DISTRIBUTED BY PHEONIX PRECAST CONCRETE, OR APPROVED EQUAL.
 - DISTRIBUTION BOX: USE (1) 3 OUTLET PRECAST CONCRETE DISTRIBUTION BOX AS MANUFACTURED AND DISTRIBUTED BY PHEONIX PRECAST CONCRETE, OR APPROVED EQUAL.
 - EQUALIZER FLOW DIVIDERS ARE NOT TO BE INSTALLED WITH THIS DESIGN.
 - PER TOWN OF SALEM REGULATIONS AN EFFLUENT FILTER IS PROPOSED WITH THIS DESIGN. ZABEL MODEL A1800, OR APPROVED EQUAL, SHALL BE PLACED ON THE OUTLET OF THE PROPOSED SEPTIC TANK. ZABEL FILTERS DISTRIBUTED BY ZABEL ENVIRONMENTAL TECHNOLOGY, LOUISVILLE, KY 40299 - PHONE: (800) 221-5742
 - NEAREST NEIGHBORING WELL OR GROUP 6 SOIL ARE ALL GREATER THAN 75 FEET AWAY FROM THE PROPOSED SYSTEM. NEAREST GROUP 5 SOIL IS GREATER THAN 50 FEET FROM THE PROPOSED EDA. WETLANDS REVIEWED ON SITE IN ACCORDANCE WITH ENV-WQ 1014.06.
 - SHOULD FAILURE OCCUR THIS SYSTEM SHALL BE REBUILT IN-PLACE
 - PIPES LEADING TO AND EXITING FROM THE PROPOSED SEPTIC TANK, PUMP CHAMBER AND DISTRIBUTION BOX SHALL BE SEALED WITH AN APPROVED METHOD AS TO MAKE THE JOINTS WATERTIGHT PER ENV-WQ 1010
 - PRIOR TO THE START OF CONSTRUCTION ALL BENCHMARKS SHALL BE VERIFIED FOR ACCURACY.
 - FOUNDATION DRAINS: NONE OBSERVED, NO FOUNDATION DRAINS SHALL BE INSTALLED WITHIN 15 FEET OF THE PROPOSED SEPTIC SYSTEM OR WITHIN 5 FEET OF THE PROPOSED SEPTIC TANK.
 - NO GARBAGE DISPOSAL IS PROPOSED WITH THIS DESIGN. SHOULD THE PROPOSED HOMEOWNER CHOOSE TO ADD A GARBAGE DISPOSAL THEN THE DESIGN WILL NEED TO BE AMENDED TO INCREASE THE SEPTIC TANK CAPACITY BY 50%. (ENV-WS 1010.01(c))
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 - 2' OF COVER OVER THE FIELD SHALL BE PROVIDED WHERE MOTOR VEHICLE TRAFFIC WILL PASS OVER THE SEPTIC SYSTEM.
 - FILL SHALL NOT BE OF SATURATED MATERIAL.
 - ALL TREES, ROOTS, TOPSOIL, AND ORGANIC MATERIAL MUST BE REMOVED FROM THE AREA TO BE FILLED, OUT TO AND INCLUDING THE AREA UNDER THE IMPERMEABLE SOIL BARRIER. FILL MATERIAL TO BE OF CLEAN MEDIUM TO COURSE SAND, FREE OF TOPSOIL, HUMUS, DREDGING OR STONES OVER 6" IN DIAMETER.
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 - ANY DISCREPANCIES OR UNUSUAL CONDITIONS SHALL BE REPORTED TO THE DESIGNER BEFORE CONTINUING WITH THE INSTALLATION.
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 - INSTALLER TO CONTACT DIG-SAFE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - WATER SOFTENERS, JACUZZI TUBS OR SIMILAR AMENITIES SHALL NOT BE DISCHARGED DIRECTLY INTO THE PROPOSED FIELD. IF SUCH AMENITIES ARE PROPOSED THE IN THE STRUCTURE THEN THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND AN ALTERNATIVE FOR THESE SERVICES WILL BE DEVISED AND INSTALLED.
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 - THERE ARE NO KNOWN BURIAL SITES OR CEMETERY'S ON THE LOT OR WITHIN 100 FEET OF ANY PART OF THE SEPTIC SYSTEM IN ACCORDANCE WITH ENV-WQ 1003.13(A)(3)
 - EXISTING TANK TO BE PUMPED OUT, CRUSHED AND REMOVED
 - THIS PLAN REQUIRES A WAIVER FROM THE TOWN OF WINDHAM NH BOARD OF HEALTH

NOTE:

FILL MATERIAL IMMEDIATELY UNDER THE BED SHALL BE MEDIUM TO COURSE TEXTURED SAND (0.25MM-2.0MM) WITH NO MORE THAN 5% PASSING THE #200 SIEVE, AND NO PARTICLES SIZE LARGER THAN 3/4 INCH OR MATERIAL MEETING THE ASTM C-33 SPECIFICATIONS. IF BED IS RAISED MORE THAN 3.0 FEET, PLACE COURSE TEXTURED SAND IN 16" LIFTS. CONSOLIDATE AND RAKE SURFACE PRIOR TO SETTING NEXT LIFT. EXTEND 5 FEET AROUND AND UNDER SIDESLOPES.

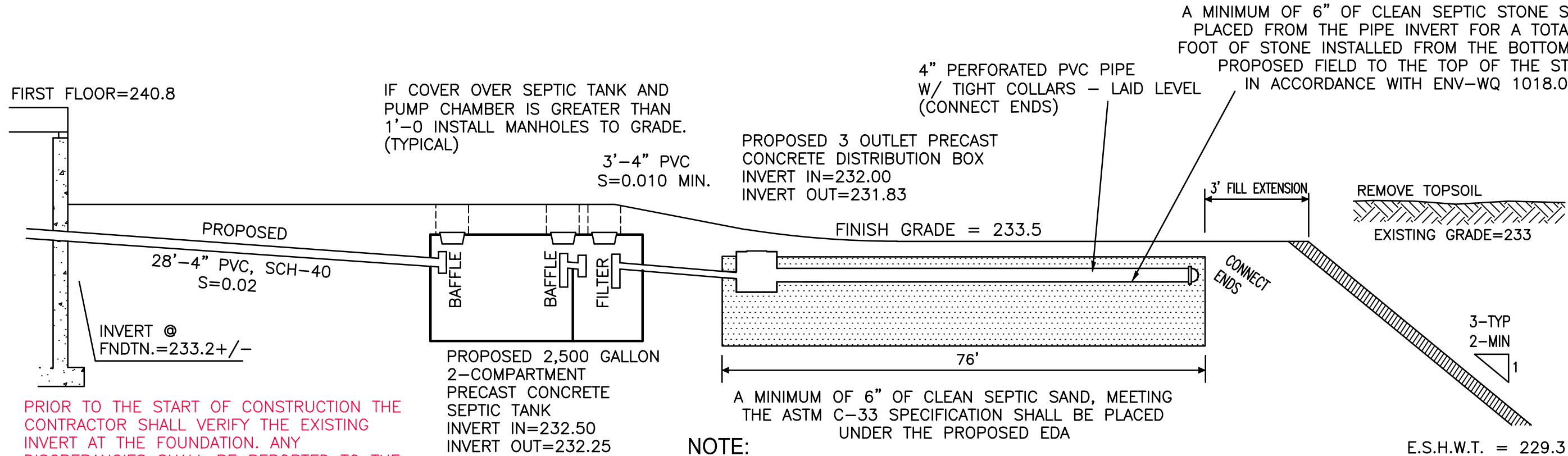
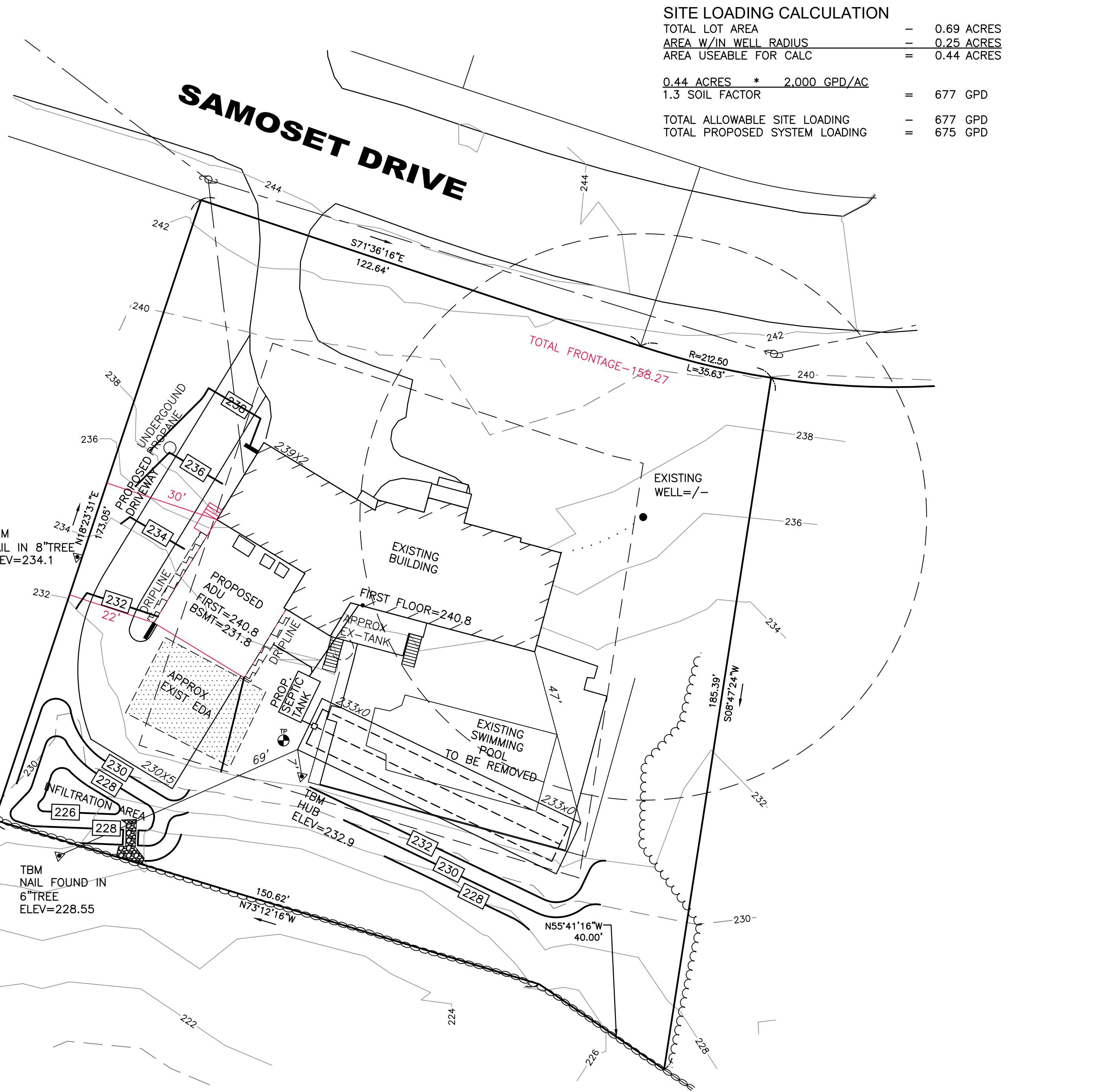


SEPTIC STONE REQUIREMENTS:

ENV-WQ 1016.04(b) APPROVED SEPTIC STONE SHALL BE CLEAN, UNIFORMLY-SIZED CRUSHED STONE, WASHED ROCK OR SIMILAR AGGREGATE, 1.5 INCH, FREE OF FINES WITH A RANGE OF 0.75 INCHES TO 2.5 INCHES IN ACCORDANCE WITH ENV-WQ TABLE 1014-2

ENV-WQ 1016.04(c) APPROVED SEPTIC STONE SHALL MEET THE SIEVE SIZE AND PERCENT PASSING BY WEIGHT REQUIREMENTS IN ACCORDANCE WITH AASHTO, 27TH EDITION, TEST METHOD T011-85, WHICH REPLACES AASHTO 17TH EDITION TEST METHOD T11-85, AND WHICH APPLIES TO SEPTIC STONE AVAILABLE FOR RETAIL PURCHASE, AS SET FORTH IN ENV-WQ TABLE 1014-2

TYPICAL SECTION A-A



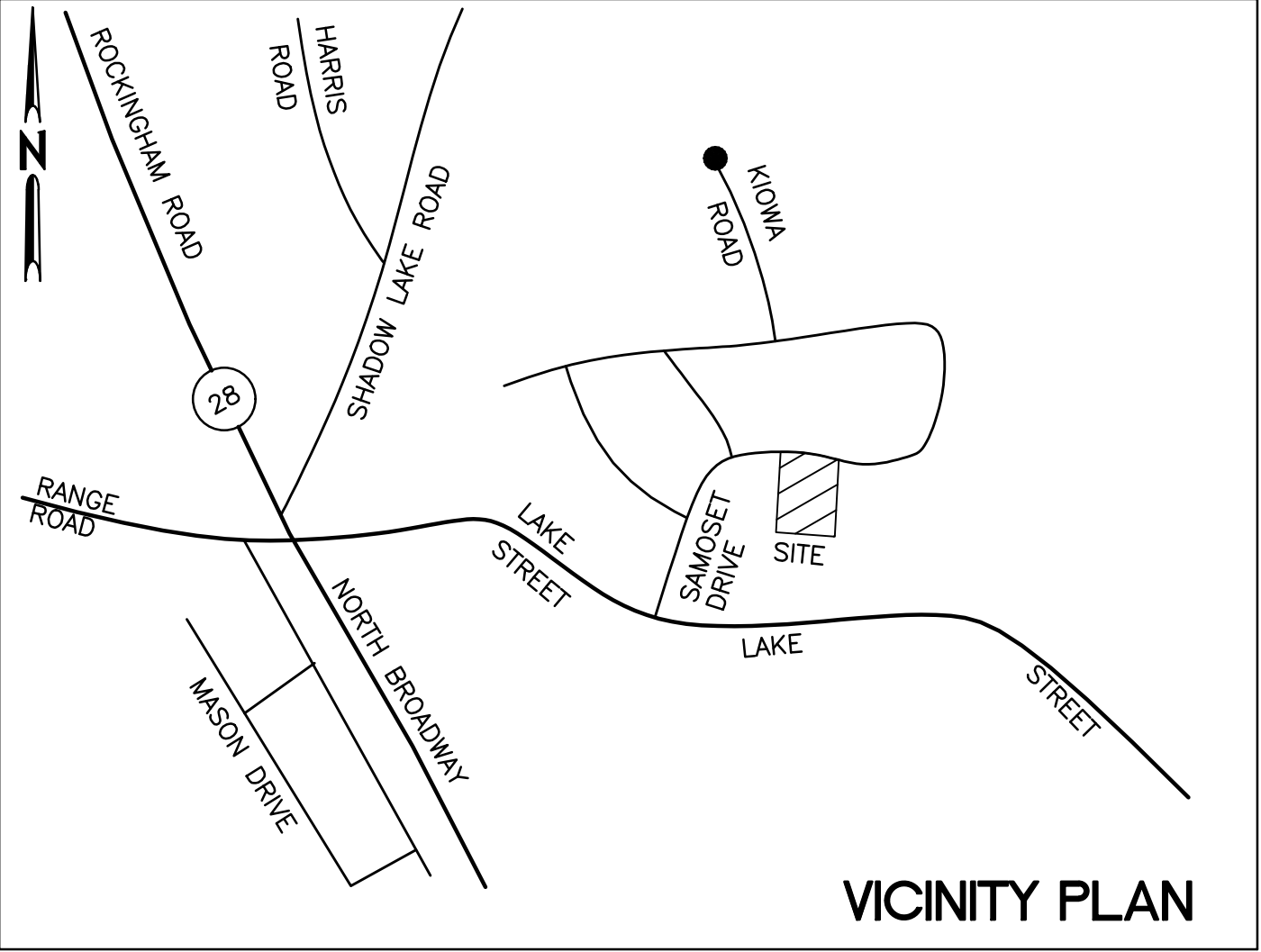
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TYPICAL SYSTEM PROFILE

SITE LOADING CALCULATION

TOTAL LOT AREA	=	0.69 ACRES
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AREA USEABLE FOR CALC	=	0.44 ACRES
0.44 ACRES * 2,000 GPD/AC	=	677 GPD
1.3 SOIL FACTOR	=	677 GPD
TOTAL ALLOWABLE SITE LOADING	=	677 GPD
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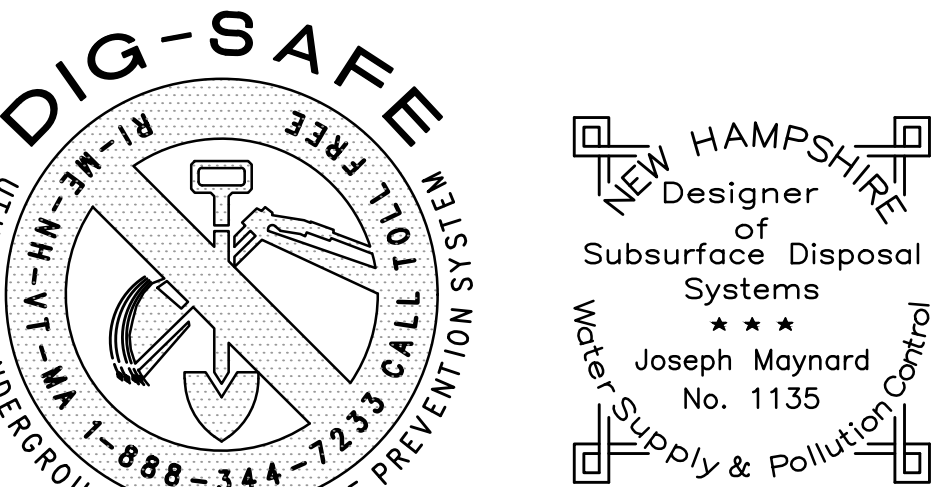


TEST PIT A

(CONDUCTED ON NOVEMBER 15, 2025)

0-4"	TOPSOIL (10YR 3/3) LOAM, GRANULAR, FRIABLE
4"-44"	(10YR 5/4) SANDY FILL GRANULAR, FRIABLE.
44"-66"	(2.5Y 5/4) SAND GRANULAR, FRIABLE

ESHW: 44"
NO WATER OBSERVED
NO LEDGE ENCOUNTERED
PERC. RATE: 8 MIN./INCH



SEPTIC SYSTEM PLAN

TAX MAP 55 LOT 6805

#14 SAMOSET DRIVE

SALEM, NEW HAMPSHIRE 03079

OWNER OF RECORD/PREPARED FOR
JAMES MENIATES JR & GAIL EMANIATES 2019 TRUST
14 SAMOSET DRIVE
SALEM, NEW HAMPSHIRE 03079
RCRD BOOK 6653/PAGE 1045

SCALE: 1"=20'

SHEET 1 OF 1 DECEMBER 12, 2025

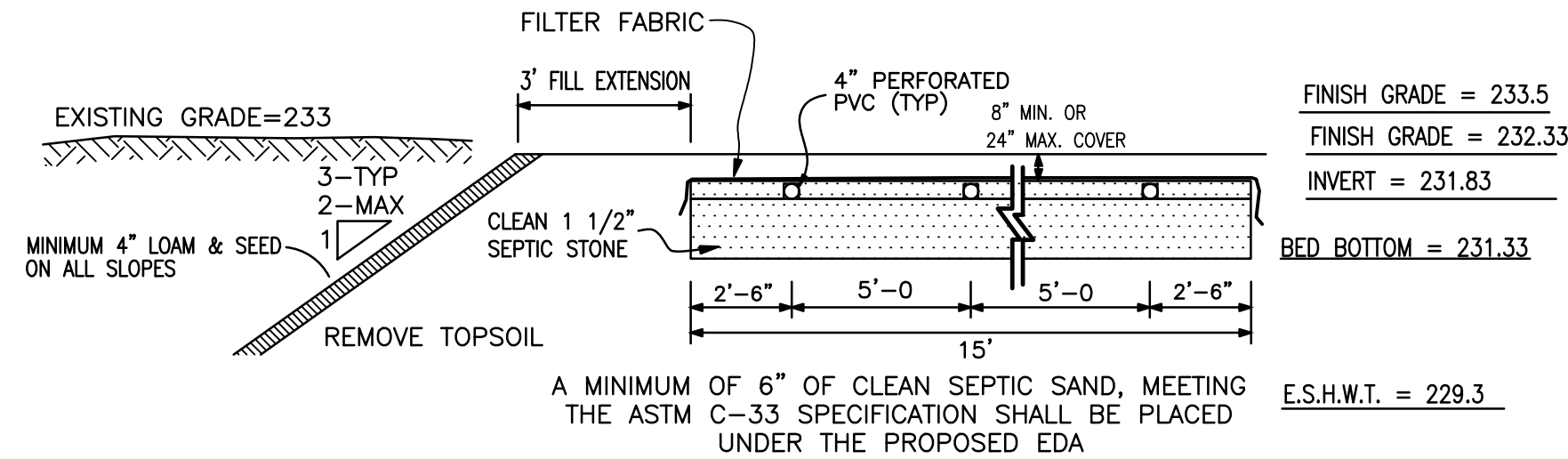
REVISIONS	DATE



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NOTE:

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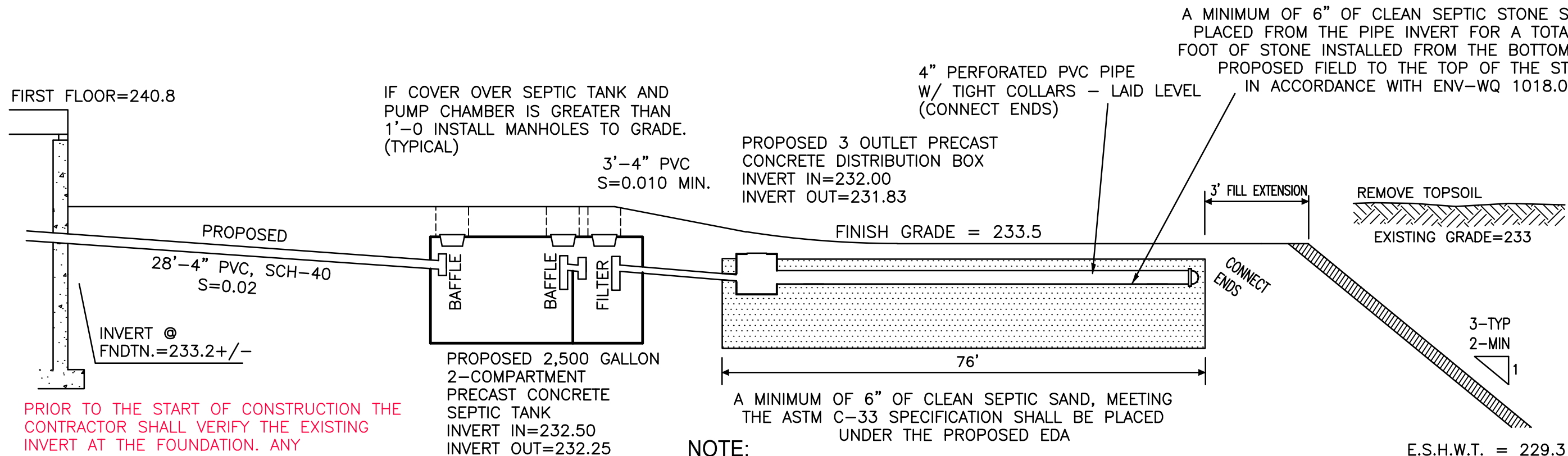


SEPTIC STONE REQUIREMENTS:

SEPTIC STONE SHALL BE CLEAN, UNIFORM IN SIZE, WASHED ROCK OR SIMILAR WITH A RANGE OF 0.75 INCHES TO 1.5 INCHES. ENV-WQ TABLE 1014-2

REVIEWED AND APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES' WATER DIVISION. ENV-WQ 1014-2. THE PROPOSED SEPTIC STONE SHALL MEET THE SIEVE SIZE AND PERCENTAGE BY WEIGHT REQUIREMENTS IN ACCORDANCE WITH AASHTO T-11-85, WHICH REPLACES AASHTO T-17-85, WHICH APPLIES TO SEPTIC STONE. DATE: 1/5/2026. ENV-WQ TABLE 1014-2. #eCA2026010513

TYPICAL SECTION A-A



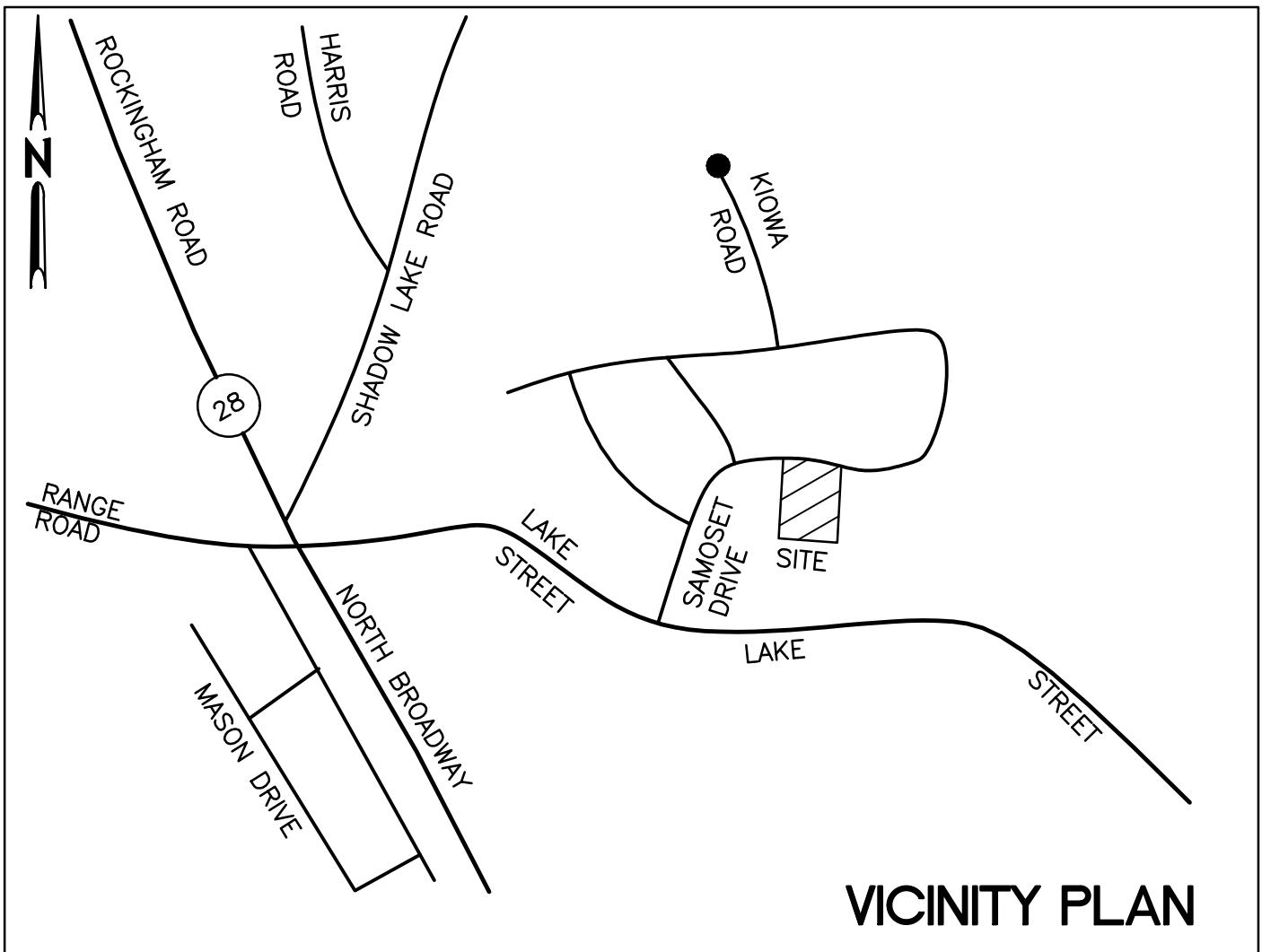
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TYPICAL SYSTEM PROFILE

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TEST PIT A

(CONDUCTED ON NOVEMBER 15, 2025)

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GRANULAR, FRIABLE

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NO LEDGE ENCOUNTERED
PERC. RATE: 8 MIN./INCH



NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems
Joseph Maynard
No. 1135
Water Supply & Pollution Control

SEPTIC SYSTEM PLAN

TAX MAP 55 LOT 6805

#14 SAMOSET DRIVE

SALEM, NEW HAMPSHIRE 03079

OWNER OF RECORD/PREPARED FOR
JAMES MENIATES JR & GAIL EMANIATES 2019 TRUST

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RCRD BOOK 6653/PAGE 1045

SCALE: 1"=20'

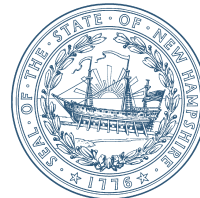
SHEET 1 OF 1 DECEMBER 12, 2025

REVISIONS	DATE

BENCHMARK LLC
Consulting Engineers Land Planners
50 Nashua Road, Suite 305
Londonderry, New Hampshire 03053
Phone: (603) 437-5000



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 1/5/2026

APPROVAL NUMBER: eCA2026010513

I. PROPERTY INFORMATION

Address: 14 SAMOSET DRIVE

SALEM NH 03079

Subdivision Approval No.: PRE-1967

Subdivision Name:

County: ROCKINGHAM

Tax Map/Lot No.: 55/6805

II. OWNER INFORMATION

Name: JAMES MENIATES JR & GAIL EMANIATES 2019 TRUST

Address: JAMES MENIATES JR & GAIL EMANIATES 2019

TRUST

14 SAMOSET DRIVE

SALEM NH 03079

III. APPLICANT INFORMATION

Name: JOSEPH MAYNARD

Address: 50 NASHUA RD

STE 305

LONDONDERRY NH 03053

IV. DESIGNER INFORMATION

Name: JOSEPH MAYNARD

Address: 50 NASHUA RD

STE 305

LONDONDERRY NH 03053

Permit No.: 01135

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: STONE AND PIPE

B. NO. OF BEDROOMS: 3

C. APARTMENT BEDROOMS: 1

D. APPROVED FLOW: 675 GPD

E. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. This approval is based on complying with Env-Wq 1004.21 "When Installation of a replacement ISDS is Required" and obtaining an approval for operation for the ISDS prior to the approval expiration date.
3. Approved for a 3-bedroom residence (450gpd) and a 1-bedroom adu/apartment (225gpd); total flow 675gpd.
4. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

NHDES Web Site: www.des.nh.gov

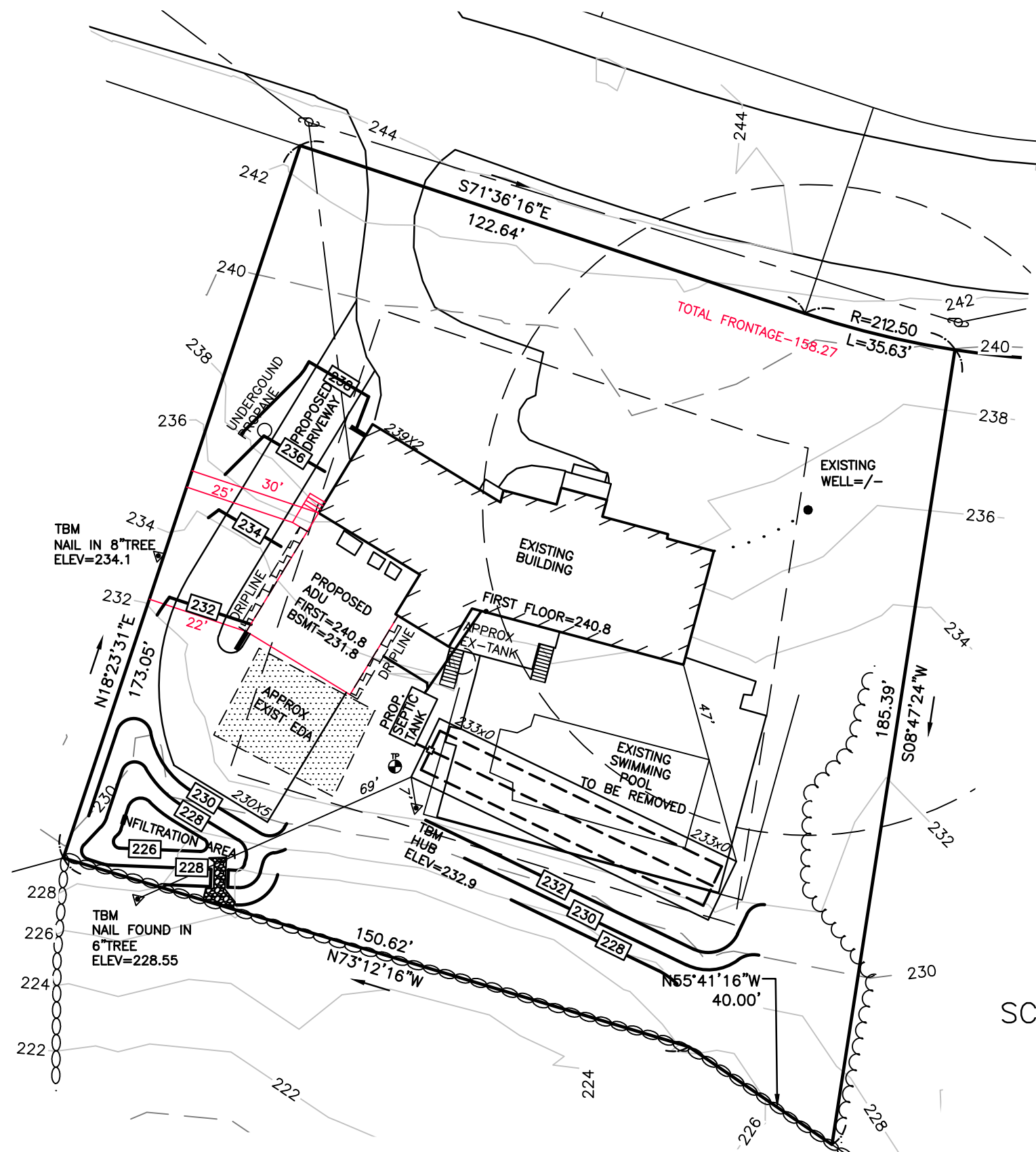
P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 1/5/2030, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property that he or she does not reside at and that he or she intends to make their future domicile.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202506934-1
APPROVAL NUMBER: eCA2026010513
RECEIVED DATE: January 2, 2026
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 3
APARTMENT BEDROOMS: 1
APPROVED FLOW: 675 GPD



NOTES:

1. PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE PROPERTY LOCATED AT 14 SAMOSET DRIVE (MAP 55 LOT 6805) FOR THE PURPOSE OF APPLYING FOR A VARIANCE TO ALLOW FOR LESS THAN THE REQUIRED FRONTAGE FOR AN ADU AND TO ALLOW ONE CORNER OF THE PROPOSED ADU TO BE IN THE SIDE SETBACK
2. TOTAL PARCEL AREA 0.69 ACRES (FROM PLAN REFERENCES)
3. PARCEL ZONE: RURAL
4. ZONING REQUIREMENTS
 - MINIMUM LOT SIZE - 5 ACRES
 - MINIMUM FRONTAGE - 150' PLUS 20 FOR EACH ADDITIONAL UNIT
 - FRONT SETBACK - 30 FEET
 - SIDE SETBACK - 30 FEET
 - REAR SETBACK - 30 FEET
 - MAXIMUM COVERAGE - 30% BUILDING 1 UNIT/LOT
5. SURVEY COMPLETED IN CONJUNCTION WITH RANGWAY LAND SURVEY & DESIGN
252 DANIEL PLUMMER ROAD
GOFFSTOWN, NEW HAMPSHIRE 03045



PLOT PLAN

TAX MAP 55 LOT 6805

#14 SAMOSET DRIVE

SALEM, NEW HAMPSHIRE 03079

OWNER OF RECORD/PREPARED FOR
JAMES MENIATES JR & GAIL EMANIATES 2019 TRUST
14 SAMOSET DRIVE
SALEM, NEW HAMPSHIRE 03079
RCRD BOOK 6653/PAGE 1045

SCALE: 1"=30'

SHEET 1 OF 1 NOVEMBER 09, 2025



BENCHMARK LLC

Consulting Engineers Land Planners
50 Nashua Road, Suite 305
Londonderry, New Hampshire 03053
Phone: (603) 437-5000

REV 1-STEP 01/05/2026

ZONING BOARD OF ADJUSTMENT
Town of Salem, New Hampshire

FILE COPY

VARIANCE APPLICATION

Name of Applicant: Robert A. Salemi, Trustee

Tele #: _____

Representative/Agent: Beaumont & Campbell, Prof. Ass'n.

Tele #: 603-898-2635

Address of Applicant: 1 Stiles Road, Suite 107, Salem, NH 03079

Address of Property: 175 Main Street _____

If same as above, write same.

Owner of Property: Robert A. Salemi, Trustee _____ **Tele #:** _____

If same as above, write same.

Address of Owner: 171 Main Street, Salem, NH 03079

If same as above, write same.

Location of Property: **Map #:** 90 _____

Lot #: 1288 _____

Zoning Classification: Business Office I / Residential

Are there any current Zoning Violations on the Property other than those that may be listed on this Application? (If Yes, please fully describe below). YES _____ NO X _____

The undersigned hereby requests a variance from Article IV, Section 490-401(C)(1) and asks that said terms of the Zoning Ordinance be waived to permit the existing two-family structure to remain on a lot having 163.05 feet of frontage, where 190 feet would be required by Ordinance at 175 Main Street in the Business Office I District.

The undersigned alleges that the following circumstances exist to support this variance request.

1. **The variance will not be contrary to the public interest because:** The proposed use will not result in any threat to the health, safety and general welfare of the community; a prior variance was granted to subdivide without realization that a frontage variance would be necessary; the Planning Board has already approved a subdivision of the property and the plan has been recorded at the Registry; the character of the neighborhood is not changed, as Main Street in this area has several multi-family housing developments.

2. The spirit of the ordinance is observed because:

Residential Housing is an allowed use in the District; frontage requirement is to provide spacing and regulate density; the existing structure will be accessible from front and side; spacing along Main Street is similar to other parcels.

3. Substantial justice is done because:

The variance will rectify an oversight on a variance originally granted in 2024; subsequent action by the Planning Board has approved the subdivision, which has been recorded. There is no apparent gain to the Community by denying the request, which will compromise a residential housing project.

4. The values of surrounding properties will not be diminished because:

Structure currently exists, and there would be no physical modifications in allowing the structure to remain.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because: USE (A) or (B).

The “Special Conditions” of this property that distinguish it from other properties in the area are as follows:

The lot was created through a recent subdivision and the frontage issue was not discovered; the adjoining lot has been the subject of significant engineering and design.

(A) Owing to the special conditions of the property, set forth above, that distinguish it from other properties in the area:

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

The lot was developed at a time when two-family dwellings were developed without additional required frontage.

- (ii) The proposed use is a reasonable one because:**

It continues to allow additional housing opportunities similar to others which exist on Main Street.

-OR-

If the criteria in subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

(B) Owing to the special conditions, set forth above, 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 because:

By filing this application you are authorizing us to come onto your property to do necessary site inspections.

The undersigned acknowledges that to the best of their knowledge all of the above information is true and correct.



Signature of Applicant

Bernard H. Campbell, Esq.

Print Name of Applicant

Date

Authorization on File

Signature of Property Owner

Robert A. Salemi, Trustee

Print Name of Property Owner

Date

PLEASE PRINT THE NAMES & LEGAL ADDRESS OF ALL ABUTTERS

IN ACCORDANCE WITH RSA 672:3, AN ABUTTER IS DEFINED AS ANY PERSON WHOSE PROPERTY ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE PROPERTY TO THIS APPLICATION.

The following is a list of their names and legal mailing addresses taken from the Town of Salem Assessor's records. **APPLICANT, ENGINEER AND/OR REPRESENTATIVE** must also be included.

MAP	LOT	NAME	ADDRESS	DO NOT WRITE IN – TOWN BUSINESS
90	1287	Robert A. Salemi, Trustee Robert A. Salemi Family Trust	P.O. Box 2051, Salem, NH 03079	
90	12685	Robert A. Salemi, Trustee Robert A. Salemi Family Trust	P.O. Box 2051 Salem, NH 03079	
90	1283	Jessica L. Gosselin Kendrick J. Dunn	10 Martin Ave., Salem, NH 03079	
90	891	JM Foy Family, LLC	64 Portsmouth Ave., Exeter, NH 03833-2109	
90	848	Nicholas Valhouli, Trustee 174 Main Street Realty Trust	174 Main Street, Salem, NH 03079	
90	847	176 Ants Holding, LLC	176 Main Street, Salem, NH 03079-3171	
ALSO TO NOTICED	BE	Bernard H. Campbell, Esq.	Beaumont & Campbell Prof. Ass'n. 1 Stiles Road, Suite 107, Salem, NH 03079	
APPLICANT		Robert A. Salemi, Trustee Robert A. Salemi Family Trust	P.O. Box 2051, Salem, NH 03079	
ENGINEER		Kurt Meisner, LLS Meisner Brem	202 Main Street, Salem, NH 03079	

PROPERTY LOCATION: 175 Main Street MAP 90 LOT 1288 ZBA MEETING DATE January 6, 2026 PETITION # _____


Signature of Applicant

Bernard H. Campbell, Esq.

December 19, 2025
Date

Town of Salem, New Hampshire

Town Hall, 33 Geremonty Drive

Salem, New Hampshire 03079 603-890-2020

BUILDING PERMIT APPLICATIONDate December 19, 2025 Permit # _____Map 90 Lot 1288 Unit# _____

Permitting Hours Monday through Friday

ADDRESS 175 Main Street, Salem, NHPlease submit during our permitting hour: 8:30-9:30am www.townofsalemnh.org (application valid for 60 days)

NAME OF OCCUPANT _____ PHONE # _____

Robert A. Salemi, TrusteeNAME OF OWNER Robert A. Salemi Family Trust PHONE # _____

CONTRACTOR'S NAME _____ PHONE # _____

CONTRACTOR'S ADDRESS P.O. Box 2051 CITY Salem STATE NH ZIP 03079

Impact fees are due prior to occupancy: New Dwelling \$ _____ Road Improvement \$ _____

Assessment fees for water and sewer are due prior to occupancy \$ _____

Zone Bus/Off SET BACKS: Front 40 +/- Side (L) 50 +/- Side (R) 55 +/- Rear 150 + Corner Lot NVariance required? Yes ☒ No ☐ Floodplain? Yes ☐ No ☒ Wetlands? Yes ☐ No ☒ Historic District? Yes ☐ No ☒Town Water ☒ Town Sewer ☒ Private Well ☐ Private Septic ☐ Fire Sprinklers? Yes ☐ No ☐

RESIDENTIAL	COMMERCIAL	MISCELLANEOUS
<input type="checkbox"/> Single Family (E,P,H, F)	<input type="checkbox"/> New Commercial (E,P,F,H)	<input type="checkbox"/> Sign (P)
<input checked="" type="checkbox"/> Apartment (E,P,H)	<input type="checkbox"/> Commercial Foundation (E,P,F,H)	<input type="checkbox"/> Shed
<input type="checkbox"/> Residential Add./Alt. (E,H)	<input type="checkbox"/> Add./Alt. (E,P,F,H, ENV)	<input type="checkbox"/> Pool (E,H)
<input type="checkbox"/> Residential Raze (E,H,ENV,UTIL)	<input type="checkbox"/> Municipal Add./Alt. (E,P,F,H)	<input type="checkbox"/> Repair
<input type="checkbox"/> Manufactured Raze (E,H,PTM*,UTIL)	<input type="checkbox"/> Hotel/Motel (E,P,F,H)	<input type="checkbox"/> Deck (E,H)
<input type="checkbox"/> Manufactured Home (E, H, F)	<input type="checkbox"/> Multi-Family (E,P,F,H)	<input type="checkbox"/> Casual Sales (P,F)
<input type="checkbox"/> Residential Garage (E,H)	<input type="checkbox"/> Commercial Raze (E,P,F,ENV)	<input type="checkbox"/> Renew Permit (E,P,H)
<input type="checkbox"/> Residential Foundation (E,P,H)	<input type="checkbox"/> Change of Use (E,P,F,H)	<input type="checkbox"/> MECHANICAL
<input type="checkbox"/> Shoreland CSPA (E,P,H)	<input type="checkbox"/> Change of Occupant (E,P,F,H)	

E=Engineering P=Planning F=Fire H=Health ENV=Enviro. Survey****Residential Addition & Alteration require smoke and carbon monoxide alarms to be upgraded** (IRC 314/ 315)******Existing Residential Fire Sprinklers shall be extended into additions/alterations*******PTM=Permit to Move UTILITY (letter of permission from Liberty Utilities)*******PLANS ARE REQUIRED TO BE SUBMITTED*****Estimated Value: N/A Dig Safe _____ Fee: N/AWork Description and Uses: Filing for variance purposes only - to permit existing two-family dwelling to remain with 163 ft. of frontage where 190 ft. is required.**Departmental Releases:**

Town Planner (P) _____

Town Engineer (E) _____

Fire Marshal (F) _____

Health Officer (H) _____

Variance Sign Off _____

I (print name) _____ agree to meet all requirements of the applicable building codes & zoning ordinances & will not backfill or cover any work until inspections have been done and the installations are approved.

Signature of Applicant

EMAIL ADDRESS

Bernard H. Campbell, Esq. COMPLETE BOTH SIDES
Attorney for Applicantbcampbell@beaumontandcampbell.com

Building Official

Denied

Robert A. Salemi, Trustee
Robert A. Salemi Family Trust
171 Main Street
Salem, NH 03079

December 17, 2025

Salem Zoning Board of Adjustment
C/o Municipal Office Building
33 Geremonty Drive
Salem, New Hampshire 03079

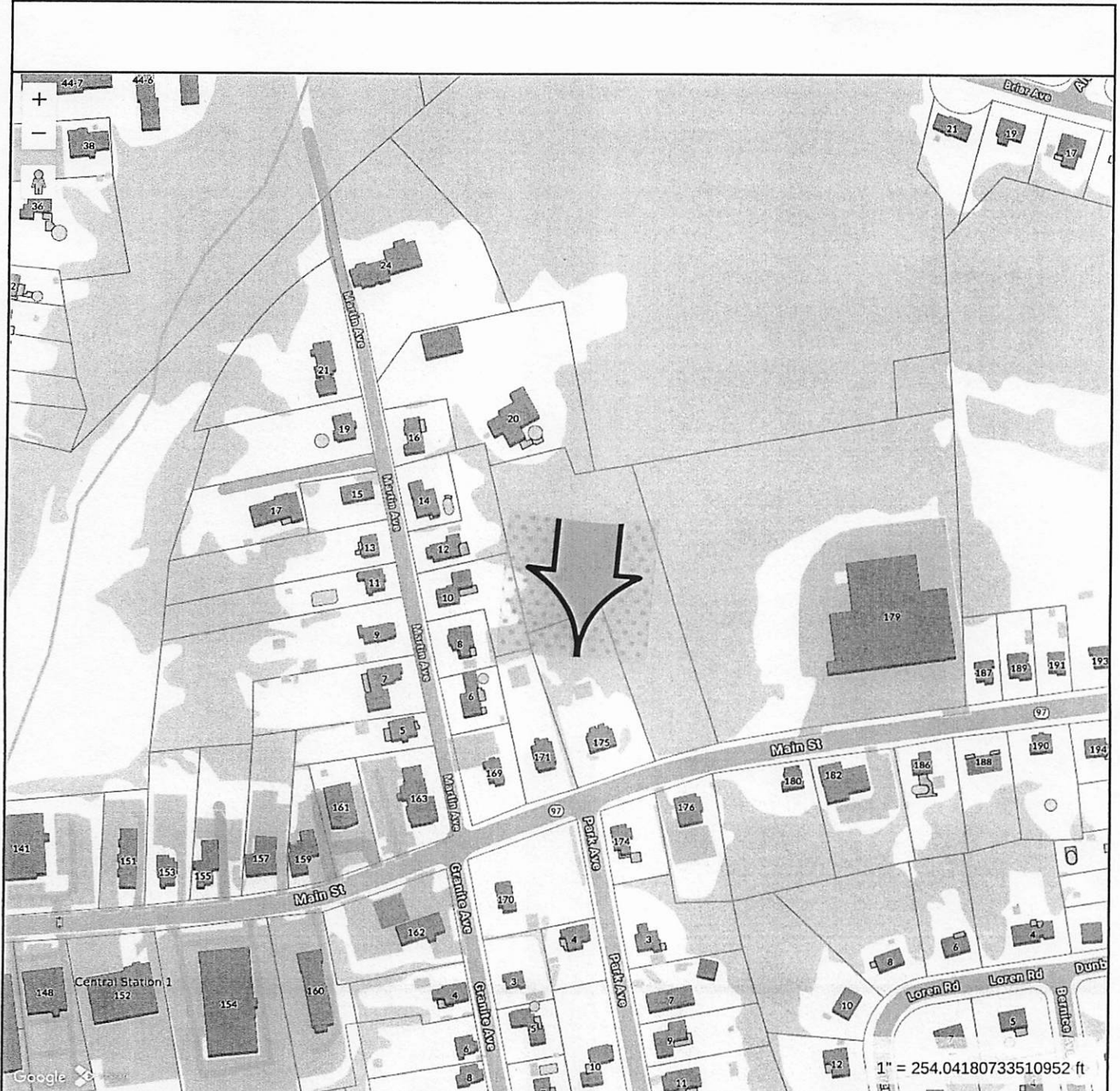
**Re: Variance for Reduced Frontage
175 Main Street
Map 90, Lot 1288**

Dear Ladies and Gentlemen:

Please consider this letter as authorization for Beaumont & Campbell, Prof. Ass'n. to file for a variance to allow the existing 2 family house at 175 Main Street to remain on a lot without sufficient frontage at 175 Main Street, Map 90, Lot 1288.


Robert A. Salemi, Trustee

RAS/jap



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Salem, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/29/2025
Data updated 4/01/2025

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

175 MAIN ST

Location 175 MAIN ST

Mblu 90 / 1288 /

Acct#

Owner SALEMI ROBERT A TRUSTEE

Assessment \$502,600

Appraisal \$502,600

PID 6621

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$342,500	\$160,100	\$502,600
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$342,500	\$160,100	\$502,600

Owner of Record

Owner SALEMI ROBERT A TRUSTEE
Co-Owner ROBERT A SALEMI FAMILY TRUST
Address 171 MAIN ST

SALEM, NH 03079

Sale Price \$700,000
Certificate
Book & Page 6518/1050
Sale Date 11/15/2023
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SALEMI ROBERT A TRUSTEE	\$700,000		6518/1050	00	11/15/2023
MILLS PATRICIA A TRUSTEE	\$0		5980/1283		01/22/2019
MILLS PATRICIA	\$0		2444/1169		05/16/1983

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,328
Replacement Cost: \$394,424

Replacement Cost
Less Depreciation: \$330,000

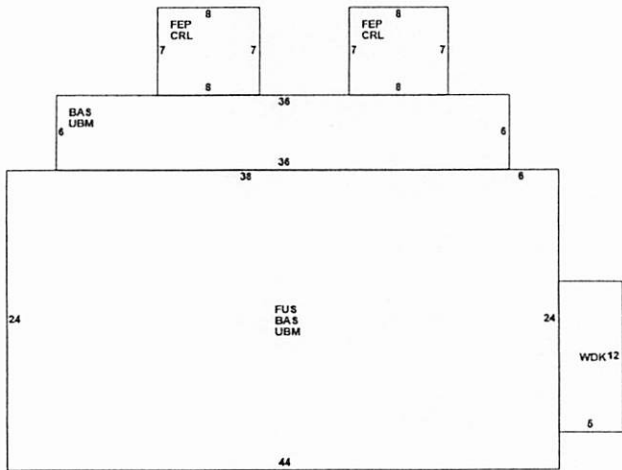
Building Attributes	
Field	Description
Style:	Family Duplex
Model	Residential
Grade:	Average +10
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Loc_Adj	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0032\IMG_0698_32194

Building Layout



(ParcelSketch.ashx?pid=6621&bid=6621)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,272	1,272
FUS	Upper Story, Finished	1,056	1,056
CRL	Crawl Space	112	0
FEP	Porch, Enclosed, Finished	112	0
UBM	Basement, Unfinished	1,272	0
WDK	Deck, Wood	60	0
		3,884	2,328

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$3,100	1

Land

Land*Use

Use Code	1040
Description	TWO FAMILY
Zone	RES
Neighborhood	40
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.94
Frontage	0
Depth	0
Assessed Value	\$160,100
Appraised Value	\$160,100

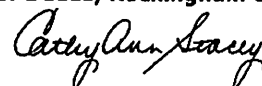
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
FGR1	GARAGE-AVE			720.00 S.F.	\$9,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$342,500	\$160,100	\$502,600
2024	\$261,500	\$178,100	\$439,600
2023	\$261,500	\$178,100	\$439,600

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$342,500	\$160,100	\$502,600
2024	\$261,500	\$178,100	\$439,600
2023	\$261,500	\$178,100	\$439,600



LCHIP	ROA664271	25.00
TRANSFER TAX	RO126504	10,500.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

PAMELA A. BALDWIN, as SUCCESSOR TRUSTEE of THE PATRICIA A. MILLS LIVING TRUST, a Trust established by Declaration of Trust, dated January 22, 2019, with a mailing address of 2 Oak Ridge Avenue, Salem, New Hampshire 03079, for consideration paid, grants to **ROBERT A. SALEMI, TRUSTEE of the ROBERT A. SALEMI FAMILY TRUST**, u/d/t dated April 28, 2015, with an address of 171 Main Street, Salem, New Hampshire 03079, with **WARRANTY COVENANTS**:

Two certain parcels of land with the buildings thereon situated in Salem, Rockingham County, New Hampshire and bounded and described as follows:

PARCEL 1:

A certain tract or parcel of land with the buildings thereon, situated in Salem, County of Rockingham, and State of New Hampshire bounded and described as follows:

Beginning at the Southeast corner of the premises on the North side of the highway leading from Salem Depot to Salem Centre at land formerly of Ben Haigh but now of the Southern New Hampshire Street Railway Company; thence Northerly by land of said Railway Company by wall six hundred seven and seventy-five hundredths (607.75) feet to a ditch at meadow land now or formerly of the heirs of Varnum Corliss; thence Westerly by the ditch at said Corliss land one hundred eight-seven and forty-hundredths (187.40) feet to a stake and stones at land formerly of Lizzie S. Martin; thence Southerly by the line of the old wall and said Martin's land about three hundred sixty-eight and twenty-hundredths (368.20) feet to a stone bound which bound is two hundred sixty-three and ten hundredths (263.10) feet from the highway; thence Easterly at nearly a right angle along other land belonging to Francis Bessey sixty-three and sixty-hundredths (63.60) feet to a stake and stones; thence Southerly at a right angle along other land belonging to Francis Bessey two hundred fifty-five and sixty-hundredths (255.60) feet to the highway above mentioned; thence Easterly by the highway one hundred sixty-three and five hundredths (163.05) feet to the bound begun at.

Excepting and reserving from the above-described premises, two parcels of land, one conveyed by David E. Stevens to Walter S. Buckler, July 6, 1929 recorded in Rockingham Records, Book 842, Page 122; and the other parcel conveyed by the said David E. Stevens to Deina K. Simpson, March 16, 1936, recorded in Rockingham Records, Book 920, Page 85.

PARCEL 2:

A certain tract or parcel of land situated in said Salem, in that part thereof known as Salem Depot, on the northerly side of Main Street, a short distance east of the Depot on the road to Salem Centre, and more particularly bounded and described as follows:

Beginning at an iron pipe at said Main Street and at a hedge at other land of the grantor; thence by and along said grantor's land North 2° 42' west and by and along said hedge and a stone wall, five hundred sixteen and ninety-five hundredths (516.95) feet to a stone bound at land now or formerly of Kimball M. McLaughlin, thence by and along said McLaughlin land, now or formerly, South 83° 57' east one hundred one and two-tenths (101.2) feet to an iron pipe at land of the heirs of William T. McNally; thence by and along said land of the heirs of Wm. T. McNally, South 2° 42' east five hundred four and six-tenths (504.6) feet to an iron pipe at said Main Street; thence by and along said Main Street South 89° 2' west one hundred (100) feet to the point of beginning, and subject to rights of way of record, if applicable.

Excepting that portion conveyed to Linda R. Gudek by Deed of Patricia A. Mills, dated May 23, 1994, and recorded at the Rockingham County Registry of Deeds on May 24, 1994 at Book 3053, Page 2325.


This is not homestead property.

The above described property is also shown as SPM 90-1288 containing 140,386 square feet, more or less, on Plan D-22746 recorded in said Registry.

Meaning and intending to convey the same premises as conveyed to the within Grantor by deed of Patricia A. Mills, dated January 22, 2019, and recorded at Rockingham County Registry of Deeds in Book 5980, Page 1283. Patricia A. Mills aka Patricia Ann Mills died on May 30, 2023, see death certificate recorded in Rockingham County Registry of Deeds on July 24, 2023, in Book 6496, Page 1746.

Executed this 15th day of November, 2023.

Patricia A. Mills Living Trust

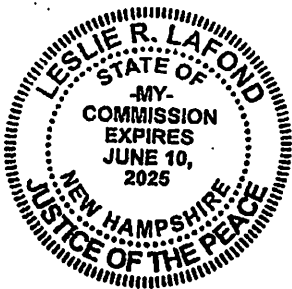

Pamela A. Baldwin, Successor Trustee *Trustee*


STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.

NOVEMBER 15, 2023

Then personally appeared the above named, Pamela A. Baldwin, as Successor Trustee of The Patricia A. Mills Living Trust, and acknowledged the execution of the foregoing instrument to be her free act and deed, for the purposes contained herein, as aforesaid, before me.




Notary Public: *JP*
My Commission Expires: 6/10/25

Beaumont & Campbell Prof. Ass'n.
Attorneys

ONE STILES ROAD - SUITE 107
SALEM, NEW HAMPSHIRE 03079
Tel: 603-898-2635 • Fax: 603-894-6678

BERNARD H. CAMPBELL

URVILLE J. BEAUMONT
(1931-2024)

December 31, 2025

Jacob LaFontaine, Planning Director
Town of Salem
33 Geremonty Drive
Salem, New Hampshire 03079

**Re: Salemi Variance Request
175 Main Street – Map 90, Lot 1288
Variance Petition 03-2025-0049**

Dear Sir:

It has come to my attention that the subdivision plan I was using to prepare the above-referenced application contains a "discrepancy" which resulted in a measurement error in the application. Consequently, it will be necessary to withdraw the pending application request.

My office will be filing a revised application for consideration at the February meeting.

Yours truly,



Bernard H. Campbell

BHC/jap

cc: Client
Meisner Brem Corporation

ZONING BOARD OF ADJUSTMENT
Town of Salem, New Hampshire
VARIANCE APPLICATION

Name of Applicant: Tuscan Village Master Development, LLC Tele#: (781) 404-4240

Representative/Agent: Mark S. Gross, Agent Tele #: (603) 475-7593
Tuscan Village Development
Salem

Address of Applicant: P.O. Box 1648 Salem, New Hampshire 03079
If same as above, write same.

Address of Property: 24 Via Toscana/Artisan Drive/South Village Drive Salem, New Hampshire 03079

Owner of Property: Tuscan Village Block 1300 LLC Tele#: (781) 404-4240
Tuscan South Village, LLC

If same as above, write same.

Address of Owner: P.O. Box 1648 Salem NH 03079
If same as above, write same.

Location of Property: Map 108 Lot 12657 & Map 108 Lot 12501

Zoning Classification: Commercial-Industrial C/Large Scale Redevelopment
Ordinance

Are there any current Zoning Violations on the Property other than those that may be listed on this Application?

(If Yes, please fully describe below). YES__ NO X

The undersigned hereby requests a variance from Article VII Regulations, Section 490-702 E(2) and asks that said terms of the Zoning Ordinance be waived to allow two off-site freestanding signs on Map 108 Lot 12501 in the parking and access areas for the tenant (Whole Foods) located on the adjacent lot identified as Map 108 Lot 1265, where offsite signage is not allowed under the sign ordinance per section 490-702 E(2). The Tuscan Village Tenant and Site Sign Standards allow these types of signs (freestanding) with the exception of the advertising for offsite premises, therefore a variance for the two freestanding signs is required.

The undersigned alleges that the following circumstances exist to support this variance request.

1. The variance will not be contrary to the public interest because:

The proposed freestanding signs are designed to provide the public and patrons of Whole Foods with directional signage that will guide them to the location of the store from Route 28 access (Via Toscana). The off-site advertising for Whole Foods by use of freestanding monument signs is what requires relief from the sign ordinance as it is defined as an offsite sign. The configuration of the parcels, the parking lots and driveway access for Whole Foods is located on the adjacent offsite parcel, which will necessitate the use of the two off premises freestanding monument signs for proper advertising and direction of patrons utilizing the Whole foods store. The two freestanding monument signs will be located within the interior parking lot and access driveway for Whole Foods along the frontage with South Broadway. The use of freestanding monument type signs is allowed in the Tuscan Village Tenant and Sign Standards, however only one of these types of signs per tenant is allowed. The second sign will require a conditional use permit for the second sign if the variance is approved. Allowing the use of these two freestanding monument signs in an off-site location will not adversely impact public health, safety or welfare and therefore is not contrary to the public interest.

2. The spirit of the ordinance is observed because:

The purpose of the Sign Ordinance is to regulate the erection of signs for the purpose of providing information and advertising in an orderly, effective, and safe manner. Restrictions on the type, location and size of signs protect the public from hazardous and distracting displays and create an attractive environment which is conducive to business, industry, and tourism. The proposed freestanding monument signs will not create a hazardous or distracting situation for the public and will in fact be conducive to business, industry, and tourism for the Town of Salem. The location of the first freestanding monument sign at the entrance to the site is necessary to direct traffic to the tenant's location which is several hundred feet away from the entrance and the second freestanding monument sign will be located at the entrance to the Whole Foods formal parking lot. Both signs will provide directional services as well as advertising. As stated above, allowing the 2 freestanding monument signs will not adversely impact the public health, safety or welfare and is not contrary to the public interest, therefore the spirit of the ordinance is observed.

3. Substantial justice is done because:

The Tuscan Village Development is a large-scale development which includes a mix of residential and commercial uses. The success of the project depends largely on the ability to get it built and occupied as a cohesive development, so that the various uses can complement and support each other. This type of signage (Freestanding monument signs) is allowed for individual businesses located in Tuscan Village. However, due to the configuration of the lots, there is not an opportunity to provide these signs on the Whole Foods parcel, therefore a variance is required for off-premises signage. Substantial justice will be ensured as these signs, although off-site from the business(Whole Foods), conform to the requirements in the Tuscan Village Tenant and Site Sign Standards.

4. The values of surrounding properties will not be diminished because:

These pedestrian style kiosk directories are located adjacent to the access driveway to the site and at the entrance to the parking area serving the business (Whole Foods) and are not located adjacent to any abutting non-Tuscan Village residential or commercial properties. Therefore, these freestanding monument signs will not adversely impact surrounding property values and in fact are likely to increase the property values of the development as a whole, thereby creating additional tax revenues.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because: USE (A) or (B).

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

This property, the 170-acre former racetrack property, is being redeveloped under the Large-Scale Redevelopment Projects section of the Zoning Ordinance. There are no other properties in the area that are being developed under these provisions. The objective of the Large-Scale Redevelopment Projects section of the Ordinance is to create a mix of compatible land uses within a large redevelopment parcel and provide a unique experience for patrons and residents of the development as well as the Town of Salem and surrounding communities. This project, when completed, with over 3 million square feet of mixed-use development, creates that special condition that does distinguish it from other properties in the area.

(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area:

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

Due to the unique character of the Tuscan Village Development and the specific zoning that is allowed under the Large Scale Redevelopment Ordinance, it was soon realized that the signage needed by this type of development would be unique and that the current sign ordinance would not allow for the unique type of signage that is required for the development to be successful. Realizing this, the Planning Board adopted the Tuscan Village Tenant and Site Sign Standards that allowed signage that would potentially be needed for this type of development. The sign standards established were based on the base zoning of Section 490-702 Signs and allowed for conditional use permits for specific signage requests as well as other aspects such as number of signs and size of signs. The proposed freestanding monument signs are allowed by right under the Tuscan Village Sign Standards; however, the off-site aspect of the 2 freestanding monument signs is not allowed and therefore relief through a variance due to its definition as an off-site sign is required.

The uniqueness of the Tuscan Village project and the signage allowed through its established Sign Standards makes the development competitive and successful and as a result there is no fair and substantial relationship that exists between the general public purpose of the sign ordinance (Section 490-702) and the specific application of that provision of the sign ordinance to the Tuscan Village property. Allowing the offsite component of the 2 proposed freestanding monument signs will not adversely impact public health, safety, or general welfare. Therefore, there is no benefit to the public that would outweigh the hardship that the project would incur if the advertising portion of these signs were not allowed.

(ii) **The proposed use is a reasonable one because:**

As noted above, this project is part of the Tuscan Village Large Scale Redevelopment Project, which has received approval from the Salem Planning Board pursuant to Section 490-710 of the Zoning Ordinance. The unique nature of the signage needed is critical to the continued success of the development, therefore the allowance of the offsite advertising of the proposed signs is reasonable given these conditions.

If the criteria in subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

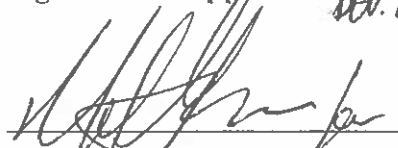
- (B) Owing to the special conditions set forth above, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it because:

By filing this application, you are authorizing us to come onto your property to do necessary site inspections.

The undersigned acknowledge that to the best of their knowledge all of the above information is true and correct.


Signature of Applicant
TUSCAN VILLAGE
DEV. LLC

MARK S. GROSS
Print Name of Applicant


Signature of Property Owner
TUSCAN VILLAGE
DEV. LLC

MARK S. GROSS
Print Name of Property Owner

ABUTTERS & NOTIFICATION LIST
For
TUSCAN VILLAGE DEVELOPMENT
WHOLE FOODS SIGNAGE VARIANCE
24 VIA TOSCANA & SOUTH VILLAGE DRIVE
MAP 108 LOT 12657 & MAP 108 LOT 12501
SALEM, NH
AS OF 12-15-2025

<u>MAP/LOT #</u>	<u>NAME & ADDRESS</u>
108/12657(SUBJECT PARCEL)	TUSCAN VILLAGE BLOCK 1300 LLC P.O.BOX 1648 SALEM, NH 03079
108/12501 (SUBJECT PAREL)	TUSCAN SOUTH VILLAGE, LLC P.O. BOX 1648 SALEM, NH 03079
98/7887 108/12659 108/12652 98/12656 ROADWAY	TUSCAN VILLAGE MASTER DEVELOPMENT LLC P.O.BOX 1648 SALEM, NH 03079
108/12654	OMJ REALTY P.O. BOX 1648 SALEM, NH 03079
108/12569	TUSCAN VILLAGE BLOCK 1200 LLC P.O.BOX 1648 SALEM, NH 03079
108/12501	TUSCAN SOUTH VILLAGE, LLC P.O. BOX 1648 SALEM, NH 03079
108/12577	TUSCAN VILLAGE JEWEL BUILDING 1, LLC P.O. BOX 1648 SALEM, NH 03079
108/12650 108/12651	TUSCAN BLOCK 2000, LLC P.O. BOX 1648 SALEM, NH 03079
108/12651	TV BLOCK 2000 MASTER ASSOCIATION, INC. 18 ARTISAN RESIDENTIAL ASSOCIATION, INC. C/O JOSEPH FARO, DIRECTOR/PRESIDENT P.O. BOX 1684 SALEM, NH 03079
108/12651	TV BLOCK 2000 MASTER ASSOCIATION, INC. 18 ARTISAN RESIDENTIAL ASSOCIATION, INC. C/O TIMOTHY BEAN, DIRECTOR/TREASURER AND SECRETARY P.O. BOX 1684 SALEM, NH 03079
108/12651	TV BLOCK 2000 MASTER ASSOCIATION, INC. 18 ARTISAN RESIDENTIAL ASSOCIATION, INC. C/O GLENN VERETTE, DIRECTOR P.O. BOX 1684 SALEM, NH 03079

ABUTTERS & NOTIFICATION LIST
For
TUSCAN VILLAGE DEVELOPMENT
WHOLE FOODS SIGNAGE VARIANCE
24 VIA TOSCANA & SOUTH VILLAGE DRIVE
MAP 108 LOT 12657 & MAP 108 LOT 12501
SALEM, NH
AS OF 12-15-2025

117/7880

ROCKINGHAM 620, INC.
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD # 100
NEW HYDE PARK, NY 11042

151/12213
117/7885

STATE OF NHDOT
JOHN O'MORTON BUILDING
ONE HAZEN DRIVE
CONCORD, NH 03302

ENGINEER/SURVEYOR

GREENMAN-PEDERSEN, INC.
44 STILES ROAD, SUITE ONE
SALEM, NH 03079

APPLICANT

TUSCAN VILLAGE MASTER DEVELOPMENT LLC
P.O. BOX 1648
SALEM, NH 03079
ATTN: MARK S GROSS, AGENT

ENGINEER

TIGHE & BOND
177 CORPORATE DRIVE
PORTSMOUTH, NH 03801
ATTN: JOE PERSICHINO

Town of Salem, New Hampshire**BUILDING PERMIT APPLICATION**

Town Hall, 33 Geremonty Drive

Date _____

Permit # _____

Salem, New Hampshire 03079 603-890-2020

Map 109 Lot 12657 / 12501 Unit# _____

Permitting Hours Monday through Friday

ADDRESS 2A VIA TOSCANA & SOUTH VILLAGE DR

Please submit during our permitting hour: 8:30-9:30am

www.townofsalemnh.org (application valid for 30 days)NAME OF OCCUPANT TUSCAN VILLAGE MASTER DEVEL PHONE # (761) 404-4240NAME OF OWNER TUSCAN VILLAGE BLOCK 1300 LLC PHONE # SAMECONTRACTOR'S NAME TUSCAN SOUTH VILLAGE LLC PHONE # SAMECONTRACTOR'S ADDRESS P.O. BOX 1645 CITY SACON STATE MA ZIP 03079Impact fees are due prior to occupancy: New Dwelling \$ N/A Road Improvement \$ N/AAssessment fees for water and sewer are due prior to occupancy \$ N/AWALK SCALE REVIEWZone ' ' SET BACKS: Front 30 Side (L) 15 Side (R) 15 Rear 20 Corner Lot N/AVariance required? Yes ☒ No ☐ Floodplain? Yes ☐ No ☒ Wetlands? Yes ☐ No ☒ Historic District? Yes ☐ No ☒Town Water ☒ Town Sewer ☒ Private Well ☐ Private Septic ☐ Fire Sprinklers? Yes ☒ No ☐**RESIDENTIAL**

- ☐ Single Family (E,P,H, F)
- ☐ Apartment (E,P,H)
- ☐ Residential Add./Alt. (E,H)
- ☐ Residential Raze (E,H,ENV,UTIL)
- ☐ Manufactured Raze (E,H,PTM*,UTIL)
- ☐ Manufactured Home (E, H, F)
- ☐ Residential Garage (E,H)
- ☐ Residential Foundation (E,P,H)
- ☐ Shoreland CSPA (E,P,H)

COMMERCIAL

- ☐ New Commercial (E,P,F,H)
- ☐ Commercial Foundation (E,P,F,H)
- ☐ Add./Alt. (E,P,F,H, ENV)
- ☐ Municipal Add./Alt. (E,P,F,H)
- ☐ Hotel/Motel (E,P,F,H)
- ☐ Multi-Family (E,P,F,H)
- ☐ Commercial Raze (E,P,F,ENV)
- ☐ Change of Use (E,P,F,H)
- ☐ Change of Occupant (E,P,F,H)

MISCELLANEOUS

- ☒ Sign (P)
- ☐ Shed
- ☐ Pool (E,H)
- ☐ Repair
- ☐ Deck (E,H)
- ☐ Casual Sales (P,F)
- ☐ Renew Permit (E,P,H)
- ☐ MECHANICAL

E=Engineering P=Planning F=Fire H=Health ENV=Enviro. Survey

****Residential Addition & Alteration require smoke and carbon monoxide alarms to be upgraded** (IRC 314/ 31.******Existing Residential Fire Sprinklers shall be extended into additions/alterations*******PTM=Permit to Move _____ UTILITY _____ (letter of permission from Liberty Utilit*******PLANS ARE REQUIRED TO BE SUBMITTED*****

Estimated Value: _____ Dig Safe _____ Fee: _____

Work Description and Uses: PROVIDE 2 FREESTANDING MANUFACTURED SIGNS IN

TWO LOCATIONS FOR WHOLE FOODS TRAVEL (MAP 106 LOT 12657) TO

BE LOCATED ON ADJACENT PARCEL OF LAND (MAP 106 LOT 12501)

WHERE OFFSITE SIGNAGE IS NOT ALLOWED UNDER THE

SIGN ORDINANCES AND SECTION 490-702E (2).

Departmental Releases:Town Planner (P) _____
Health Officer (H) _____Town Engineer (E) _____
Variance Sign Off _____

Fire Marshal (F) _____

I (print name) _____ agree to meet all requirements of the applicable building codes & zoning ordinances & will not backfill or cover any work until inspections have been done and the installations are approved.

Signature of Applicant for TUSCAN VILLAGE DEVELOPMENT LLC

EMAIL ADDRESS _____

COMPLETE BOTH SIDES

Building Official Michael G. Gagnier (SAC)**Denied**

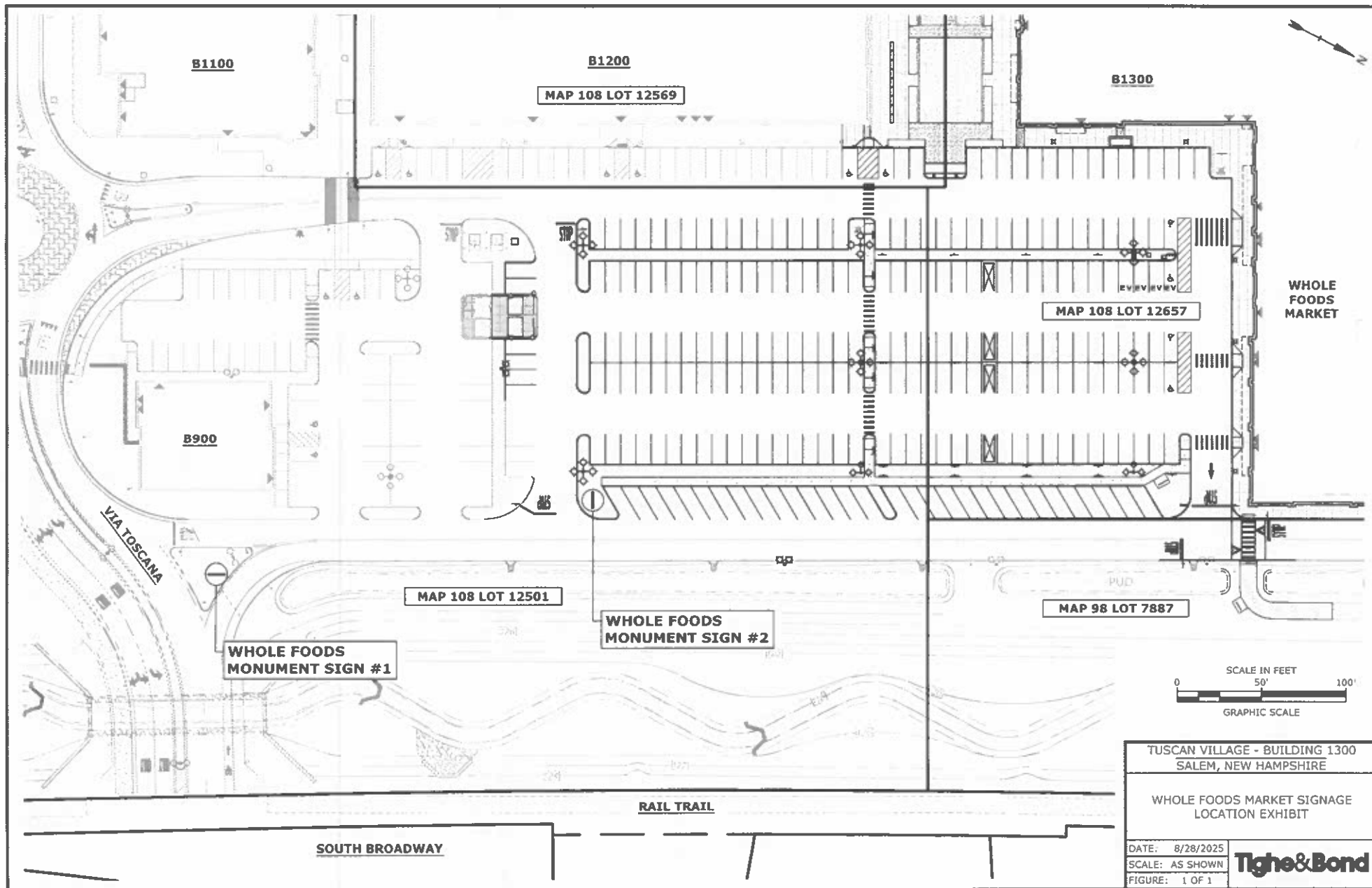
SQUARE FEET OF FINISHED AREA

Area Description	Calculations	Total	Cost Bldg Dpt Only
First floor			
Second floor			
Above second floor			
Basement			
Garages			

SQUARE FEET OF UNFINISHED AREA

Area Description	Calculations	Total	Cost Bldg Dpt Only
First Floor			
Second Floor			
Above Second Floor			
Basement			
Garages			
Decks			

Work Description and Uses (for Building Official Only)



EXAMPLE



FACE-LIT ILLUMINATED CHANNEL LETTERS FOR (E) D/S MONUMENT

SCALE: AS NOTED

QTY.: TWO (2)

MONUMENT AREA: 48" x 120" = 40.00' ±

COPY AREA: 27.625" x 108" = 20.72' ±

F

R7



STONE/CONCRETE BASE BY OTHERS
ELECTRICAL FEED BY OTHERS

FRONT & BACK (F.1) (F.2)

SIDE (F.3)

PMS 7727C

MONUMENT LOCATION TBD

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Persona(Triangle) © TSS

CLIENT & LOCATION

WHOLE FOODS
MARKET

TUSCAN VILLAGE
BUILDING 1300
92 VIA TOSCANA
SALEM, NH 03079

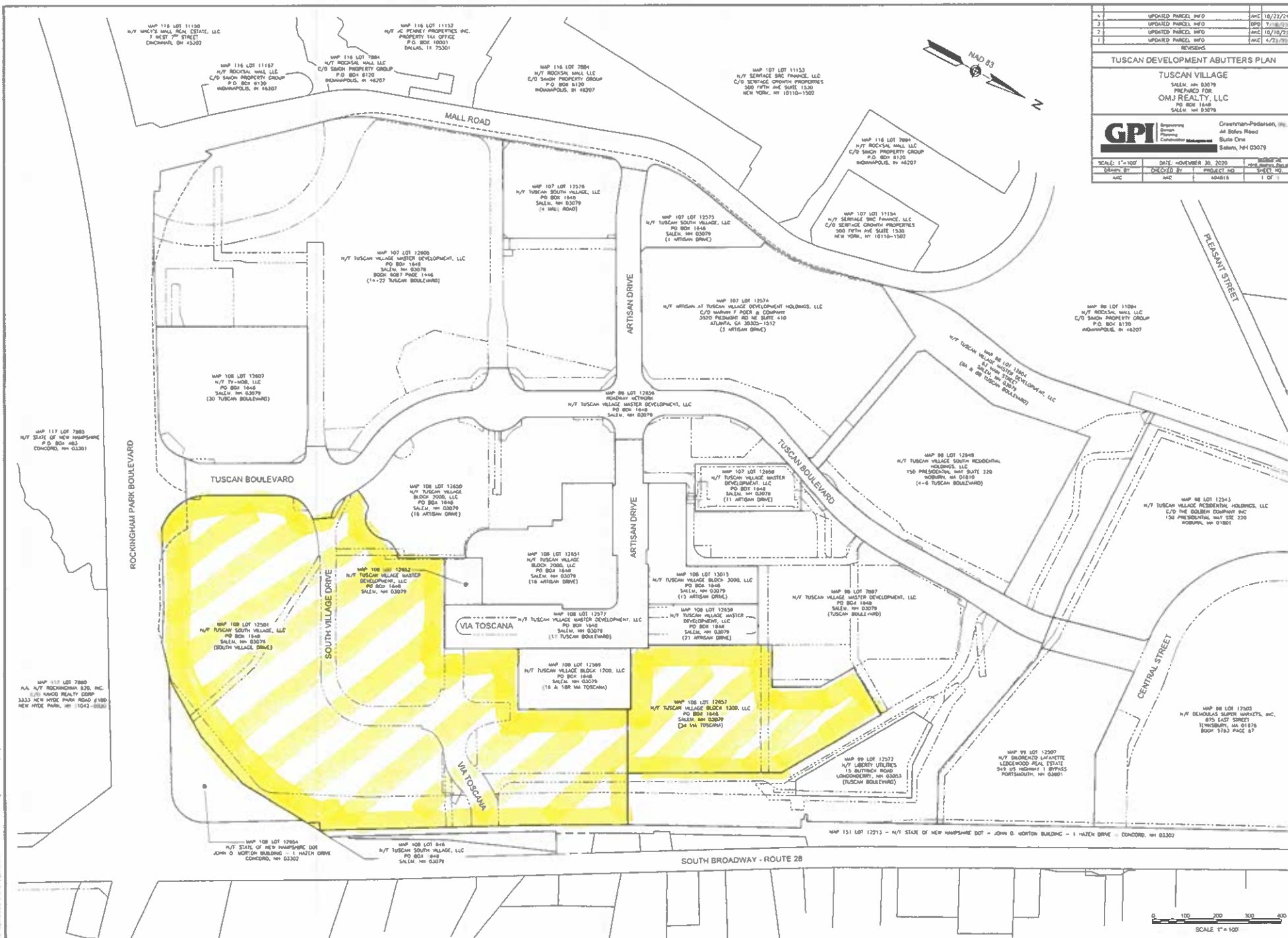
LEAD NO.
222578 R7
DATE
12/30/2024

SM/PM
SAVC
ARTIST
MATT

REVIEW
SEG. NO.

SHEET NO.

18 of 19







S VILLAGE DR

Location S VILLAGE DR

Mblu 108 / 12501 /

Acct# 12501

Owner TUSCAN SOUTH VILLAGE LLC

Assessment \$44,284,139

Appraisal \$44,284,139

PID 105983

Building Count 10

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$26,287,700	\$17,996,439	\$44,284,139
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$26,287,700	\$17,996,439	\$44,284,139

Owner of Record

Owner TUSCAN SOUTH VILLAGE LLC

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 1648
SALEM, NH 03079

Book & Page 6087/1449

Sale Date 02/25/2020

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TUSCAN SOUTH VILLAGE LLC	\$0		6087/1449	02/25/2020
ROCK ACQUISITION LLC	\$40,000,000		5763/0052	10/14/2016

Building Information

Building 1 : Section 1

Year Built: 2020
Living Area: 35,887
Replacement Cost: \$7,749,114
Replacement Cost
Less Depreciation: \$7,594,100

Building Attributes

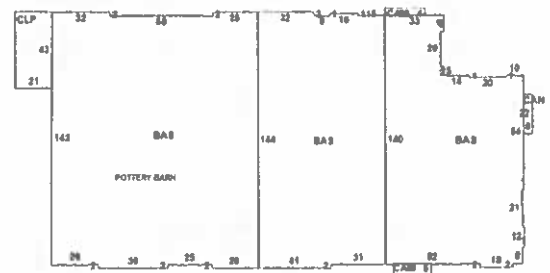
Field	Description
Style:	Shop Center RE
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	3.00
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	Stucco/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Terrazzo Monol
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	COMM BLDG MDL-96
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	18.00
% Conn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031\IMG_9830_3111)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104539)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	35,887	35,887
CAN	Canopy	324	0
CLP	Loading Platform, Finished	903	0
		37,114	35,887

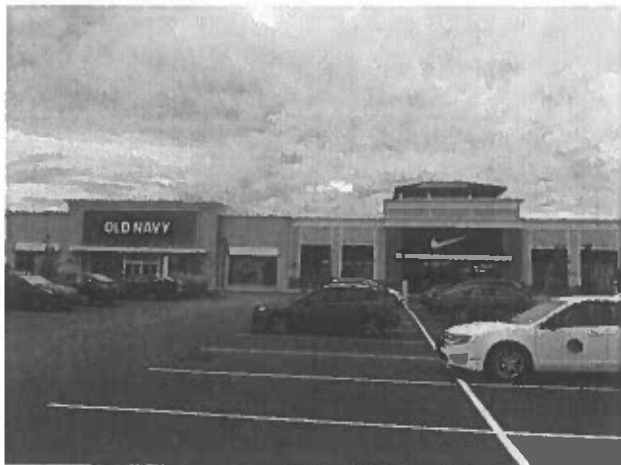
Building 2 : Section 1

Year Built: 2020
Living Area: 45,631
Replacement Cost: \$5,152,431
Replacement Cost
Less Depreciation: \$5,049,400

Building Attributes : Bldg 2 of 10	
Field	Description
Style:	Shop Center LO
Model	Comm/Ind
Grade	Average +10
Stories:	1

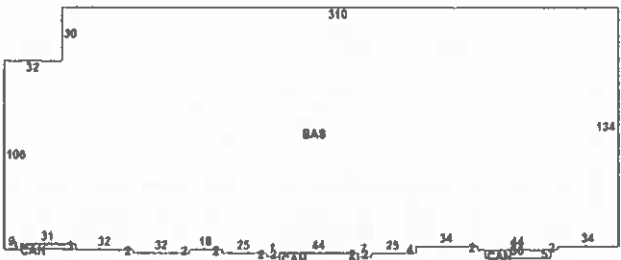
Occupancy	2.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	Brick Veneer
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	20.00
% Conn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031/IMG_9831_311)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104568)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	45,631	45,631
CAN	Canopy	537	0
		46,168	45,631

Building 3 : Section 1

Year Built: 2020
Living Area: 35,227
Replacement Cost: \$3,859,253
Replacement Cost Less Depreciation: \$3,782,100

Building Attributes : Bldg 3 of 10	
Field	Description
Style:	Shop Center LO
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	9.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Stucco on Wood

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031/IMG_9835_311)

Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	BANK BLDG
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Comn Wall	

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104573)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,154	3,154
CAN	Canopy	160	0
		3,314	3,154

Building 5 : Section 1

Year Built:	2020
Living Area:	14,361
Replacement Cost:	\$1,506,719
Replacement Cost	
Less Depreciation:	\$1,476,600

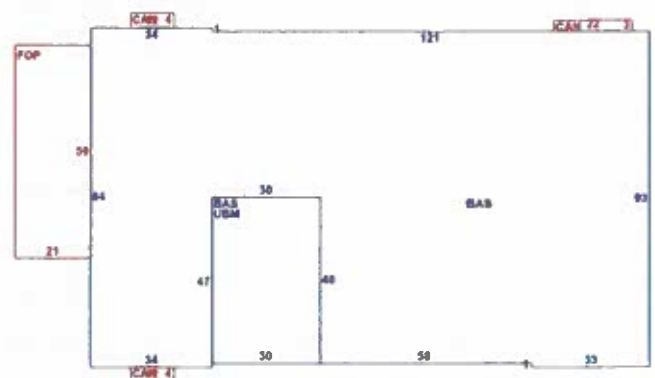
Building Attributes : Bldg 5 of 10	
Field	Description
Style:	Store
Model	Comm/Ind
Grade	Average +20
Stories:	1
Occupancy	2.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	Terrazzo Epoxy
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031\IMG_9839_3111)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104574)

Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	18.00
% Comn Wall	

Building 6 : Section 1

Year Built: 2020
Living Area: 15,068
Replacement Cost: \$1,515,292
Replacement Cost
Less Depreciation: \$1,485,000

Building Attributes : Bldg 6 of 10	
Field	Description
Style:	Store
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Cust Wd Panel
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Terrazzo Monol
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS

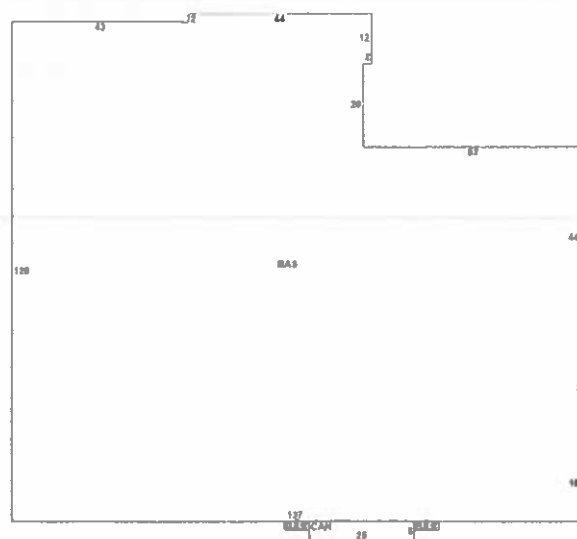
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	14,361	14,361
CAN	Canopy	162	0
FOP	Porch, Open, Finished	1,239	0
UBM	Basement, Unfinished	1,380	0
		17,142	14,361

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031/IMG_9838_3112)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104575)

Building Sub-Areas (sq ft)			Legend
----------------------------	--	--	--------

Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	24.00
% Comn Wall	

Code	Description	Gross Area	Living Area
BAS	First Floor	15,068	15,068
CAN	Canopy	125	0
		15,193	15,068

Building 7 : Section 1

Year Built: 2020
Living Area: 5,150
Replacement Cost: \$690,847
Replacement Cost
Less Depreciation: \$677,000

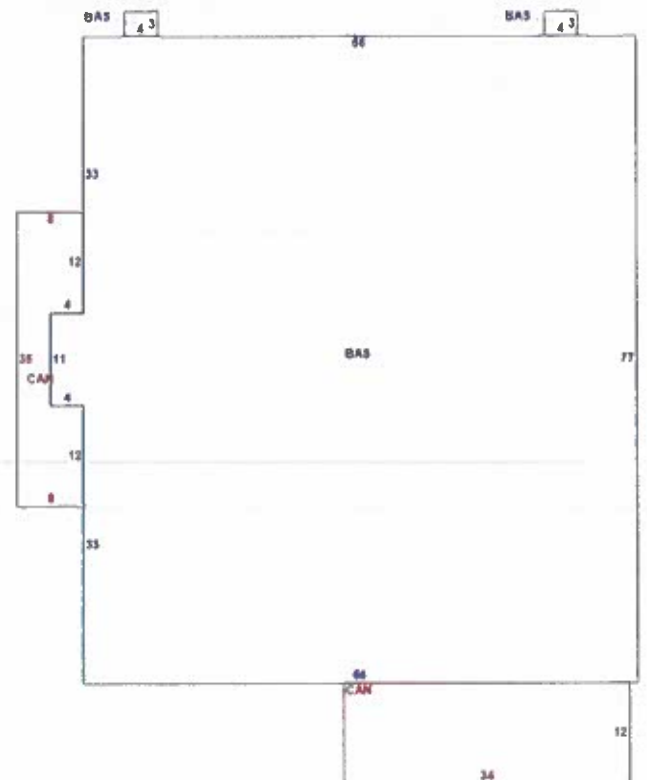
Building Attributes : Bldg 7 of 10	
Field	Description
Style:	Restaurant
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Quarry Tile
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	REST/CLUBS MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031/IMG_9834_3112)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104576)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

% Conn Wall	
-------------	--

BAS	First Floor	5,150	5,150
CAN	Canopy	644	0
		5,794	5,150

Building 8 : Section 1

Year Built: 2020
Living Area: 5,162
Replacement Cost: \$538,061
Replacement Cost Less Depreciation: \$527,300

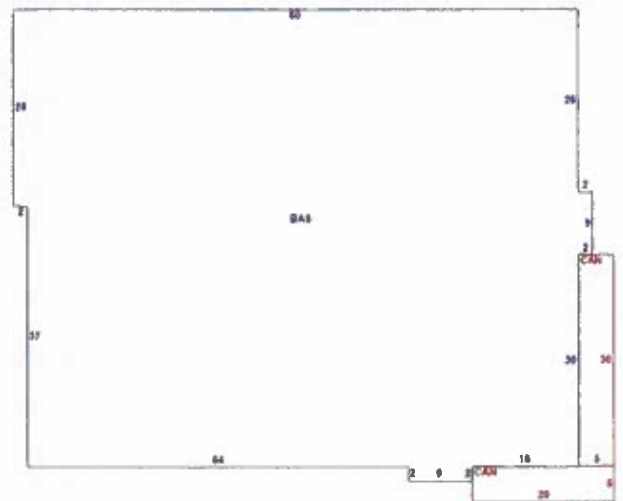
Building Attributes : Bldg 8 of 10	
Field	Description
Style:	Store
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	2.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Terrazzo Monol
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	SHOPNGMALL MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/SalemNHPhotos//A0032/TUSCAN%20A>)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104676)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,162	5,162
CAN	Canopy	250	0
		5,412	5,162

Building 9 : Section 1

Year Built: 2020
Living Area: 18,073
Replacement Cost: \$2,452,096
Replacement Cost Less Depreciation: \$2,403,100

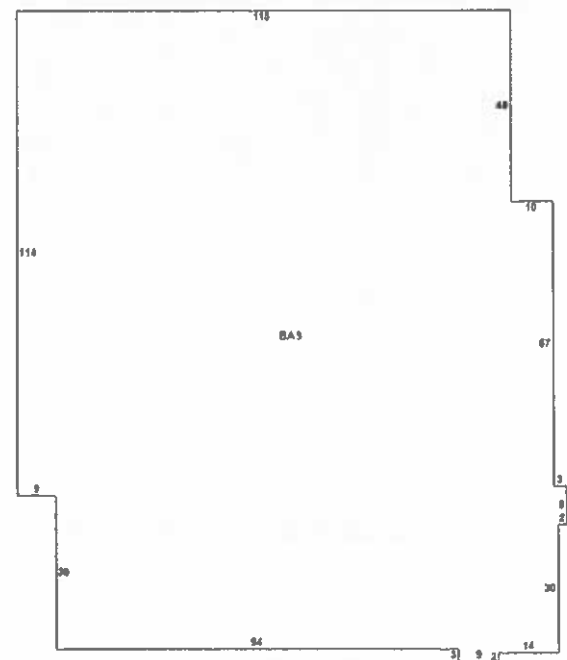
Building Attributes : Bldg 9 of 10	
Field	Description
Style:	Health Club
Model	Comm/Ind
Grade	Average +20
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Quarry Tile
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	HEALTH SPA
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	26.00
% Conn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0029\P1090325_294)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104677)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	18,073	18,073
		18,073	18,073

Building 10 : Section 1

Year Built: 2021
Living Area: 5,217
Replacement Cost: \$1,185,217

Replacement Cost

Less Depreciation: \$1,185,200

Building Attributes : Bldg 10 of 10	
Field	Description
Style:	Fast Food Rest
Model	Comm/Ind
Grade	Good
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	REST/CLUBS MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	3260
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUSP-CEIL ONLY
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0030\20220503_1033)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104783)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,217	5,217
CAN	Canopy	84	0
SLB	Slab	5,217	0
		10,518	5,217

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
SPR2	WET/CONCEALED	35887.00 S.F.	\$45,700	1
SPR2	WET/CONCEALED	45631.00 S.F.	\$58,100	2
SPR1	SPRINKLERS-WET	35608.00 S.F.	\$34,900	3
SPR2	WET/CONCEALED	3154.00 S.F.	\$4,000	4
SPR2	WET/CONCEALED	14361.00 S.F.	\$18,300	5

CLR1	COOLER	136.00 S.F.	\$3,300	5
CLR2	FREEZER TEMPS	104.00 S.F.	\$3,400	5
SPR1	SPRINKLERS-WET	15093.00 S.F.	\$14,800	6
SPR1	SPRINKLERS-WET	5150.00 S.F.	\$5,000	7
CLR1	COOLER	156.00 S.F.	\$3,800	7
CLR2	FREEZER TEMPS	36.00 S.F.	\$1,200	7
MEZ3	W/PARTITIONS	9000.00 S.F.	\$176,400	9
SPR2	WET/CONCEALED	18073.00 S.F.	\$23,000	9
ATM1	AUTOMATC TELLR	0.00 UNITS	\$0	4
ATM1	AUTOMATC TELLR	0.00 UNITS	\$0	4
NDP	NITE DEPOSIT	0.00 UNITS	\$0	4
CLR1	COOLER	96.00 S.F.	\$2,400	10
CLR2	FREEZER TEMPS	96.00 S.F.	\$3,200	10
DUW2	WIDE BAY	1.00 UNITS	\$9,000	10
SPR2	WET/CONCEALED	3845.00 S.F.	\$5,000	10
SPR2	WET/CONCEALED	4261.00 S.F.	\$5,400	8
PAT	PATIO	728.00 S.F.	\$9,500	10

Land

Land Use

Use Code 3230
Description SHOPNGMALL MDL-94
Zone CIC
Neighborhood 800
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 23.55
Frontage 0
Depth 0
Assessed Value \$17,996,439
Appraised Value \$17,996,439

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
PAT1	PATIO-AVG			1000.00 S.F.	\$3,600	3
PAV1	PAVING-ASPHALT			308404.00 S.F.	\$616,800	1
SGN3	W/INT LIGHTS			350.00 S.F.&HGT	\$28,000	5
CNP2	GOOD QUALITY			1350.00 S.F.	\$32,400	10
CNP2	GOOD QUALITY			2128.00 S.F.	\$51,100	10
EV	ELEC CHARGE STAT			1.00 UNITS	\$10,000	10
EV	ELEC CHARGE STAT			2.00 UNITS	\$20,000	5
EV	ELEC CHARGE STAT			1.00 UNITS	\$10,000	4
EV	ELEC CHARGE STAT			2.00 UNITS	\$20,000	2

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$26,287,700	\$17,996,439	\$44,284,139
2024	\$25,197,100	\$17,996,439	\$43,193,539
2023	\$25,049,600	\$17,996,439	\$43,046,039

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$26,287,700	\$17,996,439	\$44,284,139
2024	\$25,197,100	\$17,996,439	\$43,193,539
2023	\$25,049,600	\$17,996,439	\$43,046,039

20-24 VIA TOSCANA

Location 20-24 VIA TOSCANA

Mblu 108 / / 12657 / /

Acct# 12657

Owner TUSCAN VILLAGE BLOCK 1300,
LLC

Assessment \$19,034,600

Appraisal \$19,034,600

PID 106262

Building Count 3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$18,043,800	\$990,800	\$19,034,600
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$18,043,800	\$990,800	\$19,034,600

Owner of Record

Owner TUSCAN VILLAGE BLOCK 1300, LLC
Co-Owner
Address 63 MAIN ST
SALEM, NH 03079

Sale Price \$0
Certificate
Book & Page 6536/1391
Sale Date 03/13/2024
Instrument 1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TUSCAN VILLAGE BLOCK 1300, LLC	\$0		6536/1391	1B	03/13/2024
TUSCAN VILLAGE BLOCK 1300, LLC	\$0		6530/1835	1B	02/02/2024
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC	\$0		6087/1446		02/26/2020

Building Information

Building 1 : Section 1

Year Built: 2025
Living Area: 343,700
Replacement Cost: \$53,652,292

Replacement Cost
Less Depreciation: \$16,095,700

Building Attributes	
Field	Description
Style:	Apartments
Model	Comm/Ind
Grade	Good
Stories:	5
Occupancy	299.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pergo
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	APT OVER 8
Total Rooms	
Total Bedrms	413
Total Baths	410
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Corn Wall	

Building 2 : Section 1

Year Built: 2025
Living Area: 42,388
Replacement Cost: \$4,516,632
Replacement Cost
Less Depreciation: \$1,580,800

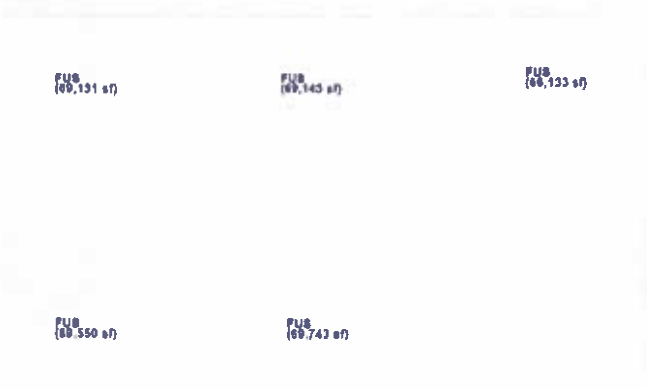
Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Store
Model	Ind/Comm

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0032/thumbnail_IMG

Building Layout



{ParcelSketch.ashx?pid=106262&bid=105022}

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	343,700	343,700
		343,700	343,700

Grade	Good
Stories:	1
Occupancy	7.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0032/thumbnail_IMG_

Building Layout



(ParcelSketch.ashx?pid=106262&bid=105170)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	42,388	42,388
FEP	Porch, Enclosed, Finished	184	0
		42,572	42,388

Building 3 : Section 1

Year Built: 2025
Living Area: 46,227
Replacement Cost: \$5,904,597
Replacement Cost Less Depreciation: \$295,200

Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Disc Dept Store
Model	Comm/Ind
Grade	Good
Stories:	1
Occupancy	1.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0032/thumbnail_IMG_

SPL3	GUNITE			654.00 S.F.	\$0	1
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Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$18,043,800	\$990,800	\$19,034,600
2024	\$0	\$1,668,000	\$1,668,000

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$18,043,800	\$990,800	\$19,034,600
2024	\$0	\$1,668,000	\$1,668,000

Carly Ann Sweeney

LCHIP	ROA672038	25.00
TRANSFER TAX	RO128286	40.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

This is a non-contractual transfer which is exempt from the New Hampshire Real Estate Transfer Tax pursuant to the provisions of RSA 78-B:2, IX.

KNOW ALL MEN BY THESE PRESENTS, that

TUSCAN VILLAGE MASTER DEVELOPMENT, LLC, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantor")

for consideration paid, the receipt and sufficiency of which are hereby acknowledged,

grants to **TUSCAN VILLAGE BLOCK 1300, LLC**, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantee"),

WITH WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, benefits, permits, entitlements, development rights, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto and Grantor's rights, easements and other interests, if any, in and to adjacent streets, alleys, rights of way and other property abutting such real property, any and all water and water rights, well rights and well permits, water and sewer taps, wastewater, sanitary and storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental authorities and agencies with respect to providing utility services to such real property (collectively, the "Property").

Said Property is conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record, but only insofar as the same are still in force and affect the Property.

Meaning and intending to convey a portion of the property conveyed to Grantor by Warranty Deed from Rock Acquisition, LLC, dated February 25, 2020, and recorded February 26, 2020, with the Rockingham County Registry of Deeds (the "Registry") in Book 6087, Page 1446.

[SIGNATURE ON FOLLOWING PAGE]

Executed under seal as of the 13 day of March, 2024.

TUSCAN VILLAGE MASTER DEVELOPMENT,
LLC, a New Hampshire limited liability company

By: 
Name: Joseph P. Faro
Title: Manager

STATE OF NEW HAMPSHIRE

COUNTY: Rockingham ss.

On this 4th day of March, 2024, before me, the undersigned notary public, personally appeared Joseph P. Faro, as Manager of Tuscan Village Master Development, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the voluntary act of the limited liability company.


Notary Public

My commission expires: 11.25.24



AFTER RECORDING RETURN TO:

First American Title Insurance Company
National Commercial Services
800 Boylston Street, Suite 2820
Boston, MA 02199
Attn: Anthony Bucchere, Esq.

EXHIBIT A

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Proposed Map 108, Lot 12657" on a plan of land entitled "Subdivision Plan Prepared for Tuscan Village Master Development, LLC, P.O. Box 1648, Salem, NH 03079" dated June 28, 2023 and recorded with the Rockingham County Registry of Deeds as Plan D-44268.

6276849.1

Cathy Ann Leary

LCHIP	ROA483439	25.00
RECORDING		22.00
SURCHARGE		2.00

WARRANTY DEED

This is a non-contractual transfer which is exempt from the New Hampshire Real Estate Transfer Tax pursuant to the provisions of RSA 78-B:2, IX.

KNOW ALL MEN BY THESE PRESENTS, that

ROCK ACQUISITION, LLC, a New Hampshire limited liability company, having an address of 63 Main Street, Salem, NH 03079 (the "Grantor")

for consideration paid, the receipt and sufficiency of which are hereby acknowledged,

grants to TUSCAN SOUTH VILLAGE LLC, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantee"),

WITH WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, benefits, permits, entitlements, development rights, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto and Grantor's rights, easements and other interests, if any, in and to adjacent streets, alleys, rights of way and other property abutting such real property, any and all water and water rights, well rights and well permits, water and sewer taps, wastewater, sanitary and storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental authorities and agencies with respect to providing utility services to such real property (collectively, the "Property").

Said Property is conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record, but only insofar as the same are still in force and affect the Property.

Book: 6087 Page: 1450

Meaning and intending to convey a portion of the property conveyed to Grantor by Deed from Rockingham Venture, Inc., dated October 14, 2016, and recorded October 17, 2016, with the Rockingham County Registry of Deeds (the "Registry") in Book 5763, Page 52.

[SIGNATURE ON FOLLOWING PAGE]

Executed under seal as of the 25th day of February, 2020.

ROCK ACQUISITION, LLC, a New Hampshire
limited liability company

By: 
Name: Joseph P. Faro
Title: Manager

STATE/Commonwealth of New Hampshire

COUNTY: Rockingham, ss.

On this 25th day of February, 2020, before me, the undersigned notary public, personally appeared Joseph P. Faro, as Manager of Rock Acquisition, LLC, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the voluntary act of the limited liability company.


Notary Public
My commission expires



AFTER RECORDING RETURN TO:
First American Title Insurance Company
National Commercial Services
800 Boylston Street, Suite 2820
Boston, MA 02199
Attn: Katherine E. Garavaglia, Esq.

EXHIBIT A

Parcel I:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Map 108, Lot 12501" on a plan of land entitled "Subdivision Plan Prepared for OMJ Realty, LLC, 63 Main Street, Salem, NH" dated August 19, 2019 and recorded with the Registry as Plan No. D-41798.

Parcel II:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Map 107, Lot 12575" on a plan of land entitled "Roadway Subdivision Plan Prepared for OMJ Realty, LLC, 63 Main Street, Salem, NH" dated March 26, 2019 and recorded with the Registry as Plan No. D-41783.

Parcel III:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Proposed Map 107, Lot 12576" on a plan of land entitled "Subdivision Plan Prepared for OMJ Realty, LLC, 63 Main Street, Salem, NH" dated August 7, 2019 and recorded with the Registry as Plan No. D-41662.

Parcel IV:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Map 108, Lot 846" on a plan of land entitled "Subdivision Plan, Rockingham Venture, Route 28/Rockingham Park Boulevard, Salem, N.H.", prepared by Kimball Chase Company Inc., dated Jan. 1990, and recorded with the Registry as Plan No. D-20210.

Book:6440 Page:844

22040555 09/20/2022 11:00:19 AM
Book 6440 Page 844 Page 1 of 5
Register of Deeds, Rockingham County

Cathy Ann Tracy

LCHIP	ROA631478	25.00
TRANSFER TAX	RO118500	40.00
RECORDING		26.00
SURCHARGE		2.00

env 20fs
Nutter, McClennen + Fish LLP



WARRANTY DEED

\$40.00 Minimum
Transfer Tax

WARRANTY DEED

This is a non-contractual transfer which is exempt from the New Hampshire Real Estate Transfer Tax pursuant to the provisions of RSA 78-B:2, IX.

KNOW ALL MEN BY THESE PRESENTS, that

TUSCAN SOUTH VILLAGE LLC, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantor")

for consideration paid, the receipt and sufficiency of which are hereby acknowledged,

grants to TUSCAN VILLAGE MASTER DEVELOPMENT, LLC, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantee");

WITH WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, benefits, permits, entitlements, development rights, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto and Grantor's rights, easements and other interests, if any, in and to adjacent streets, alleys, rights of way and other property abutting such real property, any and all water and water rights, well rights and well permits, water and sewer taps, wastewater, sanitary and storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental authorities and agencies with respect to providing utility services to such real property (collectively, the "Property").

Said Property is conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record, but only insofar as the same are still in force and affect the Property.

Meaning and intending to convey a portion of the property conveyed to Grantor by Deed from Rock Acquisition, LLC dated February 25, 2020, and recorded February 26, 2020, with the Rockingham County Registry of Deeds (the "Registry") in Book 6087, Page 1449.

[SIGNATURE ON FOLLOWING PAGE]

Executed under seal as of the 13th day of September, 2022.

TUSCAN SOUTH VILLAGE LLC, a New
Hampshire limited liability company

By: 
Name: Joseph P. Faro
Title: Manager

STATE OF NEW HAMPSHIRE

COUNTY: Rockingham, ss.

On this 13th day of September, 2022, before me, the undersigned notary public, personally appeared Joseph P. Faro, as Manager of Tuscan South Village LLC, proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the voluntary act of the limited liability company.


Notary Public

My commission expires: 11.25.24



AFTER RECORDING RETURN TO:

Nutter McClennen & Fish LLP
Seaport West
155 Seaport Boulevard
Boston, MA 02210
Attn: Matthew J. Gaughan, Esq.

EXHIBIT A

A certain tract or parcel of land situated in the Town of Salem, County of Rockingham, State of New Hampshire, shown as "Portion of Map 108 Lot 12501 to be Conveyed to Map 98 Lot 7887, 30,658 Sq. Ft., 0.704 ac. +/-" on a plan of land entitled "Lot Line Adjustment Plan Prepared for OMJ Realty, LLC, 63 Main Street, Salem, NH, Salem Property Map 98 Lot 7887 & Map 108 Lot 12501, Tuscan Boulevard, Artisan Drive and Via Toscana" dated June 7, 2022, last updated August 2, 2022 and recorded with the Registry as Plan No. D-43508, and bounded and described as follows:

Beginning at a point on the easterly sideline of Via Toscana at lands now or formerly of Tuscan Village Master Development, LLC and Tuscan South Village LLC; thence

S28°06'02"E by land of Tuscan South Village LLC a distance of two hundred twenty-seven and ten hundredths (227.10) feet to a point; thence

S61°53'58"W by land of Tuscan South Village LLC a distance of one hundred thirty-five and no hundredths (135.00) feet to a point at lands of Tuscan South Village LLC and Tuscan Village Master Development, LLC; thence

N28°06'02"W by lands of Tuscan Village Master Development, LLC and now or formerly of Tuscan Village Block 2000 LLC a distance of two hundred twenty-seven and ten hundredths (227.10) feet to a point; thence

N61°53'58"E by land of Tuscan Village Master Development, LLC a distance of one hundred thirty-five and no hundredths (135.00) feet to the point of beginning.

Said tract or parcel of land contains 30,658 square feet or 0.704 acres, more or less.



72 ROCKINGHAM BLVD. SALEM, NH | 603.212.9650 | TUSCANVILLAGESALEM.COM

December 15, 2025

Mr. Jacob LaFontaine, Planning Director
Salem Zoning Board of Adjustment
Salem Municipal Office Building
33 Geremonty Drive
Salem, New Hampshire 03079

Re: **Variance Application**
Off Premises Signage Variance – Whole Foods Freestanding Monument Signs
MAP 108 LOT 12657 & MAP 108 LOT 12501
24 VIA TOSCANA/SOUTH VILLAGE DRIVE

Dear Jacob:

I, Joseph Faro, c/o Tuscan Village Master Development LLC being the owner of the property listed above, hereby give permission to Mark S Gross, as the agent for Tuscan Village Master Development LLC to prepare a variance application and supporting documents as necessary to represent and receive any required approvals related to the redevelopment of this property for the above referenced project, specifically for the variance application for the pedestrian kiosk signs.



Joseph P. Faro, owner
Tuscan Village Development LLC

Date