

Land For Sale

MOODY'S

The Merrill Bartlett Group

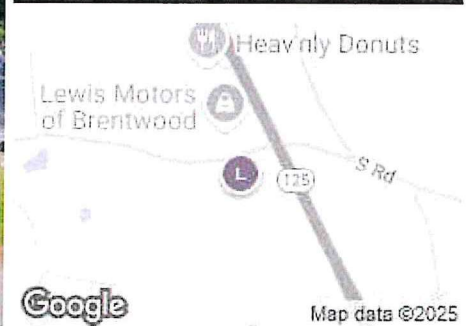
153 Main St Kingston, NH 03848 | 603-642-5171

7 acre Lot with Good Visibility - 600' on Ro...

Land: Retail For Sale

Prepared on January 07, 2025

316 South Road, Brentwood, NH, 03833



Listing Details | Land For Sale

Total Available Space	7.03 Acres
Asking Price	\$729,000
Listing Price Per SF	-
List Price Per Acre	\$103,698
Cap Rate (Actual)	-
Total Expenses	\$8,125
Investment	No
Available Date	Now

Days On Market	1199 days
Date Listed	9/26/2021
Last Modified	1/07/2025
Listing ID	27886293
Parking Spaces	-
Electric Service	-
Water	-
Sanitary Sewer	-

Description

At the corner of South Road and Route 125 with over 600' frontage on Route 125 is 7 acres of level, mostly cleared land most recently used as a garden center. There is a 1400 sf circa 1970 mobile home on the site with drilled well and septic. Brentwood's Commercial-Industrial District has a number of permitted uses. This property is adjacent to the Rockingham County Courthouse property near the Kingston Town Line in a growing commercial area. (A 900,000 sf distribution facility was just approved by the Town of Kingston for the parcel two properties south of this land.)

Property Details

Zoning	C/I
Building Size	1,420 SF
Number of Buildings	1
Floors	1
Year Built	1970
Primary Construction	Framed
Parcels	223.063.000

Legal Owner	Emma Brentwood Real...
Submarket	-
County	Rockingham
Water	-
Natural Gas	-
Sanitary Sewer	-

Contact



Lynne Bartlett Merrill
603-770-4012
lynne.merrill@mbgre.com

The Merrill Bartlett Group

MOODY'S

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Property Images



316South_Merrill-3



316South_Merrill-5



316South_Merrill-4



316South_Merrill-6

Land
4884355
Active

316 South Road
Brentwood
Unit/Lot #
NH 03833

Listed: 9/27/2021
Closed:
DOM: 1191
\$729,000



County NH-Rockingham
VillDstLoc
Zoning C/I
Lot Size Acres 7.03
Lot - Sqft 306,227
Price Per Acre \$103,698.44
Taxes TBD No
Tax Annual Amount \$8,125.00
Tax Year 2024
Waterfront Property
Water View
Water Body Access
Water Body Name

Road Frontage Yes
Road Frontage Length 1,063
Surveyed Yes
Surveyed By
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots 1
Total Leases
OpenSpc %



[Schedule a Showing](#)

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Date Initial Showings ...

Directions

Remarks - Public Storage Facility? At the corner of South Road and Route 125 with over 600' frontage on Route 125 is 7 acres of level, mostly cleared land most recently used as a garden center. There is a 1400 sf circa 1970 mobile home on the site with drilled well and septic. Brentwood's Commercial -Industrial district has a number of permitted uses. This property is adjacent to the Rockingham County Courthouse property near the Kingston Town Line in a growing commercial area. (A 900,000sf distribution facility was just approved by the Town of Kingston for the parcel two properties south of this land.)

LOT/LOCATION

Development / Subdivision

Lot Features Corner, Level, Major Road Frontage
Zoning Description Business District, Commercial Zoning

Common Land Acres

Pole Number
Permit Number
Road Frontage Type Paved, Public

School - District Brentwood
School - Elementary Swasey Central School
School - Middle/Jr Cooperative Middle School
School - High Exeter High School

UTILITIES

Utilities Cable - At Site	Fuel Company
Internet Internet - Cable	Electric Company
Water Source Drilled Well	Cable Company
Sewer On-Site Septic Exists	Phone Company
Electric On-Site	Internet Service Provider

PUBLIC RECORDS

Deed - Recorded Type Warranty	Map 223	Tax Class
Deeds - Total	Block 0	Tax Rate
Deed - Book 4738	Lot 63	Current Use No
Deed - Page 1414	SPAN#	Land Gains
Plan Survey Number		Assessment Amount \$322,800
Property ID		Assessment Year 2024
		Assessments - Special

DISCLOSURES

Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No **Flood Zone** No
Monthly Lease Amount **Easements**
Covenants No
Resort No

Financing-Current
Financing-Possible Opt

Auction
Date - Auction
Auction Time

Items Excluded
Documents Available Aerials, Deed, Property Disclosure, Survey, Tax Map

Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

Lynne Bartlett Merrill
Cell: 603-770-4012
lynne.merrill@mbgre.com

My Office Info:

The Merrill Bartlett Group
153 Main Street
Kingston NH 03848
Off: 603-642-5171



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



TO BE COMPLETED BY SELLER

- 1. SELLER: Emma Brentwood Realty LLC
2. PROPERTY LOCATION: 316 South Road, Brentwood, NH 03833
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge...

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
a. TYPE OF SYSTEM: [X] None [] Public [X] Private [] Seasonal [] Unknown
b. INSTALLATION: Location: Installed By:
c. USE: Number of Persons currently using the system:
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions...
e. WATER TEST: Have you had the water tested?
f. COMMENTS:

- 6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [X] No
b. IF PUBLIC OR COMMUNITY/SHARED:
c. IF PRIVATE:
d. LEACH FIELD:
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?
f. COMMENTS:

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

SELLER(S) INITIALS [Signature] BUYER(S) INITIALS [Signature]

Handwritten notes at the bottom of the page.

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 316 South Road, Brentwood, NH 03833

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [] YES [x] NO [] UNKNOWN

IF YES: Are tanks currently in use? [] YES [] NO

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

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

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

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

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? [] YES [] NO [x] UNKNOWN

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

If YES, Explain: _____

d. What is your source of information? _____

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

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

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

h. Has the property been surveyed? [x] YES [] NO [] UNKNOWN If YES, is the survey available? [] YES [] NO

i. Has the soil been tested? [x] YES [] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

j. Has a percolation test been done? [x] YES [] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

k. Has a test pit been done? [x] YES [] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

l. Have you subdivided the property? [] YES [x] NO [] UNKNOWN

m. Are there any local permits? [] YES [] NO [x] UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? [] YES [] NO [] UNKNOWN

o. Septic/Design plan available? [x] YES [] NO [] UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [] YES [x] NO If YES, please explain: _____

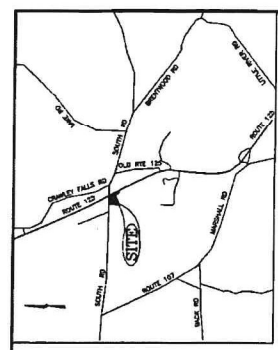
9. ADDITIONAL INFORMATION:

Empty rectangular box for additional information.

10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS [Signature] []

BUYER(S) INITIALS [] []



- NOTES:**
- 1) ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - 2) ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN PROPER CLEARANCES AND COVER.
 - 3) ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS AFTER CONSTRUCTION.
 - 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES AND THE STATE OF NEW HAMPSHIRE.
 - 5) THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 6) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 - 7) THE CONTRACTOR SHALL CALL AND COMMENT WITH 800-487-1111 (1-800-344-7333) PRIOR TO COMMENCING ANY CONSTRUCTION.
 - 8) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 - 9) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 - 10) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 - 11) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 - 12) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 - 13) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 - 14) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 - 15) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE STATE AND FEDERAL REGULATIONS.

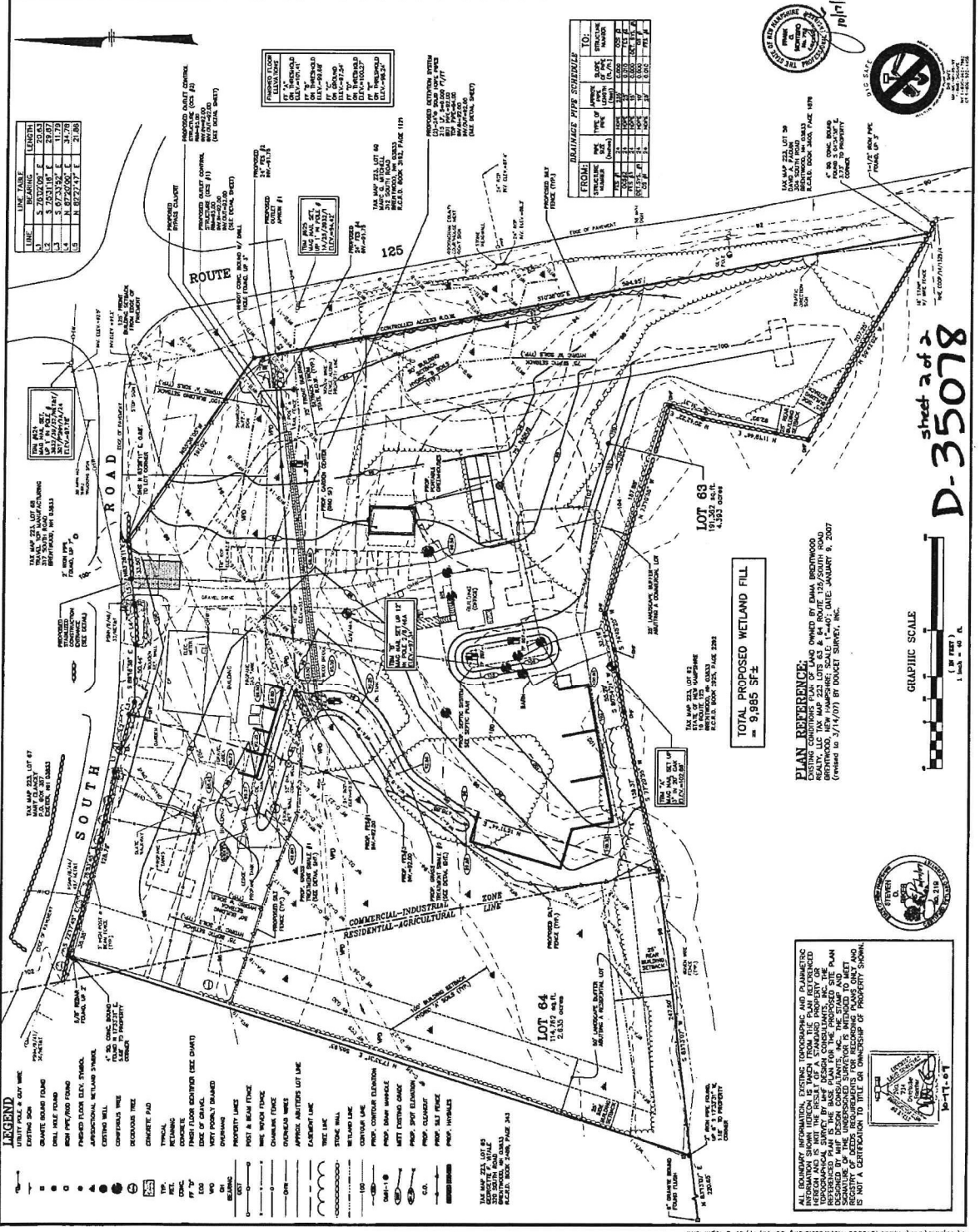
NO.	DESCRIPTION	BY	DATE
1	ADDED COMMENTS	DMH	10/19/22
2	ADDED COMMENTS	DMH	9/17/22
3	ADDED COMMENTS	DMH	9/17/22
4	ADDED COMMENTS	DMH	9/17/22
5	ADDED COMMENTS	DMH	9/17/22

GRADING, DRAINAGE & UTILITIES PLAN

310-318 SOUTH ROAD, SUITE 115
BROOKFIELD, NH

PREPARED FOR:
GRANITE CREEK FARMS, LLC
ATKINSVILLE, NH 03811

103 Main Road, Suite One
Brookfield, New Hampshire 03309
PH: 603.853.1234
FAX: 603.853.1235
WWW.GRANITECREEKFARMS.COM
OWNER: GRANITE CREEK FARMS, LLC
DATE: MARCH 15, 2007
DRAWING NO.: 22-0000
PROJECT NO.: 22-0000
SHEET NO.: 5 OF 7



- LEGEND**
- EXISTING 300' WIDE
 - EXISTING 500' WIDE
 - EXISTING 600' WIDE
 - EXISTING 800' WIDE
 - EXISTING 1000' WIDE
 - EXISTING 1200' WIDE
 - EXISTING 1400' WIDE
 - EXISTING 1600' WIDE
 - EXISTING 1800' WIDE
 - EXISTING 2000' WIDE
 - EXISTING 2200' WIDE
 - EXISTING 2400' WIDE
 - EXISTING 2600' WIDE
 - EXISTING 2800' WIDE
 - EXISTING 3000' WIDE
 - EXISTING 3200' WIDE
 - EXISTING 3400' WIDE
 - EXISTING 3600' WIDE
 - EXISTING 3800' WIDE
 - EXISTING 4000' WIDE
 - EXISTING 4200' WIDE
 - EXISTING 4400' WIDE
 - EXISTING 4600' WIDE
 - EXISTING 4800' WIDE
 - EXISTING 5000' WIDE
 - EXISTING 5200' WIDE
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 - EXISTING 7400' WIDE
 - EXISTING 7600' WIDE
 - EXISTING 7800' WIDE
 - EXISTING 8000' WIDE
 - EXISTING 8200' WIDE
 - EXISTING 8400' WIDE
 - EXISTING 8600' WIDE
 - EXISTING 8800' WIDE
 - EXISTING 9000' WIDE
 - EXISTING 9200' WIDE
 - EXISTING 9400' WIDE
 - EXISTING 9600' WIDE
 - EXISTING 9800' WIDE
 - EXISTING 10000' WIDE

sheet 2 of 2
D-35078



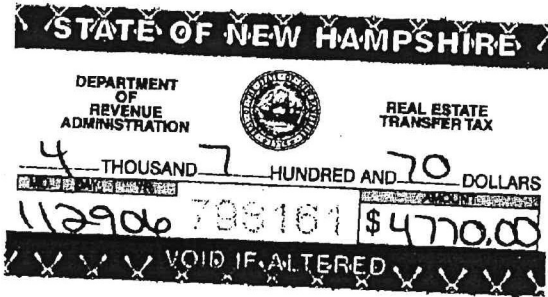
PLAN REFERENCE:
EXISTING CONDITIONS PLAN OF LAND OWNED BY DMH BROOKFIELD, BROOKFIELD, NEW HAMPSHIRE, SCALE: 1"=40', DATE: JANUARY 8, 2007 (revised 3/14/07) BY DOCKET SURVEY, INC.

TOTAL PROPOSED WETLAND FILL = 9,965 SF ±

ALL BOUNDARY INFORMATION, EXISTING TOPOGRAPHIC AND PLANNING INFORMATION AND SURVEY DATA IS TAKEN FROM THE PLAN REFERENCED HEREON AND SHALL BE USED AS A BASIS FOR THE DESIGN, CONSULTANTS, INC. THE TOPOGRAPHIC SURVEY BY THE DESIGN CONSULTANTS, INC. THE PLAN IS THE PROPERTY OF THE DESIGN CONSULTANTS, INC. THE STAMP AND SIGNATURE OF THE DESIGN CONSULTANTS, INC. IS THE BASIS FOR THE REGISTRY OF EXISTING RECORDS FOR THE RECORDING PLANS AND IS NOT A GUARANTEE TO TITLE OR OWNERSHIP OF PROPERTY SHOWN.

Return **MAIL TO**

Emma Brentwood Realty, LLC
18 Brookhollow Drive
Salem, NH 03079



073654

WARRANTY DEED

JOHN E. HUGHES, Trustee of THE SANDRA FENNELL 2005

REVOCABLE TRUST, a New Hampshire trust created u/d/t dated February 18, 2005, with an address c/o P.O. Box 326, Manchester, New Hampshire 03105, for consideration paid, grants to **EMMA BRENTWOOD REALTY, LLC**, a New Hampshire limited liability company, with an address of 18 Brookhollow Drive, Salem, New Hampshire 03079, WITH WARRANTY COVENANTS, the following described premises:

Two certain tracts or parcels of land, with the buildings thereon, situated on the Southerly side of South Road in Brentwood, County of Rockingham and State of New Hampshire, and being shown as Lots 2-A and 2-B on a plan of land entitled "Plan of Land in Brentwood, New Hampshire, as drawn for Charles W. Johnston and Irene I. Johnston, October 1978, Vernon W. Dingman III, Registered Land Surveyor, Hampstead, N.H." which plan is recorded in the Rockingham County Registry of Deeds as Plan No. D-8288, and being more particularly bounded and described as follows:

Parcel 1:

A certain parcel of land situated in Brentwood, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at a concrete bound at a stone wall on the southerly side of said South Road at other land formerly of Charles W. and Irene I. Johnston; thence South 77° 45' 44" East by said South Road and said stone wall, 165.07 feet to a point; thence South 74° 56' 51" East continuing by said South Road and in part by said stone wall, 48.00 feet to a concrete bound at lot 2-B as shown on said plan; thence

2006 NOV 29 PM 12:51

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

South 14° 42' 22" West by said Lot 2-B, 472.71 feet to a concrete bound and land now or formerly of Carolyn R. Christie; thence
 South 81° 38' 00" West by land of said Christie, 247.70 feet to a concrete bound at other land formerly of said Johnson; thence
 North 16° 14' 05" East by land formerly of said Johnston, 563.18 feet to the point of beginning. Said Lot 2-A contains 2.62 acres.

Parcel 2:

A certain parcel of land situated in Brentwood, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at a concrete bound on the southerly side of said South Road at a stone wall at Lot 2-A as shown on said plan; thence
 South 87° 25' 28" East by said South Road and said stone wall, 56.01 feet to a point; thence
 North 84° 25' 04" East continuing by said South Road and said stone wall, 99.25 feet to a concrete bound; thence
 South 56° 56' 27" East by a wire fence, 189.03 feet to a concrete bound on the Westerly side of New Hampshire State Route 125; thence
 South 11° 57' 02" East by said Route 125, 596.78 feet to a concrete bound at a stone wall at land now or formerly of Carolyn R. Christie; thence
 For four courses by said stone wall and land of said Christie, as follows:
 North 60° 32' 00" West for a distance of 209.03 feet to a drill hole
 North 12° 20' 00" East for a distance of 122.30 feet to a drill hole
 North 74° 41' 00" West for a distance of 195.40 feet to a drill hole and
 South 76° 25' 00" West for a distance of 218.50 feet to a drill hole at the end of said stone wall at said Lot 2-A; thence
 North 14° 42' 22" East by said Lot 2-A, 472.71 feet to the point of beginning.
 Said Lot 2-B contains 4.40 acres.

Meaning and intending to describe and convey the same premises conveyed to Sandra Fennell, Trustee of The Sandra Fennell 2005 Revocable Trust by deed of Sandra L. Fennell and Ronald J. Fennell, Trustees of Fennell Realty Trust dated February 18, 2005 and recorded in Book 4440, Page 1505 of the Rockingham County Registry of Deeds. Sandra Fennell died November 4, 2006. See death certificate recorded herewith.

The undersigned trustee, as trustee of The Sandra Fennell 2005 Revocable Trust, under Trust Agreement dated February 18, 2005, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

DATED this 28th day of November, 2006.

John E. Hughes, Trustee of The Sandra
Fennell 2005 Revocable Trust

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

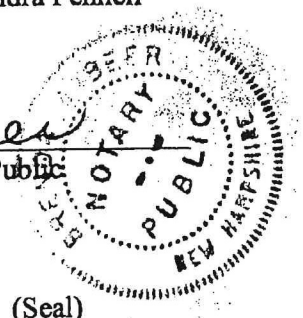
The foregoing instrument was subscribed, sworn to and acknowledged before me
this 28th day of November, 2006 by John E. Hughes, Trustee of The Sandra Fennell
2005 Revocable Trust, on behalf of the trust.

Brenda M Beer

Justice of the Peace/Notary Public

Printed Name:

My Commission Expires:



(Seal)

BRENDA M. BEER, Notary Public
My Commission Expires November 10, 2008

Well Id (WRB#): 029.0841

[Well Completion Report](#)

Date Completed: 12/03/2007

Name and Location: GRANITE CREEK FARMS
316 SOUTH RD
BRENTWOOD

[MapIt](#)

Total Depth: 425 ft

Depth to Bedrock: 13 ft

Tax Map No:

Casing: 30 ft

Lot No:

Tested Yield: 30 gal/min

Type: DRILLED IN BEDROCK

Static Water Level: 60 ft

Use: DOMESTIC;

Measured Yield After Development:

Well Driller

Driller License No: 253

Driller Well Id: 71581

Name and Address: COMAC PUMP & WELL LLC
PO BOX 425
KINGSTON NH 03848

Current License Status: Active

Email: INFO@COMACPUMPANDWELL.COM

Phone Number: 603-642-3683

Well Number 71581

State of New Hampshire
Water Well Board
PO Box 2008
Concord, NH 03301

Staff Use Only
No. 029.0841 Elev. _____
Quad _____
— 62,500 — 25,000 — 24,000

(For Driller's Use)
This report must be submitted
to the N.H. Water Well board no
later than 60 days after the
completion of the well.

W E L L C O M P L E T I O N R E P O R T

Special Notes on Back

Latitude o ' "
Longitude o ' "

A LOCATION MAP MUST BE ATTACHED TO THIS FORM

1. Well Owner/Home Owner Name **GRANITE CREEK FARMS** Permanent Mailing Address **316 SOUTH RD**
and/or Building Contractor Name Permanent Mailing Address **BRENTWOOD, NH 03833**
, NH
2. Location of Well: Town **BRENTWOOD** Road **316 SOUTH RD**
Subdivision Lot Number
Tax map number necessary for future well location. Map Parcel
3. Date Well was Completed: **12/03/07**
4. Proposed Use of Well: **DOMESTIC**
5. Reason for Constructing Well: **NEW SUPPLY**
6. Type of Well: **DRL IN BEDROCK**
7. Total Depth of Well: **425** feet below land surface.
8. Depth to Bedrock: **13**
9. Casing Details: Length **30** Ft., Dia **6** in., Material **STEEL** Wt **17.1** lb./ft.
10. Method of Sealing Casing to Bedrock: **DRIVE SHOE**
11. Yield Test: **COMPRESSED AIR**, for **1** hrs. at **13** GPM
12. Static Water Level: **60** feet below land surface Date Measured **12/03/07**
13. Water Analysis: Has the water been analyzed? **NO** If yes, where
14. Screen Details: Make Type Material Length ft.
Diameter in. Slot Size Depth to top of screen from land surface
Gravel Pack, if used: Gravel Size or Type

15. Well Log:

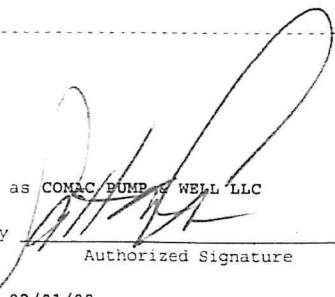
Depth in Feet		Water		Formation Description
From	To	Bearing		
0	6	N		SAND GRAVEL
6	13	N		HARDPAN
13	425	Y		BEDROCK



16. Tested Yield:
If the yield tested at different depths
during drilling, list below
Feet GPM

17. Additional Information
WELL WAS HYDROFRACTURED TO PRODUCE 30GPM

Doing Business as **COMIC PUMP & WELL LLC**

Report Filed by  Authorized Signature

Date of Report **02/01/08**

License. No. **253**

17. Additional Well Development Methods Used:

Hydro-Fracturing Information: Standard Zone No. of Settings 2

Packer Settings (Ft) First Set 50 Second Set 70 Additional, if any _____

High Pressure (PSI) 250 200 _____

Low Pressure (PSI) 200 150 _____

Surging Depths: First Set _____ Second Set _____ Additional, if any _____

Other Methods (Explain) _____

18. Measured Yield After Development 30 GPM, Before Development 13 GPM

19. Additional Well Seals Installed Inside of Well:

Jaswell Type Seal Depth Setting _____ feet below land surface.

Shale Packer Depth Setting _____ feet below land surface.

Other (Explain) _____

Drop Pipe Used: Steel PVC Grouted Between Liner and Outer Casing

20. Screen Details: Make & Type _____, Material _____, Length _____ ft.

Diameter _____ in., Slot Size _____, Depth to top of screen from land surface _____ ft.

Gravel Pack, if used: Gravel Size or Type _____

Include Optional Information On:

21. Pumping Test: Pump Setting _____ ft., Pumping Rate _____ GPM, Duration _____ hr.

Maximum Pumping Level _____ ft., Final Static Water Level _____ ft.

22. Recovery Test: Water Level at End of Pumping _____ ft.

Time Since Pumping Stopped 1) _____ min. 2) _____ min. 3) _____ min.

Water Level Measurements 1) _____ ft. 2) _____ ft. 3) _____ ft.

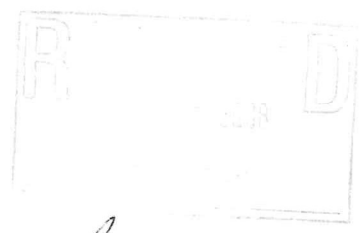
Recovery Rate _____ GPM

Additional or unusual information about the well.

A sketch of well location on the lot.

Results of drawdown test if performed.

Odor, iron, etc.



Doing Business as _____
Company or Business Name

Report Filed by [Signature]
Licensee Signature

Date of Report _____ License No. 253

Bill Information

Bill Number: 127733	Bill Amount: \$3,798.00
Description: Tax Bill	Interest: \$0.00
Property ID: 223.063.000	Costs: \$0.00
Owner: EMMA BRENTWOOD REALTY, LLC.	Total: \$3,798.00
Address: 316 SOUTH RD	Payments: \$3,798.00
Bill Date: 5/21/2024	Balance Due: \$0.00
Due Date: 7/1/2024	

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	5/21/2024	2024	1	\$3,798.00
Payment-CHECK	6/5/2024	2024	1	(\$3,798.00)

Bill Information

Bill Number: 129615
Description: Tax Bill
Property ID: 223.063.000
Owner: EMMA BRENTWOOD REALTY, LLC.
Address: 316 SOUTH RD
Bill Date: 10/31/2024
Due Date: 12/9/2024

Bill Amount:	\$4,327.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$4,327.00
Payments:	\$4,327.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	10/31/2024	2024	2	\$4,327.00
Payment-CHECK	12/5/2024	2024	2	(\$4,327.00)

There the depth shall be the northern bounds of lots 5, 4, 3 and 2 until the point where lot 2 reaches the Epping town line. The northern depth for the remainder of Routes 101 and 27 shall be the Epping town line. This shall exclude Tax Map 204 lots 9, 10, 11, 12, 14, 15, 16 and 17.

300.001.002 Multi-family / Professional Office District

The Multi-family / Professional Office District for the town of Brentwood shall be composed of all the lots located on the north side of North Road east of NH Route 125. It shall also contain all lots north of NH Routes 101 and 27 to the Epping Town line with the exception of Tax Map 204, lots 9, 10, 11, 12, 14, 15, 16 and 17.

300.001.003 Town Center Zone District 1

The boundaries of the Town Center Zone District 1 are as follows; from the easterly corner of NH Route 125 at its intersection with NH Route 111-A northerly along the east side of NH Route 125 to its intersection with Crawley Falls Road thence along the southerly bounds of lot 45 sheet 216 thence northerly along the eastern bound of lot 52 to its intersection with the southerly edge of the Public Service right of way easterly to the northwest corner of lot 4 (sheet 215) thence southerly along the westerly bound of lot 4 to its intersection with lot 2 thence southerly along the westerly bound of 2 to its intersection with NH Route 111-A thence westerly along NH Route 111-A to the beginning point at the easterly corner of NH Route 125.

South of NH Route 111-A (Middle Road) along Crawley Falls Road the following parcels are included in the Town Center District I zone: Map 217, Lots 1-6; Map 217, Lots 8-10; and Map 217, Lots 14-22. **(3/14/2006)**

All of Tax map 216.052 is included in the Town Center Zone District 1. **(3/07)**

300.001.004 Residential / Agricultural District

The Residential / Agricultural District is defined as all land in the Town of Brentwood not included in either the Commercial / Industrial District or the Professional Office District.

300.001.005 Cluster Development

Cluster Development District is an overlay district and therefore, such developments may occur anywhere in the Residential / Agricultural District described in number 300.100.004 above.

300.002 Establishment of District Uses

The permitted uses and standards for development for each zoning district follow:

300.002.001 The Commercial / Industrial District

A building may be erected, altered or used, and a lot may be used or occupied, only for the following purposes and in accordance with the following provisions:

300.002.001.001 No dwelling shall be permitted in the Commercial/Industrial District of Pine Road, and no subdivisions shall take place within this district with less than the required land area stated in 300.002.001.004, A. below.

300.002.001.002 The following uses shall be permitted upon site plan review approval:

A. Shops, restaurants and other retail businesses.

- B. Medical and other professional offices.
- C. Garages and filling stations.
- D. Places of worship.
- E. Public educational use.
- F. Hospitals, nursing homes.
- G. Manufacturing and warehousing. **(3/12/2002)**
- H. Food service industry.

300.002.001.003 Industrial and commercial **(3/12/2002)** uses of land and buildings may be permitted by Site Plan Review, if approved, after public hearing, by the Planning Board in accordance with such conditions, restrictions, and safeguards as may be deemed necessary by the Board of the purpose of protecting the health, safety and general welfare of the community.

300.002.001.004 Land and Building Requirements

- A. No lot shall be less than one hundred and twenty thousand (120,000) square feet, in cases where the proposed septic system demands an increased lot size the minimum lot size is determined by the Soil Type Lot Size Regulations found in the Subdivision Regulation Section of this book. Every lot shall have a minimum continuous lot frontage of three hundred (300) feet, provided that where lots are located on the exterior of a curving street, a shorter front dimension may be permitted, although never to be less than one hundred and fifty (150) feet, **(3/12/2002)** provided the average width of the lot measured across its center shall be three hundred (300) feet. No building shall be constructed on such a lot if the building would not otherwise be permitted by the provisions of this Ordinance.

300.002.001.005 Front, Side and Rear Yards:

- A. Each building or structure shall be set back at least 125 feet from the edge of the pavement, except any such building or structure with frontage on an internal road within a subdivision or industrial park shall be set back at least 75 feet from the centerline **(3/11/2003)** of such internal road. Properties located on the commercial/industrial portion of Pine Road shall maintain a 50 foot front yard setback from the edge of right-of-way. **(3/12)** The 125 feet setback requirement applies only to those lots within the commercial/industrial district that front upon Routes 125 and 27. **(3/2017)**
- B. All parking areas shall be set back at least 50 feet from the edge of the pavement.
- C. A landscaped, vegetated strip shall be maintained along the road frontage to a depth of at least fifty feet. Driveway(s) and a permitted sign may be placed within this area, but it shall not be used for any building, structures, parking, or the display or storage of goods.

Article III

- D. There shall be no outside storage of goods within the first 125 feet of depth as measured from the edge of the pavement unless such storage is completely shielded from view by fencing, landscaping, or natural topography.
- E. Extent of outside display within the 125 foot setback shall be determined at the site review.
- F. No building or structure shall be located nearer than 25 feet of the property of any abutter.
- G. No building or structure shall be located nearer than 75 feet of a State right-of-way.
- H. As part of Subdivision approval, the Planning Board may approve lots not meeting minimum requirements for use as open space, buffer zone, reserve space, parks, recreation area, or similar uses, subject to such reasonable terms and conditions as the Planning Board may require.

300.002.001.006 The following restrictions shall govern communication, radio and television towers and accessory facilities in the commercials district.

- A. Communication, radio and television towers and accessory facilities as permitted in this section shall be unmanned facilities.
- B. These uses shall be exempt from the requirements of Article IV, 400.001 and from Article III, 300.002.001,004,A.
- C. Tower heights shall not exceed two hundred and fifty (250) feet.
- D. Shared use of existing towers shall be preferred to the construction of new towers. In the case of new towers, the applicant shall be required to present an inventory of existing towers within a reasonable distance and outline opportunities for shared use of existing facilities as an alternative to the proposed use.
- E. The tower shall be located on the site so as to provide a minimum distance equal to twenty (20) per cent of the tower height from all property lines.
- F. All tower supports and peripheral anchors shall be located entirely within the boundaries of the property and in no case less than 20 feet from the property line.
- G. All towers and accessory facilities shall be sited to have the least practical adverse visual effect on the environment.
- H. Existing on-site vegetation shall be preserved to the maximum extent possible.
- I. Towers shall not be artificially lighted except to assure public safety as required by the Federal Aviation Administration or other Federal or State authority.

- J. A chain link fence or barrier, not less than six (6) feet in height shall be provided around each tower. Access to the tower shall be through a locked gate.
- K. All proposed telecommunication towers shall provide one appropriate co-location spot be made available on said tower for local and/or regional emergency communication. Provision of any emergency communications equipment and service will be accompanied at no cost to the local or regional agency using the antennae and shall be the responsibility of the telecommunications provider. **(3/2017)**

300.002.002 Multi-family District (Example design shown on page 129)

The purpose of this Article is to make provision for the development of multi-family structures in accordance with RSA 672:1, III-d and to provide " a balanced supply of housing which is affordable to persons and families of low and moderate income" that is consistent with the rural character, health, safety, and welfare of the Town of Brentwood.

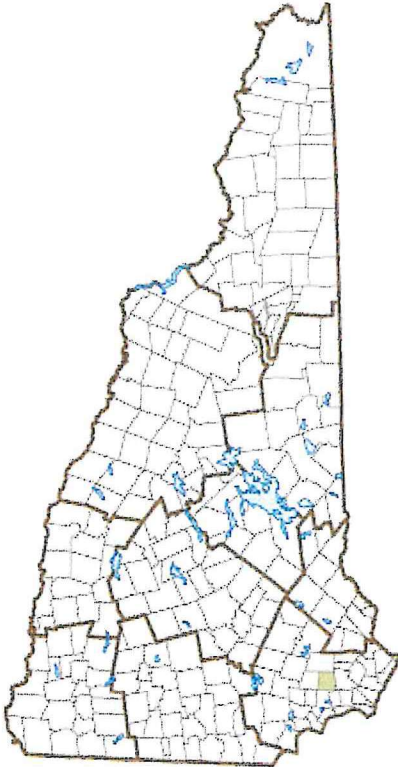
300.002.002.001 Standards and Regulations

Multi-family dwellings, including condominiums, shall be permitted in the Professional Office/Multi-family zone. Such developments must conform to all restrictions and regulations stated herein, as well as those mandated by the New Hampshire Department of Environmental Services, Water Supply and Pollution Control Division. All multi-family developments shall be subject to the Town of Brentwood Site Plan Review Regulations. In addition, the following standards shall apply:

- A. Area. The multi-family development shall have a minimum area of twenty (20) acres of contiguous land lying within the Professional Office/Multi-family zone.
- B. Dwelling Unit Density. The following density of development is established for multi-family units:
 - 1) Density shall be governed by current soil type lot size regulations as adopted by the Planning Board and/or Town but in no case will density be greater than one unit per two (2) acres of land. **(03/13/2001)**
 - 2) Developable area is the total area less all acreage comprised of Type B hydric (poorly drained) and Type A hydric (very poorly drained) soils, alluvial soils (subject to flooding), water bodies, and slopes greater than 25%.
 - 3) Multi-family buildings shall have no more than six (6) individual dwelling units.
- C. External setbacks. The following are requirements applicable to the external boundaries of the development:
 - 1) There shall be reserved a minimum frontage to serve as the access to the multi-family development. This shall be no less than one hundred (100) feet and must be located on a road with a Class V designation or better.

Article III

Brentwood, NH



Community Contact **Town of Brentwood**
Board of Selectmen
 1 Dalton Road
 Brentwood, NH 03833

Telephone **(603) 642-6400 x110**
Fax **(603) 642-6310**
E-mail **selectmen@brentwoodnh.gov**
Web Site **www.brentwoodnh.gov**

Municipal Office Hours **Selectmen: Monday through Thursday, 8 am - 4 pm, Friday, 9 am - 12 noon; Town Clerk, Tax Collector: Monday, Wednesday, Thursday, 8:30 am - 4:30 pm, Tuesday, 8:30 am - 7 pm, Friday, 8:30 am - 4 pm**

County **Rockingham**
Labor Market Area **Portsmouth, NH-ME Metropolitan NECTA**
Tourism Region **Seacoast**
Planning Commission **Rockingham**
Regional Development **Regional Economic Development Corp.**

Election Districts
US Congress **District 1**
Executive Council **District 3**
State Senate **District 23**
State Representative **Rockingham County Districts 11, 33**

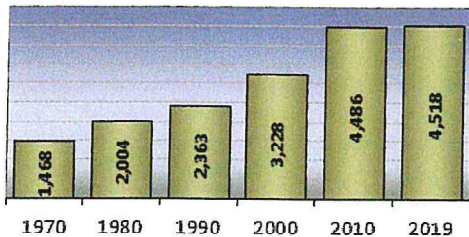
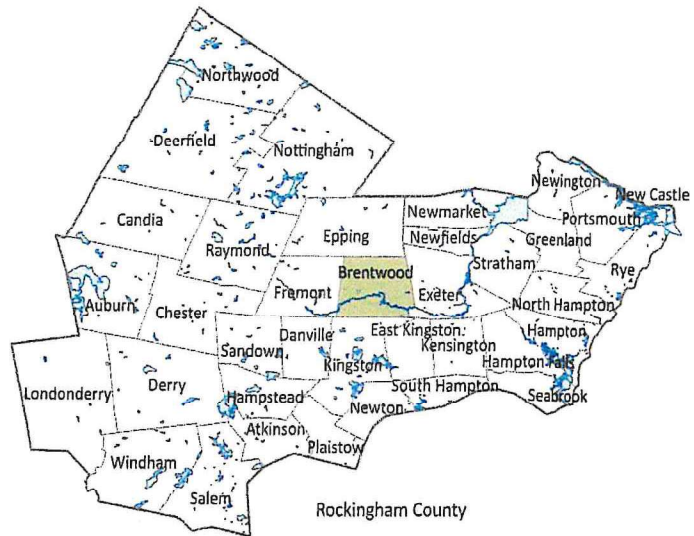
Incorporated: 1742

Origin: Originally a parish of Exeter known as Brentwood Parish, in 1742 residents successfully petitioned for the right to maintain a meetinghouse and minister with public funds. About that same time, during the first year Benning Wentworth was governor, several older and overgrown New Hampshire towns were given authorization to divide into separate units. The name was probably taken from the English town of Brentwood, or "Burnt Wood," so called because of a residential community established in an accidentally or deliberately burnt clearing in the king's forest.

Villages and Place Names: Brentwood Corners, Marshall Corner

Population, Year of the First Census Taken: 976 residents in 1790

Population Trends: Population change for Brentwood totaled 3,050 over 49 years, from 1,468 in 1970 to 4,518 in 2019. The largest decennial percent change was a 39 percent increase between 2000 and 2010. Decennial percent change increases of 37, occurred two times—from 1970 to 1980, and from 1990 to 2000. The



2019 Census estimate for Brentwood was 4,518 residents, which ranked 84th among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2019 (US Census Bureau): 266.2 persons per square mile of land area. Brentwood contains 17.0 square miles of land area and 0 square miles of inland water area.

MUNICIPAL SERVICES	
Type of Government	Town Meeting
Budget: Municipal Appropriations, 2020	\$4,946,448
Budget: School Appropriations, 2020-2021	\$5,995,301
Zoning Ordinance	1952/15
Master Plan	2013
Capital Improvement Plan	Yes
Industrial Plans Reviewed By	Regional Planning Commission

Boards and Commissions

Elected: **Selectmen; Planning; Cemetery; Library; Budget**
 Appointed: **Zoning; Conservation; Recreation**

Public Library **Mary E. Bartlett Memorial**

EMERGENCY SERVICES

Police Department	Full & part-time
Fire Department	Full-time & On-Call
Emergency Medical Service	Full-time & on-call
Nearest Hospital(s)	Distance Staffed Beds
Exeter Hospital, Exeter	7 miles 99

UTILITIES

Electric Supplier	Eversource Energy; Exeter & Hampton; NH
	Electric
Natural Gas Supplier	None
Water Supplier	Private wells
Sanitation	Private septic
Municipal Wastewater Treatment Plant	No
Solid Waste Disposal	
Curbside Trash Pickup	Municipal
Pay-As-You-Throw Program	No
Recycling Program	Voluntary
Telephone Company	Fairpoint
Cellular Telephone Access	Yes
Cable Television Access	Yes
Public Access Television Station	No
High Speed Internet Service:	Business Limited
	Residential Yes

PROPERTY TAXES (NH Dept. of Revenue Administration)

2019 Total Tax Rate (per \$1000 of value)	\$27.70
2019 Equalization Ratio	82.9
2019 Full Value Tax Rate (per \$1000 of value)	\$22.84
2019 Percent of Local Assessed Valuation by Property Type	
Residential Land and Buildings	82.1%
Commercial Land and Buildings	14.0%
Public Utilities, Current Use, and Other	3.9%

HOUSING (ACS 2015-2019)

Total Housing Units	1,578
Single-Family Units, Detached or Attached	1,452
Units in Multiple-Family Structures:	
Two to Four Units in Structure	33
Five or More Units in Structure	32
Mobile Homes and Other Housing Units	61

POPULATION (1-YEAR ESTIMATES/DECENNIAL) (US Census Bureau)

	Community	County
Total Population		
2019	4,518	309,769
2010	4,486	295,223
2000	3,228	278,748
1990	2,363	246,744
1980	2,004	190,345
1970	1,468	138,951

DEMOGRAPHICS AMERICAN COMMUNITY SURVEY (ACS) 2015-2019

Population by Gender		
Male	2,425	Female 2,187
Population by Age Group		
Under age 5		275
Age 5 to 19		874
Age 20 to 34		590
Age 35 to 54		1,567
Age 55 to 64		625
Age 65 and over		681
Median Age		44.5 years
Educational Attainment, population 25 years and over		
High school graduate or higher		93.8%
Bachelor's degree or higher		48.7%

INCOME, INFLATION ADJUSTED \$ (ACS 2015-2019)

Per capita income	\$51,757
Median family income	\$152,841
Median household income	\$125,625
Median Earnings, full-time, year-round workers	
Male	\$102,361
Female	\$69,625
Individuals below the poverty level	2.7%

LABOR FORCE (NHES - ELM I)

	2009	2019
Annual Average		
Civilian labor force	1,774	2,651
Employed	1,652	2,591
Unemployed	122	60
Unemployment rate	6.9%	2.3%

EMPLOYMENT & WAGES (NHES - ELM I)

	2009	2019
Annual Average Covered Employment		
Goods Producing Industries		
Average Employment	294	434
Average Weekly Wage	\$1,037	\$1,289
Service Providing Industries		
Average Employment	674	1,101
Average Weekly Wage	\$ 902	\$ 924
Total Private Industry		
Average Employment	967	1,535
Average Weekly Wage	\$ 943	\$1,027
Government (Federal, State, and Local)		
Average Employment	828	602
Average Weekly Wage	\$ 778	\$ 898
Total, Private Industry plus Government		
Average Employment	1,795	2,136
Average Weekly Wage	\$ 867	\$ 991

EDUCATION AND CHILD CARE

Schools students attend:	Brentwood operates grades K-5; grades 6-12 are part of Exeter Region Cooperative (Brentwood, East Kingston, Kensington, Newfields, Stratham, Exeter)			District: SAU 16
Career Technology Center(s):	Seacoast School of Technology			Region: 18
Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	1			1
Grade Levels	P K 1-5			1-12
Total Enrollment	308			48

Nearest Community College: **Great Bay**
 Nearest Colleges or Universities: **University of NH**

2020 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **3** Total Capacity: **106**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Rockingham County Home & Jail	Nursing home & correctional facility	690	
NEI	Asphalt commercial roofing	115	
The Provider	Student transportation	115	
Bayside Distribution ORS	Beer distributor	65	
United Machine	Machine shop	39	1979
Stratham Tire	Tire warehouse, retail sales & headquarters	30	2001
Highland Hardwood	Specialty lumber	28	
Difeo Oil Co., Inc.	Fuel oil, propane	25	1998
Brentwood Machine	Tool sales	14	
Rockingham County Court House	County courthouse & registry of deeds		

Employer Information Supplied by Municipality

TRANSPORTATION (distances estimated from city/town hall)

Road Access	US Routes	
	State Routes	27, 101, 107, 111A, 125
Nearest Interstate, Exit		I-95, Exits 1 - 2
Distance		13 miles
Railroad		No
Public Transportation		No
Nearest Public Use Airport, General Aviation		
Hampton Airfield	Runway	2,100 ft. turf
Lighted? Yes	Navigation Aids?	No
Nearest Airport with Scheduled Service		
Manchester-Boston Regional	Distance	30 miles
Number of Passenger Airlines Serving Airport		4
Driving distance to select cities:		
Manchester, NH		32 miles
Portland, Maine		75 miles
Boston, Mass.		50 miles
New York City, NY		249 miles
Montreal, Quebec		281 miles

RECREATION, ATTRACTIONS, AND EVENTS

X	Municipal Parks
	YMCA/YWCA
	Boys Club/Girls Club
	Golf Courses
	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
X	Museums
	Cinemas
	Performing Arts Facilities
	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
	Youth Sports: Football
X	Youth Sports: Basketball
	Youth Sports: Hockey
X	Campgrounds
X	Fishing/Hunting
	Boating/Marinas
X	Snowmobile Trails
	Bicycle Trails
X	Cross Country Skiing
	Beach or Waterfront Recreation Area
X	Overnight or Day Camps
	Nearest Ski Area(s): McIntyre
	Other: Municipal Trail System

COMMUTING TO WORK (ACS 2015-2019)

Workers 16 years and over	
Drove alone, car/truck/van	75.6%
Carpooled, car/truck/van	4.5%
Public transportation	4.2%
Walked	2.6%
Other means	13.2%
Worked at home	20.2%
Mean Travel Time to Work	31.2 minutes
Percent of Working Residents: ACS 2015-2019	
Working in community of residence	21.8
Commuting to another NH community	58.0
Commuting out-of-state	20.2