

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

**TO BE COMPLETED BY SELLER**

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

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.

1. **SELLER:** John D. Carrigg Living Trust
2. **PROPERTY LOCATION:** 28 Lang Street Meredith, NH 03253
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 18 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. **TYPE OF SYSTEM:** ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____
- b. **INSTALLATION:** Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____
- c. **USE:** Number of Persons currently using the system: _____
Does system supply water for more than one household? ☐ Yes ☒ No
- d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
Quality: ☐ Yes ☒ No ☐ Unknown
If Yes to any question, please explain in Comments below or with attachment.
- e. **WATER TEST:** Have you had the water tested? ☐ Yes ☒ No Date of most recent test: _____
IF YES to any question, please explain in comment section below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No
IF YES, are test results available? ☐ Yes ☒ No What steps were taken to remedy the problem? _____

COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. **TYPE OF SYSTEM:** Public: ☒ Yes ☐ No Community/Shared: ☐ Yes ☒ No
Private: ☐ Yes ☒ No ☐ Unknown:
- b. **IF PUBLIC OR COMMUNITY/SHARED:**
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No
What steps were taken to remedy the problem? _____
- c. **IF PRIVATE:**
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
Tank Size _____ Gal. ☐ Unknown ☐ Other _____
Tank Type ☐ Concrete ☒ Metal ☐ Unknown ☐ Other _____
Location: _____ ☐ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____
- d. **LEACH FIELD:** ☐ Yes ☒ No ☐ Other _____
IF YES: Location: _____ Size _____ ☐ Unknown
Date of installation of leach field: _____ ☐ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

SELLER(S) INITIALS _____

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 28 Lang Street Meredith, NH 03253

- e. IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a site assessment been done? ☐ Yes ☒ No ☐ Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____

7. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	<u>Batts/Blown in</u>		☐
	Crawl Space	☐	☐	☐			☒
	Exterior Walls	☒	☐	☐	<u>II</u>		☒
	Floors	☐	☐	☐			☐
		☐	☐	☐			☐

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ 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): _____

Location: _____

Are you aware of any past or present problems such as leakage? ☐ Yes ☐ No Comments: _____

If tanks are no longer in use, have tanks been removed? ☐ Yes ☐ No ☐ Unknown

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other _____

☐ Yes ☒ No ☐ Unknown

If YES, Source of information: OWNER

Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: OWNER

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 28 Lang Street Meredith, NH 03253

9. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? OWNER
- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? OWNER
- c. Are you aware of any onsite landfills or any other factors, (such as soil, flooding, drainage, etc)?
☐ Yes ☒ No If YES, Explain: _____
- d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No If YES, Explain: _____
- e. Are you receiving a tax exemption for this property for any reasons? ☐ Yes ☒ No ☐ Unknown
If YES, Explain: _____
- f. Is any part of this property in Current Use? ☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
- g. Is this property located in a Federally Designated Flood Zone? ☐ Yes ☒ No ☐ Unknown
- h. Has the property been surveyed? ☐ Yes ☒ No ☐ Unknown If YES, By: _____
If YES, is survey available? ☐ Yes ☒ No ☐ Unknown
- i. How is the property zoned? _____
- j. Heating System Age: 18 Type: FHW Fuel: OIL Tank/Location: BASEMENT
Owner of Tank: OWNER
Annual Fuel Consumption: KAR Price: VAR Gallons: VAR
Comments: _____
- k. Roof Age: VAR Type of Roof Covering: Asphalt
Moisture or leakage: _____
Comments: South Side New 2008 North Side 2010
- l. Foundation/Basement: ☐ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: NO
Comments: _____
- m. Chimney(s) How Many? 2 Lined? YES Last Cleaned: WASH Problems? N/D
- n. Plumbing Type: Copper / PVC Age: VAR
Comments: _____
- o. Domestic Hot Water: Age: 15 Type: ELEC Gallons: 60
- p. Electrical System Amps: 200 AMP ☒ Circuit Breakers ☐ Fuses
Comments: _____
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- t. Other (e.g. Alarm System, Irrigation System, etc.) _____

NOTICE 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 /

© 2012 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 04.2012

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 28 Lang Street Meredith, NH 03253

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

ADA ACCESSIBLE

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

SELLER John D. Carrigg, Trustee DATE 2/5/12 SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____ BUYER _____ DATE _____

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 28 Lang Street Meredith, NH 03253

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

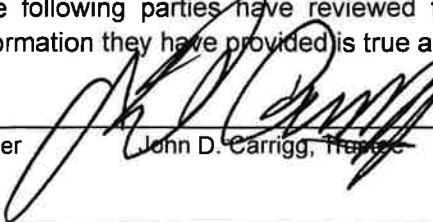
- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) CK Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 February 5, 2014
Seller John D. Carrigg, Trustee Date

Seller Date

Purchaser Date

Purchaser Date

 February 5, 2014
Agent Christopher J. Kelly Date

Agent Date

28 LANG ST

Location 28 LANG ST

Assessment \$406,900

MBLU U06/ 117/ / /

Appraisal \$406,900

Acct# 66300

PID 3636

Owner CARRIGG, JOHN D LIVING TRUST

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$305,500	\$101,400	\$406,900
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$305,500	\$101,400	\$406,900

Owner of Record

Owner CARRIGG, JOHN D LIVING TRUST

Sale Price \$0

Co-Owner CARRIGG, JOHN D TRUSTEE

Book & Page 2152/ 129

Sale Date 03/21/2005

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CARRIGG, JOHN D		1661/ 944	06/28/2001
CARRIGG, JOHN D & DEBORAH A	\$92,000	1295/ 229	04/28/1994
IL SCHOOL DISTRICT	\$0		

Building Information

Building 1 : Section 1

Year Built: 1924

Living Area: 9485

Replacement Cost: \$649,914

Building Percent 46

Good:

Replacement Cost

Less Depreciation: \$299,000

Building Attributes	
Field	Description
STYLE	Office/Apt

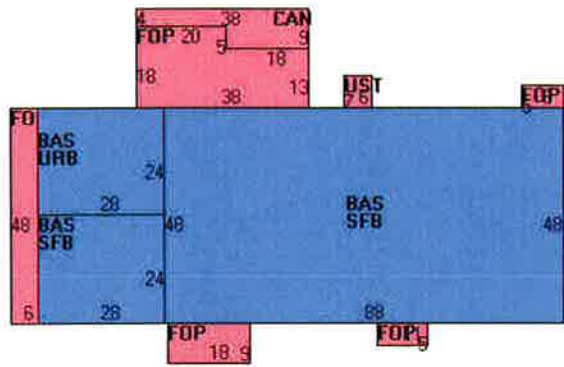
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	3
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	Plywood Panel
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Hot Air
AC Type	None
Bldg Use	EDUC BLDG
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	9
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos/MeredithNHPhotos//\00\00\51/>)

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5568	5568
SFB	Basement,Raised Finished	4896	3917
CAN	Canopy	242	0
FOP	Porch, Open	1144	0
URB	Basement,Raised Unfinished	672	0
UST	Utility, Storage, Unfinished	42	0
		12564	9485

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	AIR CONDITIONING	2000 S.F.	\$1,800	1

Land

Land Use

Use Code 0351
Description EDUC BLDG
Zone R
Neighborhood V1
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.73
Depth 0
Assessed Value \$101,400
Appraised Value \$101,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING			5568 SF	\$4,200	1
FN1	FENCE-4' CHAIN			120 L.F.	\$500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$370,900	\$101,400	\$472,300
2012	\$361,200	\$108,800	\$470,000
2011	\$361,200	\$108,800	\$470,000

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$370,900	\$101,400	\$472,300
2012	\$361,200	\$108,800	\$470,000
2011	\$361,200	\$108,800	\$470,000

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

W. MICHAEL TODD, ESQ. ✓
80 OLD MAIN STREET
P.O. BOX 888
NEW LONDON, NH 03257

RECEIVED

2005 MAR 21 PM 2:20
Rachel M. Normandin
REGISTRY OF DEEDS
BELKNAP COUNTY
Registrar

504581

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
THOUSAND HUNDRED AND 40 DOLLARS
03/21/2005 702356 \$ 440.00
VOID IF ALTERED

QUITCLAIM DEED

KNOW EVERYONE that I, John D. Carrigg, unmarried, having an address of 28 Lang Street, Meredith, New Hampshire 03253, hereinafter referred to as the Grantor,

for consideration paid,

grant John D. Carrigg, sole Trustee, or his successors in trust, under the John D. Carrigg Living Trust, dated August 6, 2004, having an address of 28 Lang Street, Meredith, New Hampshire 03253, hereinafter referred to as the Grantee,

with Quitclaim Covenants, a certain tract or parcel of land, together with any improvements thereon, situate in Meredith, Belknap County, New Hampshire, being "Lot A" of 32,000 square feet, more or less, as shown on plan "Subdivision for Interlakes Day Care Center, Inc., Belknap County, Meredith, NH", dated December 30, 1982, by Hodges and Hayden, LLS, approved January 25, 1983 by Meredith Planning Board and recorded in Plan Book 99, Page 64, Belknap County Registry of Deeds, to which plan reference may be made for a more particular description of said "Lot A".

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein by deed of Deborah A. Carrigg, dated June 11, 2001 and recorded in the Belknap County Registry of Deeds at Book 1661, Page 944; and by deed of Inter-Lakes School District dated April 23, 1994 and recorded in the Belknap County Registry of Deeds at Book 1295, Page 229.

The Grantor releases all rights of homestead and other interest in the above-described premises.

Dated this 27 day of DECEMBER, 2004.

Arlene Lucarelli

ARLENE LUCARELLI, Notary Public
My Commission Expires June 22, 2009



John D. Carrigg

BK2152PG0129

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap, SS.

On the 27th day of Dec., 2004, personally appeared the above
named John D. Carrigg who acknowledged the foregoing to be his true act and deed for the
purposes therein contained.

Arlene Lucarelli
Notary Public / Justice of the Peace
Commission expires: ARLENE LUCARELLI, Notary Public
My Commission Expires June 22, 2009



BK2152PG0130

D-3 RESIDENTIAL DISTRICT

General Purpose. This area provides housing for a substantial number of seasonal and year-round residents who prefer to live in single-family detached housing near existing center. These areas consist primarily of those already serviced by existing water and sewer or where they could be extended at relatively low cost.

A. Residential District, Permitted Uses and Special Exceptions (Any use not listed here is prohibited)

Permitted Uses

1. Single-Family Detached Dwelling
(500 sq. ft. minimum on ground)
2. Public and Private Schools
3. Home Occupations
4. Essential Services
5. Accessory Uses
6. Bed & Breakfast*
7. Rental Cottages
8. Two-Family Dwelling
9. Mobile Home Subdivision (1976)

NOTE: Mobile home placed on permanent foundation removed by amendment (13 Mar 79)

Special Exceptions

1. Multi-Family Dwelling
2. Nursing & Convalescent Home
3. Non-Profit Recreation Area
4. Hospitals and Clinics
5. Water Recreation & Water Storage
6. Churches
7. Mobile Home Parks
8. Public Buildings
9. Theaters and Playhouses
10. Funeral Homes
11. Grocery Store Under 5,000 sq. ft.
12. Single-Family Detached Dwelling
(less than 500 sq. ft. on ground)
13. Private Ambulance Service
14. Group Homes (12 Mar 91)
15. Accessory Apartments (1991)
16. Commercial Child Care Facility
(10 Mar 92)
17. Personal and Professional Offices**
18. Stables and Riding Academies

* A Special Exception from the Zoning Board of Adjustment shall be required if building expansion is involved.

**This would not apply to home occupations or uses not subject to site plan approval.

B. Residential District - Conditions and Restrictions

Waterfront: With On-Site Water, On-Site Septic System (Class 3 Utilities)*

Total Area per Single-Family Unit	As per soils and slopes
Width	150 feet
Minimum Area per Dwelling (net density)	As per soils and slopes
Front Setback	65 feet
Side Setback	20 feet
Rear Setback	30 feet
Maximum Height (Waterfront Only)	38 feet (14 Mar 00)

Non-Waterfront: With On-Site Water, On-Site Septic System (Class 3 Utilities)*

Total Area per Single Family Unit	As per soils and slopes
Width	150 feet
Minimum Area per Dwelling (net density)	As per soils and slopes
Front Setback	30 feet
Side Setback	20 feet
Rear Setback	40 feet (10 Mar 92)
Maximum Height	45 feet (12 Mar 91)

Waterfront: With Town Sewer (Class 2 Utilities)*

Total Area per Single-Family Unit	20,000 sq. ft. (net density)
Width	150 feet
Front Setback	65 feet from shoreline
Side Setback	10 feet
Rear Setback	30 feet
Maximum Height (Waterfront Only)	38 feet (14 Mar 00)

Non-Waterfront: With Town Sewer (Class 2 Utilities)*

Total Area per Single-Family Unit	20,000 sq. ft. (net density)
Width	100 feet
Front Setback	30 feet
Side Setback	10 feet
Rear Setback	40 feet (10 Mar 92)
Maximum Height	45 feet (12 Mar 91)

Waterfront: With Town Water AND Town Sewer (Class 1 Utilities)

Total Area per Single-Family Unit	10,000 sq. ft. (net density)
Width	150 feet
Front Setback	65 feet
Side Setback	10 feet
Rear Setback	30 feet
Maximum Height (Waterfront Only)	38 feet (14 Mar 00)

Non-Waterfront: With Town Water AND Town Sewer (Class 1 Utilities)

Total Area per Single-Family Unit	10,000 sq. ft. (net density)
Width	75 feet
Front Setback	20 feet
Side Setback	10 feet
Rear Setback	40 feet (10 Mar 92)
Maximum Height	45 feet (12 Mar 91)

*Refer to Article V, Section D, Soils and Slopes Table.

