

Utility & Property Information

Address: 70 NH Route 114, Sutton, NH 03221. *For GPS purposes only. 911 address to be assigned.

From I-89, take exit 10. Turn right onto Gile Pond Road. Turn left onto NH Route 114. Continue past Lake Blaisdell to real estate sign on your left. Property is at the corner of Route 114 and Old Blaisdell Road.

Taxes: Town of Sutton — \$2,133 (2021/22 Non-Homestead Value).

Zoning: Residential & Rural-Agricultural Districts.
The majority of the property is located within the Rural-Agricultural district with approximately 1.45 +/- acres located within the Residential zoning district. Please see the aerial included in *Supporting Documents & Maps* with the Residential zoning district overlay indicated. Access the [Sutton Zoning & Building Ordinance](#) for further information. The Sutton Zoning Administrator may also be contacted at 603-927-2402 or landuse@sutton-nh.org with any additional questions.

Residential District Minimal Dimensional Requirements:

Lot Area: 2 Acres **Road Frontage:** 250' **Front Setback:** 63'

Power: Eversource — utility poles run primarily alongside the opposite side of the property's NH-114 road frontage. There is a utility pole located on the same side of the street as the property nearby the both the northerly and southerly road frontage corners. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact Eversource at 800-362-7764.

Septic/Water: There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own individual sewage disposal system approval from NHDES. Drilled artesian wells are typical for the area.

Stream: The property enjoys 850' +/- of stream frontage that runs along a portion of the property's road frontage. Please see the aerial included *Supporting Documents & Maps* with the location of the stream indicated.

Pond: The property features a .12 +/- acre pond area that is located along the property's road frontage. Please see the aerial and survey included *Supporting Documents & Maps* with the location of the pond indicated.

Driveway

Permit: There was a driveway permit that was previously issued for the property in 1976 as detailed on the survey. Per Christopher Turgeon, the NH Department of Transportation's assistant engineer for the area, driveway permits are only valid for one year; and therefore, a new driveway permit is needed before any construction begins. Please contact Chris at 603-448-2654 or christopher.l.turgeon@dot.nh.gov with any additional questions.

Blaisdell Lake

Association: The property is located less than a mile away from Lake Blaisdell. Per The Blaisdell Lake Protective Association, all residents and/or property owners in the Town of Sutton are eligible to become members of the association.

Road: NH State Route 114 — Paved, State plowed and maintained road.

Services: TDS Telecom offers high-speed internet, TV & telephone services to homes located along NH Route 114.

Disclaimer: *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*