



Application Fee \$150.00
 Abutter Fee x 10 = 100
 Total Fees Collected 250
 Date 6/21/2022
 Check # 202 Cash _____

CENTER HARBOR PLANNING BOARD

Non-Residential Development/Change in Use/Home Occupation
 Site Plan Approval Application

Applicants Name: Robbin Boas BBQ, LLC
 Address: PO Box 1359 / 313 White Horse Email: Scott@MagicFoodsNH.com
 Telephone: 603-707-6929 Date: 6/21/22
 Property Location: 313 White Horse Hwy Map 102 Lot 74
 Owners Name: David Harrington Telephone: _____
 Address: 4 Peter Pond Ln, Walpole MA Email: _____
 Existing Deed Book # _____ Page: _____

Briefly describe proposed change(s) or project:
3 Existing Picnic TABLES left SIDE
of Building - See Attached

Plans prepared by: Scott Ouellet Address: 34 HEREDITH MEER RD
 Telephone: 603-707-6929 Email: Scott@MagicFoodsNH.com

Will there be a Variance requested from any Town Regulation? Circle Yes No

Owner's Signature: [Signature]

Planning Board Use ONLY

Zoning District: CV Planning Board Meeting Date: 7/5/2022
 Application No: 2022-0705.A Deadline for Action: _____
 Application Decision Approved _____ Denied _____ Withdrawn: _____

Abutters List

Name of Applicant (s): ROBBIN BULLS BBQ
Physical Address: 313 WHITTIER HWY Telephone: 603-707-6929
Mailing address if different: PO Box 1359 Email: Scott@MagicfoodsNH.com
Property concerned: Tax Map 102 Lot: 74

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

Tax Map <u>102</u> Lot <u>64</u>	Name: <u>AIG LAMARQUE</u>
	Address: <u>318 WHITTIER HWY</u>
Tax Map <u>102</u> Lot <u>75</u>	Name: <u>Custo Cafe</u>
	Address: <u>23 Main St.</u>
Tax Map <u>102</u> Lot <u>073</u>	Name: <u>Asterio Poggio</u>
	Address: _____
Tax Map <u>102</u> Lot <u>59</u>	Name: <u>MAXFIELD Property</u>
	Address: <u>319 WHITTIER HWY</u>
Tax Map _____ Lot _____	Name: _____
	Address: <u>See attached</u>
Tax Map _____ Lot _____	Name: _____
	Address: _____
Tax Map _____ Lot _____	Name: _____
	Address: _____
Tax Map _____ Lot _____	Name: _____
	Address: _____
Tax Map _____ Lot _____	Name: _____
	Address: _____

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
102-060-000	12A MAIN STREET, CONDO #1	WHITMORR LLC	PO BOX 605	CENTER HARBOR	NH	03226
102-060-000	12B MAIN STREET, CONDO #2	HUGHES, JACQUELINE	PO BOX 1477	CENTER HARBOR	NH	03226
102-060-000	12 MAIN STREET, CONDO #3	WHITMORR LLC	PO BOX 605	CENTER HARBOR	NH	03226
102-060-000	12F MAIN STREET, CONDO #7	Tswayer Real Estate, LLC	PO Box 592	CENTER HARBOR	NH	03226
102-060-000	12H MAIN STREET, CONDO #11	CARCORP INVESTMENTS, LLC	1 ROSEWELL ROAD	BEDFORD	NH	03110
102-060-000	12J MAIN STREET, CONDO #12	SUNBEAM PROPERTIES, LLC	110 VEASEY SHORE ROAD	MEREDITH	NH	03253
102-060-000	12D MAIN STREET, CONDO # 13	ASQUAM REAL ESTATE LLC	PO BOX 1552	CENTER HARBOR	NH	03226
102-060-000	18 MAIN STREET, CONDO #14	COE WINNERS, LLC	4 PEETTEE'S POND LAND	WALPOLE	MA	02081
102-064-000	318 WHITTIER HIGHWAY	WHITLESS LLC	PO BOX 805	CENTER HARBOR	NH	03226
102-073-000	319 WHITTIER HIGHWAY	MAXFIELD PROPERTY HOLDINGS, INC	427 NORTH MAIN STREET	WOLFEBORO	NH	03894
102-075-000	23 MAIN STREET	CAMPBELL, KEVIN 2000 REVOCABLE TRUST CAMPBELL, DI	12 CLEMENT ROAD	MOULTONBOROUGH	NH	03254

ABUTTER LIST



Rubbin Butts BBQ

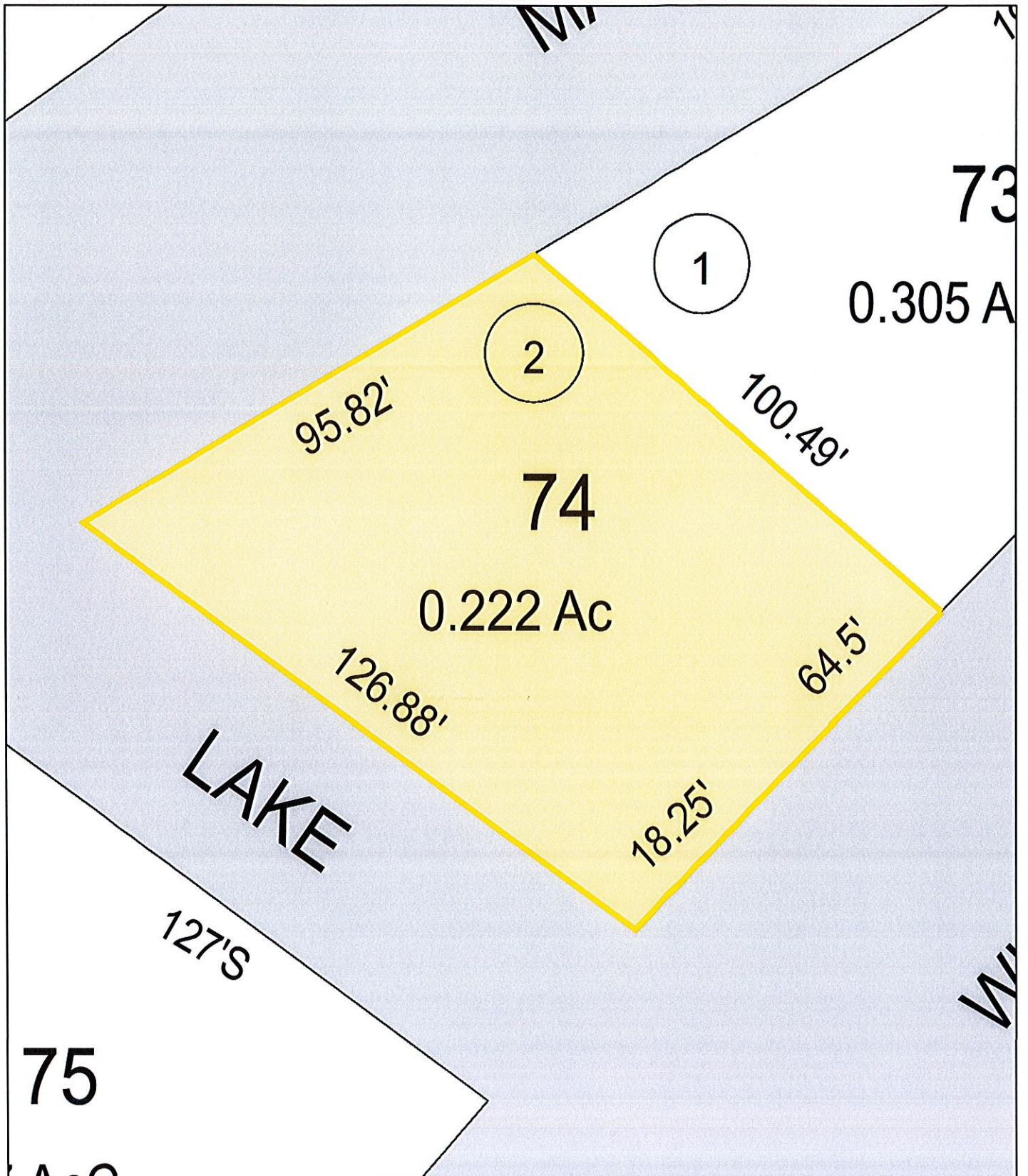
102-074



June 22, 2022

1 inch = 25 Feet

www.cai-tech.com



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December 17, 2015

Doc

Town of Center Harbor
Code Enforcement
86 Main Street
Center Harbor, NH 03226

Attention: Ken Ballance

RE: 399 Whittier Highway – Remodel

Dear Ken:

Per our conversations, this is a request to be allowed to remodel the above location. Attached is the permit application, the check for the fee as well as a rendering of what the location would look like after the remodel.

I purchased the location in October and would like to re-open the location with the same/ similar use as the old "Baygulls" location that operated there for 20 years. I plan on continuing to have a retail store where the primary products being sold are take-out breakfast and lunch items.

The location would not be a restaurant where food and drinks would be served to customers by wait staff rather it would be served in/on paper or plastic for customers to take-out. Although the majority of customers would take the products off premise, I would like to provide seats as an option for those who wish to consume the products on premise versus driving. Per a review of the ordinances and the plan on file there are 12 parking spaces at the location, thus I would like to provide up to 16 seats at tables or a "breakfast bar(s)".

ROC Change

This will provide ample parking for customers and staff. Additionally, I plan on having only a single use operating at the location instead of the Bagel Shop and Real Estate office to ease the parking requirements. I would also add an ADA bathroom for the customers and update the facility for all ADA requirements.

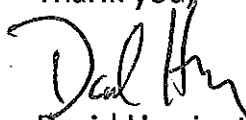
We would not change the footprint of the building or reconfigure the lot. We would primarily be reimaging the location with new siding, windows, doors,

flooring, and walls. We would need to upgrade the plumbing, HVAC, and electrical systems.

Per our discussions, the idea is to recapture the spirit of the former business but upgrade the building to comply with town, state and ADA regulations. I also want to reimagine the location so it will be a vibrant looking building that is inviting to people.

After you review the application, please let me know what the next steps would be.

Thank you,



David Harrington