

APPLICATION FOR A VARIANCE

BOARD OF ADJUSTMENT
PO Box 268, Jackson, N.H. 03846

01/2010

Do not write in space below:

Case No. _____ Date Filed _____
ZBA Signature _____ Public Hearing _____
Decision _____

Applicant Signature Sam M. Dyer Date 5/27/19

TAX LOT NUMBER: V9 / LOT 13, V4

Name of applicant Pete Stuben LLC : dba: Wildcat Inn & Tavern

Address 94 Main Street Jackson, NH

Owner Sam : members : Stewart Dunlop : David Peterson
(if same as applicant write, same)

Location of property 94 Main Street Jackson
(street, number, sub-division)

Acres _____ or Sq. Ft. 0.600 current

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on separate pages if the space provided is inadequate.

A variance is requested from section 4.3.1.2 of the zoning ordinance to permit:

Facts supporting this request:

1. Granting the variance would not be contrary to the public interest:

See Attached

2. The spirit of the ordinance is observed because:

See Attached

3. Granting the variance would do substantial justice because:

See Attached

4. For the following reasons, the values of the surrounding properties will not be diminished:

See Attached

5. Owing to the special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

a. no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because:

See Attached

b. The proposed use is a reasonable one because:

See Attached

The following additional information must be completed regarding the property in question:

Is any Use or Structure currently Non-Conforming? YES ☒ NO ☐

If yes, explain in detail:

See Attached

Does the property in question including all existing or proposed building, signs, driveways, and septic systems meet Jackson Zoning Ordinance requirements and applicable state regulations? YES ☒ NO ☐

If no, explain in detail:

See Attached

ADDITIONAL INFORMATION: Summarize below any information from preliminary discussions with any state agency personnel in regard to the case. In addition, attach copies of any correspondence from state agencies, or Jackson officials and boards pertaining to the property.

Attach all pertinent document and correspondence.

IMPORTANT NOTICE : Board of Adjustment By-Laws state that information from the applicant and/or his representatives must be provided to the Board no less than 7 calendar days prior to the date of the public hearing.

CONDITIONS AS PART OF AN APPROVAL: The Board of Adjustment is authorized to place conditions on a variance and failure to comply with those conditions may be a violation. If conditions are included as part of an approval, they must be recorded with or on the plat.

Application for Variance

Facts supporting this request;

1. Granting the variance would not be contrary to the public interest:

The proposed reconstruction of the Igloo Cottage is located on private property behind the Wildcat Inn and Tavern. The Igloo is used as a private hotel rental and will continue as such. It is out of site of the general public and will have no impact on the public interest.

2. The Spirit of the ordinance is observed because:

The spirit of this ordinance is observed in that we hope to gain approval to move the current structure 4 feet away from the current abutter property line separating the Mason lot from the Wildcat Tavern lot. Currently the back wall of the Igloo sits less than 12 inches from this line. Moving the building forward into the Wildcat lot will improve its current distance from the Mason boundary. No stream or body of water or public or private road will be impacted.

3. Granting the variance would do substantial justice because:

Over the years the current Igloo Cottage has fallen into disrepair. The building was poorly constructed originally and these materials have slowly deteriorated with time. At this time a portion of the floor has collapsed on the dirt foundation. Currently the building's condition is such that we are reluctant to rent it to guests. Granting the variance would enable us to bring all aspects of the building up to modern codes and derive rental income from this property to assist in continued improvements to the overall property and business.

As the members of the ZBA will see from the attached drawings, The Wildcat Inn & Tavern is situated on 2 lots. In addition to moving the Igloo Cottage forward 4 feet we would also like to increase the footprint length by 10 feet to help make it a more spacious and desirable rental unit. In adding 10 feet in length to the building the proposed new footprint would cross the boundary line of the second parcel. Accordingly, we would propose as part of this process the combining of the 2 lots with the Town of Jackson's approval. This step would make this building more conforming.

4. For the following reasons, the values of the surrounding properties will not be diminished:

Viewed from our abutter's property the current Igloo Cottage would be considered a negative with respect to the Mason's property value – the building looks like a derelict structure. The planned improvements would move this building off their property line and transform the building in a beautiful vacation rental property.

5. Denial of the variance would result in unnecessary hardship because:

The proposed use is in keeping with how the Igloo Cottage has been used for over 50 years. There is no impact as such on the public interest. The proposed use is reasonable

in that we are not changing the use – we are only upgrading and improving the property so that it improves the overall property and our abutter's property. Keeping the building on the existing footprint would result in no-improvement to the current set back. Furthermore denial of the variance would make it difficult to improve this property as a rental property. Remodeling this old building is not a viable financial option.

6. Is any Use of Structure currently non-conforming:

- a. The building's use is conforming
- b. Its current location on the abutter's property line is non-conforming. Granting this variance would make a non- conforming structure "less" non-conforming.

Additional Information:

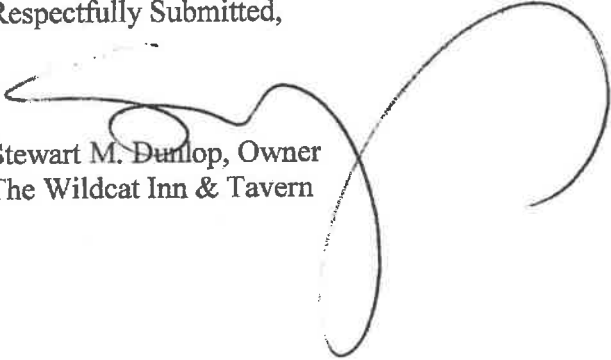
In conjunction with many conversations with Jackson's Building inspector we submit this application in good faith to the members of the ZBA. I have consulted closely with Kevin throughout this process. All required state and federal testing and procedures have been followed with regard to the testing for and disposal of any hazardous materials. Those documents have been attached.

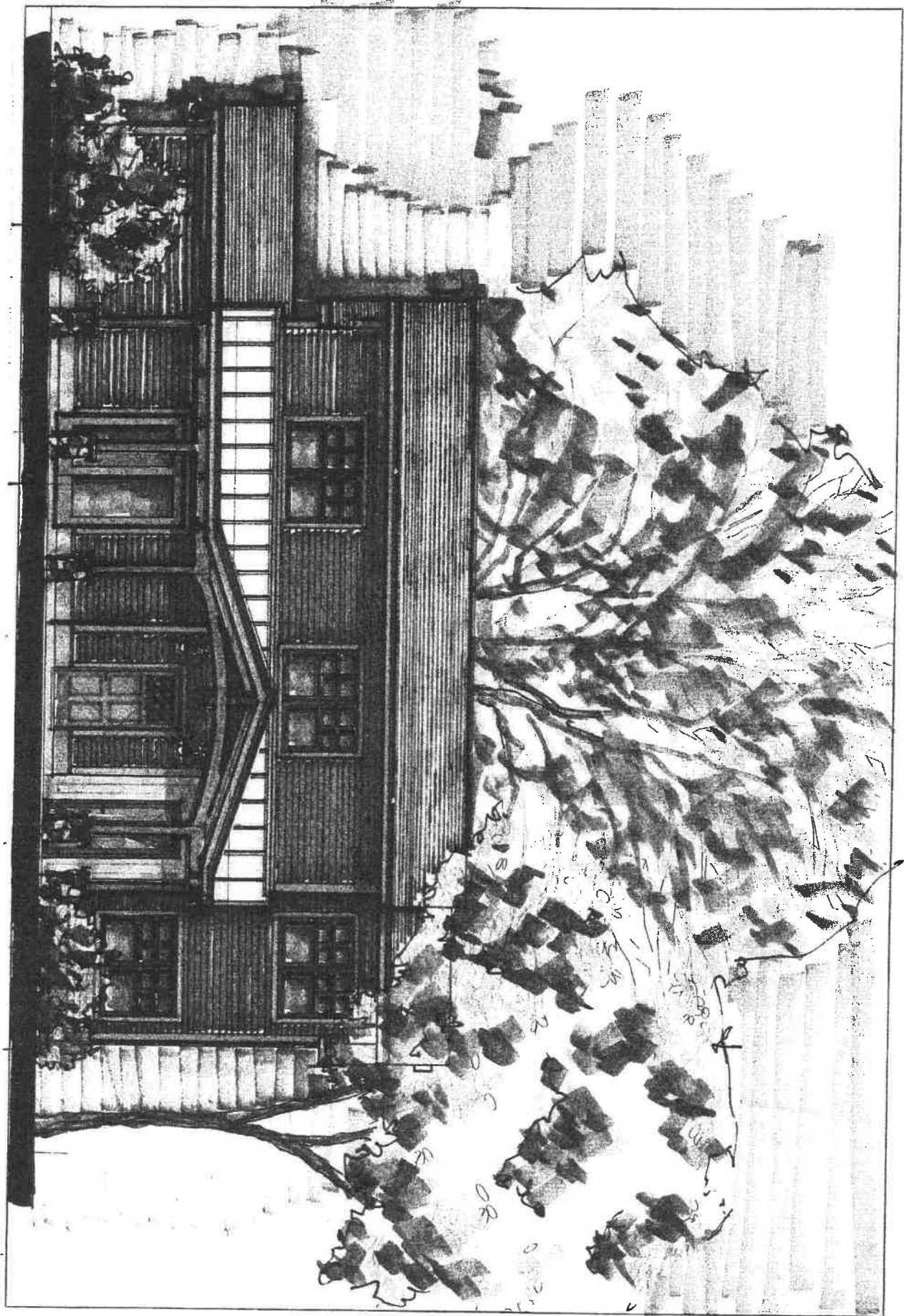
Note:

I will be out of the country from June 1 to June 8. Due to the red tape involved in testing and removing what amounted to a 10 square foot piece of inert 1950's linoleum my hope is that I might present to the ZBA the week of June 10th in order to hopefully move this project forward. Presently this project is 6 weeks behind schedule. I look forward to working with the members of the ZBA to insure the success of this project in conjunction with all proper codes and processes.

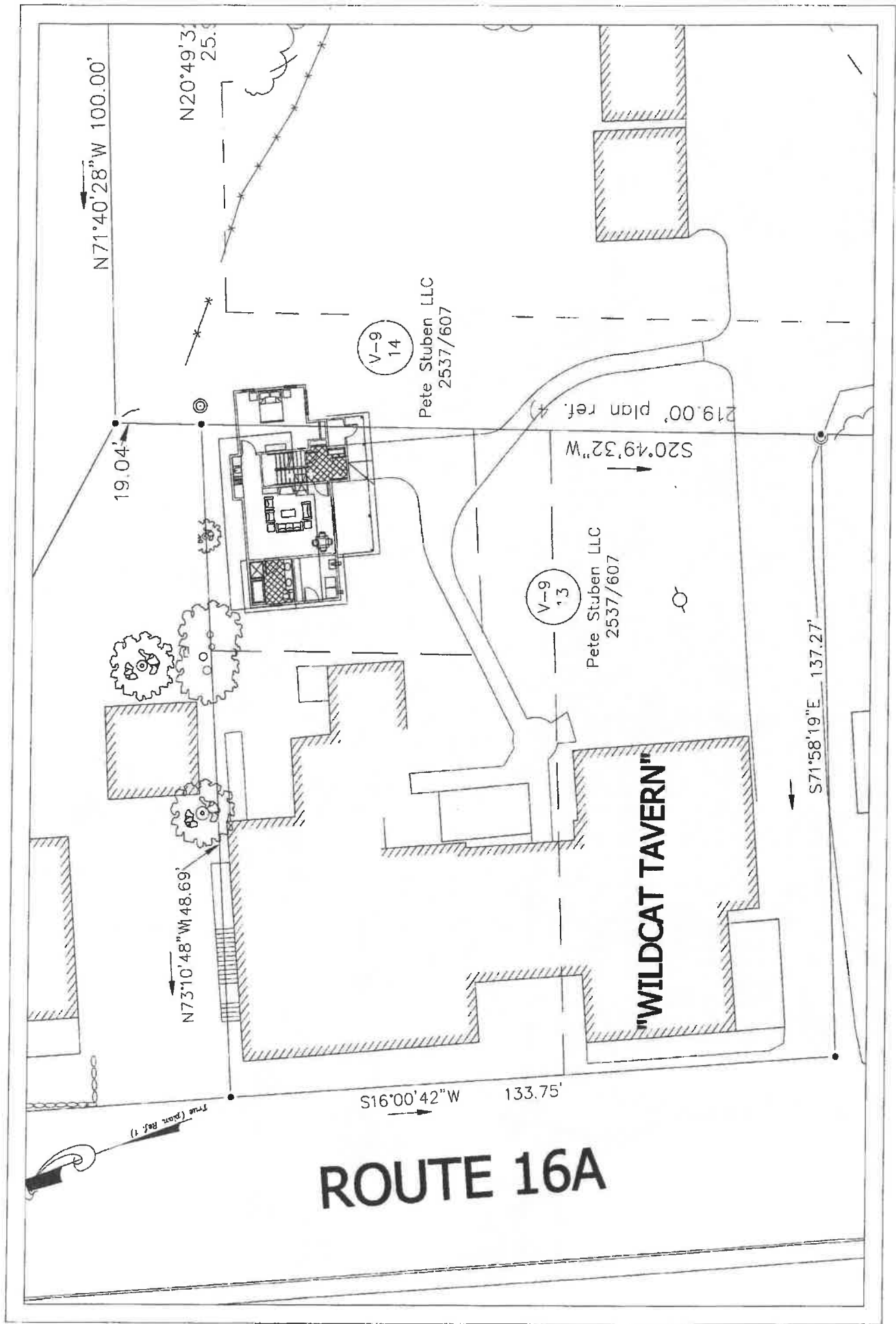
Respectfully Submitted,

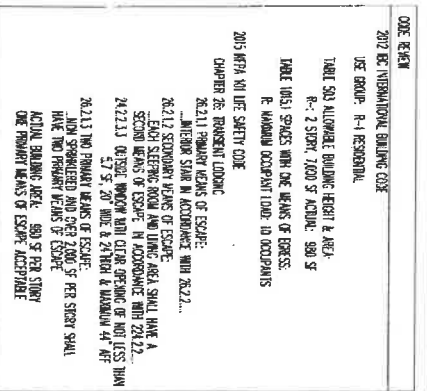
Stewart M. Dunlop, Owner
The Wildcat Inn & Tavern

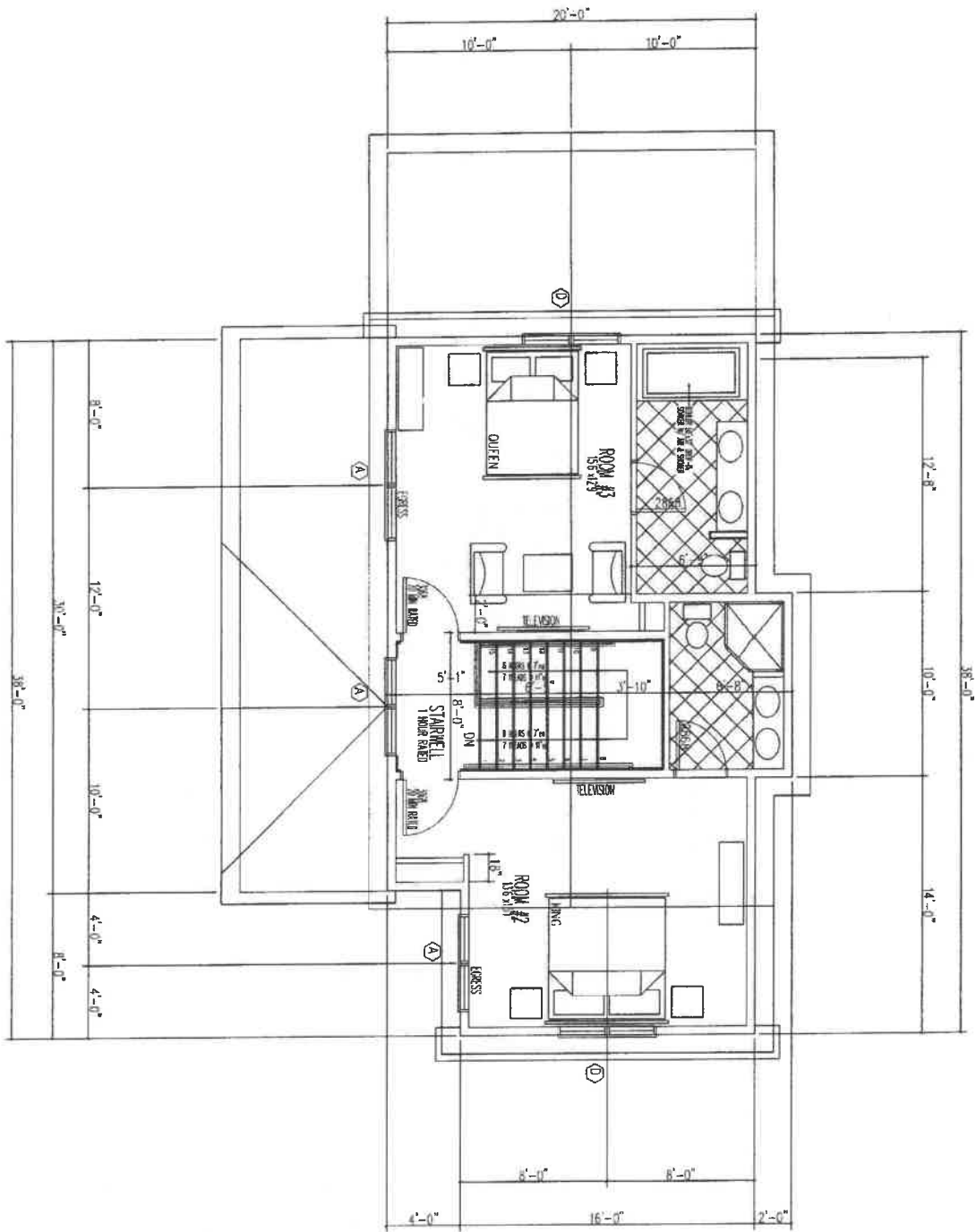




Proposed new Footprint







A-201

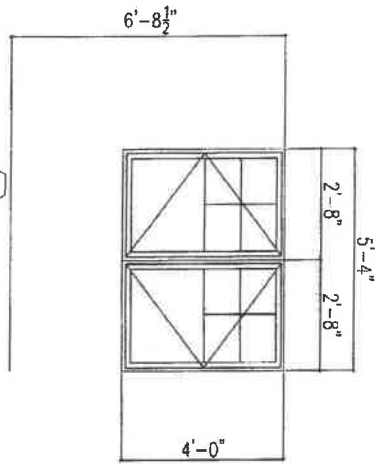
SHEET TITLE
SECOND FLOOR PLAN
SCALE
3/8"=1'-0"
DATE
05.28.19
DRAWN BY
MEC
CHECKED BY
MEC

PROJECT NAME
THE "XOXO"
WILDCAT BAY & TAVERN
JACKSON, NH

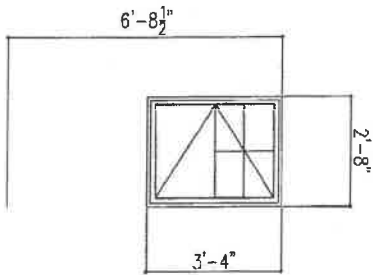
PROJECT TEAM
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE, SUITE #109
CONWAY, NH
(603) 356-9606
michael.e.couture@gmail.com

REVISIONS

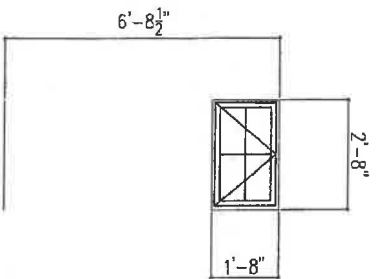




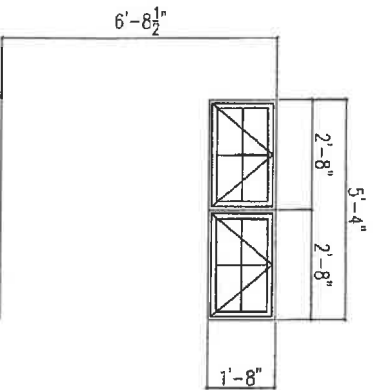
A
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 QUANTITY: 4
 EGRESS HARDWARE



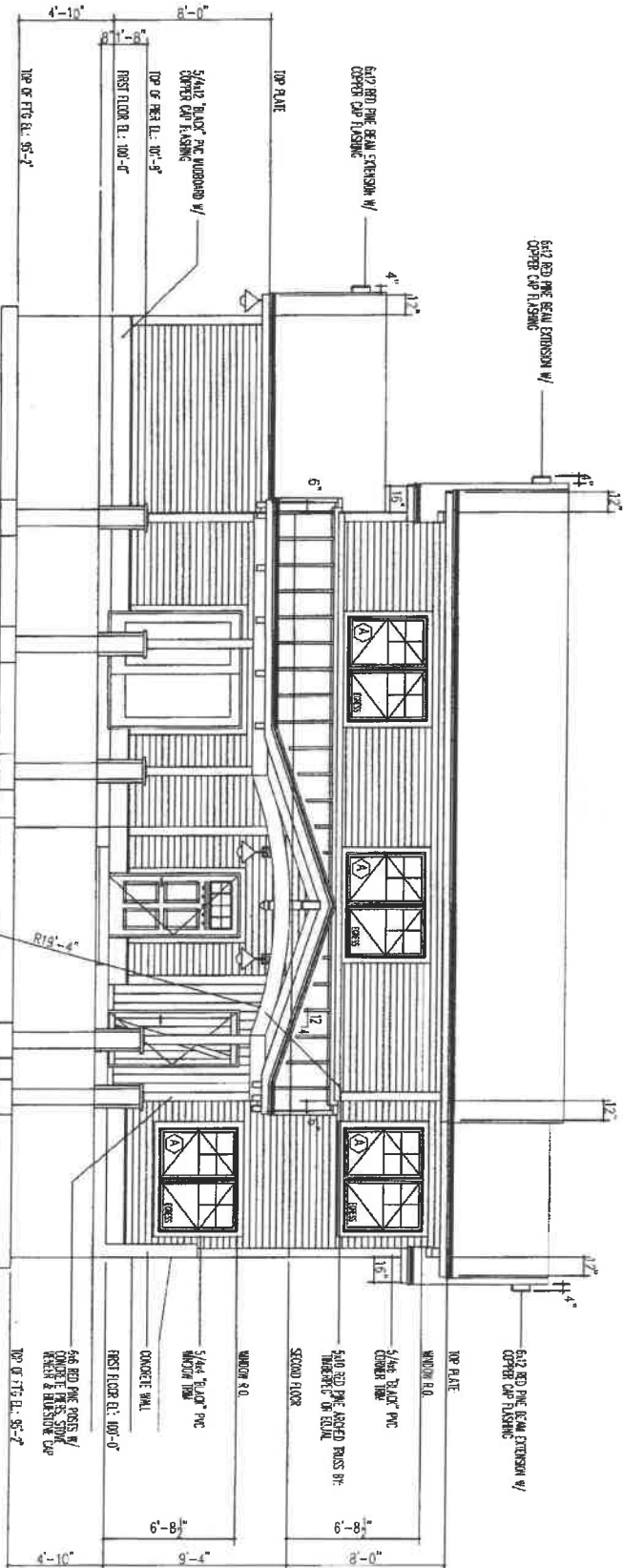
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 QUANTITY: 1



C
 SIZE: ANW 2818
 QUANTITY: 2



D
 SIZE: ANW 2818-2
 QUANTITY: 2



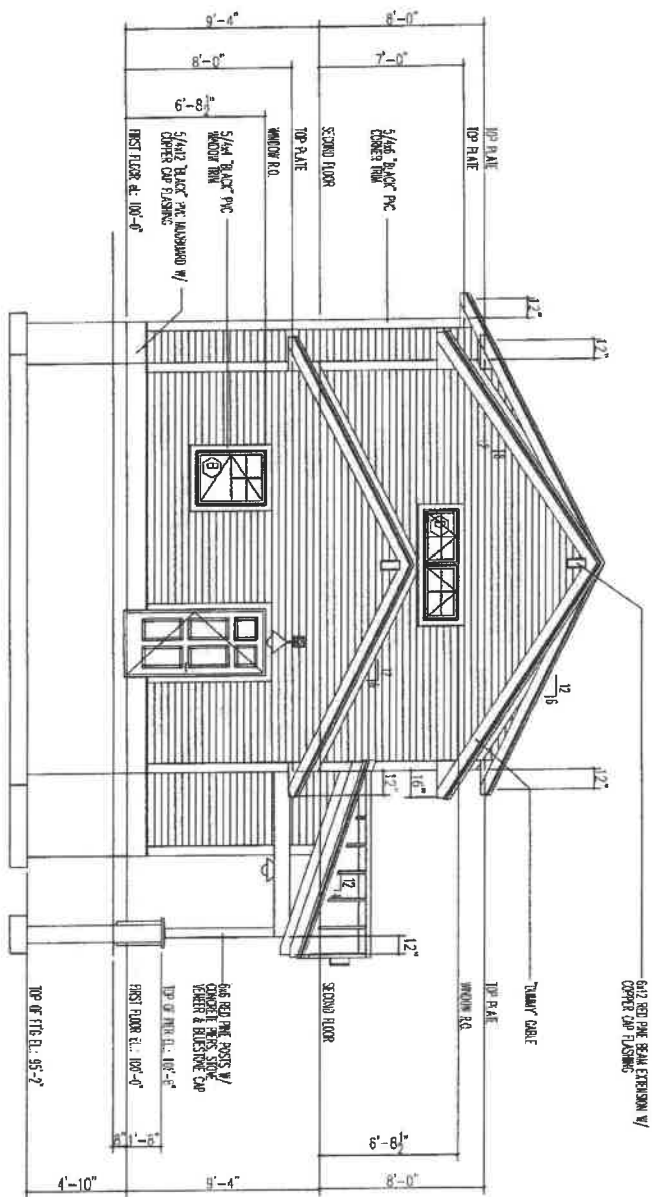
REVISIONS

PROJECT TEAM
 ARCHITECT
 MICHAEL E. COUTURE, ARCHITECT
 53 TECHNOLOGY LANE, SUITE #108
 CONWAY, NH
 (603) 356-9606
 michael.e.couture@gmail.com

PROJECT NAME
 THE TIGLOO
 WILDCAT INN & TAVERN
 JACKSON, NH

SHEET TITLE
 SOUTH ELEVATION
 WINDOW SCHEDULE
 DRAWN BY
 MEC
 SCALE
 3/8"=1'-0"
 DATE
 05.28.19
 SHEET NUMBER

A-301



A-302

DATE
05.28.19

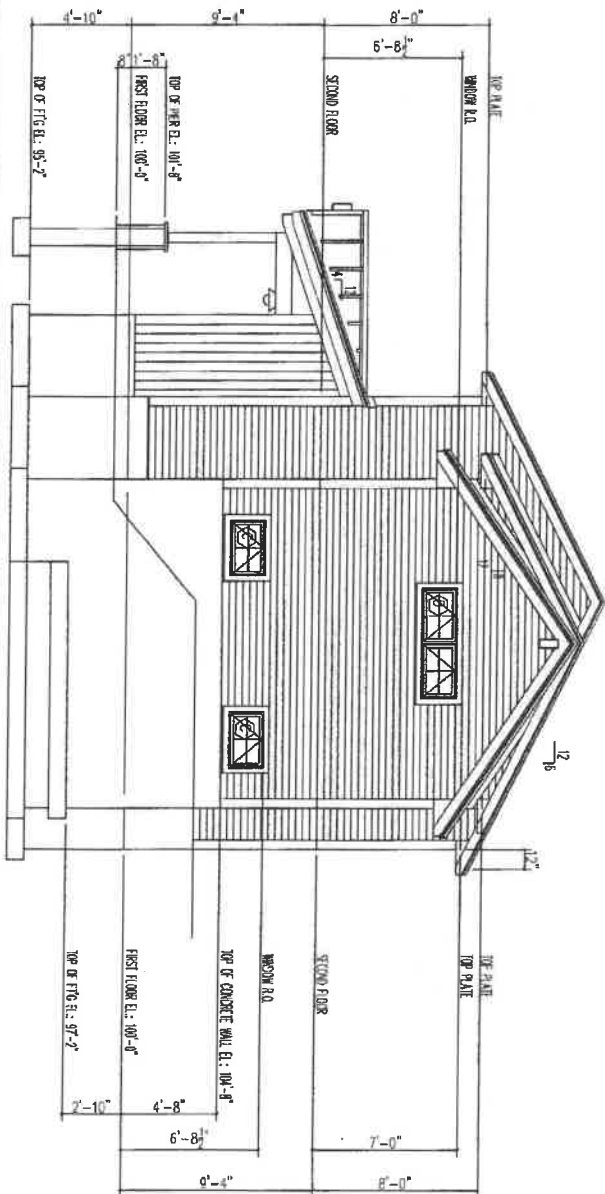
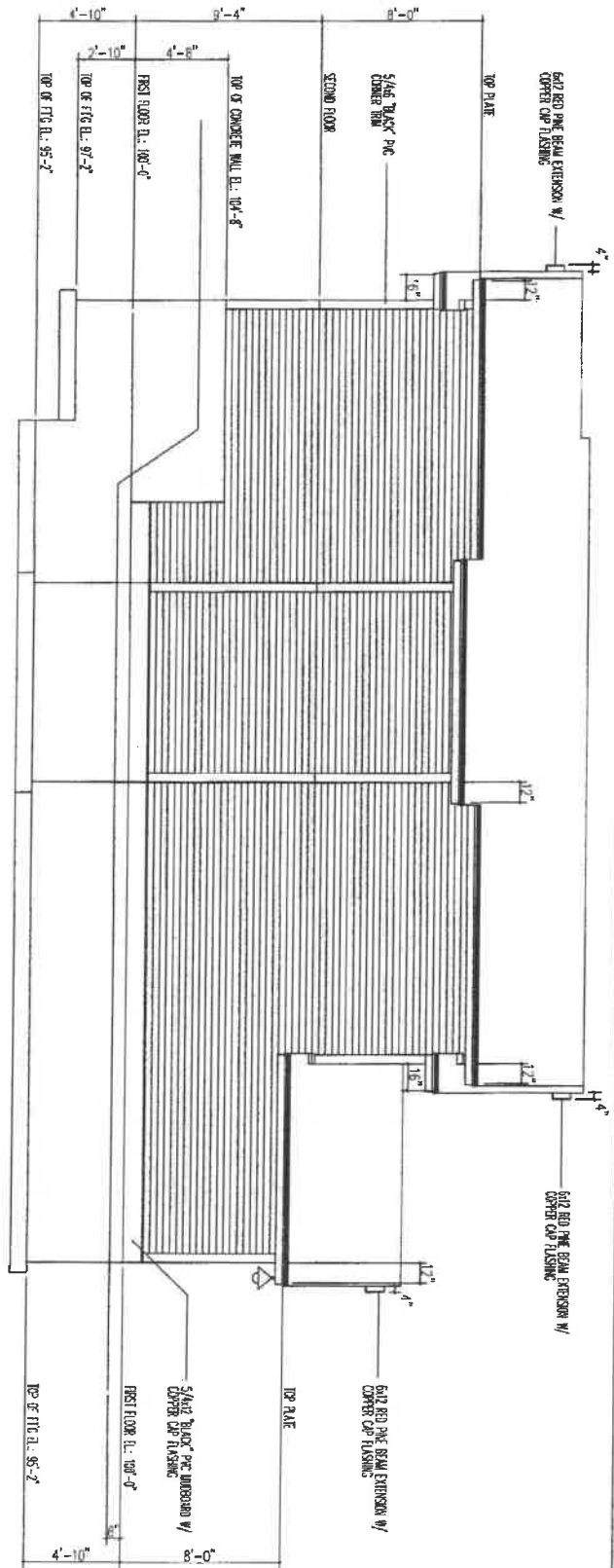
SHEET TITLE
WEST ELEVATION

PROJECT NAME
THE "LOOT"
WILDCAT INN & TAVERN
JACKSON, NH

PROJECT TEAM
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE, SUITE #109
CONWAY, NH
(603) 356-9606
michael.e.couture@gmail.com

REVISIONS:





REVISIONS

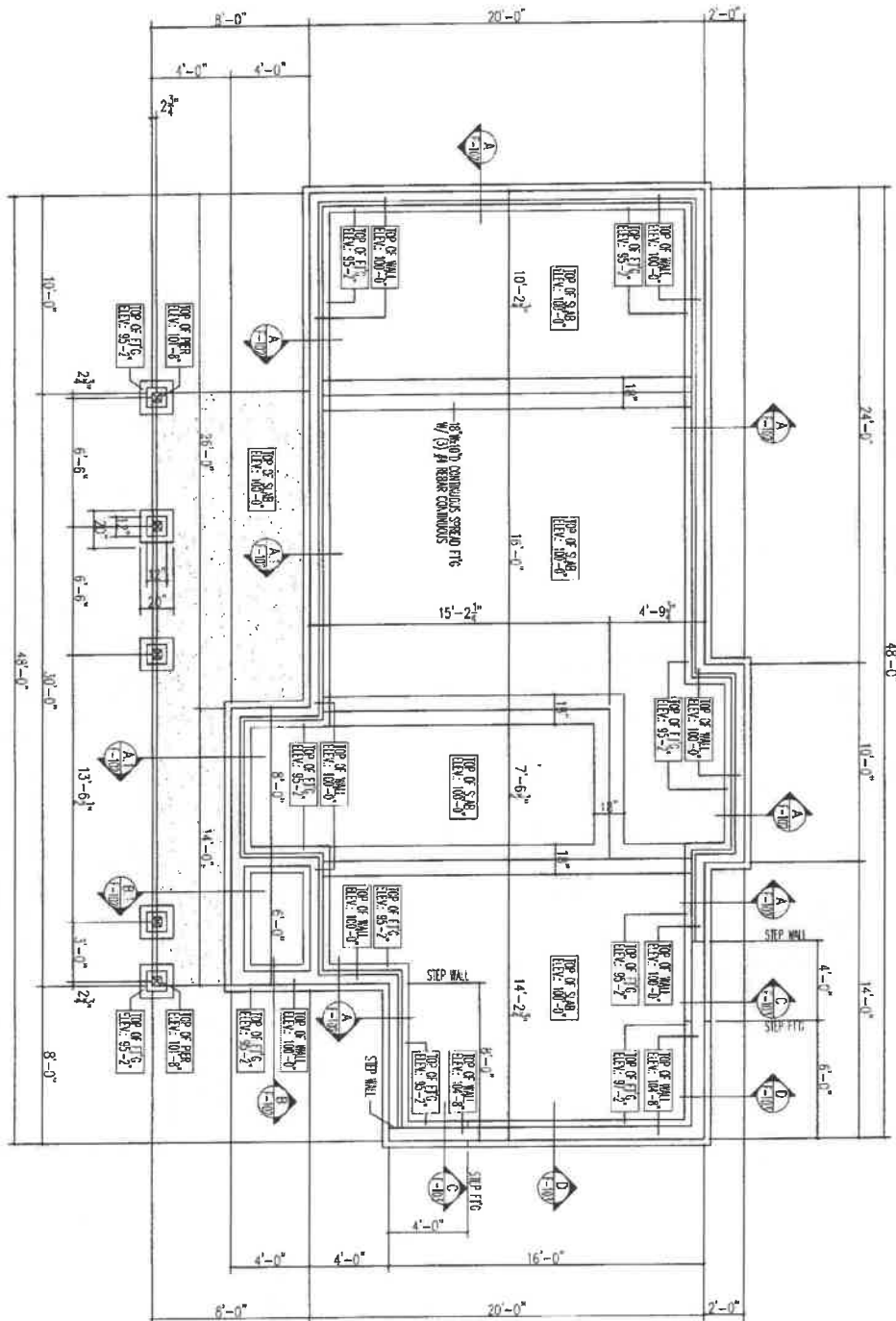
PROJECT TEAM:
ARCHITECT
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE, SUITE #109
CONWAY, NH
(603) 356-9606
michael.e.couture@gmail.com

PROJECT NAME:
THE "LOO"
WILDCAT INN & TAVERN
JACKSON, NH

SHEET TITLE
NORTH & WEST ELEVATIONS

SCALE TO: MEC
SCALE: 3/8"=1'-0"
DATE: 05.28.19
SHEET NUMBER

A-303



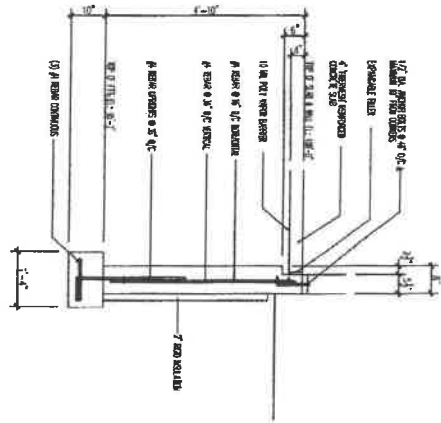
REVISIONS

PROJECT NAME:
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE, SUITE #100
CONWAY, NH
(603) 356-9606
michael.e.couture@gmail.com

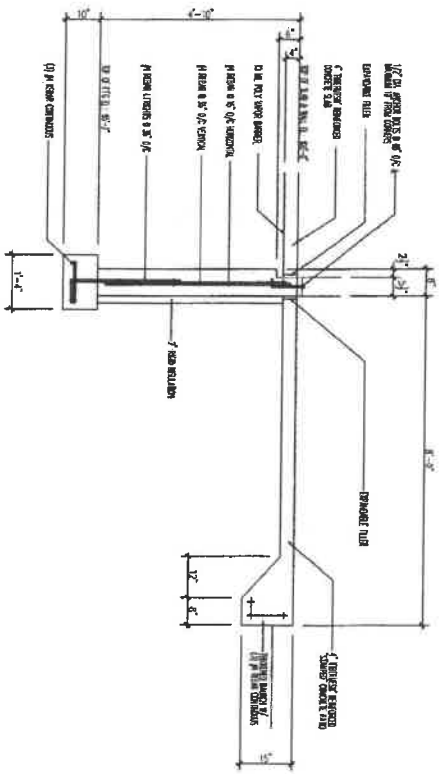
PROJECT NAME:
THE TOLLOO
WILDCAT INN & TAVERN
JACKSON, NH

SHEET TITLE
FOUNDATION PLAN
MEC
SCALE: 3/8"=1'-0"
DATE: 05.28.19
SHEET NUMBER

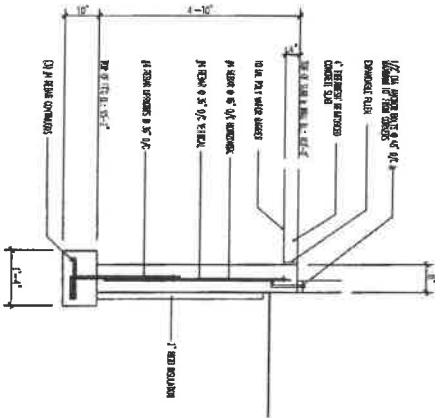
F-101



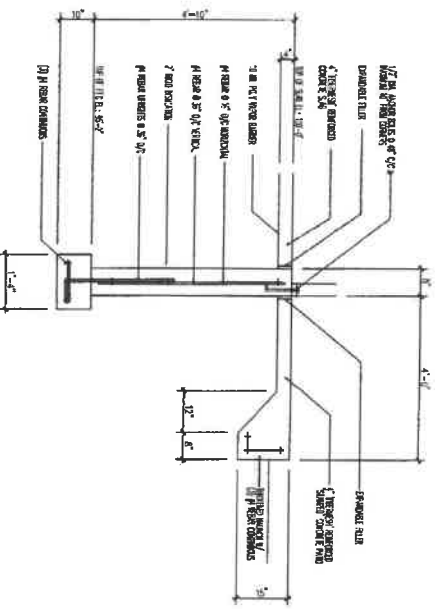
FOUNDATION SECTION DETAIL "A"
1/2" DIA. ANCHOR BOLTS @ 48" O/C &
MINIMUM 10" FROM CORNERS



FOUNDATION SECTION DETAIL "A.1"
1/2" DIA. ANCHOR BOLTS @ 48" O/C &
MINIMUM 10" FROM CORNERS



FOUNDATION SECTION DETAIL "B"
1/2" DIA. ANCHOR BOLTS @ 48" O/C &
MINIMUM 10" FROM CORNERS



FOUNDATION SECTION DETAIL "B.1"
1/2" DIA. ANCHOR BOLTS @ 48" O/C &
MINIMUM 10" FROM CORNERS



REVISIONS:

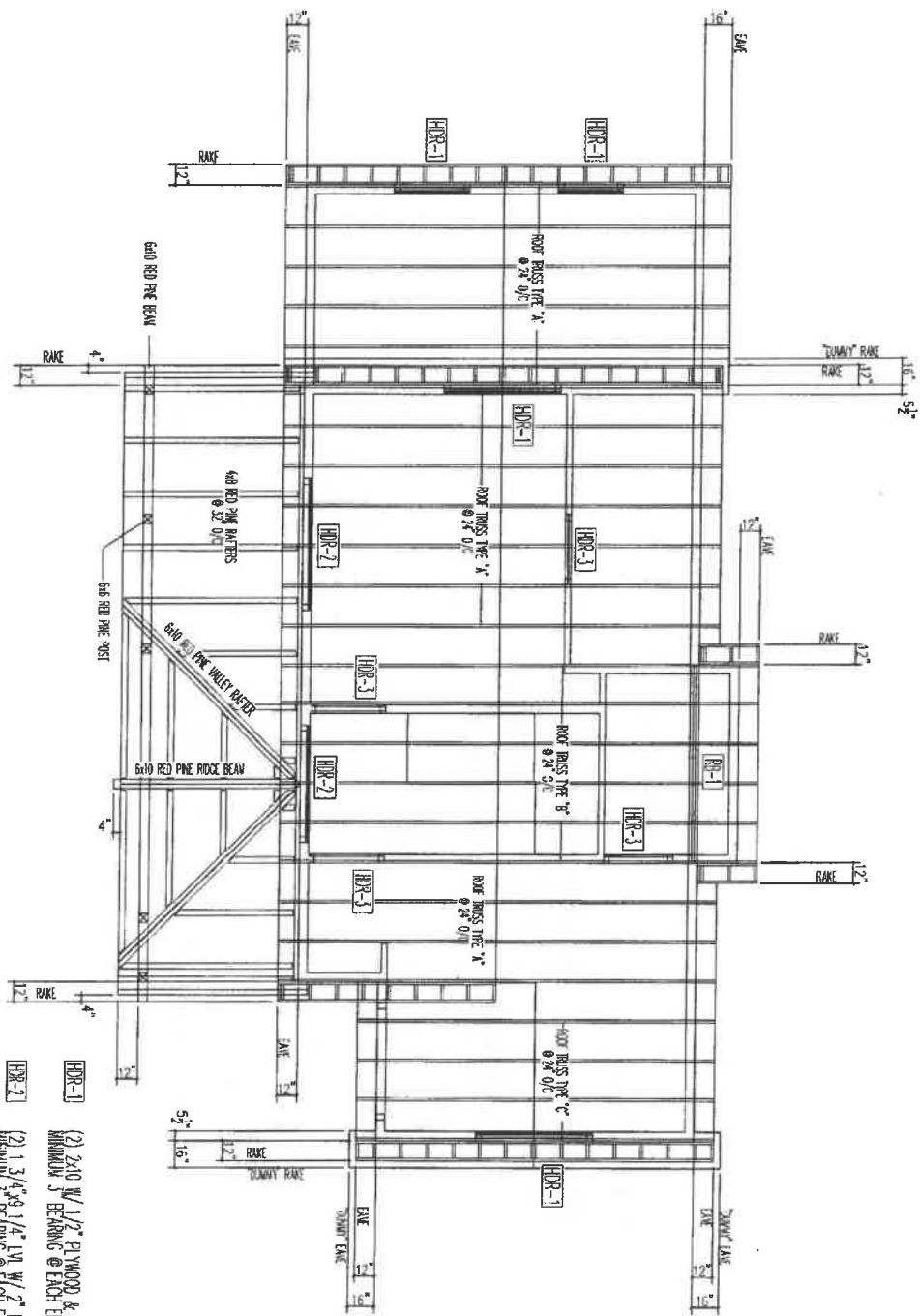
PROJECT TEAM:
ARCHITECT:
MICHAEL E. COUTURE, ARCHITECT
453 TECHNOLOGY LANE, SUITE #105
CONWAY, NH
(603) 356-9606
michele.couture@gmail.com

PROJECT NAME:
THE "GLOO"
INDICAT INN & TAVERN
JACKSON, NH

SHEET TITLE:
FOUNDATION SECTION DETAILS

DATE:
05.28.19

F-102



- [HOR-1] (2) 2x10 W/ 1/2" PLYWOOD & 2" RIGID INSULATION
 MINIMUM 3' BEARING @ EACH END
 [HOR-2] (2) 1 3/4" x 3 1/4" LVL W/ 2" RIGID INSULATION
 MINIMUM 3' BEARING @ EACH END
 [HOR-3] (2) 2x8
 [HOR-4] (3) 1 3/4" x 3 1/4" LVL



REVISIONS

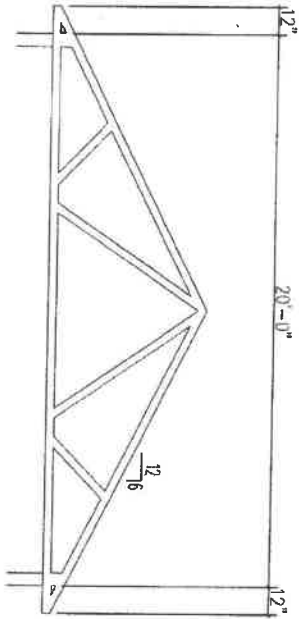
PROJECT NAME:
 THE WOODSHED
 WILDCAT INN & TAVERN
 JACKSON, NH
 PROJECT ARCHITECT:
 MICHAEL E. COUTURE, ARCHITECT
 53 TECHNOLOGY LANE, SUITE #109
 CONWAY, NH
 (603) 356-9605
 michael.e.couture@gmail.com

PROJECT NAME:
 THE WOODSHED
 WILDCAT INN & TAVERN
 JACKSON, NH

SHEET TITLE:
 ROOF FRAMING PLAN

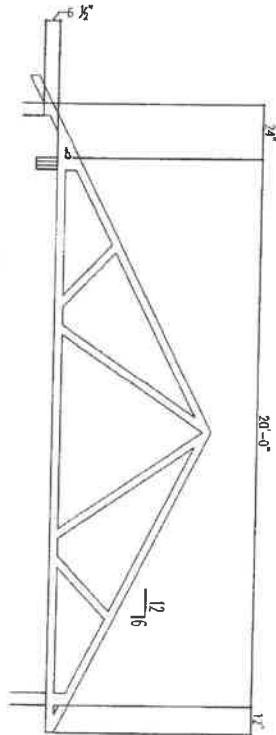
DRAWN BY:
 MEC
 DATE:
 05.28.19

F-301



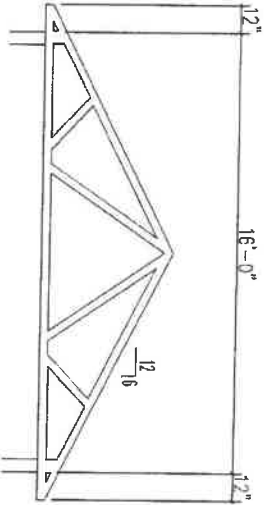
ROOF TRUSS TYPE "A"

ROOF SNOW LOAD: 70 PSF
 TOP CHORD DEAD LOAD: 10 PSF
 BOTTOM CHORD DEAD LOAD: 10 PSF



ROOF TRUSS TYPE "B"

ROOF SNOW LOAD: 70 PSF
 TOP CHORD DEAD LOAD: 10 PSF
 BOTTOM CHORD DEAD LOAD: 10 PSF



ROOF TRUSS TYPE "C"

ROOF SNOW LOAD: 70 PSF
 TOP CHORD DEAD LOAD: 10 PSF
 BOTTOM CHORD DEAD LOAD: 10 PSF



REVISIONS

PROJECT TEAM:
 ARCHITECT:
 MICHAEL E. COUTURE, ARCHITECT
 55 TECHNOLOGY LANE, SUITE #109
 CONWAY, NH
 (603) 356-9606
 michael.e.couture@gmail.com

PROJECT NAME:
 "THE GLOO"
 WILDCAT INN & TAVERN
 JACKSON, NH

SHEET TITLE:
 ROOF TRUSS PROFILES

DATE: 05.28.19
 DRAWN BY: MEC

F-302

Lot V9-12	Philip & Pam Mason, Ninety-six Main St. Rlty trust, 235 Mt Blue Street, Norwell, MA 02061
lot v9-10	Victor Coletti & Janet, 9 Jade Walk, Medford, MA 02052
lot v9-15	Anne M. Frost Trustee - Anne M. Frost Trust, 24 Snowplow Turn Rd, PO Box 306, Jackson, NH 03846-0306
lot v9-18	Maria J. Burhardt, Doucette, Peter - PO Box 247, Jackson, NH 03846
Lot v9-19	S-Kimos Ski Club - PO Box 481, Jackson, NH 03846
lot V01-39	Noel Renee Inc, PO Box 814, Jackson, NH 03846

All Demolition & Asbestos Services LLC

Daryl, Ernest & Andrew HOITT

159 Joe Jones Road, PO Box 189, Gilmanton, NH 03237

(603)267-1271 cell (603-630-1612

AllDemolitionAsbestos@gmail.com

www.All-Demolition-Asbestos.com

Asbestos Inspector Licenses #AI 000399, AI 000459 & AI 000462

Asbestos Abatement Entity NH License #AC-272

Asbestos Supervisor NH License #AS 001800, AS 001971 & AS100100

Asbestos Abatement Proposal

Date: May 3rd, 2019

Proposal Submitted to:

Joe DiFiore

603.986.8787

Jirc1@roadrunner.com

Site address: "The Wildcat Tavern" Main Street, Jackson, NH

Scope of Work:

Contractor will make all necessary notifications to DES & EPA.

Abate & remove asbestos-containing material, specifically Bathroom floor, approx. <25 sq.ft.

Toilet to be removed by client (\$1000 surcharge to remove any toilet with water and/or refuse).

Asbestos & material will be disposed of at an EPA approved landfill.

Customer will receive Waste Shipment Manifest.

All tipping & disposal fees for abatement are included.

Air Clearance will be provided by an independent licensed air hygienist.

Water & Electric supplied by customer, unless otherwise specified on contract.

Driveway will be plowed and access to entry will be cleared of snow and ice by customer.

Total Price: \$ 2,620.

Payment Terms: 50% upon acceptance of contract; 100% for DES notification. Balance due day of completion of abatement. Make payment to: ALL DEMOLITION AND ASBESTOS SERVICES.

Submitted by: Hoitt _____ **Date** _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Proposal may be withdrawn by us if not accepted within **90 days**. Owner agrees to pay all costs associated with collection.

Please reply (via email, mail or in person) to confirm Acceptance of Proposal.

Received & Approved by: Authorized agent for

Signature _____ **Date** _____

The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. *If contract is breached, any costs incurred i.e. DES, time and material will be deducted from deposit. Late fee for invoices over 10 days 3% of total immediately and for each month.*



TCLP LEAD TESTING

(TOXICITY CHARACTERISTIC LEACHING PROCESS)

WILDCAT INN & TAVERN (IGLOO)

94 MAIN STREET

JACKSON, NEW HAMPSHIRE

May 6th, 2019

Stewart M. Dunlop
The Wildcat Inn and Tavern
94 Main Street
Jackson, NH

Re: TCLP Lead Testing – 94 Main Street – Jackson, NH

On April 30th, 2019, Ray Desmarais of Desmarais Environmental, Inc. collected representative samples of building materials of the Wildcat Inn & Tavern located at 94 Main Street in Jackson, NH scheduled for demolition.

The purpose of the testing was to determine if the building contained hazardous lead levels and if during the removal process, any of the materials that may be removed contained lead that would classify those materials as a lead hazard for the purposes of disposal under the EPA Resource Conservation and Recovery Act (RCRA).

TCLP Sampling

The TCLP, or Toxicity Characteristic Leaching Procedure is designed to determine the mobility of both organic and inorganic analytes present in liquid, solid, and multiphasic wastes. This is usually used to determine if a waste may meet the definition of EP Toxicity, that is, carrying a hazardous waste code under RCRA (40 CFR Part 261) of D004 through D052. As it is the generator's responsibility to make this determination.

The TCLP analysis threshold for lead is 5 PPM. Results above the 5 PPM threshold would require that a characteristic waste be a "listed" as hazardous waste.

All samples collected were forwarded to Optimum, Inc. located in Salem, NH. Optimum sub contracted the analysis to Contest located in East Longmeadow, MA.

All TCLP testing was below the 5 PPM threshold to require listing of the materials as hazard waste.

Note: Lab report lists results at mg/L = PPM

Sample #	Description	Results PPM
1	Representative Building Composite	1.1

PPM = Parts per Million

The laboratory reports are presented in Appendix 1.

If you have any questions regarding this report or require additional services, please do not hesitate to contact our office at (603) 664-5500.

Desmarais Environmental, Inc.



Raymond G. Desmarais, CIH, CSP



39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

May 6, 2019

Jamie Noel
Optimum Analytical
85 Stiles Road, Suite 201
Salem, NH 03079

Project Location: 94 Main St., Jackson, NH
Client Job Number:
Project Number: 1929447
Laboratory Work Order Number: 19E0016

Enclosed are results of analyses for samples received by the laboratory on May 1, 2019. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Jessica Hoffman'. The signature is written in a cursive, flowing style.

Jessica L. Hoffman
Project Manager

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Chain of Custody/Sample Receipt	10



39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Optimum Analytical
85 Stiles Road, Suite 201
Salem, NH 03079
ATTN: Jamie Noel

REPORT DATE: 5/6/2019

PURCHASE ORDER NUMBER:

PROJECT NUMBER: 1929447

ANALYTICAL SUMMARY

WORK ORDER NUMBER: 19E0016

The results of analyses performed on the following samples submitted to the CON-TEST Analytical Laboratory are found in this report.

PROJECT LOCATION: 94 Main St., Jackson, NH

FIELD SAMPLE #	LAB ID:	MATRIX	SAMPLE DESCRIPTION	TEST	SUB LAB
1- Representative Demolition Waste	19E0016-01	Product/Solid		SW-846 6010D	



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CASE NARRATIVE SUMMARY

All reported results are within defined laboratory quality control objectives unless listed below or otherwise qualified in this report.

The results of analyses reported only relate to samples submitted to the Con-Test Analytical Laboratory for testing.
I certify that the analyses listed above, unless specifically listed as subcontracted, if any, were performed under my direction according to the approved methodologies listed in this document, and that based upon my inquiry of those individuals immediately responsible for obtaining the information, the material contained in this report is, to the best of my knowledge and belief, accurate and complete.

A handwritten signature in black ink, appearing to read "Lisa Worthington". The signature is fluid and cursive, written over a horizontal line.

Lisa A. Worthington
Technical Representative



39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 94 Main St., Jackson, NH

Sample Description:

Work Order: 19E0016

Date Received: 5/1/2019

Field Sample #: 1- Representative Demolition Waste

Sampled: 5/1/2019 00:00

Sample ID: 19E0016-01

Sample Matrix: Product/Solid

TCLP - Metals Analyses

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Lead	1.1	0.010	mg/L	1		SW-846 6010D	5/3/19	5/6/19 13:34	EJB

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Sample Extraction Data

Prep Method: SW-846 3010A-SW-846 6010D

Leachates were extracted on 5/2/2019 per SW-846 1311 in Batch B229708

Lab Number [Field ID]	Batch	Initial [mL]	Final [mL]	Date
19E0016-01 [1- Representative Demolition Waste]	B229815	50.0	50.0	05/03/19



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QUALITY CONTROL

TCLP - Metals Analyses - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B229815 - SW-846 3010A										
Blank (B229815-BLK1)				Prepared: 05/03/19 Analyzed: 05/06/19						
Lead	ND	0.010	mg/L							
LCS (B229815-BSD1)				Prepared: 05/03/19 Analyzed: 05/06/19						
Lead	0.511	0.010	mg/L	0.500		102	80-120			
LCS Dup (B229815-BSD1)				Prepared: 05/03/19 Analyzed: 05/06/19						
Lead	0.505	0.010	mg/L	0.500		101	80-120	1.14	20	

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

FLAG/QUALIFIER SUMMARY

*	QC result is outside of established limits.
†	Wide recovery limits established for difficult compound.
‡	Wide RPD limits established for difficult compound.
#	Data exceeded client recommended or regulatory level
ND	Not Detected
RL	Reporting Limit is at the level of quantitation (LOQ)
DL	Detection Limit is the lower limit of detection determined by the MDL study
MCL	Maximum Contaminant Level
Percent recoveries and relative percent differences (RPDs) are determined by the software using values in the calculation which have not been rounded.	
No results have been blank subtracted unless specified in the case narrative section.	



39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

CERTIFICATIONS**Certified Analyses included in this Report**

Analyte	Certifications
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SW-846 6010D in Water

Lead	NY,CT,ME,NC,NH,VA
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The CON-TEST Environmental Laboratory operates under the following certifications and accreditations:

Code	Description	Number	Expires
AIHA	AIHA-LAP, LLC - ISO17025:2005	100033	03/1/2020
MA	Massachusetts DEP	M-MA100	06/30/2019
CT	Connecticut Department of Public Health	PH-0567	09/30/2019
NY	New York State Department of Health	10899 NELAP	04/1/2020
NH-S	New Hampshire Environmental Lab	2516 NELAP	02/5/2020
RI	Rhode Island Department of Health	LAO00112	12/30/2019
NC	North Carolina Div. of Water Quality	652	12/31/2019
NJ	New Jersey DEP	MA007 NELAP	06/30/2019
FL	Florida Department of Health	E871027 NELAP	06/30/2019
VT	Vermont Department of Health Lead Laboratory	LL015036	07/30/2019
ME	State of Maine	2011028	06/9/2019
VA	Commonwealth of Virginia	460217	12/14/2019
NH-P	New Hampshire Environmental Lab	2557 NELAP	09/6/2019
VT-DW	Vermont Department of Health Drinking Water	VT-255716	06/12/2019
NC-DW	North Carolina Department of Health	25703	07/31/2019

Phone: 413-525-2332
Fax: 413-525-6405
Email: info@contestlab.com

Email: info@contestlabs.com

Optimum Analytical + Consulting
Address: 85 Stiles Rd., Ste 201, Salem, NH 03079
Phone: 603-458-5347

Project Location: 94 Main St., Jackson, NH
Project Number: 1929447

Con-Test Quote Name/Number:

Invoice Recipient: Jamie Noel

Sampled By:

[illegible]

Comments: Also Email: molly.morris@optimumanalytical.com
Kristina.Scavola@optimumanalytical.com

Please use the following codes to indicate possible sample concentration within the Conc Code column above:
H - High; M - Medium; L - Low; C - Clean; U - Unknown

Relinquished by: (signature)	Date/Time:	MA MCP Required	MA MCP Required
<i>[Signature]</i>	5-17 10A	<input type="checkbox"/>	<input type="checkbox"/>
Received by: (signature)			
Relinquished by: (signature)	5-17 10A	<input type="checkbox"/>	<input type="checkbox"/>
<i>[Signature]</i>	5-17 2x8	<input type="checkbox"/>	<input type="checkbox"/>
Relinquished by: (signature)	5-17 1446	<input type="checkbox"/>	<input type="checkbox"/>
<i>[Signature]</i>	5-17 17.9	<input type="checkbox"/>	<input type="checkbox"/>
Relinquished by: (signature)			



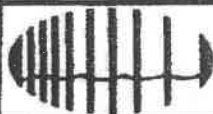
NETAC and ALTA-LAP, LLC Accredited

Government	<input type="checkbox"/>	Municipality	<input type="checkbox"/>	INARA
Federal	<input type="checkbox"/>	21 J	<input type="checkbox"/>	School
City	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>	NETA

Other ☐ Chromatogram ☐ *ANHA-LAP, LLC*

<u>PCB ONLY</u>	Soxhlet	Non Soxhlet
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I Have Not Confirmed Sample Container Numbers With Lab Staff Before Relinquishing Over Samples _____



con-test
ANALYTICAL LABORATORY

Doc# 277 Rev 5 2017

Login Sample Receipt Checklist - (Rejection Criteria Listing - Using Acceptance Policy) Any False Statement will be brought to the attention of the Client - State True or False

Client OAC

Received By SL Date 5/1/14 Time 1446

How were the samples received? In Cooler _____ No Cooler T On Ice _____ No Ice T

Direct from Sampling _____ Ambient _____ Melted Ice _____

Were samples within Temperature? 2-6°C F By Gun # 3 Actual Temp - 17.9

By Blank # _____ Actual Temp - _____

Was Custody Seal Intact? N/A Were Samples Tampered with? N/A

Was COC Relinquished? T Does Chain Agree With Samples? T

Are there broken/leaking/loose caps on any samples? F

Is COC in ink/ Legible? T Were samples received within holding time? T

Did COC include all pertinent Information? Client T Analysis T Sampler Name SLT F

Project T ID's T Collection Dates/Times F

Are Sample labels filled out and legible? T

Are there Lab to Filters? F Who was notified? _____

Are there Rushes? T Who was notified? Kayla

Are there Short Holds? F Who was notified? _____

Is there enough Volume? T

Is there Headspace where applicable? N/A MS/MSD? F

Proper Media/Containers Used? T Is splitting samples required? F

Were trip blanks received? F On COC? F

Do all samples have the proper pH? N/A Acid _____ Base _____

Viols	#	Containers	#		#		#
Unp-		1 Liter Amb.		1 Liter Plastic		16 oz Amb.	
HCL-		500 mL Amb.		500 mL Plastic		8oz Amb/Clear	
Meoh-		250 mL Amb.		250 mL Plastic		4oz Amb/Clear	
Bisulfate-		Flashpoint		Col./Bacteria		2oz Amb/Clear	
DI-		Other Glass		Other Plastic	1	Encore	
Thiosulfate-		SOC Kit		Plastic Bag		Frozen:	
Sulfuric-		Perchlorate		Ziplock			

Unused Media

Viols	#	Containers	#		#		#
Unp-		1 Liter Amb.		1 Liter Plastic		16 oz Amb.	
HCL-		500 mL Amb.		500 mL Plastic		8oz Amb/Clear	
Meoh-		250 mL Amb.		250 mL Plastic		4oz Amb/Clear	
Bisulfate-		Col./Bacteria		Flashpoint		2oz Amb/Clear	
DI-		Other Plastic		Other Glass		Encore	
Thiosulfate-		SOC Kit		Plastic Bag		Frozen:	
Sulfuric-		Perchlorate		Ziplock			

Comments:



ASBESTOS SURVEY REPORT



**94 MAIN STREET
JACKSON, NH**

April 2019

April 23rd, 2019

On April 17th, 2019, Desmarais Environmental, Inc. conducted a non-destructive asbestos survey of a house "Igloo" at 94 Main Street, in Jackson NH.

The scope of work covered the entirety of interior and exterior building material of the house. Materials analyzed included exterior shingles, linoleum flooring, adhesives, window glazing, and sheetrock composites. The purpose of this survey was to determine the presence of asbestos-containing materials in order to ensure compliance with the regulatory requirements to renovate the building.

Reasonable efforts have been made by Desmarais Environmental, Inc personnel to locate and sample suspect asbestos-containing materials (ACM). However, for any facility, the existence of unique or concealed ACMs and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the investigation. Desmarais Environmental, Inc. does not warrant, guarantee or profess to have the ability to located or identify all asbestos containing materials within the area surveyed.

BACKGROUND INFORMATION

Asbestos is a term to describe six naturally occurring mineral fibers that are commonly found in a wide array of building construction materials due to the fiber strength and heat resistant properties. When asbestos containing materials become damaged or are disturbed during repair, remodeling or demolition activities; microscopic fibers become airborne. Asbestos fibers are so tiny and light that they can remain airborne for many hours. When inhaled, they can cause health problems. The three (3) most common types of asbestos are chrysotile, amosite and crocidolite. The lesser common types are tremolite, anthophyllite, and actinolite. Nearly 95% of all asbestos in the United States is chrysotile.

The Environmental Protection Agency classifies asbestos-containing building materials (ACBM) into three (3) general categories.

1. Surfacing Materials
 - a. Any material that has been sprayed-on or troweled-on, or otherwise applied to surfaces. Textured ceilings, joint compound, and fireproofing are some examples of surfacing materials.
2. Thermal System Insulation (TSI)
 - a. Any material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior mechanical components designed to prevent heat loss or water condensation.
3. Miscellaneous Materials
 - a. Any material that is not surfacing or thermal system insulation. Floor tiles, ceiling tiles, and transite board are some examples of miscellaneous materials.

The condition of asbestos containing materials is classified according to its friability, the current state of condition and its potential for disturbance. Friability is determined by the ability, when dry, to be crumbled, pulverized, or reduced to powder by hand pressure. The current state of condition is broken up into three categories

1. Significantly Damaged
 - a. Over 10% evenly distributed damage or over 25% of the localized damage.
2. Damaged
 - a. Less than 10% evenly distributed damage or less than 25% of the localized damage.
3. Good
 - a. No visible damage or very little damage.

The potential for disturbance is categorized by answering three (3) questions with high, moderate or low. The three questions are as follows,

1. The potential for contact with the material?
2. The influence of vibration on the material?
3. The potential for air erosion on the material?

Any question with a high answer shows potential for significant damage, any question answered with moderate shows potential for damage and all questions answered with low shows low potential.

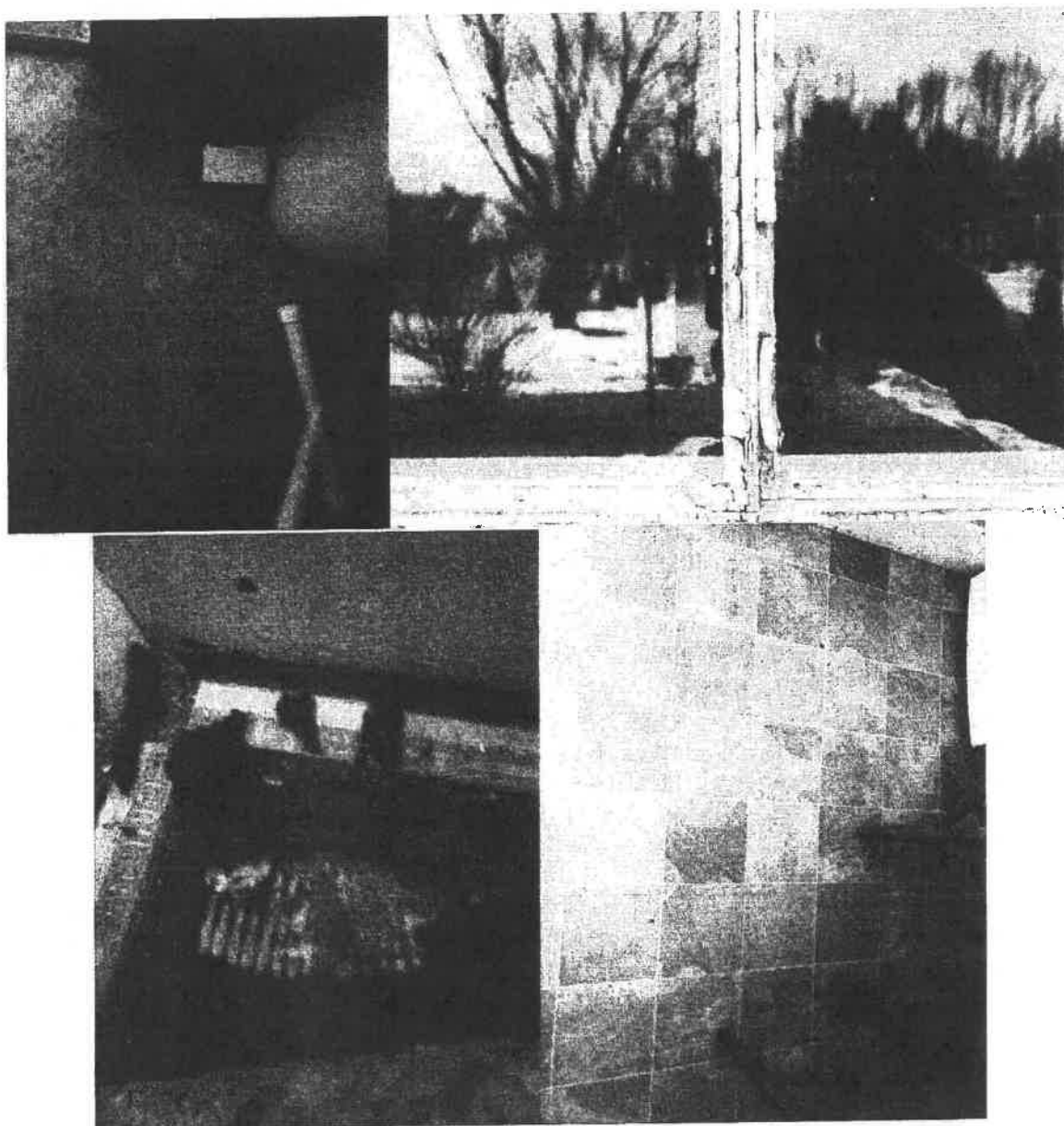
The Environmental Protection Agency established the National Emission Standards for Hazardous Air Pollutants, 40 CFR 61, regulation to require the owner of a demolition or renovation activity and prior to commencement of the demolition or renovation, to thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos. EPA defines a facility as any institutional, commercial, public, industrial, or residential structure, installation or building. It includes any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excludes residential buildings having four or fewer dwelling units.

The State of New Hampshire established Env-A 1800 (Asbestos Management and Control) to better deal with asbestos within residential buildings. Under Env-A 1804.01, the State of New Hampshire requires that the owner/operator of a facility has an asbestos survey completed on the affected portion(s) prior to undertaking any demolition or renovation activity. According to Env-A 1802.31, the State of New Hampshire defines a facility as any institutional, commercial, public, or private building or structure, work place, ship, installation, active waste disposal site, inactive waste disposal site operated after July 9, 1981, or rental dwelling.

Asbestos samples of suspect materials were collected as described below according to type and quantity of material per homogeneous area. A homogeneous area is defined as a suspect material of similar age, appearance, function and texture.

Material	Samples
Miscellaneous materials	One sample per homogeneous area
Surfacing materials	Three samples per homogeneous area
Thermal system insulation	Three samples per homogeneous area

PHOTOS



LABORATORY ANALYTICAL METHOD

All bulk samples collected were forwarded to Optimum Analytical & Consulting, LLC. located in Salem, New Hampshire. Optimum is a NIST/NVLAP and AIHA-accredited laboratory.

Analyses were performed using standard optical microscopy and petrographic techniques. A representative portion of the bulk sample was placed on a glass slide, immersed and macerated in the appropriate index oils. This was then examined under plane and fully polarized light on the petrographic microscope. The following features were used to identify unknown particles and fibers: Morphology, index of refraction, birefringence, size, color, etc.

Analytical results (compositions and percentages) are listed on the bulk report form attached. For the purpose of these analyses, asbestos determination and identification is based on definitions as set forth in the US. EPA Environmental Monitoring Systems Laboratory TEST METHOD "Interim Method for the Determination of Asbestos in Bulk Insulation Samples," EPA-600/M4-82-020.

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor tiles. Confirmation by Transmission Electron Microscopy is recommended for negative floor tile samples.

RESULTS

The results of the analysis of the samples taken reveal that some of the interior linoleum flooring and corresponding adhesive contains asbestos.

TABLE OF ASBESTOS BULK SAMPLING RESULTS

Sample #	Location	Item	Result
1	Roof	Shingle	None
2	Exterior	Window Glazing	None
3	Kitchen	Linoleum Top	None
4	Kitchen	Adhesive / Leveler	None
5	Kitchen	Linoleum	None
6	Kitchen	Adhesive	None
7	Living Room Closet	Linoleum	None

8	Living Room Closet	Adhesive	None
9	2nd Floor Bedroom Closet	Green Paper	None
10	Bedroom	Sheetrock Composite	None
11	2nd Bathroom	Linoleum	35% Chrysotile
12	2nd Bathroom	Adhesive	2% Chrysotile

None = No Asbestos Structures Detected

RECOMMENDATIONS

Based on the findings of the asbestos sampling performed, Desmarais Environmental recommends the following:

- Asbestos-containing flooring/adhesive was identified on the property as a regulated material that will need to be removed prior to demolition.
- All asbestos containing materials (ACMs) greater than 1% and regulated asbestos containing materials (RACMs) that will be disturbed by any planned renovation or demolition must be removed prior to disturbance by a licensed NH asbestos abatement contractor in accordance with all local, state and federal regulations.
- All ACM wastes must be handled and disposed of in accordance with all local, state and federal regulations.
- Submit NESHAPS notification to NH DES 10 days prior to abatement.

The laboratory reports are presented in Appendix 1.

If you have any questions regarding this report or require additional services, please do not hesitate to contact our office at (603) 664-5500.

Respectively submitted,
Desmarais Environmental, Inc.



Raymond G. Desmarais, CIH, CSP
New Hampshire Licensed Inspector, Management Planner & Designer
New Hampshire License #024-IMD

Appendix 1: Laboratory Reports



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201
Salem, NH 03079
603-458-5247

Ray Desmarais
Desmarais Environmental, Inc.
320 Hemlock Lane
Barrington NH 03825

Project Reference:
Laboratory Batch #: 1929308
Date Samples Received: 04/17/2019
Date Samples Analyzed: 04/22/2019
Date of Final Report: 04/22/2019

SAMPLE IDENTIFICATION:

Twelve (12) samples from 94 Main St., Jackson, NH project were submitted by Ray Desmarais on 04/17/2019

This bulk sample(s) was delivered to Optimum Analytical Consulting, LLC (Optimum) located in Salem, New Hampshire for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-600/M4-82-020, EPA-600/ R-93-116). This report relates only to those samples analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites. Quantification of asbestos content was determined by Calibrated Visual Estimation. Optimum is not responsible for sample collection activities or analytical method limitations. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

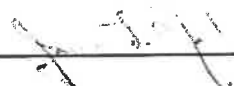
In any given material, fibers with a small diameter ($<0.25\mu\text{m}$) may not be detected by the PLM method. Floor tile and other resinously bound material may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additional analytical methods may be required. Optimum recommends using Transmission Electron Microscopy (TEM) for a more definitive analysis.

Optimum will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability. This report may not be reproduced except in full, without the written approval of Optimum Analytical and Consulting, LLC.


Use of the NVLAP and AIHA Logo in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology or the American Industrial Hygiene Association.

Detection Limit $<1\%$, Reporting Limits: CVES = 1% , 400 Point Count = $.25\%$, 1000 Point Count = 0.1% ; Present or Absent are observations made during a qualitative analysis.

This report is considered preliminary until signed by both the Laboratory Analyst and Laboratory Director or Supervisor. If you have any questions regarding this report, please do not hesitate to contact us.



Jamie L. Noel
Laboratory Director



Kristina Scaviola
Laboratory Supervisor



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Desmarais Environmental, Inc.
ADDRESS: 320 Hemlock Lane
CITY / STATE / ZIP: Barrington NH 03825
CONTACT: Ray Desmarais
DESCRIPTION: PLM Analysis
LOCATION: 94 Main St., Jackson, NH

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1929308
PROJECT #:
DATE COLLECTED: 04/17/2019
COLLECTED BY: Ray Desmarais
DATE RECEIVED: 04/17/2019
ANALYSIS DATE: 04/22/2019
REPORT DATE: 04/22/2019
ANALYST: Lauren Oakes

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1929308-001 1	Roof Shingle, Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Non-Fibrous Material 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1929308-002 2	Exterior Window Glaze, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 2% Non-Fibrous Material 98%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1929308-003 3	Kitchen Linoleum Top, White/Beige	LAYER 1 100%	None Detected	Cellulose Fiber 5% Fibrous Glass 15% Non-Fibrous Material 80%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1929308-004 4	Kitchen LAYER 1 Adhesive, Clear LAYER 2 Leveler, Gray	LAYER 1 100% LAYER 2 100%	None Detected None Detected	Cellulose Fiber 2% Non-Fibrous Material 98% Cellulose Fiber 2% Non-Fibrous Material 98%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1929308-005 5	Kitchen Linoleum, Yellow/Brown	LAYER 1 100%	None Detected	Cellulose Fiber 35% Non-Fibrous Material 65%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1929308-006 6	Kitchen Adhesive, Brown	LAYER 1 100%	None Detected	Cellulose Fiber 5% Non-Fibrous Material 95%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1929308-007 7	Living Room-Closet Linoleum, Faux Wood	LAYER 1 100%	None Detected	Cellulose Fiber 65% Non-Fibrous Material 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Desmarais Environmental, Inc.
ADDRESS: 320 Hemlock Lane
CITY / STATE / ZIP: Barrington NH 03825
CONTACT: Ray Desmarais
DESCRIPTION: PLM Analysis
LOCATION: 94 Main St., Jackson, NH

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-118) NVLAP Lab Code: 101433-0

ORDER #: 1929308
PROJECT #:
DATE COLLECTED: 04/17/2019
COLLECTED BY: Ray Desmarais
DATE RECEIVED: 04/17/2019
ANALYSIS DATE: 04/22/2019
REPORT DATE: 04/22/2019
ANALYST: Lauren Oakes

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
1929308-008 8	Living Room-Closet Adhesive, Note: No Adhesive Present	LAYER 1 100%				
1929308-009 9	2nd Floor-Bedroom Closet Paper, Green	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	95% 5%
		Total % Asbestos:	No Asbestos Detected		Total % Non-Asbestos:	100.0%
1929308-010 10	Bedroom Sheetrock Composite, Gray	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	10% 90%
		Total % Asbestos:	No Asbestos Detected		Total % Non-Asbestos:	100.0%
1929308-011 11	2nd Bath Linoleum, Tan	LAYER 1 100%	Chrysotile	35%	Cellulose Fiber Non-Fibrous Material	5% 60%
		Total % Asbestos:		35.0%	Total % Non-Asbestos:	65.0%
1929308-012 12	2nd Bath Adhesive, Tan Note: Possibly Contaminated by Positive Linoleum	LAYER 1 100%	Chrysotile	2%	Cellulose Fiber Non-Fibrous Material	3% 95%
		Total % Asbestos:		2.0%	Total % Non-Asbestos:	98.0%

Analyst

Signatory:

Lauren Oakes

NVLAP
Lab Code: 101433-0



OPTIMUM

Analytical and Consulting, LLC

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CLIENT: Desmarais Environmental, Inc.
ADDRESS: 320 Hemlock Lane
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BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1929308
PROJECT #:
DATE COLLECTED: 04/17/2019
COLLECTED BY: Ray Desmarais
DATE RECEIVED: 04/17/2019
ANALYSIS DATE: 04/22/2019
REPORT DATE: 04/22/2019
ANALYST: Lauren Oakes

1929308

Sample Log and Chain of Custody Record

Project: 94 Main Street Jackson NH

Normal Turnaround Please

Sample #	Description	Location	Analysis
1	Shingle	Roof	PLM ASB
2	Window Glaze	Exterior	PLM ASB
3	Linoleum top	Kitchen	PLM ASB
4	Adhesive	Kitchen	PLM ASB
5	Linoleum	Kitchen	PLM ASB
6	Adhesive	Kitchen	PLM ASB
7	Linoleum	Kitchen	PLM ASB
8	Adhesive	Living Room Closet	PLM ASB
9	Green Paper	Living Room Closet	PLM ASB
10	Sheetrock Composite	2 nd Floor Bed Closet	PLM ASB
11	Linoleum	Bedroom	PLM ASB
12	Adhesive	2 nd Bath	PLM ASB

Sampled By:	Ray Desmarais
Shipped To:	Optimum
Received By:	PLM ASB 4/17/19 19 ²⁰

