

# Big Hilltop LLC

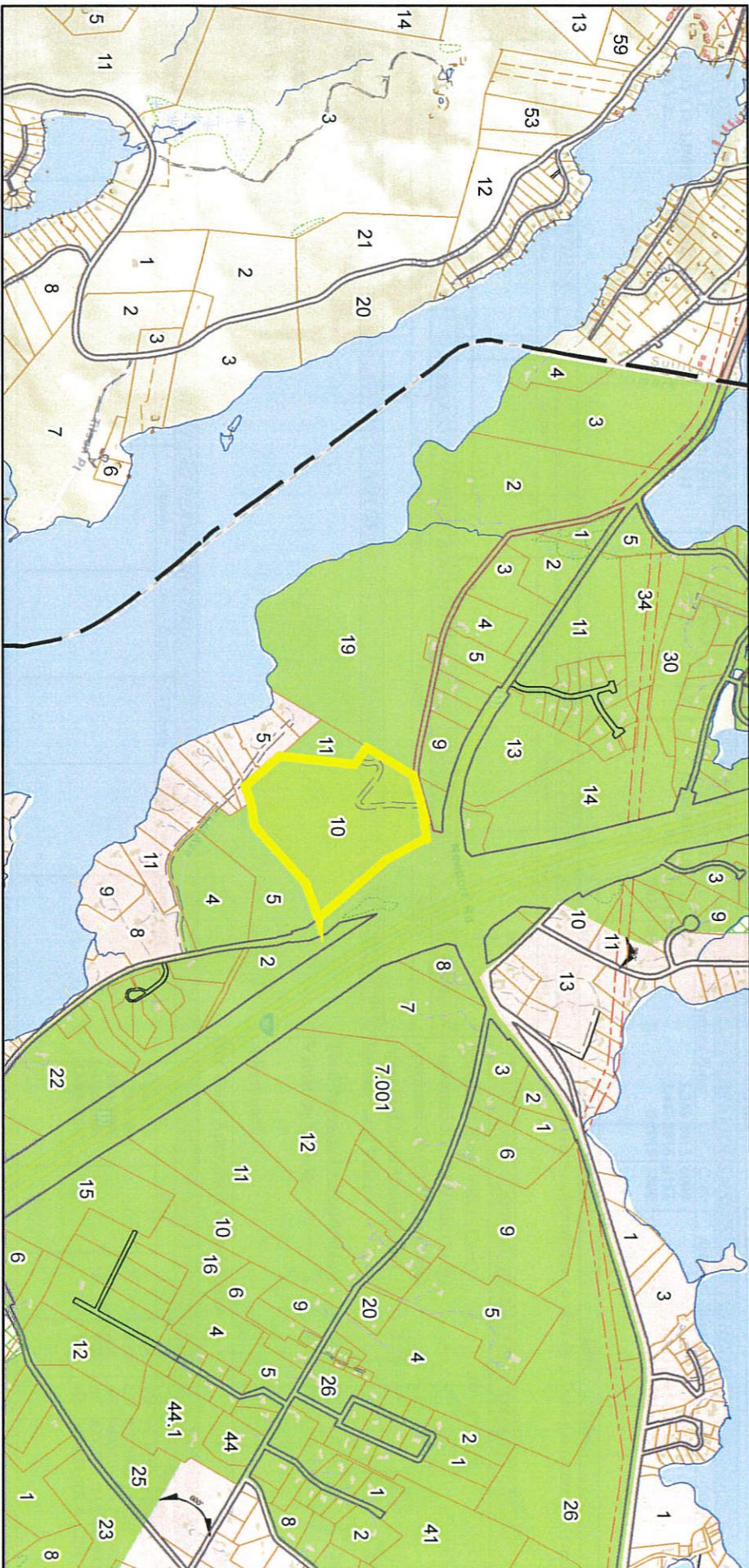
Tax Map 068-010-000

June 24, 2016

1 inch = 1500 Feet



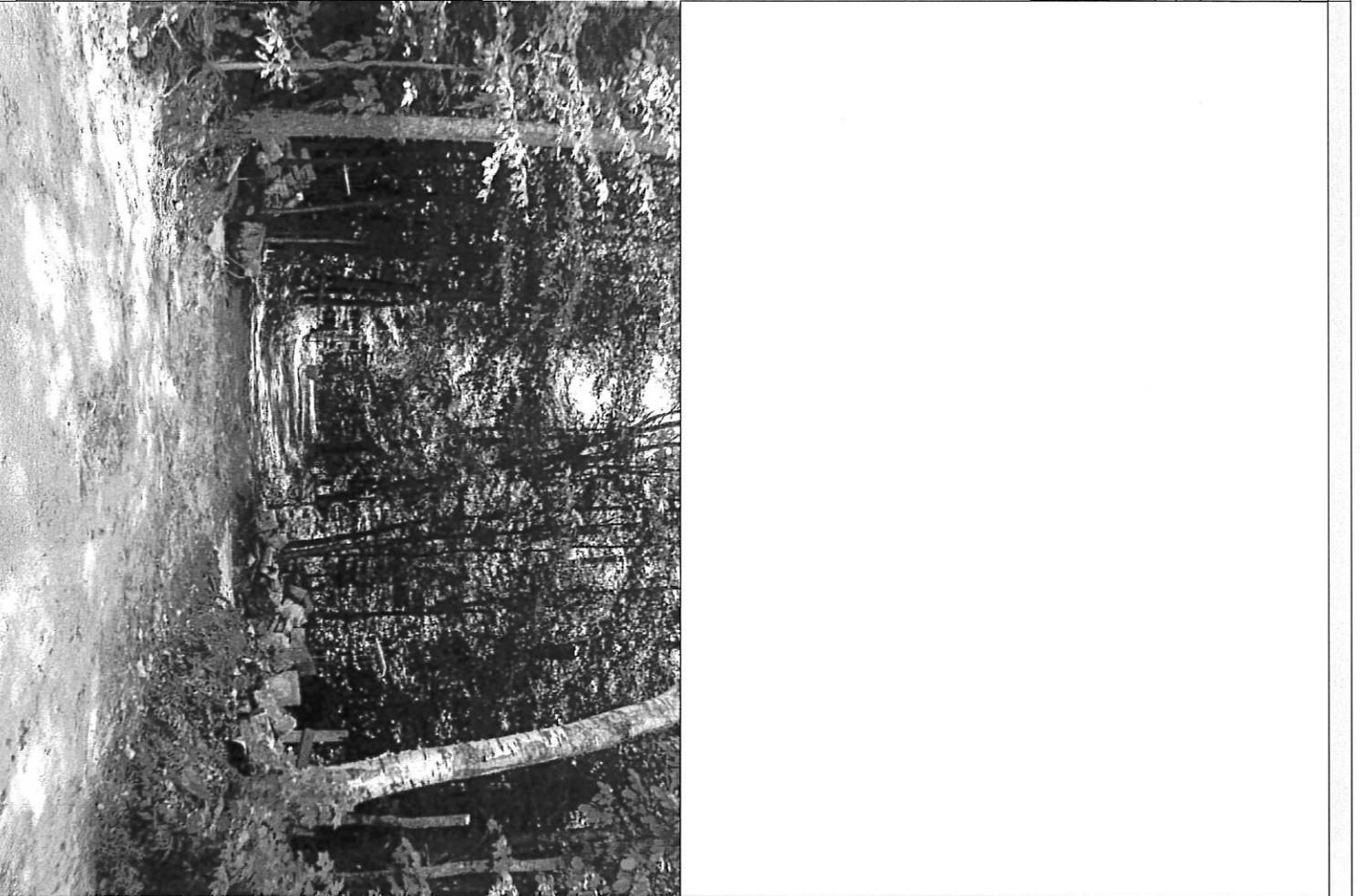
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<all other values>	100-PROPERTY LINE	UTILITY	100-RW	New London Buildings
PROPERTY LINE	100-PVTRD	WETLAND	100-TANK	Sunapee Buildings
ROAD	PWATER	100-DECK	100-TRAIL	Zone Arcs
ROAD-PVT	ROAD	100-DOCK	100-WETLAND	AGRICULTURAL/RURAL RESIDENTIAL CONSERVATION
ROAD-SCENIC	DW	100-HOOKS	FENCE	R-2
WATER-P	ROAD-PVTRW	100-POOL	UTILITY	
100-COMMON	ROAD-TIC	100-PT	WATER	
100-DISPUTE	RW	100-PVTRD-RW	Sunapee Canals	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Model	00		Vacant								
				<b>MIXED USE</b>							
				Code	Description	Percentage					
				6000	FARM LAND	100					
				<b>COST/MARKET VALUATION</b>							
				Adj. Base Rate:	0.00						
				Net Other Adj:	0						
				Replace Cost	0.00						
				AYB	0						
				EYB	0						
				Dep Code							
				Remodel Rating							
				Year Remodeled							
				Dep %							
				Functional Obslnc							
				External Obslnc							
				Cost Trend Factor	1						
				Condition							
				% Complete							
				Overall % Cond							
				Apprais Val							
				Dep % Ovr	0						
				Dep Ovr Comment							
				Misc Imp Ovr	0						
				Misc Imp Ovr Comment							
				Cost to Cure Ovr	0						
				Cost to Cure Ovr Comment							
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>											
Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rr	Cnd	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
		<b>Ttl. Gross Liv/Lease Area:</b>		0	0	0					





# Town of New London

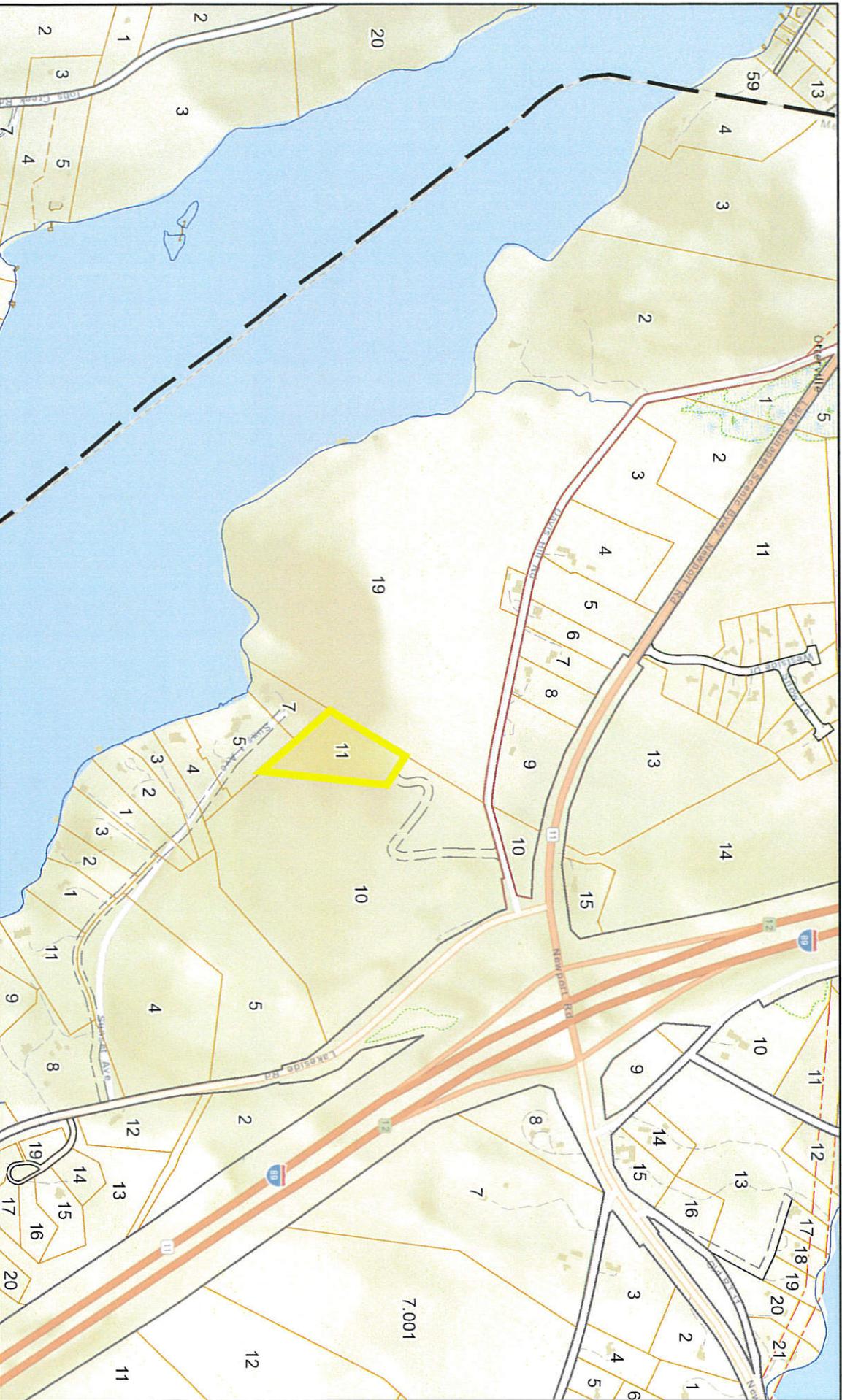
Tax Map 068-011-000

1 inch = 800 Feet

June 27, 2016



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# TOWN OF NEW LONDON

## NEW HAMPSHIRE

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ANNUAL REPORT FOR THE YEAR ENDING 2015



2016 MARCH TOWN MEETING

See page  $\rightarrow$   
WS Article #17

**ARTICLE 13**

To see if the Town will vote to raise and appropriate the sum of **thirty-eight thousand dollars (\$38,000)** for the Building maintenance project listed below, and to authorize funding these amounts by withdrawal of the amounts below from the listed capital reserve fund. *The Board of Selectmen and Budget Committee recommend this appropriation.* (Majority vote required)

Tracy Library Building Maintenance Fund  
*Purpose: Foundation drainage replacement*

**\$38,000**

**ARTICLE 14**

To see if the Town will vote to raise and appropriate the sum of **twelve thousand dollars five hundred (\$12,500)** for the Improvements listed below, and to authorize funding these amounts by withdrawal of the amounts below from the listed capital reserve funds. *The Board of Selectmen and Budget Committee recommend this appropriation.* (Majority vote required)

Recreation Facility Upgrades  
*Purpose: Elkins dock replacement*

**\$12,500**

**ARTICLE 15**

To see if the Town will vote to change the purpose of the Fire Apparatus Repair Fund Capital Reserve Fund to the Town Vehicles and Equipment Repair Capital Reserve Fund and to raise and appropriate the sum of twelve thousand dollars (\$12,000) to be placed in this fund. The Selectmen shall remain named agents to expend the newly purposed fund. *The Board of Selectmen and Budget Committee recommend this appropriation.* (2/3 vote required)

**ARTICLE 16**

To see if the Town will vote to appoint the Selectmen as agents to expend from the Pleasant Lake Dam CRF previously established in 1997. (Majority vote required)



**ARTICLE 17**

To see if the Town will vote to authorize the Conservation Commission and Board of Selectmen to accept ownership of certain property on behalf of the Town of New London, and to include any such land within the existing conservation easement held by Ausbon Sargent Land Preservation Trust. The property is owned by Big Hilltop LLC and is more particularly described as approximately 9.5 acres to be subdivided from a 39.80 acre parcel on Davis Hill Road, Lot 068/010/000; the proposed subdivided property consisting of 8 acres on Davis Hill Road and 1.5 acres representing the existing trail to Clark Lookout. No appropriation of town funds is necessary for this purpose; funds from the Mary Haddad Trust in the amount of \$300,000 will be used for this purchase. (Majority vote required)

**ARTICLE 18**

To see if the Town will vote to raise and appropriate the sum of \$250,000 (two hundred and fifty thousand dollars) for the purchase of two parcels of land located on the east and west sides of Pleasant Street commonly referred to as the Kidder/Cleveland properties, and to authorize the withdrawal of \$250,000 (two hundred and fifty thousand dollars) from the previously established Conservation Land Capital Reserve Fund. Said land is further described as Lot 074/047/000; 26.38 acres (Pleasant Street East) and Lot 073/083/000; 19.2 acres (Pleasant Street West). The Conservation Commission recommends the acquisition of both parcels as they represent important lands for the protection of wetlands and the Pleasant Lake watershed as well as the ability to expand the trail system. *Petitioned warrant article. The Budget Committee recommends this appropriation; the Board of Selectmen voted one in favor, one opposed and one abstained.* (Majority vote required)

campus. Clarification on the entry and exit of construction vehicles to the property, and provide a plan for the safe use of Charger Road for large construction vehicle and traffic flow on campus during the construction.

- Tennis court parking area, need to address landscaping and make the area more attractive relative to the parking regulations.
  - Address screening with vegetation along the Westcoat property and ways to mitigate noise.
  - Fencing or other mitigation related to the location of the pond and proximity to the Windy Hill School.
  - Details of the Stormwater Pollution Prevention Plan (SWPPP).
  - Clarification on fire and emergency vehicles access to all areas of the campus.
  - Other issues discussed during the meeting, and comments included in the staff report.
- ✓ **MOTION TO CONTINUE THE PUBLIC HEARING TO THE NEXT MEETING ON MARCH 22, 2016. IT WAS MOVED (Janet Kidder) AND SECONDED (Elizabeth Meller) AND THE MOTION WAS APPROVED UNANIMOUSLY.**

**CONCEPTUAL DISCUSSIONS-** Chair Helm reminded Board and the audience that the discussion of conceptual plans is simply a discussion to solicit input, it is not binding on the part of the applicant or the Board.

**BIG HILLTOP CONCEPTUAL SUBDIVISION PLAN** – Property located off of Davis Hill Road and Route 103A. Tax Map 068-010-000. Property owned by Big Hilltop, LLC. Proposal to add additional 9.5+/- acres of land to the Clark Lookout property, the new total for Clark Lookout would be 14 +/- acres. The Town of New London owns Clark Lookout. The parcel is in conservation and landlocked. Clark Lookout parcel is Tax Map 068-011-000, 4.47 +/- acres. Zoned Agricultural and Rural Residential (ARR), Article VI, minimum lot size is 4 acres.

Pam Perkins, representing the owners provided a brief overview, and explained the conceptual plan. Ms. Perkins stated the proposal is to annex the road and other land which provides access to the Clark Lookout Conservation parcel.

Bob Brown of the Conservation Commission gave an explanation of the various parcels and how they are related to each other. Parcel 11 is the Clark Lookout parcel owned by town and managed by the Conservation Commission and is about 4.5 acres. The access road leading up is accessible by easement, the Town does not own this land and that is one of the many desirable factors about this proposed acquisition. The road itself is roughly 1.5 acres. The proposal is to take 9.5 acres out of this Big Hilltop land of 40 acres to annex to the Lookout property. He explained a Town Warrant article is proposed for Town Meeting. Warrant Article 17 is for approval for the Town to accept this property. Funding to purchase the property is from the Mary Haddad Trust Fund. If approved at Town Meeting, the owner will submit a subdivision plan for Planning Board review.



Chair Helm stated that legal access should be shown for the remainder of the 30.63 acres. Janet Kidder asked about parking for the Lookout and Bob Brown said parking was available on Davis Hill Road or there is a small gravel area along Rt. 103A. It was also noted that the site is near the Park & Ride lot, and people can park there and walk to the Clark Lookout Conservation parcel. He noted there are no plans to provide parking at the Clark Lookout site.

**ROBERT AND SANDRA BROWN TRUST CONCEPTUAL SUBDIVISION PLAN –**

Property located at 458 Forest Acres Road. Tax Map 119-011-000 and 418 Bog Road Tax Map 119-003-000. Proposal to add 0.51+/- acres from Tax Map 119-003-000 to Tax Map 119-011-000. Property zoned Conservation District, Article XIII, minimum lot size is 10 acres.

Bob Brown discussed his proposal to add an additional half acre to an already non-conforming lot, essentially making it more conforming to provide space for the failing septic system. Ms. St. John noted that the large parcel (119-003-000) was subdivided in May 2012 (Brown and Paquette plan, MCRD plan # 19985). She noted there is a note on this plan stating that the whole parcel was not surveyed, note # 3. The record also reflects that the New Hampshire Department of Transportation (NHDOT) was not included on the abutters list, and the NH Interstate 89 is adjacent to Mr. Brown's parcel. She suggested that the whole parcel be surveyed, if a subdivision plan is presented and that NHDOT be included on the abutter list. She referred to the recent Brian Byrne's property on Little Sunapee which involved a NHDOT Right-of-Way issue. Mr. Brown noted that he knows where the iron pipes and other survey boundaries are located, and that it would be a great expense to survey the larger parcel.

The Board agreed that complete boundary survey is not needed for parcel 119-003-000 due to the size. The owner was advised to submit a waiver request for surveying the whole property.

**PAUL AND LINDA MESSER TRUST AND DAVID AND KAREN DEMERS**

**CONCEPTUAL** for a lot line relocation plan. Properties located at 600 and 586 Bunker Road, Tax Map 076-031 and 032-000. Zoned R-2 and in the Shoreline Overlay District.

Robert Steward from RCS Designs representing the above property owners explained that the Messer's are looking to construct a bedroom addition to the existing house. NHDES Shoreland permit would be required. The existing driveway (garage area) will be changed to a pervious driveway. He noted that essentially they are proposing an equal land swap that will be beneficial to both the Messer's and the Demers. The Board was advised to review several definitions in the Zoning Ordinance related to lot, setbacks, frontage and front yard.

**DORR FAMILY FARM SITE PLAN APPLICATION.** Approved with conditions at the January 14, 2016 meeting. Owner request clarification on the maximum number of cattle permitted. Property located on Morgan Hill Road and Little Sunapee Road. Tax Map 047-001-000, 046-004-000 and 060-005-000. Most recently discussed at the January 26, 2016 meeting.