

NOTES

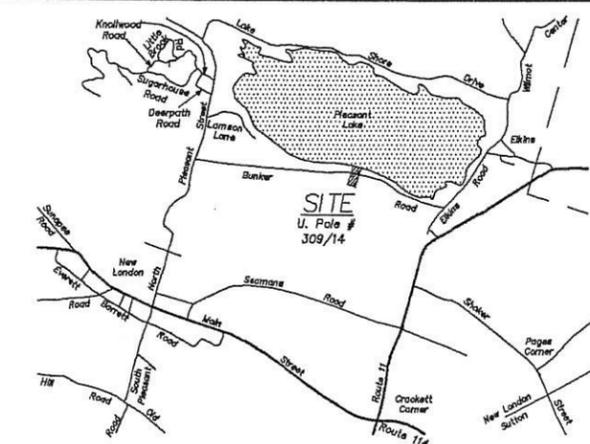
1. Only Parcel A has been surveyed for this plan. The survey standards and research apply only to this portion. Tax lot #76-31 and Tax lot #76-32 are from reference plans A, B, and deeds information.
2. Bearings, distances, and monumentation that are in brackets are from Reference Plan A.
3. Bearings, distances and monumentation that are in parentheses are from Reference Plan B and have not been rotated to this plan.



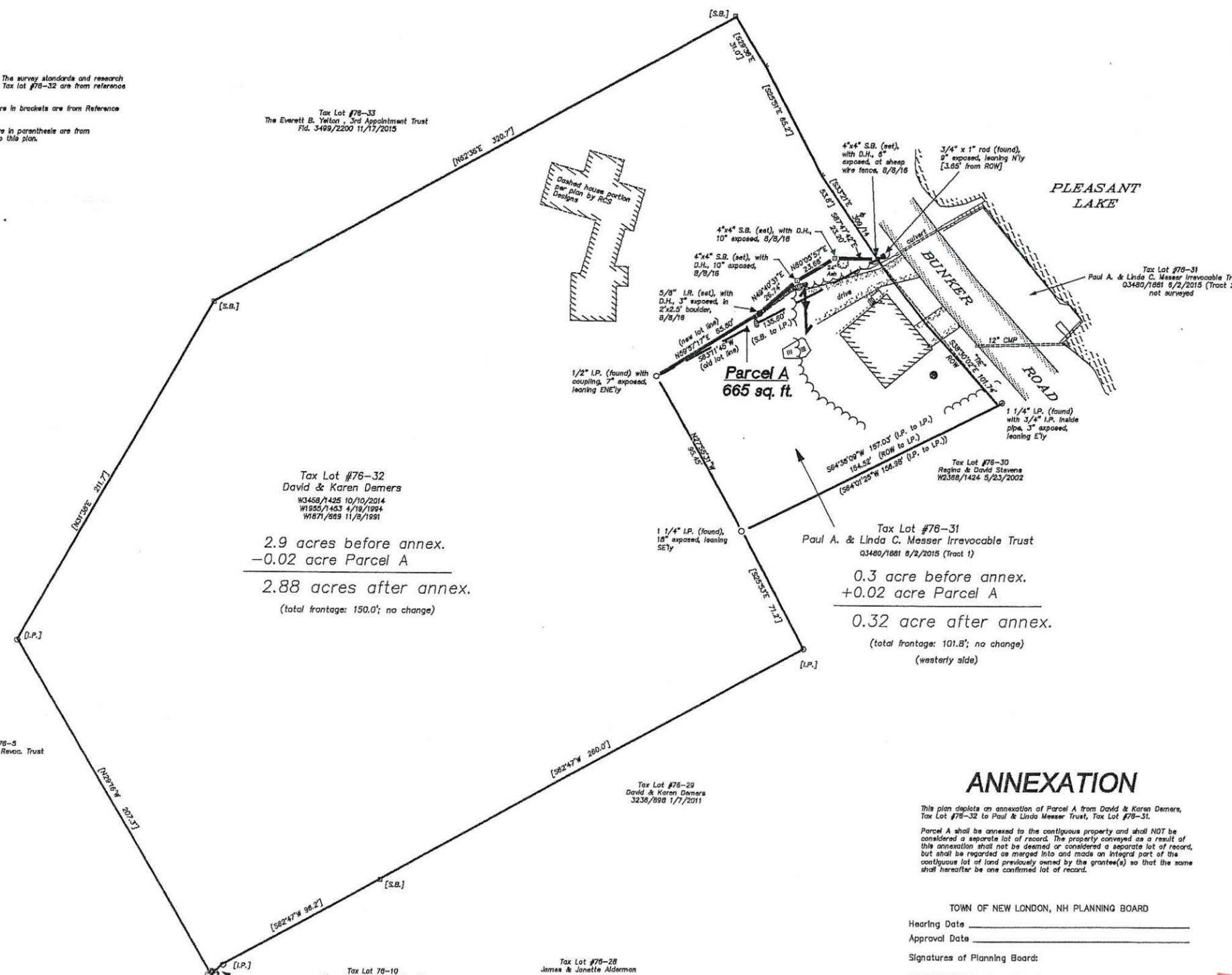
REFERENCE PLANS

A. Plan entitled "Subdivision for C.O.G. Partners record Utter Daniel L. Gross, Leonard Cohen & Harold Ottobrihi", Bunker Road, New London, NH, dated 9/4/87 and revised 12/2/87 by Bristol, Sweet & Assoc., Inc. Recorded as plan #10,034 at M.C.R.D.

B. Plan entitled "Boundary Plot prepared for Regina & David Stevens", 614 Bunker Road, New London, NH, dated 7/16/2010 revised 6/7/11 by Richard D. Bartlett & Assoc., LLC. Recorded as plan #19833 at M.C.R.D.



LOCATION SKETCH



Tax Lot #76-32
David & Karen Demers
W3458/1425 10/10/2014
W1955/1453 4/19/1994
W1871/889 11/8/1991

2.9 acres before annex.
-0.02 acre Parcel A
2.88 acres after annex.
(total frontage: 150.0'; no change)

Tax Lot #76-31
Paul A. & Linda C. Messer Irrevocable Trust
03480/1681 8/2/2015 (Tract 1)

0.3 acre before annex.
+0.02 acre Parcel A
0.32 acre after annex.
(total frontage: 101.8'; no change)
(westerly side)

ANNEXATION

This plan depicts an annexation of Parcel A from David & Karen Demers, Tax Lot #76-32 to Paul & Linda Messer Trust, Tax Lot #76-31.

Parcel A shall be annexed to the contiguous property and shall NOT be considered a separate lot of record. The property conveyed as a result of this annexation shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee(s) so that the same shall hereafter be one confirmed lot of record.

TOWN OF NEW LONDON, NH PLANNING BOARD

Hearing Date _____

Approval Date _____

Signatures of Planning Board:

Chairman _____

Vice-Chair _____

Secretary _____

ANNEXATION

FOR:
Paul A. & Linda C. Messer & David A. & Karen L. Demers
(Address: P.O. Box 1784, New London, NH 03257)
(Address: P.O. Box 151, Elkins, NH 03223)

LOCATION: 600 & 586 Bunker Road

TOWN: New London TAX LOT #
COUNTY: Merrimack N.H. 76-31 & 76-32

DEED(S): See plan

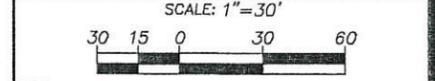
This plan implies no opinion of title.

Field Measurements By: Sokkia Set 330R Total Station
Survey Standard: Category 1, Condition 2

ACCURACY of CLOSURE:
Control Traverse = 1>15,000
Final Description = 1/32,200

DATE

Surveyed By: 3/14-8/8/16
Drafted By: 3/14-8/8/16
Prelim. Check By: 8/16/16
Final Check By: 8/16/16



PROJECT NUMBER: Q8-9-210,010 MAP FILE: LL-13

NOTEBOOK(S): electronic
Electronic Field Book: TDS Ranger with Survey Pro ver. 4.0.4

COMPUTATION BY: SOFTDESK AdCADD Civil/Survey, Release 8.02

DRAFTING METHODS: AUTODESK AutoCAD, Release 14

| REVISIONS | DESCRIPTION | DATE |
|-----------|-------------|------|
| | | |
| | | |
| | | |

BRISTOL, SWEET & ASSOCIATES, INC.
LAND SURVEYORS - CIVIL ENGINEERS
(603)-927-4756
P.O. Box 114, 112 Mayer Street
NORTH SUITON, NEW HAMPSHIRE 03260

This work is certified only when stamped with an official seal and signed in accordance with section 67, II, N.H.R.S.A. chapter 310-A.

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- SYMBOLS**
- Stone Bound, S.B.
 - Concrete Bound, C.B.
 - Iron Pipe, I.P.
 - Iron Rod, I.R.
 - ⊙ Drill Hole, D.H.
 - x- Barbed Wire, B.W.
 - Stone Wall
 - ~ Utility Poles
 - ~ Water Course
 - ~ Tree Line

- Row of Boulders
 - Wall
- *"NE" lines are not property lines

Zoning
R-2 - Residential District & Shoreland Overlay District

Town Setbacks
Side: 20' min., 50' aggregate
Rear: 15'
Front: 25'

EXHIBIT F1
APPLICATION FOR ANNEXATIONS,
LOT LINE ADJUSTMENTS, & BOUNDARY AGREEMENTS

APPLICATION FOR: _____ DATE SUBMITTED: _____ APPLICATION _____

Phase I Conceptual Review Phase
 Phase II Preliminary Review Phase
 Phase III: Final Annexation Phase

NAME OF APPLICANT: Robert Stewart - RCS Designs
 ADDRESS: PO Box 487, Bradfod, NH 03221
 DAYTIME PHONE NUMBER: 603-938-2256

NAME OF PROPERTY OWNER: The Paul A. Messer & Linda C. Messer Irrevocable Trust / David & Karen Demers
 (If other than applicant)
 ADDRESS: PO Box 1764, New London, NH 03257 PO Box 151, Elkins, NH 03233
 DAYTIME PHONE NUMBER: 603-344-6554

LOCATION OF PROPERTY: 600 & 586 Bunker Road

TAX MAP(S): 76 LOT(S): 31 & 32 ZONE DISTRICT(S): R-2

WATER SERVICE: New London/Springfield Water System Precinct
 On-site Water Well
 Community Water System
 Other: _____

SEWER SERVICE: New London Sewer
 On-site Septic System
 Community Septic System
 Other: _____

ROAD(S) PROVIDING ACCESS: Town Road: _____
 State Highway: _____

The Zoning Administrator or Land Use Coordinator can assist applicants identify whether the following natural resources will be impacted and which sub-watershed the property is located in.

| | | | | | |
|---------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| WETLAND IMPACTED? | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | |
| WETLAND BUFFERS IMPACTED? | | | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> No |
| STEEP SLOPE AREA IMPACTED? | | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| STREAM(S) IMPACTED? | | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No |
| STREAM BUFFER(S) IMPACTED? | | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No |
| LOCATED OVER AN AQUIFER? | | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No |
| LOCATED WITHIN A 100 YEAR FLOODPLAIN? | | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No |

SURFACE WATER - WATERSHED:

Pleasant Lake, Blackwater River
 Little Lake Sunapee
 Goose Hole Pond
 Otter Pond
 Lake Sunapee
 Lyon Brook, Kezar Lake
 Messer Pond, Clark Pond, Kezar Lake



CURRENT USE:

Does the proposed subdivision affect land held in Current Use? ___ Yes ___

X No

CONSERVATION EASEMENT:

Does the subdivision affect land held in a Conservation Easement? ___ Yes ___

X No

I certify that this Annexation Application, including the supporting plan and documents, has been completed in accordance with the latest adopted version of the Land Subdivision Control Regulations of the Town of New London.

I certify that this Annexation Application, including the supporting plan and documents, complies with the standards specified in the New London Land Subdivision Control Regulations, unless a specific waiver has been applied for and granted by the Planning Board, and that I will continue to comply with those standards on an on-going basis.

I understand and agree that if I propose to change the annexation and related materials from the approved application that I _____ will contact the Planning Board, or their designee, to see if a new application for the amended subdivision application is required and file that amended application if required.

In making this application, I agree to permit the members of the Planning Board and their agents to enter upon the subject _____ property for the purpose of inspecting the property for this application.

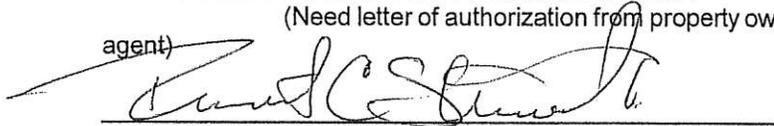
DATE: 7/15/2016

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner if

agent)







TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

ZONING BOARD OF ADJUSTMENT
(ZBA)
NOTICE OF DECISION
Monday, July 25, 2016

Refer to the agenda and meeting minutes for additional details of the discussion.

- **Messer, Paul and Linda Irrevocable Trust**, Property located at 600 Bunker Road. Tax Map 076-031-000. Property zoned Residential (R-2), and Shoreland Overlay District. Variances requested to Article V, Residential District, C. Yard Requirements, C (1 & 2). Plan prepared by Robert Stewart, Jr., of RCS Designs. **Motion: The applicant does not need a variance as the 50' aggregate setbacks have been met per the details shown on the revised plan dated July 22, 2016. Motion approved 4-1.**

Respectfully Submitted:

Lucy A. St. John, AICP
Planning and Zoning Administrator

Per RSA 673:33 Powers of the Zoning Board of Adjustment Special Exceptions and Variances are valid for a period of two (2) years from the date of the approval. If not exercised within the period the applicant will have to submit a new application for consideration.

Per RSA 674:33 the concurring vote of 3 members of the board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures, RSA 674:33 Powers of the Zoning Board of Adjustment, RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.

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.