

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

APPLICATION FOR: _____ DATE SUBMITTED: July 30, 2018 APPLICATION

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

NAME OF APPLICANT: Marilyn G. Soper
 ADDRESS: 170 Box 1048 New London NH 03257
 DAYTIME PHONE NUMBER: 603-763-0338

NAME OF PROPERTY OWNER: Marilyn G. Soper trust
 (If other than applicant)
 ADDRESS: same as above
 DAYTIME PHONE NUMBER: same as above

LOCATION OF PROPERTY: 53 Spruce Lane

TAX MAP(S): 45 LOT(S): 040/006 ZONE DISTRICT(S): R-2

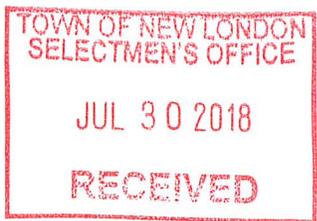
- WATER SERVICE: New London/Springfield Water System Precinct
 On-site Water Well
 Community Water System
 Other: _____
- SEWER SERVICE: New London Sewer
 On-site Septic System
 Community Septic System
 Other: _____

ROAD(S) PROVIDING ACCESS: Town Road: Spruce Lane
 State Highway: Newport Rd.

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No
STEEP SLOPE AREA IMPACTED?	<input type="checkbox"/> Yes	<input checked="" 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 No

CONSERVATION EASEMENT:

Does the subdivision affect land held in a Conservation Easement? Yes 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: 30 Jul 2018

SIGNATURE OF PROPERTY OWNER

Marilyn H Lopez

SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner if agent)



From: brkannler <brkannler@aol.com>
To: bcsoper1 <bcsoper1@gmail.com>
Cc: wellorderedlife <wellorderedlife@gmail.com>; ncgoff6 <ncgoff6@gmail.com>; armsnlh <armsnlh@tds.net>; billnewlondon <billnewlondon@gmail.com>; kmdalrymple8 <kmdalrymple8@gmail.com>; starkd8 <starkd8@aol.com>; jpaf <jpaf@aol.com>; jool44 <jool44@msn.com>
Sent: Sun, May 27, 2018 3:44 pm
Subject: Re: Soper Garage Addition

Hi Bruce,
Per the attachment, your garage addition has been approved by the ARC and BoD.

During the review a question was asked concerning future requests. My response is stated below.
My question is " what if another homeowner wants to do the same thing and because of the location of the garage it would be not be as structurally pleasing" ?Would we be setting a precedent that anyone can do it, or would we evaluate one request at a time?

During the initial development/build out of all 22 homes, each homeowner was assessed a \$2,500 architectural review & siting fee for the placement and orientation of their home. This was the original homeowners choice and also dictates what you can or cannot do with exterior additions to your home. Over the years, various requests have been presented to the GPOA board/ARC and each request has been evaluated separately.

The Soper garage addition would not be applicable to every home in GP. Homes with a garage door off to the side(roof slope) versus to the front(gable) would not be well sited and compatible with the style and appearance of the existing structure. Examples: 13 Conifer, 28 Conifer, 39 Conifer, 39 Spruce, 108 Spruce, 123 Spruce, 55 Spruce, 126 Spruce.

FYI, the Soper plan/rendering as presented, is well defined with all the specifics.

v/r,
Bruce



**Great Pines Owners Association
P O Box 1802
New London, NH 03257-1802**

July 19, 2018

New London Planning Board
Attn: Paul Gorman, chair
375 Main Street
New London, NH 03257

Dear Mr. Gorman:

The board of the Great Pines Owners Association voted at its July 19 board meeting to support the proposed lot line adjustment being requested by Marilyn and Bruce Soper and the Marilyn Soper trust, the owners of 53 Spruce Lane in the Great Pines cluster development in New London. This adjustment will ensure that the structural improvements on that lot are within the bounds of the property and are not encroaching on the abutting property.

The property owner at 55 Spruce Lane, Ellen Schauff, is in agreement with the proposed lot line adjustment.

Respectfully,


Bruce Hudson, President


Nancy Goff, Board Member


Larry Armstrong, Board Member



**Ellen T. Schauff
P O Box 2504
55 Spruce Lane
New London, NH 03257-2504**

July 22, 2018

New London Planning Board

Attn: Paul Gorman, chair

357 Main Street

New London, NH 03257

RE: Lot Line Adjustment Application for 53 Spruce Lane

Dear Mr. Gorman:

I own the house at 55 Spruce Lane in the Great Pines subdivision in New London. The lot line adjustment application submitted by Marilyn and Bruce Soper references our shared property line. I would like to express my support for this lot line adjustment and hope the Planning Board will grant the Sopers' request without delay.

Thank you for your consideration,



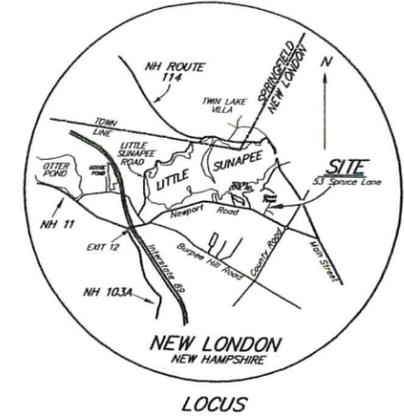
Ellen T. Schauff



FOR REGISTRY USE ONLY

KEY

- Boundary Wall
- Interior/Exterior Wall
- - - Line To Be Vacated
- 1" Iron Pipe (found) - or as noted
- 3/4" Iron Rod (set - 2002)
- 4" Granite Bound (set - 2002)
- Edge Paved Road/Drive
- - - Woods Road/Trail
- Culvert
- - - Tree Line/Edge Lawn



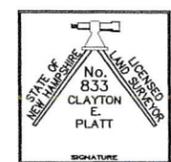
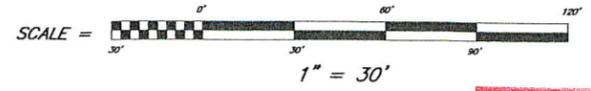
NOTES

1. Deed references:
A. TM 45 Lot 40-6; MCRD Book 3443 Page 2343, Theresa Vota to the Marilyn G. Soper Trust, June 13, 2014.
B. TM 45 Lot 40-7; MCRD Book 2402 Page 1335, Forest Pines LLC to Dietrich and Ellen T., Soper, September 16, 2002.
2. This plan is the result of a Nikon DTM 522 total station survey of the Great Pines Subdivision, 2001-2003. Additional location work was surveyed in July, 2018.
3. The purpose of this plan is to show the annexation of Parcel A, 0.023 acres from TM 45 Lot 40-7 (Schauff) to TM 45 Lot 40-6 (Soper). As a result of this annexation/lot line adjustment, the Soper property becomes 0.681 acres and the Schauff property becomes 0.646 Acres.
4. This property is located in the R-2 Zoning District subject to the provisions of the Cluster Subdivision regulations and the conditions of approval for the Great Pines Subdivision in 2002.
5. 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 grantees so that the same shall hereafter be one confirmed single lot of record.

PLAN OF ANNEXATION FOR LOT LINE ADJUSTMENT

LAND TO BE CONVEYED FROM
TAX MAP 45 LOT 40-7 - 55 SPRUCE LANE
PROPERTY OF
ELLEN T. SCHAUFF
PO BOX 2504, NEW LONDON NH 03257

TO TAX MAP 45 LOT 40-6 - 53 SPRUCE LANE
PROPERTY OF THE
MARILYN G. SOPER LIVING TRUST
PO BOX 1048, NEW LONDON NH 03257
LOCATED IN
NEW LONDON, N.H.



REVISIONS

REFERENCE PLANS

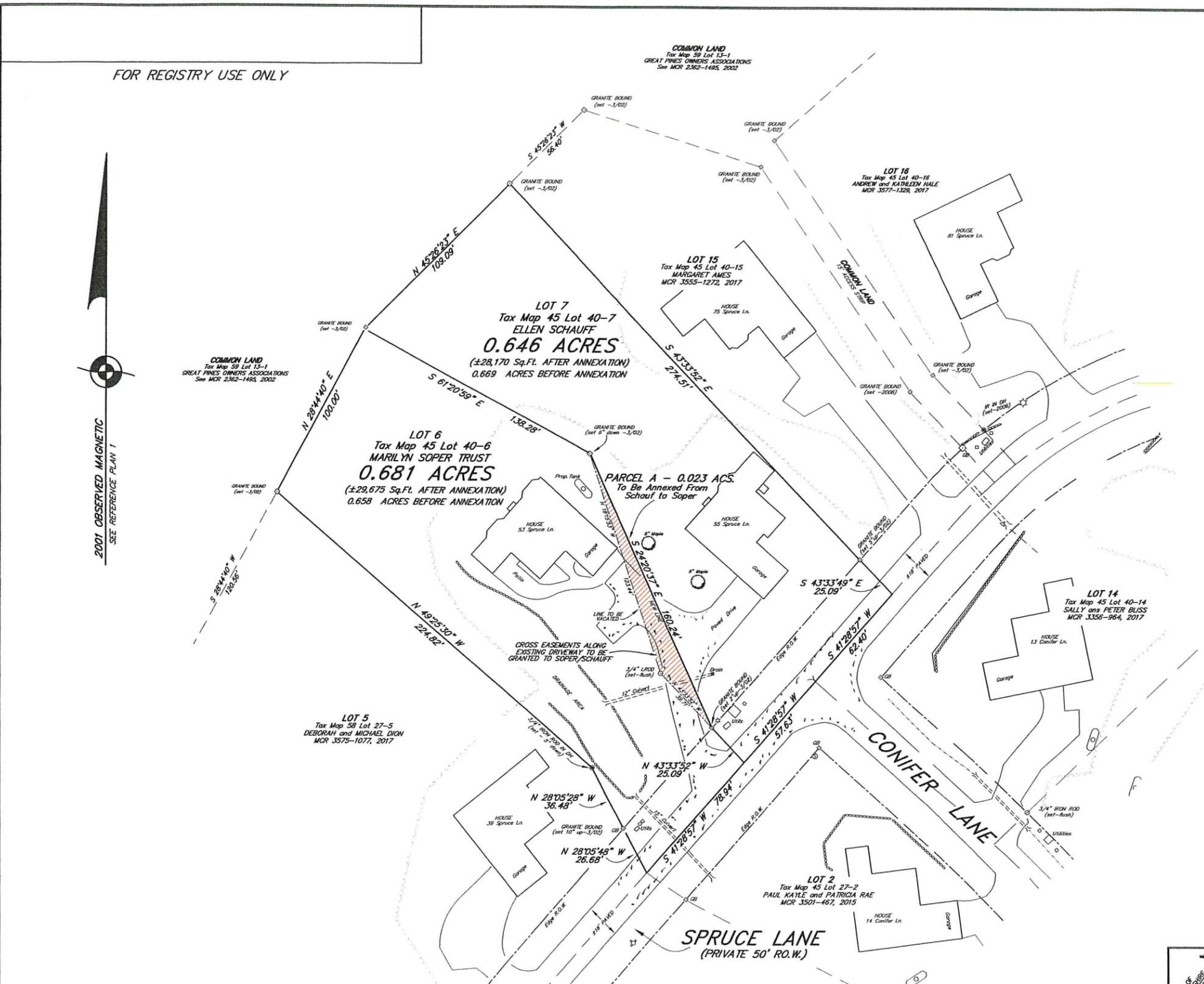
1. MCR Plan No. 15870 - "Great Pines, Plan of Cluster Subdivision..." by this office, dated April 8, 2002, recorded May 9, 2002.
 2. MCR Plan No. 16102 - Great Pines Phase 2, Plan of Annexation and Cluster Subdivision..." by this office, dated October 2, 2002.
 3. MCR Plan No. 16427 - Great Pines Phase 3, Plan of Annexation and Cluster Subdivision..." by this office, dated March 24, 2003.
- (NOTE - See additional plans cited on Reference Plans 1 and 2)

The Subdivision Regulations of the Town of New London are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations accepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____

(Name) _____



2001 OBSERVED MAGNETIC SEE REFERENCE PLAN 1

