

PD # 437
AD

EXHIBIT A1
APPLICATION FOR SUBDIVISION REVIEW

APPLICATION FOR: MAJOR SUBDIVISION DATE APPLICATION SUBMITTED: _____
___ Phase I Conceptual Review Phase
___ Phase II Preliminary Plan or Design Review Phase
 Phase III: Final Subdivision Plat Phase

NAME OF APPLICANT: PIERRE J. BEDARD
ADDRESS: PO BOX 238
DAYTIME PHONE NUMBER: 603 526-4929

NAME OF PROPERTY OWNER: BUCKLIN TIMBER FARM, LLC
(If other than applicant)
ADDRESS: 1365 LITTLE SUNAPEE RD, NEW LONDON, NH 03257
DAYTIME PHONE NUMBER: 203 515-8774

LOCATION OF PROPERTY: MORGAN HILL RD

TAX MAP(S): 047 LOT(S): 001-001 ZONE DISTRICT(S): R-2 RESIDENTIAL

NUMBER OF LOTS PROPOSED: 3

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: ___ State Highway: _____ Town Road: MORGAN HILL 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?	___	Yes	<input checked="" type="checkbox"/>	No
WETLAND BUFFERS IMPACTED?	___	Yes	<input checked="" type="checkbox"/>	No
STEEP SLOPE AREA IMPACTED?	___	Yes	<input checked="" type="checkbox"/>	No
STREAM(S) IMPACTED?	___	Yes	<input checked="" type="checkbox"/>	No
STREAM BUFFER(S) IMPACTED?	___	Yes	<input checked="" type="checkbox"/>	No
LOCATED OVER AN AQUIFER?	___	Yes	<input checked="" type="checkbox"/>	No
LOCATED WITHIN A 100 YEAR FLOODPLAIN?	___	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 Subdivision 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 Subdivision 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 subdivision 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.

I agree to obtain all the subsequent Town permits needed for this Subdivision Application including all of the applicable Developers Responsibilities specified in SECTION VII of the Land Subdivision Control Regulations.

I agree to comply with all required inspections during construction and to pay for all required inspection services.

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: 10/19/17 SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER
(Need letter of authorization from property owner if agent)

EXHIBIT A3

MINOR SUBDIVISION CHECKLIST of APPLICATION REQUIREMENTS

<u># in Regulations</u>	<u>Application Requirement</u>	<u>Submitted</u>	<u>Not Applicable</u>	<u>Waived by PB</u>
1.	Application Form			
2.	Letter of Authorization			
3.	Abutters List			
4.	Application Fee			
5.	Waiver Requests in Writing			
6.	Site Survey Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale			
7.	Topographic Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale			
8.	Soils Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale			
9.	Information on Special Flood Hazard Areas			
10.	Applicable agency or Permit Approvals			
11.	Additional Information Required by he Planning Board			

Letter of Authorization

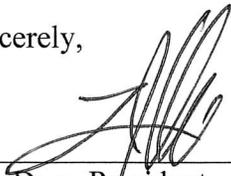
RE: Tax Map 047 Parcel 001-001, Morgan Hill Road.

To Whom It May Concern:

I have authorized Pierre J. Bedard to act as my agent for matters presented before the Town of New London concerning the Minor Subdivision on my property on Morgan Hill Road., Map 0047 Parcel 001-001.

Thank you for your consideration of this matter.

Sincerely,



Len Dorr, ~~President~~ *Managing Member*
Bucklin Timber Farm, LLC

Date: 10/19/17

PIERRE J. BEDARD & ASSOCIATES, P.C.

LAND USE CONSULTANTS, SURVEYORS, FORESTERS, & WETLAND SCIENTISTS
P. O. Box 238
WILMOT, NH 03287

Telephone 603 526-4928

e-mail: pjbedard@comcast.net

November 17, 2017

Town of New London
Planning Board
New London, NH 03257

Re: Bucklin Timber Farm LLC Minor Subdivision, Waiver Requests

Members of the Board,

We would like to request a waiver under two Sections of the Subdivision Regulations, namely:

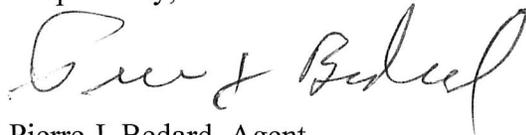
Section V. C. 7. Topographic Map : The proposed subdivision is to create two residential lots and remaining land. Lot 3 of this subdivision is the remainder lot totaling 67.70 acre. The remainder lot will retain its current use as a woodlot. The proposed plan does show topography on lots 1 and 2. We are requesting a waiver for topography on lot 3.

Section V. C. 8. Soils Map. All three lots are well over the lot sizing requirements for soils based lot size. In addition, we have performed soil test pits (test pit data submitted with application) to show the suitability for an onsite sewage disposal systems.

Section VI. K. 2.. Monuments shall be stone, concrete, or other material acceptable to the Planning Board. We believe it would be difficult to set this type of monument at the proposed locations for the subdivision. We have set ¾ inch Iron Rods, which are at least 40 inches long. In the 30 + years as a surveyor I have found this type of monument is stable and lends itself to being set in all types of ground conditions. Whereas, concrete and stone monuments, while they have their place as an appropriate monument, are often difficult to set at a prescribed location because of ground conditions such as in stonewalls, subsurface rocks, surface boulders and other conditions.

Thank you for consideration of these requests.

Respectfully,



Pierre J. Bedard, Agent

PJB

void.

- n. Street Acceptance: Final approval by the Planning Board does not constitute acceptance of the street or streets by the Town of New London. Refer to SECTION VII- I. STREET ACCEPTANCE PLANS.

B. MINOR SUBDIVISIONS

The application procedure for a Minor Subdivision shall be the same as for a Major Subdivision as outlined in Section IV-A. above except:

1. Minor Subdivisions are not required to file an application for a Preliminary Plan; and
2. Minor Subdivisions need not be referred for comment as required for Major Subdivisions in Section IV-A:3,e.
3. Consultation with the Town Planner, or other designee of the Planning Board, in most instances should provide the applicant with the direction needed to proceed directly with filing an application for a Final Subdivision Plat as per Section IV-A.3. above. Only three copies of the application and related materials need be submitted for the Planning Board's review fifteen (15) days prior to the regularly scheduled public meeting of the Planning Board at which the applicant will formally submit the application to the Planning Board.

C. ANNEXATIONS, MINOR LOT LINE ADJUSTMENTS, OR BOUNDARY AGREEMENTS

The application procedure for an annexation, minor lot line adjustment or boundary agreement shall be as follows:

1. Application Required: Any person desiring an annexation, minor lot line adjustment or boundary agreement as defined in these regulations MUST apply to the Planning Board in writing on the designated application form and pay the required fees. The applicant shall contact the Town Planner, or other designee of the Planning Board, to schedule the public hearing with the Planning Board to review the application.

2. Filing of Application:

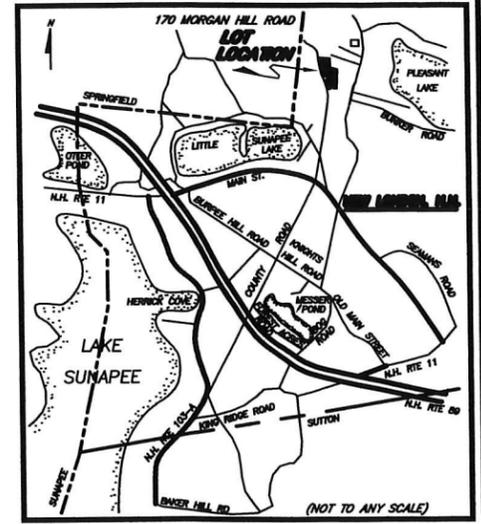
The applicant shall file the application and related materials as required by these regulations by delivering the complete application to the Town Offices at least fifteen (15) days prior to the Planning Board public hearing date to consider whether the

TRUE NORTH
2017 MAGNETIC DECLINATION
IS 14 1/2 DEGREES

For Registry use only

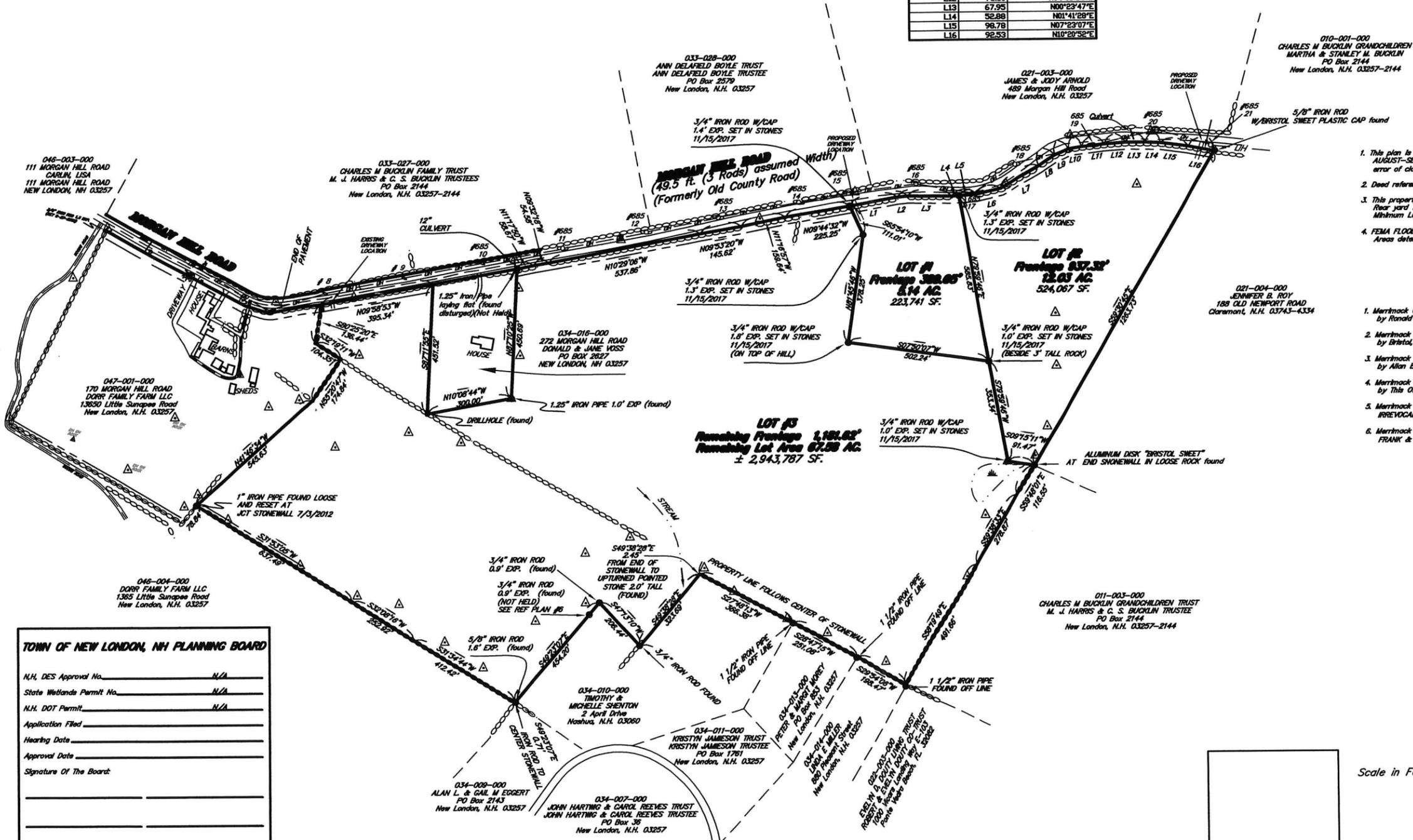
KEY

- 1" Iron Pipe (found)-or as noted
- Granite Bound (found)-or as noted
- 3/4" Iron Rod (set)-or as noted
- #00 Drill Hole (found)-or as noted
- #00 Utility Pole and number
- Edge Road/ Drive
- △ Survey Control Point
- OH Overhead Utilities Wire
- ★ Hydrant



LINE TABLE

LINE	LENGTH	BEARING
L1	171.91	N09°44'32"W
L2	38.17	N05°49'00"W
L3	154.77	N00°40'51"E
L4	24.81	N03°49'50"W
L5	63.75	N03°49'50"W
L6	85.36	N13°04'43"W
L7	152.23	N30°50'48"W
L8	67.09	N33°00'16"W
L9	51.64	N23°55'06"W
L10	48.07	N08°22'17"W
L11	80.24	N06°28'37"W
L12	75.80	N04°03'54"W
L13	67.95	N00°23'47"E
L14	52.88	N01°41'28"E
L15	98.78	N07°23'07"E
L16	92.53	N10°20'52"E



NOTES

- This plan is the result of a Leica Robotic total station survey JULY, 2012 and AUGUST-SEPTEMBER, 2017, having a control traverse relative error of closure greater than 1:5,000 (NH LAN 503.04 Category 1, Condition 2, Rural)
- Dead reference to parcel is MCR Bk. 3446, Pg. 941.
- This property is located in the R-2 Residential Zoning District. Structure setbacks are Front yard 25 Feet Rear yard 15 Feet, Side yard is Min. 20 Feet for one side and an Aggregate of 50 Feet for both sides. Minimum Lot size is 2 Acres.
- FEMA FLOOD ZONE DETERMINATION: This property is located in Zone X (Map 330230, Panel 120). Areas determined to be outside the 0.2% annual chance floodplain.

REFERENCE PLANS

- Merrimack County Registry of Deeds Plan # 6324, Titled "Land of Benjamin Bucklin to Donald and Susan Cox..." by Ronald J. Natoli, RLS, Recorded July 14, 1985.
- Merrimack County Registry of Deeds Plan # 13182, Titled "SUBDIVISION For Charles M. Bucklin..." by Bristol, Sweet & Associates, Recorded December 29, 1994.
- Merrimack County Registry of Deeds Plan # 4181, Sheet #3 Titled "SLOPE & SHORE CLUB INC..." by Allan Evans Associates, Recorded November 4, 1975.
- Merrimack County Registry of Deeds Plan # 20051, Titled "SUBDIVISION FOR JOAN S. BUCKLIN REV. TRUST..." by This Office, Recorded November 7, 2012.
- Merrimack County Registry of Deeds Plan # 201500008891, Titled "BOUNDARY SURVEY FOR MARY R. MESSER IRREVOCABLE TRUST..." by CENTRAL LAND SURVEYING, Recorded June 17, 2015.
- Merrimack County Registry of Deeds Plan # 8783, Titled "PROPOSED SUBDIVISION FOR BENJAMIN BUCKLIN, FRANK & NANCY HAYDU III..." by TWIN STATE SURVEYS, Recorded March 26, 1986.

MINOR SUBDIVISION PLAN

PROPERTY OF
BUCKLIN TIMBER FARM, LLC
 1365 Little Sunapee Road, New London, N.H. 03257

LOCATED IN
NEW LONDON, NEW HAMPSHIRE



NOVEMBER 16, 2017

PREPARED BY PIERRE J. BEDARD, and ASSOCIATES, P.C., P.O. BOX 238, WILMOT, N.H. 03287.
 LAND SURVEYING, SEWAGE DISPOSAL DESIGN, and NATURAL RESOURCE CONSULTANTS.

TOWN OF NEW LONDON, NH PLANNING BOARD

N.H. DES Approval No. _____ N/A

State Wetlands Permit No. _____ N/A

N.H. DOT Permit _____ N/A

Application Filed _____

Hearing Date _____

Approval Date _____

Signature Of The Board: _____

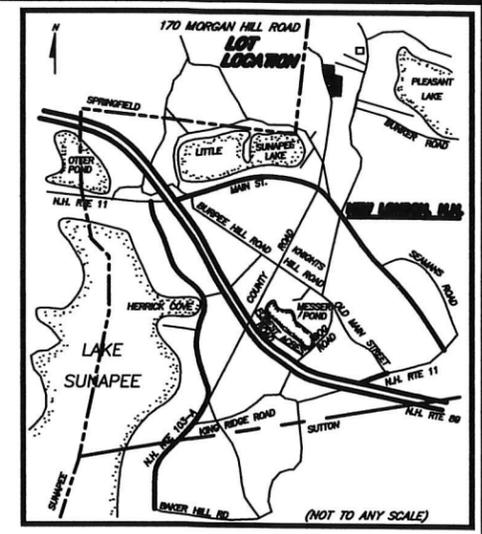


SOILS LEGEND

SYMBOL
 55C Hermon fine sandy loam, 8 to 15 percent slopes, very stony
 380C Tunbridge-Lyman-Becket complex, 8 to 15 percent slopes, very stony
 380D Tunbridge-Lyman-Becket complex, 15 to 25 percent slopes, very stony
 379B Dixfield fine sandy loam, 3 to 8 percent slopes, very stony
 559C Skerry fine sandy loam, 8 to 15 percent slopes, very stony
 647B Pillsbury fine sandy loam, 3 to 8 percent slopes, very stony

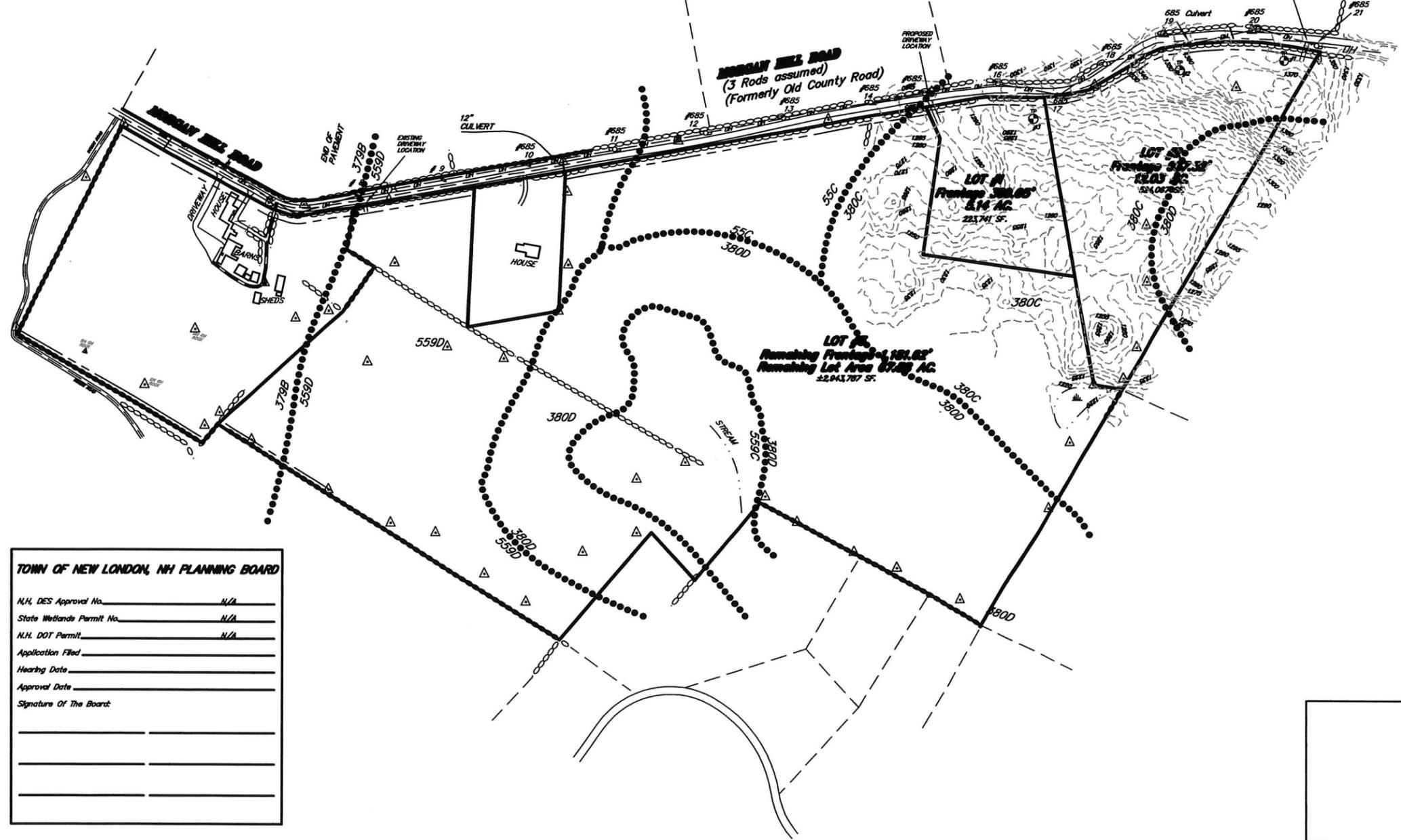
KEY

- Stone wall
- #00 Utility Pole and number
- Edge Road/ Drive
- △ Survey Control Point
- OH — Overhead Utilities Wires
- ⊕ Test Pit
- SOIL TYPE LINE



For Registry use only

PERC TEST DATA ESTIMATED 1" IN 10 MIN		PERC TEST DATA ESTIMATED 1" IN 10 MIN		PERC TEST DATA ESTIMATED 1" IN 10 MIN	
#1 TEST PIT DATA		#2 TEST PIT DATA		#3 TEST PIT DATA	
ELEV= 1360.2	DATE= 9-29-2017	ELEV= 1357.0	DATE= 9-29-2017	ELEV= 1367.0	DATE= 9-29-2017
ORGANICS	VERY DARK GRAYISH BROWN SANDY LOAM 10YR 3/2	ORGANICS	DARK GRAYISH BROWN SANDY LOAM 10YR 4/2	ORGANICS	VERY DARK GRAYISH BROWN SANDY LOAM 10YR 3/2
LOOSE GRANULAR		LOOSE GRANULAR		LOOSE GRANULAR	
FRAGILE GRANULAR	YELLOWISH BROWN SANDY LOAM 10YR 5/4	FRAGILE GRANULAR	YELLOWISH BROWN VERY FINE SANDY LOAM 10YR 5/4	FRAGILE GRANULAR	YELLOWISH BROWN FINE SANDY LOAM 10YR 5/6
FIRM GRANULAR	YELLOWISH BROWN FINE SANDY LOAM 10YR 5/6	FRAGILE GRANULAR	YELLOWISH BROWN FINE SANDY LOAM 10YR 5/6	FRAGILE GRANULAR	LIGHT YELLOWISH BROWN FINE LOAMY SAND 10YR 6/4
FRM GRANULAR	ALBIC HORIZONS				
FRM GRANULAR	YELLOW VERY FINE SANDY LOAM 2.5Y 7/8				
MOTTLES	PALE OLIVE FINE SANDY LOAM 5Y 6/3	MOTTLES	PALE OLIVE FINE SAND 5Y 6/2	MOTTLES	PALE OLIVE FINE SANDY LOAM 5Y 6/3
NO REDOX FEATURES OBSERVED		NO REDOX FEATURES OBSERVED		NO REDOX FEATURES OBSERVED	
ROOTS TO 19"		ROOTS TO 36"		ROOTS TO 16"	
NO WATER OBSERVED		NO WATER OBSERVED		NO WATER OBSERVED	
FIRM GRANULAR		FIRM GRANULAR		VERY FIRM BLOCKY	
ESWT @ 35"		ESWT @ 35"		ESWT @ 48"	



- NOTES**
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TOWN OF NEW LONDON, NH PLANNING BOARD

N.H. DES Approval No. _____ N/A

State Wetlands Permit No. _____ N/A

N.H. DOT Permit _____ N/A

Application Filed _____

Hearing Date _____

Approval Date _____

Signature Of The Board: _____

**MINOR SUBDIVISION PLAN
TOPOGRAPHY AND SOILS**

PROPERTY OF
BUCKLIN TIMBER FARM, LLC
 1365 Little Sunapee Road, New London, NH 03257

LOCATED IN
NEW LONDON, NEW HAMPSHIRE



NOVEMBER 3, 2017

PREPARED BY PIERRE J. BEDARD, and ASSOCIATES, P.C., P.O. BOX 238, WILMOT, N.H. 03297.
 LAND SURVEYING, SEWAGE DISPOSAL DESIGN, and NATURAL RESOURCE CONSULTANTS.