Town of New London
PLANNING BOARD

375 Main Street
New London, NH 03257
(603) 526-1247
fax (603) 526-9494

Guidelines for Tree Cutting in the Shore Land Overlay District Waterfront Buffer

The New London Planning Board offers the following procedural guidelines for shorefront residents seeking approval to cut trees within the 50' Waterfront Buffer.

A waterfront plan and inventory, along with a cutting and planting plan, must be prepared for, submitted to, and approved by the New London Planning Board before cutting or felling any tree within the Waterfront Buffer, including dead trees.

The New London Zoning Ordinance (Article XVI F. 2. c (iii)).states:

> "If the total tree and sapling score in any 25 by 50 foot segment exceeds 25 points, then the Planning Board may authorize the removal of trees and saplings as long as the score for the remaining trees and saplings in that segment does not total less than 25 points...."

To facilitate the implementation of this ordinance please observe the following steps:

1. A tree-cutting request shall include a plot plan of the site showing all existing trees and saplings in each 25' by 50' segment within 50' of the reference line, clearly indicating the points for each tree or sapling and the total points for the segment, which trees the property owner intends to remove and their points and the resulting points for each segment if the trees were removed (see over for a detailed explanation and sample plot). This plan shall also indicate the type, points, and location of replacement plantings if needed. New plantings shall be native species, such as white pine, hemlock, high- bush blueberries, etc.

2. A representative of the Town must visit the site to verify plan conditions (contact the Planner at 526-1247, planner@nl-nh.com to arrange a site inspection). Based on this visit, the Town representative makes a recommendation to the Planning Board on the proposed tree-cutting plan. This step is very important because the Planning Board is inclined to follow the recommendations of the Town representative.

3. No cutting shall occur until ***after*** the Planning Board has approved the plan and the property owner has been notified of the approval and conditions thereof, if any.

Prop. Owner: Andrew and Connie McElwee Date: 4-23-19

Mailing Address: PO Box 2323 New London, NH 03257

Phone: (603)748-6194 Cell: _____ Email: ccmcelwee@oal.com

Contractor: Pellettieri Assoc. Inc Phone: 603-456-3678 Cell: _____

Map/Lot: 64 - 10- - - Street Address: 1026 Lakeshore Drive

Visited By: _____ Date of Site Visit: _____

Planning Board Review Date: _____ Approved: _____ Denied: _____

Rev. 3/2019

F. **Waterfront Buffer**

1. The Waterfront Buffer shall be the protected Shore Land within 50 feet of the Reference Line. The purpose of this buffer shall be to protect the quality of public waters while allowing the property owner discretion with regard to water access, safety, viewscape maintenance, and lot design.

2. Within the Waterfront Buffer all of the following prohibitions and limitations shall apply:

a. No chemicals, including pesticides of any kind or fertilizers, except limestone, shall be applied.

b. Rocks and stumps and their root systems shall be left intact in the ground, unless the vegetation, stumps or root system are determined by a certified arborist to be diseased, in which case the diseased materials shall be removed, including digging the stump out of the ground.

No natural ground cover shall be removed except as necessary to accomplish uses permitted in Section C above or to plant native trees, saplings or shrubs. Pruning of shrubs and ground cover down to a height of 3 feet is permitted.

c. Starting from the northerly or easterly boundary of the property, and working along the shoreline, the Waterfront Buffer shall be divided into 25 by 50 foot segments. Within each segment a minimum combined tree and sapling score of at least 25 points shall be maintained. If for any reason there is insufficient area for a full segment, the number of points required to be maintained in that partial segment shall be proportional to that required for a full segment.

i. Tree and sapling diameters shall be measured at 4½ feet above ground and are scored as follows:

Diameter	Score
• 1 inch to 6 inches:	1 point
• Greater than 6 inches to 12 inches:	5 points
• Greater than 12 inches:	10 points

ii. Dead, diseased, or unsafe trees or saplings shall be included in scoring. If cutting dead, diseased or unsafe trees or saplings produces a segment of less than 25 points, that segment shall be replanted in sufficient quantity to equal or exceed the score that existed prior to the cutting. Shrubs and groundcover may be included in replanting and shall be scored as follows:

Four contiguous square feet of shrub area:	1 point
50 contiguous square feet of groundcover	1 point

Shrubs and groundcover, which does not include lawn, may be included in the replanting and shall be scored up to a maximum 50% of any full segment. Shrubs and groundcover may not be used except when replacing dead, diseased or unsafe trees.

iii. If the total tree and sapling score in any 25 by 50 foot segment exceeds 25 points, then the Planning Board may authorize the cutting of trees and saplings as long as the score for the remaining trees and

saplings in that segment does not total less than 25 points. The remaining scores in partial segments shall be treated proportionally.

iv. The Planning Board or its designee may authorize the cutting of trees and saplings on a segment of a property having less than the required minimum score of 25 points, as long as trees and saplings are replanted in sufficient quantity to equal or exceed the score that existed prior to the cutting activity. The Planning Board or its designee shall not approve a cutting application that results in less than the required minimum score of 25 points or less than the score that existed prior to the application being filed.

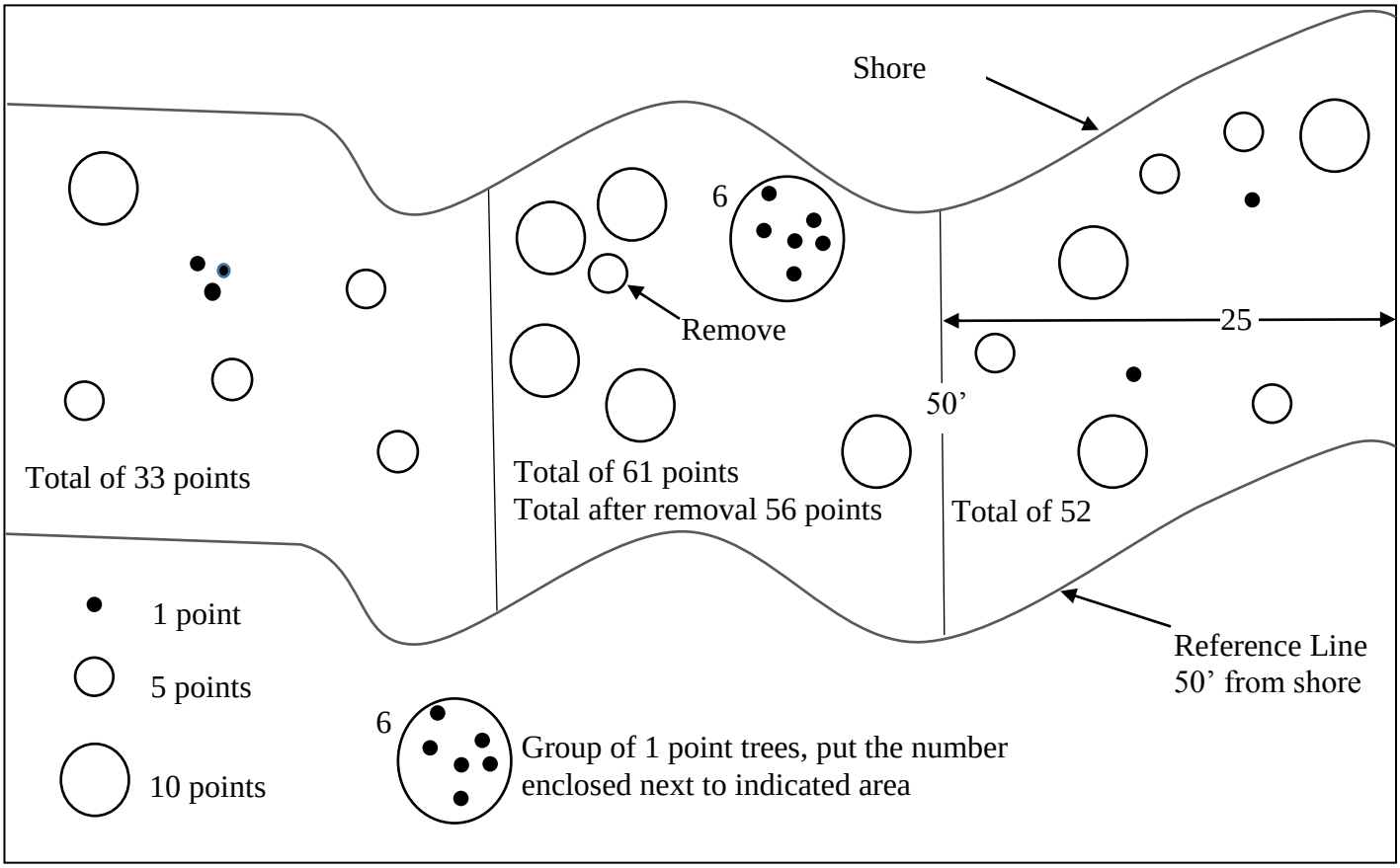
v. Owners of Lots that were legally developed prior to the adoption of this regulation may maintain but not enlarge cleared areas, including but not limited to existing lawns and beaches, within the Waterfront Buffer. Conversion or planting of cleared areas with native trees, saplings, shrubs and ground cover is encouraged but shall not be required unless it is necessary to meet the requirements of Section H. below. When necessary due to steep topography, retaining walls may be permitted to be installed as part of an overall plan to revegetate the Waterfront Buffer area. New terraces formed by the retaining walls within the Waterfront Buffer must be replanted with natural vegetation consisting of indigenous species of bushes, shrubs and trees. These terraces may not be used to create new grass lawns or to create more impervious surfaces such as stone patios and decks. Construction of retaining walls within the Waterfront Buffer which would require the removal of existing natural vegetative cover is not permitted unless it can be demonstrated through an erosion and sediment control plan that such retaining wall construction is essential for erosion control purposes. Construction of new lawns within Waterfront Buffer is not permitted.

vi. Normal trimming, pruning, and thinning of branches to the extent necessary to protect Structures, maintain clearances and provide views is permitted. Trimming, pruning, and thinning of branches for the purpose of providing views shall be limited to the bottom half of the trees and saplings.

vii. When necessary for the completion of uses permitted in accordance with Section C. 1, 4, 5 & 6 above, and this section, a temporary 12 foot wide access path may be permitted, subject to approval by the Planning Board. The access path shall be completely restored and replanted with native species of trees, saplings, shrubs and ground cover upon completion of construction. In addition, trenching less than 2 feet in depth for the installation of utilities servicing docks and boathouses permitted under Section C. above, may be permitted, subject to Planning Board approval and compliance with Section E. above.

Sample plot plan with 25’ by 50’ segments (tree cells) and trees identified by points

**Sample not to scale



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