

EXHIBIT A1
APPLICATION FOR SUBDIVISION REVIEW

APPLICATION FOR: _____ DATE APPLICATION SUBMITTED: 2/13/18

- Phase I Conceptual Review Phase
- Phase II Preliminary Plan or Design Review Phase
- Phase III: Final Subdivision Plat Phase

NAME OF APPLICANT: CLAYTON PLATT
 ADDRESS: 414 PINE HILL RD GROTON NH 03773
 DAYTIME PHONE NUMBER: (603) 504-5557

NAME OF PROPERTY OWNER: GILMAN & NICHOLAS GILMAN TRUST
 (If other than applicant)
 ADDRESS: 620 SOUTH CAROLINA AVE., WASHINGTON DC 20003
 DAYTIME PHONE NUMBER: _____

LOCATION OF PROPERTY: 309 DAVIS HILL ROAD

TAX MAP(S): CB LOT(S): 19 ZONE DISTRICT(S): RFR

NUMBER OF LOTS PROPOSED: 1

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

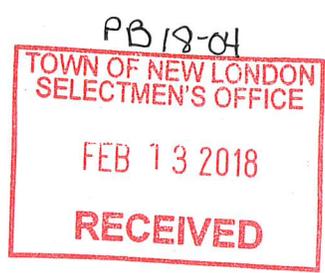
SEWER SERVICE: _____ New London Sewer
 On-site Septic System
 Community Septic System
 Other: _____

ROAD(S) PROVIDING ACCESS: _____ Town Road: DAVIS HILL RD.
 _____ 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?	___	Yes	<u>Y</u>	No
WETLAND BUFFERS IMPACTED?	___	Yes	<u>Y</u>	No
STEEP SLOPE AREA IMPACTED?	<u>X</u>	Yes	___	No
STREAM(S) IMPACTED?	___	Yes	<u>X</u>	No
STREAM BUFFER(S) IMPACTED?	___	Yes	<u>X</u>	No
LOCATED OVER AN AQUIFER?	___	Yes	<u>X</u>	No
LOCATED WITHIN A 100 YEAR FLOODPLAIN?	___	Yes	<u>X</u>	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: 2/12/18

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner if agent)

Clayton, AGENT.

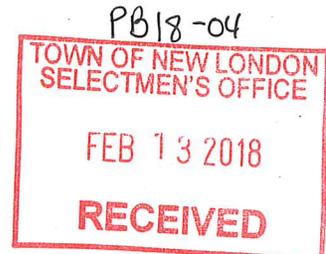


EXHIBIT A3

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	N/A		
10.	Applicable agency or Permit Approvals	N/A		
11.	Additional Information Required by the Planning Board			

PB 18-04
 TOWN OF NEW LONDON
 SELECTMEN'S OFFICE
 FEB 13 2018
 RECEIVED

ABUTTERS LIST
Proposed Minor Subdivision
309 Davis Hill Road, New London NH
Tax Map 68 Lot 19
Nicholas Gilman Trust
February 13, 2018

OWNER:

Tax Map 68 Lot 19

Nicholas Gilman Trust
620 South Carolina Ave
Washington DC 20003

ABUTTERS:

Tax Map 54 Lot 2

Chetwood Trust
454 Messer Hill Road
New London, NH 03257

Tax Map 54 Lot 2

Laurids and Heidi Lauridsen
PO Box 573
New London, NH 03257

Tax Map 55 Lots 2,3,5,6

Ann Denny
104 Hilltop Place
New London, NH 03257

Tax Map 55 Lot 4

David Nerrow an Monique Medici
393 Main Street
Concord MA 01742

Tax Map 54 Lot 2

Seth M. Vose Trust
180 Davis Hill Road
New London, NH 03257

Tax Map 55 Lot 8

Brian and Eileen Brennan
PO Box 325
Georges Mills, NH 03751

Tax Map 55 Lot 9

Barry Wigger and Dorothy Hitchmoth
106 Davis Hill Road
New London, NH 03257

Tax Map 55 Lot 10

Susan Cobb et al
PO Box 324
Georges Mills, NH 03751

Tax Map 68 Lot 5

Pilothouse Road Realty Trust
Castlerock Advisors
200 Clarendon Street, 34th Floor
Boston MA 02116

Tax Map 68 Lot 7

Bruce Cerullo and Kristen Lynch
127 Chestnut Street
Wakefield MA 01880

Tax Map 68 Lot 10

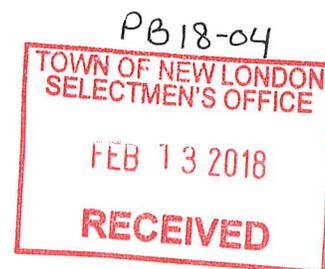
Big Hilltop LLC
153 Carter Brook Road
Springfield, NH 03284

Tax Map 68 Lot 11

Town of New London
Main Street
New London, NH 03257

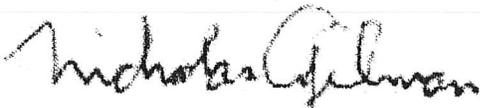
Surveyor:

Clayton Platt
414 Pine Hill Road
Croydon, NH 03773



CERTIFICATE OF APPOINTMENT

I the undersigned, Nicholas Gilman, Trustee of the Nicholas Gilman Trust, owner of certain property in New London, NH, shown as Tax Map 68 Lot 19 on the assessor's maps of the Town, hereby appoint and authorize Clayton Platt of Pennyroyal Hill Land Surveying LLC, to represent me before the New London Planning Board and to act on my behalf with regards to the one lot subdivision of my property on Davis Hill Road. This includes the authority to speak on my behalf before the planning board and to sign all application documents. This authority will end when the New London Planning Board makes a final decision on the subdivision application.



Nicholas Gilman

Date

1/30/2018

PB18-04

TOWN OF NEW LONDON
SELECTMEN'S OFFICE

FEB 13 2018

RECEIVED

WAIVER REQUEST
Proposed Minor Subdivision
309 Davis Hill Road, New London NH
Tax Map 68 Lot 19
Nicholas Gilman Trust
February 13, 2018

1. HISS MAPPING – Minor Subdivision/Section C8

We are requesting a waiver from the HISS mapping requirements in the Subdivision Regulations. The proposed lot is large (12.1 acres) and the ground is high and dry with no readily identifiable wetland areas. While there are steep and ledgey areas to the north of the proposed lot, most of land between the top of the hill and Davis Hill Road is moderately sloping and moderately well drained. This totals about 8.5 acres ($\pm 370,000$ sq.ft.) and the largest minimum size required for HISS lot sizing is 100,000 sq.ft. The soils from the NRCS maps are well drained sandy loams with varying slopes (primarily 8-15% slopes over most of the lot). The High Intensity soils mapping may be appropriate for high-density development but it serves useful public purpose on this proposed 12+ acre lot. There is clearly enough suitable land for a single family septic system.

2. Test Pit/Perc Test – Minor Subdivision/Section C8

We are also requesting a waiver from the test pit sampling on Lot 1. As noted above, there is a ± 8.5 acre area between the road and top of the hill that is shown with moderately well drained soils, no observable wetland areas, and moderate 3-15% slopes. While we could certainly dig a test pit near the road, it is highly probable that a future owner will build high on the hill and have a septic site located based on their individual plans. Access for a backhoe during the late winter and spring can be difficult and it creates an added burden on the applicants.



FOR REGISTRY USE ONLY

Tax Map 54 Parcel 2
CHETWOOD TRUST
454 Messer Hill Road
New London, NH 03257
MCR 2953-1863, 2006

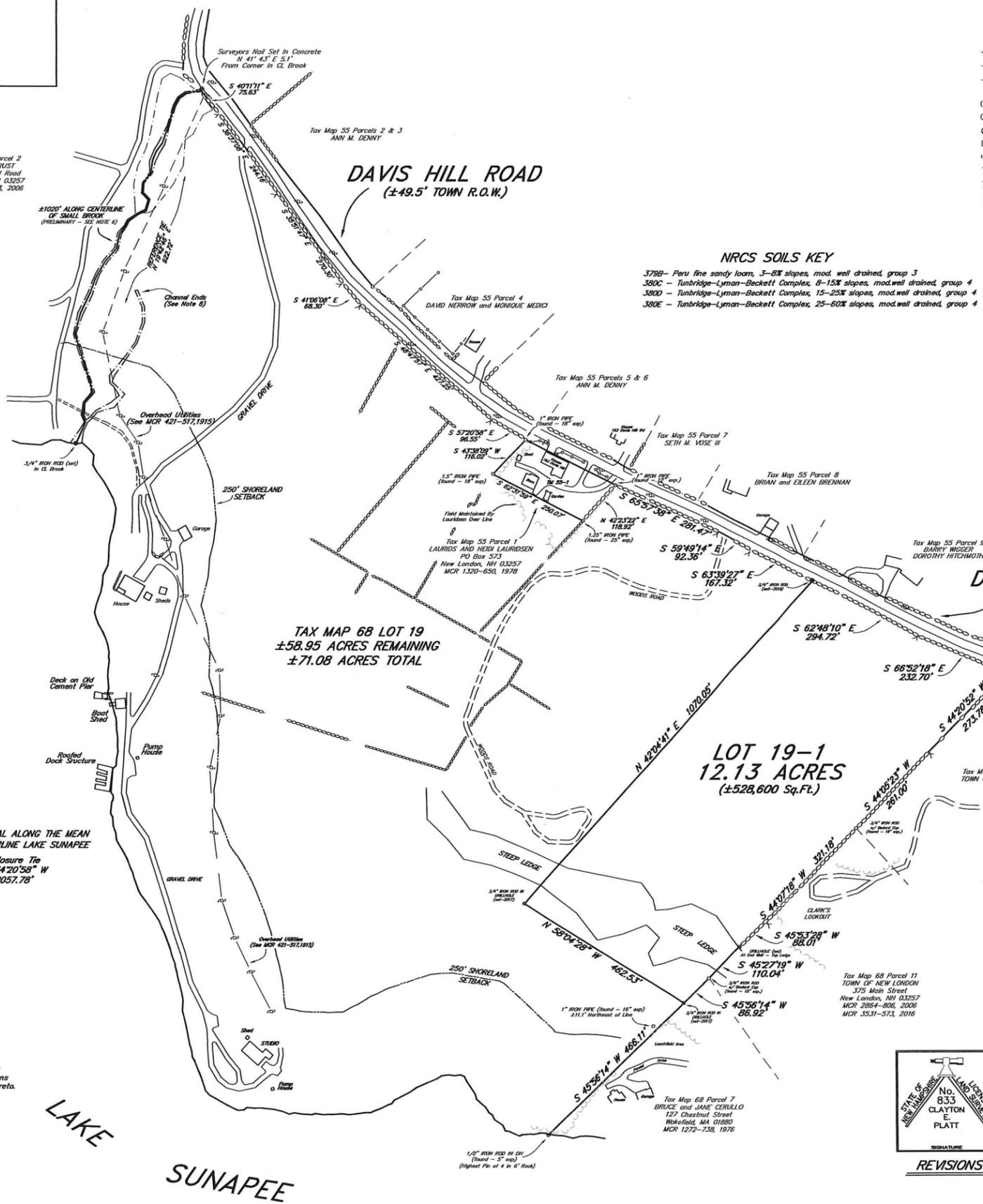
LAKE
SUNAPEE

±2675' TOTAL ALONG THE MEAN
HIGH WATERLINE LAKE SUNAPEE
Closure Tie
N 34°20'58" W
2057.78'

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 excepting only any variances or modifications made in writing by the Board and attached hereto.

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

Date _____
Date _____
Date _____
Date _____
Date _____
Date _____

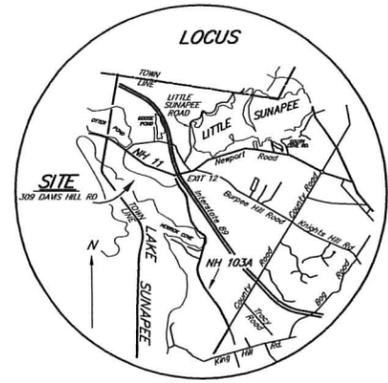


KEY

- Stone Wall
- Approximate Edge of Marsh/Wetland
- Brook/Drainage
- NRCS Soil Line
- 1" Iron Pipe (found) - or as noted
- 3/4" Iron Rod (set - 2008)
- Iron Rod in Drillhole (set) - or as noted
- 4" Cement Bound (found)
- Utility Pole/Overhead Lines
- Edge Road/Drive
- Edge Woods Road/Trail
- Culvert

NRCS SOILS KEY

- 378B - Peru fine sandy loam, 3-8% slopes, mod. well drained, group 3
- 380C - Tunbridge-Lyman-Beckett Complex, 8-15% slopes, mod. well drained, group 4
- 380D - Tunbridge-Lyman-Beckett Complex, 15-25% slopes, mod. well drained, group 4
- 380E - Tunbridge-Lyman-Beckett Complex, 25-60% slopes, mod. well drained, group 4



NOTES

1. Deed References:
 - A. TM 68-19: MCR Book 3215 Page 1205, Lake Sunapee Properties LLC to the Nicholas Gilman Trust, September 9, 2010.
 - B. TM 68-19: MCR Book 1369 Page 783, Charmian Evers-Jones to the Nicholas Gilman Trust, April 1, 1980.
 - C. TM 68-19: MCR Book 305 Page 450, Emmaline Davis to Edward Woodruff and Mary P. Campbell, September 7, 1893.
 - D. TM 68-19: MCR Book 473 Page 4, Howell P. Campbell to Benjamin H. Campbell, August 4, 1924.
 - E. TM 54-02: MCR Book 473 Page 181, Benjamin Campbell to Bernard Gordon, November 10, 1924.
2. This plan is the result of a Nikon total station survey, September, 2008, having a control traverse relative error of closure greater than 1: 15,000. Additional surveying was done in Nov.-Dec. 2017.
3. The purpose of this plan is to show the boundaries of TM 68-19 and to show the minor subdivision of Lot 1 (12.13 Acres), from Tax Map 68 Lot 19.
4. This property is located in the ARR zoning district, subject to the provisions of the Shoreland overlay district and all state regulations associated with NH Water Quality Protection Act.
5. All elevations are referenced approximately to USGS datum based on the existing waterline located on Sept. 19, 2008, referenced to the 9.85' mark on the Sunapee Harbor dam gauge (elevation 1082.55'). The mean high waterline is shown at a surveyed elevation of 1094.15' (the 11.50' mark on the dam gauge).
6. The boundary to the northwest (with Chetwood Trust) is preliminary and is shown along the thread of the main brook channel in 2008. Previous surveys show this boundary along the more easterly channel (Ref. Plan 4) or as an undetermined line (Ref. Plan 2).

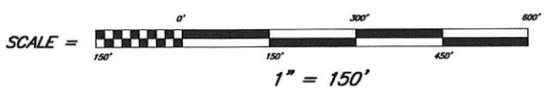
REFERENCE PLANS

1. MCR Plan No.7 - Property of Emeline Davis (surveyor unknown) recorded September 13, 1893.
2. MCR Plan No.4400 - "Gordon Property, New London and Sunapee, N.H.," by Sherman Morey, dated August 5, 1963.
3. MCR Plan No.17580 - "...Property of Davis Hill Crook Trust...", by Pierre Bedard, dated September, 2005.
3. MCR Plan No.201600017444 - "Plan of Annexation Property of Big Hilltop LLC...", by Pierre Bedard, dated Sept.15, 2016.
4. Unrecorded Plan - "G. Bartram Woodruff Estate...", by Robert Bristol, dated c.1964.

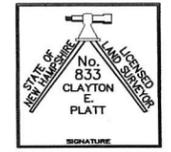
TAX MAP 68 PARCEL 19 - 309 DAVIS HILL ROAD
PLAN OF STANDARD PROPERTY SURVEY AND MINOR SUBDIVISION

PROPERTY OF THE
NICHOLAS GILMAN TRUST
620 SOUTH CAROLINA AVENUE, WASHINGTON DC 20003

LOCATED IN
NEW LONDON, N.H.



FEBRUARY 12, 2018



REVISIONS

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

TOWN OF NEW LONDON
SELECTMEN'S OFFICE

FEB 13 2018

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2008 Observed Magnetic

LAKE
SUNAPEE

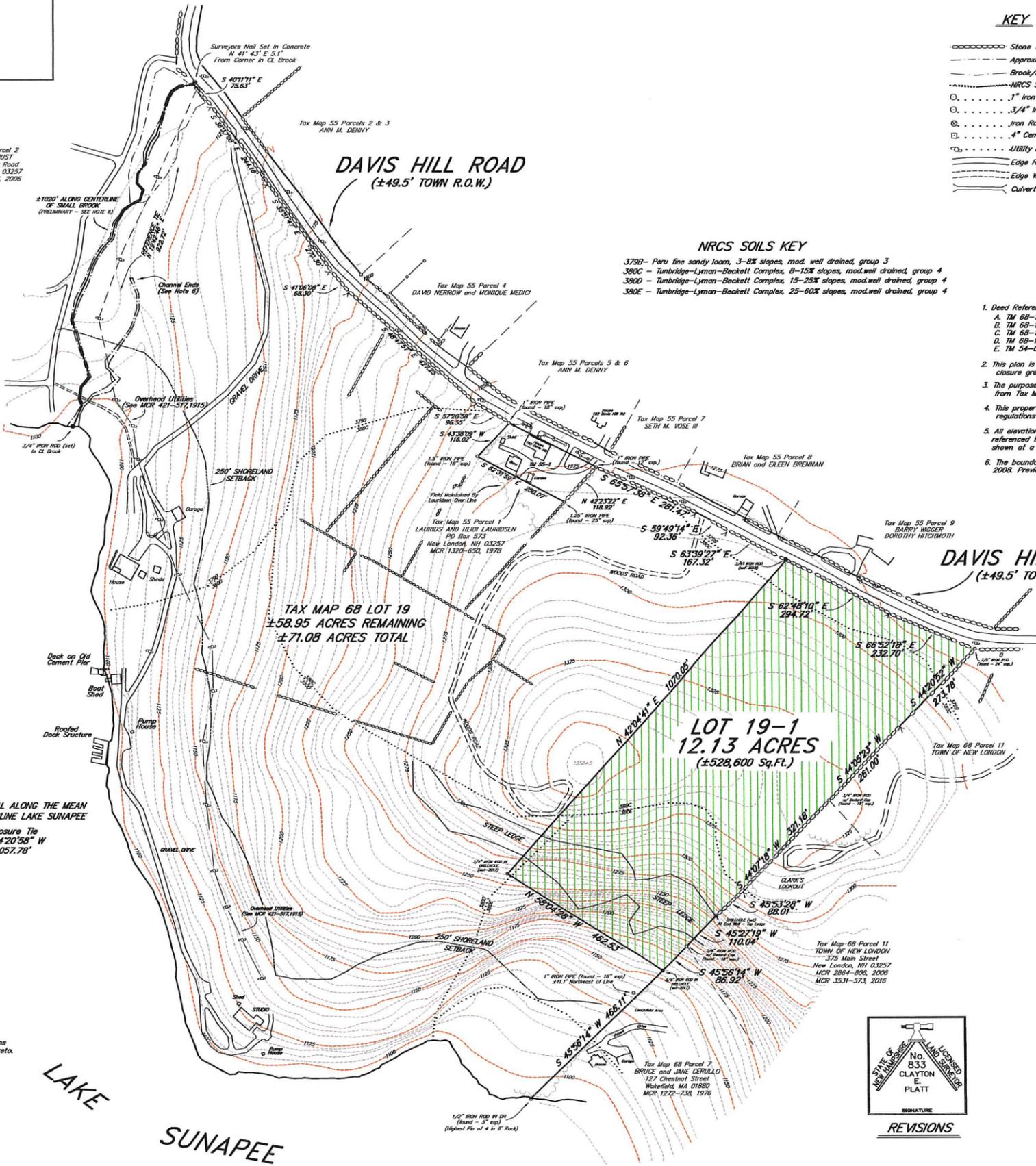
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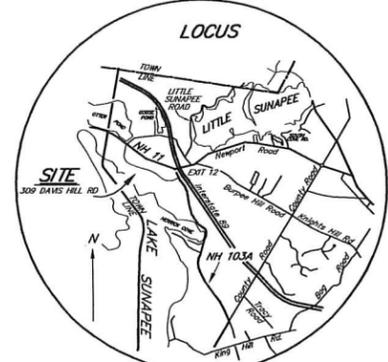
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NEW LONDON, NH

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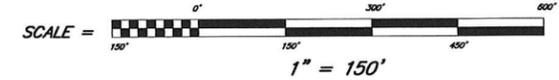
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TOPOGRAPHY AND SOILS
TAX MAP 68 PARCEL 19 - 309 DAVIS HILL ROAD
PLAN OF STANDARD PROPERTY SURVEY AND MINOR SUBDIVISION

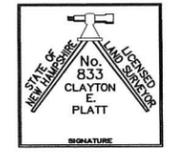
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