

ROBERT J. DIETEL

214 N. Main Street  
Concord, NH 03301

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dietel@gcglaw.com

April 29, 2019

Zoning Board of Adjustment  
Town of New London  
Douglas W. Lyon, Chair  
375 Main Street  
New London, NH 03257

Re: **Hall Road, Map 086/022/003; Appeal of Administrative Decision;  
Application for a Variance**

Dear Chair Lyon,

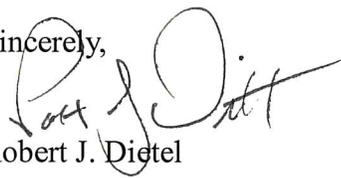
On behalf of Samuel Drive, LLC, I am writing to submit the following for consideration by the Town of New London Zoning Board of Adjustment at its May 21<sup>st</sup> meeting:

1. Appeal of April 10, 2019 Administrative Decision; and
2. Application for a Variance from Articles II(8)(a) and XIII(F)(1).

As shown in the attached administrative appeal and variance application, these submissions relate to a common set of facts regarding the location of an individual sewage disposal system on Lot 086/022/003, and the applicant's rights under a prior September 2014 subdivision approval. Absent the requested relief, the applicant will suffer a significant injury to its vested property rights and an unnecessary hardship.

I appreciate your attention to these matters. Please contact me if you have any questions.

Sincerely,

  
Robert J. Dietel

Enclosures

cc: Nicole Gage, Zoning Administrator  
Kim Hallquist, Town Administrator

GALLAGHER, CALLAHAN & GARTRELL, P.C.  
www.gcglaw.com



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Town of New London  
Douglas W. Lyon, Chair  
375 Main Street  
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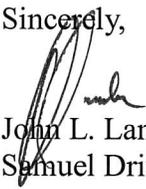
Re: **Hall Road, Map 086/022/003; Appeal of Administrative Decision;  
Application for a Variance**

Dear Chair Lyon,

This letter is to confirm that the law firm of Gallagher, Callahan & Gartrell, P.C. is authorized to represent Samuel Drive, LLC in the above caption Appeal of Administrative Decision and Application for a Variance, which are submitted in conjunction with this letter. Attorney Robert Dietel, and any other member of the Gallagher law firm, is authorized to represent Samuel Drive, LLC and to speak on its behalf with respect to those submissions.

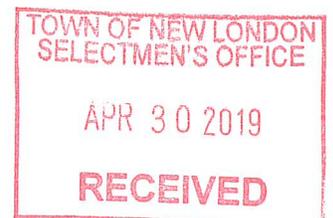
Thank you for your assistance. Please do not hesitate to contact me with any questions.

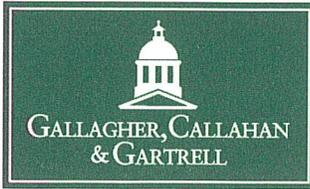
Sincerely,



John L. Langill, Manager  
Samuel Drive, LLC

cc: Nicole Gage, Zoning Administrator  
Kim Hallquist, Town Administrator





ROBERT J. DIETEL

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April 29, 2019

Zoning Board of Adjustment  
Town of New London  
Douglas W. Lyon, Chair  
375 Main Street  
New London, NH 03257

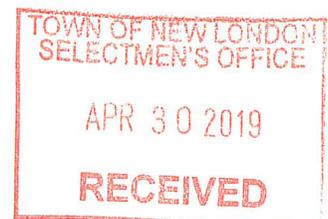
**Re: Hall Farm Road, Map 086/022/003; Appeal from April 10, 2019  
Administrative Decision of Zoning Administrator**

Dear Chair Lyon:

Pursuant to RSA 676:5, I am writing on behalf of Samuel Drive, LLC to appeal the April 10, 2019 Administrative Decision of Zoning Administrator, Nicole Gage, with respect to property at Hall Farm Road, Map 086/022/003 ("Lot 22.003" or the "Property"). *See* Application for Appeal (attached hereto); *see also* Appendix, 02 (April 10, 2019, Administrative Decision).

As noted in Ms. Gage's April 10, 2019 decision, the Zoning Administrator has recently concluded that an individual sewage disposal system proposed for Lot 22.003 must be located 75-feet from wetland soils on the site, where the maximum separation that can be designed in keeping with NH DES standards is 50-feet. This administrative decision, as outlined more fully below, is not sustainable and should be reversed because: (1) it conflicts with the Applicant's vested rights arising under a prior 2014 subdivision approval, which allowed for location of such systems within 50' feet of wetland soils, and on which the Applicant relied in purchasing the Property and expending funds towards it development, and (2) because it is inconsistent with the Town's prior interpretation of the Zoning Ordinance with respect to surrounding and similarly situated lots despite there being no intervening amendment to the Zoning Ordinance. For these reasons, the administrative decision should be reversed.

GALLAGHER, CALLAHAN & GARTRELL, P.C.  
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TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**APPEAL FROM AN ADMINISTRATIVE DECISION**

To: Zoning Board of Adjustment,  
Town of New London

Name of applicant: Samuel Drive, LLC (John L. Langill, Manager)

Mailing Address: 559 Pembroke St, Pembroke State: NH Zip 03301

Home Telephone: N.A. Work: 603-228-9888 Cell: 603-234-6836

Email address: john@cherryhillhomesinc.com

Owner of property: Same  
(if same as applicant, write "same")

Location of property Hall Farm Road

Tax Map Number: 086 Lot Number: 22.003 Zone: ARR

Appeal of a decision made by a Town Official alleging that his or her interpretation of the New London Zoning Ordinance, Site Plan Review Regulations or Land Subdivision Control Regulations is in some way in error such that:

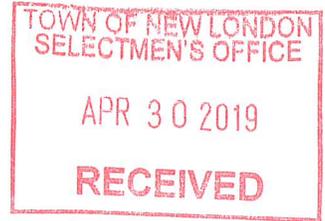
See attached letter and attachments thereto (addressing basis for appeal).

The specific zoning regulation(s) involved in the appeal include the following Article: [See below], Section: \_\_\_\_\_ of the zoning ordinance [list all criteria from ordinance]

This appeal involves Articles II(8)(a) & XIII(F)(1) of the Zoning Ordinance, which set forth the setback requirements for the location of individual sewage disposal systems from wetlands. See attached letter and attachments thereto (addressing basis for appeal).

Applicant(s) signature:  Date: \_\_\_\_\_  
SAMUEL DRIVE, LLC  
By: John L. Langill, Its Manager April 29, 2019

Applicant(s) signature: \_\_\_\_\_ Date: \_\_\_\_\_



NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. Enclose copies of all documents of the decision you are appealing. The appeal must be filed within 20 days of the decision.

For questions or assistance in completing these forms, please contact:

Zoning Administrator  
603-526-1246  
Email: [zoning@nl-nh.com](mailto:zoning@nl-nh.com)

Or

Land Use and Assessing Coordinator  
603-526-1243  
Email: [landuse@nl-nh.com](mailto:landuse@nl-nh.com)



1. Samuel Drive, LLC has vested rights under the September 24, 2014 Planning Board Approval that allowed for location of the individual sewage disposal system within 50' feet of wetlands.

Lot 22.003 is part of an eight lot subdivision that was approved by the New London Planning Board on September 24, 2014 (the "Subdivision"). In April 2014, Samuel Drive, LLC<sup>1</sup> applied to subdivide two parcels of land into the present eight buildable lots. Following a conceptual meeting in April 2014, and multiple Planning Board meetings spanning July, August, and September 2014, the application was granted on September 24, 2014. *See Appx., 09.* In its notice of decision, the Planning Board expressly found the Subdivision complied with the Town's Zoning Ordinance. *See Appx., 09.* The subdivision plans were recorded at the Merrimack County Registry of Deeds on October 24, 2014.

As part of the Planning Board's review, numerous factors were considered regarding the site conditions and compliance with the Town's Zoning Ordinance, including the suitability of the individual lots for septic systems and municipal and state requirements for the siting of such systems. *See e.g., Appx., 10-31.* This review involved the submission of information regarding wetland delineations, test pit data, topography, proposed leach field locations, and review by (1) the Town's Health Officer, (Deb Langer), (2) Planning and Zoning Officer (Lucy A. St. John), and (3) third-party review by Kevin D. Thatcher, PE of CHA Consulting, Inc.

In particular, Ms. Langer, in an August 20, 2014 email reported that the lots "met all specifications for DES approval for septic requirements." *See Appx., 17.* Similarly, Mr. Thatcher reported that while there were delineated wetlands on the site, no increase in lot sizing was needed because the wetlands "are not mapped on the New London Streams and Wetlands Protection Map...". *See Appx., 19.*

As shown on the approved plans, the proposed receiving area for the sewage leach fields on each lot varied, but on several of the lots (including Lot 22.003) was proposed as being located between 50' and 75' of wetlands. *See Appx., 29* (highlighting setbacks in red). There is no genuine question that these locations were considered by the Town's Planning Board and staff and found to comply with the Town's zoning ordinance.

Subsequently, several of the lots have been developed, including three with septic systems that were approved and constructed at distances between 50' and 75' of poorly drained soils:

- In 2015, Lot 22.007 was approved with a separation less than 75' (*see Appx., 33-34*);
- In 2016, Lot 22.001 was approved with a separation less than 75' (*see Appx., 36-37*); and

---

<sup>1</sup> At the time of the subdivision's submission to the Planning Board, Samuel Drive, LLC was not yet the owner of the property, but instead had an agreement to acquire the lots that was conditioned on subdivision approval.



- In 2018, Lot 22.002 was approved with a separation less than 75' (*see* Appx., 39-45) (these three approvals, and the 2014 subdivision approval, are referred to hereafter as the "Prior Approvals").

The approvals for the first two of these homes (Lots 22.007 and 22.001) were reviewed while Lucy St. John was the Town Zoning Administrator. The approval for the third home (Lot 22.002) was reviewed under Ms. Gage's tenure as Zoning Administrator in 2018.

In March 2019, the Applicant had additional test pits performed on Lot 22.003 in anticipation of a pending sale. As part of that review, it was determined that the only viable location for the septic system on the Property required that it be located less than 75' from wetland soils at the rear of a proposed home. This location is consistent with the proposed leach field depicted on the original subdivision plans, which was also located less than 75' feet from wetlands. *See* Appx., 30. Accordingly, the Applicant entered into a contingent purchase and sale for the construction of a home on the Property, and directed its engineer, Jennifer McCourt, to seek final municipal approval for the location of the sewage system. Thereafter, Ms. McCourt submitted the proposed location to the Town. In response, the Zoning Administer informed Ms. McCourt of her decision that a 75' separation is required.

The Zoning Administrator's interpretation of the Zoning Ordinance, which has occurred without any intervening zoning amendment, is in conflict with the Prior Approvals outlined above. There can be no genuine question that the 2014 subdivision approval provided for sewage disposal areas to be located within 50 feet of surrounding wetlands. *See* Appx. 29-31. The plans depicting the sewage receiving areas was before the Planning Board and Ms. St. John, and the subdivision plans were found to be in compliance with the Town's zoning ordinance. *See* Appx.,09. In reliance on those approvals, Samuel Drive, LLC purchased the subdivided lots, and has expended significant resources in pursuing their development. Accordingly, the Applicant's rights are vested with respect to Lot 22.003 and the remaining undeveloped lots. *See* RSA 674:39 (providing for vesting of rights for five years following approval).

2. The Zoning Administrator may not reinterpret the zoning ordinance in a manner that contradicts the prior subdivision approval, and approvals for similarly situated surrounding lots, absent an express amendment to the Zoning Ordinance.

It is apparent that the Town – through it's the Zoning Administrator(s), Health Officer, and Planning Board – previously interpreted the requirements of Section II(8)(a) and XIII(F)(1) as requiring a separation of 50' from the wetlands on the subdivided lots that were created in 2014, and that the 50' setback was applied consistently with respect to those similarly situated surrounding lots over several years, and as recently as 2018. Accordingly, the Town may not change its interpretation with respect to Lot 22.003 absent an express amendment to the Zoning



Ordinance.<sup>2</sup> See *Nash Family Inv. Prop. v. Town of Hudson*, 139 N.H. 595, 602 (1995) (addressing doctrine of “administrative gloss”).

Additionally, the Town’s prior interpretation – in effect with respect to the surrounding lots until at least 2018 – is the correct interpretation when the Zoning Ordinance is read as a whole. While the ordinance states that a separation of 75’ is required from “wetlands,” that setback is intended to address those wetlands depicted on the Town’s wetland map, and from wetlands with “very poorly drained” soils (emphasis supplied), such as where there is standing water (i.e., swamps, marshes, and bogs), as opposed to the “poorly drained soils” on Lot 22.003 and surrounding lots in the subdivision. This conclusion is demonstrated by: (1) the Zoning Ordinances’ requirement that sewage disposal systems be designed in keeping with NH DES standards, which distinguish between “very poorly drained” soils and “poorly drained,” and provide for 75’ and 50’ setbacks respectively (*see* Article II(8)(d)); (2) the definition of “wetlands” in the ordinance, which describes “Swamps, Marshes, and Bogs” – i.e., “very poorly drained” soil types – as representative examples of “wetlands” (*see* Article III(168)); and (3) past practice of the Town with respect to the lots in the subdivision.

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For the above reasons, the April 10, 2019 Administrative Decision of the Town’s Zoning Administrator should be reversed. Thank you for your attention to this matter.

Sincerely,

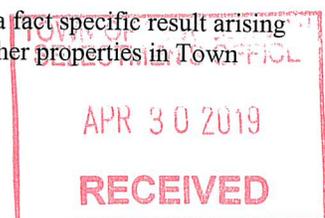
  
Robert J. Dietel

Enclosures

cc: Samuel Drive, LLC  
Nicole Gage, Zoning Administrator  
Kim Hallquist, Town Administrator

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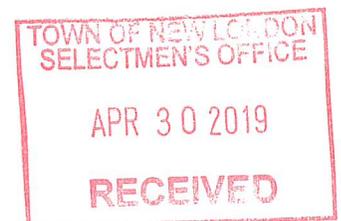
<sup>2</sup> This result is likely limited to the remaining undeveloped lots in the subdivision. It is a fact specific result arising under the circumstances of this particular appeal. It likely would not be applicable to other properties in Town absent other similar and unique factors.



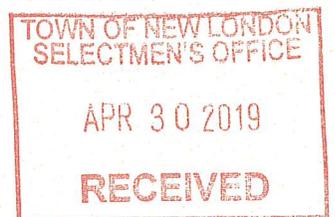
APPENDIX TO  
APPEAL FROM APRIL 10, 2019  
ADMINISTRATIVE DECISION

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**APRIL 10, 2019 – ADMINISTRATIVE DECISION**



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**From:** Nicole Gage <[zoning@nl-nh.com](mailto:zoning@nl-nh.com)>  
**Date:** April 10, 2019 at 2:50:09 PM EDT  
**To:** Jennifer McCourt <[mccourtengineering@tds.net](mailto:mccourtengineering@tds.net)>  
**Cc:** Town Administrator <[TownAdmin@nl-nh.com](mailto:TownAdmin@nl-nh.com)>, Christopher Grondin <[chris@cherryhillhomesinc.com](mailto:chris@cherryhillhomesinc.com)>, John Langill <[john@cherryhillhomesinc.com](mailto:john@cherryhillhomesinc.com)>  
**Subject:** RE: Witnessing of Test pit

Hi Jennifer.

Sorry for the delay in getting back to you. Even though the former health officer might have approved septic for the town less than 75-feet from a wetland, now that I am being asked to review for zoning compliance I still interpret Article II Section 8.a. and Article, and Article XIII.F.(1) as requiring that septic and leach fields must be at least 75-feet from a Wetland, as defined in the Definitions article, and in Article XIII.B.1 If you cannot locate a new system to meet these requirements, you can seek relief through a variance to board of adjustment.

I cannot find any reference to a different interpretation in the planning board approval of this subdivision. I have to consider the proposal based on today's ordinance.

CC: Town Administrator

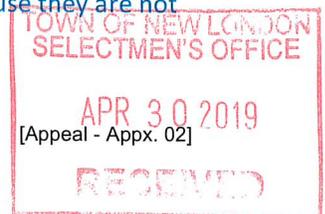
Nicole Gage  
Zoning Administrator  
Town of New London, NH  
Email [zoning@nl-nh.com](mailto:zoning@nl-nh.com) / Web [www.nl-nh.com](http://www.nl-nh.com)  
Direct (603) 526-1246 / Town Office (603) 526-4821

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**From:** Jennifer McCourt <[mccourtengineering@tds.net](mailto:mccourtengineering@tds.net)>  
**Sent:** Wednesday, April 3, 2019 3:05 PM  
**To:** Nicole Gage <[zoning@nl-nh.com](mailto:zoning@nl-nh.com)>  
**Cc:** Town Administrator <[TownAdmin@nl-nh.com](mailto:TownAdmin@nl-nh.com)>; Christopher Grondin <[chris@cherryhillhomesinc.com](mailto:chris@cherryhillhomesinc.com)>; John Langill <[john@cherryhillhomesinc.com](mailto:john@cherryhillhomesinc.com)>  
**Subject:** RE: Witnessing of Test pit

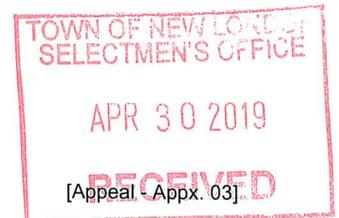
Nicole,

Attached is the email between you and Chris Grondin regarding Lot 22-2 that I quoted from below. This lot was granted a building permit based on the plan indicating less than 75 feet to the poorly drained soils. Wetlands as they are defined in the zoning ordinance are those shown on the prescribed map. I cannot speak to the reason it is not in the minutes of the planning board meeting, because they are not verbatim but it was definitely discussed.



Lot 22 the septic line goes through the poorly drained soil from the septic tank to the EDA  
Lot 22-1 the septic tank is 57' from the poorly drained soil  
Lot 22-2 the EDA is 58.4' from the poorly drained soil.  
Lot 22-7 the Effluent disposal area(EDA) is 72.8' from the poorly drained soil

Jenn



**TAX MAP**

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
APR 30 2019  
**RECEIVED**



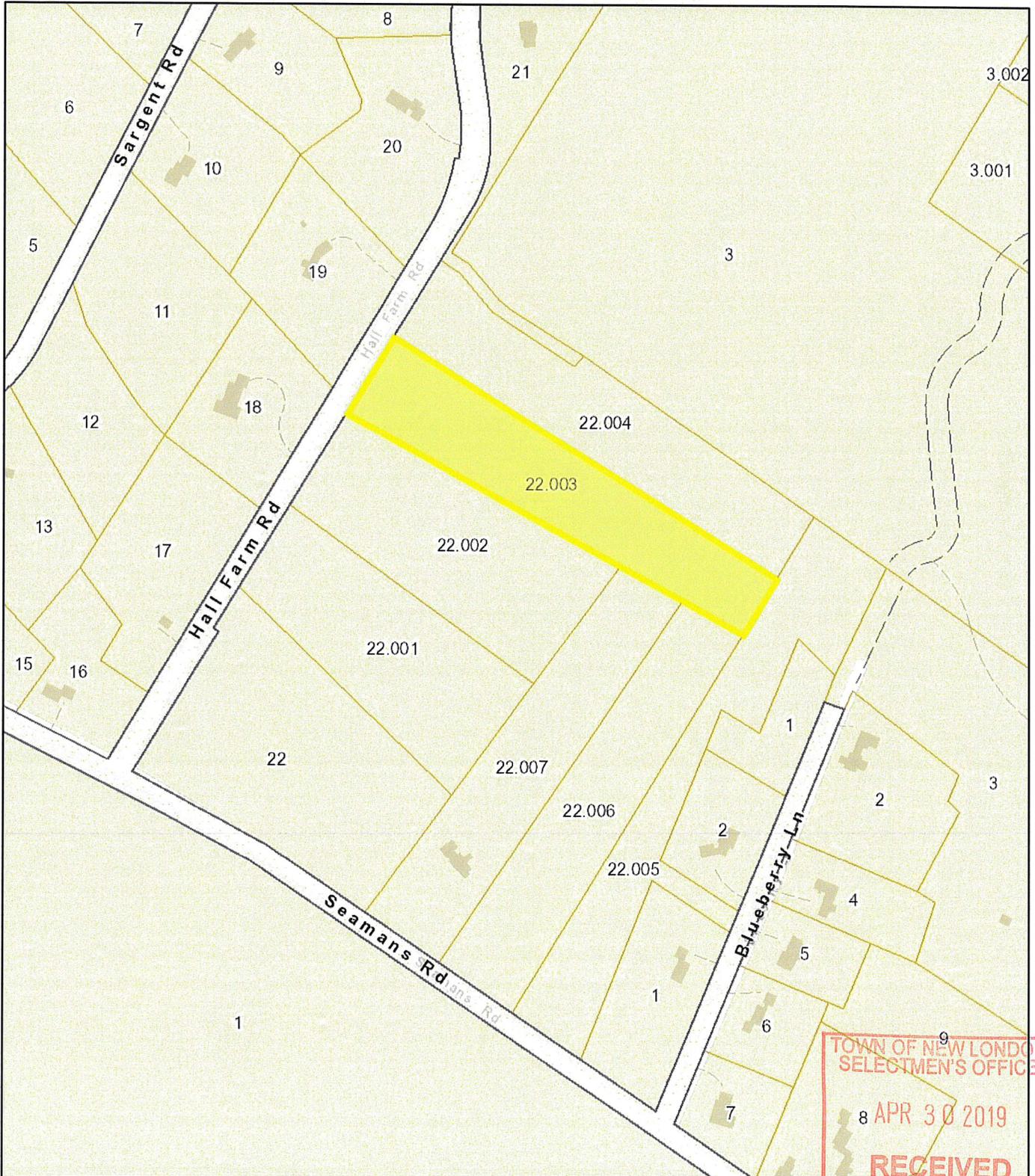
Tri Town, NH

1 inch = 300 Feet



April 27, 2019

www.cai-tech.com



TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
8 APR 30 2019  
RECEIVED

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

[Appeal - Appx. 05]

# AERIAL IMAGES

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
APR 30 2019  
**RECEIVED**  
[Appeal - Appx. 06]

**2011-April:** Prior to acquisition. Significant rutting shown due to prior logging on site by previous owner.



**2017-September:** Following acquisition and subdivision approval. Initial homes constructed. Vegetation returning to site.



LONDON  
OFFICE  
[Appeal - Appx. 07]  
APR 20 2019  
POSTED

**SEPTEMBER 24, 2014 – NOTICE OF DECISION**

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
APR 30 2019  
**RECEIVED**  
[Appeal - Appx. 08]



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION  
New London Planning Board  
September 24, 2014

The New London Planning Board made a motion to approve the Cherry Hill Subdivision and Lot Line Plan. Property owned by Seamans Road Realty Trust, Martha Peyser Trustee, c/o Tracey Barberen and Mary and James Steproe. Applicant- Cherry Hill Homes, John Langill. Located on the corner of Seamans Road, Hall Farm Road and Blueberry Lane. Tax Map 086-022-000 and 086-021-000. **The plan as approved complies with the New London Zoning Ordinance.** The plan was approved with conditions on September 24, 2014 following several public hearings.

The plan was approved with the following conditions:

1. The conditions of approval be included on the mylar.
2. A note be added to the plan stating that the maximum amount of impervious surface area on each lot shall not be greater than five (5) % of the total area of each individual lot.
3. Driveways from Seamans Road shall only be allowed for Lots 22-6 and 22-7. A driveway permit for each lot must be approved prior to the construction of each driveway. A driveway permit from Seamans Road to Lot 22-5 is specifically not permitted.
4. The approximately 50 feet wide proposed driveway easement benefiting access from Blueberry Lane to Lot 22-5 shall not be developed as an impervious driveway with access to Lot 22-5.
5. A licensed NH Land Surveyor shall certify that the boundary markers are in place per the Subdivision Plan within 90 calendar days of the plan being approved and prior to the issuance of any building permits or driveway permits. A letter with the surveyor's stamp and signature shall be submitted to the Planning Board certifying the bounds have been set.
6. As proposed by the developer and agreed to by the Planning Board, each home shall be protected by a fire suppression sprinkler system. Each sprinkler system shall be approved by the New London Fire Chief prior to issuing a building permit and a certificate of completed installation shall be signed by a certified system installer prior to occupancy with a copy provided to the New London Fire Chief and prior to portable furnishings being placed in the house. All deeds shall reference this matter.
7. All proposed utility services, except primary service, shall be buried below ground on each individual subdivision lot.
8. Prior to the commencement of any lot development, all logging roads, swales, culverts and appurtenant land disturbances shall be mended by the developer's best ability to the previous undisturbed grades and conditions to ensure abutting lots do not receive additional impact from stormwater runoff.

Respectfully Submitted:

Lucy A. St. John, AICP  
Planning and Zoning Administrator  
Town of New London

Please be advised that any persons aggrieved by a decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition. Such petition shall be presented within 30 days after the date upon which the board voted to approve or disapprove the application. Refer to RSA 677:15 Court Review, for the specific language and other details. It is the petitioner's responsibility to seek legal counsel as they deem appropriate. This notice is for general informational purposes and in no way shall convey any legal advice.



[Appeal - Appx:09]

**APRIL 8, 2014 – STAFF REPORT**

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
APR 30 2019  
**RECEIVED**

[Appeal - Appx. 10]



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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

TO: New London Planning Board  
FROM: Lucy A. St. John, AICP  
FOR: April 8, 2014 Planning Board Meeting  
RE: Conceptual Subdivision and Lot Line Adjustment  
Tax Map 086-022-000 (old # 086-024-000) and  
Tax Map 086-021-000 (old # 086-024-000, and shown on MCRD Plan # 9907 as Lot 25)

**Property Statistics:**

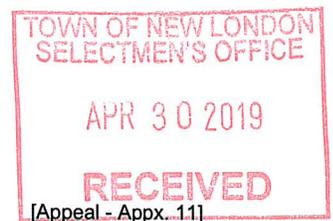
Owners: Seamans Road Realty Trust (086-022-000) and  
Mary and James Steproe (086-021-000) at 198 Hall Farm Road  
Developer: Cherry Hill Homes, John Langill  
Plan Prepared By: McCourt Engineering Associates  
Proposal: Conceptual Subdivision (Major) & Lot Line Adjustment Plan  
Location: Seamans- Hall Farm Road- Blueberry Lane  
Total Site Area: Lot 022 approximately - 34 +/-acres; Lot 021 approximately 2.4 acres  
Existing Zoning: ARR – Rural Residential  
Required Setbacks: 50 (front), 25 (rear), 25 (side) and 50 (corner from each ROW)  
Required Frontage: 200 feet  
Required Lot Size: 4 acres  
Watershed: Blackwater River Watershed  
Surrounding Uses: Residential  
Adjacent Zoning: ARR  
Water: On-site wells proposed  
Septic/Sewer: On-site septic systems proposed

**Purpose:**

To subdivide parcel 086-022-00 into eight (8) lots. Five of the parcels propose to have frontage on Hall Farm Road, pending a lot line adjustment with parcel 086-021-000. Parcel 086-021-000 includes a “reserve strip” along the frontage of Hall Farm Road. Three (3) lots have frontage on Seamans Road, with access proposed from the “driveway easement” off of Blueberry Lane, and two (2) lots with proposed access on Blueberry Lane (beyond the approximate end of the Class V, Right-of-Way).

**Other Facts:**

- ✓ Hall Farm Road is approximately 6, 300 linear feet from Seamans Road to Andover (Elkins Road).
- ✓ Blueberry Lane, Hall Farm Road and Seamans are all Town Roads.
- ✓ Flood Insurance Rate Map (FIRM) map panel # 115, effective date April 19, 2010. Zone X- area of 0.2% annual change flood, aka 500 year flood zone.
- ✓ Streams and Wetlands Overlay Map- no streams or wetlands shown for this area.
- ✓ Steep Slopes Overlay Map- no steep slopes shown for this area.
- ✓ RSA 674: 41 Erection of Buildings on Streets



**Zoning Ordinance (ZO), Driveway Regulations and Subdivision Regulations**

- ZO, Article VI, Agricultural and Rural Residential District, pages 39-40
- ZO, Article XIII, Wetland Conservation Overlay District, pages 48-55
- ZO, Article XX, Nonconforming provisions, pages 82-84
- Driveways Regulations, Town of New London as of Jan 30, 2007
- Subdivision Regulations, Town of New London, July 28, 2009

**Brief History:** This does not represent all the plans, minutes and other information which may be available.

Lot 086-022-000, current owner Seamans Road Realty Trust (Martha Peyser, Trustee), in current use.

- ✓ 2003- Warranty Deed, MCRD Book 2513, Pages 535-537. From Trust to Martha Peyser. Includes reference to – a permanent right of way and easement for the passage of men, teams and vehicles, over the 50 foot wide proposed future road from the Northeasterly terminus of the Blueberry Lane road to the land of Nash.
- ✓ 2010- Intent to Cut- November 2010

Lot 086-021-000, current owner Steproe, former owners Bolger (1997) and Davis (1988).

- 1987- Hall Farm Subdivision Plan – MCRD # 9907, Sheets 1 and 2. Recorded 1987.
- 1988- South Road- name referred to on driveway permit and building permit in 1988.
- 1997- Warranty Deed, MCRD Book 2052, Pages 1353-1355 (Davis to Bolger). Includes references to sewer easement, view easement (lot 26), and Declaration of Hall Farm (MCRS Book 1677, page 470).
- 1999- Warranty Deed, MCRD Book 2163, pages 646-648. Includes a reference to a 10' sewer line easement, and subject to easement for view in favor of Lot 26. Deed dated June 30, 1999.

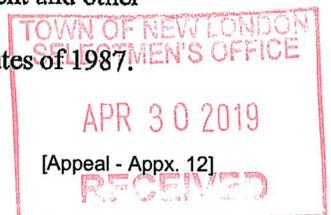
Other Related Information- Refer also to the Planning Board minutes index and property account files for additional information.

Lot 087-003-000, current owner Ballin- abutter with access from Blueberry Lane.

- No part of the Ballin property is proposed to be subdivided as part of the conceptual subdivision plan. Information is included as a reference relative to issue pertaining to access on Blueberry Lane.
- Refer to MCRD plan # 14761 recorded 1999 and Planning Board minutes of April and June 1999.
- Refer to MCRD plan #11697 recorded 1990, Subdivision of Lash
- Special Exception granted June 2004 for a wetland crossings to construct a driveway easement across the Ballin property (087-003-001) to Carpenter property ((87-003-002).

Hall Farm Subdivision plans of 1987 (Hall Farm) and 1990 (Hall Farm II).

- Information on the Hall Farm Subdivision is included as the sliver of land (now Steproe property) is shown on the recorded subdivision plan as Lot 25, see also the sewer easement and other easements shown on the plan or referenced in the deeds.
- Refer to MCRD plan # 9907 recorded 1987 and attached Planning Board minutes of 1987.



- Refer to MCRD plan # 12129 record 1991 and attached Planning Board minutes of 1990

**Potential Topics for Conceptual Discussion:**

- Access- driveway permits
- Blueberry Lane- where does the Road end and status of the “Right-of-Way”
- Development of Regional Impact (DRI) – if this project would be deemed a DRI
- High Intensity Soil Survey (HISS)
- Natural Resources Protection
- Nonconforming Lot (lot line adjustment)
- Power lines easement
- Sewer lines in close proximity, as shown on the New London Sewer Map
- Site Visit- if the Planning Board wants to conduct a site visit
- State Permits required
- Stormwater Management/Drainage/Pre-Post Development/low impact development
- View easements (Hall Farm)
- Wetlands (jurisdictional)- location and wetland crossing, minimum lot size
- Other

**Staff Comments- General Comment:**

Sliver of land along Hall Farm Road:

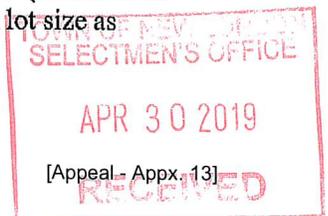
- ✓ The proposal for the lot line adjustment to eliminate the sliver of land along Hall Farm Road owned by the Steproe (086-021-000) is in keeping with provisions of the current subdivision regulations, page 49 (F), Prohibition Against Reserve Strips. This same provision was included in the Subdivision Regulations of 1986, page13, (E). Staff does not know why this sliver of land was created, but can speculate that it may had been to prevent future development of this parcel (086-022-000 or for some other reasons. The sliver of land is contrary to the regulations and to sound planning practices.
- ✓ There are several other lots in the Hall Farm Subdivision plan approved in 1987 which are similar in size to then lot # 25 (now the Steproe’s). Refer to Plan # 9907- many of the parcels are about 2.0+/- acres in size.

Lot Design/Lot shape/configuration:

- ✓ Refer to the current Subdivision Regulations: page 1, C 3; page 3, E; page 29, # 4; page 75, # 8- harmony with topography; page 46- Character of Land for Subdivision; and page 49- Prohibition against Reserve Strips (F).
- ✓ The proposed configuration of Lots 22-6 (bootleg shape), 22-7 and 22-8 should be discussed, as they are irregular in shape and present potential access, building and setback constraints. Staff suggest that some thought be given to reconfiguring these irregular shaped lots.

Wetlands:

- ✓ The Streams and Wetlands Overlay map does not show this site to include wetlands; however this Overlay Map is not a site specific map, and indeed there are wetlands on the property as indicated by the engineer, and which may require State Wetland permits.
- ✓ Refer to the Subdivisions Regulation regarding references to wetlands: page 46 (character of land); page 47- (2) which states wetlands may be used as part of the minimum lot size as



specified by the provisions of the Zoning Ordinance; page 59, # 18 naturally occurring streams, channels and wetlands shall be used for the conveyance of treated runoff leaving the project area.

- ✓ Refer to the Zoning Ordinance definitions # 26, building envelope; # 146 Streams; # 152 Swamp, and # 166 Wetlands. See also Article XIII, Wetland Conservation Overlay Districts, pages 49-55, K- Effect on Minimum Lot Size/Density and (2) Lots not using Public Water and Sewer.

Building Envelope:

- ✓ Subdivision Regulations, see page 49 (Wildlife Habitat).

Street Design Standards:

- ✓ Subdivision Regulations, pages 72-80, and 81-91 (construction details).
- ✓ Adequate street connections will be required wherever feasible to ensure access to adjoining subdivisions and lands (page 46).

Driveways:

- ✓ Subdivision Regulations, pages 50-51; page 29- show the location of driveway access to each lot (See Section, VI-I, page 50).
- ✓ Zoning Ordinance- definition # 130 Right-of -Way on page 31; and Wetland Overlay District, regarding wetland crossings.

Soils and High Intensity Soil Mapping:

- ✓ The lots are proposed to be served by on-site septic systems.
- ✓ Soils are discussed on several pages related to lot sizing, stormwater management, roads, drainage and wetlands.
- ✓ Subdivision Regulations, pages 27, 31, 33, 35, 47, 52-57, 65 and other references to road construction and other design elements.
- ✓ Zoning Ordinance, definitions # 24 (bog); page 4- removal and filling of land; page 39- regarding septic system in the ARR district.

Reviewer Comments (based on conceptual plan only):

Fire Department: Email of 4/3/14.

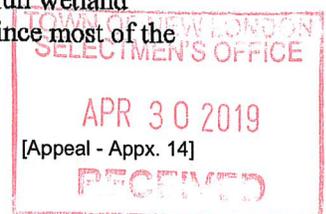
The only concern I would have would be the water supply requirement for major subdivisions. We require a 30,000 water supply within 1500 from any structure, so at least one would be required contingent upon where it might be located. The water supply policy had been in place since the late 80s and I have some drawings if Jen would like them. I did speak to her and she discussed sprinklering the structures instead of requiring a water supply. This might be an alternative that could be reviewed.

Police Dept.: Email of 3/26/14. I have no issues with this.

Public Works: Email of 4/2/14.

Health Officer: Email of 3/25/14.

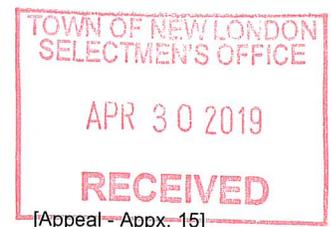
Could you please clarify for me what the game plan is for septic? I know there is a town sewer line that runs nearby, is the plan to tie into that line, or have individual septic systems for each house? How about wells? Response received 3/25/14: The plan before you is very strictly conceptual and just based on what plans I could find. Once we go through the Conceptual Planning Board hearing and get all the concerns logged, we will be completing full wetland mapping, topography and boundary survey to determine possible house sites. Since most of the



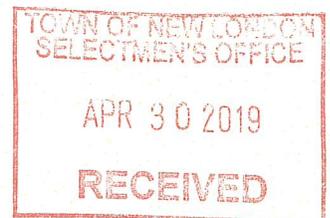
lots will be under 5 acres, NH DES will require performing test pits to verify viability of house sites. Those test pits will be completed prior to submittal to the town and state. All of the sites will have on site wells and septic's.

**Master Plan, adopted December 27, 2011.**

- ✓ Hall Farm is discussed on page 92, relative to development in the vicinity of Pleasant Lake, noting the character of the area is changing from rural to suburban.
- ✓ Appendix C- identified open fields in New London, under the column heading "Location" on Blueberry (Ballin, Carpenter, Bolger) and Seamans Road (Brown, Cleveland, Rowett and Darrah).
- ✓ Sewer/Septic system are discussed on several pages including 62, 72, 141, 162, 202 and 203, noting the important of proper placement, need for a septic maintenance program, and the increase in sites having a septic system rather than public/private sewer connections. Sewer connections are discussed on page 64 and Chapter XI, Utilities.
- ✓ Transportation- Refer to Chapter XII, pages 220-234. Traffic Count Data is shown in Table XII-3: Most Accident Prone Locations – Seamans. Road, page 228.
- ✓ Wells are discussed on several pages including 55, 62, 72, 73 (#13), 76, 209, 210 and Appendix A (# 6-7). Includes discussion on water supply and quality concerns, low impact development and need for monitoring.
- ✓ Stormwater management is discussed on several pages including 43, 61, 69, 70, 72, 75, 77 and Appendix.



**APRIL 20, 2014 – HEALTH OFFICER COMMENTS**



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**From:** Lucy St. John <zoning@nl-nh.com>  
**Sent:** Thursday, August 21, 2014 4:18 PM  
**To:** McCourt Engineering Associates, PLLC  
**Subject:** Health Officer's comments

Jen,

Here are Deb's recent comments. Lucy

Lucy A. St. John, AICP  
Planning and Zoning Administrator  
Town of New London  
375 Main Street  
New London, NH 03257  
(603) 526-4821, ext 16  
(603) 526- 9494 (fax)  
[zoning@nl-nh.com](mailto:zoning@nl-nh.com)

**From:** Deb Langner  
**Sent:** Wednesday, August 20, 2014 10:10 AM  
**To:** Lucy St. John  
**Subject:** RE: Cherry Hill Home Subdivision plan- revised and updated information submitted Aug 13th

Hi Lucy,

I spent over 8 hours with Peter Schauer and crew and witnessed about 30 test pits in this area. All test pits were dug and recorded to meet DES requirements. I have no further questions or comments about this subdivision plan, as it appears that they have met all specifications for DES approval for septic requirements.

Deb

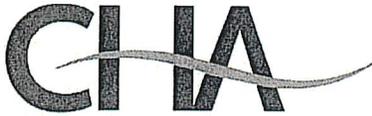
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Lucy A. St. John, AICP  
Planning and Zoning Administrator  
Town of New London  
375 Main Street  
New London, NH 03257  
(603) 526-4821, ext 16  
(603) 526- 9494 (fax)  
[zoning@nl-nh.com](mailto:zoning@nl-nh.com)



**SEPTEMBER 18, 2014 – CHA CONSULTING REVIEW**

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
APR 30 2019  
**RECEIVED**  
[Appeal - Appx. 18]



September 18, 2014

Ms. Lucy St. John  
Planning and Zoning Administrator  
Town of New London  
375 Main Street  
New London, NH 03257

**RE: Proposed Subdivision Review (Tax Map 086-022-000 and 086-021-000)  
CHA Project #29082**

Dear Lucy:

The following is the requested review performed by CHA Consulting, Inc. (CHA) of the proposed 8 lot subdivision on Tax Map 086-022-000 and 086-021-000 adjacent to Hall Farm Road to the northwest, Seamans Road to the southwest and Blueberry Lane to the southeast. The following documents were reviewed in relation to this project:

- Subdivision & Lot Line Adjustment Plan (Sheets 1-4) , last revised September 4, 2014
- Planning Board draft minutes from April 8, 2014 meeting
- Planning Board staff report for July 22, 2014 meeting
- Planning Board draft minutes from August 26, 2014 meeting
- USGS 7.5 minute quadrangle – New London 2012
- Test pit field logs prepared by Schauer Environmental Consultants, LLC
- Lot size by soil type calculations certified by Joseph M. Weichert, LLS

In addition, I conducted a field walk of the proposed project site as well as adjacent roads and properties on the morning of September 16, 2014.

Review of the Town of New London Zoning Ordinance and Map shows that the site is located in the Agricultural & Rural Residential (ARR) zone for which the requirements include a minimum lot size of 4 acres with 200 feet of frontage. There is also a requirement for a minimum of 60% landscaped open space.

The proposed lots all meet the minimum lot size requirement of 4 acres and the minimum frontage requirement of 200 feet. There is provision in Town of New London Zoning Ordinance as well as State of New Hampshire Subdivision Regulations to increase the minimum lot size requirement based on the presence of wetlands and/or the suitability of the soil. **Though there are delineated wetlands on the site they are not mapped on the New London Streams and Wetlands Protection Map and as such do not contribute to a necessary increase in minimum lot sizing.** The test pits and lot sizing calculations provided demonstrate that there are sufficient suitable soils on-site to support proposed lot sizing and placement.

"Satisfying Our Clients with | 11 King Court, Keene, NH 03431-4648  
Dedicated People Committed to Total Quality" | T 603.357.2445 • F 603.357.8770 • www.chacompanies.com



There has been concern raised at Planning Board meetings regarding the drainage from the proposed site after construction. The zoning regulations require a minimum of 60% landscaped open space which in turn would allow for a maximum of 40% of impervious area. The July 22 staff report to the planning board recommended, in reference to the Town Master Plan, setting a maximum impervious area less than that allowed by zoning.

In order to help demonstrate the unmitigated impacts of potential construction we have analyzed 3 different generic site development conditions for an assumed 4 acre site.

1. Existing condition
  - a. 1 acre wooded wetlands
  - b. 3 acres wooded uplands
2. Proposed condition (typical build)
  - a. 1 acre wooded wetlands
  - b. 2 acres wooded uplands
  - c. 0.75 acres lawn area
  - d. 0.25 acres impervious area (6.25%)
3. Proposed condition (maximum build)
  - a. 1 acre wooded wetlands
  - b. 1.4 acres lawn area
  - c. 1.6 acres impervious area (40%)

An example of a typical build with 0.25 acres (6.25%) impervious area may include a 5000 square foot building footprint to include upscale home with garage, deck and patio area. It would also include a driveway consisting of a 500 square foot (20'x25') apron area at the roadway connected to a 1080 square foot (24'x45') secondary parking and turnaround area by up to 400 linear feet of 12' wide driveway.

The following table represents the potential drainage impacts from these conditions:

	2 Year Storm	10 Year Storm	50 Year Storm
Existing	2.2 cfs	6.0 cfs	10.0 cfs
Proposed (typical)	2.6 cfs	6.6 cfs	10.8 cfs
Proposed (maximum)	5.1 cfs	9.9 cfs	14.5 cfs

While there is potential for large increases in post-development drainage rates due to development there is minimal increase likely for a typical residential development as described above. However, there could be potential for concern related to stormwater drainage and erosion during construction. During construction the site will first be cleared and grubbed of existing vegetation exposing underlying soils which increases the runoff and erosion potential for the site.

Since the subdivision has no proposed shared infrastructure such as roads and utilities, each lot can be developed independent of each other. In doing so it does not trigger State of New Hampshire Alteration of Terrain review for projects disturbing 100,000 square feet or more. Also depending on the individual development for each lot, it may not trigger coverage under NPDES Construction General Permit for sites disturbing one acre or more.

Given the extent of wetlands present on the site and the noted concerns related to drainage at downstream properties, we would recommend that each site be required to prepare and implement an erosion control plan in accordance with the New Hampshire Stormwater Manual, Volume 3 - Erosion and Sediment Controls During Construction, dated December 2008.



There have also been concerns raised in relation to the current state of site as a result of past logging. While the site has been clearly been logged the current impact to the site in regards to drainage and erosion appears to be minimal as witnessed on a site visit on Tuesday morning September 16 during a minor rainfall event. There are many stumps visible on the site indicating that the logging limited the disturbance to underlying soils and vegetation is quickly reestablishing itself on the site. There is a logging road network on the site but it shows minimal signs of localized erosion. Also there are no visible signs of heightened erosion at any of the downstream culvert inlets and outlets on Blueberry Lane or Seamans Road.

Stormwater runoff from site which drains towards 39 Blueberry Lane and the southern portion of 55 Blueberry Lane is sufficiently conveyed to an existing culvert across Blueberry Lane at the intersection with Seamans Road. Stormwater runoff towards the northern portion of 55 Blueberry Lane is conveyed to an existing culvert across Blueberry Lane near the northeast corner of the 55 Blueberry Lane parcel. The drainage path for this runoff encounters a localized depression on the 55 Blueberry Lane parcel adjacent to the north side of the existing house. Infiltration of the ponded water in this depression could be the cause of the reported localized groundwater issues and associated basement flooding at this residence. Stormwater runoff from the remaining northern portion of the subdivision site is sufficiently conveyed to one of three existing culverts across Blueberry Lane.

Please call if you have any questions or if you need additional information as you complete your review of this application.

Sincerely,



Kevin D. Thatcher, PE  
Civil Engineer



[Appeal - Appx. 21]

**APPROVED PLAN SET**

TOWN OF NEWTON  
SELECTMEN'S OFFICE  
APR 30 2019  
RECEIVED  
[Appeal - Appx. 22]



# SUBDIVISION & LOT LINE ADJUSTMENT PLAN

## CHERRY HILL HOMES, INC.

### TAX MAP 86, LOT 22

### NEW LONDON, NEW HAMPSHIRE

**APPLICANT:**  
 CHERRY HILL HOMES, INC.  
 559 PEMBROKE STREET  
 PEMBROKE, NEW HAMPSHIRE 03275

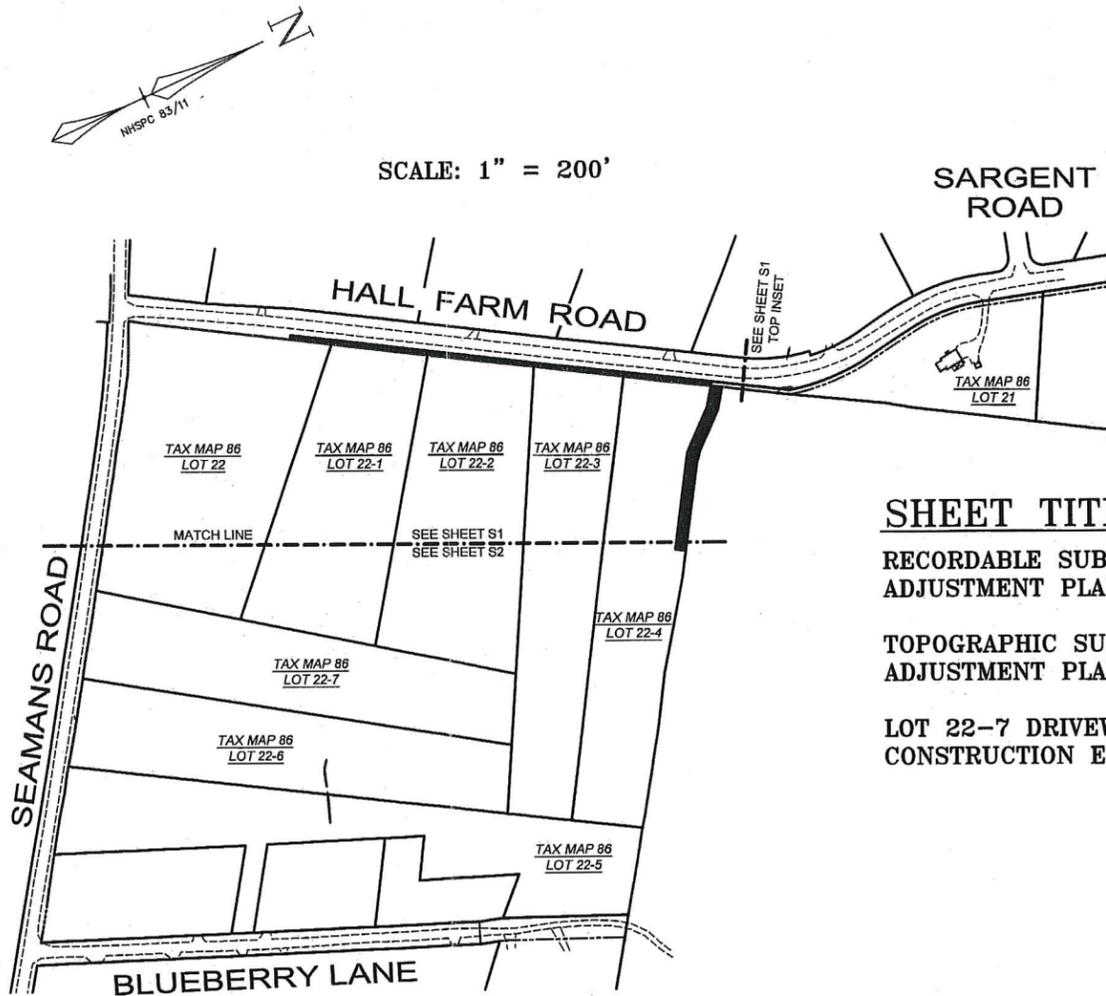
**OWNER OF MAP 86, LOT 21:**  
 MARY & JAMES STEPPOE  
 198 HALL FARM ROAD  
 NEW LONDON, NEW HAMPSHIRE 03257

**OWNER OF MAP 86, LOT 22:**  
 MARY & JAMES STEPPOE  
 SEAMANS ROAD REALTY TRUST  
 MARTHA PEYSER, TRUSTEE  
 C/O TRACEY BARBEREN  
 11346 SW CEDAR AVENUE  
 ARCADIA, FLORIDA 34269

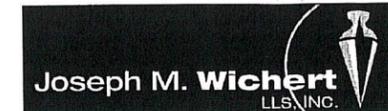
**PREPARED BY:**  
**CIVIL ENGINEER:**  
 MCCOURT ENGINEERING ASSOCIATES, PLLC  
 42 EZEKIEL SMITH ROAD  
 HENNIKER, NEW HAMPSHIRE 03242  
 (603) 428-6682

**SURVEYOR:**  
 JOSEPH M. WICHERT, L.L.S. INC.  
 802 AMHERST STREET  
 MANCHESTER, NEW HAMPSHIRE 03104

**WETLAND AND SOIL SCIENTIST:**  
 SCHAUER ENVIRONMENTAL CONSULTANTS, PLLC  
 722 ROUTE 3A  
 BOW, NEW HAMPSHIRE 03304



**MCCOURT ENGINEERING ASSOCIATES, PLLC**  
 Civil Engineering & Land Planning  
 42 Ezekiel Smith Road, Henniker, NH 03242  
 mccourtengineering@tds.net  
 (603) 428-6682



JULY 2014

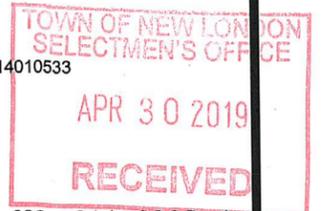
**SHEET TITLE**

- RECORDABLE SUBDIVISION & LOT LINE ADJUSTMENT PLANS
- TOPOGRAPHIC SUBDIVISION & LOT LINE ADJUSTMENT PLANS
- LOT 22-7 DRIVEWAY CROSSING & HOUSE CONSTRUCTION EROSION CONTROL PLAN

**SHEET No.**

- 2 & 3
- 4 & 5
- 6

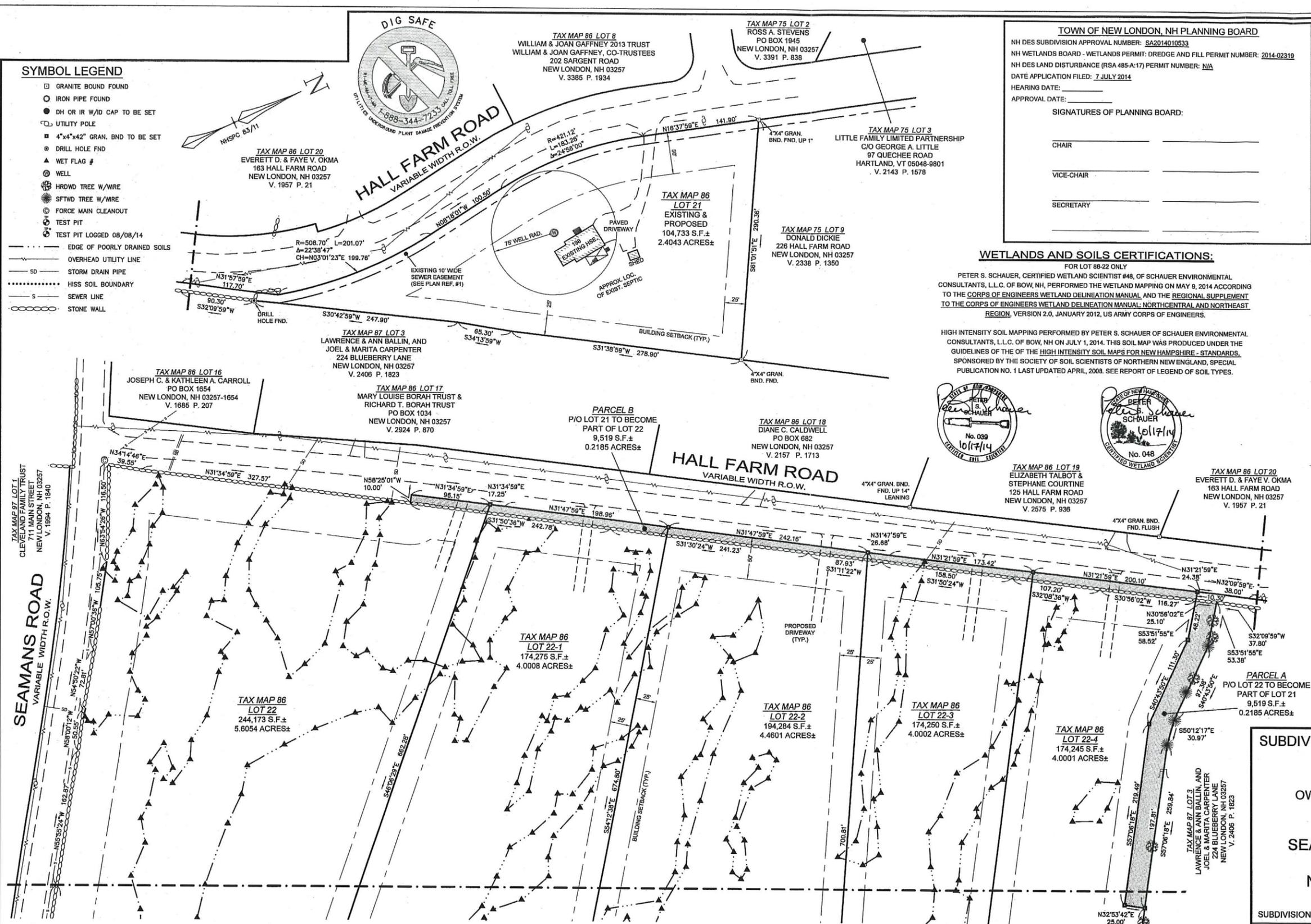
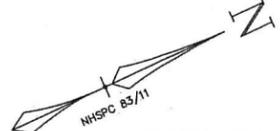
STATE PERMITS:  
 NHDES SUBDIVISION APPROVAL: SA2014010533  
 NHDES WETLANDS: 2014-02319  
 EPA NOI/SWPPP: #-PENDING



PROJECT NO. 214-0203-1

REVISIONS	DESCRIPTION
DATE	
8/18/14	UPDATE MON'S, TP'S, WF'S & 4K AREA
8/21/14	ADD TP'S & REV. 4K AREAS
9/04/14	REVISED LOT LAYOUT
9/29/14	REVISE NOTES & ADD RECORDABLE SHITS
10/6/14	REVISE PER N.O.D. & EDITS

- SYMBOL LEGEND**
- GRANITE BOUND FOUND
  - IRON PIPE FOUND
  - DH OR IR W/D CAP TO BE SET
  - ⊕ UTILITY POLE
  - 4"x4"x42" GRAN. BND TO BE SET
  - DRILL HOLE FND
  - ▲ WET FLAG #
  - WELL
  - ⊕ HROWD TREE W/WIRE
  - ⊕ SFTWD TREE W/WIRE
  - ⊕ FORCE MAIN CLEANOUT
  - ⊕ TEST PIT
  - ⊕ TEST PIT LOGGED 08/08/14
  - EDGE OF POORLY DRAINED SOILS
  - OVERHEAD UTILITY LINE
  - SD STORM DRAIN PIPE
  - HISS SOIL BOUNDARY
  - SEWER LINE
  - STONE WALL



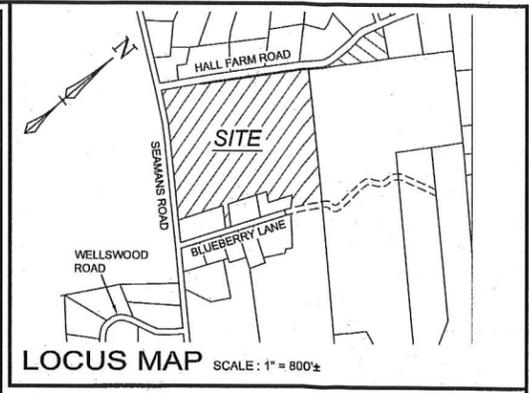
**TOWN OF NEW LONDON, NH PLANNING BOARD**  
 NH DES SUBDIVISION APPROVAL NUMBER: SA2014010533  
 NH WETLANDS BOARD - WETLANDS PERMIT: DREDGE AND FILL PERMIT NUMBER: 2014-02319  
 NH DES LAND DISTURBANCE (RSA 485-A:17) PERMIT NUMBER: N/A  
 DATE APPLICATION FILED: 7 JULY 2014  
 HEARING DATE: \_\_\_\_\_  
 APPROVAL DATE: \_\_\_\_\_

SIGNATURES OF PLANNING BOARD:

CHAIR \_\_\_\_\_

VICE-CHAIR \_\_\_\_\_

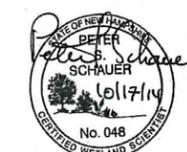
SECRETARY \_\_\_\_\_



**WETLANDS AND SOILS CERTIFICATIONS:**

FOR LOT 88-22 ONLY  
 PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON MAY 9, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HIGH INTENSITY SOIL MAPPING PERFORMED BY PETER S. SCHAUER OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH ON JULY 1, 2014. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE OF THE HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE - STANDARDS, SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 1 LAST UPDATED APRIL, 2008. SEE REPORT OF LEGEND OF SOIL TYPES.



**NOTES:**

- 1) THE SUBJECT PARCELS ARE LOTS 22 & 21 ON THE TOWN OF NEW LONDON TAX MAP 86. THE OWNER OF RECORD OF LOT 22 IS THE SEAMANS ROAD REALTY TRUST, MARTHA PEYSER, TRUSTEE, c/o TRACEY BARBEREN, 11348 SW CEDAR AVENUE, ARCADIA, FLORIDA 34269. SEE MCRD V. 2088 P. 698. THE OWNERS OF RECORD OF LOT 21 ARE MARY & JAMES STEPPOE OF 198 HALL FARM ROAD, NEW LONDON, NEW HAMPSHIRE 03257. SEE MCRD V. 2844 P. 1211. THE APPLICANT IS CHERRY HILL HOMES, INC. OF 659 PEMBROKE STREET, PEMBROKE, NH 03275. THE TOTAL PARCEL AREA OF LOT 22 PRIOR TO DEVELOPMENT IS 1,620,437 S.F. OR 34.8045 ACRES.
- 2) THE SUBJECT PARCEL IS ZONED ARR. MINIMUM LOT SIZE IS 4 ACRES. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 60', SIDE = 25' AND REAR = 25'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE OF 2014. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 86-21 AND 86-22 AND THEN SUBDIVIDE LOT 86-22 TO CREATE 7 NEW BUILDING LOTS AND A REMAINDER PARCEL (8 LOTS TOTAL). PARCELS A AND B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT WILL HENCEFORTH BE COMBINED WITH AND BECOME PARTS OF LOTS 86-21 AND 86-22 RESPECTIVELY. SEE PLAN VIEWS FOR SPECIFIC DIMENSIONS AND AREAS.
- 5) THE PARCEL IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN). FLOOD DATA TAKEN FROM THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 33013C0115E, EFFECTIVE DATE APRIL 19, 2010.
- 6) THE ELEVATION DATUM OF THIS PLAN IS NAVD 1988 AND THE HORIZONTAL DATUM IS NAD83. THE HORIZONTAL AND VERTICAL DATUM WERE ESTABLISHED BY STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JUNE OF 2014.
- 7) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (1-888-344-7233).
- 8) NO STEEP SLOPES (>25%) WERE OBSERVED ON THE PROPERTY. THE AREAS OF THE C SLOPES (15-25% SLOPES) AS SHOWN ON THE HIGH INTENSITY SOIL SURVEY DESIGNATIONS, IF UTILIZED, WILL NEED TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. BESIDES AS INDICATED UPON THE PLAN, ANY FURTHER WETLANDS DISTURBANCE WILL REQUIRE NH DES WETLAND PERMITTING.
- 9) THIS IS A 8 SHEET PLAN SET. SHEETS 2 AND 3 WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEETS 1 AND 4 THRU 8 WILL BE KEPT ON FILE AT THE NEW LONDON PLANNING DEPARTMENT.

**SUBDIVISION & LOT LINE ADJUSTMENT PLAN FOR CHERRY HILL HOMES, INC.**  
**TAX MAP 86 LOT 22**  
 OWNED BY: SEAMANS ROAD REALTY TRUST & TAX MAP 86 LOT 21  
 OWNED BY: MARY & JAMES STEPPOE  
**SEAMANS ROAD, HALL FARM ROAD & BLUEBERRY LANE**  
 NEW LONDON, NEW HAMPSHIRE  
 DATE: JUNE 16, 2014 SCALE: 1" = 60'  
 SUBDIVISION & LOT LINE ADJUSTMENT PLAN BY:

802 AMHERST STREET  
 MANCHESTER, NH 03104  
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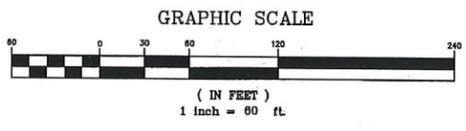
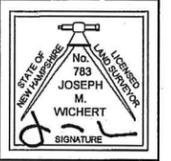
**Joseph M. Wichert**  
 L.L.S., INC.

**LAND SURVEYOR & SEPTIC SYSTEM DESIGNER**

SHEET S1 SHEET 2 OF 6 F.B. - P. - JOB #2014135

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GPT 3103W. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

17 OCT. 2014  
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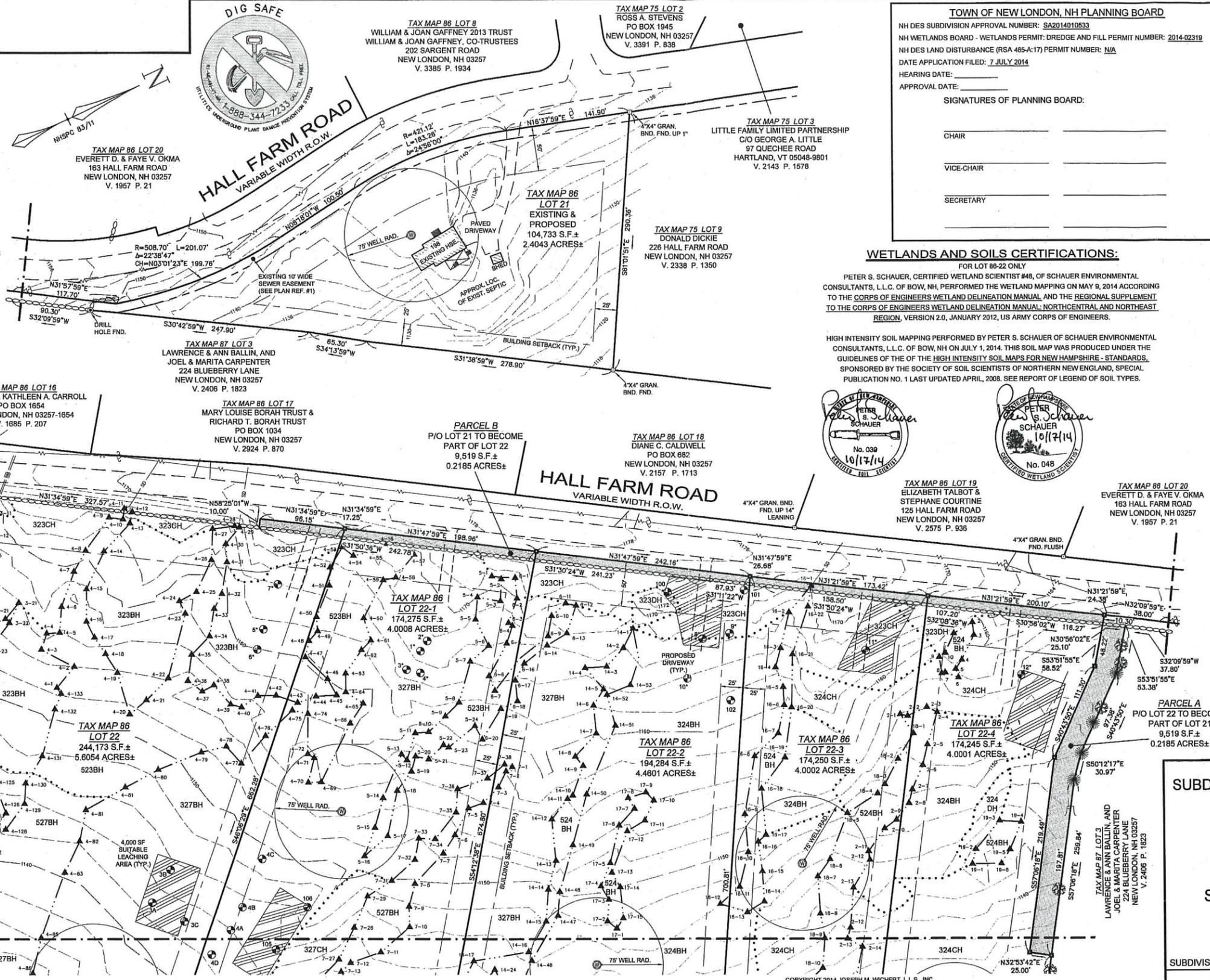
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2	8/21/14	ADD NEW TP'S & REV. 4K AREAS	JMW
1	8/12/14	UPDATE MON'S, TP'S, WF'S & 4K AREA	SNK

IN ASSOCIATION WITH:  
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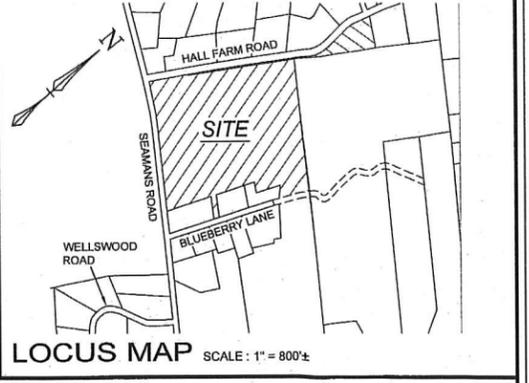


**SYMBOL LEGEND**

- GRANITE BOUND FOUND
- IRON PIPE FOUND
- DH OR IR W/D CAP TO BE SET
- UTILITY POLE
- 4"x4"x42" GRAN. BND TO BE SET
- DRILL HOLE FND
- ▲ WET FLAG #
- WELL
- HRDWD TREE W/WIRE
- SFTWD TREE W/WIRE
- FORCE MAIN CLEANOUT
- TEST PIT
- TEST PIT LOGGED 08/08/14
- EDGE OF POORLY DRAINED SOILS
- OVERHEAD UTILITY LINE
- STORM DRAIN PIPE
- HISS SOIL BOUNDARY
- SEWER LINE
- STONE WALL



**TOWN OF NEW LONDON, NH PLANNING BOARD**  
 NH DES SUBDIVISION APPROVAL NUMBER: SA2014010533  
 NH WETLANDS BOARD - WETLANDS PERMIT: DREDDGE AND FILL PERMIT NUMBER: 2014-02319  
 NH DES LAND DISTURBANCE (RSA 485-A-17) PERMIT NUMBER: N/A  
 DATE APPLICATION FILED: 7 JULY 2014  
 HEARING DATE: \_\_\_\_\_  
 APPROVAL DATE: \_\_\_\_\_  
 SIGNATURES OF PLANNING BOARD:  
 CHAIR \_\_\_\_\_  
 VICE-CHAIR \_\_\_\_\_  
 SECRETARY \_\_\_\_\_



**WETLANDS AND SOILS CERTIFICATIONS:**

**FOR LOT 89-22 ONLY**  
 PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON MAY 9, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.  
 HIGH INTENSITY SOIL MAPPING PERFORMED BY PETER S. SCHAUER OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH ON JULY 1, 2014. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE - STANDARDS, SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 1 LAST UPDATED APRIL, 2008. SEE REPORT OF LEGEND OF SOIL TYPES.



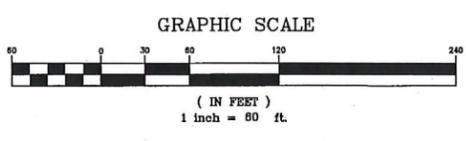
- NOTES:**
- 1) THE SUBJECT PARCELS ARE LOTS 22 & 21 ON THE TOWN OF NEW LONDON TAX MAP 86. THE OWNER OF RECORD OF LOT 22 IS THE SEAMANS ROAD REALTY TRUST, MARTHA PEYSER, TRUSTEE, c/o TRACEY BARBEREN, 11346 SW CEDAR AVENUE, ARCADIA, FLORIDA 34269. SEE MCRD V. 2088 P. 696. THE OWNERS OF RECORD OF LOT 21 ARE MARY & JAMES STEPPOE OF 198 HALL FARM ROAD, NEW LONDON, NEW HAMPSHIRE 03257. SEE MCRD V. 2844 P. 1211. THE APPLICANT IS CHERRY HILL HOMES, INC. OF 569 PEMBROKE STREET, PEMBROKE, NH 03275. THE TOTAL PARCEL AREA OF LOT 22 PRIOR TO DEVELOPMENT IS 1,520,437 S.F. OR 34.9045 ACRES±.
  - 2) THE SUBJECT PARCEL IS ZONED ARR. MINIMUM LOT SIZE IS 4 ACRES. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 25' AND REAR = 25'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
  - 3) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE OF 2014. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
  - 4) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 86-21 AND 86-22 AND THEN SUBDIVIDE LOT 86-22 TO CREATE 7 NEW BUILDING LOTS AND A REMAINDER PARCEL (8 LOTS TOTAL). PARCELS A AND B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT WILL HENCEFORWARD BE COMBINED WITH AND BECOME PARTS OF LOTS 86-21 AND 86-22 RESPECTIVELY. SEE PLAN VIEWS FOR SPECIFIC DIMENSIONS AND AREAS.
  - 5) THE PARCEL IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD DATA TAKEN FROM THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 33013C0115E, EFFECTIVE DATE APRIL 19, 2010.
  - 6) THE ELEVATION DATUM OF THIS PLAN IS NAVD 1988 AND THE HORIZONTAL DATUM IS NAD83/83/11. THE HORIZONTAL AND VERTICAL DATUM WERE ESTABLISHED BY STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JUNE OF 2014.
  - 7) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (1-888-344-7233).
  - 8) AS PROPOSED BY THE DEVELOPER AND AGREED TO BY THE PLANNING BOARD, EACH HOME SHALL BE PROTECTED BY A FIRE SUPPRESSION SPRINKLER SYSTEM. EACH SPRINKLER SYSTEM SHALL BE APPROVED BY THE NEW LONDON FIRE CHIEF PRIOR TO BUILDING PERMIT AND INSPECTED FOR OPERATION APPROVAL PRIOR TO OCCUPANCY AND PRIOR TO PORTABLE FURNISHINGS BEING PLACED IN THE HOUSE. ALL DEEDS SHALL REFERENCE THIS MATTER.
  - 9) NO STEEP SLOPES (>25%) WERE OBSERVED ON THE PROPERTY. THE AREAS OF THE C SLOPES (15-25% SLOPES) AS SHOWN ON THE HIGH INTENSITY SOIL SURVEY DESIGNATIONS, IF UTILIZED, WILL NEED TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. BESIDES AS INDICATED UPON THE PLAN, ANY FURTHER WETLANDS DISTURBANCE WILL REQUIRE NH DES WETLAND PERMITTING.
  - 10) THIS IS A 6 SHEET PLAN SET. SHEETS 2 AND 3 WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEETS 1 AND 4 THRU 6 WILL BE KEPT ON FILE AT THE NEW LONDON PLANNING DEPARTMENT.

**TOPOGRAPHIC SUBDIVISION & LOT LINE ADJUSTMENT PLAN FOR CHERRY HILL HOMES, INC.**  
**TAX MAP 86 LOT 22**  
 OWNED BY: SEAMANS ROAD REALTY TRUST & TAX MAP 86 LOT 21  
 OWNED BY: MARY & JAMES STEPPOE  
 SEAMANS ROAD, HALL FARM ROAD & BLUEBERRY LANE  
 NEW LONDON, NEW HAMPSHIRE  
 DATE: JUNE 16, 2014 SCALE: 1" = 60'  
 SUBDIVISION & LOT LINE ADJUSTMENT PLAN BY: \_\_\_\_\_

802 AMHERST STREET  
 MANCHESTER, NH 03104  
 TEL: (603) 647-4282 OR 736-8203  
 FAX: (603) 623-1910  
 WEB: WWW.JMWLLS.COM  
**Joseph M. Wichert**  
 L.L.S., INC.  
**LAND SURVEYOR & SEPTIC SYSTEM DESIGNER**  
 SHEET T1 SHEET 4 OF 6 F.B. - P. - JOB #2014135

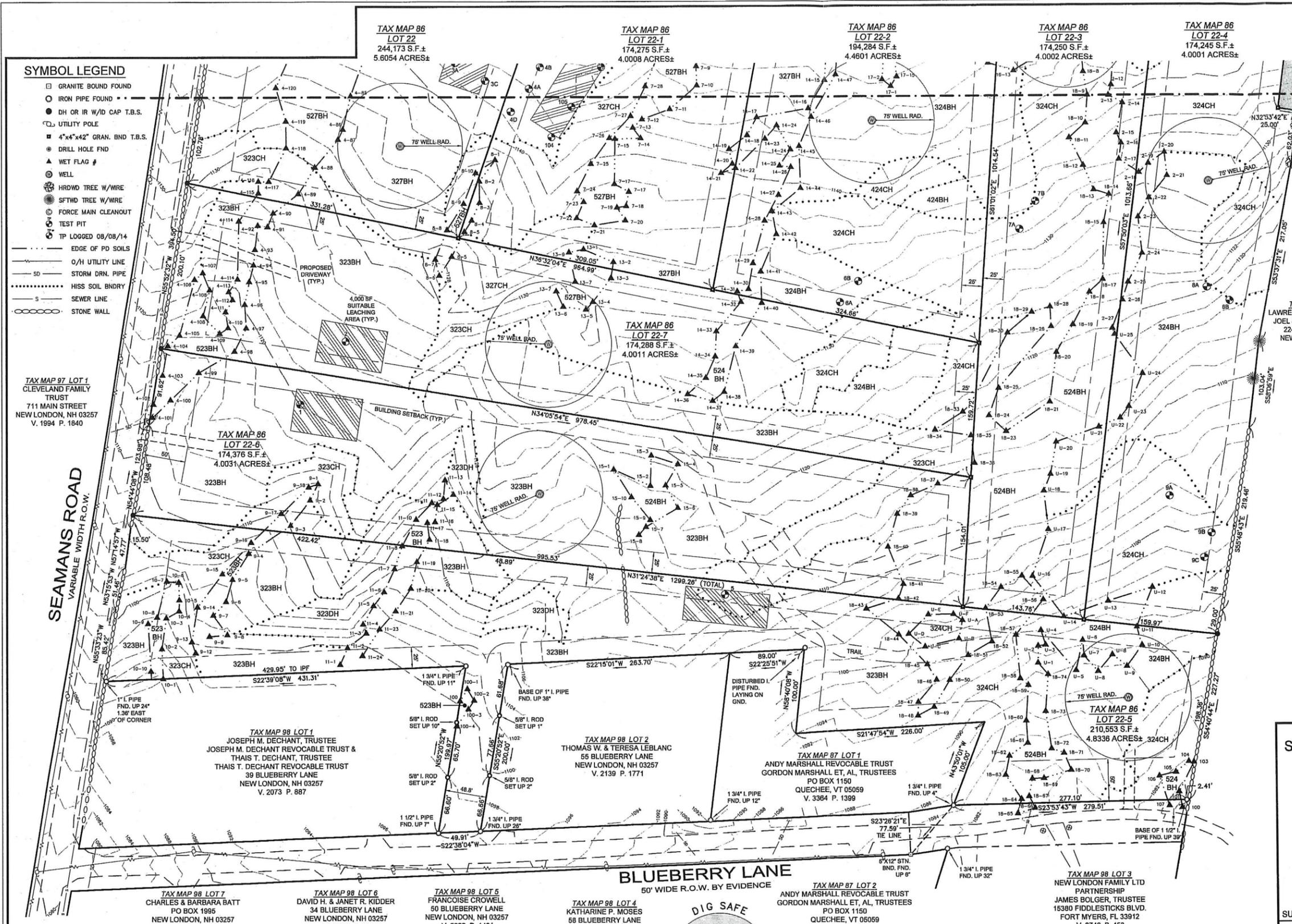
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 17 OCT 2014  
 DATE

STATE OF NEW HAMPSHIRE  
 LICENSED SURVEYOR  
 NO. 783  
 JOSEPH M. WICHERT  
 SIGNATURE



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  - IRON PIPE FOUND
  - DH OR IR W/D CAP T.B.S.
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  - TEST PIT
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  - EDGE OF PD SOILS
  - O/H UTILITY LINE
  - STORM DRN. PIPE
  - HISS SOIL BNDRY
  - SEWER LINE
  - STONE WALL

**PLAN REFERENCES:**

- "PLAN OF LAND FOR HALL FARM SUBDIVISION, NEW LONDON, NEW HAMPSHIRE", DATED JULY 12, 1987, LAST REVISED 9/22/87, PREPARED BY STEVENS ENGINEERING. MCRD PLAN #9907.
- "SUBDIVISION FOR: LAWRENCE B. & ANNE R. BALLIN & ROBERT F. & TIMOTHY POH, LOCATION: ROUTE 11, TOWN: NEW LONDON, COUNTY: MERRIMACK, N.H., TAX LOT 87-1", FINAL CHECK 5/18/99, PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC. MCRD PLAN #14781.

THE PLAN WAS APPROVED ON SEPTEMBER 24, 2014 BY THE NEW LONDON PLANNING BOARD WITH THE FOLLOWING CONDITIONS:

- THE CONDITIONS OF APPROVAL BE INCLUDED ON THE MYLAR.
- A NOTE BE ADDED TO THE PLAN STATING THAT THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE AREA ON EACH LOT SHALL NOT BE GREATER THAN FIVE (5) % OF THE TOTAL AREA OF EACH INDIVIDUAL LOT.
- DRIVEWAYS FROM SEAMANS ROAD SHALL ONLY BE ALLOWED FOR LOTS 22-6 AND 22-7. A DRIVEWAY PERMIT FOR EACH LOT MUST BE APPROVED PRIOR TO THE CONSTRUCTION OF EACH DRIVEWAY. A DRIVEWAY PERMIT FROM SEAMANS ROAD TO LOT 22-5 IS SPECIFICALLY NOT PERMITTED.
- THE APPROXIMATELY 50 FEET WIDE PROPOSED DRIVEWAY EASEMENT BENEFITING ACCESS FROM BLUEBERRY LANE TO LOT 22-5 SHALL NOT BE DEVELOPED AS AN IMPERVIOUS DRIVEWAY WITH ACCESS TO LOT 22-5.
- A LICENSED NH LAND SURVEYOR SHALL CERTIFY THAT THE BOUNDARY MARKERS ARE IN PLACE PER THE SUBDIVISION PLAN WITHIN 90 CALENDAR DAYS OF THE PLAN BEING APPROVED AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR DRIVEWAY PERMITS. A LETTER WITH THE SURVEYOR'S STAMP AND SIGNATURE SHALL BE SUBMITTED TO THE PLANNING BOARD CERTIFYING THE BOUNDS HAVE BEEN SET.
- AS PROPOSED BY THE DEVELOPER AND AGREED TO BY THE PLANNING BOARD, EACH HOME SHALL BE PROTECTED BY A FIRE SUPPRESSION SPRINKLER SYSTEM. EACH SPRINKLER SYSTEM SHALL BE APPROVED BY THE NEW LONDON FIRE CHIEF PRIOR TO ISSUING A BUILDING PERMIT AND A CERTIFICATE OF COMPLETED INSTALLATION SHALL BE SIGNED BY A CERTIFIED SYSTEM INSTALLER PRIOR TO OCCUPANCY WITH A COPY PROVIDED TO THE NEW LONDON FIRE CHIEF AND PRIOR TO PORTABLE FURNISHINGS BEING PLACED IN THE HOUSE. ALL DEEDS SHALL REFERENCE THIS MATTER.
- ALL PROPOSED UTILITY SERVICES, EXCEPT PRIMARY SERVICE, SHALL BE BURIED BELOW GROUND ON EACH INDIVIDUAL SUBDIVISION LOT.
- PRIOR TO THE COMMENCEMENT OF ANY LOT DEVELOPMENT, ALL LOGGING ROADS, SWALES, CULVERTS AND APPURTENANT LAND DISTURBANCES SHALL BE MENDED BY THE DEVELOPER'S BEST ABILITY TO THE PREVIOUS UNDISTURBED GRADES AND CONDITIONS TO ENSURE ADJUTING LOTS DO NOT RECEIVE ADDITIONAL IMPACT FROM STORMWATER RUNOFF.

TAX MAP 87 LOT 3  
LAWRENCE & ANN BALLIN, AND  
JOEL & MARITA CARPENTER  
224 BLUEBERRY LANE  
NEW LONDON, NH 03257  
V. 2406 P. 1823

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

NH DES SUBDIVISION APPROVAL NUMBER: SA2014010533  
 NH WETLANDS BOARD - WETLANDS PERMIT: DREDGE AND FILL PERMIT NUMBER: 2014-02319  
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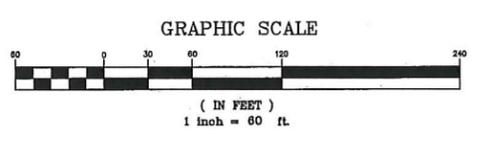
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NEW LONDON, NEW HAMPSHIRE**

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 No. 783  
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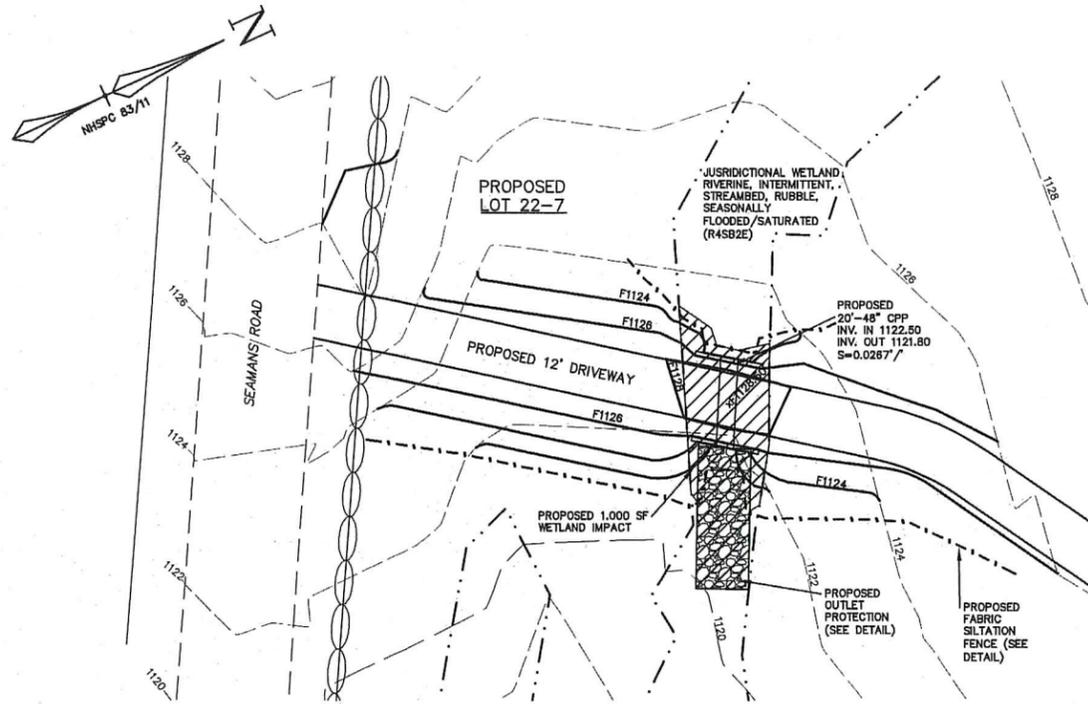
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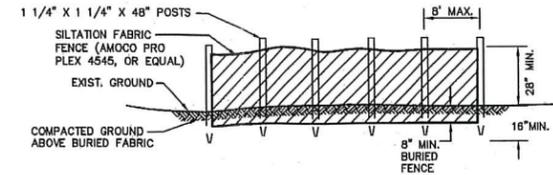
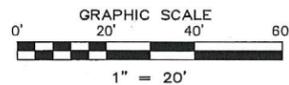
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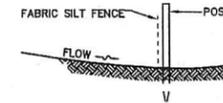


LOT 22-7 DRIVEWAY PLAN VIEW



NOTES:

1. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY ONE POST SECTION (8' MIN.)
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
3. SILT FENCE TO BE REMOVED WHEN SITE IS 85% STABILIZED.



SILT FENCE DETAIL  
NOT TO SCALE

NOTES FOR CULVERT CROSSING AND TYPICAL SITE EROSION PLAN CONSTRUCTION SEQUENCE & SITE EROSION CONTROL

1. CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS, INCLUDING BUT NOT LIMITED TO THE STABILIZED CONSTRUCTION EXIT, SILT FENCE AND INLET SEDIMENT FILTERS.
3. CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
4. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEED WITH WINTER RYE AND IF NECESSARY SURROUNDED WITH HAY BALES IN ORDER TO PREVENT LOSS DUE TO EROSION.
5. CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH SILT FENCE BARRIERS TO LIMIT EROSION.
6. STABILIZE ALL DITCHLINES PRIOR TO SITE GRADING AND PRIOR TO DIRECTING FLOW INTO THEM, CONSTRUCT DRAINAGE SYSTEM, SEPTIC AND OTHER SUBSURFACE UTILITIES.
7. COMMENCE CONSTRUCTION OF SITE INCLUDING ALL DRIVEWAYS AND UTILITIES. PERFORM EXCAVATION ACTIVITIES REQUIRED TO ACHIEVE SUBGRADE ELEVATION. ALL EXCAVATED EMBANKMENTS, DITCHES, SWALES AND CULVERTS SHALL BE INSTALLED AND STABILIZED. ALL SWALES AND DITCHLINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF SILT FENCE BARRIERS AS SHOWN ON PROJECT PLANS. DIVERT STORMWATER RUNOFF THROUGH THE USE OF TEMPORARY CULVERTS OR OTHER MEANS NECESSARY PRIOR TO THE COMPLETION OF A FUNCTIONAL STORM DRAINAGE SYSTEM. SLOPES AND EMBANKMENTS SHALL BE STABILIZED BY TRACKING AND TEMPORARY SEEDING WITH WINTER RYE PRIOR TO TURF ESTABLISHMENT.
8. COMPLETE CONSTRUCTION OF EMBANKMENTS BY ADDING APPROPRIATE BASE MATERIALS GRADED TO PROPER ELEVATION.
9. APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEED AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
10. PERFORM FINE GRADING OF PAVEMENT BASE MATERIALS.
11. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
12. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.
13. MAINTAIN, REPAIR, AND REPLACE AS NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE CONSTRUCTION AREA HAS BEEN STABILIZED (A MINIMUM OF ONE WINTER SHALL HAVE PASSED).
14. AFTER STABILIZATION REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.

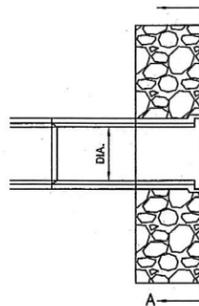
NOTES FOR CULVERT CROSSING AND TYPICAL SITE EROSION PLAN TURF ESTABLISHMENT SCHEDULE:

SEED BED PREPARATION:

1. PLACE 4-INCH (MINIMUM) COMPACTED THICKNESS OF CLEAN SUITABLE LOAM;
2. RAKE OUT LOAM TO FREE SOIL OF DEBRIS AND STONES GREATER THAN 1-INCH IN DIAMETER;
3. FINE GRADE SURFACE AND SUPPLEMENT WITH LOAM WHERE NEEDED TO CREATE UNIFORM SURFACE;
4. APPLY AGRICULTURAL LIMESTONE AT A RATE OF 90-POUNDS PER 1,000 S.F.;
5. APPLY 10-20-20 FERTILIZER AT A RATE OF 11-POUNDS PER 1,000 S.F.

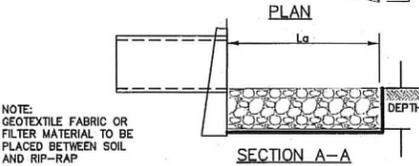
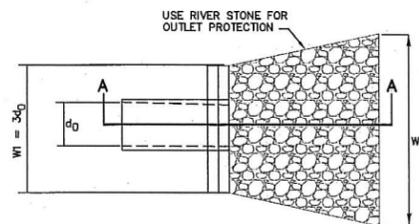
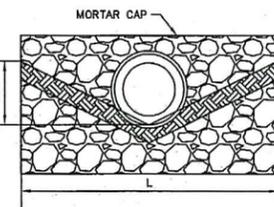
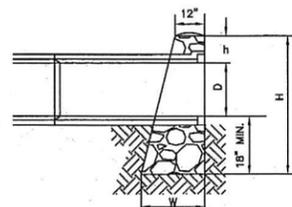
SEEDING SPECIFICATIONS:

1. SEED SHALL BE SPREAD UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. IF HYDROSEEDING, USE 4-TIMES THE RECOMMENDED RATE OF INOCULATE.
2. SEEDING FOR WINTER FROST COVER SHALL OCCUR BETWEEN NOVEMBER 15 AND MARCH 1. SEEDING SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE. SEED MIXTURE FOR FROST SEEDING SHALL BE A PERENNIAL RYE GRASSES MIXTURE AND SHALL BE WELL TRACKED INTO THE LOAM.
3. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN APRIL 15 AND OCTOBER 1. WHEN SEEDING BETWEEN MAY 15 AND SEPTEMBER 1, ALL AREAS SEEDED SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE.
4. SEED MIXTURE FOR LAWN AREAS SHALL CONTAIN 45% TALL FESCUE, 45% CREEPING RED FESCUE, AND 10% REDTOP APPLIED AT A RATE OF 45 POUNDS PER ACRE.
5. SEED MIXTURE FOR SLOPED AREAS SHALL CONFORM WITH NHDOT "SLOPE STABILIZATION MIX."
6. AREAS HAVING FINISH GRADES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING OR WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED, JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE."



DIA.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM WIDTH
D	L	H	FH	h	W
48"	15'-8"	6'-8"	3'-10"	1'-2"	2'-7 1/4"

NOTE:  
PROVIDE TONGUE END AT INLET HEADWALL AND TONGUE END AT OUTLET END HEADWALL

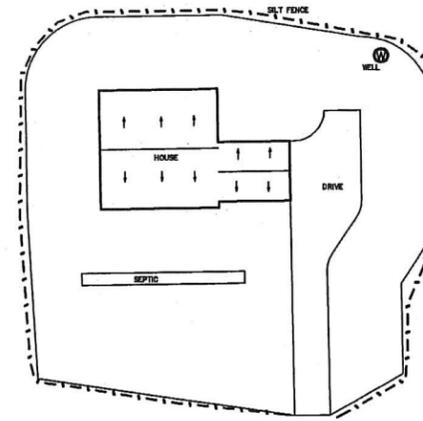


NOTE:  
GEOTEXTILE FABRIC OR FILTER MATERIAL TO BE PLACED BETWEEN SOIL AND RIP-RAP

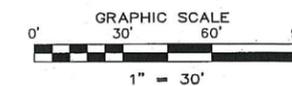
LOCATION	La	W1	W2	d50	DEPTH
LOT 22-7 DRIVEWAY	32'	12'	12'	6"	15"

RIP RAP GRADATION TABLE

% OF WEIGHT SMALLER THAN GIVEN SIZE	FOR d50 = 6"
100	9-12"
85	8-11"
50	6-9"
15	2-3"



TYPICAL SITE EROSION PLAN



OWNERS:

SEAMANS ROAD REALTY TRUST  
MARIA PEYSER TRUSTEE  
11348 SW CEDAR AVE  
ARCADIA, FL 34269

MARY & JAMES STEPHRE  
198 HALL FARM ROAD  
NEW LONDON, NH 03257

REVISIONS

DATE	DESCRIPTION
9/22/14	REV. & ADD LABELS

DATE: JULY 7, 2014

SCALE: AS SHOWN

SHEET 6 OF 6

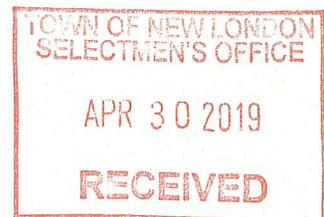
**McCOURT ENGINEERING ASSOCIATES, PLLC**  
Civil Engineering & Land Planning  
42 Eskew Smith Road, Henniker, NH 03242  
mccourtengineering@tda.net  
(603) 428-8682

LOT 22-7 DRIVEWAY CROSSING & HOUSE CONSTRUCTION EROSION CONTROL PLAN PREPARED FOR:

**CHERRY HILL HOMES**

TAX ASSESSORS MAP 86; LOT 22, SEAMANS ROAD, NEW LONDON, NEW HAMPSHIRE

**PLAN SET DETAIL  
[DEPICTING VARIOUS LEACH FIELD/WETLAND  
SETBACKS]**



**SYMBOL LEGEND**

- GRANITE BOUND FOUND
- IRON PIPE FOUND
- DH OR IR W/D CAP TO BE SET
- UTILITY POLE
- 4"x4"x42" GRAN. BND TO BE SET
- DRILL HOLE FND
- ▲ WET FLAG #
- WELL
- HRDWD TREE W/WRE
- SFTWD TREE W/WRE
- FORCE MAIN CLEANOUT
- TEST PIT
- TEST PIT LOGGED 08/08/14
- EDGE OF POORLY DRAINED SOILS
- OVERHEAD UTILITY LINE
- STORM DRAIN PIPE
- HISS SOIL BOUNDARY
- SEWER LINE
- STONE WALL



NHSPC 83/11

TAX MAP 86 LOT 20  
EVERETT D. & FAYE V. OKMA  
183 HALL FARM ROAD  
NEW LONDON, NH 03257  
V. 1957 P. 21

TAX MAP 86 LOT 8  
WILLIAM & JOAN GAFFNEY 2013 TRUST  
WILLIAM & JOAN GAFFNEY, CO-TRUSTEES  
202 SARGENT ROAD  
NEW LONDON, NH 03257  
V. 3385 P. 1934

TAX MAP 75 LOT 2  
ROSS A. STEVENS  
PO BOX 1945  
NEW LONDON, NH 03257  
V. 3391 P. 838

TAX MAP 75 LOT 3  
LITTLE FAMILY LIMITED PARTNERSHIP  
C/O GEORGE A. LITTLE  
97 QUECHEE ROAD  
HARTLAND, VT 05048-9801  
V. 2143 P. 1578

TAX MAP 75 LOT 9  
DONALD DICKIE  
226 HALL FARM ROAD  
NEW LONDON, NH 03257  
V. 2338 P. 1350

TAX MAP 86 LOT 21  
EXISTING & PROPOSED  
104,733 S.F.±  
2.4043 ACRES±

TAX MAP 87 LOT 3  
LAWRENCE & ANN BALLIN, AND  
JOEL & MARITA CARPENTER  
224 BLUEBERRY LANE  
NEW LONDON, NH 03257  
V. 2406 P. 1823

TAX MAP 86 LOT 17  
MARY LOUISE BORAH TRUST &  
RICHARD T. BORAH TRUST  
PO BOX 1034  
NEW LONDON, NH 03257  
V. 2924 P. 870

TAX MAP 86 LOT 16  
JOSEPH C. & KATHLEEN A. CARROLL  
PO BOX 1654  
NEW LONDON, NH 03257-1654  
V. 1685 P. 207

TAX MAP 86 LOT 18  
DIANE C. CALDWELL  
PO BOX 682  
NEW LONDON, NH 03257  
V. 2157 P. 1713

TAX MAP 86 LOT 19  
ELIZABETH TALBOT &  
STEPHANE COURJINE  
125 HALL FARM ROAD  
NEW LONDON, NH 03257  
V. 2575 P. 936

TAX MAP 86 LOT 20  
EVERETT D. & FAYE V. OKMA  
183 HALL FARM ROAD  
NEW LONDON, NH 03257  
V. 1957 P. 21

PARCEL B  
P/O LOT 21 TO BECOME  
PART OF LOT 22  
9,519 S.F.±  
0.2185 ACRES±

PARCEL A  
P/O LOT 22 TO BECOME  
PART OF LOT 21  
9,519 S.F.±  
0.2185 ACRES±

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

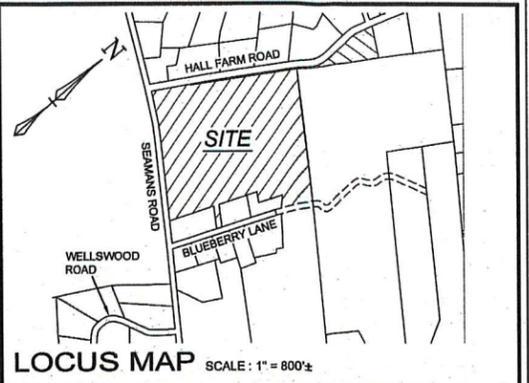
NH DES SUBDIVISION APPROVAL NUMBER: SA2014010633  
NH WETLANDS BOARD - WETLANDS PERMIT: DREDGE AND FILL PERMIT NUMBER: 2014-02319  
NH DES LAND DISTURBANCE (RSA 485-A:17) PERMIT NUMBER: N/A  
DATE APPLICATION FILED: 7 JULY 2014  
HEARING DATE: \_\_\_\_\_  
APPROVAL DATE: \_\_\_\_\_

SIGNATURES OF PLANNING BOARD:

CHAIR \_\_\_\_\_

VICE-CHAIR \_\_\_\_\_

SECRETARY \_\_\_\_\_



**WETLANDS AND SOILS CERTIFICATIONS:**

FOR LOT 86-22 ONLY

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON MAY 9, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HIGH INTENSITY SOIL MAPPING PERFORMED BY PETER S. SCHAUER OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH ON JULY 1, 2014. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE OF THE HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE - STANDARDS, SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 1 LAST UPDATED APRIL, 2008. SEE REPORT OF LEGEND OF SOIL TYPES.



**NOTES:**

- 1) THE SUBJECT PARCELS ARE LOTS 22 & 21 ON THE TOWN OF NEW LONDON TAX MAP 86. THE OWNER OF RECORD OF LOT 22 IS THE SEAMANS ROAD REALTY TRUST, MARTHA PEYSER, TRUSTEE, c/o TRACEY BARBEREN, 11346 SW CEDAR AVENUE, ARCADIA, FLORIDA 34269. SEE MCRD V. 2086 P. 698. THE OWNERS OF RECORD OF LOT 21 ARE MARY & JAMES STEPROE OF 198 HALL FARM ROAD, NEW LONDON, NEW HAMPSHIRE 03257. SEE MCRD V. 2844 P. 1211. THE APPLICANT IS CHERRY HILL HOMES, INC. OF 569 PEMBROKE STREET, PEMBROKE, NH 03275. THE TOTAL PARCEL AREA OF LOT 22 PRIOR TO DEVELOPMENT IS 1,520,437 S.F. OR 34.9045 ACRES±.
- 2) THE SUBJECT PARCEL IS ZONED ARR. MINIMUM LOT SIZE IS 4 ACRES. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 25' AND REAR = 25'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE OF 2014. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 86-21 AND 86-22 AND THEN SUBDIVIDE LOT 86-22 TO CREATE 7 NEW BUILDING LOTS AND A REMAINDER PARCEL (8 LOTS TOTAL). PARCELS A AND B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT WILL HENCEFORTH BE COMBINED WITH AND BECOME PARTS OF LOTS 86-21 AND 86-22 RESPECTIVELY. SEE PLAN VIEWS FOR SPECIFIC DIMENSIONS AND AREAS.
- 5) THE PARCEL IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD DATA TAKEN FROM THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 33013C0116E, EFFECTIVE DATE APRIL 19, 2010.
- 6) THE ELEVATION DATUM OF THIS PLAN IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 83/11. THE HORIZONTAL AND VERTICAL DATUM WERE ESTABLISHED BY STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JUNE OF 2014.
- 7) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (1-888-344-7233).
- 8) AS PROPOSED BY THE DEVELOPER AND AGREED TO BY THE PLANNING BOARD, EACH HOME SHALL BE PROTECTED BY A FIRE SUPPRESSION SPRINKLER SYSTEM. EACH SPRINKLER SYSTEM SHALL BE APPROVED BY THE NEW LONDON FIRE CHIEF PRIOR TO BUILDING PERMIT AND INSPECTED FOR OPERATION APPROVAL PRIOR TO OCCUPANCY AND PRIOR TO PORTABLE FURNISHINGS BEING PLACED IN THE HOUSE. ALL DEEDS SHALL REFERENCE THIS MATTER.
- 9) NO STEEP SLOPES (>25%) WERE OBSERVED ON THE PROPERTY. THE AREAS OF THE C SLOPES (15-25% SLOPES) AS SHOWN ON THE HIGH INTENSITY SOIL SURVEY DESIGNATIONS, IF UTILIZED, WILL NEED TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. BESIDES AS INDICATED UPON THE PLAN, ANY FURTHER WETLANDS DISTURBANCE WILL REQUIRE NH DES WETLAND PERMITTING.
- 10) THIS IS A 6 SHEET PLAN SET. SHEETS 2 AND 3 WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEETS 1 AND 4 THRU 6 WILL BE KEPT ON FILE AT THE NEW LONDON PLANNING DEPARTMENT.

**TOPOGRAPHIC**  
**SUBDIVISION & LOT LINE ADJUSTMENT PLAN FOR**  
**CHERRY HILL HOMES, INC.**  
**TAX MAP 86 LOT 22**  
OWNED BY: SEAMANS ROAD REALTY TRUST  
& TAX MAP 86 LOT 21  
OWNED BY: MARY & JAMES STEPROE  
**SEAMANS ROAD, HALL FARM ROAD &**  
**BLUEBERRY LANE**  
**NEW LONDON, NEW HAMPSHIRE**

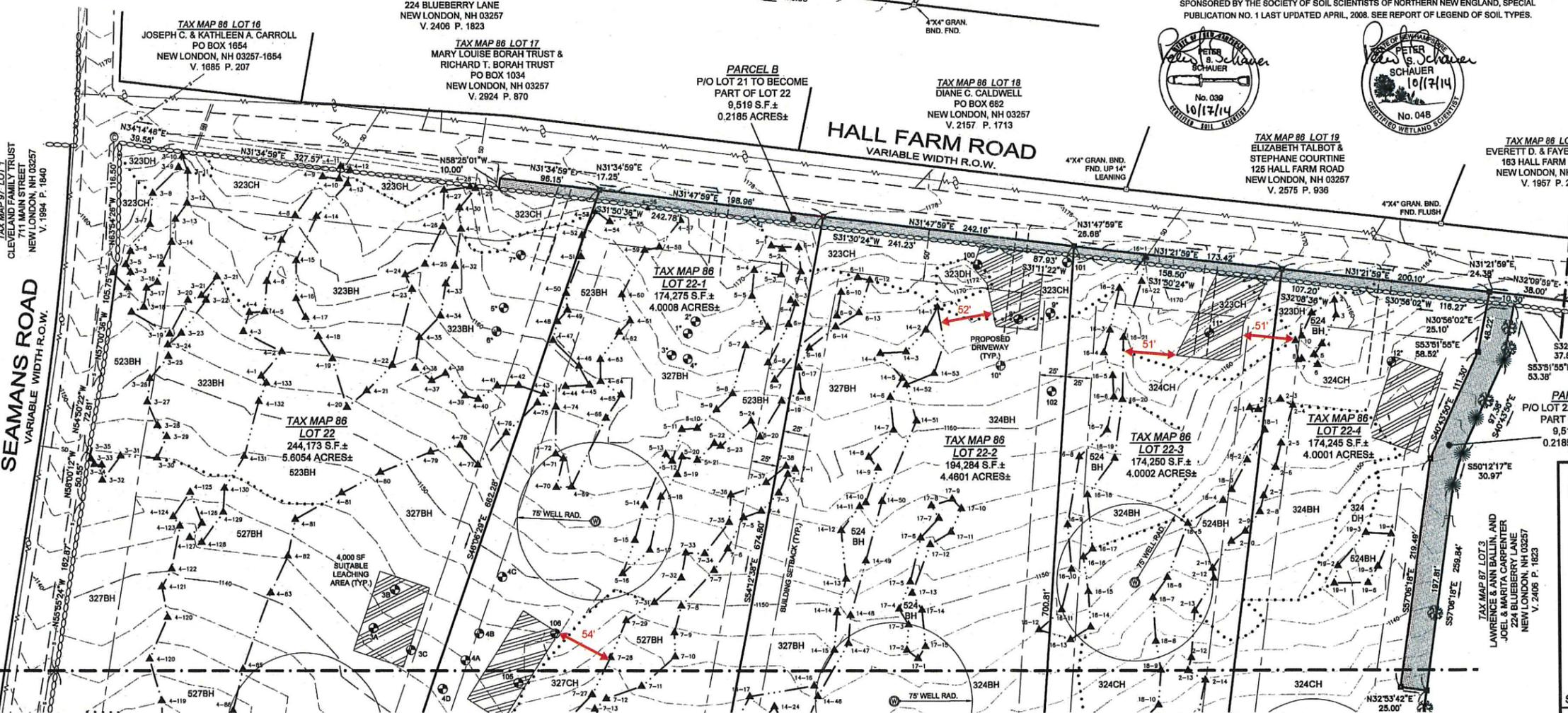
DATE: JUNE 16, 2014 SCALE: 1" = 60'  
SUBDIVISION & LOT LINE ADJUSTMENT PLAN BY:

802 AMHERST STREET  
MANCHESTER, NH 03104  
TEL: (603) 647-4282 OR 736-8203  
FAX: (603) 623-1910  
WEB: WWW.JMWLLS.COM

**Joseph M. Wichert**  
LLS, INC.

**LAND SURVEYOR & SEPTIC SYSTEM DESIGNER**

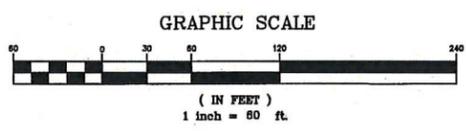
SHEET T1 SHEET 4 OF 6 F.B. - P. - JOB #2014135



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GPT 3103W. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

17 OCT. 2014  
DATE

STATE OF NEW HAMPSHIRE  
No. 783  
JOSEPH M. WICHERT  
SIGNATURE



NO.	DATE	DESCRIPTION	BY
5	10/6/14	REVISE PER N.O.D. & EDITS	JMW
4	9/23/14	REV NOTES & ADD RECORDABLE SHTS	JMW
3	9/04/14	REVISED LOT LAYOUT	SNK
2	8/21/14	ADD NEW TP'S & REV. 4K AREAS	JMW
1	8/12/14	UPDATE MON'S, TP'S, WF'S & 4K AREA	SNK

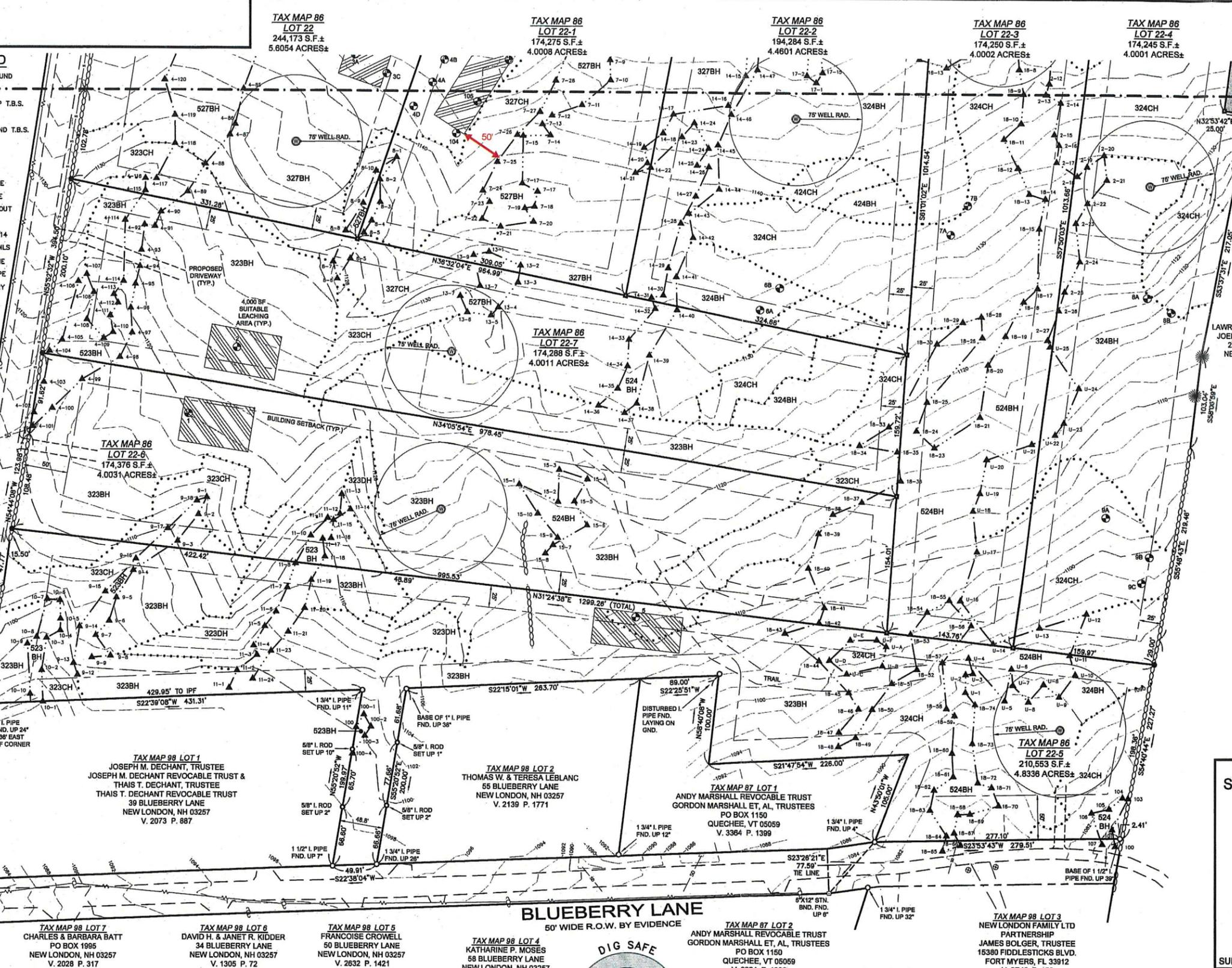
IN ASSOCIATION WITH:  
**McCOURT ENGINEERING ASSOCIATES, PLLC**  
Civil Engineering & Land Planning  
42 Ezekiel Smith Road, Hanniker, NH 03242  
mccourtengineering@tds.net  
(603) 428-6682

**SYMBOL LEGEND**

- GRANITE FOUND FOUND
- IRON PIPE FOUND
- DH OR IR W/D CAP T.B.S.
- UTILITY POLE
- 4"x4"x42" GRAN. BND T.B.S.
- DRILL HOLE FND
- ▲ WET FLAG #
- ▲ WELL
- HRDWD TREE W/WIRE
- SFTWD TREE W/WIRE
- FORCE MAIN CLEANOUT
- TEST PIT
- TP LOGGED 08/08/14
- EDGE OF PD SOILS
- O/H UTILITY LINE
- SD STORM DRN. PIPE
- HISS SOIL BNDRY
- SEWER LINE
- STONE WALL

TAX MAP 97 LOT 1  
CLEVELAND FAMILY TRUST  
711 MAIN STREET  
NEW LONDON, NH 03257  
V. 1994 P. 1840

SEAMANS ROAD  
VARIABLE WIDTH R.O.W.



**PLAN REFERENCES:**

- 1) "PLAN OF LAND FOR HALL FARM SUBDIVISION, NEW LONDON, NEW HAMPSHIRE", DATED JULY 12, 1987, LAST REVISED 9/22/87, PREPARED BY STEVENS ENGINEERING. MCRD PLAN #9907.
- 2) "SUBDIVISION FOR LAWRENCE B. & ANNE R. BALLIN & ROBERT F. & TIMOTHY POH, LOCATION: ROUTE 11, TOWN: NEW LONDON, COUNTY: MERRIMACK, N.H., TAX LOT 87-1", FINAL CHECK 5/18/99, PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC. MCRD PLAN #14781.

THE PLAN WAS APPROVED ON SEPTEMBER 24, 2014 BY THE NEW LONDON PLANNING BOARD WITH THE FOLLOWING CONDITIONS:

1. THE CONDITIONS OF APPROVAL BE INCLUDED ON THE MYLAR.
2. A NOTE BE ADDED TO THE PLAN STATING THAT THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE AREA ON EACH LOT SHALL NOT BE GREATER THAN FIVE (5) % OF THE TOTAL AREA OF EACH INDIVIDUAL LOT.
3. DRIVEWAYS FROM SEAMANS ROAD SHALL ONLY BE ALLOWED FOR LOTS 22-8 AND 22-7. A DRIVEWAY PERMIT FOR EACH LOT MUST BE APPROVED PRIOR TO THE CONSTRUCTION OF EACH DRIVEWAY. A DRIVEWAY PERMIT FROM SEAMANS ROAD TO LOT 22-5 IS SPECIFICALLY NOT PERMITTED.
4. THE APPROXIMATELY 50 FEET WIDE PROPOSED DRIVEWAY EASEMENT BENEFITTING ACCESS FROM BLUEBERRY LANE TO LOT 22-5 SHALL NOT BE DEVELOPED AS AN IMPERVIOUS DRIVEWAY WITH ACCESS TO LOT 22-5.
5. A LICENSED NH LAND SURVEYOR SHALL CERTIFY THAT THE BOUNDARY MARKERS ARE IN PLACE PER THE SUBDIVISION PLAN WITHIN 90 CALENDAR DAYS OF THE PLAN BEING APPROVED AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR DRIVEWAY PERMITS. A LETTER WITH THE SURVEYOR'S STAMP AND SIGNATURE SHALL BE SUBMITTED TO THE PLANNING BOARD CERTIFYING THE BOUNDS HAVE BEEN SET.
6. AS PROPOSED BY THE DEVELOPER AND AGREED TO BY THE PLANNING BOARD, EACH HOME SHALL BE PROTECTED BY A FIRE SUPPRESSION SPRINKLER SYSTEM. EACH SPRINKLER SYSTEM SHALL BE APPROVED BY THE NEW LONDON FIRE CHIEF PRIOR TO ISSUING A BUILDING PERMIT AND A CERTIFICATE OF COMPLETED INSTALLATION SHALL BE SIGNED BY A CERTIFIED SYSTEM INSTALLER PRIOR TO OCCUPANCY WITH A COPY PROVIDED TO THE NEW LONDON FIRE CHIEF AND PRIOR TO PORTABLE FURNISHINGS BEING PLACED IN THE HOUSE. ALL DEEDS SHALL REFERENCE THIS MATTER.
7. ALL PROPOSED UTILITY SERVICES, EXCEPT PRIMARY SERVICE, SHALL BE BURIED BELOW GROUND ON EACH INDIVIDUAL SUBDIVISION LOT.
8. PRIOR TO THE COMMENCEMENT OF ANY LOT DEVELOPMENT, ALL LOGGING ROADS, SWALES, CULVERTS AND APPURTENANT LAND DISTURBANCES SHALL BE MENDED BY THE DEVELOPER'S BEST ABILITY TO THE PREVIOUS UNDISTURBED GRADES AND CONDITIONS TO ENSURE ADJUTING LOTS DO NOT RECEIVE ADDITIONAL IMPACT FROM STORMWATER RUNOFF.

TAX MAP 87 LOT 3  
LAWRENCE & ANN BALLIN, AND  
JOEL & MARITA CARPENTER  
224 BLUEBERRY LANE  
NEW LONDON, NH 03257  
V. 2406 P. 1823

**TOWN OF NEW LONDON, NH PLANNING BOARD**  
 NH DES SUBDIVISION APPROVAL NUMBER: SA2014010533  
 NH WETLANDS BOARD - WETLANDS PERMIT: DREDGE AND FILL PERMIT NUMBER: 2014-02319  
 NH DES LAND DISTURBANCE (RSA 485-A:17) PERMIT NUMBER: N/A  
 DATE APPLICATION FILED: 7 JULY 2014  
 HEARING DATE: \_\_\_\_\_  
 APPROVAL DATE: \_\_\_\_\_  
 SIGNATURES OF PLANNING BOARD:  
 CHAIR \_\_\_\_\_  
 VICE-CHAIR \_\_\_\_\_  
 SECRETARY \_\_\_\_\_

**TOPOGRAPHIC  
SUBDIVISION & LOT LINE ADJUSTMENT PLAN FOR  
CHERRY HILL HOMES, INC.  
TAX MAP 86 LOT 22  
OWNED BY: SEAMANS ROAD REALTY TRUST  
& TAX MAP 86 LOT 21  
OWNED BY: MARY & JAMES STEPPOE  
SEAMANS ROAD, HALL FARM ROAD &  
BLUEBERRY LANE  
NEW LONDON, NEW HAMPSHIRE**  
 DATE: JUNE 16, 2014 SCALE: 1" = 60'  
 SUBDIVISION & LOT LINE ADJUSTMENT PLAN BY: \_\_\_\_\_

TAX MAP 99 LOT 1  
JOSEPH M. DECHANT, TRUSTEE  
JOSEPH M. DECHANT REVOCABLE TRUST &  
THAIS T. DECHANT, TRUSTEE  
THAIS T. DECHANT REVOCABLE TRUST  
39 BLUEBERRY LANE  
NEW LONDON, NH 03257  
V. 2073 P. 887

TAX MAP 98 LOT 2  
THOMAS W. & TERESA LEBLANC  
55 BLUEBERRY LANE  
NEW LONDON, NH 03257  
V. 2139 P. 1771

TAX MAP 87 LOT 1  
ANDY MARSHALL REVOCABLE TRUST  
GORDON MARSHALL ET, AL, TRUSTEES  
PO BOX 1150  
QUECHEE, VT 05059  
V. 3364 P. 1399

TAX MAP 86 LOT 22-5  
210,553 S.F. ±  
4.8338 ACRES ±

TAX MAP 98 LOT 7  
CHARLES & BARBARA BATT  
PO BOX 1995  
NEW LONDON, NH 03257  
V. 2028 P. 317

TAX MAP 98 LOT 8  
DAVID H. & JANET R. KIDDER  
34 BLUEBERRY LANE  
NEW LONDON, NH 03257  
V. 1305 P. 72

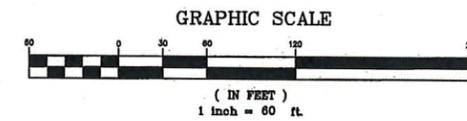
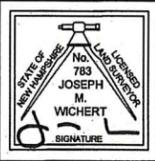
TAX MAP 98 LOT 5  
FRANCOISE CROWELL  
50 BLUEBERRY LANE  
NEW LONDON, NH 03257  
V. 2632 P. 1421

TAX MAP 98 LOT 4  
KATHARINE P. MOSES  
58 BLUEBERRY LANE  
NEW LONDON, NH 03257  
V. 3220 P. 246

TAX MAP 87 LOT 2  
ANDY MARSHALL REVOCABLE TRUST  
GORDON MARSHALL ET, AL, TRUSTEES  
PO BOX 1150  
QUECHEE, VT 05059  
V. 3364 P. 1399

TAX MAP 98 LOT 3  
NEW LONDON FAMILY LTD PARTNERSHIP  
JAMES BOLGER, TRUSTEE  
15380 FIDDLSTICKS BLVD.  
FORT MYERS, FL 33912  
V. 2746 P. 453

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GPT 3103W. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.  
 17 OCT. 2014  
 DATE



NO.	DATE	DESCRIPTION	BY
5	10/6/14	REVISE PER N.O.D. & EDITS	JMW
4	9/23/14	REV NOTES & ADD RECORDABLE SHTS	JMW
3	9/04/14	REVISED LOT LAYOUT	SNK
2	8/21/14	ADD NEW TP'S & REV. 4K AREAS	JMW
1	8/12/14	UPDATE MON'S, TP'S, WF'S & 4K AREA	SNK

IN ASSOCIATION WITH:  
**McCOURT ENGINEERING ASSOCIATES, PLLC**  
 Civil Engineering & Land Planning  
 42 Ezekiel Smith Road, Hanniker, NH 03242  
 mccourtengineering@tds.net  
 (603) 428-6682

802 AMHERST STREET  
 MANCHESTER, NH 03104  
 TEL: (603) 647-4282 OR 736-8203  
 FAX: (603) 623-1910  
 WEB: WWW.JMWLLS.COM  
**Joseph M. Wichert**  
 L.L.S., INC.  
**LAND SURVEYOR & SEPTIC SYSTEM DESIGNER**  
 SHEET T2 SHEET 5 OF 6 F.B. - P. - JOB #2014135

**LOT 22-7  
[SHOWING SETBACK]**

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
APR 30 2019  
RECEIVED

TOWN OF NEW LONDON  
LOCAL APPROVAL FOR CONSTRUCTION OF  
AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

**WORK NUMBER:** 201500634

**I. PROPERTY INFORMATION**

Address: SEAMANS ROAD  
NEW LONDON NH 03257  
Subdivision Approval No.: SA2014010533  
Subdivision Name: CHERRY HILL HOMES, INC.  
County: MERRIMACK  
Tax Map/Lot No.: 86/22-7  
Registry Book/Page No.: 3459/2334  
Probate Docket No.: N/A

**II. OWNER INFORMATION**

Name: JOHN LANGILL  
Address: 559 PEMBROKE STREET  
PEMBROKE NH 03275

**III. APPLICANT INFORMATION**

Name: JENNIFER B MCCOURT  
Address: 42 EZEKIEL SMITH LN  
HENNIKER NH 03242

**IV. DESIGNER INFORMATION**

Name: JENNIFER B MCCOURT  
Address: 42 EZEKIEL SMITH LN  
HENNIKER NH 03242  
Permit No.: 01359

In accordance with RSA 485-A:32, II, the Town of New London grants local approval to construct the Individual Sewage Disposal system described above and in an application and plans dated March 24, 20 2015

Deborah Whayne  
Signature

HEALTH OFFICER  
Title

3/26/15  
Date

- OR -

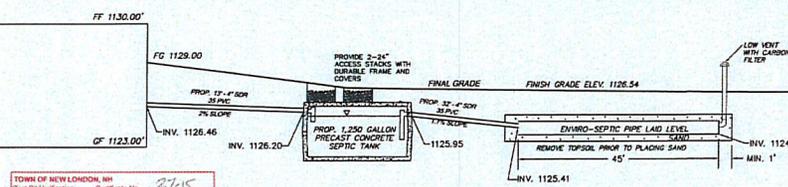
TOWN OF NEW LONDON  
Test Pit Verification Certificate No. 6-15

The test pit(s) shown on this drawing have been observed and recorded by the Health Officer, or authorized assistant, who has signed below.  
This certifies that the test pit as observed and recorded by him/her was essentially as shown on this drawing.

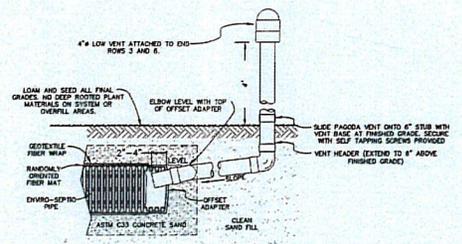
Date: 3/26/15 Signed: Deborah Whayne  
Health Officer

Map # 056 Town Stamp Lot # 022-007  
Street SEAMANS ROAD

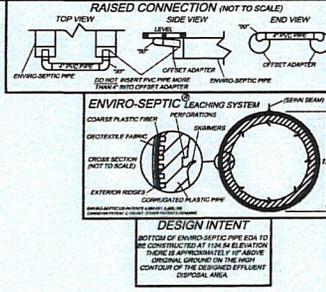
TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
APR 30 2019  
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**LEACH FIELD  
EFFLUENT DISPOSAL SYSTEM (PROFILE - NOT TO SCALE)**



**VENT SIDE DETAIL  
(NOT TO SCALE)**



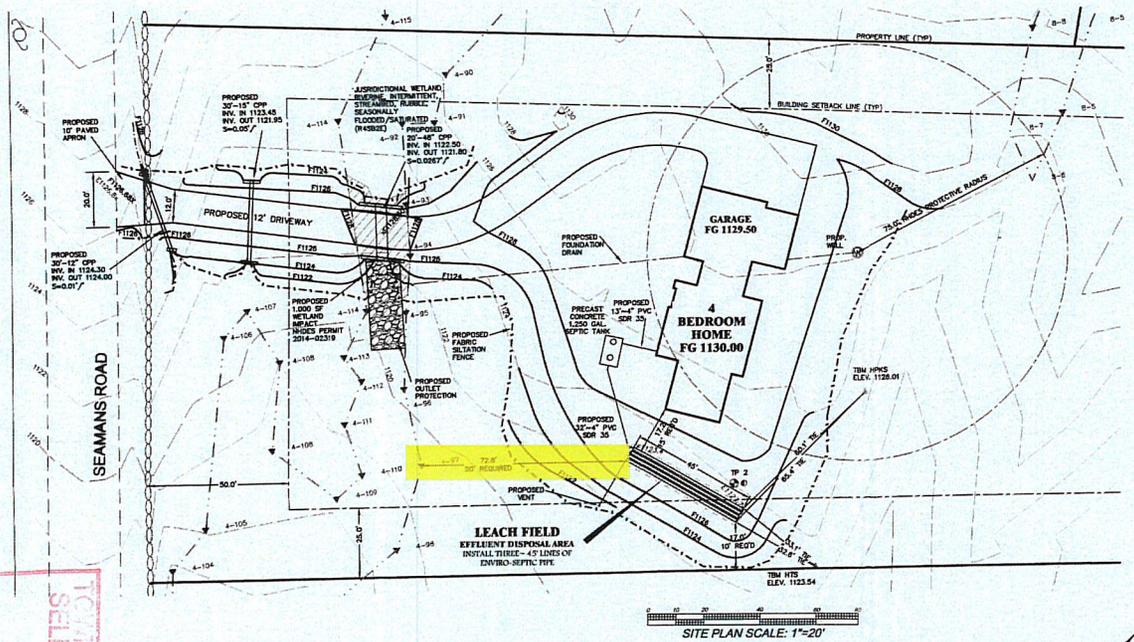
- NOTES**
- ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS ITA #2008-03-01 IN ACCORDANCE WITH PART ENV-W5 1024. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE NEW HAMPSHIRE ENVIRO-SEPTIC MANUAL.
  - SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. FOR PRODUCT INFORMATION OR THE NEAREST REPRESENTATIVE CONTACT PRESBY ENVIRONMENTAL, INC. ROUTE 117 - PO BOX 817 SUGAR HILL, NH 03585 - PHONE: 1-800-473-5238 - WWW.PRESBYENVIRONMENTAL.COM
  - ALL CONNECTIONS OF ENVIRO-SEPTIC REQUIRE A MINIMUM OF 8" OF SYSTEM SAND SURROUNDING THE CIRCUMFERENCE OF THE PIPE. THIS SAND, TYPICALLY GRAVELY COARSE SAND, MUST ADHERE TO THE FOLLOWING PERCENTAGE AND QUALITY RESTRICTIONS. PERCENTAGE RESTRICTIONS: 60% OR LESS OF THE TOTAL SAND MAY BE GRAVEL. 40%-90% OF THE SAND IS TO BE COARSE AND VERY COARSE SAND. GRAVEL QUALITY RESTRICTIONS: NO GRAVEL IS TO EXCEED 3/4" IN DIAMETER. NO GRAVEL IS SMALLER THAN 2MM/0.075" IN DIAMETER. (IT MUST NOT PASS THROUGH A #10 SIEVE.) COARSE SAND QUALITY RESTRICTIONS: NO COARSE SAND IS SMALLER THAN 0.5MM/0.075" IN DIAMETER. (IT MUST NOT PASS THROUGH A #35 SIEVE.) FINE QUALITY RESTRICTIONS: NO MORE THAN 2% OF THE TOTAL SAND MAY PASS THROUGH A #200 SIEVE. ASTM STANDARD: C-33 (CONCRETE SAND) MEETS THE ABOVE REQUIREMENTS.
  - INSTALLER TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
  - DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
  - NO DRAINS, HOT TUBS, SAUNAS, GARBAGE DISPOSALS, HAZARDOUS WASTE, ETC. SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
  - MAINTENANCE: RECOMMEND INSPECTION OF SEPTIC TANKS AT LEAST ONCE EVERY TWO YEARS AND CLEAN IF COMBINED THICKNESS OF SLUDGE AND SCUM EQUALS MORE THAN 1/4" OF THE LIQUID DEPTH INSIDE THE TANK.
  - THIS DOCUMENT IS FOR THE CONSTRUCTION OF THE EFFLUENT DISPOSAL SYSTEM SHOWN. ANY OTHER USING INFORMATION FROM THIS DOCUMENT FOR ANY OTHER PURPOSE DOES SO AT THEIR OWN RISK.
  - SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH ENV-W5 1000. \*APPROVAL FOR CONSTRUCTION\* IS VALID FOR 4 YEARS FROM DATE OF ISSUE.

**WETLAND CERTIFICATION:**  
PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #44 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH, PERFORMED THE WETLAND MAPPING ON MAY 9, 2014 ACCORDING TO THE CORPS OF ENGINEERS, WETLAND DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

**NOTE:** BEFORE INSTALLATION, INSTALLER MUST VERIFY ALL ELEVATIONS AND DISTANCES. CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND.

TOWN OF NEW LONDON, NH  
Site Plan Indication Certificate No. 27-15  
The map shall remain on this drawing have been observed and reviewed by the Health Officer, or authorized assistant, who has signed thereon.  
This certifies that the test pit as observed and recorded by the Health Officer is as shown on this drawing.  
Date: 10/14/15  
Map # 256  
Lot # 022-007  
Drawn: SEAMAN'S RD

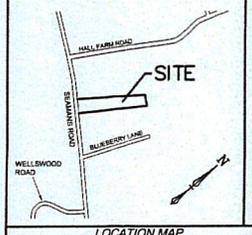
**AMENDED  
IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE  
NH DEPT OF ENVIRONMENTAL SERVICES  
WATER DIVISION**  
Date: 10/28/2015  
#eCA2015032601-A



**LEGEND**

EXISTING	
○	TEST PIT
□	UTILITY POLE
■	BENCH MARK
—	CONTOUR NORMAL
—	CONTOUR HIGH
—	BOUNDARY LINE
—	STONE WALL
—	EDGE OF FENCE
—	EDGE OF GRAVEL
—	WETLAND
—	DRAIN LINE
PROPOSED	
—	BUILDING
—	CONTOUR NORMAL
—	CONTOUR HIGH
—	SEPTIC SYSTEM

**INSTRUCTIONS TO SITE**  
FROM INTERSTATE BY TAKE EXIT 11 FOR OLD KING HILL ROAD. TURN RIGHT ONTO ROUTE 11/OLD KING HILL ROAD AT THE END OF THE RAMP. IN 1.7 MILES, TAKE A LEFT ONTO SEAMAN'S ROAD. CONTINUE FOR 4 MILES UNTIL ARRIVAL AT DESTINATION ON RIGHT.



**DESIGN CRITERIA**

- LOADING: BEDROOM HOUSE = 150 GPD \* 4 = 600 GPD SERVED BY AN ON-SITE WELL
- PERCOLATION RATE: 4 MIN./INCH
- ENVIRO-SEPTIC PIPE REQUIRED: 165 LINEAR FEET
- ENVIRO-SEPTIC PIPE PROVIDED: 160 LINEAR FEET
- INSTALL 4 LINES OF ENVIRO-SEPTIC PIPE 45' LONG
- SEPTIC TANK VOLUME REQUIRED: 1250 GALLONS
- SEPTIC TANK VOLUME PROVIDED: 1250 GALLONS
- NITRATE SETBACKS - 10'
- ALL PRECAST CONCRETE PRODUCTS BY PHOENIX PRECAST - NO PRODUCT SUBSTITUTIONS PERMITTED WITHOUT PRIOR APPROVAL OF DESIGNER.

**SOIL INFORMATION**

DATE: JUNE 18, 2014  
TEST PIT: 1  
ESTIMATED REGIONAL HIGH WATER TABLE @ 2'

DEPTH	DESCRIPTION
0" - 4"	DIRTY YELLOWISH BROWN (10YR 5/6) SANDY CLAY MUD WITH SOME FINE ROOTS VERY FRAGILE & MANY FINE ROOTS
4" - 8"	DIRTY YELLOWISH BROWN (10YR 5/6) SANDY CLAY MUD WITH SOME FINE ROOTS BLOCCY STRUCTURE VERY FRAGILE, FEW FINE ROOTS
8" - 12"	DIRTY YELLOWISH BROWN (10YR 5/6) SANDY CLAY MUD WITH SOME FINE ROOTS VERY FRAGILE, FEW FINE ROOTS
12" - 16"	DIRTY YELLOWISH BROWN (10YR 5/6) SANDY CLAY MUD WITH SOME FINE ROOTS VERY FRAGILE, FEW FINE ROOTS
16" - 20"	DIRTY YELLOWISH BROWN (10YR 5/6) SANDY CLAY MUD WITH SOME FINE ROOTS VERY FRAGILE, FEW FINE ROOTS
20" - 24"	DIRTY YELLOWISH BROWN (10YR 5/6) SANDY CLAY MUD WITH SOME FINE ROOTS VERY FRAGILE, FEW FINE ROOTS
24" - 28"	DIRTY YELLOWISH BROWN (10YR 5/6) SANDY CLAY MUD WITH SOME FINE ROOTS VERY FRAGILE, FEW FINE ROOTS
28" - 32"	DIRTY YELLOWISH BROWN (10YR 5/6) SANDY CLAY MUD WITH SOME FINE ROOTS VERY FRAGILE, FEW FINE ROOTS

SOIL INFORMATION IS TRANSLATED FROM THE USDA NRCS WEB SOIL SURVEY 2.0. THE SOIL IN THE AREA OF THE PROPOSED ISDS IS: #500 - MILLETT-WOODSTOCK-NEWKIRK COMPLEX, 15-25% SLOPES, VERY STONY.

**SEPTIC TANK, D-BOX & VENTING NOTES**

- LOW VENTS TO BE A MINIMUM OF 4" ABOVE FINISH GRADE. 2" DIA. AND GROUT PATCHES TO BE VENTED TEES AND CONFORM TO NHDES ENV-NO 1010.07.
- ALL CONCRETE COMPONENTS TO BE BY PHOENIX PRECAST PRODUCTS OR APPROVED EQUAL AS APPROVED BY DESIGNER.
- IN THE EVENT OF SYSTEM FAILURE, THE SYSTEM WILL HAVE TO BE REBUILT IN PLACE OR REVENUEATED.

PREPARED BY: MCCURT ENGINEERING ASSOCIATES, PLLC  
42 Central Street, Loudon, NH 03256  
mccurt@engrassoc.com  
(603) 428-2822

EFFLUENT DISPOSAL SYSTEM DESIGN  
**AS-BUILT SEPTIC PLAN**  
MAP 06 - LOT 22-7  
SEAMAN'S ROAD, NEW LONDON, NH  
OWNED BY: SEAMAN'S LLC  
659 PEMBROKE STREET, PEMBROKE, NH 03275  
OCTOBER 2015 SCALE: 1" = 20'

REVISIONS:  
JOB # 214-0203-1 SHEET 1 OF 1

RECEIVED  
 APR 30 2019  
 TOWN OF NEW LONDON  
 SELECTIONS OFFICE

**LOT 22-1  
[SHOWING SETBACK]  
[2016]**

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
APR 30 2019  
**RECEIVED**

**TOWN OF NEW LONDON  
LOCAL APPROVAL FOR CONSTRUCTION OF  
AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM**

**WORK NUMBER:** 201604657

**I. PROPERTY INFORMATION**

**Address:** HALL FARM ROAD  
NEW LONDON NH 03257  
**Subdivision Approval No.:** SA2014010533  
**Subdivision Name:** CHERRY HILL HOMES, INC.  
**County:** MERRIMACK  
**Tax Map/Lot No.:** 86/22-1  
**Registry Book/Page No.:** 3459/2334  
**Probate Docket No.:** N/A

**II. OWNER INFORMATION**

**Name:** JOHN LANGILL  
**Address:** 559 PEMBROKE STREET  
PEMBROKE NH 03275

**III. APPLICANT INFORMATION**

**Name:** JENNIFER B MCCOURT  
**Address:** 42 EZEKIEL SMITH LN  
HENNIKER NH 03242

**IV. DESIGNER INFORMATION**

**Name:** JENNIFER B MCCOURT  
**Address:** 42 EZEKIEL SMITH LN  
HENNIKER NH 03242  
**Permit No.:** 01359

In accordance with RSA 485-A:32, II, the Town of New London grants local approval to construct the Individual Sewage Disposal system described above and in an application and plans dated September, 2016.

Deborah M Langner  
Signature

HEALTH OFFICER  
Title

10/5/16  
Date

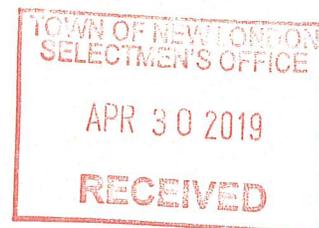
- OR -

<b>TOWN OF NEW LONDON, NH</b>	
Test Pit Verification	Certificate No. <u>27-16</u>
The test pit(s) shown on this drawing have been observed and recorded by the Health Officer, or authorized assistant, who has signed below. This certifies that the test pit as observed and recorded by him/her was essentially as shown on this drawing.	
Date: <u>10/5/16</u>	Signed: <u>Deborah M Langner</u> Health Officer
Map # <u>086</u>	Lot # <u>022-009</u>
Street <u>HALL FARM RD.</u>	Town Stamp

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
  
APR 30 2019  
  
RECEIVED



**LOT 22-2  
[SHOWING SETBACK]  
[2018]**





TOWN OF  
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • 603-526-4821 • WWW.NL-NH.COM

**Building Permit and or Demolition Permit  
Issuance of Permit by the Board of Selectmen**

**Date:** April 23, 2018

**Permit Number:** 18-020

**Applicant Name:** Samuel Drive LLC

**Address:** Hall Farm Road

**Tax Map & Lot Number:** 086-022-002

**Permit to:** Construct new Single family residence.

Dear Applicant:

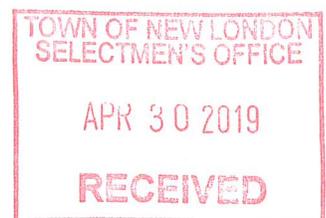
We are pleased to inform you that the Building Permit and or Demolition Permit application you submitted to the Board of Selectmen has been approved. The permit must be posted in a prominent place on the building or site until the work is completed. The permit is valid for a period of one calendar year from the date of approval, including interior and exterior components of the work. This permit is only for the work approved in this application and for any conditions which may have been attached to the approval of said application. If additional work or changes are needed, a new permit must be applied for and approved before this additional work can proceed.

The state building code established in RSA 155-A is effective in all towns and cities in the state and is enforced as provided in RSA 155-A: 7 and RSA 674:51.

RSA 155-A, State Building Code, requires that all buildings, building components, and structures constructed in New Hampshire shall comply with the state building code and state fire code. The construction, design, structure, maintenance, and use of all buildings or structures to be erected and the alteration, renovation, rehabilitation, repair, removal, or demolition of all buildings and structures previously erected shall be governed by the provisions of the state building code.

Disposal of all construction materials must be in compliance with all Federal, State and local laws, rules and regulations. Furthermore, compliance with RSA 155-D- Energy Conservation is required, as well as compliance with any State or Federal Permits which may be applicable for your specific project. **You are responsible for knowing the requirements.**

You are advised to seek qualified professional expertise to help you determine what you must do to meet the requirements. The Town of New London may visit the building site, as deemed necessary by the Town to review the site, to respond to a complaint or issue brought to the Town's attention or for other reasons.



[Appeal - Appx. 39]



TOWN OF NEW LONDON, NH  
Building Permit Application

BP # 18-020 \*

PID # 184712 \*  
\*(to be assigned by staff)

**Type of Improvement (check all that apply):**

<input type="checkbox"/> interior improvement	<input checked="" type="checkbox"/> new single family dwelling	<input type="checkbox"/> non-residential (commercial or industrial)	<input type="checkbox"/> manufactured home	<input type="checkbox"/> boathouse
<input type="checkbox"/> garage, barn or other improvement	<input type="checkbox"/> new two-family dwelling	<input type="checkbox"/> change of building footprint	<input type="checkbox"/> pre-site housing	<input type="checkbox"/> other (please describe):
<input type="checkbox"/> shed	<input type="checkbox"/> new multi-family dwelling (3 or more units)	<input type="checkbox"/> exterior improvements with no change in building footprint (new roof, new siding, new windows, etc.)	<input type="checkbox"/> relocation of Structures on the property	
<input type="checkbox"/> demolition	<input type="checkbox"/> accessory dwelling unit	<input type="checkbox"/> ADA improvements	<input type="checkbox"/> energy-related Improvement (solar, geothermal or new generator)	
<input type="checkbox"/> living space over garage or other existing/detached building on the site	<input type="checkbox"/> plumbing, electrical, mechanical, heating or cooling systems new or upgrades	<input type="checkbox"/> temporary structure	<input type="checkbox"/> dock	

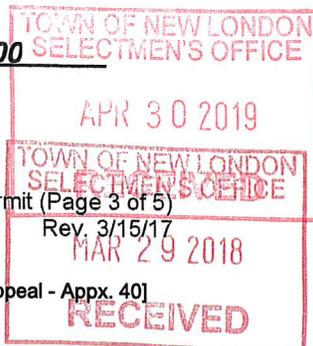
Detailed description of the project, for example: "adding a two-story addition to an existing single-family house, existing building footprint is 2,300 square feet and new addition will add another 1,200 square feet." Be sure to include total new square footage added for each floor.

Construct a new 2 story step back Cape Cod style single family home per the plans provided. Building height - @28'6". New home footprint including attached 2 stall garage is approx. 68'x 36' (actual sq ft of foundation is 2108).

Total conditioned finished living space - 2924 sq ft = "1 st floor" 1520 sq ft "2nd floor" 1404 sq ft "Attached garage" - 588 sq ft. Home to have poured concrete footings and foundation walls, conventionally wood framed floors, walls and roof system. Asphalt roof shingles, James Hardie cement siding. LP forced hot air furnace and hot water heater, air conditioning, residential fire suppression system, drywall interior wall finish, 80 sq ft front stone porch, drilled well.

\*\*\*NOTE: If solar array, please list size in terms of KW:

Total Estimated Cost of Construction (including groundwork): \$ 450,000



New London Building Permit (Page 3 of 5)  
Rev. 3/15/17

[Appeal - Appx. 40]



TOWN OF NEW LONDON, NH  
Building Permit Application

BP # 18-020 \*

PID # 184712 \*  
(to be assigned by staff)

**TO BE COMPLETED BY STAFF**

Physical Address: Hall Farm Road Tax Map/Lot Number: 086-022-002  
# 201400018157  
Plan# 201600003242

FOR OFFICE USE ONLY - Zoning Administrator Review	
Zoning Districts/Overlay Districts	<u>ARR</u>
ZBA History/Approvals/Denials	<u>FEMA-X</u>
PB History /Approvals/Denials	<u>NOD 8-26-14, NOD 9-23-14, NOD 9-24-14</u>
Required Setbacks- front	<u>50</u> side <u>25</u> rear <u>25</u> ROW <u>50</u> Other _____
Setbacks shown on plot plan- front	<u>112</u> side <u>27</u> rear <u>148</u> ROW _____ Other _____
Other General Comments	
Flood Elevation Certificate	
Fee calculation amount:\$	<u>1,909.00</u> CK# <u>9698</u>
Date received:	<u>3/29/18</u>

FOR OFFICE USE ONLY	
Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/>	
Comments/Conditions:	
Signatures:	
<u>[Signature]</u>	<u>4/23/18</u>
Planning & Zoning Administrator	Date
<u>[Signature]</u>	<u>4/23/2018</u>
Town Administrator	Date

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
New London Building Permit (Page 5 of 5)  
Rev. 3/15/17  
APR 30 2019  
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TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
MAR 29 2018  
RECEIVED  
[Appeal - Appx. 41]

*What is this measurement from back field to back wetlands?*

**Erosion control Plan**  
**Map 86 Lot 22-2**



Hall Farm Road

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE

MAR 29 2018

APR 30 2018

RECEIVED

RECEIVED

[Appeal - Appx. 42]



# TOWN OF NEW LONDON, NH BUILDING PERMIT



[Appeal - Appx. 43]

Permit No: 18-020

This certifies that: Samuel Drive LLC

have permission for: Construct new Single family residence.

Location: Hall Farm Road

Tax Map/Lot: 086-022-002

Provided that the person accepting this permit shall in every way respect and conform to the terms of the application on file in this office; to the provisions of Zoning Regulations; Public Ordinances of the Town of New London; and to all other applicable laws. Inspection by town officials for purposes of this permit has been authorized by property owner.

Any person, firm or corporation violating any of the provisions of the Ordinances relating to the Construction or Alteration of Buildings in the Town of New London shall be punished by a fine not exceeding (\$275.00) per day if convicted.

Signed *Kimberly A. Hallgren*  
For the Town of New London

Date 4-23-2018

This card must be placed in a conspicuous place on the premises.

## Jennifer McCourt

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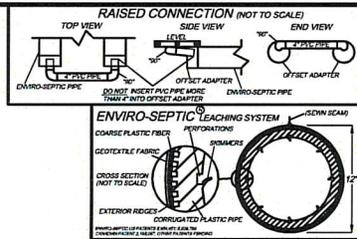
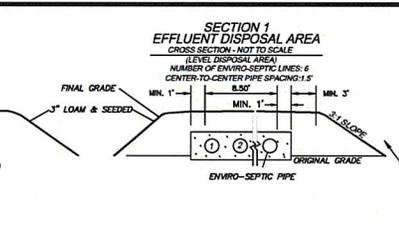
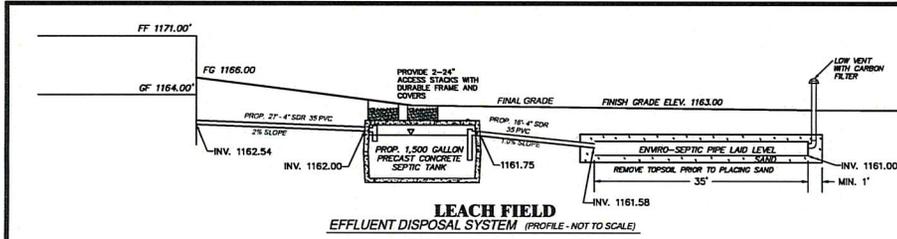
**From:** Deb Langner <Health@nl-nh.com>  
**Sent:** Monday, February 26, 2018 11:38 AM  
**To:** alexander.parker@des.nh.gov; Jennifer McCourt  
**Subject:** New London Approval

Hi Alex,  
The revisions made for application #201800597 on Hall Farm Road in New London meet with Town approval.

Best Regards,  
Deb Langner

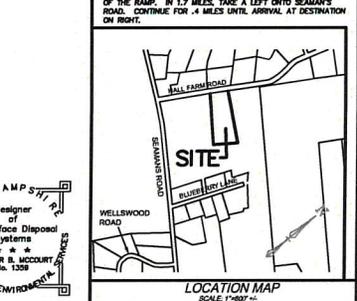
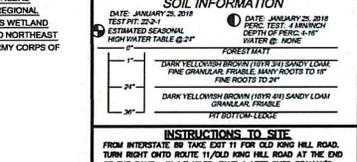
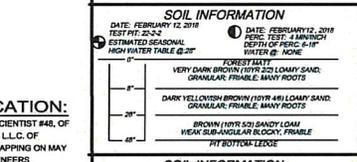
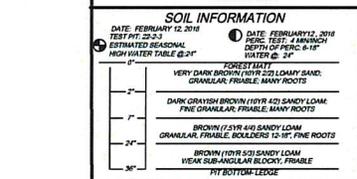
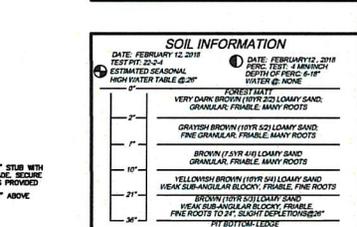
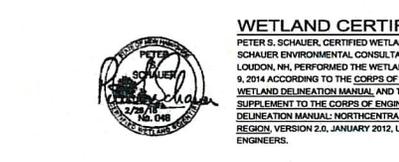
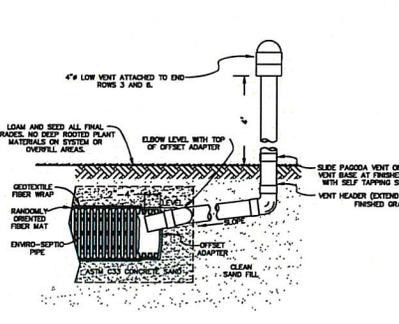
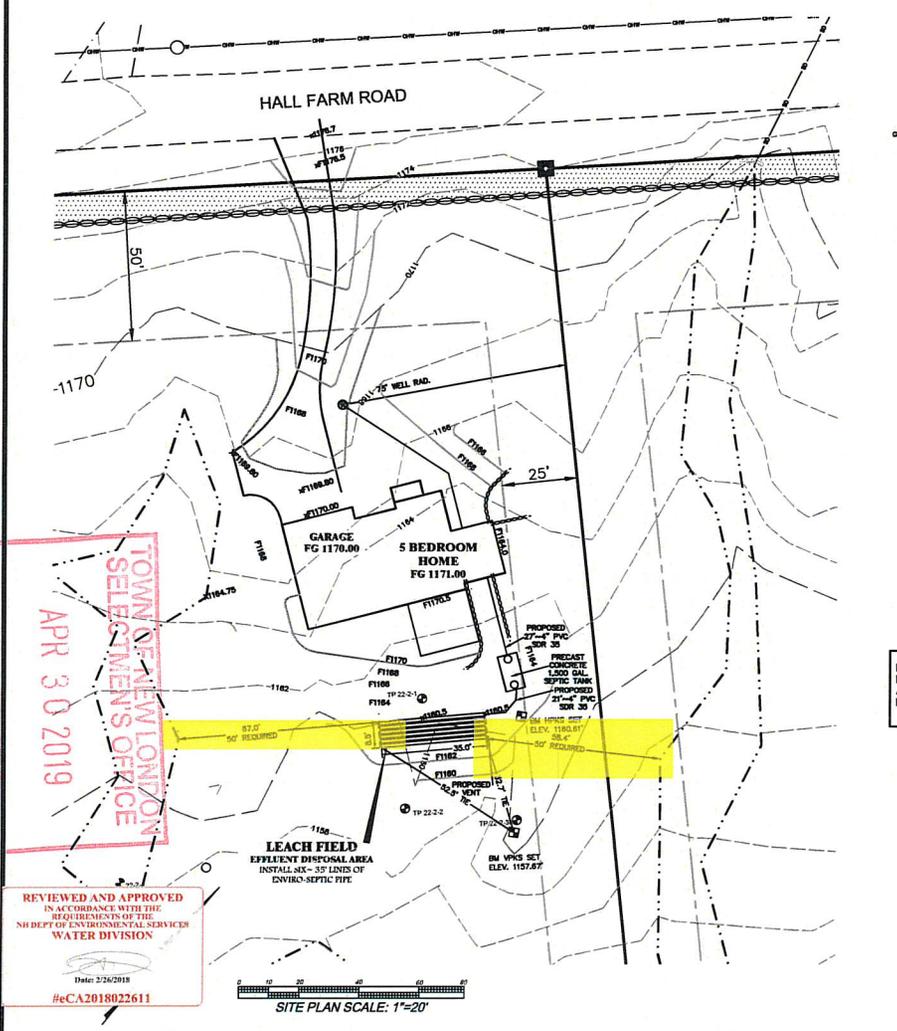
Deborah M. Langner, MS, PhD  
Health Officer  
Town of New London  
375 Main Street  
New London, NH 03257  
[health@nl-nh.com](mailto:health@nl-nh.com)





**NOTES**

- ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS ITA #2008-03-01 IN ACCORDANCE WITH PART ENV-W-1024. THIS SYSTEM IS DESIGNED IN ACCORDANCE WITH THE NEW HAMPSHIRE ENVIRO-SEPTIC MANUAL.
- THE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS, OR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PHOENIX ENVIRONMENTAL, INC. ROUTE 117 - PO BOX 617 SPOKANE, WA 99208 - PH 509-325-1124 1-800-473-5298 WWW.PHOSPHORONMENTAL.COM
- ALL CONFIGURATIONS OF ENVIRO-SEPTIC REQUIRE A MINIMUM OF 6" OF SYSTEM SAND SURROUNDING THE CIRCUMFERENCE OF THE PIPE. THIS SAND, TYPICALLY GRAVELY COARSE SAND, MUST ADHERE TO THE FOLLOWING PERCENTAGE AND QUALITY RESTRICTIONS. PERCENTAGE RESTRICTIONS: 35% OR LESS OF THE TOTAL SAND MAY BE GRAVEL. 40%-60% OF THE TOTAL SAND IS TO BE COARSE AND VERY COARSE SAND. GRAVEL QUALITY RESTRICTIONS: NO GRAVEL IS TO EXCEED 3/4" IN DIAMETER. NO GRAVEL IS SMALLER THAN 2MM/0.075" IN DIAMETER. (IT MUST NOT PASS THROUGH A #10 SIEVE). COARSE SAND QUALITY RESTRICTIONS: NO COARSE SAND IS SMALLER THAN 0.5MM/0.0195" IN DIAMETER. (IT MUST NOT PASS THROUGH A #30 SIEVE).
- FINES QUALITY RESTRICTIONS: NO MORE THAN 2% OF THE TOTAL SAND MAY PASS THROUGH A #200 SIEVE. ASTM STANDARD: C-33 (CONCRETE SAND) MEETS THE ABOVE REQUIREMENTS.
- INSTALLER TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
- DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
- NO DRAINS, HOT TUBS, SAUNAS, GARAGE DISPOSALS, HAZARDOUS WASTE ETC. SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
- MAINTENANCE: RECOMMEND INSPECTION OF SEPTIC TANKS AT LEAST ONCE EVERY TWO YEARS AND CLEAN IF COMBINED THICKNESS OF SLUDGE AND SCUM EQUALS MORE THAN 1/4 OF THE LIQUID DEPTH INSIDE THE TANK.
- THIS DOCUMENT IS FOR THE CONSTRUCTION OF THE EFFLUENT DISPOSAL SYSTEM SHOWN. ANYONE USING INFORMATION FROM THIS DOCUMENT FOR ANY OTHER PURPOSE DOES SO AT THEIR OWN RISK.
- SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH ENV-W-1000. APPROVAL FOR CONSTRUCTION IS VALID FOR 4 YEARS FROM DATE OF ISSUE.
- ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATER-TIGHT, FLEXIBLE JOINT CONNECTOR.
- NO KNOWN BURIAL SITE OR CEMETERY IS WITHIN 100 FEET OF ANY COMPONENT OF THE ISDS.



**DESIGN CRITERIA**

- LOADING: 5 BEDROOM HOUSE = 150 GPD \* 5 = 750 GPD SERVED BY AN ON-SITE WELL
- PERCOLATION RATE: MIN./IN./CH
- ENVIRO-SEPTIC PIPE REQUIRED: 207 LINEAR FEET
- ENVIRO-SEPTIC PIPE PROVIDED: 210 LINEAR FEET
- INSTALL 4 LINES OF ENVIRO-SEPTIC PIPE 35\"/>

**DESIGN INTENT**

BOTTOM OF ENVIRO-SEPTIC PIPE ADA TO BE CONSTRUCTED AT 1161.00 ELEVATION. THERE IS APPROXIMATELY 1\"/>

**SOILS**

SOIL INFORMATION IS TRANSLATED FROM THE USDA NRCS WEB SOIL SURVEY 2.0. THE SOIL IN THE AREA OF THE PROPOSED ISDS IS: 379B - DIXFIELD FINE SANDY LOAM, 3 TO 6% SLOPES VERY STONY.

**SEPTIC TANK D-BOX & VENTING NOTES**

- LOW VENTS TO BE A MINIMUM OF 4\"/>

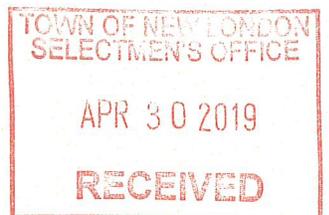
**PREPARED BY:** MCCOURT ENGINEERING ASSOCIATES, PLLC  
42 Central Street & Land Planning  
PO Box 1000, Loudon, NH 03256  
603-426-6000  
603-426-6002

**EFFLUENT DISPOSAL SYSTEM DESIGN**

**SEPTIC PLAN**  
MAP 86 - LOT 22-2  
HALL FARM ROAD, NEW LONDON, NH  
OWNED BY: SAMUEL DRIVE, LLC  
559 PEMERBROKE STREET, PEMERBROKE, NH 03275  
FEBRUARY 28, 2018  
REVISION: FEBRUARY 26, 2018

**JOB # 214-0203-1 SHEET 1 OF 1**

# WETLANDS MAP



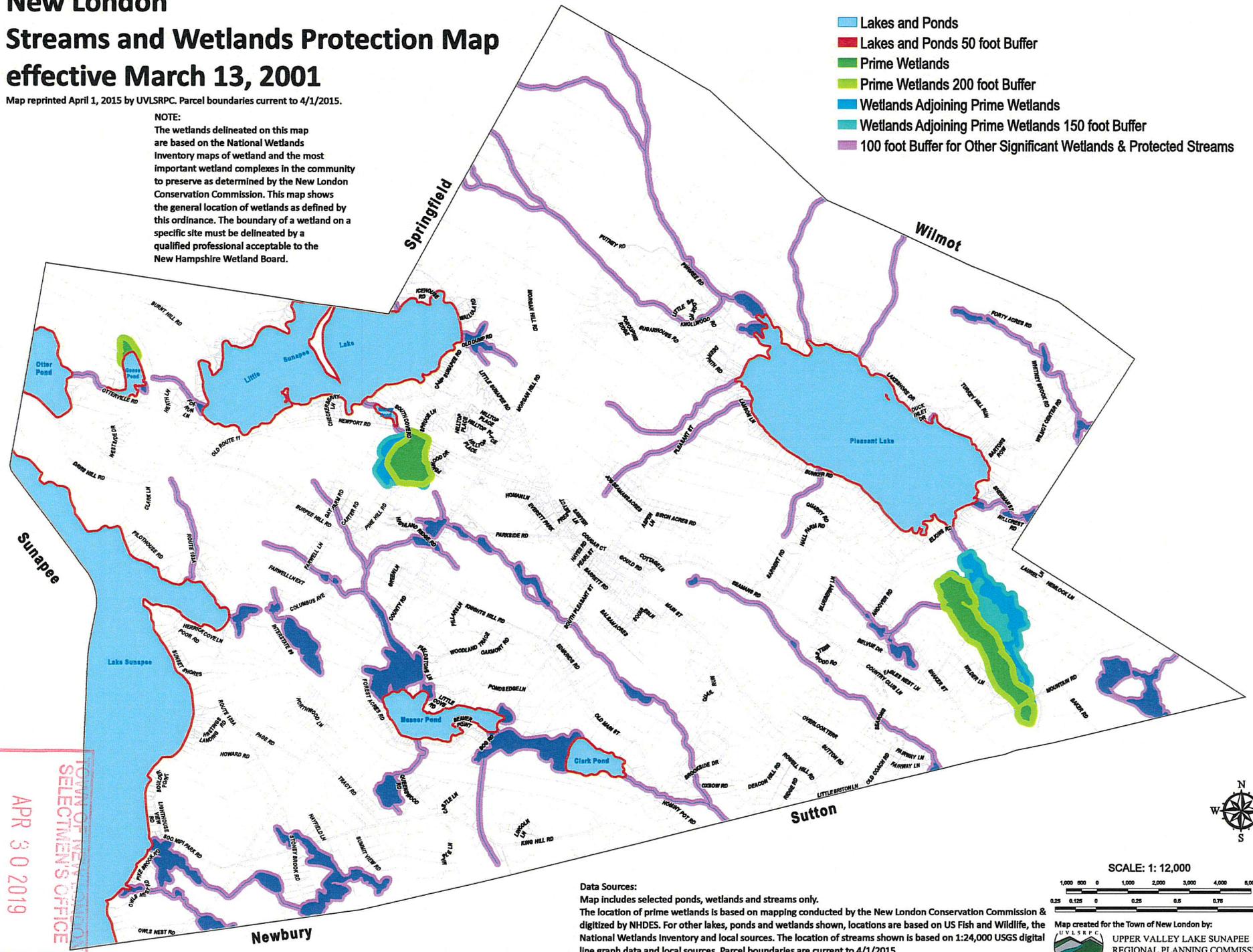
# New London Streams and Wetlands Protection Map effective March 13, 2001

Map reprinted April 1, 2015 by UVLSRPC. Parcel boundaries current to 4/1/2015.

**NOTE:**

The wetlands delineated on this map are based on the National Wetlands Inventory maps of wetland and the most important wetland complexes in the community to preserve as determined by the New London Conservation Commission. This map shows the general location of wetlands as defined by this ordinance. The boundary of a wetland on a specific site must be delineated by a qualified professional acceptable to the New Hampshire Wetland Board.

- Lakes and Ponds
- Lakes and Ponds 50 foot Buffer
- Prime Wetlands
- Prime Wetlands 200 foot Buffer
- Wetlands Adjoining Prime Wetlands
- Wetlands Adjoining Prime Wetlands 150 foot Buffer
- 100 foot Buffer for Other Significant Wetlands & Protected Streams



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**Data Sources:**

Map includes selected ponds, wetlands and streams only.

The location of prime wetlands is based on mapping conducted by the New London Conservation Commission & digitized by NHDES. For other lakes, ponds and wetlands shown, locations are based on US Fish and Wildlife, the National Wetlands Inventory and local sources. The location of streams shown is based on 1:24,000 USGS digital line graph data and local sources. Parcel boundaries are current to 4/1/2015.

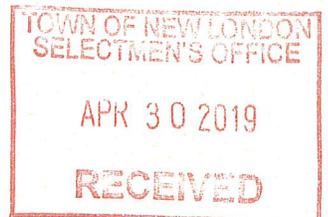


SCALE: 1: 12,000



Map created for the Town of New London by:  
 UVLSRPC  
 UPPER VALLEY LAKE SUNAPEE  
 REGIONAL PLANNING COMMISSION

**ENV-WQ 1014.04**



[Appeal - Appx. 48]

NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES

(d) An organic surface layer of 4 to 8 inches thick, or mucky A or Ap horizon and is directly underlain by a depleted or gleyed matrix; or

(e) For sandy soil textures, no spodic horizon, but with an organic surface layer of 4 to 8 inches thick, or mucky A or Ap horizon, directly underlain with 2% or more redoximorphic features.

Source. (See Revision Notes #1 and #2 at chapter heading #11184, eff 10-1-16)

Env-Wq 1014.04 Receiving Layer.

(a) The receiving layer for an effluent disposal area shall meet the following criteria before a site is considered suitable for system design and approval, either as is or with modifications if needed:

(1) If the proposed EDA is within 75 feet of a wetland boundary, then areas delineated as wetlands shall be further classified as having poorly drained or very poorly drained soils, in accordance with Env-Wq 1014.02 or Env-Wq 1014.03, as applicable;

(2) No EDA shall be sited within 75 feet of wetlands that have very poorly drained soils;

(3) No EDA shall be sited within 50 feet of poorly drained jurisdictional wetlands; and

(4) Subject to (e), below, the receiving layer shall:

a. Have at least 2 feet of permeable soil above any impermeable subsoil;

b. Have at least 3 feet of soil above bedrock; and

c. Be under and a minimum of 35 feet down-gradient of the proposed EDA, but no less than the distance required by Env-Wq 1008.05, Table 1008-03 for any side- or down-gradient fill extension.

(b) The 2 feet of permeable soil above any impermeable subsoil required by (a)(4), above, may be created by placing fill onto the subsoil, subject to the following conditions:

(1) The fill shall meet the criteria of (d), below; and

(2) Any state or local permits necessary to place the fill shall be obtained.

(c) The 3 feet of soil above bedrock required by (a)(5), above, for the down-gradient receiving layer may be created by placing fill onto the subsoil, subject to the following conditions:

(1) There shall be an average of 18 inches of natural soil above the bedrock;

(2) The fill shall meet the criteria of (d), below;

(3) Any state or local permits necessary to place the fill shall be obtained; and

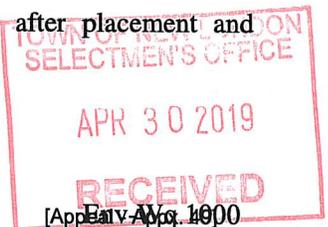
(4) Fill shall be placed prior to the department issuing subdivision approval.

(d) Fill used to create a receiving layer in accordance with this section shall:

(1) Contain no tree stumps, sawdust, wood chips, tree bark, bricks, asphalt, concrete, metal, wallboard, construction debris, or other such non-soil materials;

(2) Contain no more than 25% by volume of cobbles larger than 6 inches in diameter or stones larger than 12 inches in diameter;

(3) Have a percolation rate of not greater than 15 minutes per inch after placement and compaction; and



NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES

(4) Be homogeneous, and if bedding planes or other discontinuities are present, the applicant shall submit detailed soil analysis from a person or laboratory qualified to perform the analysis with the application to establish that the fill meets the above criteria.

(e) If a technology that has received approval under Env-Wq 1024 with a smaller separation distance to impermeable soil or bedrock will be used on a property, the separation distance(s) specified in the technology approval shall govern the down-slope receiving area requirement.

Source. (See Revision Notes #1 and #2 at chapter heading)  
#11184, eff 10-1-16

Env-Wq 1014.05 Basis for Poorly and Very Poorly Drained Soils.

(a) The purpose of the criteria for poorly drained soils is to identify soil conditions where ground water is present within the upper part of the soil surface during the growing season.

(b) The purpose of the criteria for very poorly drained soils is to identify soil conditions where water is present at or above the soil surface during the growing season such that a significant organic surface layer accumulates.

Source. (See Revision Notes #1 and #2 at chapter heading)  
#11184, eff 10-1-16

Env-Wq 1014.06 Delineation of Wetlands; Hydric Soils Determinations.

(a) Wetlands shall be delineated in accordance with RSA 482-A and Env-Wt 100 et seq.

(b) For sites in an undisturbed natural state, the presence or absence of hydric soils shall be determined by evaluating shovel or auger holes to a depth of 2 feet. A sufficient number of holes shall be dug to establish the hydric soil boundary to within 5 feet.

(c) The suitability of a site as a receiving layer shall be determined in accordance with (d), below, if any of the following apply:

(1) No fill has been placed on the site, but the natural vegetation and soil have been disturbed to the extent that it is not possible to determine the presence or absence of hydric soils based on a visual examination of the soil horizons revealed by shovel or auger holes; or

(2) Fill has been placed on the site prior to 1967 for tidal areas, or prior to 1969 for freshwater areas, or pursuant to authorization of the New Hampshire water resources board prior to 1979, or pursuant to a valid permit from the New Hampshire wetlands board issued prior to August 9, 1996, or issued by the department pursuant to RSA 482-A, and either:

a. Visual examination of a test pit establishes that the original soil was hydric, or

b. It cannot be determined by a visual examination of a test pit whether the original soil was a hydric soil or not.

(d) If any of the conditions set forth in (c) above apply, the presence of a suitable receiving layer shall be determined based on the hydrology of the site as shown by data obtained from piezometric monitoring wells in accordance with the following:

(1) One monitoring well shall be placed in the proposed leaching area and one monitoring well shall be placed at a point between 65 and 75 feet downgradient of the proposed leaching area;

(2) Additional monitoring wells shall be installed as needed to establish the 20,000 square foot area required for subdivision applications;

(3) Water level readings shall be taken every 2 weeks;

(4) Water level readings may be taken more often at the option of the property owner;

