

EXHIBIT A1  
APPLICATION FOR SUBDIVISION REVIEW

APPLICATION FOR: Minor Subdivision DATE APPLICATION SUBMITTED: \_\_\_\_\_  
 Phase I Conceptual Review Phase  
 Phase II Preliminary Plan or Design Review Phase  
 Phase III: Final Subdivision Plat Phase

NAME OF APPLICANT: Shelby C. Blunt, TTEE  
 ADDRESS: PO Box 1121, New London, NH 03257  
 DAYTIME PHONE NUMBER: (603) 763-2700

NAME OF PROPERTY OWNER: Shelby C. Blunt Qualified Personal Residence Trust  
 (If other than applicant)  
 ADDRESS: PO Box 112, New London, NH 03257  
 DAYTIME PHONE NUMBER: (603) 763-2700

LOCATION OF PROPERTY: 700 Route 103A

TAX MAP(S): 091 LOT(S): 011 ZONE DISTRICT(S): ARR/R2

NUMBER OF LOTS PROPOSED: Two (2)

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

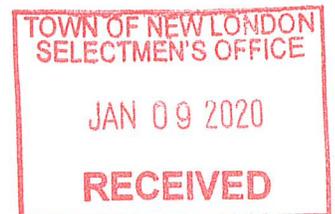
SEWER SERVICE:  New London Sewer  
 On-site Septic System  
 Community Septic System  
 Other: \_\_\_\_\_

ROAD(S) PROVIDING ACCESS: \_\_\_\_\_ Town Road: \_\_\_\_\_  
 State Highway: NH Route 103A

*The Zoning Administrator or Land Use Coordinator can assist applicants identify whether the following natural resources will be impacted and which sub-watershed the property is located in.*

WETLAND IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
WETLAND BUFFERS IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STEEP SLOPE AREA IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STREAM(S) IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STREAM BUFFER(S) IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
LOCATED OVER AN AQUIFER?	_____	Yes	<input checked="" type="checkbox"/>	No
LOCATED WITHIN A 100 YEAR FLOODPLAIN?	<input checked="" type="checkbox"/>	Yes	_____	No

SURFACE WATER – WATERSHED:  
 Pleasant Lake, Blackwater River  
 Little Lake Sunapee  
 Goose Hole Pond  
 Otter Pond  
 Lake Sunapee  
 Lyon Brook, Kezar Lake  
 Messer Pond, Clark Pond, Kezar Lake



**CURRENT USE:**

Does the proposed subdivision affect land held in Current Use?     \_\_\_   Yes    X    No

**CONSERVATION EASEMENT:**

Does the subdivision affect land held in a Conservation Easement?     \_\_\_   Yes    X    No

I certify that this Subdivision Application, including the supporting plan and documents, has been completed in accordance with the latest adopted version of the Land Subdivision Control Regulations of the Town of New London.

I certify that this Subdivision Application, including the supporting plan and documents, complies with the standards specified in the New London Land Subdivision Control Regulations, unless a specific waiver has been applied for and granted by the Planning Board, and that I will continue to comply with those standards on an on-going basis.

I understand and agree that if I propose to change the subdivision and related materials from the approved application that I will contact the Planning Board, or their designee, to see if a new application for the amended subdivision application is required and file that amended application if required.

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

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

In making this application, I agree to permit the members of the Planning Board and their agents to enter upon the subject     property for the purpose of inspecting the property for this application.

DATE: 1-3-20     SIGNATURE OF PROPERTY OWNER

*Ashley C. Smith, Trustee*

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

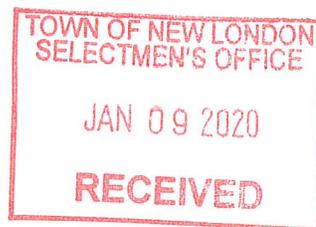
\_\_\_\_\_



EXHIBIT A3

MINOR SUBDIVISION CHECKLIST of APPLICATION REQUIREMENTS

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



**LETTER OF AGENT AUTHORIZATION**

**Friday January 3, 2020**

**Shelby C. Blunt, TTEE  
Shelby C. Blunt Qualified Personal Residence Trust  
PO Box 112, New London, NH 03257**

**To whom it may concern,**

**I, Shelby C. Blunt, Trustee of the Shelby C. Blunt Qualified Personal Residence Trust (the Trust), hereby authorize Peter Stanley of 638 Burpee Hill Road in New London to represent the Trust before the New London Planning Board in the matter of the Minor Subdivision of land in New London owned by the Trust (Tax Map 091, Lot 011, at 700 Route 103A).**

**Respectfully Submitted**

*Shelby C. Blunt, Trustee*

**Shelby C. Blunt, Trustee**





# A & D Klumb Environmental, LLC

October 23, 2019

Mr. Clayton Platt  
Pennyroyal Hill Land Surveying & Forestry  
414 Pine Hill Road  
Croydon, NH 03773

RE: Wetland Delineation Report 700 NH Route 103A, New London, NH

Dear Mr. Platt,

Audra Klumb, NH Certified Wetland Scientist, visited the property located at 700 NH Route 103A in New London, NH (Tax Map 91 Lot 11) on October 22, 2019 to delineate wetlands on the property from Sunset Shores Road north through the developed portion of the property. The area west of Sunset Shores Road was not reviewed. The area north of the outbuilding and leach field was also not reviewed.

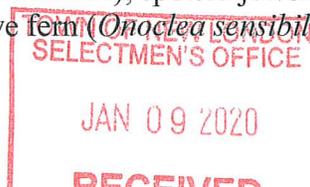
Wetlands are defined by the US Army Corps of Engineers as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." Wetlands are typically determined by reviewing soils, vegetation, and hydrology.

## Field Review Results:

The property is located along the west side of NH Route 103A with Sunset Shores Road running along the southern property boundary. The property holds 10-acres in total and is developed as a residential property. One wetland area was delineated south of the house and north of Sunset Shores Road. A culvert directs stormwater under NH Route 103A onto the property. A wetland has developed in the low area below the culvert which continues through the property and beyond the western property boundary and under Sunset Shores Road. The wetland does not extend to the culvert under NH Route 103A, but rather seeps from the ground a short distance away from the culvert outlet.

The wetland boundaries were marked with pink WETLAND DELINEATION flagging and wire stake flags labeled A-1 through A-35. The wetland is classified as Palustrine, Forested, Broad-Leaved Deciduous, Seasonally Flooded/Saturated, Mineral (PFO1En). The mature tree cover within the wetland includes a mix of red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), green ash (*Fraxinus pennsylvanica*), white pine (*Pinus strobus*), sugar maple (*Acer saccharum*), and paper birch (*Betula papyrifera*). There was no shrub layer. The groundcover included rough goldenrod (*Solidago rugosa*), Japanese barberry (*Berberis thunbergii*), poison ivy (*Toxicodendron radicans*), spotted jewelweed (*Impatiens capensis*), lady fern (*Athyrium angustum*), sensitive fern (*Onoclea sensibilis*), royal fern

34 Centennial Drive  
Webster, NH 03303



603-746-5065  
adke@klumbenv.com

(*Osmunda spectabilis*), cinnamon fern (*Osmunda cinnamomeum*), red raspberry (*Rubus idaeus*), and bittersweet (*Celastrus orbicalatus*). The soils sampled within the wetland met the F6 hydric indicator with redoximorphic concentrations observed within a dark soil matrix within the upper portion of the soil profile.

A wetland sketch map is included which shows the approximate wetland location on the property. The wetland flags should be surveyed and shown so that wetland impacts can be avoided or minimized for future project development.

Any disturbance within the wetlands should be avoided. If wetland impacts are necessary, they should be minimized and will require a NH DES Wetlands permit.

Please contact me with any questions.

Sincerely,



Audra L. Klumb, CWS#222  
President

Enclosures:  
Site Photographs  
Wetland Sketch Map



Resources:

Cowardin et.al., 1979. *Classification of Wetlands and Deepwater Habitats of the United States*; US Department of the Interior, Fish and Wildlife Service, Washington, DC

Environmental Laboratory. (1987). "*Corps of Engineers Wetlands Delineation Manual.*" Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

Environmental Laboratory. 2012. "*Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, (Version 2.0)*" ERDC/EL TR-12-1, U.S. Army Engineer Research and Development Center, Vicksburg, MS.

Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings.* Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X downloaded from U.S. Army Corps of Engineers 2016. National Wetland Plant List, Version 3.3 [http://wetland\\_plants.usace.army.mil/](http://wetland_plants.usace.army.mil/)

Munsell Color (Firm). Munsell Soil Color Charts: with Genuine Munsell Color Chips. 2009. Revised, Printed in 2012. Grand Rapids, MI

United States Department of Agriculture Natural Resources Conservation Service. 2016. *Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 8.0*, L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils

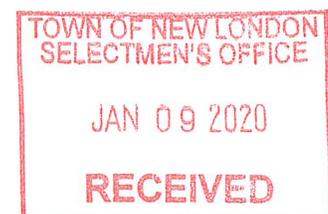




Photo 1. View east of the wetland near the western property boundary.



Photo 2. View of the wetland looking southwest from the northern end of the bridge.

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10-22-2019 10 9 2020  
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Photo 3. View of the wetland looking east from the north end of the bridge



Photo 4. View of the wetland edge looking northwest toward the existing residence on the property.

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# 700 NH 103A

New London, NH

1 inch = 136 Feet



October 21, 2019



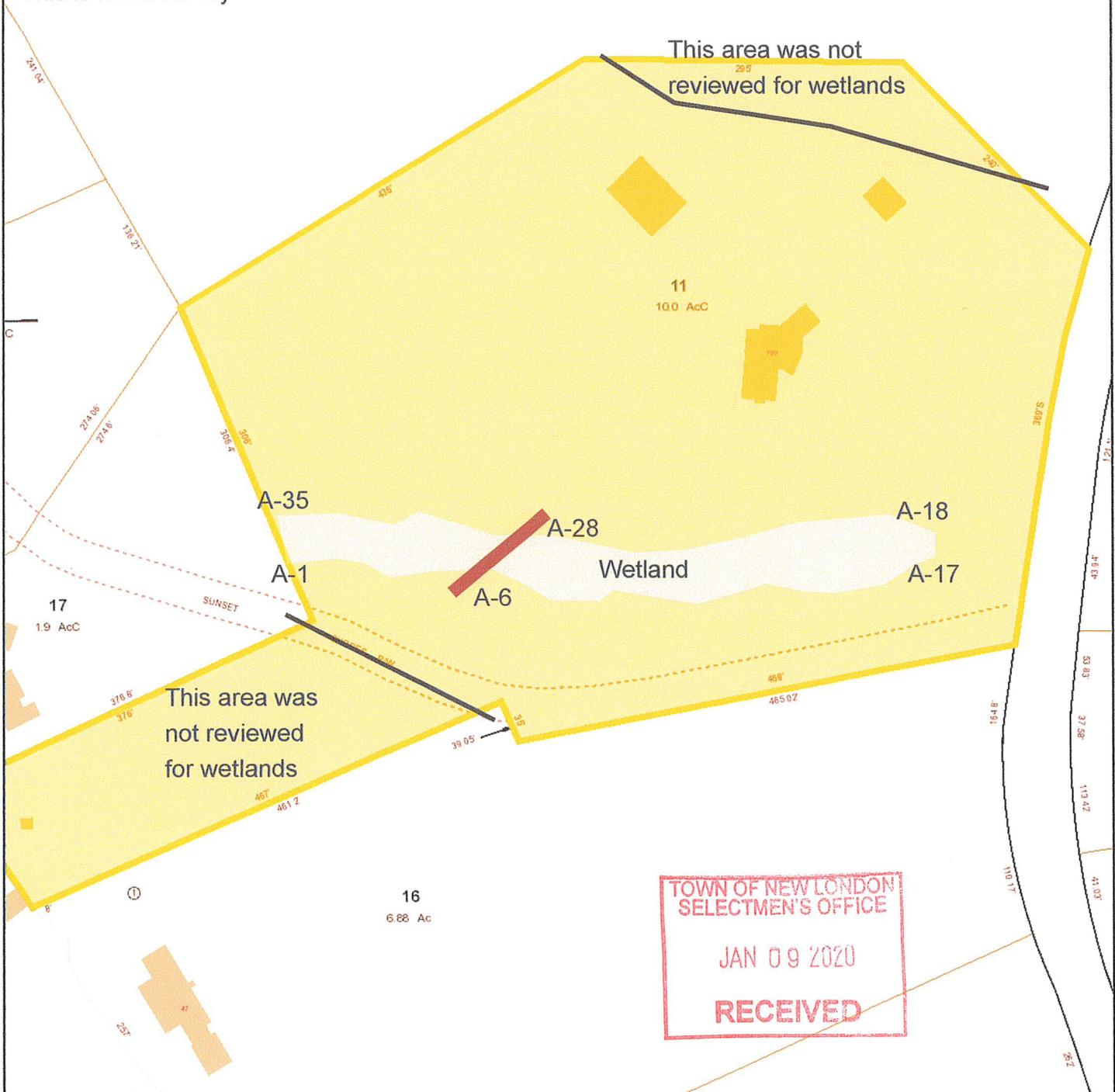
www.cai-tech.com

## Wetland Sketch Map

Wetland delineation completed by Audra Klumb, CWS#222 on October 22, 2019. Wetland flags A-1 to A-35.

Wetland boundaries shown as approximate

This is not a survey



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.

TP#1 TEST PIT #1

LOT #2

DATE: 12-10-2019 DAG

0"	VERY DAR KGRAYISH BROWN (10YR 3/2) FINE SANDY LOAM & LEAF LITTER
4"	
<i>E.S.H.W.T. 19"</i>	OLIVE BROWN (2.5Y 4/3) LOAMY SAND, WEAK PLATY, FRIABLE
	DARK GRAYISH BROWN (2.5Y 4/2 FINE SAND, BLOCKY, FIRM. ABUNDANT MOTTLING BELOW 19"

BOTTOM OF HOLE 32"

NO REFUSAL TO DEPTH  
 ESHWT AT 19"  
 SEEPS AT 13" (RAIN & SNOWMELT)  
 ROOTS TO 19"  
 PERCOLATION RATE 14 MIN./ INCH AT 15"

TP#1 TEST PIT #2

LOT #2

DATE: 12-10-2019 DAG

0"	
2"	LEAF LITTER
12"	DARK BROWN (10YR 3/3 LOAMY SAND. GRANULAR, FRIABLE
<i>E.S.H.W.T. 21"</i>	DARK BROWN (10YR 3/3 LOAM GRANULAR, FRIABLE
	GRAY (2.5Y 5/1) SANDY LOAM, WEAK BLOCKY, FRIABLE
27"	GRAYISH BROWN (2.5Y 5/2) LOAMY SAND, WEAK BLOCKY, FRIABLE. FEW FAINT MOTTLES BELOW 27"

BOTTOM OF HOLE 41"

NO REFUSAL TO DEPTH  
 ESHWT AT 21"  
 NO SEEPS TO DEPTH  
 ROOTS TO 21"  
 PERCOLATION RATE 14 MIN./ INCH AT 18"

I CERTIFY THAT I LOGGED THE TEST PITS ON THIS PROPERTY ON DEC. 10, 2019 AND THE INFORMATION SHOWN HEREON IS CORRECT.

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NEW HAMPSHIRE  
 Designer  
 of  
 Subsurface Disposal  
 Systems  
 \*\*\*  
 Douglas A. Gamsby  
 No. 1753  
 Department of Environmental Services

PREPARED FOR  
 SHELBY BLUNT TRUST  
 P.O. BOX 112  
 NEW LONDON, NH 03257

DATED  
 DEC. 14, 2019

TAX MAP 91 LOT 11  
 SUNSET SHORES ROAD  
 NEW LONDON, NH

TEST PIT LOGS

GREENLINE PROPERTY SERVICES, LLC  
 54 NORTH ROAD SUNAPEE, NH  
 greenline@myfairpoint.net  
 603-304-8338

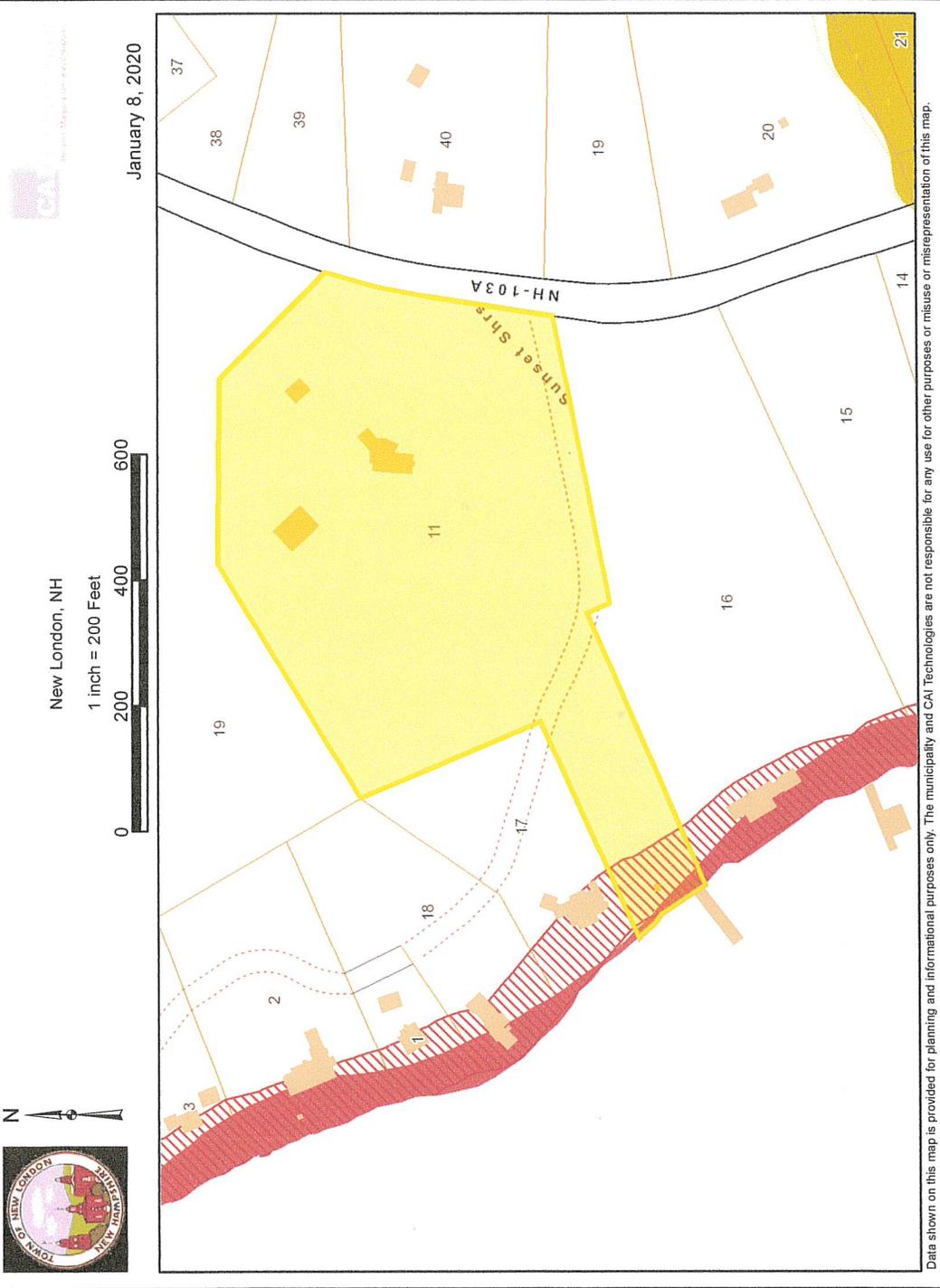


New London, NH

1 inch = 200 Feet



January 8, 2020



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