

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: Eckman Engineering, LLC
 ADDRESS: 1950 Lafayette Road, Suite 210, Portsmouth, NH 03801
 DAYTIME PHONE NUMBER: (603) 433-1354

NAME OF PROPERTY OWNER: Peter Messer Messer Family Revoc. Trust
 (If other than applicant)
 ADDRESS: 997 King Hill Road, New London, NH 03527
 DAYTIME PHONE NUMBER: _____

LOCATION OF PROPERTY: 125 Tracy Road, New London, NH 03527

TAX MAP(S): 117 LOT(S): 010 ZONE DISTRICT(S): ARR

NUMBER OF LOTS PROPOSED: 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: Tracy Road
 _____ State Highway: _____

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

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

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



CURRENT USE:

Does the proposed subdivision affect land held in Current Use? ___ Yes ✓ No

CONSERVATION EASEMENT:

Does the subdivision affect land held in a Conservation Easement? ___ Yes ✓ No

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

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

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

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

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

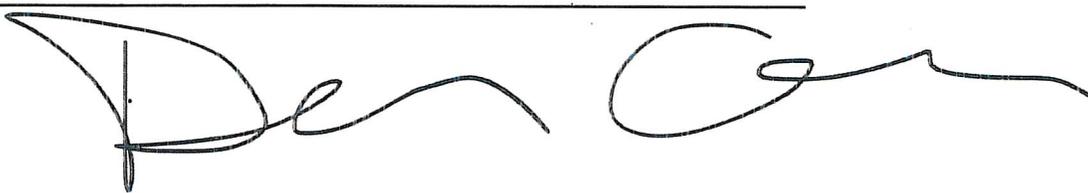
In making this application, I agree to permit the members of the Planning Board and their agents to enter upon the subject property for the purpose of inspecting the property for this application.

DATE: 06/04/2018

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner if agent)

_____ 



AUTHORIZATION TO ACT AS AGENT FOR ZONING AND PLANNING BOARDS

KNOW ALL PEOPLE BY THESE PRESENTS that I, **PETER MESSER, INDIVIDUALLY** and as **TRUSTEE OF THE MESSER FAMILY REVOCABLE TRUST**, of 997 King Hill Road, New London, New Hampshire 03257, do hereby appoint **DANIEL GRACE**, of 1047 King Hill Road, New London, New Hampshire 03257, as true and lawful attorney for me and in my name for the following purposes only and no others:

To represent me in all manner at the New London Planning and Zoning boards, as the case may require, in order to subdivide the premises of the Messer Family Revocable Trust located at Tracy Road, New London, New Hampshire, into the two lots, 010 and 010-1 as shown and contemplated on the conceptual subdivision plan of the land known as Tax Map 117 Lot 010 prepared by Eckman Engineering.

FURTHER, I do authorize my aforesaid agent to perform all necessary acts in the execution of the aforesaid authorizations and generally to do any and all acts on my behalf regarding such authorized matters with the same validity as I could effect if personally present.

Signed this 20 day of October, 2017.



Peter Messer, individually and as

Trustee
aforestated





April 5, 2018

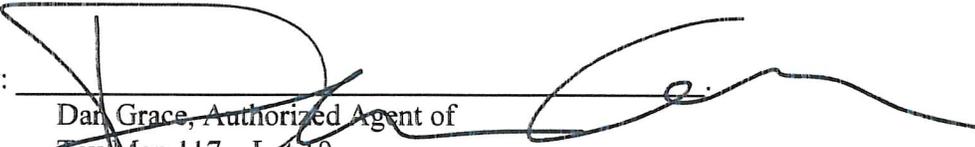
Dan Grace
1047 King Hill Road
New London, NH 03257

Re: Authorization to make application for
Local and State Permits required for the
Proposed Subdivision
Tax Map 117 – Lot 10
located on Tracy Road
New London, New Hampshire

To Whom It May Concern:

David E. Eckman of Eckman Engineering, LLC is authorized to make application on behalf of Dan Grace, Authorized Agent of Tax Map 117 – Lot 10 located on Tracy Road in the Town of New London, New Hampshire.

Authorized and approved this 4 of June, 2018.

By: 
~~Dan Grace, Authorized Agent of~~
~~Tax Map 117 – Lot 10~~





June 4, 2018

New London Planning Board
Attn: Paul Gorman, Chair
375 Main Street
New London, New Hampshire 03527

Re: Waiver Request: Section V-C:7 – Copy of a Topographic Map
For Minor Subdivision resulting in the construction of two lots
Tax Map 117, Lot 010
127 Tracy Road
New London, New Hampshire

Dear Members of the Planning Board:

Mr. Peter Messer has proposed to create a 2-lot minor subdivision from his 27+/- acre parcel located at 127 Tracey Road. The Zoning Board of Adjustments (ZBA) granted a variance to allow 2-lots to be created with less than the required frontage based on the stipulation that no further subdivision on the property would be allowed. The restricted number of lots leaves about 13.5 acres of land area per lot well beyond the 4-acre minimum required for the Agricultural Rural Residential Zone.

Due to the excessive lot size and in the best interest of the client Eckman Engineering limited the on-site topographic survey to the portion of the land to be developed and extending to a limit well beyond the minimum building envelope for each respective lot.

It is respectfully, requested that the board consider granting the following waiver from the Town of New London Land Subdivision Control Regulations revise date July 28, 2009 (Minor Subdivision Regulations): **Section V-C:7 Required a Full Topographic Survey of the Entire Parcel.**

The Waiver Request is that the rear portion of the lot that is not to be developed utilize the 2015 Granite LiDAR Data for topography rather than an on-site survey as completed for the area to be developed and extending well beyond they minimum building envelope.

As set forth in Section II-B Waiver of Requirements, upon written request of the subdivider, the Planning Board may waive compliance with any part of the Regulations if it determines:



II-B.1: That the request for the waiver arises out of unique physical conditions which exist in the proposed subdivision.

The property is unique in that it is 27.3 acres in size and the owner is only proposing a 2-lot subdivision. As a result, there is no need or benefit to extending the on-site topographic survey beyond the limit of development and maximum extent of the building envelopes.

II-B.2.: That literal compliance with the Regulation shall cause the subdivider an unnecessary hardship. (An unnecessary hardship is one where there is no public benefit which offsets the private detriment).

Literal compliance would cause unnecessary expense and hardship to the owner with no benefit to the public as the develop portion of the land including area well beyond the minimum building envelopes was surveyed on-site. The remaining portion of the lot utilized 2015 Granite LiDAR Data which provides satisfactory information in the area beyond the building envelopes.

II-B.3.: That granting the waiver shall not be contrary to the purpose and objective of these Regulations.

The intent and objective of the regulations is to assure that minimum lot size and building envelopes are obtained which the limited on-site topographic survey did by covering more land area than required to exceed minimum lot size and the minimum building envelopes.

II-B.4.: That the public good shall not be adversely affected.

The public good will not be adversely affected by the granting of this waiver, because more land was surveyed on-site than required to meet the minimum lot size and building envelope areas. The undeveloped area beyond the building envelopes will not be further subdivided as agreed by the owner therefore no public benefit would arise from requiring the extra on-site topographic survey. The 2015 Granite LiDAR Data provides acceptable information without requiring the full on-site survey.

Thank you for your time and consideration to this matter.

Respectfully yours,



David Eckman, PE
Principal Engineer



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

ZONING BOARD OF ADJUSTMENT
MEETING MINUTES

Tuesday, September 12, 2017
Whipple Memorial Town Hall
375 Main Street
6:30 PM

Public Meeting All Are Welcome to Attend

MEMBERS PRESENT: Douglas W. Lyon (Chair), Katharine Fischer, Ann Bedard and Jerry Coogan (Alt.)

MEMBERS NOT PRESENT: W. Michael Todd (Vice-Chair), Vahan Sarkisian, Frank Anzalone (Alt.) and Paul Vance (Alt.)

STAFF PRESENT: Kimberly Hallquist, Town Administrator

OTHERS PRESENT: Brenda Beckman, 217 Tracy Road

Judith Morrissey, 145 Tracy Road

Dan Grace, 1047 King Hill Road

David Eckman of Eckman Engineering, LLC, 1950 Lafayette Road, Portsmouth, NH

Call to Order: Chair Lyon called the meeting to order at 6:30 PM

Roll Call: Chair Lyon called the roll. Katherine Fischer, Anne Bedard and Jerry Coogan.

The applicant Peter Messer was not present. He was not able to attend because of family illness but conveyed to the board by way of Dan Grace, that he was comfortable having Mr. Grace make the presentation and in reality Mr. Grace prepared all the documentation and Mr. Messer had signed the application. The board was amenable to this arrangement and additionally Chair Lyon requested a letter from Mr. Messer stating Mr. Grace can present on his behalf.

Messer, Peter Variance Application. Located at 125 Tracy Road. Tax Map 117-010-000. Zoned Agricultural Rural Residential (ARR). Variance requested to subdivide the roughly 27-acre parcel into 2 building lots, utilizing a shared driveway, with approximately 200' of road frontage on Tracy Road. Variance requested to Article VI, B 1, to allow for less than the required road frontage.

It is Mr. Messer's desire to sell the property located at 125 Tracy Road for income purposes but the price for the entire building lot would be prohibitive. Mr. Messer would like to split the lot into two parcels but the required frontage of 200 feet/per lot for a driveway is not available. Thus he is hoping to get a variance on the 200 feet requirement so that a driveway could be shared. Mr. Grace stated his children already attend the school system so that would not add tax burden to the town and will bring more tax revenue to the town with the additional housing. He expects to build very nice homes on what will be lots of 13.5 acre in an area of 4 acre lot zoning.

Chair Lyon asked Mr. Grace for facts supporting the request:

1. Q: The variance will not be contrary to the public interest.



A: This application is not contrary to the public interest. This variance is requested in order for 2 young families to build their primary dwellings on a 27.6 acre parcel as a 2 lot subdivision. New London is trying to encourage young families to make New London their home while adding vibrancy to the community.

2. Q: The spirit of the ordinance is observed:

A: The spirit of the ordinance is observed because a lot in this particular ARR is one family per 4 acres. The results of the granting of this variance will result in a density of one family per 13.5 acres, assuming the 2 lot sub-division is granted by the Planning Board. A pre-consultation with the New London Planning Board has been completed and the official meeting minutes can be accessed.

3. Q: Substantial justice is done:

A: Yes. For both the applicant, the Town of New London and its current and future residents.

4. Q: The values of surrounding properties are not diminished; and:

A: The abutters have been contacted and there seems to be unanimous support for 2 building lots on the 27.6 acre parcel. The neighborhood consists of much smaller lots while this lot will support only 2 houses that meet or exceed the characteristics of the neighborhood.

5. Q: Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

A: A large tract of land that presents itself extremely well for a primary dwelling would be denied to the applicant if this variance were not granted.

Chair Lyon remarked that the lot size being proposed is actually a lot more than what is currently being required by the town.

Mr. Grace replied yes and this large track of land would actually support 5 building lots if a cul-de-sac road were to be installed. This is not the intent of Mr. Messer and all parties have agreed that no new houses will be added. This parcel is not characteristic of the other lots but it does not have enough frontage. Mr. Grace did not think this action would be setting a precedent since at one time there were 4 large buildings on the property as well as two houses.

Chair Lyon asked for questions from the board.

Katherine Fischer asked about the plan with more lots and Mr. Grace said the surveyor identified extra lots that would be supported by installing another roadway and cul-de-sac. This might be an alternative if a variance on the driveway could not be obtained.

Ann Bedard asked if there was good line of sight when one pulled out of the driveway and suggested the applicants properly measure and have a good plan in place before going to the Planning and Zoning Board.

Chair Lyon opened the meeting for public discussion.

One abutter (Taffy?) is concerned about common driveway issue and if this would set a precedent but that she would much rather have only two houses than the allowable number of five houses.

Chair Lyon closed the public discussion and asked for a motion to discuss by board members.

MOTION MADE (Katharine Fisher) AND SECONDED (Ann Bedard) to further discuss with board members.

Chair Lyon summarized the applicant's request stating this proposal serves the public interest in complying with the spirit of the zoning ordinance which limits density. This proposal is actually better than what is required by the ordinance in that it limits development to only two lots as opposed to the allowable five lots. Values of abutting lots are not diminished because the abutters approve and proposed residences will be far back from the road without much visibility from the road. The literal enforcement of the ordinance creates a hardship because it argues against the very things the zoning ordinance wishes to encourage. The special characteristics of this parcel are that it meets all the requirements for subdivision except for one provision regarding the road frontage. Chair Lyon suggested the variance should be approved, that there be no additional subdivision that it require planning board approval and a letter be required from Peter Messer approving Mr. Grace to act as agent on his behalf.

IT WAS MOVED (Chair Lyon) AND SECONDED (Ann Bedard) to approve the variance subject to the following conditions:

- 1. Receipt of letter from Peter Messer authorizing the agent Dan Grace to act on his behalf**
- 2. No further subdivision beyond the two lots that are being proposed**
- 3. The driveway to be joint access from Tracy Road serving both lots in the two-lot subdivision as approved by the Planning Board.**
- 4. Variance is granted only with the approval of the Planning Board for the plan that is being proposed**
- 5. Although final plan not ready, it will not deviate from plan as presented tonight**

THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Jennifer Vitiello
Recording Secretary

The application materials are available for public review at the Town Office during regular office hours, and will also be available at the Zoning Board of Adjustment (ZBA) meeting. Information is also be available on the Town's website. Written comments from abutters and other interested parties will become part of the public record and provided to the Board for the discussion. Questions and comments can be directed to Kim Hallquist at 526-4821, ext. 13.

All Town of New London public meetings are accessible for persons with disabilities. Reasonable efforts will be made to accommodate persons with physical, emotional or sensory disabilities. Any person who feels that he or she may be unable to participate in a Town of New London public meeting should contact the Town at least 48 hours in advance of the meeting. Please contact the Town Office at 526-4821 ext. 10.

EXHIBIT A3

MINOR SUBDIVISION CHECKLIST of APPLICATION REQUIREMENTS

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





June 4, 2018

New London Planning Board
Attn: Paul Gorman, Chair
375 Main Street
New London, New Hampshire 03527

Re: Waiver Request: Section V-C:8 – Copy of a Soils Map
For Minor Subdivision resulting in the construction of two lots
Tax Map 117, Lot 010
127 Tracy Road
New London, New Hampshire

Dear Members of the Planning Board:

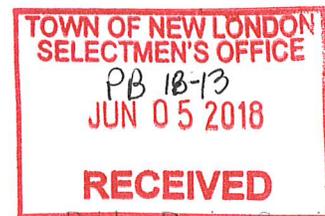
Mr. Peter Messer has proposed to create a 2-lot minor subdivision from his 27+/- acre parcel located at 127 Tracey Road. The Zoning Board of Adjustments (ZBA) granted a variance to allow 2-lots to be created with less than the required frontage based on the stipulation that no further subdivision on the property would be allowed. The restricted number of lots leaves about 13.5 acres of land area per lot well beyond the 4-acre minimum required for the Agricultural Rural Residential Zone.

Due to the excessive lot size and in the best interest of the client Eckman Engineering limited the on-site Wetlands Mapping by Robert Stewart, CWS to the portion of the land to be developed and extending to a limit well beyond the minimum building envelope for each respective lot.

It is respectfully, requested that the board consider granting the following waiver from the Town of New London Land Subdivision Control Regulations revise date July 28, 2009 (Minor Subdivision Regulations): **Section V-C:7 Required a Soils Survey of the Entire Parcel.**

The Waiver Request is that the rear portion of the lot which is not proposed to be developed not require soils/wetland mapping. That an on-site wetlands/soils survey be completed for the area to be developed and extending well beyond they minimum building envelope. This will map poorly drained and very poorly drained soils to meet the intent of the requirements of Section V-C:7 as it pertains to a minor 2-lot subdivision.

As set forth in Section II-B Waiver of Requirements, upon written request of the subdivider, the Planning Board may waive compliance with any part of the Regulations if it determines:



II-B.1: That the request for the waiver arises out of unique physical conditions which exist in the proposed subdivision.

The property is unique in that it is 27.3 acres in size and the owner is only proposing a 2-lot subdivision. As a result, there is no need or benefit to extending the on-site wetlands/soils survey beyond the limit of development and maximum extent of the building envelopes.

II-B.2.: That literal compliance with the Regulation shall cause the subdivider an unnecessary hardship. (An unnecessary hardship is one where there is no public benefit which offsets the private detriment).

Literal compliance would cause unnecessary expense and hardship to the owner with no benefit to the public as the develop portion of the land including area well beyond the minimum building envelopes is mapped while only the area outside of these limits remains unmapped.

II-B.3.: That granting the waiver shall not be contrary to the purpose and objective of these Regulations.

The intent and objective of the regulations is to assure that minimum lot size and building envelopes are obtained which the on-site wetland/soils mapping did by covering more land area than required to exceed minimum lot size and the minimum building envelopes.

II-B.4.: That the public good shall not be adversely affected.

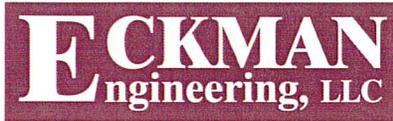
The public good will not be adversely affected by the granting of this waiver, because more land was mapped for wetlands/soils on-site than required to meet the minimum lot size and building envelope areas. The undeveloped area beyond the building envelopes will not be further subdivided as agreed by the owner therefore no public benefit would arise from requiring the extra on-site wetland/soils mapping.

Thank you for your time and consideration to this matter.

Respectfully yours,



David Eckman, PE
Principal Engineer



June 4, 2018

New London Planning Board
Attn: Paul Gorman, Chair
375 Main Street
New London, New Hampshire 03527

Re: Waiver Request: Section V-C:8 – Copy of a Soils Map
For Minor Subdivision resulting in the construction of two lots
Tax Map 117, Lot 010
127 Tracy Road
New London, New Hampshire

Dear Members of the Planning Board:

Mr. Peter Messer has proposed to create a 2-lot minor subdivision from his 27+/- acre parcel located at 127 Tracey Road. The Zoning Board of Adjustments (ZBA) granted a variance to allow 2-lots to be created with less than the required frontage based on the stipulation that no further subdivision on the property would be allowed. The restricted number of lots leaves about 13.5 acres of land area per lot well beyond the 4-acre minimum required for the Agricultural Rural Residential Zone.

Due to the excessive lot size and in the best interest of the client Eckman Engineering limited the on-site Wetlands Mapping by Robert Stewart, CWS to the portion of the land to be developed and extending to a limit well beyond the minimum building envelope for each respective lot.

It is respectfully, requested that the board consider granting the following waiver from the Town of New London Land Subdivision Control Regulations revise date July 28, 2009 (Minor Subdivision Regulations): **Section V-C:7 Required Soils Mapping by a Licensed Soil Scientist.**

The Waiver Request is that Robert Stewart, CWS a New Hampshire licensed wetland scientist, who has significant experience working in the New London area for years, be allowed to map the wetlands delineating both poorly drained and very poorly drained soils within the area to be developed and beyond the required building envelopes.

As set forth in Section II-B Waiver of Requirements, upon written request of the subdivider, the Planning Board may waive compliance with any part of the Regulations if it determines:



II-B.1: That the request for the waiver arises out of unique physical conditions which exist in the proposed subdivision.

The property is unique in that it is 27.3 acres in size and the owner is only proposing a 2-lot subdivision. As a result, there is no need or benefit to hiring a licensed Soil Scientist to verify the soil conditions beyond those mapped by Robert Stewart, CWS in and beyond the building envelopes. The mapping of the wetlands delineation includes both the poorly drained and very poorly drained soils which identify the wetland resources that need to be protected with proper setbacks from septic systems and eliminated from the building envelope.

II-B.2.: That literal compliance with the Regulation shall cause the subdivider an unnecessary hardship. (An unnecessary hardship is one where there is no public benefit which offsets the private detriment).

Literal compliance would cause unnecessary expense and hardship to the owner with no benefit to the public as the develop portion of the land including area well beyond the minimum building envelopes was mapped on-site for poorly drained and very poorly drained soils (wetlands) which is the resource that needs to be protected. Additional soils mapping would provide no public benefit in this case.

II-B.3.: That granting the waiver shall not be contrary to the purpose and objective of these Regulations.

The intent and objective of the regulations is to assure that minimum lot size and building envelopes are obtained which the on-site wetland/soils mapping did by covering more land area than required to exceed minimum lot size and the minimum building envelopes. The poorly drained and very poorly drained soils map the wetland resources need to be protected for a minor subdivision.

II-B.4.: That the public good shall not be adversely affected.

The public good will not be adversely affected by the granting of this waiver, because more land was mapped on-site than required to meet the minimum lot size and building envelope areas. The mapping of the wetlands delineation includes both the poorly drained and very poorly drained soils which identify the wetland resources that need to be protected with proper setbacks from septic systems and eliminated from the building envelope.

Thank you for your time and consideration to this matter.

Respectfully yours,



David Eckman, PE
Principal Engineer

FOR REGISTRY OF DEEDS USE ONLY

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PRECISION OF CLOSED TRAVERSE IS BETTER THAN 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS OR WAYS SHOWN ARE THOSE ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF NEW LONDON IN ACCORDANCE WITH RSA 676:18.

STATE OF NEW HAMPSHIRE
 No. 488
 RONALD B. MOORES
 LAND SURVEYOR
 SIGNATURE

Ronald B. Moore 6/9/18
 RONALD B. MOORES L.L.S. #468 DATE

TAX MAP 117 LOT 001
 WALKER KATHRYN SEBRING TRUST
 WALKER KATHRYN SEBRING TRUSTEE
 1167 COUNTY RD.
 NEW LONDON, NH 03257

SUBJECT PARCEL
TAX MAP 117 LOT 010
 TOTAL AREA
 1,190,706± SQ.FT.
 27.3± ACRES
 188.91±' TOTAL FRONTAGE

TAX MAP 117 LOT 003
 O'REILLY MAUREEN & ALAN ROGERS
 PO BOX 1396
 NEW LONDON, NH 03257

TAX MAP 117 LOT 004
 KATSANOS SOFIA
 1223 COUNTY RD
 NEW LONDON, NH 03257

TAX MAP 117 LOT 008
 HOAR MARTHA L 2015
 TRUST MARTHA HOAR TRUSTEE
 53 TRACY ROAD
 NEW LONDON, NH 03257

TAX MAP 117 LOT 009
 CARLUCCI GAIL P
 101 TRACY RD
 NEW LONDON, NH 03257

TAX MAP 117 LOT 011
 MORRISSEY JUDITH M 2012 TRUST
 145 TRACY RD
 NEW LONDON, NH 03257

TAX MAP 117 LOT 012
 TAYLOR MELANIE & ALAN
 3 1/2 N PARK ST
 HANOVER, NH 03755

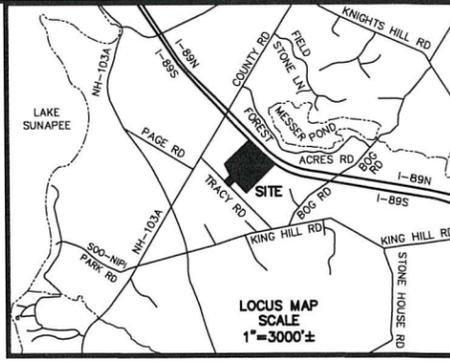
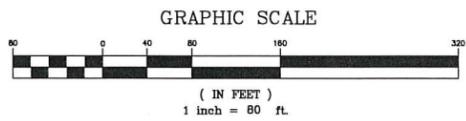
TAX MAP 118 LOT 001
 DEVERE JAMES & GALE
 177 TRACY RD
 NEW LONDON, NH 03257

TAX MAP 118 LOT 002
 ROYLE DAVID & JANET
 195 TRACY RD
 NEW LONDON, NH 03257

TAX MAP 117 LOT 013
 HANSEN JENNIFER
 1252 COUNTY ROAD
 NEW LONDON, NH 03257

TAX MAP 129 LOT 019
 BLUEBERRY PANCAKE TRUST
 PO BOX 128
 NEW LONDON, NH 03257

- ABBREVIATION AND SYMBOL LEGEND**
- M.C.R.D. MERRIMACK COUNTY REGISTRY OF DEEDS
 - IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
 - ⊕ UTILITY POLE
 - WETLANDS
 - WOOD PRIVACY FENCE
 - STONE WALL
 - APPROX. TREE LINE
 - CHAINLINK FENCE
 - NCRS SOILS LINE



TAX MAP 118 LOT 003
 MESSER PETER J & HARRIET
 997 KING HILL RD
 NEW LONDON, NH 03257

NOTES:

- 1.) THE SUBJECT PARCEL IS LOT #10 ON THE TOWN OF NEW LONDON TAX MAP #117. THE OWNERS OF RECORD ARE MESSER FAMILY REVOCABLE TRUST AND PETER & HARRIET MESSER TRUSTEE, 997 KING HILL ROAD, NEW LONDON, NH 03257. DEED REFERENCE M.C.R.D. BOOK 3384 PAGE 1683.
- 2.) THE PURPOSE OF THIS PLAN IS TO ESTABLISH THE BOUNDARY LINES ON LOT #10 ON THE TOWN OF NEW LONDON TAX MAP #117 & #118.
- 3.) THE SUBJECT PARCEL IS LOCATED IN THE AGRICULTURAL RESIDENTIAL ZONING DISTRICT. MINIMUM LOT FRONTAGE IS 200 (A FRONTAGE VARIANCE WAS GRANTED BY THE NEW LONDON ZONING BOARD OF ADJUSTMENT (ZBA) ON SEPTEMBER 12, 2017 TO ALLOW NO MORE THAN TWO LOTS ON THE SUBJECT PARCEL WITH LESS THEN THE REQUIRED FRONTAGE). MINIMUM LOT SIZE IS 4 ACRES. MINIMUM SETBACK REQUIREMENTS ARE 50' FRONT, 25' REAR, AND 25' SIDE. MAXIMUM POPULATION DENSITY IS ONE FAMILY PER 4 ACRES. NO MORE THEN 15% OF THE WETLAND AREA SHALL BE USED TOWARDS THE MINIMUM LOT SIZE.
- 4.) BEARINGS AND COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM(NAD 83), RESULTING FROM PRIMARY HORIZONTAL AND VERTICAL CONTROL OBSERVATIONS MADE WITH TOPCON DUAL FREQUENCY GLOBAL POSITIONAL SYSTEM RECEIVER. DATA WAS PROCESSED AT THE NATIONAL GEODETIC SURVEY'S OPUS SITE.

REFERENCE PLANS:

- 1.) SUBDIVISION PLAN OF LAND PROPERTY OF FOREST W. & GEORGIA W. KIMBALL NEW LONDON, NH. PREPARED BY LLOYD H. LITTLEFIELD. DATED JULY 1966. M.C.R.D. PLAN #2164.
- 2.) SUBDIVISION PLAN OF LAND PROPERTY OF FOREST W. & GEORGIA W. KIMBALL NEW LONDON, NH. PREPARED BY LLOYD H. LITTLEFIELD. DATED AUGUST 1966. M.C.R.D. PLAN #2165.
- 3.) RIGHT-OF-WAY PLAN OF LAND PROPERTY OF BRUCE & KAREN HASKELL NEW LONDON, NH. PREPARED BY ALLAN EVANS ASSOC., PROFESSIONAL PLANNERS. RECORDED FEBRUARY 13 1975. M.C.R.D. PLAN #3907.
- 4.) SUBDIVISION PLAN OF LAND PROPERTY OF BRUCE & KAREN HASKELL NEW LONDON, NH. PREPARED BY ALLAN EVANS ASSOC., PROFESSIONAL PLANNERS. RECORDED FEBRUARY 13 1975. M.C.R.D. PLAN #3907.
- 5.) ANNEXATION PLAN OF A PORTION OF LAND OF DONALD & RACHAEL PARRISH AND CARLTON & CHERYL FITZGERALD. TAX MAP 129 LOT 25 TO LAND OF DONALD & RACHAEL PARRISH TAX MAP 129 LOT 24 KING HILL ROAD NEW LONDON MERRIMACK COUNTY NEW HAMPSHIRE. DATED APRIL 1988. PREPARED BY KENNETH A. MACDONALD, L.L.S. M.C.R.D. PLAN #10330.
- 6.) PLAN OF LAND PROPERTY OF CHARLES E DAVIS LOCATED IN NEW LONDON, NH. PREPARED BY PIERRE J. BEDARD, L.L.S. DATED DECEMBER 1990. M.C.R.D. PLAN #12032.
- 7.) ANNEXATION PLAN OF LAND OF GAIL P. CARLUCCI TRACY ROAD NEW LONDON MERRIMACK COUNTY NEW HAMPSHIRE. DATED SEPTEMBER 3 1992. PREPARED BY WAYNE MCCUTCHEON ASSOCIATES, INC. M.C.R.D. PLAN #12530.
- 8.) PLAN OF LAND PROPERTY OF STEPHEN Y. MEDING LOCATED IN NEW LONDON, NH. PREPARED BY PIERRE J. BEDARD, L.L.S. DATED SEPTEMBER 1996. M.C.R.D. PLAN #13758.
- 9.) SUBDIVISION PLAN OF LAND PROPERTY OF PETER MESSER NEW LONDON, NH. PREPARED BY PIERRE J. BEDARD, L.L.S. DATED MARCH 1998. M.C.R.D. PLAN #10484.
- 10.) SUBDIVISION PLAN OF LAND PROPERTY OF PETER MESSER NEW LONDON, NH. PREPARED BY PIERRE J. BEDARD, L.L.S. DATED DECEMBER 1998. M.C.R.D. PLAN #14815.
- 11.) ANNEXATION PLAN OF LAND OF EVANS V. BREWSTER TRUST TRACY ROAD NEW LONDON MERRIMACK COUNTY NEW HAMPSHIRE. DATED JANUARY 8, 2010. PREPARED BY PENNYROYAL HILL LAND SURVEYING & FORESTRY, LLC. M.C.R.D. PLAN #19416.
- 12.) SUBDIVISION PLAN OF LAND PROPERTY OF PETER MESSER NEW LONDON, NH. PREPARED BY PIERRE J. BEDARD, L.L.S. DATED MARCH 1989. M.C.R.D. PLAN #11102.

FOR APPROVAL ONLY

BOUNDARY PLAN

No.	Description	Appd	Date
REVISIONS			

OWN OF NEW LONDON SELECTMEN'S OFFICE
 JUN 05 2018
RECEIVED

DATE: OCTOBER 25, 2017
 SCALE: AS SHOWN
 DESIGNED BY: DEE
 DRAWN BY: SRP
 APPROVED BY: RBM
 PROJECT NO: 18-159
 FILE NO: 18-159_BND

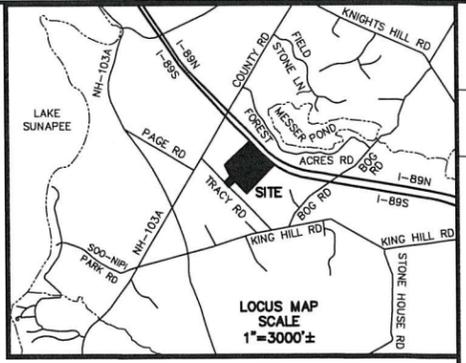
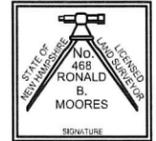
BOUNDARY PLAN
 LAND OF
PETER & HARRIET MESSER
TAX MAP 117, LOT 010
TRACY ROAD, NEW LONDON, NH 03257
 MERRIMACK COUNTY

ECKMAN
 Engineering, LLC
 1950 Lafayette Road, Suite 301
 Portsmouth, New Hampshire 03802
 Phone: (603) 433-1354

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PRECISION OF CLOSED TRAVERSE IS BETTER THAN 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS OR WAYS SHOWN ARE THOSE ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF NEW LONDON IN ACCORDANCE WITH RSA 676:18.

Ronald B. Moores 6/4/18
 RONALD B. MOORES L.L.S. #468 DATE



TAX MAP 118 LOT 003
 MESSER PETER J & HARRIET
 997 KING HILL RD
 NEW LONDON, NH 03257

NOTES:

- 1.) THE SUBJECT PARCEL IS LOT #10 ON THE TOWN OF NEW LONDON TAX MAP #117. THE OWNERS OF RECORD ARE MESSER FAMILY REVOCABLE TRUST AND PETER & HARRIET MESSER TRUSTEE, 997 KING HILL ROAD, NEW LONDON, NH 03257. DEED REFERENCE M.C.R.D. BOOK 3384 PAGE 1683.
- 2.) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING TOPOGRAPHIC AND DELINEATED WETLANDS ON LOT #10 ON THE TOWN OF NEW LONDON TAX MAP #117 & #118.
- 3.) THE SUBJECT PARCEL IS LOCATED IN THE AGRICULTURAL RESIDENTIAL ZONING DISTRICT. MINIMUM LOT FRONTAGE IS 200 (A FRONTAGE VARIANCE WAS GRANTED BY THE NEW LONDON ZONING BOARD OF ADJUSTMENT (ZBA) ON SEPTEMBER 12, 2017 TO ALLOW NO MORE THEN TWO LOTS ON THE SUBJECT PARCEL WITH LESS THEN THE REQUIRED FRONTAGE). MINIMUM LOT SIZE IS 4 ACRES. MINIMUM SETBACK REQUIREMENTS ARE 50' FRONT, 25' REAR, AND 25' SIDE. MAXIMUM POPULATION DENSITY IS ONE FAMILY PER 4 ACRES. NO MORE THEN 15% OF THE WETLAND AREA SHALL BE USED TOWARDS THE MINIMUM LOT SIZE.
- 4.) BEARINGS AND COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM(NAD 83), RESULTING FROM PRIMARY HORIZONTAL AND VERTICAL CONTROL OBSERVATIONS MADE WITH TOPCON DUAL FREQUENCY GLOBAL POSITIONAL SYSTEM RECEIVER. DATA WAS PROCESSED AT THE NATIONAL GEODETIC SURVEY'S OPUS SITE.

REFERENCE PLANS:

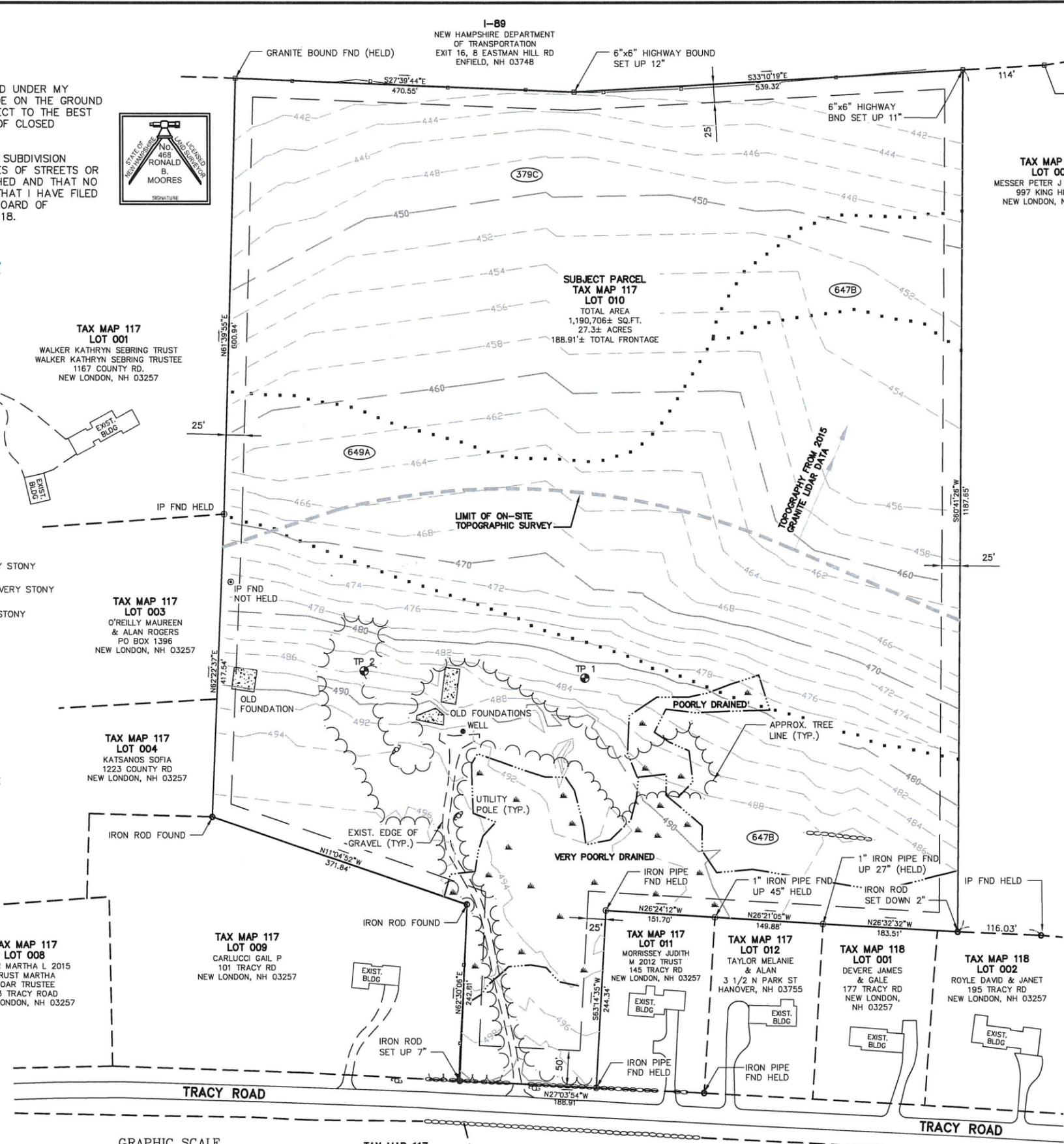
- 1.) UN-RECORDED BOUNDARY PLAN OF PROPERTY OF MESSER FAMILY REVOCABLE TRUST AND PETER & HARRIET MESSER TRUSTEE, NEW LONDON, NH. PREPARED BY ECKMAN ENGINEERING, LLC DATED OCTOBER 25, 2017.

NRCS SOIL LEGEND

(379C)	PERU FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
(647B)	PILLSBURY FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
(649A)	PEACHAM MUCKY PEAT, 0-8% SLOPES, VERY STONY

ABBREVIATION AND SYMBOL LEGEND

M.C.R.D.	MERRIMACK COUNTY REGISTRY OF DEEDS
○	IRON ROD FOUND
⊙	IRON PIPE FOUND
⊕	UTILITY POLE
—	WETLANDS
—	WOOD PRIVACY FENCE
—	STONE WALL
—	APPROX. TREE LINE
—	CHAINLINK FENCE
—	NRCS SOILS LINE

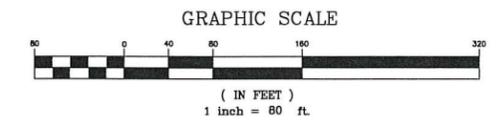


TEST PIT #1
 Logged by: Robert C. Stewart, CWS
 Date Logged: 10/11/2017

1"-0"	Leaves/Organics	10Y 3/4
0"-36"	Dark Yellowish Brown Fine Sandy Loam Very Friable Massive	10Y 4/6
36"-45.6"	Dark Yellowish Brown Fine Loamy Sand Friable Angular Blocky	2.5Y 6/3
45.6"-90"	Dark Yellowish Brown Fine to Medium Coarse Sand Very Friable Angular Blocky	
Observed H2O	None to depth	Roots 44.4"
ESHW	48"	Ledge None to depth

TEST PIT #2
 Logged by: Robert C. Stewart, CWS
 Date Logged: 10/11/2017

1"-0"	Leaves/Organics	10Y 3/3
0"-9.6"	Dark Brown Fine Sandy Loam Loose Granular	10Y 4/4
9.6"-19.2"	Dark Yellowish Brown Fine Loamy Sand Friable Angular Blocky	2.5Y 5/3
19.2"-25.2"	Light Olive Brown Fine Sand Friable Angular Blocky	2.5Y 5/2
25.2"-84"	Grayish Brown Fine Sand Friable Angular Blocky	
Observed H2O	None to depth	Roots 27.8"
ESHW	32.4"	Ledge None to depth



WETLANDS ON SITE HAVE BEEN DELINEATED BY ROBERT C. STEWART, JR., (AUGUST, 2017), USING STANDARDS ADOPTED BY THE STATE OF NEW HAMPSHIRE WETLANDS BUREAU, SPECIFICALLY, TECHNIQUES OUTLINED IN "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", TECHNICAL REPORT Y-87-1, (JAN 1987) AND THE MANUAL "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", (VERSION 3) PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.



ROBERT C. STEWART CWS #49

TOWN OF NEW LONDON
 SELECTMEN'S OFFICE
 JUN 05 2018
 RECEIVED

REVISIONS

No.	Description	Appd	Date

BOUNDARY PLAN
 LAND OF
 PETER & HARRIET MESSER
 TAX MAP 117, LOT 010
 TRACY ROAD, NEW LONDON, NH 03257
 MERRIMACK COUNTY

ECKMAN
 Engineering, LLC
 1950 Lafayette Road, Suite 301
 Portsmouth, New Hampshire 03802
 Phone: (603) 433-1354

FOR APPROVAL ONLY

TOPOGRAPHIC & WETLAND LOCATION PLAN

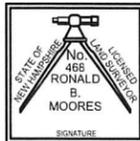
TOPO-1

FOR REGISTRY OF DEEDS USE ONLY

THE SUBDIVISION REGULATIONS OF THE TOWN OF NEW LONDON REQUIRE A PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR NOTIFICATION MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PRECISION OF CLOSED TRAVERSE IS BETTER THAN 1:15,000.

Ronald B. Moores 6/4/18
 RONALD B. MOORES L.L.S. #468 DATE



FOR APPROVAL ONLY

TAX MAP 117 LOT 001
 WALKER KATHRYN SEBRING TRUST
 WALKER KATHRYN SEBRING TRUSTEE
 1167 COUNTY RD.
 NEW LONDON, NH 03257

TAX MAP 117 LOT 003
 O'REILLY MAUREEN & ALAN ROGERS
 PO BOX 1396
 NEW LONDON, NH 03257

TAX MAP 117 LOT 004
 KATSANOS SOFIA
 1223 COUNTY RD
 NEW LONDON, NH 03257

TAX MAP 117 LOT 008
 HOAR MARTHA L 2015
 TRUST MARTHA HOAR TRUSTEE
 53 TRACY ROAD
 NEW LONDON, NH 03257

TAX MAP 117 LOT 009
 CARLUCCI GAIL P
 101 TRACY RD
 NEW LONDON, NH 03257

TAX MAP 117 LOT 013
 HANSEN JENNIFER
 1252 COUNTY ROAD
 NEW LONDON, NH 03257

WETLANDS ON SITE HAVE BEEN DELINEATED BY ROBERT C STEWART, JR., (AUGUST, 2017), USING STANDARDS ADOPTED BY THE STATE OF NEW HAMPSHIRE WETLANDS BUREAU, SPECIFICALLY, TECHNIQUES OUTLINED IN "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", TECHNICAL REPORT Y-87-1, (JAN 1987) AND THE MANUAL "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", (VERSION 3) PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.



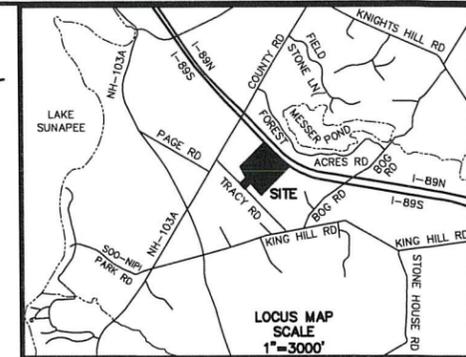
ROBERT C. STEWART CWS #49

I-89
 NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
 EXIT 16, 8 EASTMAN HILL RD
 ENFIELD, NH 03748

TAX MAP 118 LOT 003
 MESSER PETER J & HARRIET
 997 KING HILL RD
 NEW LONDON, NH 03257

ABBREVIATION AND SYMBOL LEGEND

- M.C.R.D. MERRIMACK COUNTY REGISTRY OF DEEDS
- IRON ROD
- ⊙ IRON PIPE
- ⊕ WELL
- ⊙ UTILITY POLE
- WETLANDS
- WOOD PRIVACY FENCE
- STONE WALL
- APPROX. TREE LINE
- CHAINLINK FENCE



TOWN OF NEW LONDON SELECTMEN'S OFFICE
 JUN 05 2018
 RECEIVED

DATE: JUNE 4, 2018
 SCALE: AS SHOWN
 DESIGNED BY: DEE
 DRAWN BY: SRP
 APPROVED BY: RBM
 PROJECT NO.: 18-159
 FILE NO.: 18-159-SUBDIVISION

TOWN OF NEW LONDON, NH PLANNING BOARD

WATER POLLUTION CONTROL BOARD CERTIFICATION NUMBER _____

STATE DREDGE AND FILL PERMIT NUMBER _____

APPLICATION FILED _____

HEARING DATE _____

APPROVAL DATE _____

SIGNATURES OF THE BOARD

CHAIR _____

VICE-CHAIR _____

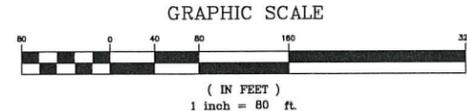
SECRETARY _____

NOTES:

- 1.) THE SUBJECT PARCEL IS LOT #10 ON THE TOWN OF NEW LONDON TAX MAP #117. THE OWNERS OF RECORD ARE MESSER FAMILY REVOCABLE TRUST AND PETER & HARRIET MESSER TRUSTEE, 997 KING HILL ROAD, NEW LONDON, NH 03257. DEED REFERENCE M.C.R.D. BOOK 3384 PAGE 1683.
- 2.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT #10 ON THE TOWN OF NEW LONDON TAX MAP #117 INTO 2 LOTS.
- 3.) THE SUBJECT PARCEL IS LOCATED IN THE AGRICULTURAL RESIDENTIAL ZONING DISTRICT. MINIMUM LOT FRONTAGE IS 200 (A FRONTAGE VARIANCE WAS GRANTED BY THE NEW LONDON ZONING BOARD OF ADJUSTMENT (ZBA) ON SEPTEMBER 12, 2017 TO ALLOW NO MORE THEN TWO LOTS ON THE SUBJECT PARCEL WITH LESS THEN THE REQUIRED FRONTAGE). MINIMUM LOT SIZE IS 4 ACRES. MINIMUM SETBACK REQUIREMENTS ARE 50' FRONT, 25' REAR, AND 25' SIDE. MAXIMUM POPULATION DENSITY IS ONE FAMILY PER 4 ACRES. NO MORE THEN 15% OF THE WETLAND AREA SHALL BE USED TOWARDS THE MINIMUM LOT SIZE.
- 4.) BEARINGS AND COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM(NAD 83), RESULTING FROM PRIMARY HORIZONTAL AND VERTICAL CONTROL OBSERVATIONS MADE WITH TOPCON DUAL FREQUENCY GLOBAL POSITIONAL SYSTEM RECEIVER. DATA WAS PROCESSED AT THE NATIONAL GEODETIC SURVEY'S OPUS SITE.

REFERENCE PLANS:

- 1.) BOUNDARY PLAN OF PROPERTY OF MESSER FAMILY REVOCABLE TRUST AND PETER & HARRIET MESSER TRUSTEE, NEW LONDON, NH. PREPARED BY ECKMAN ENGINEERING, LLC DATED OCTOBER 25, 2017.



SUBDIVISION PLAN

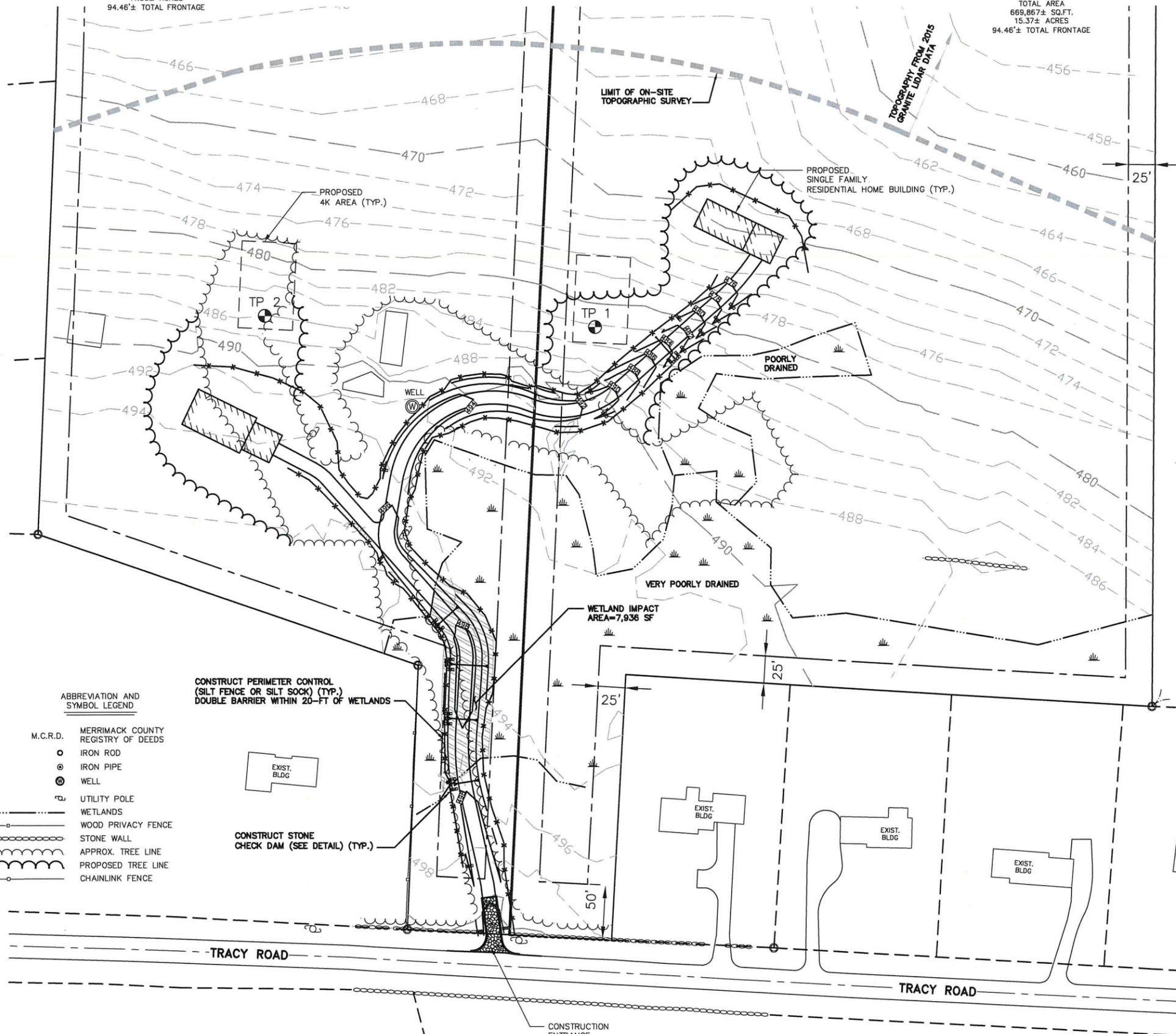
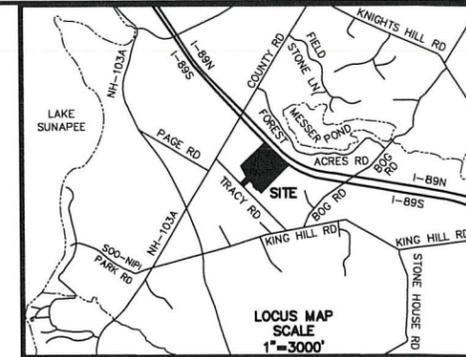
SUBDIVISION PLAN
 LAND OF
 PETER & HARRIET MESSER
 TAX MAP 117, LOT 010
 TRACY ROAD, NEW LONDON, NH 03257
 MERRIMACK COUNTY

ECKMAN Engineering, LLC
 1950 Lafayette Road, Suite 301
 Portsmouth, New Hampshire 03802
 Phone: (603) 433-1354

SD-1

**SUBJECT PARCEL
TAX MAP 117
PROPOSED LOT 010-1**
TOTAL AREA
521,410± SQ.FT.
11.96± ACRES
94.46± TOTAL FRONTAGE

**SUBJECT PARCEL
TAX MAP 117
PROPOSED LOT 010-2**
TOTAL AREA
669,867± SQ.FT.
15.37± ACRES
94.46± TOTAL FRONTAGE



**CONSTRUCT PERIMETER CONTROL
(SILT FENCE OR SILT SOCK) (TYP.)
DOUBLE BARRIER WITHIN 20'-FT OF WETLANDS**

**CONSTRUCT STONE
CHECK DAM (SEE DETAIL) (TYP.)**

**CONSTRUCTION
ENTRANCE
(SEE DETAIL)**

**ABBREVIATION AND
SYMBOL LEGEND**

- M.C.R.D. MERRIMACK COUNTY
REGISTRY OF DEEDS
- IRON ROD
- ⊙ IRON PIPE
- ⊕ WELL
- ⊔ UTILITY POLE
- WETLANDS
- WOOD PRIVACY FENCE
- STONE WALL
- APPROX. TREE LINE
- PROPOSED TREE LINE
- CHAINLINK FENCE

NOTES:

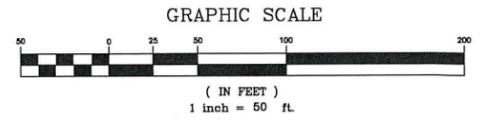
- 1.) THE SUBJECT PARCEL IS LOT #10 ON THE TOWN OF NEW LONDON TAX MAP #117. THE OWNERS OF RECORD ARE MESSER FAMILY REVOCABLE TRUST AND PETER & HARRIET MESSER TRUSTEE, 997 KING HILL ROAD, NEW LONDON, NH 03257. DEED REFERENCE M.C.R.D. BOOK 3384 PAGE 1683.
- 2.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT #10 ON THE TOWN OF NEW LONDON TAX MAP #117 INTO 2 LOTS.
- 3.) THE SUBJECT PARCEL IS LOCATED IN THE AGRICULTURAL RESIDENTIAL ZONING DISTRICT. MINIMUM LOT FRONTAGE IS 200 (A FRONTAGE VARIANCE WAS GRANTED BY THE NEW LONDON ZONING BOARD OF ADJUSTMENT (ZBA) ON SEPTEMBER 12, 2017 TO ALLOW NO MORE THEN TWO LOTS ON THE SUBJECT PARCEL WITH LESS THEN THE REQUIRED FRONTAGE). MINIMUM LOT SIZE IS 4 ACRES. MINIMUM SETBACK REQUIREMENTS ARE 50' FRONT, 25' REAR, AND 25' SIDE. MAXIMUM POPULATION DENSITY IS ONE FAMILY PER 4 ACRES. NO MORE THEN 15% OF THE WETLAND AREA SHALL BE USED TOWARDS THE MINIMUM LOT SIZE.
- 4.) BEARINGS AND COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM(NAD 83), RESULTING FROM PRIMARY HORIZONTAL AND VERTICAL CONTROL OBSERVATIONS MADE WITH TOPCON DUAL FREQUENCY GLOBAL POSITIONAL SYSTEM RECEIVER. DATA WAS PROCESSED AT THE NATIONAL GEODETIC SURVEY'S OPUS SITE.

REFERENCE PLANS:

- 1.) BOUNDARY PLAN OF PROPERTY OF MESSER FAMILY REVOCABLE TRUST AND PETER & HARRIET MESSER TRUSTEE, NEW LONDON, NH. SHEET BND-1, PREPARED BY ECKMAN ENGINEERING, LLC DATED OCTOBER 25, 2017.
- 2.) TOPOGRAPHIC AND WETLAND LOCATION PLAN OF PROPERTY OF MESSER FAMILY REVOCABLE TRUST AND PETER & HARRIET MESSER TRUSTEE, NEW LONDON, NH. SHEET TOPO-1, PREPARED BY ECKMAN ENGINEERING, LLC DATED OCTOBER 27, 2018.

STATE OF NEW HAMPSHIRE
DAVID E. ECKMAN
No. 0013
PROFESSIONAL ENGINEER
6/4/18

FOR APPROVAL ONLY



SHARED DRIVEWAY GRADING, EROSION & SEDIMENT CONTROL PLAN

**TOWN OF NEW LONDON
SELECTMEN'S OFFICE**
JUN 05 2018
RECEIVED

**SUBDIVISION PLAN
LAND OF
PETER & HARRIET MESSER
TAX MAP 117, LOT 010
TRACY ROAD, NEW LONDON, NH 03257
MERRIMACK COUNTY**

**ECKMAN
Engineering, LLC**
1950 Lafayette Road, Suite 301
Portsmouth, New Hampshire 03802
Phone: (603) 433-1354

No.	Description	Appd	Date

SD-2

PROJECT NAME AND LOCATION

PROPOSED PETER AND HARRIET MESSER TWO LOT SUBDIVISION LOCATED ON TAX MAP 117, LOT 010, TRACY ROAD, NEW LONDON, NEW HAMPSHIRE

DISTURBED AREA

The total area of disturbed land to be stabilized is approximately 79,220 SF or approximately 1.82± acres

SEQUENCE OF MAJOR ACTIVITIES

- 1. Install temporary erosion & sediment control silt socks, silt fence, check dams and construction entrance.
2. Clear brush and trees to minimum limits required to complete construction activities.
3. Adjust erosion and sediment control as needed following clearing and begin grubbing and stockpiling of topsoil in an upland area surrounded by perimeter control (silt fence/silt sock).
4. Install road base filter fabric, driveway embankment fill, driveway fill, equalizer pipes/culverts, roadway select; (bank run gravel & crushed gravel) and complete fine grading activities.
5. Install 4" loam, seed and mulch all areas not stabilized with gravel, crushed stone or paved.
6. Monitor and maintain all required erosion and sediment control BMP's until site is permanently stabilized.
7. When permanent erosion and sediment control measures are in place (vegetation 85% stabilized) as determined by the engineer and all construction activity is complete remove temporary erosion control measures and all sediment that has been trapped by these devices from the project area.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

Stabilization shall be initiated on all loam stockpiles and disturbed areas where construction activity will not occur for more than twenty one (21) calendar days by the third (3) day after construction activity has permanently or temporarily ceased in that area. Stabilization measures to be used include:

- a. Temporary seeding.
b. Mulching.
c. Stone rip rap.

During construction, runoff will be diverted around the site with earth dikes, piping or stabilized channels where possible. Sheet runoff from the site will be filtered through straw bale barriers and/or silt fences. Concentrated runoff will be directed through stone check dams wrapped in medium weight geosynthetic filter fabric. All storm drain inlets shall be provided with barrier filters (silt socks). Riprap shall be provided at the outlets of drainage pipes where erosive velocities are encountered. All erosion control measures shall be stabilized prior to directing runoff to them.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

These are the general inspection and maintenance practices that will be used to implement the plan.

A. GENERAL

- The smallest practical portion of the site will be denuded at one time.
All control measures will be inspected daily or as required and following any storm event of 0.25 inches or greater.
All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
Built up sediment will be removed from silt fence or straw bale barriers when it has reached one third the height of the fence or bale.
All diversion dikes will be inspected and any breaches promptly repaired.
Temporary seeding and planting will be inspected for bare spots, washouts, and unhealthy growth.
A maintenance inspection report will be made after each inspection.

and repair activities, and filling out the inspection and maintenance report.

- An Owner's Representative shall inspect the site on a periodic basis to assure compliance with the Plan.
At no time shall the total disturbed area be greater than 5 acres

- Straw Bales
The contractor will be responsible for inspections, maintenance

B. FILTERS

- Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
All bales shall be either wire-tied or string-tied. Bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of four (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built up to four (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or re-bars shall be driven deep enough into the ground to securely anchor the bales.
The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales.
Silt Fence

Table with 3 columns: Physical Property, Test, Requirements. Rows include Filtering Efficiency (VTM-51, 75% minimum), Tensile Strength at 20% Maximum Elongation* (VTM-52, Extra Strength 50 lb/in in (min)), Flow Rate (VTM-51, 0.3 gal/sf/min (min) Standard Strength 30 lb/in in (min))

- * Requirements reduced by 50 percent after six (6) months of installation.
Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable life.
The height of a silt fence shall not exceed thirty-six (36) inches.
The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum six (6) inch overlap, and securely sealed.
Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (minimum of 16 inches).
A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.
When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.
The trench shall be backfilled and the soil compacted over the filter fabric.
Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

- Sequence of Installation
Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.
Maintenance
Straw bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

- Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
Sediment deposits should be removed after each storm event. They must be removed when deposits reach approx. one third (1/3) the height of the barrier.
Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

- MULCHING
Timing
In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.
Apply mulch prior to any storm event.
This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
Required Mulching within a specified time period.
All cut and fill slopes require a minimum of 4 inches of loam and shall be seeded and mulched within 72 hours of their construction.

- Guidelines for Winter Mulch Application.
When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6,000 pounds of hay or straw per acre. A tackifier may be added to the mulch.
Maintenance
All mulches must be inspected periodically, in particular after rainstorms, to check for fill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

- TEMPORARY GRASS COVER
Seedbed Preparation
Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
Seeding
Utilize annual rye grass at a rate of 40 lbs/acre.
Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
Maintenance
Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

- PERMANENT GRASS COVER
Seedbed Preparation
Slopes shall not be steeper than 2:1 with 3:1 or steeper slopes preferred. Surface and seepage water shall be drained or diverted from the site. Stones larger than 4" and trash shall be removed from the site. Till soil to a depth of 4" to prepare seedbed and mix fertilizer and lime into soil.
Establishing a Stand
Apply fertilizer at the rate of 500 pounds per acre of 10-20-20. Apply agricultural limestone at a rate of two (2) tons per acre.
Seed type shall be a mixture of Tall Fescue, Creeping Red Fescue, and Redtop at a total seed rate of 42 pounds per acre. The seed distribution shall be:
Tall Fescue = 20 pounds per acre,
Creeping Red Fescue = 20 pounds per acre,
Redtop = 2 pounds per acre.
Seed should be spread uniformly by appropriate method based on site including, broadcasting, drilling, and hydroseeding. Cover seed with 0.25" of soil when broadcasting is incorporated.
Seeded areas shall be mulched with straw to allow planting from early spring to early October. Mulch shall be held in place using appropriate techniques from the Best Management Practice for mulching.
Maintenance
Planted areas shall be protected from damage by fire, grazing, traffic, and dense weed growth. Waterways, channels, and swales may require occasional mowing to control growth of woody vegetation.

- WINTER NOTES
The following are the winter erosion control practices implemented to protect the areas of disturbance during the winter period.
All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events.
All ditches or swales which do not exhibit a minimum of 85% vegetative growth by Oct. 15th, or which are disturbed after Oct. 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.
After November 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

- WASTE DISPOSAL
WASTE MATERIALS
All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited in a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.
HAZARDOUS WASTE
All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in these practices by the superintendent.
SANITARY WASTE
All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

- SPILL PREVENTION
MATERIAL MANAGEMENT PRACTICES
The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to stormwater runoff.
Good Housekeeping:
The following good housekeeping practices will be followed on site during the construction project:
An effort will be made to store only sufficient amounts of products to do the job.
All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.
Manufacturer's recommendations for proper use and disposal will be followed.
The site superintendent will inspect daily to ensure proper use and disposal of materials.
Substances will not be mixed with one another unless recommended by the manufacturer.
Whenever possible all of a product will be used up before disposing of the container.

- Hazardous Products:
The following practices will be used to reduce the risks associated with hazardous materials:
Products will be kept in their original containers unless they are not resealable.
Original labels and material safety data will be retained for important product information.
Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

- PRODUCT SPECIFICATION PRACTICES
The following product specific practices will be followed on site:
Petroleum Products:
All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.
Fertilizers:
Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.
Paints:
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.
Concrete Trucks:
Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site.

- SPILL CONTROL PRACTICES
In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:
Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sodawest and plastic or metal trash containers specifically for this purpose.
All spills will be cleaned up immediately after discovery.
The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.
The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.
The site superintendent responsible for day-to-day site operations will be the spill prevention and cleanup coordinator.

- TIMING OF CONTROLS/MEASURES
As indicated in the sequence of Major Activities the straw bales and/or silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Areas where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within three (3) days of the last disturbance. Permanent stabilization measures shall be installed within 72 hours of achieving final grade. Once construction activity ceases permanently in an area, silt fences and/or straw bale barriers and any earth/dikes will be removed once permanent measures are established. Disturbed area resulting from the silt fence and/or straw bale barriers shall be permanently seeded and all accumulated sediment properly disposed of.

- SPECIAL NOTES:
1. An area shall be considered stable if one of the following has occurred:
a) Base course gravels have been installed in areas to be paved,
b) A minimum of 85% vegetated growth has been established,
c) Permanent stone lining has been properly installed,
d) Erosion control blankets have been properly installed.
1. Any top soil, fill material (free from organic material), or debris stock-piled on-site shall have a temporary silt fence placed around it. This sediment barrier shall be constructed in accordance with details provided or as specified within the construction documents.
2. The erosion and sediment control program was designed based upon the site plans prepared by Eckman Engineering, LLC. If design revisions occur, the program proposed shall be revised accordingly.
3. The contractor's superintendent shall monitor the erosion control measures daily, repairs and/or adjustments to the system shall be made immediately as required to insure proper function of the measures.

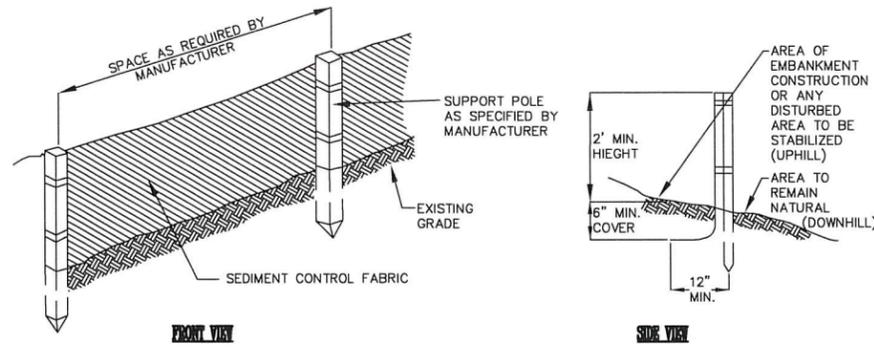


DATE: JUNE 24, 2018
SCALE: AS SHOWN
DESIGNED BY: DEE
DRAWN BY: SRP
APPROVED BY: RBM
PROJECT NO.: 16-159
FILE NO.: 16-159-SUBDIVISION

SUBDIVISION PLAN
LAND OF
PETER & HARRIET MESSER
TAX MAP 117, LOT 010
TRACY ROAD, NEW LONDON, NH 03257
MERRIMACK COUNTY

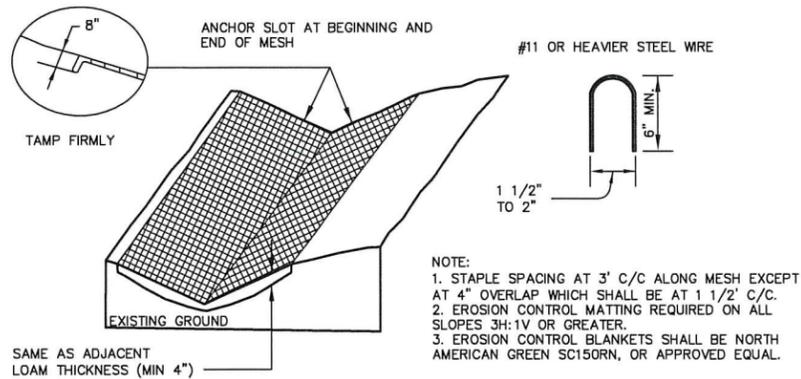


FOR APPROVAL ONLY

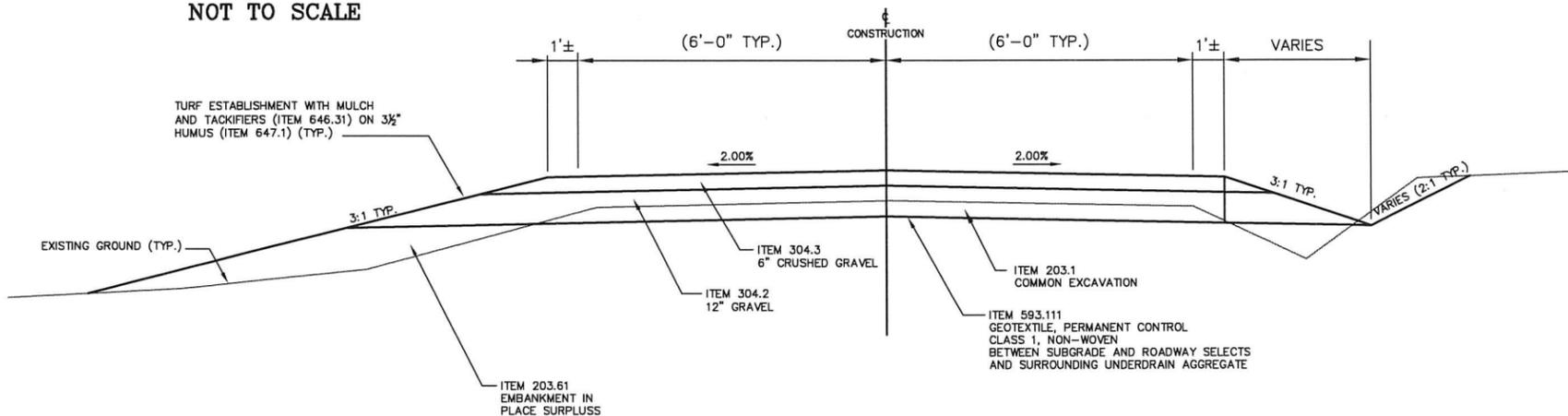


- NOTES:**
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATE AUGUST 1992.
 2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES.
 3. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
 4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
 5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
 6. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND TO A MINIMUM OF 8 INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.
 7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
 8. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 9. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 10. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 11. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
 12. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

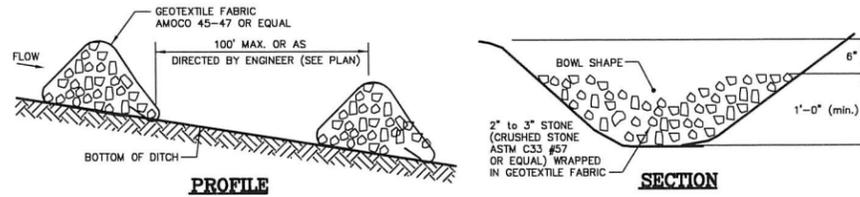
SILT FENCE
NOT TO SCALE



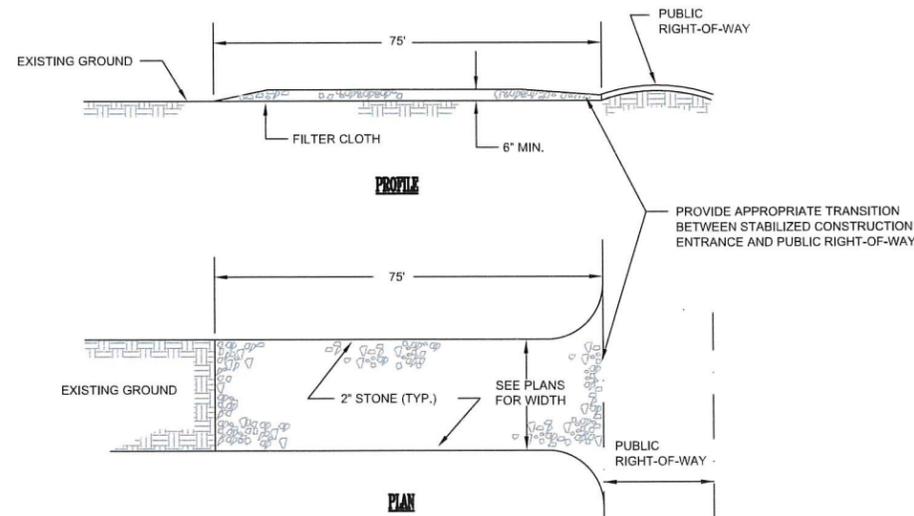
EROSION CONTROL MATTING
NOT TO SCALE



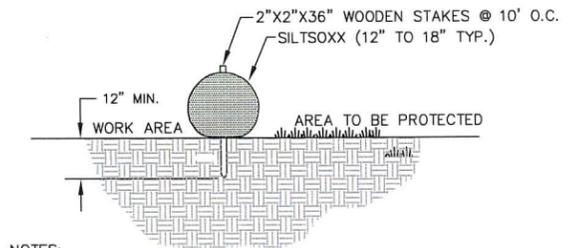
TYPICAL DRIVEWAY SECTION
(NOT TO SCALE)



STONE CHECK DAM
NOT TO SCALE

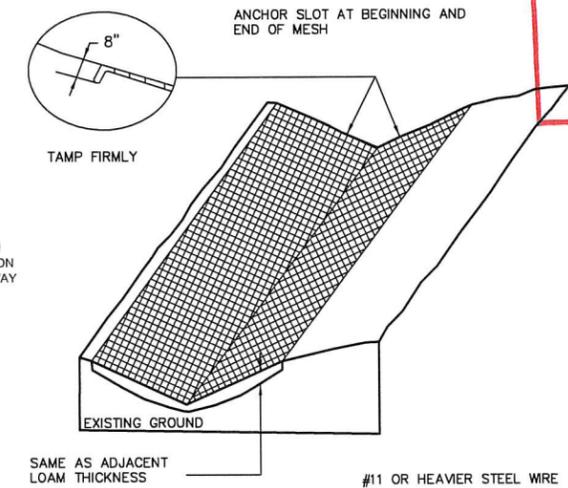


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



- NOTES:**
1. SILT SOCKS TO BE FILTREXX SILT SOCKS OR APPROVED EQUAL
 2. ADJACENT TO WETLANDS OR WATER BODIES A DOUBLE ROW OF PERIMETER BARRIER SILT SOCK OR APPROVED EQUAL IS REQUIRED.

SILT SOCK DETAIL
NOT TO SCALE



- NOTES:**
1. Ditch lines where the proposed centerline grade is less than 5%, matting will be used for erosion control unless otherwise shown on plans.
 2. Ditch lines where the proposed centerline grade is 5% or greater, stone will be used for erosion control.
 3. All slopes steeper than 2:1 shall have riprap protection.
 4. All slopes flatter than or equal to 2:1 shall have 3 inches of loam and then hydro-seeded.

EROSION CONTROL MATTING
(NOT TO SCALE)



FOR APPROVAL ONLY

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
JUN 05 2018
RECEIVED

DATE: JUNE 4, 2018
SCALE: AS SHOWN
DESIGNED BY: DEE
DRAWN BY: SRP
APPROVED BY: RBM
PROJECT NO.: 16-159
FILE NO.: 16-159-SUBDIVISION

SUBDIVISION PLAN
LAND OF
PETER & HARRIET MESSER
TAX MAP 117, LOT 010
TRACY ROAD, NEW LONDON, NH 03257
MERRIMACK COUNTY

ECKMAN
Engineering, LLC
1950 Lafayette Road, Suite 301
Portsmouth, New Hampshire 03802
Phone: (603) 433-1354