

EXHIBIT A1

APPLICATION FOR SUBDIVISION REVIEW

APPLICATION FOR: MINOR SUBDIV. DATE APPLICATION SUBMITTED: \_\_\_\_\_  
 Phase I Conceptual Review Phase (Done)  
 Phase II Preliminary Plan or Design Review Phase  
 Phase III: Final Subdivision Plat Phase

NAME OF APPLICANT: ARNOLD & ANNE WOOD  
ADDRESS: 65 MOSTYN ST. SWAMPSCOTT, MA 01907  
DAYTIME PHONE NUMBER: \_\_\_\_\_

NAME OF PROPERTY OWNER: same as above  
(If other than applicant)  
ADDRESS: \_\_\_\_\_  
DAYTIME PHONE NUMBER: \_\_\_\_\_

LOCATION OF PROPERTY: 1845 KING HILL RD

TAX MAP(S): 137 LOT(S): 19 ZONE DISTRICT(S): \_\_\_\_\_

NUMBER OF LOTS PROPOSED: 3

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: KING HILL RD

*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  No  
WETLAND BUFFERS IMPACTED? \_\_\_\_\_ Yes  No  
STEEP SLOPE AREA IMPACTED? \_\_\_\_\_ Yes  No  
STREAM(S) IMPACTED? \_\_\_\_\_ Yes  No  
STREAM BUFFER(S) IMPACTED? \_\_\_\_\_ Yes  No  
LOCATED OVER AN AQUIFER? \_\_\_\_\_ Yes \_\_\_\_\_ No  
LOCATED WITHIN A 100 YEAR FLOODPLAIN? \_\_\_\_\_ 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

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
DEC 15 2016  
RECEIVED

**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: 11/19/16

SIGNATURE OF PROPERTY OWNER *Annalyn Wood*  
*Annalyn Wood*

SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner if agent)

*Harry J. Burgess*

*I AUTHORIZE HARRY BURGESS, SURVEYOR  
TO BE my agent at the planning board  
meetings*

*Annalyn Wood*  
*Annalyn Wood*



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 he Planning Board			



# Harry J. Burgess

Registered Land Surveyor/Consulting Forester  
192 Hibbard Road  
Bath, New Hampshire

NH & VT

Phone: (603) 838-5260  
pioneersurveying@gmail.com

Date: September 16, 2016



## LOT 19-1

### TEST PIT #1 (OLD PASTURE)

0-12" DARK BROWN LOAM  
12-22" 2.5Y 5/6 LOAMY SAND, STONEY, LOOSE, DRY  
22-36" 5Y 5/3 LOAMY SAND, LOOSE, DRY, ROOTS TO 36"  
36-72" 5Y 5/3 LOAMY SAND, FIRM, COMPACT, 20% STONES

NO WATER OR LEDGE OBSERVED, ESHWT @ 36"  
PERC RATE OF 4 MINUTES PER INCH AT 24 INCHES

## LOT 19

### TEST PIT #2 (WOODED)

0-10" DARK BROWN LOAM  
10-24" 10YR 4/6 SANDY LOAM, LOOSE, DRY  
24-60" 2.5Y 6/4 LOAMY SAND, LOOSE, DRY  
60"+ 5Y 4/2 LOAMY SAND, FIRM, COMPACT, 5% STONES

NO WATER OR LEDGE OBSERVED, ESHWT @ 60"  
PERC RATE OF LESS THAN 1 MINUTE PER INCH AT 24 INCHES

## LOT 19-2

### TEST PIT #3 (WOODED)

0-6" DARK BROWN LOAM  
6-14" 10YR 3/2 SANDY LOAM, LOOSE, DRY  
14-18" 10YR 3/6 SANDY LOAM, LOOSE, DRY  
18-42" 2.5Y 5/2 MEDIUM SAND, LOOSE, DRY  
42-66" 5Y 4/3 LOAMY SAND, FIRM, COMPACT

NO WATER OR LEDGE OBSERVED, ESHWT @ 42"  
PERC RATE OF 4 MINUTE PER INCH AT 24 INCHES



*Harry J. Burgess*



December 15, 2016

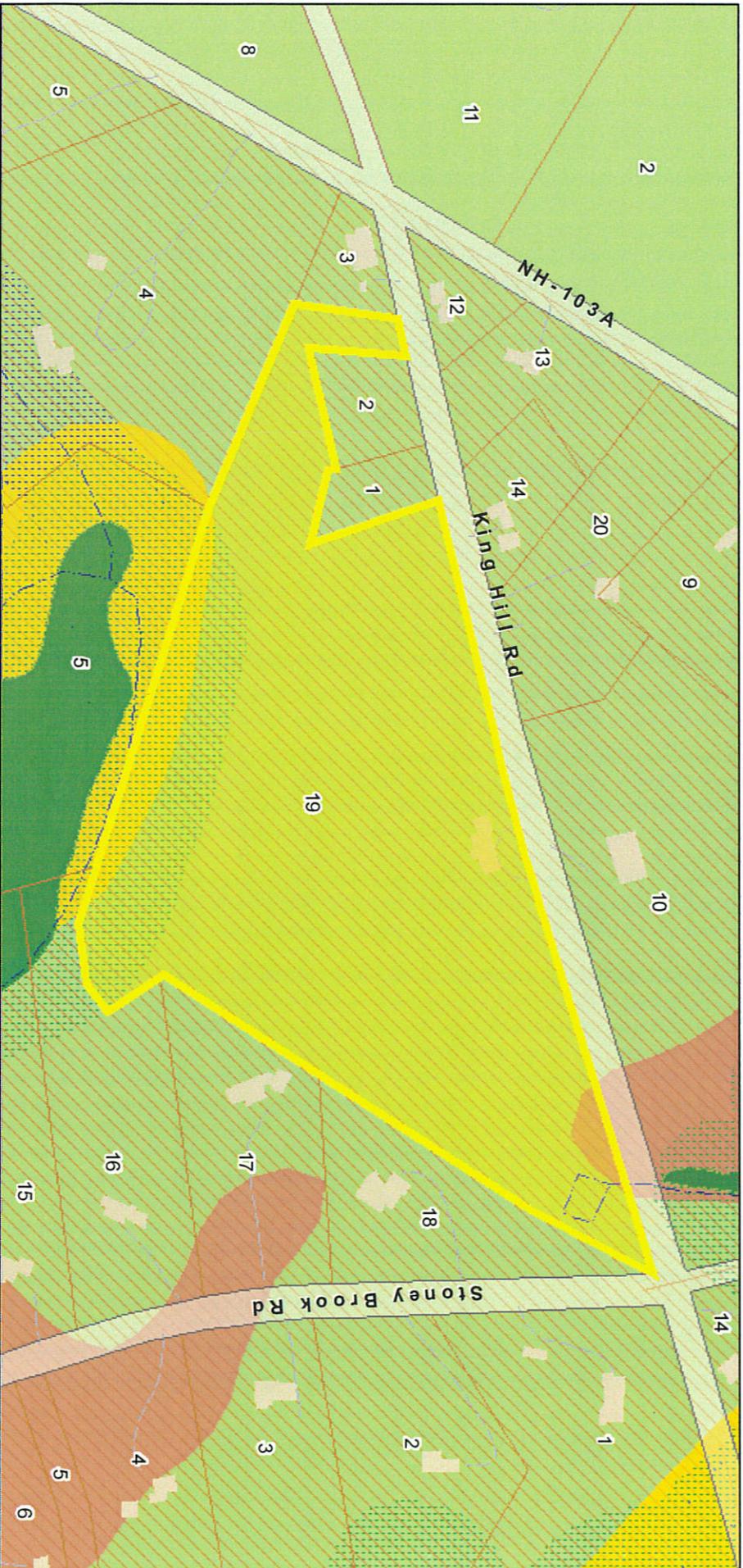
# Wood 137-019-000

Tri Town, NH

1 inch = 250 Feet



www.cai-tech.com



	PROPERTYLINE		New London Buildings		Wetland 100 Foot Buffer		Very Poorly Drained
	ROAD		Right of Ways		Stream Overlay 100 Foot Buffer		Workforce Housing Overlay District
	ROAD-SCENIC		Street Names		Tax Map Wetlands		AGRICULTURAL/RURAL RESIDENTIAL
	DW		USGS Hydrography		Tax Map Wetlands		Poorly Drained Soils
	WETLAND						

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.



**King Hill Road Conceptual Subdivision Plan. Property owned by Arnold & Anne Wood. Property located at 1845 King Hill Road. Tax Map 137-019-000. Agent for owner, Richard Carter of CQ Builders.**

Richard Carter, Contractor & Harry Burgess, Surveyor explained to the Board they would like to discuss developing a cluster subdivision on the 15 +/- acres which is zone ARR. Chair Gorman and Ms. St. John cited provisions of the Zoning Ordinance related to Article VI, Agricultural and Rural Residential; Article XVIII, Cluster Developments and discussed density. The applicants were advised to develop a plan that meets the requirements of the Zoning Ordinance or to seek applicable variances from the Zoning Board of Adjustment.

**Amend Planning Board Meeting Schedule**

- ✓ For the month of September, the Planning Board will meet on September 20 and September 27. The September 13<sup>th</sup> meeting will be cancelled, as this is the State Election Primary day.

**Committee Reports from Planning Board Representatives**

**Energy Committee** – Tim Paradise reported

- ✓ No comments.

**Conservation Commission** – Tim Paradis reported

- ✓ Clark Lookout property annexation.

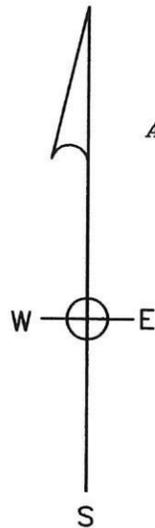
**Board of Selectmen (BOS)** – Selectmen Kidder reported

- ✓ The BOS will be meeting with Dubois and King, the Engineers for the Pleasant Lake Dam. Depending on the scenarios offered, their estimates the project to cost in the range between \$405,000 and \$485,000. She said the Selectmen have asked for renderings of each scenario, as the appearance of the dam is important.
- ✓ Elkins sidewalk project is complete and they plan to dedicate the sidewalks to Bob and Janet MacMichael on July 31 before the bandstand concert.
- ✓ Richard Lee, Public Works Director prepared a list for the BOS - a prioritized project list for things needing to be done in the town, along with cost estimates for most things.
- ✓ Approved the expenditure of \$12,600 for the painting of outside features of Whipple Hall, as well as having the gutters oiled, and other maintenance items. The cupola is to be repaired soon.
- ✓ Attended a Dispatch meeting recently and said they are still working on a formula to charge the member towns fairly for the service.
- ✓ At the last Recreation meeting, they discussed the 2<sup>nd</sup> Annual Strawberry Festival which was successful and grossed \$3,100 which goes towards camperships for the Sun 'n Fun Day Camp. Field trips put on by the Recreation Department on Wednesdays average 70 campers. They have been using the old and new van and have rented a bus for these trips as needed, but plan to sell the old van at the end of the summer.

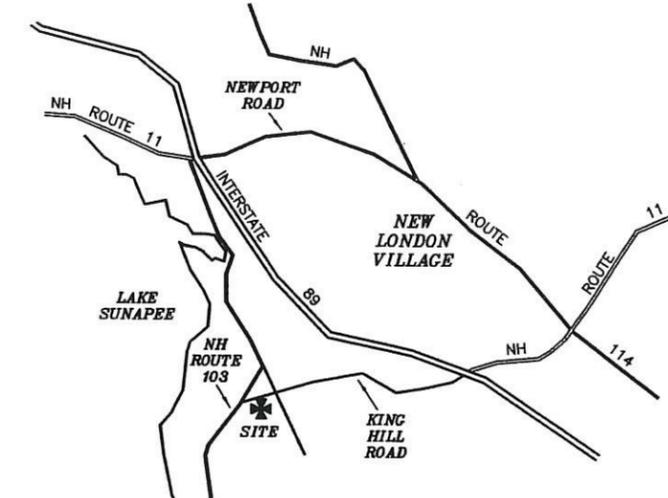
**Regional Planning Commission-** Liz Meller reported

- ✓ She and Bill Helm (Board of Selectmen Chair) will be meeting with Nate Miller, Director of the RPC.
- ✓ She is on the RPC Regional Bus Committee. The State has approved a survey plan to be done in the next year to see if it would be a good idea to have a bus from New London to Lebanon. It would go to the Dartmouth Hitchcock Medical Center (DHMC) and Hanover. It was initially thought that people could pick up the bus at the Exit 12 Park and Ride but this idea was put aside as parking is already an issue there. Also, there seems to be a problem in that area with vandalism

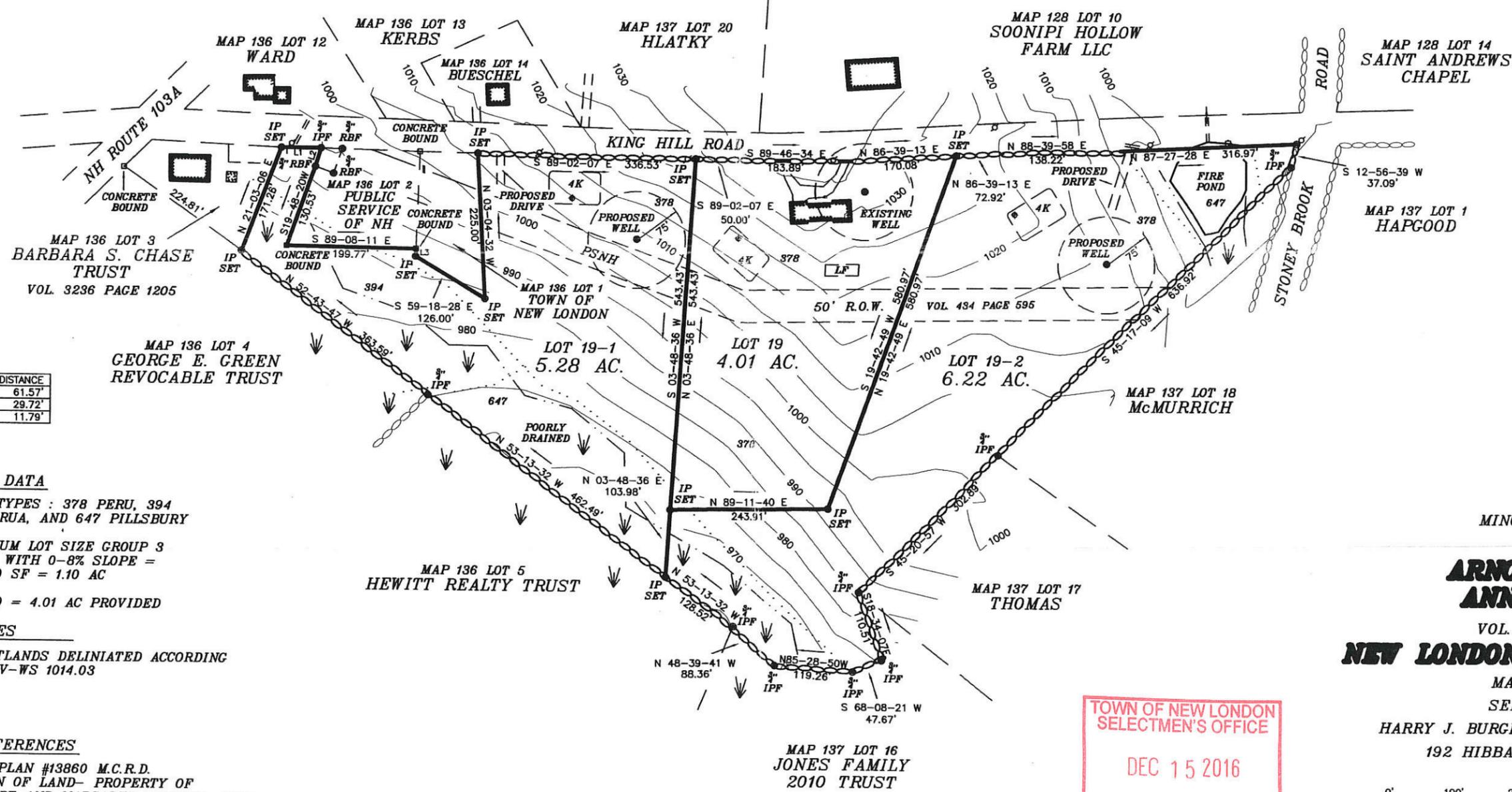
N.



ALL BEARINGS ARE BASED  
ON MAGNETIC NORTH  
JUNE 20, 2016



LOCATION MAP



APPROVED BY  
NEW LONDON TOWN PLANNING BOARD

DATE \_\_\_\_\_ CHAIR \_\_\_\_\_  
SECRETARY \_\_\_\_\_

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89-33-57 E	61.57'
L2	S 16-59-36 W	29.72'
L3	S 02-41-19 W	11.79'

LOT DATA

SOIL TYPES : 378 PERU, 394 CHOCORUA, AND 647 PILLSBURY

MINIMUM LOT SIZE GROUP 3  
SOILS WITH 0-8% SLOPE =  
48,000 SF = 1.10 AC

LOT 19 = 4.01 AC PROVIDED

NOTES

1) WETLANDS DELINIATED ACCORDING  
TO ENV-WS 1014.03

REFERENCES

SEE PLAN #13860 M.C.R.D.  
"PLAN OF LAND- PROPERTY OF  
ROBERT AND MARGARET THOMAS", NEW  
LONDON, NH BY JOHN H. MORSE  
DECEMBER 1982

LEGEND

- IP SET/FOUND
- CONCRETE BOUND
- UTILITY POLE
- HYDRANT
- ∥ CULVERT
- STONE WALL
- FENCE
- SOIL LINE
- WETLANDS
- WELL
- ◆ TEST PIT

MINOR SUBDIVISION

LAND OF

**ARNOLD S. WOOD**  
**ANNE M. WOOD**

VOL. 3518 PAGE 728

**NEW LONDON, NEW HAMPSHIRE**

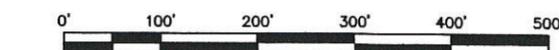
MAP 137 LOT 19

SEPTEMBER 2016

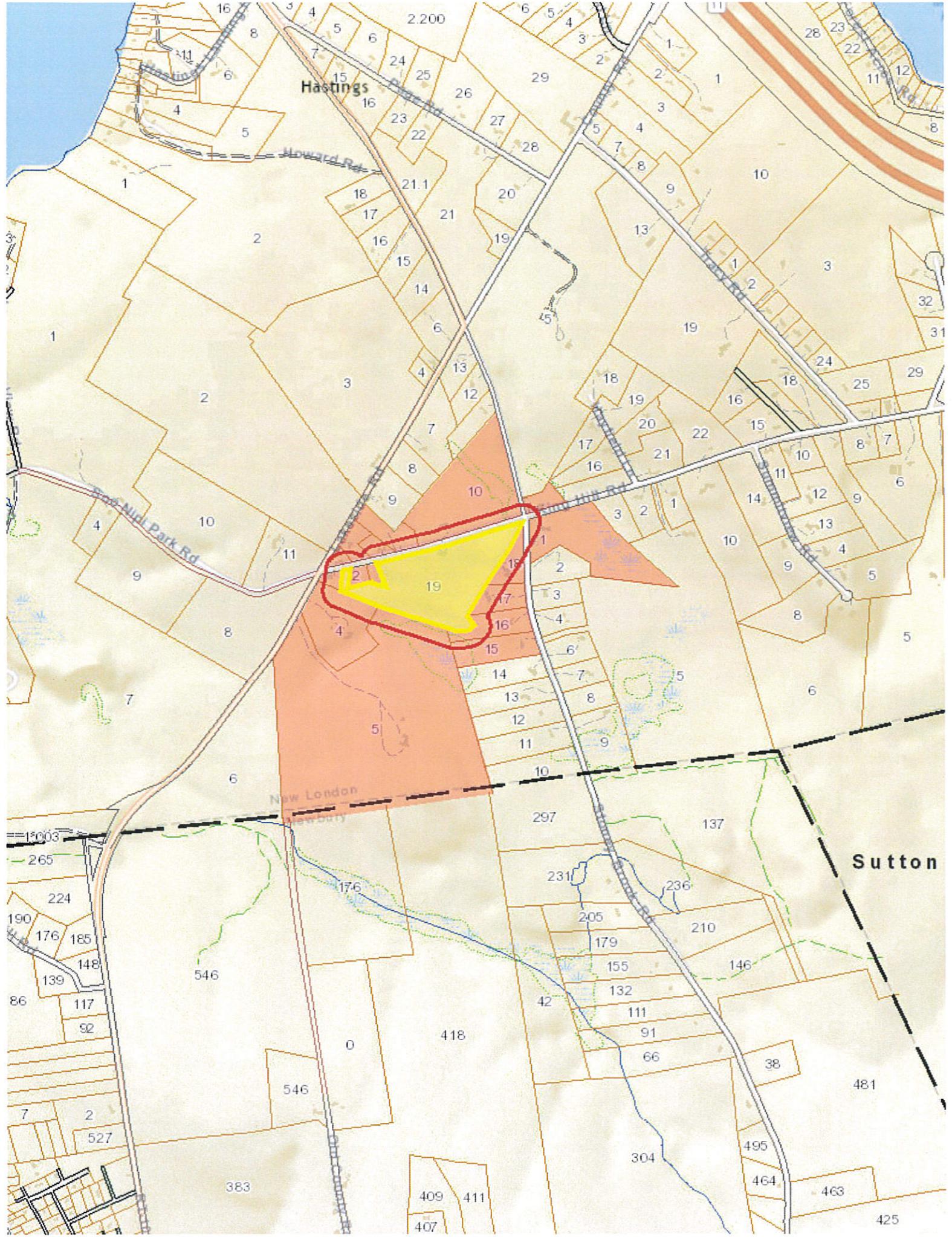
HARRY J. BURGESS SURVEYOR/FORESTER

192 HIBBARD ROAD, BATH, N.H.

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
DEC 15 2016  
RECEIVED



Scale: 1 inch = 100 feet



Hastings

Howard Rd

Nipl Park Rd

New London  
Newbury

Sutton

1:003

265

224  
190  
176  
185  
148  
139  
86  
117  
92

7  
2  
527

383

546

0

546

418

409  
411  
407

297

231

205

179

155

132

111

91

66

137

210

146

38

481

304

495

464

463

425

176

236

210

146

38

481

304

495

464

463

425

481

463

425

CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
WOOD ARNOLD & ANNE	4 Rolling	5 Well	1 Paved	3 Rural	RESIDENTL	Code 1010	Appraised Value 201,700
65 MOSTYVN STREET		6 Septic			RES LAND	Code 1010	Appraised Value 91,300
SWAMPSCOTT, MA 01907					RESIDENTL	Code 1010	Appraised Value 2,700
Additional Owners:					CU LAND	Code 6000	Appraised Value 34,100
					CU LAND	Code 6153	Appraised Value 25,900
					CU LAND	Code 6800	Appraised Value 80,000
SUPPLEMENTAL DATA							
Other ID:	00137	00002	00000				
ZONE	UTLILITY	MP	SEPTIC INFOR				
WARD	WARD	WF	CONSERVAT				
PREC.	PREC.						
ROAD	ROAD						
GIS ID:	137-019-000						
ASSOC PID#							
RECORD OF OWNERSHIP							
WOOD ARNOLD & ANNE	BK-VOL/PAGE	3518/726	SALE DATE	06/10/2016	Q	Yr. Code	201,700
THOMAS ROBERT F		2048/1368		10/16/2009	U	2016	91,300
THOMAS ROBERT						2016	2,700
						2016	3,180
						2016	403,2015
						2016	403,2015
						Total:	299,283

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NBHD/SUB		NBHD Name			Tracing			Batch
0001/A								
NOTES								
WORK -FOR 4/17 UG- FOR GRADE AND COND.								
AND MEASURE DECK								
8/16-HOUSE UNDERGOING RENOS								
AND EXT. NEW ROOF DONE B4 SALE								
INT UPDATES INCLUDE NEW KITCH, FLOORING								
BATHRMS-EXTENSION OF DECK EXTERIOR								

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
APPRAISED VALUE SUMMARY								
								199,100
								2,600
								2,700
								91,300
								140,000
								435,700
								0
								435,700

Permit ID	Issue Date	Type	Description	Amount	Hsp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result
16-084	08/24/2016	RE	REMODEL	50,000		0		Interior/exterior & deck	08/08/2016			KM	SR	SALE REVIV
									07/06/2016			KM	AC	ADMIN DATA ENTRY
									02/12/2013			RE	M	MEASURE
									02/02/2013			NB	CB	CALL BACK
									09/07/2010			KM	FR	IN FIELD REVIEW

B	Use Code	Use Description	Zone	D	Front Depth	Units	Unit Price	I	Factor S.A.	Acre	C	Disc Factor	ST	Adj.	Notes-Adj	Special Pricing	S Adj	Fact Adj.	Unit Price	Land Value
1	1010	Single Fam MDL-01	ARR		1375	43,560	1.99	1.0000	4	1.0000	1.00	0.9100	1.00	0.00			1.00	1.00	4,550.00	86,700
1	1010	Single Fam MDL-01	ARR			1,000	5,000.00	1.0000	0	0.9100	1.00	0.95	0.00	0.00			1.00	1.00	4,332.50	4,600
1	6000	FARM LAND	ARR			7,900	5,000.00	1.0000	0	0.9100	0.95	0.00	0.00	0.00			1.00	1.00	4,332.50	34,100
1	6153	HD UNMNGD	ARR			6,000	5,000.00	1.0000	0	0.9100	0.95	0.00	0.00	0.00			1.00	1.00	4,332.50	25,900
1	6800	FF IN CU	ARR			400,000	200.00	1.0000	0	1.0000	1.00	0.00	0.00	0.00			1.00	1.00	200.00	80,000

Building Permit Record	Visit/Change History

Parcel Total Land Units:	Parcel Total Land Area:	Total Land Value:
15.90 AC	15.9 AC	231,300



**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Design/Appeal	04		Average +				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	21		Stone/Masonry				
Exterior Wall 2	25		Vinyl Siding				
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2	07		K PINE/A WD				
Interior Flr 1	12		Hardwood				
Interior Flr 2	02		Oil				
Heat Fuel	05		Hot Water				
Heat Type	03		Central				
AC Type	03		3 Bedrooms				
Total Bedrooms	03						
Total Bathrooms	2						
Total Half Baths	1						
Total Xtra Fixurs	7						
Total Rooms	02						
Bath Style	02						
Kitchen Style	02						

**OB-OUTBUILDING & YARD ITEMS(L) /XF-BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr.	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
RPV2	RES PAV MEI	L	1	2,000.00	2003		0			100	2,000
SHDI	SHED FRAME	L	1	20.00	2003		0			30	700
FPL1	FIREPLACE 1	B	1	2,400.00	1991		1			100	1,800
FPO	EXTRA FPL O	B	1	1,000.00	1991		1			100	800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,902	1,902	1,902		186,469
FEP	Enclosed Porch	0	176	123		12,059
FGR	Attached Garage	0	568	199		19,510
FOP	Open Porch	0	24	5		490
UBM	Unfinished Basement	0	1,902	380		37,255
WDK	Deck	0	280	28		2,745
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,902</b>	<b>4,852</b>	<b>2,637</b>		<b>258,528</b>

