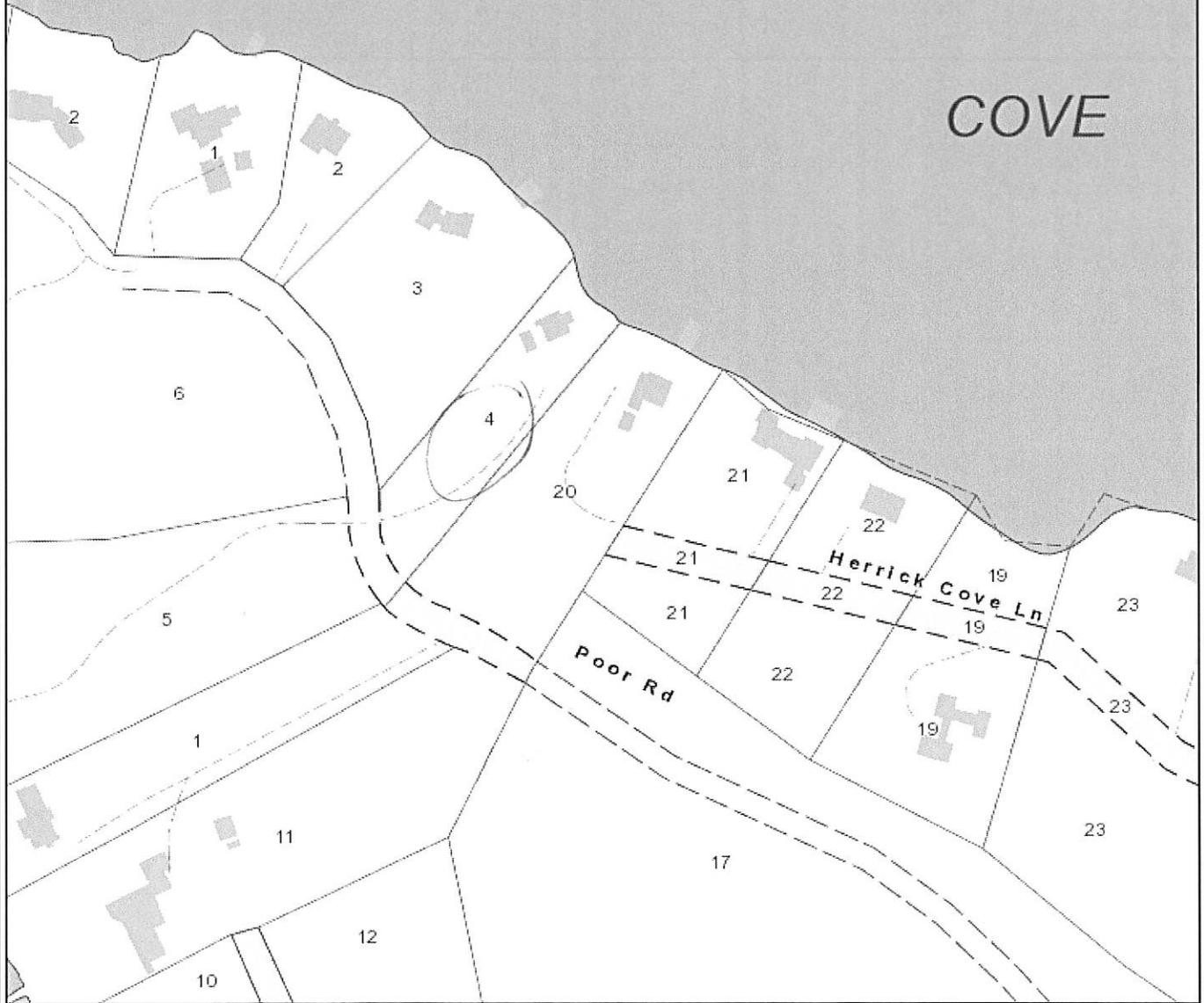
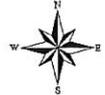


HERRICK

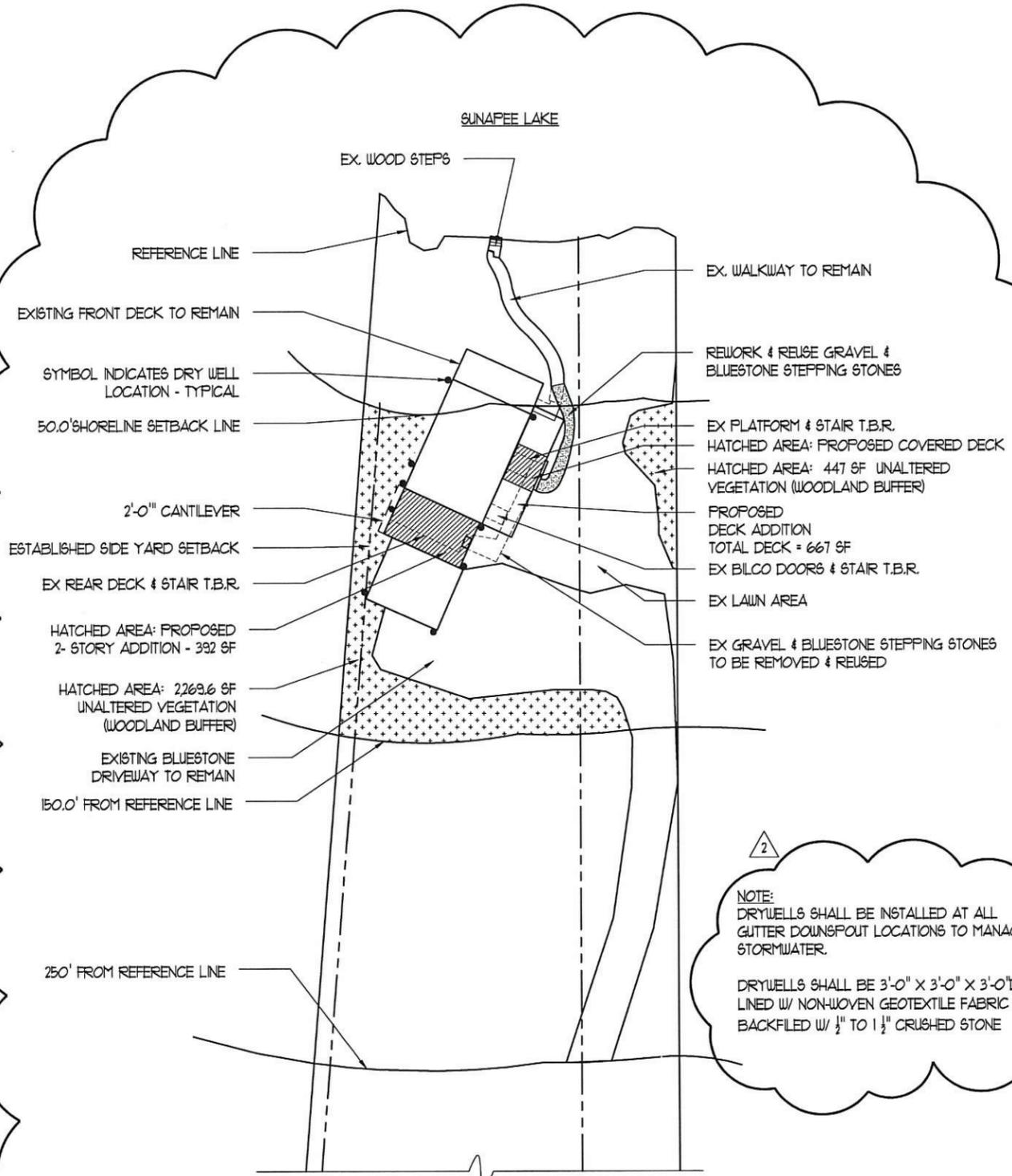
COVE



Alepa at 178 Poor Road TM 091-004
Tri Town, NH
1 Inch = 200 Feet
December 04, 2015



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.



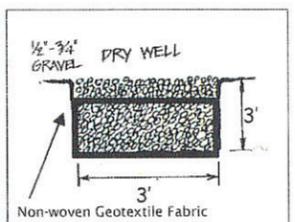
NOTE:
DRYWELLS SHALL BE INSTALLED AT ALL GUTTER DOWNSPOUT LOCATIONS TO MANAGE STORMWATER.

DRYWELLS SHALL BE 3'-0" X 3'-0" X 3'-0" D LINED W/ NON-WOVEN GEOTEXTILE FABRIC & BACKFILED W/ 1/2" TO 1 1/2" CRUSHED STONE

2

Installation

1. Drywells should measure about 3' x 3' x 3', be lined with non-woven geotextile fabric and back-filled with 1/2" to 1 1/2" crushed stone.
2. Slope the bottom of the drywell away from the house so that water does not drain towards the foundation. Make sure to dispose of the removed soil in areas where it will not wash into lakes and streams.
3. Extend the life of the dry well by lining the sides with non-woven geotextile fabric and filling to within 3" of the ground level with stone. Fold a flap of filter fabric over the top of the dry well and top off with additional stone.
4. Direct gutter downspout to the drywell.



Note: Drywells work best in sand and gravelly soils that can quickly disperse a large volume of water. They should not be used on structures with improperly sealed foundations, as flooding may result. If flooding is of concern, place the drywell 6' away from the base of the foundation.

Maintenance

To maintain these structures, periodically remove accumulated debris and weeds from the surface. Non-woven geotextile fabric will extend the life of these structures, however, they will eventually clog over time and the stone will need to be removed and washed to clean out the accumulated sediment and debris.

3

NOTE:

REWORKING AND EXTENSION OF EXISTING PATHWAY WITHIN THE WATERFRONT BUFFER SHALL BE IN ACCORDANCE WITH STORM WATER & EROSION CONTROL DESIGN STANDARDS CONTAINED IN THE NEW LONDON LAND SUBDIVISION CONTROL REGULATIONS DATED OCTOBER 23, 2007.

THE POST DEVELOPMENT TOTAL RUNOFF VOLUME SHALL NOT EXCEED THE PRE DEVELOPMENT TOTAL RUNOFF VOLUME

BASE FLOOD ELEVATION: 1095 FT.
REFERENCE LINE: 1093.51 FT. ABOVE SEA LEVEL

4

Impervious Area Calculations

Area of site = 48,320 sf
Area of site within 250 ft. = 25,922 sf
Area of site b/w 50-150 ft = 10,110 sf

Pre-Construction

Ex. First Floor footprint	962
Ex. Garage	486
Ex. Rear Deck & Stair	256
Ex. Front Deck & Stair	297.5
Ex. Bilco Doors	25.5
Ex. Entry Platform & Stair	36.7
Ex. Walkway-deck to door	150
Ex. Walkway to docks	202.8
Ex. Driveway	4,320
Total = 6,736.5/25,922 sf	26%

Post Construction

Ex. Driveway	4,320
Ex. Garage	486
First Floor Footprint	1,354
Deck	667
Walkway to Dock	311
Total = 7,138/25,922	27.5%

Area where vegetation currently exists in unaltered state b/w 50-150 ft.

Ex. First Floor footprint	858.4
Ex. Garage	486
Ex. Front Deck & Stair	35
Ex. Rear Deck & Stair	256
Ex. Bilco Doors	25.5
Ex. Entry Platform & Stair	36.7
Ex. Walkway-deck to door	150
Ex. Driveway	2,936
Total = 4,783.6/10,110	47.3% Impervious, therefore 52.7% vegetated or 5,328 sf

Proposed Area where vegetation will remain unaltered state b/w 50-150 ft.

First Floor footprint	1,250.4
Ex. Garage	486
Deck	412
Walkway to Dock	102
Ex. Driveway	2,936
Total = 5,186.4/10,110	51.3% Impervious, therefore 48.7% vegetated or 4,928 sf

3

2

PARTIAL ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



Architectural information overlaid on survey prepared by Clayton E. Platt, Lic. No. 833 of Pennroyal Hill Land Surveying & Forestry, LLC. 418 Pine Hill Rd. Croydon, NH dated 4.4.16.

4

- 4 REV. 6.13.16 - REV. PER BD
- 3 REV. 12.14.15 - REV. PER BD
- 2 REV. 11.19.15 - DRIVEWAY, WALKWAY, DRYWELLS
- 1 REV. 11.6.15 - SITE PLAN

DRAWINGS	
ARCHITECTURAL SITE PLAN DRY WELL DETAIL IMPERVIOUS CALCULATIONS	
PROJECT: PROPOSED ADDITION/ALTERATION DR. CHRISTOPHER ALEPA 178 FOUR RD. NEW LONDON, NH	SCALE: 1/4"=1'-0" DATE: 11.4.15 DUG NO.
SITE-1	
SHEET 1 OF 7	

1. Deed Reference for property...
2. This plan is the result of a Nikon total station survey, March 31, 2016, having a control traverse relative error of closure greater than 1: 15,000.
3. All elevations are referenced to USGS datum referenced to NHDOT benchmark 335-0480 (NAVD88). The reference line along Lake Sunapee is shown at an elevation of 1093.15'.
4. This property is located in the R-2 Zoning District, subject to the provisions of the Shoreline Overlay District; the required building setbacks are 50' from the high waterline, 20' minimum from the sidelines (with a minimum of 50' aggregate on both sides) and 45' from the centerline of the Poor Road right of way.
5. Easements of Record:
 - A. Right of way, granted in common with others, to use Poor Road to Route 103A, granted in the deeds cited.
 - B. Utility easement over land of Edward Poor, granted in MCR 651-414, Poor to PSNH, 1949.
 - C. Utility easement over land of Edward Poor, granted in MCR 725-397, Poor to PSNH, 1949.
 - D. Any covenants and restrictions that may apply, as cited in MCR 755-268, Sunset Shores to Marran, 1954.
6. The purpose of this plan is to show the boundaries of TM 91-4 as described in the reference deed cited above.

PLAN OF STANDARD PROPERTY SURVEY

TAX MAP 91 LOT 4 - 178 POOR ROAD

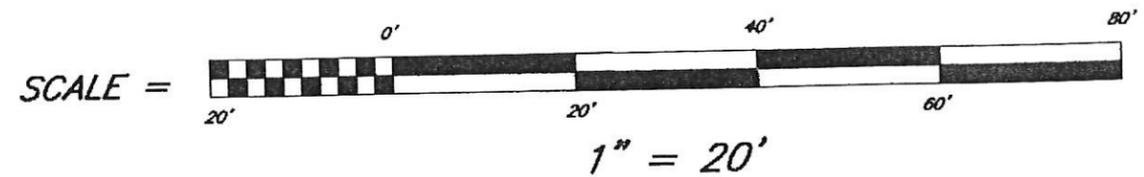
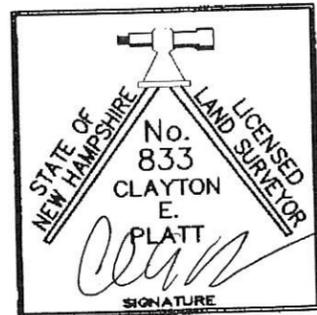
PROPERTY OF

CHRISTOPHER ALEPA

325 STILLWELL PLACE RIDGEWOOD NJ 07450

LOCATED IN

NEW LONDON, N.H.



APRIL 24, 2016

REVISIONS

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC

CLAYTON E. PLATT LIC. SURVEYOR NO. 833

418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

REFERENCE PLANS

- on Lake Sunapee..., " by H.E. Johnson, dated June, 1954.
- ondon Purchased by E.J. Poor..., " by Ira Littlefield, 1925.
- uackenbos ..., " by Walter H. Morse, 1989.
- ship ..., " by K.A. Leclair Assoc., INC., 2001.

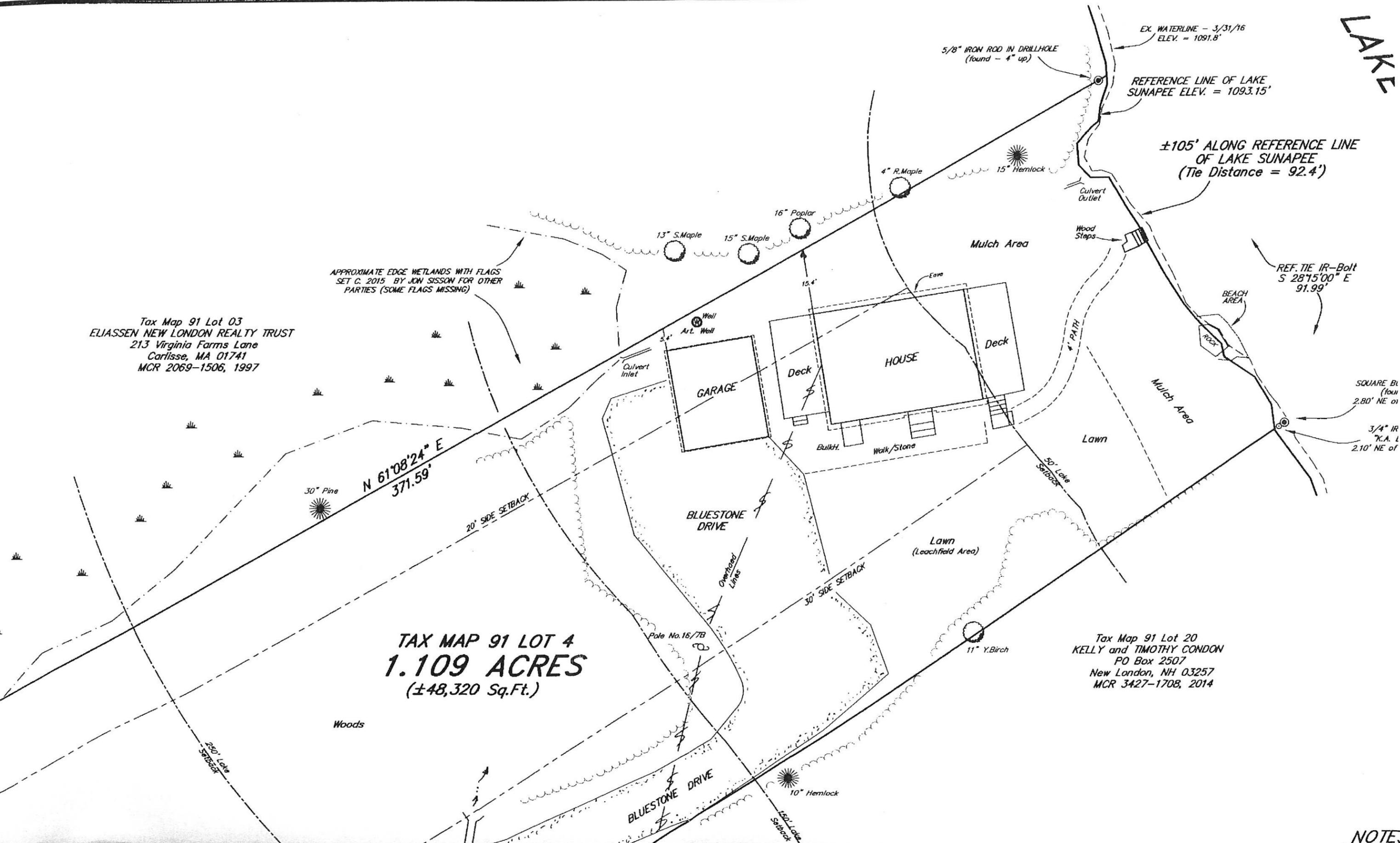
LAKE

Tax Map 91 Lot 03
ELIASSEN NEW LONDON REALTY TRUST
213 Virginia Farms Lane
Carlisle, MA 01741
MCR 2069-1506, 1997

APPROXIMATE EDGE WETLANDS WITH FLAGS
SET C. 2015 BY JON SISSON FOR OTHER
PARTIES (SOME FLAGS MISSING)

TAX MAP 91 LOT 4
1.109 ACRES
(±48,320 Sq.Ft.)

Tax Map 91 Lot 20
KELLY and TIMOTHY CONDON
PO Box 2507
New London, NH 03257
MCR 3427-1708, 2014



NOTE:

Lucy St. John

From: Linda Del Nobile Menze <menze.linda@verizon.net>
Sent: Monday, June 13, 2016 12:59 PM
To: Lucy St. John
Cc: Dr. Chris Alepa
Subject: Revised Poor Rd. Site Plan

Hi Lucy,

Attached is the revised Site-1 drawing reflecting the true site conditions from the survey and the revised calculations. I assume we will need to fill out the Shoreland permit application and worksheet again as our numbers have changed. Would that be all that is required to be revised? Thank you.

Linda Del Nobile Menze, AIA
299 Park Avenue
Park Ridge, NJ 07656
201-307-1641
menze.linda@verizon.net
www.facebook.com/DelNobileMenzeArchitects

- Need to research on what other towns are doing in terms of regulations, such as those along the Merritt Parkway,
- That it is similar to charging of a phone. This is an ancillary convenience for customers; it is not a commercial enterprise. Mr. Bonin currently has customers who charge their cars while they are meeting with him.
- Who paid for the electricity cost considering the high cost of electricity in NH?
- The Board agreed is not necessary to make a formal application for Site Plan at this time.
- Signage for an electric car parking spot would be similar to someone posting a handicapped parking sign, really not an issue.
- Safety concerns when installing a 220-volt electric line. It was noted that most of the current stations are 110-volt given the expense to install a 220-volt electric line.
- There will be an electric car event in September at Historical Society and the Energy Commission would like to have a charging station in place for the public to view.
- The Town does not require inspections for electrical improvements.

Work Session- Discussion on scheduling a work session to discuss potential zoning amendments, subcommittees on accessory dwelling units (ADU), signs and other topics. The Board changed the meeting schedule to have the June 28, 2016 meeting date a Work Session, not a Regular meeting. Public invited to all meetings including Work Session. Planning Board meeting calendar to be updated with the change.

Tree Cutting Application for Michael Craven. Located at 81 Lighthouse View Road. Tax Map 126-009-000. Application received May 17, 2016. Staff recommended a site walk be scheduled. A site walk was scheduled for Monday, June 6, 2016 at 4 PM.

Capital Improvements Program (CIP) Subcommittee meeting. Chair Gorman noted he will be contacting the CIP subcommittee members from last year to convene a meeting. The Board agreed that many issues were identified in the CIP document, but the current document needs to be expanded to address more specific issues and identified the potential cost for projects, such as sidewalk improvements, bridges, culverts, roads and other infrastructure. Ms. St. John noted the Richard Lee will be discussing infrastructure issues with the Board of Selectmen at the July 6th meeting.

Other Business

 Alepa Property. Located at 178 Poor Road. Tax Map 091-004-000. Ms. St. John noted that the Alepa property was discussed at several meetings – the September 15, 2015 (tree cutting); January 26, 2016 and February 13, 2016 site walk conducted. The property is located in the Shoreland Overlay District. This is the site where they want to increase the amount of impervious area, and make major improvements to the house, including connecting it to the garage. She presented two sketches received May 17, 2016 submitted by their architect labelled as Diagram A and Diagram B, relative to expanding the existing nonconforming structures. In Diagram A – the structure would align with the existing garage; and Diagram B- the structure would align with the existing house. The Board discussed both diagrams noting that the language in the Zoning Ordinance regarding non-conforming structures needs clarification. Chair



Gorman asked the Board for a show of hands to reach a conclusion so that applicants can finalize a design for their house. It was agreed that either line could be used.

Messer Pond Protective Association. Ms. St. John included on the website information on the recent study they completed. The Association and their consultant would like to give a brief presentation to the Board at an upcoming meeting. The Board agreed to allow a brief 10 minute presentation. Included in this presentation will be recommendations regarding streams and wetlands mapping, impervious area, CIP infrastructure issues and other information from the study.

Report of Planning Board Representatives

At future meetings Chair Gorman will ask for report from Planning Board Representatives of following Committees/Boards: Conservation Commission/Tim Paradis, Energy Committee/Tim Paradis, Board of Selectmen/Janet Kidder and Upper Valley Lake Sunapee Regional Planning Commission/Liz Meller.

OEP meeting is on Saturday, June 4, 2016 and currently will be attended by Paul Gorman, Liz Meller, and Marianne McEnrue.

Future Meeting Dates—June 14, 2016 at Whipple Memorial Hall, June 28, 2016 at Tracy Memorial Library, and July 12, 2016 at Tracy Memorial Library. Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. The meeting room is being changed as the Sydney Crook conference room will be the depository for assembly the plans for the GIS mapping for the GIS consultant as they begin the Tax Map Correction mapping project.

MOTION TO ADJOURN

- ✓ MOTION TO ADJOURN THE MEETING AT 8:50 PM. IT WAS MOVED (JEREMY BONIN) AND SECONDED (BILL DIETRICH) AND THE MOTION WAS APPROVED UNANIMOUSLY.

Respectfully submitted,

Jennifer Vitiello,
Recording Secretary
Town of New London, NH



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

NEW LONDON PLANNING BOARD

SITE WALK MEETING NOTES

Saturday, February 13, 2016

Property located at 178 Poor Road.

Tax Map 091-004-000.

PRESENT: Bill Helm (Chair), Bill Dietrich, Tim Paradis, and Janet Kidder (Selectmen's Representative)

ABSENT: Paul Gorman, Michele Holton, Jeremy Bonin, Elizabeth Meller (Alt.) and Marianne McEnroe (Alt).

OTHERS IN ATTENDANCE: Deb Langner, Town Health Officer; Christopher Alepa, Owner, and Midge and Tim Eliassen, abutters.

A quorum of the Planning Board was in attendance. No decisions were made at the site walk. The Shoreland application was recently discussed at the January 26th Planning Board meeting.

Dr. Alepa outlined the plan to add to the existing nonconforming structure. Ms. Langner inquired as to the status of a review of the septic system. Dr. Alepa stated that a septic contractor was scheduled to visit the property on February 16th.

Mr. Helm told Dr. Alepa that a survey would be required prior to the issuing of a building permit, and provided him with a memo from the Planning Board to the Board of Selectmen dated Jan 28, 2016, outlining new survey requirements for a building permit.

Walk adjourned about 9:20 am.

Respectfully submitted,

G. William Helm, Jr. Chair

street side as it is difficult and unsafe for patrons to get from the front of building to the parking lot. Chair Helm asked if decreasing the 20 foot area between the buildings will be problem for fire equipment access. Chief Lyon said this area is being used for set painting and fire equipment cannot get through when sets are laid out on the grass now, and this will be an improvement.

- ✓ Specific provisions of Article XX, pages 82-83 Nonconforming Uses and Structures were discussed including: A. 2 #2 Change or Expansion: Any Legal Nonconforming Use shall not be changed to another Nonconforming Use. Any Legal Nonconforming Use shall not be expanded; B 2, Expansion of buildings; and B 3.b 2- Substantial Improvement - 50% or more increase in square footage.
- ✓ Also discussed several zoning definitions including the definition of "front yard" definition # 63, "Side-Yard" definition # 138 and "Structure" definition # 149, which excludes landscape features. Noted that there is not a definition for "setback".
- ✓ Discussed what the primary building on the site is and what is the accessory building, the barn or the house.
- ✓ Discussed revised Site Plan Regulations related to parking requirements, that no existing parking has to be increased and there might be a problem if there is intent to decrease the parking. Marlena Zuccotti said a better organized parking lot will be safer for patrons.

 **Christopher Alepa. Property located at 178 Poor Road. Tax Map 091-004-000.** Discussion of the Shoreland application for changes to the site including increased impervious area and other site improvements. Tree cutting application approved Sept 15, 2015. NHDES Permit by Notification (PBN) included on the 12-15-15 agenda attachment list.

Chris Alepa spoke to the property at 178 Poor Road and said he was looking to open up the space in the house to get a better view of the lake by remodeling. This includes moving the stairway, adding three dormers, adding a porch. No change to the basement space. Dr. Alepa stated he has received the approvals from the state including Permit by Notification (PBN).

Lucy St. John stated that this lot is narrow, barely 100 feet wide, a nonconforming lot, with a nonconforming structure. She noted that the property boundary lines are defined in a deed, but the plans submitted don't clearly include sufficient details. She noted that she has talked with Dr. Alepa numerous times and suggested he retain a local firm to help him through the local and State Shoreland and building permit process. Ms. St. John noted that she has discussed this property with Deb Langner, Health Officer and information about the location of the septic system, the status of the system, location of the well and wetlands on the property should be presented. Ms. St. John noted that today she received a phone call from an abutter, who planned to attend the meeting, and who has concerns. Ms. St. John recommended that the Board schedule a site walk, as the lot is narrow, concerns have been raised by staff, abutters, and no one wants another case like on the Byrne property on Little Sunapee Lake.

Dr. Alepa stated he had just received an inspection report by a well company and it was fine. Additional impervious area to be added for better parking organization. Additional porch area to be cantilevered 4ft 8inches from house and will be closer to the lot line of the neighbor. He commented that a septic inspection had been done but will need to review the recent paperwork associated with the purchase documents. Michelle Holton noted that he should have received a copy of a Site

X
Assessment which is required for any real estate transaction on a body of water. Dr. Alepa said he would like to be present at the Site Walk.

The Chair explained that the site walk is open to the public. Mr. Alepa objected to the public attending, and then agreed to have the site walk. The Board scheduled the Site Walk for Saturday Feb. 13th at 10:00 a.m.

Midge Eliassen of 208 Poor Road (abutter) said this lot has not been maintained and she is concerned that adding space to the house will put a burden on the septic system. There is also concern about the water runoff going into the lake.

Survey and Building Permit Process

This was discussed at the December 1, December 15, 2015 and January 14, 2016 meetings. A draft memo was provided to the Board for review and comments. Board members were asked to provide edits to staff by Thursday, Jan 28th so this can be presented to the Board of Selectmen for discussion at the Feb 1st meeting. The Board supports that this should be implemented soon.

Dorr Family Commercial Farm Site Plan. Approved with conditions at the Jan 14, 2016 meeting. Owner request clarification on the maximum number of cattle permitted. Property located on Morgan Hill Road and Little Sunapee Road.

Ms. St. John explained that Mr. Dorr contacted her and asked for clarification and modification to the Notice of Decision of the Jan 14th meeting regarding condition # 6 regarding the maximum number of cattle allowed. Some suggested revised language was discussed, "heifer less than 6 months in age shall not be included in the maximum cattle population." Other aspects of raising cows, weaning and reproduction practices were briefly discussed. It was agreed Mr. Dorr will need to come back to the Planning Board to discuss this issue and there is the possibility this will require another public hearing if the conditions of the Notice of Decision need to be changed.

Other Business

- ✓ Agenda Attachment list- items acknowledged, no comments.
- ✓ NHDES Wetlands Application was received on Jan 22 for the Christopher Niehaus property located at 155 Owls Nest Road. Tax Map 141-001-002. Project Description: Install two 6 ft. x 38 ft. pile supported docks connected to a 6 ft. x 10 ft. walkway in a "U" shaped configuration (552 sq. ft.). Additionally install a single three-pile ice protection cluster (3 sq. ft.), two seasonal PWC lifts, one seasonal boatlift and a 12 ft. x 30 ft. seasonal canopy (360 sq. ft.). Application prepared by Watermark Construction. Application received by the Town January 22, 2016, and is not listed on the agenda attachment list for the meeting, as it arrived after the list was posted. Ms. St. John noted she is bringing this to the Board's attention as it involves a seasonal canopy, and seasonal canopies have been determined not to be a boathouse per the Town's Regulation, and she anticipates this may generate some further discussion. The Board discussed that this work is allowable per the State and the New London regulations. They agreed not to send any comments to NH Dept. of Environmental Services (NHDES).

- * ✓ Alepa, Christopher. Permit by Notification (PBN). Property located at 178 Poor Road. Tax 091-004-000. Project Description: 393 sq. ft. addition behind existing garage and existing house, 694 sq. ft. deck and covered entry addition, 161 sq. ft. of additional walkway added. Existing new deck with walkway shall be removed. Partial walkway to dock shall be removed. NHDES approval received 12/1/15. Shoreland File # 2015-03211.

Agriculture Related Informational Items

- ✓ NH Town and City – March/April 2015 edition selected articles on agriculture:
 - What is an Agricultural Commission?
 - Local Regulation of Agricultural and Horticultural Operations, Q&A.
 - Agri-culture in New Hampshire.
 - Is Your Town Farm Friendly, A Checklist for Sustaining Rural Character
 - Agricultural Commission- Boscawen Vice Chair, Elaine Cow- Q & A.
- ✓ Organic Certification in NH – A Voice for Organic Agriculture in NH
- ✓ NH Certified Organic Farms and Businesses 2015, selected pages

Other Informational Items

- ✓ 2014 Population Estimates, NH Cities and Towns, OEP
- ✓ Alteration of Terrain, NH RSA 485-A: 17.
- ✓ Legislative Bulletin, NHMA 2015, selected pages
- ✓ Court Update NHMA of Merriam Farm v. Town of Surry NH Supreme Court Case
- ✓ Court Update NHMA of Town of Bartlett v. Edward C. Furlong NH Supreme Court
- ✓ New Hampshire's Housing Supply Current Estimates and Trends, December 2015 report prepared by NH Office of Energy and Planning (OEP)
- ✓ NH Arborist Association website information
- ✓ NH Tree Farm Program website information
- ✓ Watershed map of New London from Master Plan, Map V-1

Shoreland/Wetland Information

- ✓ Permit by Notification (PBN), Wetland Bureau NHDES
- ✓ Permit by Notification (PBN), NHDES- Shoreland Bureau, 1 page
- ✓ Permit by Notification (PBN), NHDES- Wetland Bureau, 1 page



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Regular Meeting

Tuesday, September 15, 2015

Sydney Crook Conference Room, Town Offices, 2nd floor

6:30 PM

Public Meeting All Are Welcome to Attend

1. Call to Order
2. Public Hearings
3. Minutes of September 1, 2015
4. Public Comment- total time may be limited to 15 minutes per the Chair
5. Tree Cutting Application
 - ✓ Alepa, Christopher. Property located at 178 Poor Road. Tax Map 091-004-000. Received August 28, 2015.
6. Lot Merger Application
 - ✓ Pleasant Lot Cottages, LLC. Tax Map 049-028-000 and 049-029-000. Received August 24, 2015.
7. Subdivision Plan
 - ✓ Feins Minor Subdivision (Sutton Tax Map 10, Lot 688, 134). Located on Stonehouse Road. Access to the subdivision in Sutton will be from Stonehouse Road in New London. Conditional approval granted by Sutton Planning Board on August 25, 2105. Per RSA 674: 53 Land Affected by Municipal Boundaries.
8. Conceptual Discussion
 - ✓ Pike Brook Road. Private Road. Discussion of possible relocation.
9. Other Business
 - Site Plan Regulations- parking
 - Shoreland Provisions- tree cutting
 - Other Items
10. Agenda Attachment list- see list for details including correspondence, State applications, informational items and other items listed.
11. Future Meeting Dates- Oct 6 and Oct 20. Refer also to the July 2015 Amended Planning Board Meeting Schedule.
12. Motion to Adjourn

All Town of New London public meetings are accessible for persons with disabilities. The Town Office is handicapped accessible. 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. Information about the meeting is available in the Town Office and information is posted on the Town's website.

Questions regarding the Planning Board meeting, or items posted on the Town's website regarding the meeting can be directed to Lucy St. John, AICP Planning and Zoning Administrator at 526-4821, ext. 16 or email at zoning@nl-nh.com.

The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3.