



TOWN OF

NEW LONDON, NEW HAMPSHIRE

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

Alepa 178 Poor
TM 091-004-000

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.



Tree Cutting Application

✓ Alepa, Christopher, 178 Poor Road. Tax Map 091-004-000

Lucy St. John commented that she visited the site this afternoon with Sarah Henderson, of A Cut Above Tree Service. Sarah Henderson was at the meeting to address any questions the Board may have. Ms. St. John explained that she had received an inquiry and concern about the proposed tree cutting application. Ms. St. John stated the property has sufficient points but she pointed out that the trees and vegetation to be removed will make a significant change to the appearance of the property from the lake, and will open the area up. As a point of comparison Ms. St. John explained that the adjacent property has lawn area within the 50' feet and in looking across the lake there appears to be some land with open waterfront areas as well. She noted that one of large trees to be removed has a chain fence running through it, the trees grew around it, and some of the trees are leaning.

She also explained that some boulders appeared to have been moved within the 50 feet waterfront buffer, and the owner appeared to be making some sort of wall with the stone. Photographs of the stones and site were displayed on the overhead projection, including the existing steps and existing dock. She explained that she talked with Chris Alepa (owner) this afternoon and explained the provisions of the Town's Shoreland Overlay District provisions that no stumps, rock and root system can be removed in the waterfront buffer. The Owner said he was not aware he could not move rocks in waterfront buffer. He explained that he did not use any heavy equipment but moved them manually, with a pry bar (crow bar). The owner had conveyed to her that he had used clean water to power wash the steps and dock area as they were mossy and it was both an appearance and safety issue.

Bob Brown, Chair of the Conservation Commission spoke conveying that another tree cutting issue was discussed at the Zoning Board of Adjustment meeting last evening. The ZBA discussion about the variances requested included discussion on the removal of the tree, approved by the Planning Board. His concern is for the protection of the lake, and wants to be sure people understand the provisions of Article XVI, Shoreland Overlay District, G. Waterfront Buffer regarding -rocks and stumps and their root system shall be left intact in ground, and provisions about natural ground cover. He explained that the roots stabilized the waterfront buffer area, and the roots cannot be removed, as this is a land disturbance.

Sarah Henderson conveyed that the stump would be ground but not removed.

Chair Helm noted that the tree cutting provisions are included on the agenda, under other business and the Board will be discussing the provisions in more detail later in the meeting. He asked Bob Brown to stay for the discussion of the tree cutting provisions.

✓ **IT WAS MOVED (Elizabeth Meller) AND SECONDED (Bill Dietrich) to approve the tree cutting request as presented. THE MOTION WAS APPROVED UNANIMOUSLY.**



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NEW LONDON PLANNING BOARD
NOTICE OF DECISION (NOD)

Tuesday, September 15, 2015

Refer to the agenda and meeting minutes for additional details of the discussion.

Tree Cutting Application

- X
- ✓ Alepa, Christopher. Property located at 178 Poor Road. Tax Map 091-004-000. Approved.

Lot Merger Application

- ✓ Pleasant Lot Cottages, LLC. Tax Map 049-028-000 and 049-029-000. Approved.

Subdivision Plan

- ✓ Feins Minor Subdivision (Sutton Tax Map 10, Lot 688, 134), access from Stonehouse Road in New London. Approved with the conditions that the New London Planning Board sign the mylar.

Respectfully Submitted:

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

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

- * ✓ 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



SHORELAND PERMIT BY NOTIFICATION (PBN)¹

Water Division/ Shoreland Program
Land Resources Management

Check the Status of your Notification: <http://des.nh.gov/onestop>

RSA/Rule: RSA 483-B, Env-Wq 1400



NOV 2015

Office use only: Accepted Expires: 12/1/20 Rejected
Check Amount \$ 224.80 Check No. 129 Initials: MA Date: 12/1/15

Shoreland File Number 2015-08211 Reviewed Date: 12/1/15 Initials: MA

A. PROJECT AND OWNER INFORMATION				
1.	Project Property Address	Town/City	State	Zip code
	178 Poor Rd.	New London	NH	03257
2.	Waterbody Name	Tax Map	Lot	Block Unit
	Lake Sunapee	091, 091		
3.	Property Owner Name (last, first, MI)	Phone No.	Fax No.	An email address authorizes electronic communication
	Alepa, Chris J	201815-6704	201664 9277	Cjalepa@iv@com
	Mailing address	Town/City	State	Zip code
	96 Washington Ave	Westwood	NJ	07675

B. PROPOSED PROJECT DETAILS: (NOTE: This process cannot be used: a) for impacts to areas under the jurisdiction of RSA 482-A including surface waters and their banks, wetlands, tidal areas including the 100 ft tidal buffer zone, sand dunes and beaches, or; b) to expand the footprint of nonconforming primary structures within the waterfront buffer.)

TOTAL PROPOSED IMPACT AREA:
square feet 1248 sf **NEW IMPERVIOUS AREA PROPOSED:** square feet ~~628~~ sf 526.5

DESCRIPTION: A complete description of the proposed project must be stated here. It must list all proposed temporary and permanent impacts, new pervious and impervious areas, and structures.

393 sf addition blw existing garage and existing house.
694 sf deck and covered entry addition. 161 sf of additional walkway added. Existing rear deck with walkway shall be removed. Partial walkway to dock shall be removed.

C. CONDITIONS: Agree to the following Permit by Notification conditions by <u>initialing</u> each one:	
<u>CA</u> Env-Wq 1406.17(a)	Erosion and siltation control measures shall (1) Be installed prior to the start of work; (2) Be maintained throughout the project; and (3) Remain in place until all disturbed surfaces are stabilized.
<u>CA</u> Env-Wq 1406.17(b)	Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
<u>CA</u> Env-Wq 1406.17(c)	No person undertaking any activity in the protected Shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.
<u>CA</u> Env-Wq 1406.17(d)	Any fill used shall be clean sand, gravel, rock, or other suitable material.
<u>CA</u> Env-Wq 1406.05	Upon receiving acceptance of this Permit by Notification, a copy of page one of this form shall be posted on site prior to the start of work.

¹ Form is not valid unless a shoreland file number is assigned and the notification is accepted, dated and initialed by DES.

D. PBN CRITERIA: In addition to meeting all requirements of RSA 483-B and Rule Chapter Env-Ws1400 the project must meet one of the following. Please check the appropriate qualifying criteria per RSA 483-B:5-b:

- 1. This project will result in less than 1,500 sq ft of total impact area, of which no more than 900 square feet will be added impervious area (excluding public infrastructure projects); or
- 2. This is a public infrastructure maintenance or repair project (public utilities, public roadways and access facilities); or
- 3. This project is directly related to stormwater management improvements, erosion control projects or environmental restoration or enhancement; or
- 4. This project is an activity defined as qualified for a permit by notification under Env-Wq 1406.05. Identify the specific paragraph under Env-Wq 1406.05 qualifying this project:
 - Env-Wq 1406.05(a) relative to geotechnical borings
 - Env-Wq 1406.05(b) relative to monitoring wells
 - Env-Wq 1406.05(c) relative to drinking water wells
 - Env-Wq 1406.05(d) relative to remediation activities

E. IMPACT AREA AND APPLICATION FEE: Indicate the project type, impact area and fee by checking the appropriate box below.

<input checked="" type="checkbox"/>	1. The proposed project will impact <u>1248</u> square feet within 250 feet of the reference line. (All areas of soil disturbance, fill, construction and structure removal shall be considered in the area of impact. Total Impact area <u>900</u> x \$0.10 per square foot + \$100 = <u>224.80</u> This is the project filing fee. If the result is more the \$250 you cannot use this form.	(Max \$250) \$ <u>224.80</u>
<input type="checkbox"/>	2. The proposed project is a public infrastructure maintenance or repair project.	Fee Exempt
<input type="checkbox"/>	3. The proposed project meets the criteria of Section D.3. above.	\$100.00

F. REQUIRED CERTIFICATIONS: Carefully read each of the statements below. By signing below, you are certifying that you understand and agree to comply with each statement.

1. I understand that any impacts completed under a Permit by Notification filed and accepted based on false, incomplete, or misleading information on the application, plans or attachments shall be subject to enforcement action.
2. I am aware that an accepted Shoreland Permit by Notification will not exempt the work I am proposing from other state, local or federal approvals.
3. I am aware of the requirements regarding impervious area thresholds and have provided all necessary materials necessary to clearly demonstrate this project meets at least the minimum standards of RSA 483-B:9, V(g) 1,2 and 3.
4. I understand that project proposals that do not meet the minimum standards of RSA 483-B and Administrative Rules Chapter Env-Wq 1400 shall be rejected.
5. I understand that failure to conduct the work in accordance with the plans and materials submitted with this Notification shall be considered work without a permit and subject to enforcement action. I agree to conduct all work under this Permit by Notification in accordance with the conditions specified in Section C, above.
6. I understand that incomplete notifications will be rejected and the notification fee will be forfeited.

G. REQUIRED SIGNATURE

Signature of Owner: <u>C. J. Alpa</u> (agent may not sign on owner's behalf)	Date: <u>11/19/15</u>
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H. AGENT INFORMATION: If this form has been completed by an agent or any person acting on behalf of the owner, said person shall provide the following information:

1.	Agent Name (last, first, MI)	Phone No.	Fax No.	An email address authorizes electronic communication
	<u>N/A</u>			
	Mailing address	Town/City	State	Zip code



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NEW LONDON PLANNING BOARD

Regular Meeting

Tuesday, January 26, 2016

Sydney Crook Conference Room, Town Offices, 2nd floor

6:30 PM

Public Meeting All Are Welcome to Attend

1. Call to Order
2. Review of draft Minutes of Jan 14, 2016
3. Public Comment- total time may be limited to 15 minutes per the Chair
4. Michael Craven Tree Cutting Application (formerly Bateman property). Property located at 81 Lighthouse View Road. Tax Map 126-009-000. Application received Jan 8, 2016.
5. New London Barn Playhouse (NLBP) Conceptual Site Plan Discussion. Property located on Williams Road and Main Street. Tax Map 073-042-000. Zoned Residential. Other adjacent property owned by NLBP includes Tax Map 073-040-000 and 073-025-000.
6. Christopher Alepha. Property located at 178 Poor Road. Tax Map 091-004-000. Discussion of the Shoreland application for changes to the site including 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.
7. Survey and Building Permit Process- discussed at the Dec 1, 15th and Jan 14th meetings
8. Dorr Family 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. Tax Map 047-001-000, 046-004-000 and 060-005-000.
9. Other Business
10. Agenda Attachment list- see list for details including correspondence, State applications, informational items and other items.
11. Future Meeting Dates- Feb 23, March 22, April 12. Refer to the Planning Board meeting schedule revised Jan 14th and the Town's website for updated meeting information.
12. Motion to Adjourn

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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).



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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

- 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

X

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



Christopher Alepa. Property located in the Shoreland Overlay District. Property located at 178 Poor Road. Tax Map 091-004-000. Located on Lake Sunapee. Site Walk conducted on Feb 13, 2016. Development on the parcel including expansion of impervious area greater than 20%.

Mr. Alepa expressed his frustration with the Town process to get a building permit and approval from the Planning Board, as he proposes to have development on the site greater than 20% impervious area. He will do what needs to be done. He said he has asked what he needed to provide and wasn't given this information until now. He noted a tree cutting application was approved in the fall and that the Planning Board conducted a site walk (Feb 2016). He was required to get a survey of his property. He also noted he received a Permit by Notification (PBN) from NH Department of Environmental Services (NHDES). He noted he plans to have an addition to the house, the number of bedrooms will not change and the garage will continue to be used as a garage.

Ms. St. John provided an overview of the process, the property and the materials submitted. She noted that from the beginning Mr. Alepa was advised to work with a local surveyor/engineer in addressing the State and local Shoreland permitting process. He was asked to get survey of the property, he provided a copy of survey plan prepared by Clayton Platt on April 28, 2016. The plans he submitted were prepared by his architect from New Jersey. She explained that State septic requirements are based on number of bedrooms, and that often she and Town Health Officer see areas shown on plans to be labelled "a study, sewing room, etc." and subsequently septic systems may not be adequately designed to handle the potential septic loading on a lot. She noted that she was surprised he received a PBN from NHDES, and that the additional information is needed to be in compliance with the local requirements and that once all the information is provided he may likely need a State Shoreland permit as well.

Deb Langner, the Town Health Officer noted she had discussed concerns about the septic system, the number of bedrooms, wetlands and soils on the property, and additional information is needed.

Jeremy Bonin, an architect himself suggested that Mr. Alepa work with a local engineer, as architects don't generally do this type of work that is preparing stormwater calculations and addressing the requirements of the local zoning ordinance. The Board briefly discussed dry wells, and how it is the property owner's responsibility to maintain any type of stormwater management device and practices used on their property.

Midge Eliassen, an abutter at 208 Poor Road said she has watched what happens all around with engineered solutions for runoff. The critical issue for all is the maintenance of these systems that is required. She asked if the Town currently has a way to check septic system maintenance. She commented that the Alepa property current has a very small house and the septic was constructed as such.

Gary Anderson. Property located at 750 Little Sunapee Road. Tax Map 021-001-000. Update and photographs submitted June 22, 2016. Property previously discussed at the following meeting Oct 6, 2015; Nov 18, 2014; Sept 23, 2014 and Sept 9, 2014.

- ✓ Mr. Anderson was present earlier in the meeting but left. He was going to show updated photographs.



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
Regular Meeting
AGENDA
Tuesday, September 27, 2016
Town Office at 375 Main Street
Sydney Crook Conference Room, 2nd Floor
6:30 PM

Public Meeting All Are Welcome to Attend

1. **Call to Order**
2. **Review of draft minutes** Sept 20th Regular Meeting and CIP Subcommittee meeting of Sept 23rd.
3. **Public Comment-** for items not listed on the agenda.
4. **Capital Improvements Program (CIP) Subcommittee** recommendation to the Planning Board dated September 23, 2016. Planning Board to discuss the recommendations and determine the final format and content to be presented to the Board of Selectmen and Budget Committee.
5. **Christopher Alepa Shoreland application.** Located at 178 Poor Road. Tax Map 091-004-000. Site Walk conducted on Feb 13, 2016. Review Stormwater management plan, as the existing impervious is 26%, and 27.5% is proposed. Shoreland provisions permit impervious up to 30%. Plan prepared by Peter J. Blakeman, P.E.
6. **Conceptual discussion of the Hall property.** Located at 333 Bunker Road. Tax Map 062-020-000. Discussion on proposed improvements in the waterfront buffer.
7. **Planning Board 2016-2017 meeting calendar.**
8. **Report from Planning Board Representatives** of following Committees/Boards- Conservation Commission, Energy Committee, Board of Selectmen, Regional Planning Commission (RPC), CIP Subcommittee, Sign Subcommittee, ADU Subcommittee and others.
9. **Other Business**
10. **Agenda Attachment List-** See list for details including correspondence, State applications, informational items and other items.
11. **Future Meeting Dates-** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for October 11, 2016.
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.



TOWN OF
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NEW LONDON PLANNING BOARD

Regular Meeting

Tuesday, September 27, 2016

6:30 PM

PRESENT: Bill Dietrich (Vice Chair), Jeremy Bonin, Tim Paradis, Liz Meller, Marianne McEnrue (Alt.) Casey Biuso (Alt.) and Janet Kidder (Selectmen's Representative)

ABSENT: Chair Paul Gorman, Michele Holton and Joseph Kubit (Alt.).

OTHERS IN ATTENDANCE:

Chris Kessler of Pellettieri Associates; Chris Alepa of 178 Poor Road, Peter Blakeman of Blakeman Engineering.

CALL TO ORDER: Vice Chair Dietrich called the meeting to order at 6:30 PM.

Bill Dietrich (Vice Chair) noted he is chairing the meeting. Marianne McEnrue (Alt) and Casey Biuso were appointed to act as a full voting members for the meeting.

APPROVAL OF THE MINUTES:

- ✓ Review of draft minutes Sept 20th Regular Meeting. It was noted that the minutes were not completed and would be reviewed at the Oct 11th meeting.
- ✓ Review of the CIP Subcommittee minutes of Sept 23rd. It was MOVED (Jeremy Bonin) and SECONDED (Janet Kidder) to approve the minutes as presented. The motion was APPROVED UNANIMOUSLY.

PUBLIC COMMENT: There was no public comment.

Christopher Alepa Shoreland Application. Located at 178 Poor Road. Tax Map 091-004-000. Site Walk conducted on Feb 13, 2016. Review Stormwater management plan.

Chris Alepa, owner noted that Peter Blakeman would present the information to the Board. Peter Blakeman provided an overview of the site features, septic and stormwater infrastructure proposed. Staff noted the Mr. Alepa is currently in the process of securing a new septic system design for the property. Peter Blakeman stated there will be an increase of 402 square feet of impervious surface above the existing impervious surface. There will be infiltration for the roof runoff in two areas and this formula is for a combined roof area of 607 SF, which is more than required. Mr. Blakeman explained there would be a gutter proposed along the roof area and then drops down into a pervious PVC pipe. There will be 2 feet deep and 2 feet wide of stone below the pipe; one pipe to be 18 feet long and one pipe to be 14 feet long and placed in the driveway. Both of these combined will treat water from the 607 SF. Marianne McEnrue asked for



clarification of the volume of stone being used. He noted that it will only take 85 cubic feet of stone to accommodate the volume for a one-inch rain event, and they provide for 128 cubic feet of stone. Mr. Blakeman stated that test pits were done in two locations and found that at a depth of 3.5 feet the sand was clean.

No further questions from the Board and there were no questions from the audience.

- ✓ Motion to APPROVE the Christopher Alepa Shore Land application at 178 Poor Road. Tax Map 091-004-000. It was MOVED (Elizabeth Meller) and SECONDED (Janet Kidder) to approve the application. The motion was APPROVED UNANIMOUSLY.

Conceptual Discussion of the Hall property. Located at 333 Bunker Road. Tax Map 062-020-000. Discussion on proposed improvements in the waterfront buffer.

Chris Kessler (CK) of Pellettieri Associates explained that the existing residence was built in the early 90's. He noted that he has met New Hampshire Department of Environmental Services (NHDES) staff. He presented a conceptual plan to the Conservation Commission at their September meeting to get their input and comments prior to submitting a formal application to NHDES. Photographs of the site were shown and staff noted that she visited the property.

Chris Kessler explained details of the existing site conditions and changes they are considering.

- Approximately 216 linear feet of shoreline
- Existing beach that was permitted in 1978 & 1992. Natural shoreline altered in the past.
- Existing stonewall along the lakeside which creates the backside of the beach.
- Lot is about 2 acres.
- Shared serpentine driveway with the Stanzler property
- The site also includes a dock structure.

Perch beach proposed would reduce the sand migration into the lake and rock boulders would be placed in the water, where the previous natural shoreline existed in the past, thus recreating the natural shoreline. The Hall property is experiencing sand migration into Pleasant Lake; sand will not stay on the beach due to the elevation, ice, wind, etc. A viable option would be to perch the beach to DES "perched beaches" specifications. This would rise the present beach 1 foot to 1.5 feet higher than the 804.4 elevation of the lake. Would like to place machine-made weathered boulders along the shoreline edge (as is specified in the 1992 beach application that was submitted to DES) in the water. This would also provide vegetative pockets to be filled in with blueberry bushes or ferns to give a continuous green appearance of the shore of Pleasant Lake. The area between the existing row of boulders and the new boulders is to be filled in with sand. Several steps of granite will provide entrance into the water. This will restore the existing shoreline and solve the erosion problem of sand washing into Pleasant Lake. He stated this is not really beach replenishment, but an erosion problem that needs to be taken care of, and NHDES will allow 10 cu ft. of sand but this does not include the underlying material. He noted that a turbidity curtain would be placed in the lake to keep any material from escaping into the lake. He explained that the plan would meet NHDES speculations for creating a perched beach. The fill



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NEW LONDON PLANNING BOARD
NOTICE OF DECISION (NOD)
Tuesday, September 27, 2016

Refer to the agenda and meeting minutes for additional details of the discussion.

- ✓ **Christopher Alepa Shoreland application.** Located at 178 Poor Road. Tax Map 091-004-000. Stormwater management plan approved as presented.
- ✓ **Capital Improvements Program (CIP)** – CIP document approved and to be submitted to Board of Selectmen and Budget Committee.
- ✓ **New London Hospital Emergency Entrance Sign.** Sign located at 273 County Road. Tax Map 072-016-000. Existing sign to be moved back 5' feet from the existing location for safety reasons. Waived Site Plan Review.

Lucy A. St. John, AICP

A handwritten signature in cursive script, reading "Lucy A. St. John".

Planning and Zoning Administrator
Town of New London

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

BLAKEMAN ENGINEERING, INC.

P.O. BOX 4 92 POOR FARM ROAD
NORTH SUTTON, NEW HAMPSHIRE 03260
(603) 927-4163
blakemaneng@tds.net

ENGINEERING: PLANNING
DESIGN
PERMITTING

SEPTIC SYSTEM DESIGN
SITE PLANNING and DESIGN
SUBDIVISION DESIGN

Tm 091-004-000

Stormwater and Erosion Control Plan Summary

Alepa Property

*178 Poor Road
New London, New Hampshire*

September 13, 2016

Plans have been prepared for adding a small addition on to an existing 3-BR house with a detached garage on a +/-1.1 acre property on Lake Sunapee. Blakeman Engineering, Inc. has prepared a plan to manage stormwater relative to the new construction and for erosion and sediment control during the active construction process. The stormwater and erosion control measures have been designed in accordance with Town of New London Zoning Requirements and with Volumes 2 and 3 of the "New Hampshire Stormwater Management Manual", Dec., 2008.

Temporary erosion control during construction shall be managed via the erection of silt fence downslope of all work areas. Additionally the site contractor is required by this plan to monitor the weather and construct temporary diversions and sediment traps as needed for single storm events that may be forecast. Layout and Detail for the silt fence can be found on sheet D1 of the project plans (*Stormwater and Erosion Control Plan* prepared for Christopher Alepa, 178 Poor Road, New London, NH, dated September 13, 2016).

The proposed method of infiltrating the run-off from increased impervious area due to the new construction will be to capture roof run-off with gutters below three separate roof areas (labeled "A", "B" and "C" on the plan) and divert this water into two stone infiltration trenches. The stone beds have been sized to infiltrate the runoff from a 1" rainfall over the contributing area.

From the Shoreland Permit-By-Notification site plan (NH DES PBN 2015-03211) the existing impervious surfaces total ±6736 SF (26%) and the proposed impervious surfaces total ±7138 SF (27.5%), for an increase of 402 SF. A 1" rainfall across the 402 SF increased impervious area yields a 34 CF treatment volume. This correlates to 85 CF of clean ¾" – 1 ½" stone. Each of the trenches have been sized to contain the volume of runoff from a 1" rainfall without taking into account infiltration during the storm event. The total volume provided in the two stone trenches is approx. 128 CF. The total contributing roof area directed to these trenches is ±607 SF. In other words, while the project plans require treating the runoff volume generated from a ±1.5% increase in impervious area, the trenches as presented herein provides the capacity for treating the runoff volume for a ±2.3% increase in impervious.

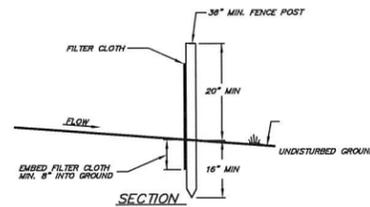
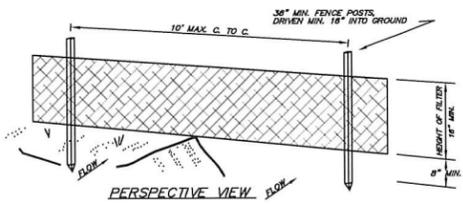
Based on the above, construction of the two infiltration trenches will provide compliance with the Town of New London Shoreland Zoning Requirements.

Please don't hesitate to contact me should there be any questions or concerns regarding this analysis.

Respectfully Submitted,
Blakeman Engineering, Inc.

Peter J. Blakeman
Peter J. Blakeman, PE

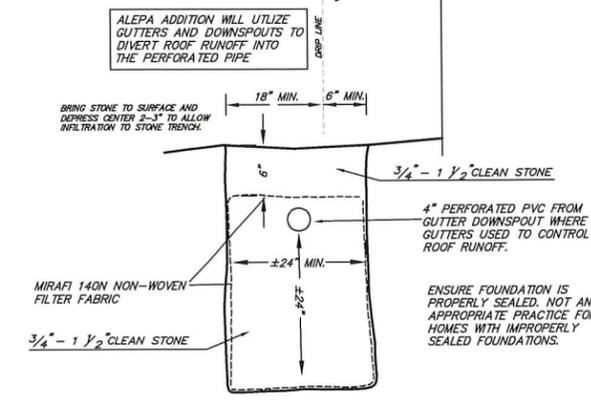




- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. FILTER CLOTH TO BE FASTENED SECURELY TO FENCE POST WITH TIES AT TOP, MID SECTION AND BOTTOM.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 8 INCHES, FOLDED STAPLED.
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT TRENCHES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

- MAINTENANCE REQUIREMENTS**
1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY.
 2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 4. SEDIMENT DEPOSITS THAT ARE REMOVED ON LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

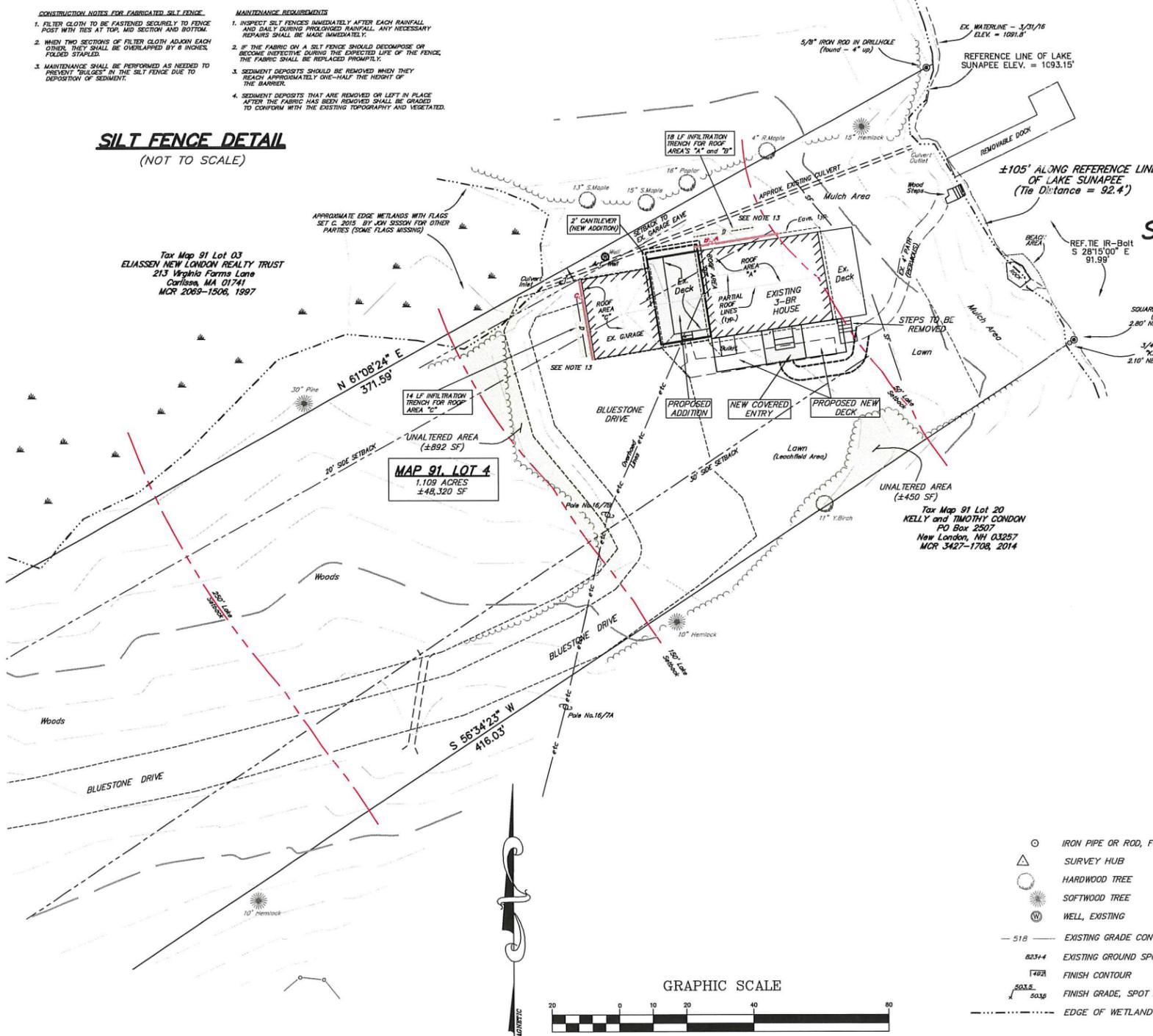
SILT FENCE DETAIL
(NOT TO SCALE)



INFILTRATION TRENCH DETAIL

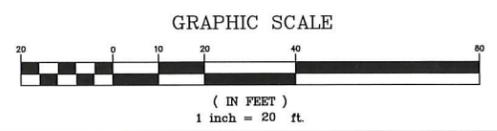
GENERAL NOTES

1. Detail and topographic surveying has been provided by Pennyroyal Hill Land Surveying, Craydon, NH.
2. The intent of this plan is to show the stormwater and erosion control measures proposed to meet stormwater requirements of managing the stormwater due to the proposed increased impervious area.
3. Erosion control practices shall be installed and maintained in accordance with this Site Plan and with BEST MANAGEMENT PRACTICES as outlined in the "NH Stormwater Manual, Volume 3; Erosion and Sediment Controls during Construction" dated December, 2008.
4. Silt fence and any other erosion and sediment control measure shall be installed as shown on the plan. It shall be left in place and maintained as necessary until the site is fully stabilized. It is the contractor's responsibility to inspect these measures weekly until the area above is stabilized, whether the contractor is actively working on-site or not, and always after any rainstorm of 1/2" or greater.
5. Disturbed areas not otherwise noted on the plan shall be stabilized with a 6" covering of screened loam and immediately seeded in areas where grass/lawn already exists. Where slopes are steeper than 4:1 (horiz.:vert.), they shall be covered with North American Green erosion control matting (S75BN or equivalent) stapled in place according to the manufacturers requirements.
6. Contractor is responsible for notifying DIG-SAFE prior to starting construction.
7. Contractor shall monitor weather and take any necessary temporary measures needed to prevent erosion and sediment transport. These measures can be such practices as small sediment basins or diversions constructed for overnight or over the weekend if rain is forecast.
8. Env-Wq 140.3.03 (b): Within 3 days of final grading or temporary suspension of work in an area that is in the protected shoreland, all exposed soil areas shall be stabilized by:
 - (1) Seeding and mulching, if during the growing season;
 - (2) If not within the growing season, by mulching with tack or netting; or
 - (3) With an alternative method of temporary stabilization as specified in Env-Wq 1500
9. RSA 483-B:9-1(d): No fertilizer shall be applied to vegetation or soils located within 25 feet of the reference line of any public water. Beyond 25 feet, slow or controlled release fertilizer, as defined by rules adopted by department, may be used.
10. Runoff from the roof areas noted as "A", "B" and "C" shall be managed using gutters with downspouts that convey the runoff into infiltration trenches as noted. See Detail for Infiltration Trenches on this sheet.
11. NH DES Shoreland Permit-By-Notification 2015-03211 was issued for this property and was prepared by others. Per the approved plan the existing impervious area is 26% and post construction impervious area is 27.5%. The increased impervious is 1.5% or ±400 SF.
12. Stormwater measures on this stormwater plan are sized to treat the runoff from 607 SF of roof area, or 2.3% of the impervious area.
13. Soil probes to a depth of 42"± were looked at in the footprint of both proposed infiltration trenches. In both locations there was permeable sand and gravelly sand fill down to at least the depth probed. A water table was not encountered in either probe.



LEGEND

○	IRON PIPE OR ROD, FOUND	---	PROPOSED SILT FENCE
△	SURVEY HUB	---	EXISTING CULVERT/STORMDRAIN
○	HARDWOOD TREE	▭	EXISTING BUILDING
○	SOFTWOOD TREE	▭	PROPOSED ADDITION
⊕	WELL, EXISTING	▭	PROPOSED OPEN DECK
-518-	EXISTING GRADE CONTOUR	▭	PROPOSED INFILTRATION TRENCH
8234.4	EXISTING GROUND SPOT ELEV.	---	PROPOSED GUTTER AND DOWNSPOUT
748	FINISH CONTOUR		
503.8	FINISH GRADE, SPOT ELEV.		
---	EDGE OF WETLAND OR SURFACE WATER		



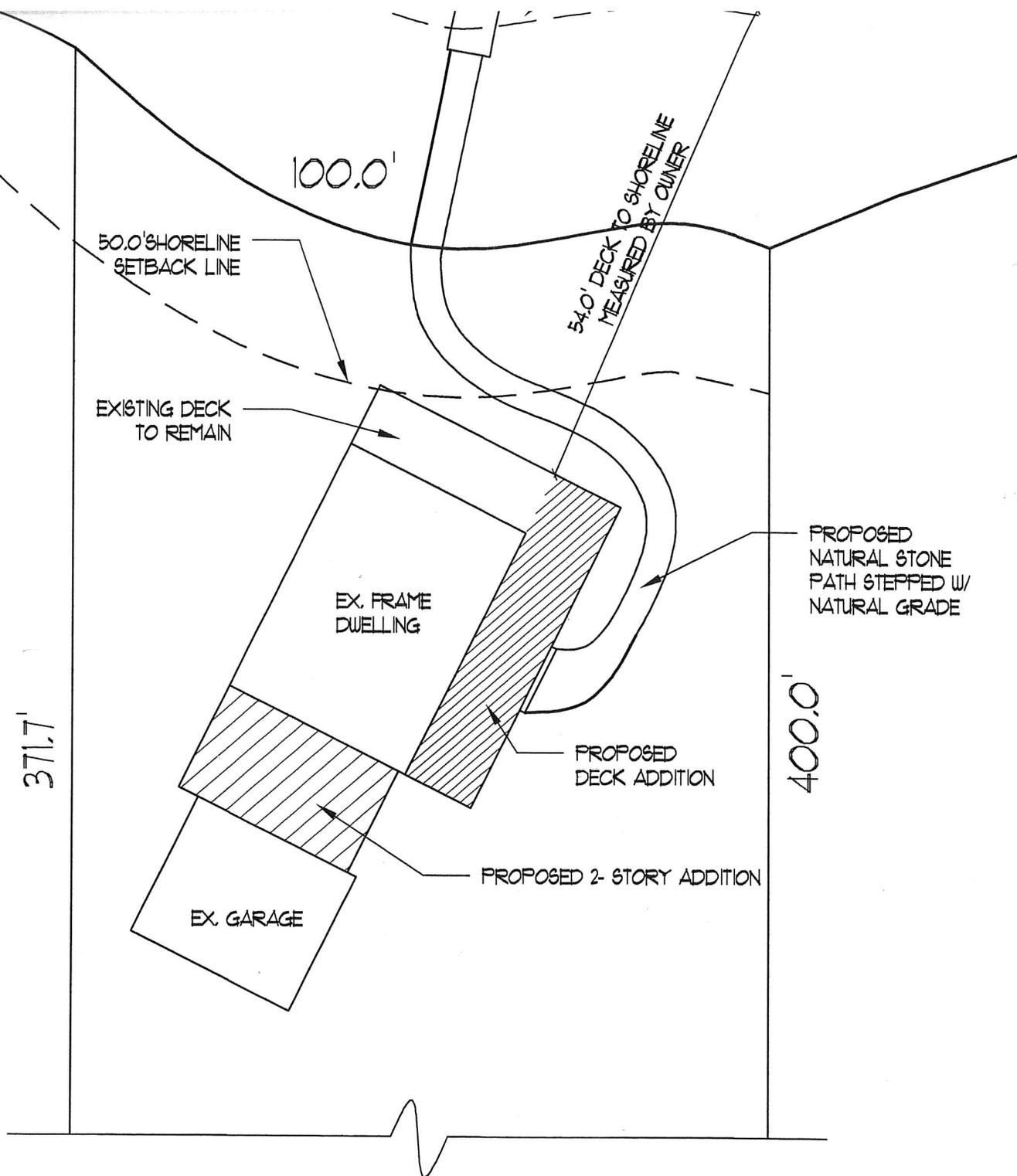
STORMWATER and EROSION CONTROL PLAN

PREPARED FOR
CHRISTOPHER ALEPA

FOR PROPERTY LOCATED AT
178 POOR ROAD ~ TAX MAP 91, LOT 04
NEW LONDON, NEW HAMPSHIRE
SEPTEMBER 13, 2016

BLAKEMAN ENGINEERING, INC.
P.O. BOX 4 ROUTE 114
NORTH SUTTON, NEW HAMPSHIRE 03260
(603) 927-4163

D1



PARTIAL ARCHITECTURAL SITE PLAN

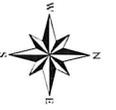
SCALE: 1" = 20'

Architectural Information taken from the above referenced maps for informational purposes



091-004-000





May 22, 2017

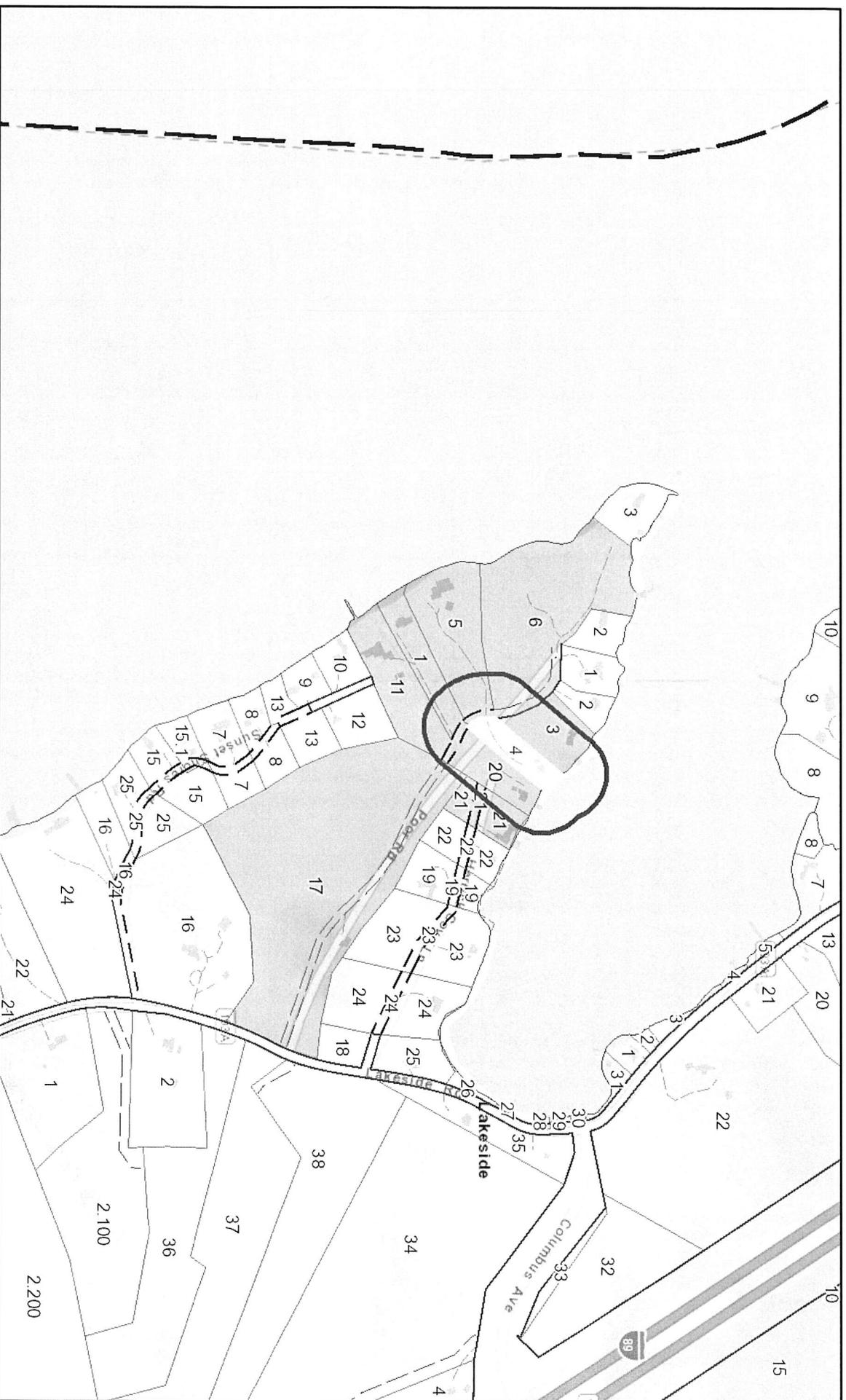
Alepa at 178 Poor Road

Tax Map 091-004-000

1 inch = 600 Feet



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