

TM 021-001-000

RECEIVED  
SEP 08 2014

**Gary R. Anderson**  
**P.O. Box 444**  
**New London, NH 03257**

Via hand

September 8, 2014

Ms. Lucy St. John  
Planning & Zoning Administrator  
Town of New London  
375 Main Street  
New London, NH 03257

Dear Lucy:

Please find attached descriptions of (2) two projects for which we'd like to receive Planning Board approval at their next regularly scheduled meeting on September 23<sup>rd</sup>. They involve the same lot, which is NL Tax Map #021-001-000, known as 750 Little Sunapee Road. I've completed each packet separately so there is some duplication. Please advise how we are to place any notices in the newspaper, if these are required.

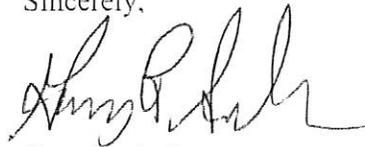
**Project I** is to allow us to create a temporary 12 ft wide access path across our waterfront buffer so an excavator can extract lake sediments deposited by Hurricane Irene, and for which NH-DES has issued us a permit to complete.

**Project II** is to allow us to erect a 64 ft long by 5 ft high (including gate) wooden fence in the same waterfront buffer. The fence would be constructed by hand, and involve the digging of approximately 9 post holes by hand. It would be located outside the State ROW.

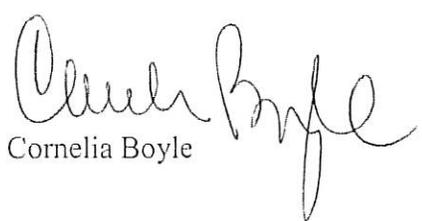
I've enclosed a blank signed check # 837 to cover the cost of these application and notification costs. Please fill this out as you see fit. We believe both of these applications are complete, but call 526-6007 or email us (address above) if you need additional information. We would bring additional materials to the Planning Board meeting.

Thank you for your prompt attention on this matter.

Sincerely,



Gary R. Anderson



Cornelia Boyle

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## Project I.

### Create a temporary access path across the waterfront buffer

#### SUMMARY:

We are seeking Planning Board permission to create a temporary 12 ft. wide access path on our lot at 750 Little Sunapee Road, NL, Tax Map #021-001-000. The purpose of this path is to allow an excavator to remove lake sediments from the area near the culvert. This project was approved in concept by the NL Conservation Commission on August 21, 2013, and was approved by NH-DES on January 27, 2014 via their approved **Permit # 2013-02300**. (Copy attached as Exhibit I-A.)

Attached as Exhibit I-B is our New London Tax Map and Exhibit I-C, is a recent survey of our entire property showing the approximate location of the material extraction and its deposition.

As we did with our previously permitted boathouse foundation removal and construction project, we will encircle the project area with a turbidity curtain, and leave it in place until the lake clears. We intend to have McKenney Construction do the work, as they are well experienced in lakeside construction practices, and already did the boathouse demolition and foundation replacement projects on the same site. Here, we envision having their excavator drive over our 15 ft. wide strip of land (i.e. waterfront buffer) to access the delta of sediments which appear above the waterline when the lake is lowered. The excavator will drive out onto the delta, dig out the sediments and deposit them into a waiting dump truck, who will then drive and dump them on our property across the road. (in an area more than 350 ft. from the lake edge). Although we will not be cutting or removing trees to accomplish this task, we will disturb the waterfront plants with the treads of the excavator, and we will replant any shrubs which do not survive.

I've also physically flagged the location of the path with mason's twine between 2 pieces of rebar on the site next to the side of Rte 114 for anyone who wants to see it.

#### TIMING:

We'd like to do this project when Little Lake Sunapee has its annual lowering in early-mid October, and expect the work will take a couple of days.

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## Project II.

### Install a wooden security & privacy fence within the waterfront buffer

#### SUMMARY:

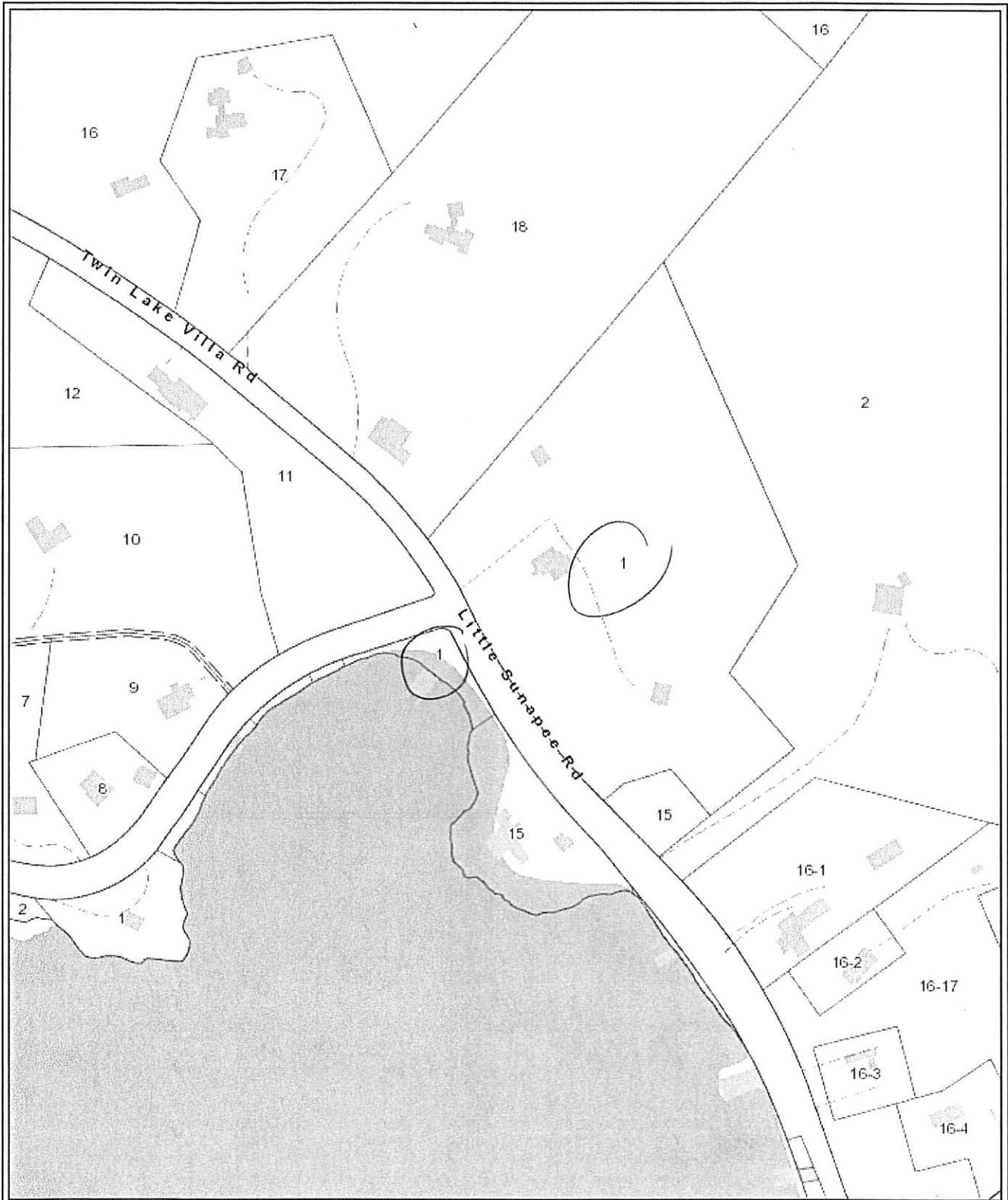
We are seeking Planning Board permission to install by hand (no machinery) a 64 ft long by 5 ft high wooden fence in front of our newly constructed boat house within the waterfront on our lot at 750 Little Sunapee Road, NL, Tax Map #021-001-000. The purpose of the fence is to provide some privacy and security from Rte 114, and it would be build outside of the State's ROW, which is 33 ft from the centerline.

The fence would require the digging of approximately 9 post holes in the waterfront buffer, and it would consist of (8) 8 ft panels one of which would be a lockable gate centered on our existing gravel entry path. There are several benefits from this request. Firstly, Like the Dowd fence/wall request, (NL Tax Map 045-035) which as approved by the ZBA on May 20, 2013, the purpose of the fence is to provide us some privacy from the significant foot and vehicular traffic along Rte 114., especially in the summer. Unlike the Dowd request, there will be no deep trench or retaining wall, with the only impact being to the waterfront buffer, the digging of 9 post holes. In addition, there is the security benefit of preventing people from wandering out on to our boat house piers from the open roadside. Lastly, the fence will allow us to confidently plant more trees on the waterfront buffer since they will be protected from the force of snow plow thrown snow. This force was significant enough last winter to break several of the steel supports of our temporary snow fence.

Attached as Exhibit II-A is our New London Tax Map and Exhibit II-B, is a recent survey of our entire property showing the approximate location of the fence in front of the boathouse and have physically flagged it with mason's twine for anyone who wants to see it.

#### TIMING:

We'd like to do this project before the end of October.



Anderson/Boyle 021-001-000

Tri Town, NH

1 Inch = 200 Feet

September 10, 2014



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www.cai-tech.com

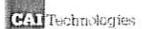


EXHIBIT (EA)



The State of New Hampshire  
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

WETLANDS AND NON-SITE SPECIFIC PERMIT 2013-02300

Permittee: Gary R. Anderson  
Cornelia Boyle  
PO Box 444  
New London, NH 03257  
Project Location: 750 Little Sunapee Road, New London  
New London Tax Map/Lot No. 21 / PARCEL 1  
Waterbody: Little Sunapee Lake

NOTE--  
CONDITIONS

APPROVAL DATE: 01/27/2014

EXPIRATION DATE: 01/27/2019

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

**PERMIT DESCRIPTION:** Dredge no more than 11 cubic yards of material and road debris washed into the waterbody during storm events from 1,890 sq. ft. of the bed of Little Sunapee Lake, in New London.

**THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:**

1. All work shall be in accordance with plans as received by the NH Department of Environmental Services (DES) on December 24, 2013.
2. Dredged material shall be placed outside of the jurisdiction of the DES Wetlands Bureau.
3. Work shall be done during drawdown.
4. This permit does not allow wheeled or tracked equipment to operate on the lakebed. All equipment shall be located on the shoreline and above full lake elevation.
5. Dredge depth shall not extend below the original lakebed contours.
6. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and remain in place until the area is stabilized. Silt fence(s) must be removed once the area is stabilized.
7. Appropriate turbidity controls shall be installed prior to construction, shall be maintained during construction such that no turbidity escapes the immediate dredge area, and shall remain in place until suspended particles have settled and the water at the work site has returned to normal clarity.
8. The dredge area shall be re-graded to original contours and restored to original conditions following completion of work.
9. All activities shall be in accordance with the Shoreland Water Quality Protection Act, RSA 483-B. The owner is responsible for obtaining any Shoreland Permit that may be required per RSA 483-B, for construction, excavation or fill that will occur within the Protected Shoreland.

DES Web site: [www.des.nh.gov](http://www.des.nh.gov)

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 • Fax: (603) 271-6588 • TDD Access: Relay NH 1-800-735-2964

**GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:**

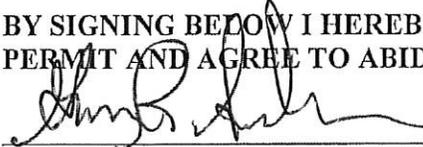
1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDDES-Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by DES;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
8. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

APPROVED: \_\_\_\_\_

Dale Keirstead  
DES Wetlands Bureau

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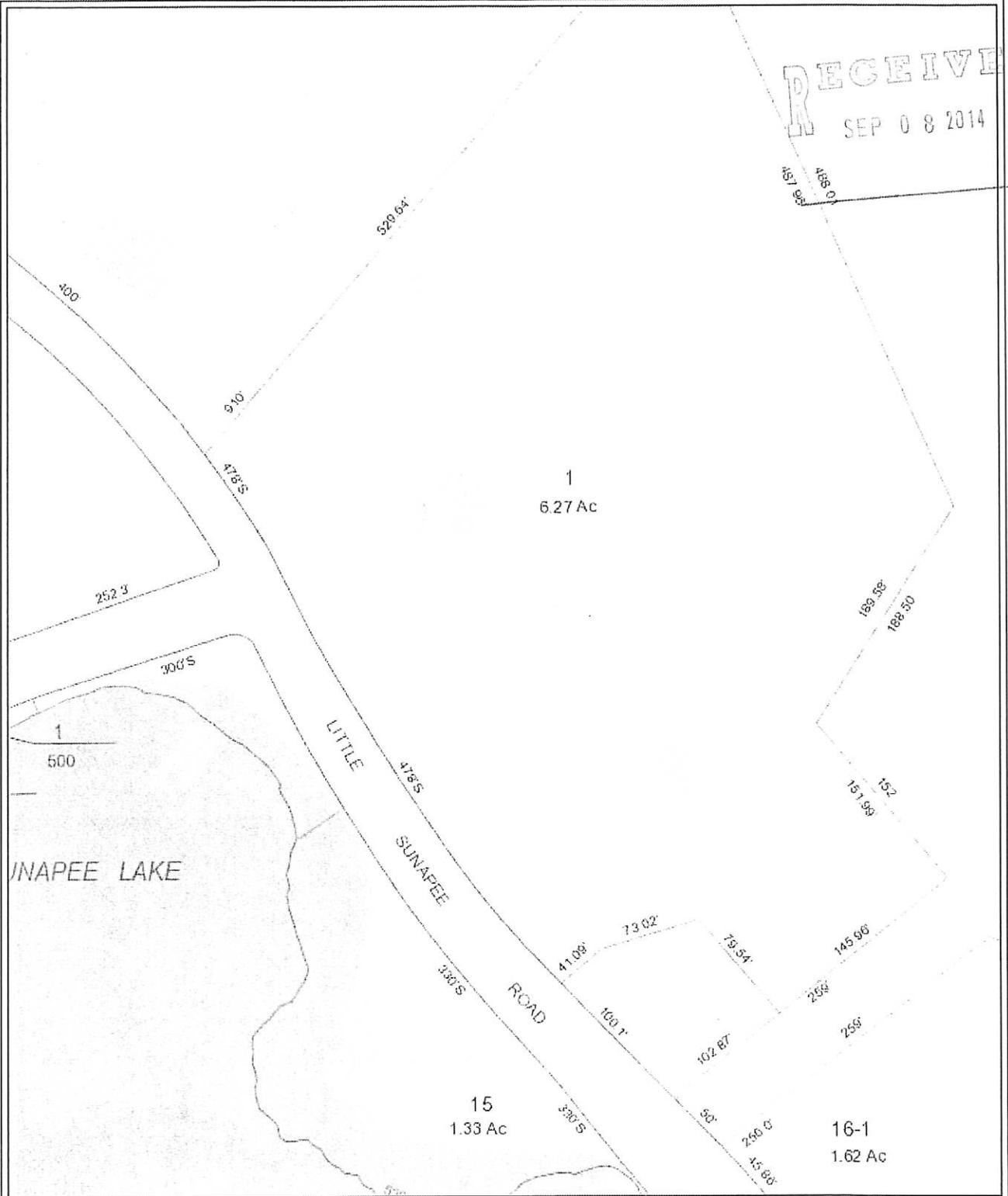
**BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.**

  
OWNER'S SIGNATURE (required)

\_\_\_\_\_  
CONTRACTOR'S SIGNATURE (required)

EXHIBIT II-A

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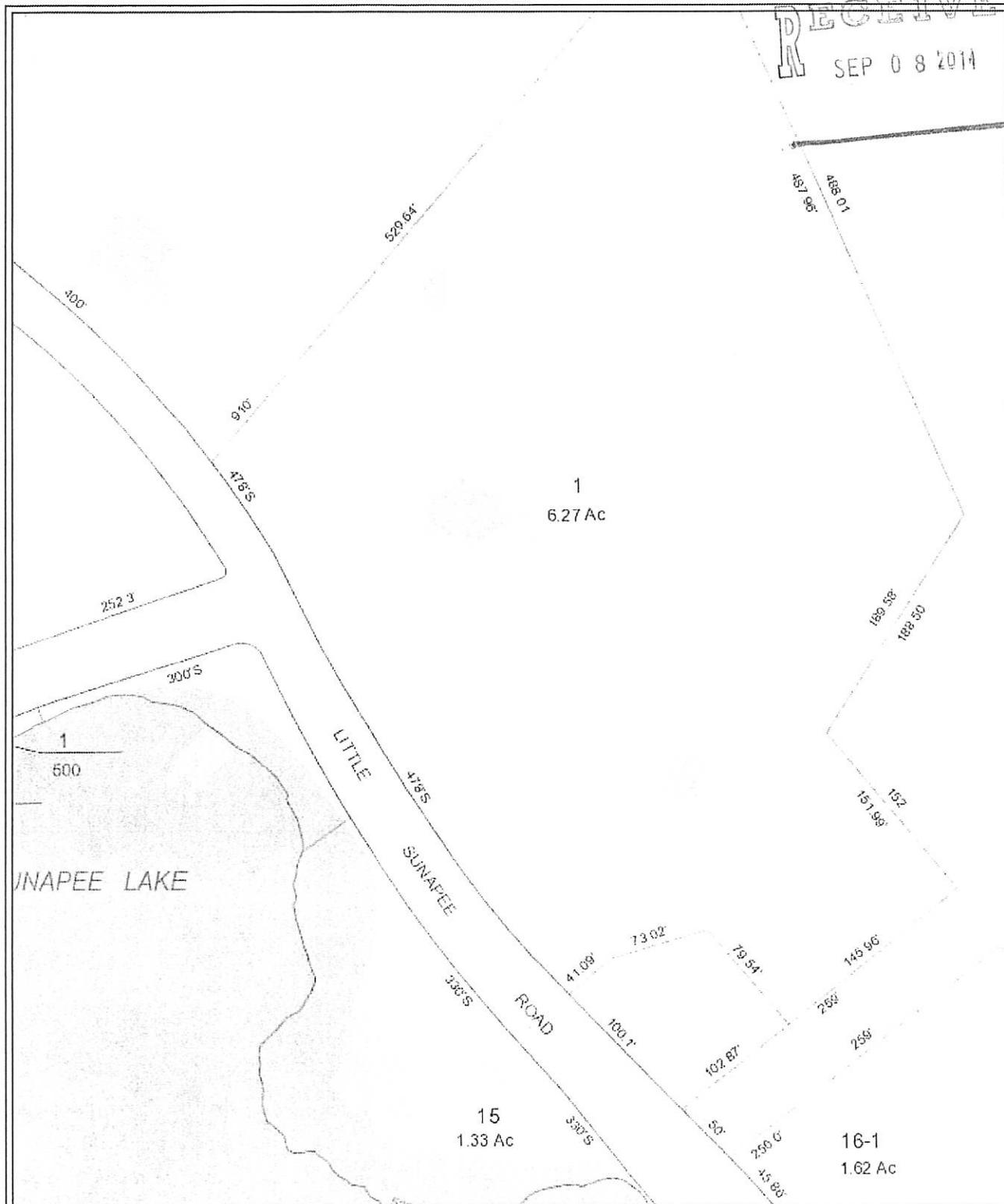
750 Little Sunapee Road  
Tri Town, NH  
1 Inch = 99 Feet  
September 08, 2014



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EXHIBIT I-B.

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750 Little Sunapee Road  
Tri Town, NH  
1 Inch = 99 Feet  
September 08, 2014



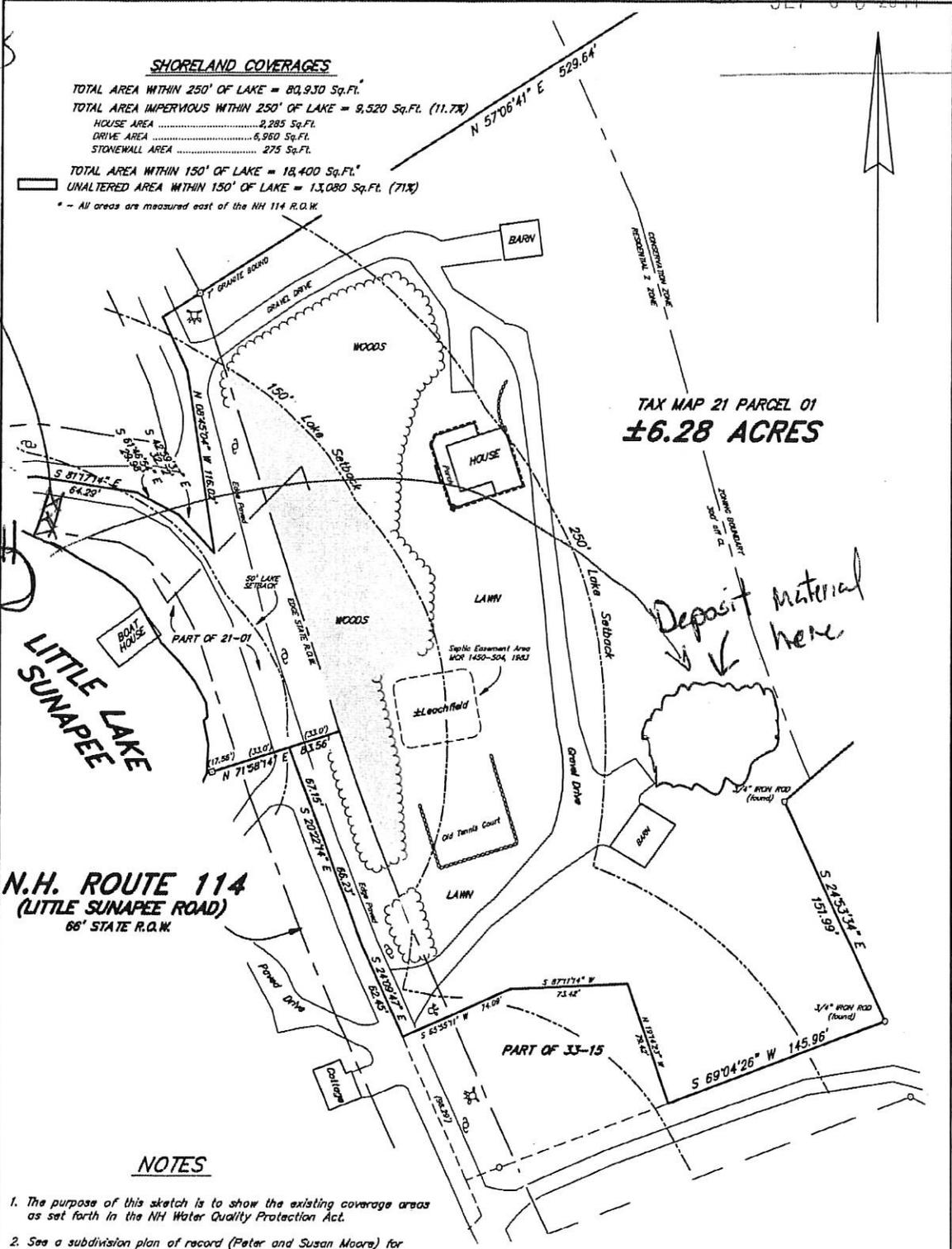
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www.cai-tech.com  
CAI Technologies, Inc.

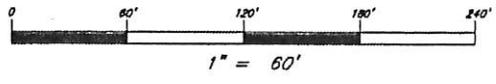
Temporary  
left access  
path

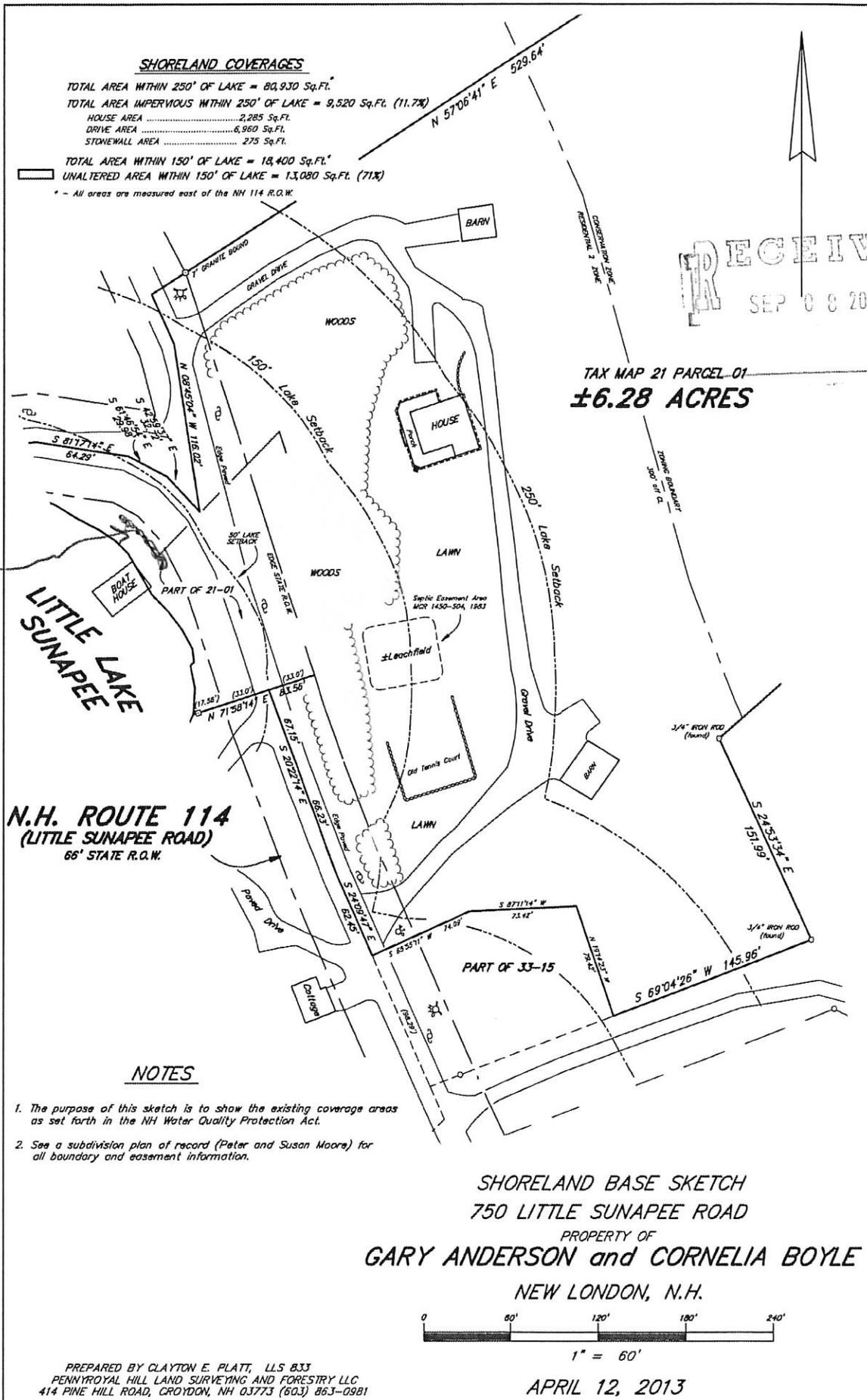
Extract  
material  
here

Deposit  
material  
here



SHORELAND BASE SKETCH  
 750 LITTLE SUNAPEE ROAD  
 PROPERTY OF  
**GARY ANDERSON and CORNELIA BOYLE**  
 NEW LONDON, N.H.





**SHORELAND COVERAGES**

TOTAL AREA WITHIN 250' OF LAKE = 80,930 Sq.Ft.  
 TOTAL AREA IMPERVIOUS WITHIN 250' OF LAKE = 9,520 Sq.Ft. (11.7%)  
 HOUSE AREA ..... 2,285 Sq.Ft.  
 DRIVE AREA ..... 6,960 Sq.Ft.  
 STONEMALL AREA ..... 275 Sq.Ft.

TOTAL AREA WITHIN 150' OF LAKE = 18,400 Sq.Ft.  
 UNALTERED AREA WITHIN 150' OF LAKE = 13,080 Sq.Ft. (71%)

\* - All areas are measured east of the NH 114 R.O.W.

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TAX MAP 21 PARCEL-01  
 ±6.28 ACRES

location of fence

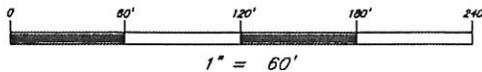
LITTLE LAKE SUNAPEE

N.H. ROUTE 114  
 (LITTLE SUNAPEE ROAD)  
 66' STATE R.O.W.

**NOTES**

1. The purpose of this sketch is to show the existing coverage areas as set forth in the NH Water Quality Protection Act.
2. See a subdivision plan of record (Peter and Susan Moore) for all boundary and easement information.

SHORELAND BASE SKETCH  
 750 LITTLE SUNAPEE ROAD  
 PROPERTY OF  
**GARY ANDERSON and CORNELIA BOYLE**  
 NEW LONDON, N.H.





Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
<b>CONSTRUCTION DETAIL (CONTINUED)</b>							
Style	06		Conventional				
Model	01		Residential				
Design/Appeal	02		Below Average				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	12		Cedar or Redwd				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2							
Interior Fir 1	09		Pine/Soft Wood				
Interior Fir 2							
Heat Fuel	01		Coal or Wood				
Heat Type	01		None				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	8		8 Rooms				
Bath Style	01		Old Style				
Kitchen Style	01		Below Avg				

CONSTRUCTION DETAIL (CONTINUED)			
Code	Description	Percentage	
1015	LL SUNAPEE	100	
<b>MIXED USE</b>			
Adj. Base Rate: 66.02			
Net Other Adj: 199,921			
Replace Cost: 0.00			
AYB: 199,921			
EYB: 1920			
Dep Code: 1969			
Remodel Rating: F			
Year Remodeled: 41			
Dep %: 5			
Functional Obscnc: 0			
External Obscnc: 1			
Cost Trend Factor: AP			
% Complete: 35			
Overall % Cond: 19			
Apprais Val: 38,000			
Dep % Ovr: 0			
Dep Ovr Comment: 0			
Misc Imp Ovr: 0			
Misc Imp Ovr Comment: 0			
Cost to Cure Ovr: 0			
Cost to Cure Ovr Comment: 0			

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
SHD1	SHED FRAME	L	802	20.00	2003	0	0	0	50	50	8,000
SHD1	SHED FRAME	L	432	20.00	2003	0	0	0	50	50	4,300
FGR4	W/LOFT-AVG	L	528	30.00	2009	0	0	0	100	100	15,800
BHSG	BOATHSE GD	L	691	200.00	2013	0	0	0	100	100	138,200
DCK1	DOCKS-REST	L	264	75.00	2013	0	0	0	100	100	19,800
FPL3	2 STORY CHN	B	2	4,000.00	1969	1	1	1	50	50	1,500
FPO	EXTRA PFL O	B	2	1,000.00	1969	1	1	1	50	50	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	1,236	1,236	1,236		81,606
CRL	Crawl Space	0	0	0		0
FOP	Open Porch	0	876	175		11,554
FSP	Screened Porch	0	488	122		8,055
FUS	Upper Story, Finished	1,236	1,236	1,236		81,606
TQS	Three Quarter Story	216	288	216		14,261
UST	Utility, Storage, Unfinished	0	288	43		2,839
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,688</b>	<b>5,360</b>	<b>3,028</b>		<b>199,921</b>

