TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
ZBA 18-17
SEP 25 2018
RECEIVED

APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment,
Town of New London

Name of applicant: Craig T Howe Talbot Builders LLC

Mailing Address: P.O. Box 1077 New London State: NH Zip 03257

Home Telephone: 526-6812 Work: 526-4600 Cell: 491-8418

Email address: craighowe@talbotbuilders.com

Owner of property: Richard & Catherine Badmington.
(if same as applicant, write "same")

Location of property 492 Little Sunapee Road

Tax Map Number: 033 Lot Number: 026 Zone: R2

The applicant is applying for a Special Exception use, structure or activity that is permitted with the review and approval of the ZBA, as specified in the Zoning Ordinance by Article: XXII Section: G.3, and can best be described as follows;

The reduction of the depth of the Stream buffer to allow for the Construction of a 20'x30' addition and a 10'x33.5' deck. The use of the addition will be for the expansion of a kitchen, Living space and added bedrooms.

Explain how the proposal meets the special exception criteria as specified in Article: XXI, Section: G of the zoning ordinance [list all criteria from ordinance]

Criteria 1 - See Attached.

Criteria 2 -

Criteria 3 -

Applicant(s) signature: _____ Date: 9-24-2018

Applicant(s) signature: _____ Date: _____

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:

Zoning Administrator
603-526-1246
Email: zoning@nl-nh.com

Or

Land Use and Assessing Coordinator
603-526-1243
Email: landuse@nl-nh.com

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 25 2018
RECEIVED

Catherine Smith Badmington and Richards R. Badmington
1501 Covington Street, Baltimore, Maryland 21230 and
492 Little Sunapee Road, New London, New Hampshire 03257
410.733.2480 | rbadmington@gmail.com

July 30, 2018

Town of New London
Board of Selectmen

To Whom It May Concern:

This letter authorizes Craig T. Howe of Talbot Builders LLC, to act as our agent for the purposes of applying for any permits, variances or specials exceptions required to complete the permitting process for the addition on our property located at 492 Little Sunapee Road in New London, for the calendar years of 2018 and 2019. Tax Map 033-026

Thank you.

Sincerely,

Richards R. Badmington

Catherine Smith Badmington

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 25 2018
RECEIVED

TALBOT BUILDERS LLC

Craig T. Howe, *President*
PO Box 1077 | New London, NH 03257 | office 603.526.4600 | cell 603.491.8418
CraigHowe@TalbotBuilders.com www.TalbotBuilders.com

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 25 2018
RECEIVED

Zoning Board of Adjustment

Town of New London

Special exception Criteria as per Article XX1, Section G.

G.1.a: The location of the addition to the existing structure is the only practical position for the expansion of the kitchen and living space on the 1st floor with bedrooms on the lower level below. The Grade around the house drops off on the East side allowing for the scale of the addition to blend with the existing house and the roof lines to stay below the current peak. The lower grade on this side of the house also allows for safe egress for the walk out basement bedrooms.

G.1.b.: The proposed addition and deck are located well within a currently mowed grassy Lawn area. This lawn area extends well beyond the footprint of the addition and also beyond any construction disturbance area needed to build the addition. The sporadic vegetation that dictates the wetlands delineation is located in a high grassy area that would not be disturbed and can easily be separated from the construction zone by proper silt fence placement. The side and back property lines are over 150' to the proposed structure and the two abutting neighbors will not be in view of the new addition

G.1.c : The use of the property will not change with this addition and will continue to be a seasonal gathering place for the owner's family.

G.1.d.: The current private septic system is old and outdated with no record of its construction. The septic tank is a known entity but the leach field is not. If this project is approved it is the intent of the owner to replace the septic system with a modern state approved system that will be entirely out of the 100' wetland and steam set back. The current

system is thought to be within these buffer zones. The water feed to this house is on town water and remain as is. The electrical service is currently fed to a utility pole that is in an unsightly position on the property as viewed from the street and the house. It is the intent to move this pole closer to the street tree line and burry the power underground to the house.

G.1.e.: The proposed addition will not change the driveway or traffic flow in and out of the current driveway.

G.1.f.: This addition conforms to all other zoning ordinance and is seeking special exception for the wetland and stream buffer zone setback only.

G.1.g.: The proposed addition will in no way detract from the character of the neighborhood and its design is intended to complement the existing architecture.

G.1.h.: The proposed addition will be compatible with the spirit and intent of all other zoning ordinances and will contribute to a positive but low impact growth to the property.

TOWN OF NEW
SELECTMEN'S
SEP 25 2018
RECEIVED

A & D Klumb Environmental, LLC

September 11, 2018

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 25 2018
RECEIVED

Mr. Mark Moser
Moser Engineering
PO Box 2165
Henniker, NH 03242

RE: Wetland Mapping for 492 Little Sunapee Road, New London, NH (Parcel 033-026)

Dear Mr. Moser:

A&D Klumb Environmental, LLC (ADKE) delineated the wetlands within the southern portion of the 9+/- acre property located at 492 Little Sunapee Road in New London, NH on September 10, 2018 for the purposes of locating an addition to the existing building and new septic system.

Wetlands are defined by the US Army Corps of Engineers as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." Wetlands are typically determined by reviewing soils, vegetation, and hydrology.

A 2.25+/-acre portion of the property containing the house, garage, and surrounding area was reviewed for the presence of wetlands. One wetland area was delineated below (east of) the house, starting from the northwestern property line with wetland flag A-1 and continuing southeasterly and ending along the eastern property line with A-24. The opposite side of the wetland was not delineated, as it is beyond the limits needed for the proposed project. The wetland is predominately a wet meadow with a narrow intermittent stream running from the southeastern property line beyond the northwestern property line. This intermittent stream is shown on the New London GIS database. Additionally, a small intermittent stream flows from the base of a large rock (wetland flag A-14) north to join the previously described intermittent stream. The delineated wetland is classified as Palustrine, Emergent, Persistent, Seasonally Flooded Saturated, Mineral (PEM1En) and the intermittent stream is classified as Riverine, Intermittent, Stream Bed, Cobble-Gravel (R4SB3).

The wet meadow portion of the wetland is dominated by sensitive fern (*Onoclea sensibilis*), interrupted fern (*Osmunda claytoniana*), northern lady fern (*Athyrium angustum*), reed canary grass (*Phalaris arundinacea*), fringed sedge (*Carex crinita*), late goldenrod (*Solidago gigantea*), wrinkle-leaf goldenrod (*Solidago rugose*), meadowsweet (*Spirea latifolia*), spotted jewelweed (*Impatiens capensis*), and New England aster (*Symphyotrichum novae-angliae*). Other vegetation observed adjacent to the wetlands included pin cherry (*Prunus pennsylvanica*), Norway maple (*Acer platanoides*), red maple (*Acer rubra*), white pine (*Pinus strobus*), green ash (*Fraxinus pennsylvanica*), and Canada goldenrod (*Solidago canadensis*).

34 Centennial Drive
Webster, NH 03303

603-746-5065
adke@klumbenv.com

The wetland described above is not a Prime Wetland. The wetland is hydrologically connected to a wetland and stream which are depicted on the New London Streams and Wetlands Protection Map (3/13/2001) and therefore the wetland boundary has a 100-foot buffer which must be maintained in its natural state according to Article XIII G of the New London Zoning Ordinance. A Special Exception application can be made to the New London Zoning Board for a reduction in the buffer depth (Article XIII E.3.)

Please contact me with any questions regarding this wetland delineation.

Sincerely,

Audra L. Klumb, CWS #222
President

Enclosures:
Wetland Sketch Map

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 25 2018
RECEIVED

A&D Klumb Environmental, LLC
34 Centennial Drive, Webster, NH 03303
603-746-5065
adke@klumbenv.com

References:

Cowardin, Lewis M., et.al. 1992 reprinted. *Classification of Wetlands and Deepwater Habitats of the United States*. U.S. Department of the Interior, Fish and Wildlife Service. Washington, D.C.

Environmental Laboratory. 2012. "*Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0)" ERDC/EL TR-12-1, U.S. Army Engineer Research and Development Center, Vicksburg, MS. http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/NCNE_suppv2.pdf

Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings.* Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X

Munsell Soil Color Charts 2009., Revised, Printed in 2012. Grand Rapids, MI

New England Hydric Soils Technical Committee. 2017 Version 4, *Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA

New London Zoning Ordinance. 2018. Accessed online: https://www.nl-nh.com/vertical/Sites/%7B26F9F697-D5BE-4423-95D7-E1EECBB7F549%7D/uploads/2018_Zoning_Ordinance_-Final.pdf

United States Department of Agriculture, Natural Resources Conservation Service. 2016. *Field Indicators of Hydric Soils in the United States*, Version 8.0 L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 25 2018
RECEIVED

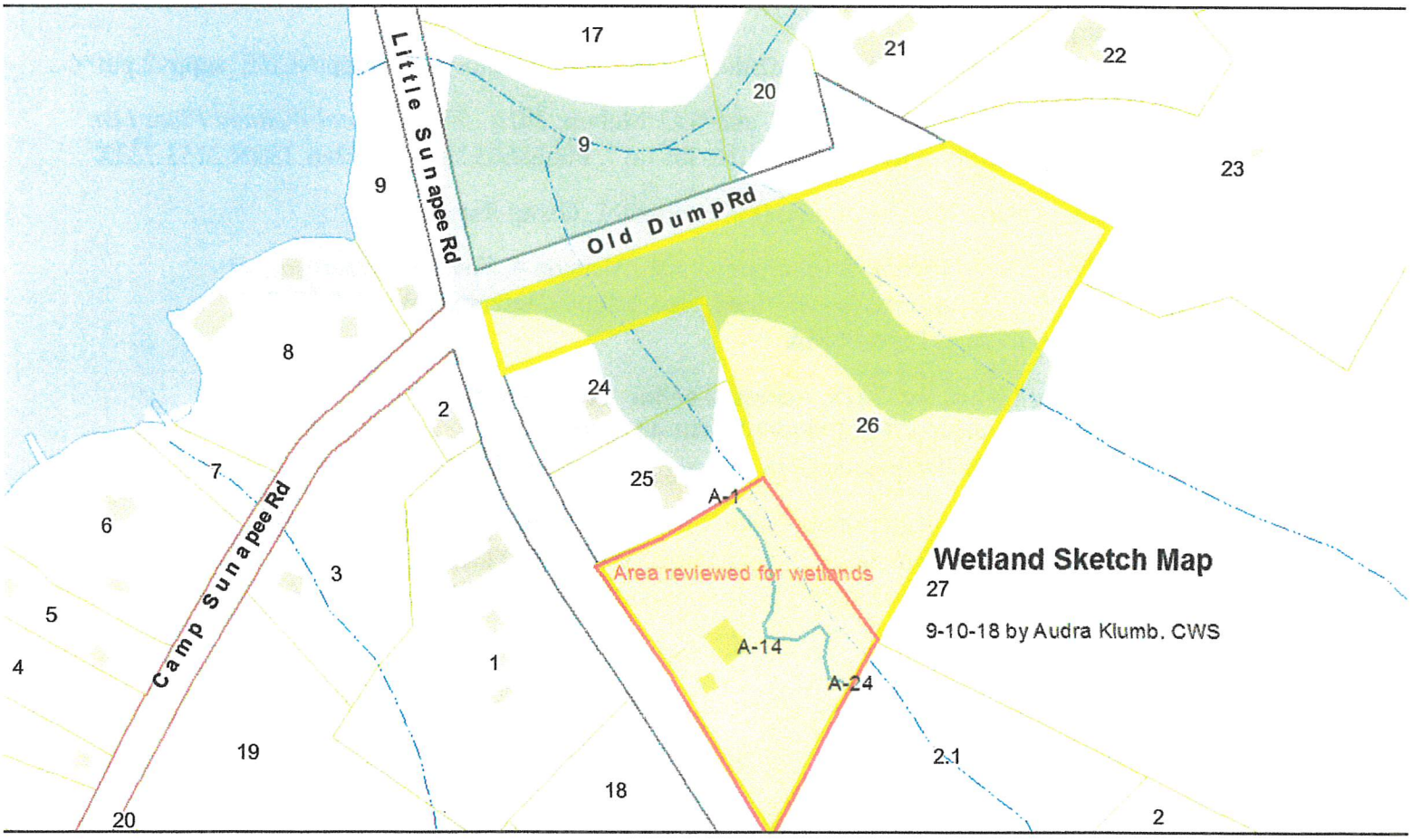
Wetland Sketch Map

Tri Town, NH

, 2018

1 inch = 250 Feet

0 250 500 750



ames	WATER-P		New London Water-poly
RTYLINE	DW		USGS Hydrography
	New London Buildings		LACUSTRINE
CENIC	Right of Ways		PALUSTRINE

ap 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 m

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 25 2018
RECEIVED