

EXHIBIT A1
APPLICATION FOR SUBDIVISION REVIEW

APPLICATION FOR: _____ DATE APPLICATION SUBMITTED: _____

- Phase I Conceptual Review Phase
- Phase II Preliminary Plan or Design Review Phase
- Phase III: Final Subdivision Plat Phase

NAME OF APPLICANT: PIERRE J. BEDARD
 ADDRESS: PO BOX 239 WILMOT, NH 03287
 DAYTIME PHONE NUMBER: 603 516-4928

NAME OF PROPERTY OWNER: BARBARA A DEMING TRUST
 (If other than applicant) BARBARA A. DEMING TRUSTEE
 ADDRESS: PO BOX 26 ELKINS, NH
 DAYTIME PHONE NUMBER: _____

LOCATION OF PROPERTY: 151 FORTY ACRES RD

TAX MAP(S): 039 LOT(S): 001-000 ZONE DISTRICT(S): FOR

NUMBER OF LOTS PROPOSED: 2

- WATER SERVICE: _____ New London/Springfield Water System Precinct
- On-site Water Well
 - Community Water System
 - Other: _____

- SEWER SERVICE: _____ New London Sewer
- On-site Septic System
 - Community Septic System
 - Other: _____

ROAD(S) PROVIDING ACCESS: _____ Town Road: FORTY ACRES RD
 _____ State Highway: _____

The Zoning Administrator or Land Use Coordinator can assist applicants identify whether the following natural resources will be impacted and which sub-watershed the property is located in.

WETLAND IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
WETLAND BUFFERS IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STEEP SLOPE AREA IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STREAM(S) IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STREAM BUFFER(S) IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
LOCATED OVER AN AQUIFER?	_____	Yes	<input checked="" type="checkbox"/>	No
LOCATED WITHIN A 100 YEAR FLOODPLAIN?	_____	Yes	<input checked="" type="checkbox"/>	No

- SURFACE WATER – WATERSHED:
- Pleasant Lake, Blackwater River
 - Little Lake Sunapee
 - Goose Hole Pond
 - Otter Pond
 - Lake Sunapee
 - Lyon Brook, Kezar Lake
 - Messer Pond, Clark Pond, Kezar Lake



CURRENT USE:

Does the proposed subdivision affect land held in Current Use? ___ Yes ___ No

CONSERVATION EASEMENT:

Does the subdivision affect land held in a Conservation Easement? Yes ___ No

I certify that this Subdivision Application, including the supporting plan and documents, has been completed in accordance with the latest adopted version of the Land Subdivision Control Regulations of the Town of New London.

I certify that this Subdivision Application, including the supporting plan and documents, complies with the standards specified in the New London Land Subdivision Control Regulations, unless a specific waiver has been applied for and granted by the Planning Board, and that I will continue to comply with those standards on an on-going basis.

I understand and agree that if I propose to change the subdivision and related materials from the approved application that I will contact the Planning Board, or their designee, to see if a new application for the amended subdivision application is required and file that amended application if required.

I agree to obtain all the subsequent Town permits needed for this Subdivision Application including all of the applicable Developers Responsibilities specified in SECTION VII of the Land Subdivision Control Regulations.

I agree to comply with all required inspections during construction and to pay for all required inspection services.

In making this application, I agree to permit the members of the Planning Board and their agents to enter upon the subject property for the purpose of inspecting the property for this application.

DATE: Sept. 19, 2017 SIGNATURE OF PROPERTY OWNER
Barbara Fleming
SIGNATURE OF AGENT FOR PROPERTY OWNER
(Need letter of authorization from property owner if agent)

Letter of Authorization

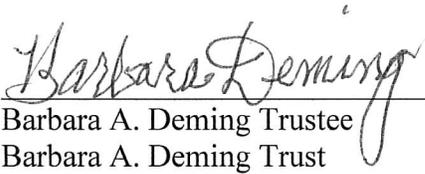
RE: Tax Map 038 Parcel 001-000, 151 Forty Acres Road.

To Whom It May Concern:

I have authorized Pierre J. Bedard to act as my agent for matters presented before the Town of New London concerning the proposed subdivision on my property at 151 Forty Acres Road., Map 0038 Parcel 001-000.

Thank you for your consideration of this matter.

Sincerely,



Barbara A. Deming Trustee
Barbara A. Deming Trust

Date: Sept. 19, 2017

PIERRE J. BEDARD & ASSOCIATES, P.C.

LAND USE CONSULTANTS, SURVEYORS, FORESTERS, & WETLAND SCIENTISTS
P. O. Box 238
WILMOT, NH 03287

Telephone 603 526-4928
e-mail: pjbedard@comcast.net

September 18, 2017

Town of New London
Planning Board
New London, NH 03257

Re: Deming Minor Subdivision, Waiver Requests

Members of the Board,

We would like to request a waiver under two Sections of the Subdivision Regulations, namely:

Section V. C. 7. Topographic Map: We believe the purpose of this subdivision, to create a 12.25 acres lot from the 125 acres, makes the need for a topographic map irrelevant.

Section V. C. 8. Soils Map. The 12.25 acre lot is well over the lot sizing requirements for soils based lot size. In addition, we have performed a soil test pit to show the suitability for an onsite sewage disposal system.

Section VI. K. 2.. Monuments shall be stone, concrete, or other material acceptable to the Planning Board., We believe is would be difficult to set this type of monument at the proposed locations for the subdivision. We have set $\frac{3}{4}$ inch Iron Rods, which are at least 40 inches long. In the 30 + years as a surveyor we have found this type of monument is stable and lends itself to being set in all types of ground conditions. Whereas, concrete and stone monuments are often difficult to set at a prescribed location because of ground conditions such as in stonewalls, subsurface rocks, boulders and other conditions.

Thank you for consideration of these requests.

Respectfully,



Pierre J. Bedard, Agent

PJB

EXHIBIT A3

MINOR SUBDIVISION CHECKLIST of APPLICATION REQUIREMENTS

<u># in Regulations</u>	<u>Application Requirement</u>	<u>Submitted</u>	<u>Not Applicable</u>	<u>Waived by PB</u>
1.	Application Form			
2.	Letter of Authorization			
3.	Abutters List			
4.	Application Fee			
5.	Waiver Requests in Writing			
6.	Site Survey Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale			
7.	Topographic Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale			
8.	Soils Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale			
9.	Information on Special Flood Hazard Areas			
10.	Applicable agency or Permit Approvals			
11.	Additional Information Required by he Planning Board			



200 foot Abutters List Report

Tri Town, NH
October 03, 2017

Subject Property:

Parcel Number: NewL-038-001-000
CAMA Number: NewL-038-001-000
Property Address: 151 FORTY ACRES ROAD

Mailing Address: DEMING BARBARA A TRUST BARBARA
A DEMING TRUSTEE
324 DREXEL AVE
DECATUR, GA 30030

Abutters:

Parcel Number: NewL-037-008-000
CAMA Number: NewL-037-008-000
Property Address: 425 LAKESHORE DRIVE

Mailing Address: CANTOR CLARA & PATRICIA
425 LAKESHORE DRIVE
NEW LONDON, NH 03257

Parcel Number: NewL-039-002-000
CAMA Number: NewL-039-002-000
Property Address: 93 FORTY ACRES ROAD

Mailing Address: SMITH KRISTIN & NICHOLAS BAER
PO BOX 116
ELKINS, NH 03233

Parcel Number: NewL-039-003-000
CAMA Number: NewL-039-003-000
Property Address: 140 FORTY ACRES ROAD

Mailing Address: BARTLETT CHRISTOPHER P
PO BOX 11
ELKINS, NH 03233

Parcel Number: NewL-039-004-000
CAMA Number: NewL-039-004-000
Property Address: 84 FORTY ACRES ROAD

Mailing Address: SMITH KRISTIN & NICHOLAS BAER
PO BOX 116
ELKINS, NH 03233

Parcel Number: NewL-051-015-000
CAMA Number: NewL-051-015-000
Property Address: 717 LAKESHORE DRIVE

Mailing Address: HUNTERS HILL TRUST C/O SALLY M.
BOYD-SANDER
PRAMGATAN 2 063
V.FROLUDA, SE SE-42674

Parcel Number: NewL-051-019-000
CAMA Number: NewL-051-019-000
Property Address: 184 TURKEY HILL RUN

Mailing Address: BRENNER RONNI C REV TRUST
BRENNER RONNI C TRUSTEE
PO BOX 177
ELKINS, NH 03233

Parcel Number: NewL-052-008-000
CAMA Number: NewL-052-008-000
Property Address: WHITNEY BROOK ROAD

Mailing Address: TOWN OF NEW LONDON
375 MAIN STREET
NEW LONDON, NH 03257



www.cai-tech.com

10/3/2017

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DEMING WILMOT ABUTTERS

10/3/2017

TAX MAP	PARCEL	OWNER	ADDRESS
9	22-3	Stephen & Barbara Kuzil	PO Box 248, Elkins, NH 03233
9	23	Eleanor Griffith	3597 Sparrow Pond Rd., Akron, OH 44333
9	23-2	Thomas Arthur Gregor Trust Elinor Jane Gregor Trust	PO Box 321, Elkins, NH 03233
9	23-4	Martin Bean & Greta Wright	PO Box 404, Wilmot, NH 03287
9	23-5	Thomas Arthur Gregor Trust Elinor Jane Gregor Trust	PO Box 321, Elkins, NH 03233



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

ZONING BOARD OF ADJUSTMENT
(ZBA)

NOTICE OF DECISION

Thursday, August 3, 2017

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

Barbara A. Deming Trust. Property is located at 151 Forty Acres Road. Tax Map 038-001-000. These applications for two variances were heard before the Board and decided on February 22, 2016. Subsequently, it was brought to the attention of then Zoning Administrator St. John, that abutters in Wilmot were not noticed for the original hearing. Following proper notice to six Wilmot abutters, this hearing was held. When the matter was called at the hearing, none of the noticed Wilmot abutters appeared. However, a non-abutter, David W. Cook, 79 Whitney Brook Road, Elkins, appeared and asked permission to address the Board regarding the existing trail network under the current conservation easement, and the parking area on the property at the end of Forty Acres Road where certain trails terminate. Permission to address the Board was granted. Whilst we acknowledge the issues raised by Mr. Cook, such matters concerning establishment and allowed pedestrian access to trails, and construction, management, use and maintenance thereof are set forth in the Conservation Easement Deed between the landowner (Deming) and the monitoring organization (ASLPT) dated December 14, 1993.

We note the terms of our original decision include the condition that “a recorded legal access acceptable to the Planning Board be provided for the new lot...” Following that approval by the Planning Board, issues concerning Town vehicles’ use of private property at the end of Forty Acres Road for turn-around purposes and other activities are properly resolved by the Selectmen and the owners of record of the parcels involved.

We AFFIRM our decision of February 22, 2016.

W. Michael Todd, Acting Chair
New London Zoning Board

Variances and Special Exceptions shall be valid if exercised within two (2) years, refer to the RSA 674:33 Powers of the Zoning Board of Adjustment, for the specific language.

Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures; RSA 674:33 Powers of the Zoning Board of Adjustment; RSA 676:5 Appeals to Board of Adjustment; RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT
(ZBA)

NOTICE OF DECISION
Thursday, August 3, 2017

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

Barbara A. Deming Trust Variance Application. Located at 151 Forty Acres Road. Tax Map 038-001-000. Zoned Residential (FOR).

IT WAS MOVED (Michael Todd) AND seconded by (Katherine Fischer) to affirm the decision of the ZBA of February 22, 2016 as follows:

Variance granted to reduce the minimum lot size from 25 acres to 12+/- acres with the condition that there be no further subdivision of either parcel (038-001-000) and the proposed new lot; the conditions of this Notice of Decision be included as a note on the Subdivision Plan and that the Subdivision Plan be recorded at the Merrimack County Registry of Deeds. Variance granted to not require the minimum 400 feet of road frontage with the condition that a recorded legal access acceptable to the Planning Board be provided for the new lot, and that the 50 foot front setback be maintained along the proposed front lot line. PASSED UNANIMOUSLY.

John Dowd Variance Application. Located at 476 Route 103A. Tax Map 080-001-000. Zoned Residential (R-2) and Shoreland Overlay District.

IT WAS MOVED (Douglas Lyon) AND seconded by (Paul Vance) to

Approve the variance subject to the condition that no further construction can take place on this property that increases the impermeable surface area. PASSED UNANIMOUSLY

Respectfully Submitted:

Douglas W. Lyon
Chairman, Zoning Board of Adjustment

Variances and Special Exceptions shall be valid if exercised within two (2) years, refer to the RSA 674:33 Powers of the Zoning Board of Adjustment, for the specific language.

Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures; RSA 674:33 Powers of the Zoning Board of Adjustment; RSA 676:5 Appeals to Board of Adjustment; RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.



Town of New London

New London, New Hampshire 03257

Health Department

Test Pit Observation Record and Invoice

Appointment: Day/date 12/9/16 Time 9AM Designer/firm BEDARD
 Client: BARBARA DOMINGO TRUST Owner: _____
 Address: 151 FORTY ACRES RD
 Reason: (circle) System in failure Replacement system Subdivision Purchase agreement New construction
 House or use expansion; Other _____
 Owner address, if different: _____
 Tax map #: 038 Lot #: 001 Mileage: _____

----- Invoice -----

Time, start: 9 Time completed: 9:30 Total time: 30 min
 Hours charged: 1 (First Hour \$20.00/Addl. Hours or fraction \$12.50 ea.) Town fee: \$120
 Make checks payable to "Town of New London"
PAYABLE IN 30 DAYS OR ON PRESENTATION OF PLANS FOR APPROVAL, WHICHEVER IS EARLIEST.
 Signed: Deborah M. Cuyper Health Officer
 Fee paid: Amount: _____ Check # _____ Cash _____ Date _____ By _____ Recd. _____

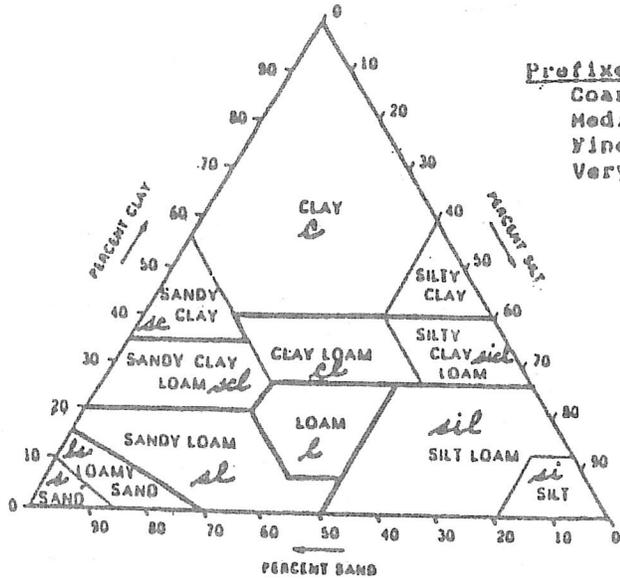
Test Pit # 1 Location: _____ ft. from _____ ft. from _____ landmark landmark

Depth Inches	Soil Type & Texture	Munsell Code	Color Name	Consistence	Soil Struct.	Mottles, Seeps, Roots Stones, Comments, etc.
1-0	ORGANICS	10YR 2/2	V. DK BROWN			
0-9	SAND / LOAM	10YR 2 1/2	V. DK BROWN	FIR	GRAN	
9-16	LOAMY SAND	10YR 2 1/6	DK YELLOWISH BROWN	FIR	GRAN	
16-24	SAND	2.5Y 5/4	LT-OLIVE BROWN	FIRM	BLOCKY	
24-78	SAND	2.5Y 5/3	LT OLIVE BROWN	FIRM	BLOCKY	MANY LARGE FRAGMENT CONCENTRATIONS 10YR 2 1/6 @ 24"
						ROOTS TO 40"
						NO H ₂ O OBSERVED

See abbreviations on reverse.

Estimated Seasonal High Water Table at 24" Ledge at none to depth
 Distance to: Surface water _____ Wetland: Very poorly drained soil 150+ Poorly drained soil 150+
 Percolation test: At depth _____; Results _____ min./in. Date _____ By _____
 Plans Approval: Date _____ Approval # _____
 Resubmission: Date _____ Reason _____ Approval # _____
 Resubmission: Date _____ Reason _____ Approval # _____

TEXTURE
USDA twelve divisions.



Prefixes for sand sizes
Coarse (co)
Medium (m)
Fine (f)
Very fine (vf)

Texture triangle describing size distribution of particles less than 2 mm.

CONSISTENCE describes particle cohesion and adhesion. **Strength** is the resistance to crushing a 25 mm cube or median-size ped.

<u>Moist Soil</u>		<u>Force</u>	
loose	(ml)		
very friable	(mvfr)	very slight	
friable	(mfr)	slight	
firm	(mfi)	moderate	
very firm	(mvfi)	strong	
extremely firm	(nefi)	sq. between hands	

Dry Soil

loose	(dl)	
soft	(ds)	very slight
slightly hard	(dsh)	slight-mod
hard	(dh)	strong
very hard	(dvh)	sq. between hands
extremely hard	(deh)	under foot

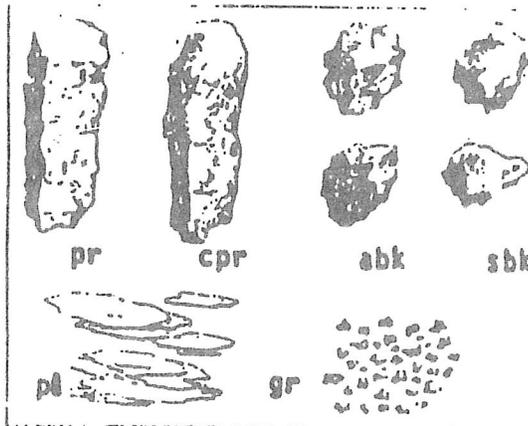
STRUCTURE describes units that separate at surfaces of weakness.

Grade

structureless	(0)	no aggregation
weak	(1)	barely observable
moderate	(2)	distinct peds
strong	(3)	durable peds

Shape

platy	(pl)
prismatic	(pr)
-columnar	(cpr)
blocky	(bk)
-angular	(abk)
-subangular	(sbk)
granular	(gr)
-crumb	(cr)
single grain	(sg)
massive	(m)



<u>Size</u>	<u>Granular, Crumb, Platy**</u>	<u>Angular, Sub-angular, Blocky</u>	<u>Prismatic, Columnar</u>
very fine (vf)	<1 mm	<5 mm	<10 mm
fine (f)	1-2	5-10	10-20
medium (m)	2-5	10-20	20-50
coarse (c)	5-10	20-50	50-100
very coarse (vc)	>10	>50	>100

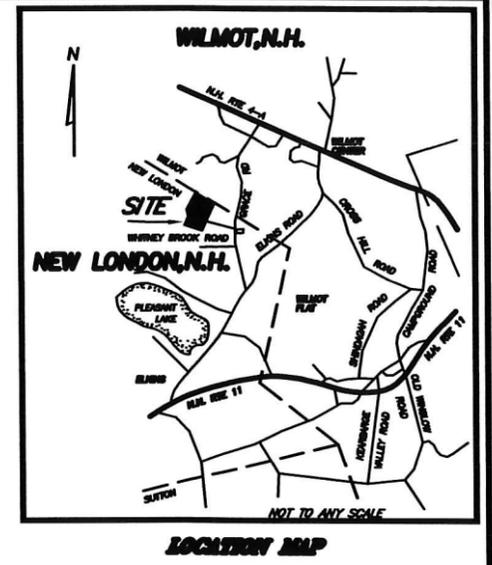
**For platy structure, use "thin" for fine and "thick" for coarse.

For Registry use only

2016 OBSERVED
MAGNETIC

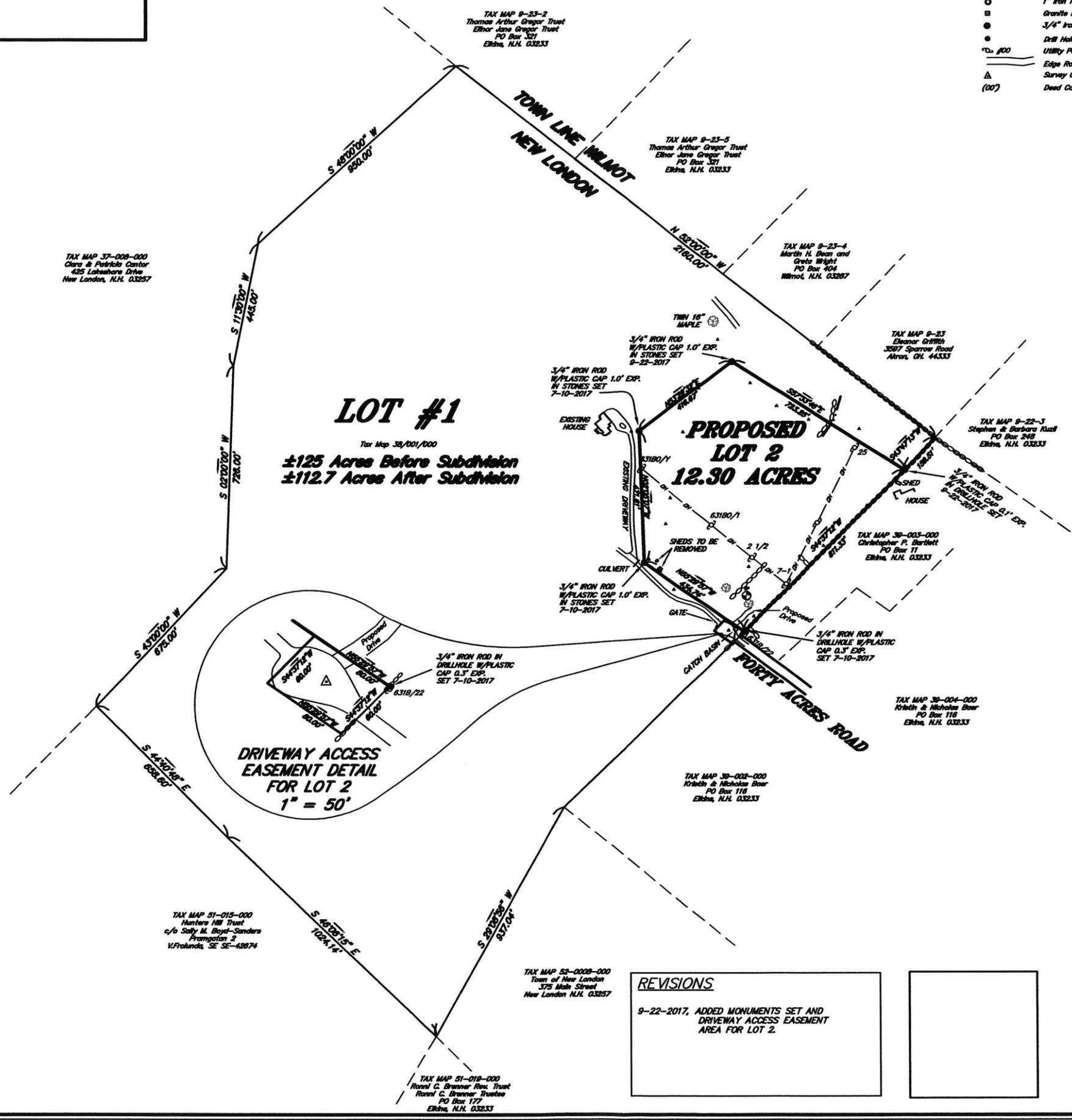
KEY

- Stonewall
- 1" Iron Pipe (found)-or as noted
- Granite Bound (found)-or as noted
- 3/4" Iron Rod (set)-or as noted
- Drill Hole (found)-or as noted
- #00 Utility Pole and number
- Edge Road/ Drive
- △ Survey Control Point
- (00) Dead Cell



NOTES

1. This plan is the result of a Leica Robotic total station survey, AUGUST, 2016, having a control traverse relative error of closure greater than 1:5,000 (NH LAN 903.04 Category 1, Condition 2, Rural)
2. Deed reference to parcel is MCR Bk. 2110, Pg. 0004, 07/27/1968.
3. This property is located in the Forest Conservation Zoning District. Structure setbacks are Front, Side and Rear yard 50 Feet. Minimum Lot size is 25 Acres. See New London Zoning Board of Adjustment Notice of Decision granting Variances for road frontage and lot area, February 22, 2016 and affirmed on August 3, 2017.
4. FEMA FLOOD ZONE DETERMINATION: This property is located in Zone X (Map 33023X, Panel 0105). Areas determined to be outside the 0.2% annual chance floodplain.
5. Deeded access to Lot 2 provided over existing driveway over Lot 1.



TOWN OF NEW LONDON, NH PLANNING BOARD

Application Filed _____

Hearing Date _____

Approval Date _____

Signature Of The Board: _____

SUBDIVISION PLAN

PROPERTY OF
BARBARA A. DEMING TRUST
BARBARA A. DEMING TRUSTEE
PO BOX 26, ELKINS, N.H. 03233

LOCATED IN
NEW LONDON, NEW HAMPSHIRE



JUNE 27, 2017

PREPARED BY PIERRE J. BEDARD, and ASSOCIATES, P.C., P.O. BOX 238, WILMOT, N.H. 03287.
LAND SURVEYING, SEWAGE DISPOSAL DESIGN, and NATURAL RESOURCE CONSULTANTS.