

Big Hilltop TM 068-010-000

Tri Town, NH

1 Inch = 1000 Feet

February 02, 2016



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Ch | Description | Element | Cd | Ch | Description |
|---------|----|----|-------------|---------|----|----|-------------|
| Model | 00 | | Vacant | | | | |

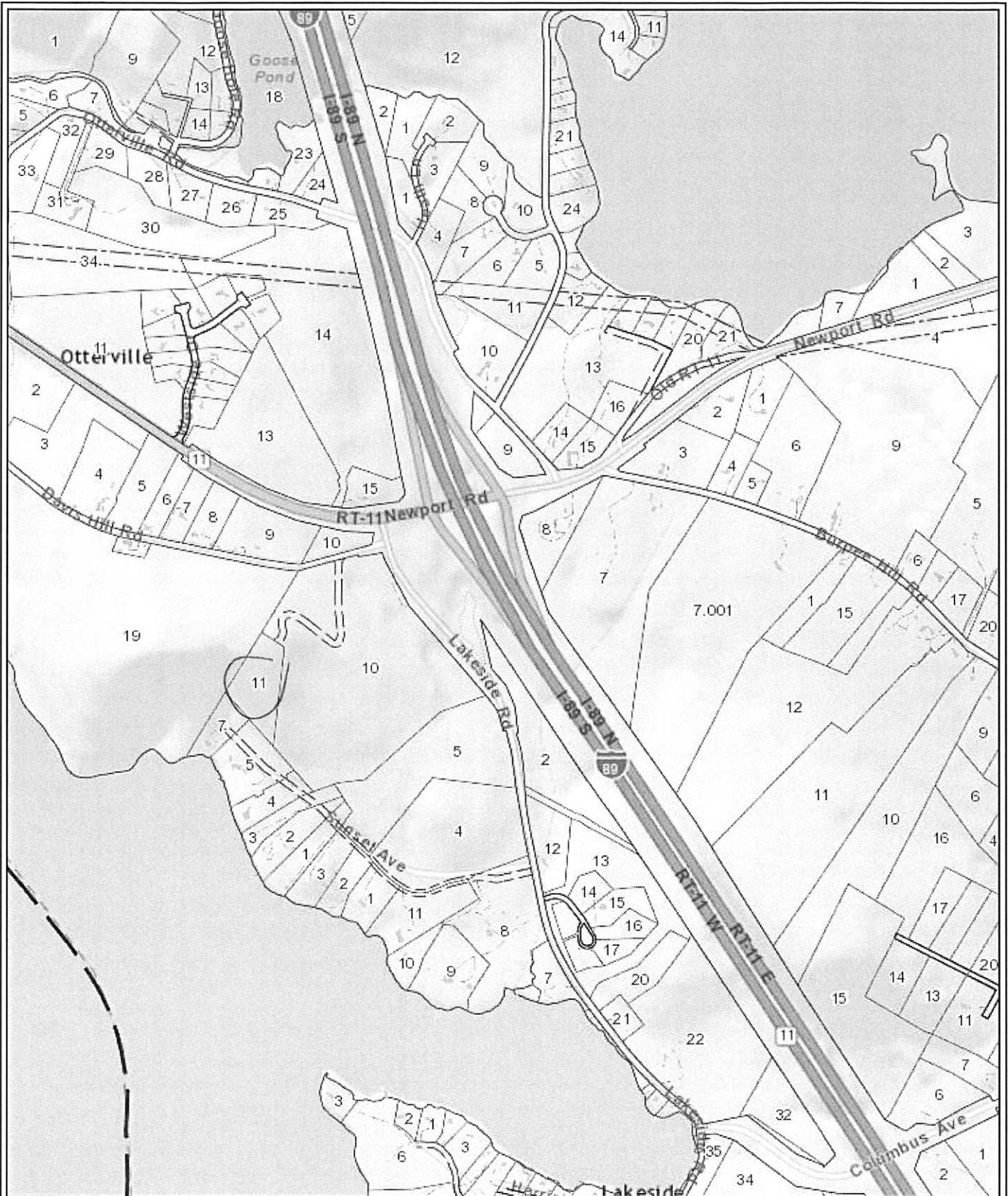
| MIXED USE | |
|-----------|-------------|
| Code | Description |
| 6000 | FARM LAND |
| | Percentage |
| | 100 |

| COST/MARKET VALUATION | |
|--------------------------|------|
| Adj. Base Rate: | 0.00 |
| Net Other Adj: | 0 |
| Replace Cost | 0.00 |
| AYB | 0 |
| EYB | 0 |
| Dep Code | |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | |
| Functional Obsolete | |
| External Obsolete | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | |
| Apprais Val | |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | | | | | | | | | | |
|--|-------------|---------|-----|-------|------------|----|-----|-------|-----|------|-----------|
| Code | Description | Comment | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| | | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprac. Value |
| | | | | | | |
| Ttl. Gross Liv/Lease Area: | | 0 | 0 | 0 | | |





Town of New London TM 068-011-000

Tri Town, NH

1 Inch = 1000 Feet

February 02, 2016



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| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | PREVIOUS ASSESSMENTS (HISTORY) |
|---|-----------|-----------|------------|----------|--|--|
| TOWN OF NEW LONDON 375 MAIN STREET NEW LONDON, NH 03257 Additional Owners: | 4 Rolling | | 4 Proposed | 3 Rural | Description EXM LAND Code 9030 Appraised Value 28,000 Assessed Value 28,000 | Yr. Code 2015 9030 Assessed Value 28,000 Yr. Code 2014 9030 Assessed Value 28,000 |
| SUPPLEMENTAL DATA | | | | | 2119 NEW LONDON, NH | |
| Other ID: 00068 00019 00000 ZONE MP UTILITY WF Ward CONSERVATIVES Prec. CONSERVATIVES ROADFF | | | | | 28,000 | |
| GIS ID: 068-011-000 | | | | | 28,000 | |



| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | q/u | w/i | SALE PRICE | V.C. | Yr. Code | Assessed Value | Yr. Code | Assessed Value | Yr. Code | Assessed Value |
|--------------------------------------|-------------|------------|-----|-----|------------|------|-----------|----------------|-----------|----------------|-----------|----------------|
| TOWN OF NEW LONDON CROOK SYDNEY L | 2864/ 806 | 02/02/2006 | U | V | | 1E | 2015 9030 | 28,000 | 2015 9030 | 28,000 | 2014 9030 | 28,000 |
| ASSOC PID# | | | | | | | | | | | | |
| Total: 28,000 | | | | | | | | | | | | |
| PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | | | |
| Total: 28,000 | | | | | | | | | | | | |

| Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int. |
|-------------------|------|-------------|--------|------|-------------|--------|--------|------------|
| EXEMPTIONS | | | | | | | | |
| OTHER ASSESSMENTS | | | | | | | | |
| Total: 28,000 | | | | | | | | |

| NBHD/SUB | NBHD Name | Street Index Name | Tracing | Batch |
|----------|-----------|-------------------|---------|-------|
| 0001/A | | | | |

CLARK'S LOOKOUT NOW IN CONSERVATION
 LANDLOCKED

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|--------------------------------------|------------|------|-------------|--------|------------|---------|------------|----------|
| BUILDING PERMIT RECORD | | | | | | | | |
| Total Appraised Parcel Value: 28,000 | | | | | | | | |

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|-----------------------------|------------|------|-------------|--------|------------|---------|------------|----------|
| LAND LINE VALUATION SECTION | | | | | | | | |
| Date: 07/31/2013 | | | | | | | | |
| Date: 08/24/2010 | | | | | | | | |
| Date: 04/26/2006 | | | | | | | | |
| Date: 12/05/2002 | | | | | | | | |
| Date: 10/19/1987 | | | | | | | | |

| B Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | I. Factor | S.A. | Acres | Disc. | C. Factor | ST. Idx | Adj. | Notes-Adj | Special Pricing | S Adj Fact | Adj. Unit Price | Land Value |
|------------|------------------|------|---|-------|-------|---------|------------|-----------|------|--------|-------|-----------|---------|------|-------------|-----------------|------------|-----------------|------------|
| 1 | MUNICIPAL MDL-00 | ARR | | 245 | | 4.47 AC | 5,000.00 | 1.0000 | 0 | 1.0000 | | 0.50 | | 0.00 | CON ESMT/LL | VWS | 2.50 | 2,500.00 | 28,000 |

| | | | | | | | | | | | | | | | | | | |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Total Card Land Units: 4.47 AC | | | | | | | | | | | | | | | | | | |
| Parcel Total Land Area: 4.47 AC | | | | | | | | | | | | | | | | | | |
| Total Land Value: 28,000 | | | | | | | | | | | | | | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 28,000
 Special Land Value 0
 Total Appraised Parcel Value 28,000
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 28,000

VISIT/CHANGE HISTORY

| ID | CD | Purpose/Result |
|----|----|---------------------|
| KM | AC | ADMIN DATA ENTRY |
| NB | FR | IN FIELD REVIEW |
| NB | AC | ADMIN DATA ENTRY |
| DG | ML | MEASURE & LIST |
| SS | NC | NO CHANGE (HEARING) |

CONSTRUCTION DETAIL (CONTINUED)

| Element | Ca. | Ch. | Description | Element | Ca. | Ch. | Description |
|---------|-----|-----|-------------|---------|-----|-----|-------------|
| Model | 00 | | Vacant | | | | |

| MIXED USE | |
|-----------|------------------|
| Code | Description |
| 9030 | MUNICIPAL MDL-00 |
| | Percentage |
| | 100 |

| COST/MARKET VALUATION | |
|--------------------------|------|
| Adj. Base Rate: | 0.00 |
| Net Other Adj: | 0 |
| Replace Cost | 0.00 |
| AYB | 0 |
| EYB | 0 |
| Dep Code | |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | |
| Apprais Val | |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | | | | | | | | | | |
|--|-------------|---------|-----|-------|------------|----|------|-------|-----|------|-----------|
| Code | Description | Comment | L/B | Units | Unit Price | Yr | Gade | Dp Rt | Chd | %Chd | Apr Value |
| | | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| | | | | | | |
| Ttl. Gross Liv/Lesse Area: | | 0 | 0 | 0 | | |





TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

**BOARD OF SELECTMEN
MEETING MINUTES
February 1, 2016
5:00 PM**

PRESENT:

Peter Bianchi, Selectman
Janet Kidder, Selectman
Kim Hallquist, Town Administrator
Wendy Johnson, Chief Finance Officer

ALSO PRESENT:

Scott Blewitt, Recreation Director
Bob Brown, Conservation Commission Chair
Conservation Commission Members: Mike Gelcius, Ruth White,
Laura Alexander, Mark Vernon, Dan Allen, Tim Paradis
Anita Gelcius, New London Resident
Colin Campbell, Budget Committee Member
Bill Helm, Planning Board Chair
Bruce Hudson, Budget Committee Member
Lyndsay Lund, Recreation Commission Member
Laura Lorio, Recreation Commission Member
Phyllis Piotrow, Budget Committee Member
Donna Larrow, Police Department Administrative Assistant
Ed Andersen, Police Chief
Minette Sweeny, Intertown Record
Andy Deegan, Conservation Commission Member and Land Specialist at Ausbon Sargent Land
Preservation Trust
Doug Lyon, Chairman of the Board at Ausbon Sargent Land Preservation Trust
Penny Murano, Owner of "Unleashed"
Gena Edmonds, Fire Department
Josh Fisher, New London Police Officer
Jason Lyon, Fire Chief
Jamie MacKenna, New London Police Officer
Jack & Pat Sheehan, New London Residents
Sergeant Jamie Steinmetz, State Police

Chair Rollins called the meeting to order at 5:00pm. She indicated that the first portion of the meeting is a combined meeting between the Selectmen, the Conservation Commission and the Recreation Commission to consider whether Mary Haddad Trust Fund monies would be used to purchase conservation land leading to Clark Lookout.

*

Bob Brown, Chair of the Conservation Commission, said that they need a majority vote between the Recreation Commission, Conservation Commission, and Selectmen to approve the usage of the Mary Haddad Fund. He wondered if there were any questions on the plan that had been presented at an earlier meeting. To review, they are proposing the purchase of 9.5 acres, including the access trail to Clark Lookout off of Davis Hill Road. The price has fallen from \$375,000 to \$300,000 after negotiations. A formal subdivision plan has not been produced by the owners but it is their intent to go to the February 23rd Planning Board meeting with a conceptual plan. Ms. Alexander said one of the conditions of the Conservation Commission's approval of the project is that it passes through the Planning Board.

The Conservation Commission was in agreement of the funds being used for this land purchase.

Lyndsay Lund said the Recreation Commission's thoughts are with the Conservation Commission's on this matter; they approved of using the Haddad funds for the purpose outlined by Mr. Brown.

Selectman Bianchi said the Selectmen have already voted on this and approved it with a vote of 2:1. He was against the purchase because there has been no subdivision, there has been no appraisal of the land, and they don't know what the rest of the subdivision will look like. Without these bits of information, he finds the decision to purchase premature.

Mr. Brown said the total parcel is 40 acres. The owners plan to sell 9.5 acres to the town. 30.6 acres will remain as a single lot. They have a buyer waiting to either buy the 30+ acres of the entire parcel if the town decides not to move forward. The potential buyers would put in a new access road and put in a single family dwelling. Mr. Brown notes that this is what he has heard from the owner via their realtor and also that the owners do not want to go through with a subdivision until they are sure that the Town will purchase the property.

Selectman Bianchi said his only concern is that an independent appraisal hasn't been done on this property, which he feels is important, and it is not yet subdivided. Mr. Allen pointed out, in response to Selectman Bianchi's concerns, there would not be a need for tests to see the quality of the land for building (perk tests, water availability) for the subdivision as they are just buying it for land. The rest of the property, beyond the subdivision, isn't their concern.

Ms. Hallquist said that each of the three boards should vote individually to say whether or not they agree to use the Mary Haddad funds to purchase the property.

IT WAS MOVED (Nancy Rollins) AND SECONDED (Janet Kidder) to use the Mary Haddad funds, not to exceed \$300,000 for the purchase of the 9.5 acres near Clark Lookout, as presented by Bob Brown, Chair of the Conservation Commission.

THE MOTION PASSED. Peter Bianchi voted no.

By a show of hands, the Conservation Commission voted unanimously **to use the Mary Haddad funds, not to exceed \$300,000 for the purchase of the 9.5 acres near Clark Lookout, as presented by Bob Brown, Chair of the Conservation Commission.**

Voting members present: Bob Brown, Tim Paradis, Laura Alexander, Mike Gelcius, Ruth White, Laura Alexander, Mark Vernon, Dan Allen

By a show of hands, the Recreation Commission voted unanimously **to use the Mary Haddad funds, not to exceed \$300,000 for the purchase of the 9.5 acres near Clark Lookout, as presented by Bob Brown, Chair of the Conservation Commission.**

Voting members present: Janet Kidder, Lyndsay Lund, Laura Lorio

Ms. Hallquist said Town Meeting doesn't need to vote on using Mary Haddad funds because they only need approval from the designated parties, as is stated in the trust, per Mary Haddad however Town Meeting voters will be asked to accept ownership of the property. Selectman Bianchi said he feels that Mary Haddad gave the money to the Town of New London and belongs to the town, requiring a vote at Town Meeting. Ms. Hallquist said it is really the trust's money which is under the custody of the Town.

Review Draft Warrant

The Board received a first draft of the Town Meeting Warrant. Ms. Hallquist noted that the changes made following the reconciliation meeting between the Selectmen and the Budget Committee would be presented at the public hearing on Wednesday night. The Selectmen agreed to meet to sign off on the Warrant after the budget hearing so they can get it to the printer for the Town Report.

Primary Election Coverage

During the voting on February 9th, the Selectmen agreed to take the following shifts at the polls:

8am -11:30am – Selectman Bianchi

11:30am – 3:30pm – Selectman Kidder

3:00pm – 7:00pm – Chair Rollins

They would be sure to have at least two selectmen present at the end of the voting to sign off on the ballot counts.

Town Report Dedication

Selectman Kidder thinks they should dedicate the Town Report to Bob Lull and also have it in memoriam of Evelyn Kiernan and Marshall Hoke. Ms. Johnson could provide the write-up for Mr. Lull and Ms. Kiernan, as they have both won the 1/3 of a century award and something has already been prepared. Howard Hoke can likely provide a write up and photo of his dad, Marshall.

Review of Minutes

IT WAS MOVED (Janet Kidder) AND SECONDED (Peter Bianchi) to approve the minutes of January 19th, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

Town Administrator's Report – Kim Hallquist, Town Administrator

A letter from Michael Todd has given to the Trustees requesting explanation of withdrawals from the Bandstand Trust accounts. Ms. Hallquist noted that Malcolm Wain, Chair of the Trustees has the letter and will be bringing it to his Board for discussion and response. Ms. Hallquist noted that there is in excess of \$100,000 in the restricted fund so she does not anticipate a finding that the principal has been invaded, as Mr. Todd's letter seems to suggest.

68-10

**NEW LONDON PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
September 13, 2005**

APPROVED

PRESENT: Karen Ebel (Chairman), Sue Ellen Andrews, Dale Conly, Tom Cottrill, Jeff Hollinger, Sue Clough (Selectmen's Representative), and Kenneth McWilliams (Planner).

ABSENT: Celeste Cook

Chair Karen Ebel called the MEETING TO ORDER at 7:30 PM.

ZBA case
2005-17 10/10/05

I. SYDNEY L. CROOK – Concept Merger & Minor Subdivision Proposal

(Tax Map 68, Lots 10-18 & Tax Map 69, Lot 7)

PB member Andrews recused herself.

Owner Sydney Crook advised that he would like to create a lot encompassing the "lookout" from his property on Davis Hill Road. He asked how many of the PB members had visited the spot. He stated that the roadway has, and would continue to have, a gate with a lock. Mr. Crook advised that he had kept the undergrowth cut in order to preserve the view from the top of the hill. He further advised that he intended to place the newly created lot under a Conservation Easement with the Ausbon Sargent Land Preservation Trust. Deb Stanley (Ausbon Sargent Land Preservation Trust) displayed a picture of the view from the lookout. Mr. Crook stated that it would be his intention to donate the lot created to the Town of New London.

Pierre Bedard (Pierre Bedard & Associates, P.C.) stated that the property under discussion would be a 4.47 acre lot around the lookout, with a conservation easement. He advised that there would be an easement over Mr. Crook's property to provide access to the newly created lot, since it would have no road frontage. Mr. Bedard acknowledged that it would be necessary to apply to the Zoning Board of Adjustment (ZBA) for a Variance regarding the absence of road frontage.

In regard to the concept merger, Mr. Bedard advised the PB that Mr. Crook was proposing to merge the remaining 10 lots of his "paper subdivision", specifically Lots 9 through 18 on Tax Map 68 and Lot 7 on Tax Map 69.

Ms Stanley stated that the property, which is located on Davis Hill Road, had been mentioned as a top priority site in the last two Master Plans. Chair Ebel asked if the Ausbon Sargent Land Preservation Trust (ASLPT) would provide "back-up" for the property. Ms Stanley replied in the negative and explained that the land would be gifted to the Town with ASLPT holding the conservation easement. Mr. Crook stated that there would be no houses built on the 20% slope. Mr. Bedard explained that the public would have foot access to the lookout property and that cars with "handicapped" designations would be permitted car access, as would members of the Crook family.

New London Resident Martin Stettler (53 Pressey Court) asked if there would be any provision for parking. Mr. Bedard pointed out possible parking spots. PB member Clough asked if there would be parking at the top for cars with handicapped designations. Ms Stanley replied that parking would be possible along the "loop". She stated that Mr. Crook wanted the history of the property to be preserved on the plan. Ms Clough asked if there would be any description of the history at the site. Ms Stanley opined that there would be. Mr. Crook stated that there would be a plaque on the site with information about his family. Mr. Bedard also pointed out that they had included historical information on the plan.

Ken McWilliams opined that there would be no issue regarding the lack of frontage as the property would be in conservation easement. He advised the PB to refer the matter to the ZBA with a positive recommendation. Leslie Norman, Chairman of the Conservation Commission, spoke in support of the proposal. Ms Stanley asked if it would be a "use" variance or an "area" variance. Mr. McWilliams replied that the variance would be in regard to the lack of road frontage.

APPROVED

X It was **MOVED** (Clough) and **SECONDED** (Cottrill) **THAT THE SYDNEY CROOK PROPOSAL FOR A MINOR SUBDIVISION TO CREATE A 4.47-ACRE LOT WITH NO ROAD FRONTAGE AT THE LOOKOUT ATOP DAVIS HILL BE REFERRED TO THE ZONING BOARD OF ADJUSTMENT WITH THE RECOMMENDATION THAT A VARIANCE BE GRANTED. THE MOTION WAS APPROVED UNANIMOUSLY.**

Sue Ellen Andrews returned to the PB.

II. **MORGAN HILL BOOKSTORE/TOWN OF NEW LONDON – Final Annexation**

(Tax Map 84, Lots 66 & 67)

Pierre Bedard (Pierre Bedard & Associates, P.C.) distributed copies of a revised plan. He explained that Morgan Hill Bookstore was proposing to annex a 10-foot strip of land from the Town of New London. He advised that the annexation had been approved by the voters of the Town of New London at the March 2005 Annual Town Meeting.

Chair Ebel asked if there were any abutters present. There were none.

It was **MOVED** (Conly) and **SECONDED** (Cottrill) **THAT THE FINAL ANNEXATION BY MORGAN HILL BOOKSTORE OF A STRIP OF LAND BETWEEN THE BOOKSTORE AND THE FIREHOUSE FROM THE TOWN OF NEW LONDON, AS APPROVED BY THE VOTERS OF THE TOWN OF NEW LONDON IN MARCH 2005, BE APPROVED AS PRESENTED. THE MOTION WAS APPROVED UNANIMOUSLY.**

The mylar was presented for PB signatures and for forwarding to the Merrimack County Registry of Deeds by the Town of New London.

III. **WILLIAM F. KIDDER ADMINISTRATIVE TRUST – Concept Annexation/Boundary Agreement**

(Tax Map 73, Lot 82)

Pierre Bedard (Pierre Bedard & Associates, P.C.) distributed copies of a plan depicting the proposed annexation. He advised the PB that the issue had arisen during a boundary survey. Mr. Bedard explained that the deed history shows that Mr. Kidder originally owned two pieces of property, the lot on which the ice house sits and a 12-foot strip of land. The history also shows that he subsequently purchased adjacent land. In addition, Mr. Kidder shared ownership of some properties with James Cleveland. Mr. Bedard explained that, when Kidder and Cleveland conveyed ownership of the shared parcels to each other, the boundaries were adjusted, but a .67 acre strip of land was never merged. He stated that the strip originally came from a larger property. The proposed annexation has been made to clear the title to the property.

Ken McWilliams confirmed that the annexation proposed was the appropriate action to clear the title. PB member Clough asked if there would be a need for a new deed. Mr. McWilliams responded that a new deed would be needed only if the property were to be conveyed at some future time. He asked if all of the property was now owned by one person. Mr. Bedard replied affirmatively and advised that the plat would show the correction. Chair Ebel asked about the size of the strip of land to be annexed. Mr. Bedard replied that the strip contained approximately three acres.

IV. **CARLTON F. BARTON – Final Site Plan Review: Add Garages & Parking for Multi-Family Residential Property**

(Tax Map 73, Lot 56)

Carlton F. Barton, William Green (Green Real Estate), and Wendell Phillips (architect) were present for the review.

William Green advised that the property, currently housing five rental units, was being converted to five condominium units. The proposal before the PB would provide four new garage stalls and an additional driveway on the north side of the property. He explained that there would be four garage stalls provided in two two-car

APPROVED

Sweet opined that there are different types of jurisdictional wetlands. Mr. Cottrill stated that he did not understand why the building envelopes could not be moved down on the property. PB member Clough opined that it might be necessary to refine the regulation. Chair Ebel replied that the New London regulatory definition was based on the State of NH definition. She stated that there has to be a starting point for review and the national maps provide that. Chair Ebel expressed her appreciation of the Conservation Commission input; however, statutory interpretation prevails. She stated that this decision is not like deciding whether it is all right to cut a tree. That regulation anticipates some subjectivity in the decision. PB member Conly advised that the Conservation Commission had balanced buffering the finger versus reasonableness. He added that the Commission was sensitive to precedent, but thought there were differences.

Ken McWilliams outlined the options available to the applicant: (1) appeal the PB's interpretation of the regulation /definition to the ZBA, or (2) seek a Special Exception from the ZBA for reduced buffers, or (3) revise the plan and lot lines.

The hearing on the Preliminary Subdivision of Tax Map 136, Lot 9 was CONTINUED TO NOVEMBER 8, 2005 AT 7:30 PM.

X II. SYDNEY L. CROOK – Final Lot Merger & Minor Subdivision

(Tax Map 68, Lots 10-18 & Tax Map 69, Lot 7)

Pierre Bedard distributed the final "Plan of Merger" and advised that the objective was to merge the lots identified on the plan and Clark Lane into one contiguous lot of record. Sydney Crook advised that the original subdivision had been approved in 1979. He also advised that no shoreline would be included in the merger.

Chair Ebel asked if there were any abutters present. Tory Gage indicated that she would like to speak to the proposal regarding public access to the "Lookout". Chair Ebel advised that the issue of access was not involved in the proposed plan of merger.

It was **MOVED** (Conly) and **SECONDED** (Cook) to **APPROVE THE MERGER OF TAX MAP 68, LOTS 10-18 AND TAX MAP 69, LOT 7 AS PRESENTED BY SYDNEY L. CROOK. The MOTION was APPROVED UNANIMOUSLY.**

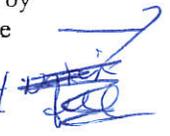
A Mylar was presented for PB signatures and forwarding to the Merrimack County Registry of Deeds by the Town of New London.

Pierre Bedard distributed plans for a proposed subdivision of the newly merged lot into two lots: Lot 1 having 4.47 acres and encompassing the "Lookout" and Lot 2 having 39.8 acres. Mr. Bedard advised that access to Lot 1 would be over Lot 2 via a 50-foot easement over the existing Clark Drive and Lookout Drive. He stated that the 4.47-acre lot would be deeded to the Town of New London at sometime in the future. He added that the lot would have a conservation easement.

PB member Cottrill asked if the access had to be 50-feet wide. Mr. Bedard replied that Mr. Crook wanted to protect the existing stone walls. He also advised the PB that Mr. Crook had applied for and been granted a Variance by the Zoning Board of Adjustment. The Variance was necessary because Lot 1 would have no frontage on a public road.

PB member Clough asked how the remainder of the property would be accessed. Mr. Bedard replied that access would be off Davis Hill Road or two access points off NH Route 103A. He advised that the previously mentioned easement could accommodate a driveway, but would not be sufficient for a town roadway.

Tory Gage, speaking for her grandmother who is an abutter, stated that there is a shared boundary and stonewall very close to the "Lookout". Ms Gage said that before the PB grants public access she would like the issues of parking and availability of the "Lookout" for town events addressed. She also asked if there would be a curfew, noting that the spot has been used for parties in the past. She stated that the stone wall is deteriorating and she would like the town to repair it. She also would like signage reminding visitors that the area is surrounded by private property that should be respected. PB member Andrews asked if Ms Gage would like signage at the

ps 4 

bottom of the road. Ms Gage stated that she and Mr. Crook had discussed the stone wall and the responsibility for maintaining the wall.

PB member Clough asked who would be responsible. Zoning Administrator Peter Stanley replied that the Town would be responsible if the lot becomes town property. He suggested that some higher level of oversight should be put in place. Chair Ebel asked about availability for town events. PB member Andrews stated that permission should be required. Zoning Administrator Stanley suggested that the easement could include appropriate language. Ms Clough advised that the Board of Selectmen have a policy that prohibits alcohol on town property. Mr. Crooks advised that access would be limited to foot traffic for the most part.

PB member Andrews advised that she had climbed up to the "Lookout" and opined that the stone wall delineated the property line. Ms Gage opined that signage would be needed and asked for tasteful signage near the wall. Ms Clough asked Mr. Crook for his input regarding activities to be permitted. Mr. Crook replied that parking would be at the Park & Ride off NH Route 103A or along Davis Hill Road. He advised that anyone not able to walk would need to obtain permission and a key to the gate in order to access the "Lookout" by car. Mr. Cottrill asked if there could be weddings. Mr. Crook replied affirmatively. Ms Clough added that guests and participants would have to walk up to the site.

Ms Gage asked about the possible use of the easement as a driveway and wondered if there would still be a locked gate if it were used as a driveway. Mr. Crook replied that there could only be two house lots on Lot 2. Ms Clough advised that there would still be gated access to the "Lookout", but it might be further up the road.

Mr. Bedard reminded the PB that the "Lookout" had been an item of the highest priority in the two most recent Master Plans.

X
It was **MOVED** (Cottrill) and **SECONDED** (Conly) **THAT THE MINOR SUBDIVISION OF THE NEWLY MERGED MAP 68, LOTS 10-18 AND MAP 69, LOT 7, BE APPROVED AS PRESENTED BY SYDNEY L. CROOK, SUBJECT TO THE PLACEMENT OF A SIGN AT THE STONEWALL BETWEEN THE "LOOKOUT" ACCESS AND PROPERTY OWNED BY N. GILMAN AND B. WOODRUFF TRUSTS REMINDING VISITORS NOT TO GO ONTO PRIVATE PROPERTY. The MOTION was APPROVED UNANIMOUSLY.**

A Mylar was presented for PB signatures and forwarding to the Merrimack County Registry of Deeds by the Town of New London.

III. WILLIAM F. KIDDER ADMINISTRATIVE TRUST – Final Annexation/Boundary Agreement (Tax Map 73, Lot 82)

Michael Todd appeared on behalf of the William F. Kidder Administrative Trust. He explained that the property contained the William F. Kidder "Icehouse" Trust and was comprised of three parcels: one acquired in the 1950s from Charles Shepard, a strip formerly housing oil tanks, and a third that was jointly purchased with James Cleveland to be owned 50/50. Mr. Todd advised that when the property was placed in a conservation easement, a 10-foot wide strip of land was inadvertently omitted. Mr. Todd stated that tax maps would be unchanged; however, in order to convey the property to the "Icehouse Foundation," the omission must be corrected.

PB member Cottrill asked if the result would be one lot. Mr. Todd replied that the result would be one contiguous lot to be owned by the Icehouse Foundation. Chair Ebel asked if any abutters were present. There were none.

It was **MOVED** (Clough) and **SECONDED** (Cottrill) **THAT THE FINAL ANNEXATION OF TAX MAP 73, LOT 82, OWNED BY THE WILLIAM F. KIDDER ADMINISTRATIVE TRUST BE APPROVED AS PRESENTED. The MOTION was APPROVED UNANIMOUSLY.**

A Mylar was presented for PB signatures and forwarding to the Merrimack County Registry of Deeds by the Town of New London.

OF NEW LONDON, NH PLANNING BOARD

MCRD
Plan 17580

Division Control Board Certification No. _____

Drainage and Fill Permit No. _____

Transportation Permit _____

Filed 9/26/05

Effective Date 10/11/05

Issue Date 10/11/05

Members Of The Board:

Mr. E. Ebel Dale Conly

Mr. [Signature] [Signature]

Ellen [Signature] [Signature]

[Signature]

**OF SUBDIVISION
And
EASEMENT**

PROPERTY OF
LOMAX CROOK TRUST
36, Georges Mills, N.H. 03751

PREPARED FOR
LOMAX CROOK
36, Georges Mills, N.H. 03751

LOCATED IN
LONDON, N.H.



1" = 100'

NOVEMBER 26, 2005

ASSOCIATES, P.C., P.O. Box 238, WILMOT, N.H. 03287.

PLANNING, and NATURAL RESOURCE CONSULTANTS.



068-010

Plan 17580