



BONIN ARCHITECTS

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May 3, 2018

Douglas W. Lyon, Chair
New London Zoning Board of Adjustment
375 Main Street
New London, NH 03257



RE: John Ryan Administrative Appeal to the Building Permit Issued 1.18.2018

Dear Chair Lyon,

On April 10th, 2018 Timothy and Lucinda Carlson, Bonin Architects, and Granite Roots Construction received notice from the Town of New London Zoning Administrator, Nicole Gage, that an "appeal/objection" to Building Permit #17-147 was received by the Town on April 9th, 2018. The appeal was submitted to the town by Mr. John Ryan, abutter, 295 Lamson Lane, through his legal counsel Susan A. Manchester, Esq. of the office of Sheehan Phinney.

We object to the appeal as it does not meet the New London requirement of being filed within 20 days of the decision, as required by the Rules of Procedure of the New London Zoning Board of Adjustment duly adopted on December 4, 1991.

It has been indicated that the actual date to be measured for the decision in question is the Town posting date, not the issuance date. If so, January 20th, 2018 must be considered the date of the decision under appeal and as such, the date of April 9th, 2018 the date of appeal. **The calendar days between these dates equal 80 (eighty); four times the New London established "reasonable" time.**

We also would like the following to be considered in the review of "timeliness" as the following dates and events clearly indicate an awareness of the project, its scope and Mr. Ryan's active role for quite some time.

Mr. Ryan has been aware of this project in the following means and durations:

December 08, 2014

1219 days before the appeal

Ms. Delores E. Ryan was noticed by certified mail of the Expedited Minimum Impact Wetlands permit application submitted to NH DES Wetland Bureau in regard to the Wetland Stream Restoration. See attached Certified Mail Receipt & notification letter from Horizons Engineering.

December 11, 2014

1216 days before the appeal

Will Davis of Horizons Engineering met with the Ryans in regard to the restoration of an open channel stream. See attached email from Will Davis, Horizons Engineering.

March 18, 2015

1119 days before the appeal

Mr. Ryan appeared before the New London Conservation Commission to contest the restoration of an open channel stream supported by the NH DES Wetland Bureau. See attached New London Conservation Commission Meeting Minutes.

March 23, 2015 **1114 days before the appeal**
Ms. Delores E. Ryan was noticed by certified mail of the Minimum Impact Wetlands permit application submitted to NH DES Wetland Bureau in regard to the restoration of an open channel stream. See attached Certified Mail Receipt & notification letter from Horizons Engineering.

April 23, 2015 **1083 days before the appeal**
Mr. Ryan submitted an email to contest Application File #2015-00693 to restore an open channel stream to Mr. Karl Benedict of the NH DES Wetland Bureau. See attached email from Karl Benedict, NH DES and Mr. John Ryan.

November 9, 2015 **883 days before the appeal**
Ms. Delores E. Ryan was noticed by certified mail of the withdrawal of the previous Minimum Impact Wetlands permit application submitted to NH DES Wetland Bureau in regard to the restoration of an open channel stream and noticed of the new application. See attached Certified Mail Receipt & notification letter from Horizons Engineering.

November 17, 2015 **875 days before the appeal**
New London Planning Board informed of NHDES Wetlands Standard Review Application during meeting. Application received November 10, 2015 and posted to website and on agenda prior to meeting. See attached New London Planning Board Minutes.

May 25, 2017 **320 days before the appeal**
Ms. Delores E. Ryan was notified by certified mail of the NHDES Shoreland Permit Application for the Carlson Property Redevelopment. This permit contains the very same plans Mr. Ryan has submitted to the Town with his appeal application. These plans clearly indicate the location of the house on the site and the setbacks. See attached Certified Mail Receipt & notification letter from Horizons Engineering.

December 18, 2018 **81 days before the appeal**
Tree cutting, and clearing commence. Note, work stopped by New London Zoning Administrator Nicole Gage due to complaint filed by abutter Mr. John Wilson (296 Lamson Lane & Bunker Road 062-017). See attached email and Timeline from Peter Swislosky dated April 16, 2018.

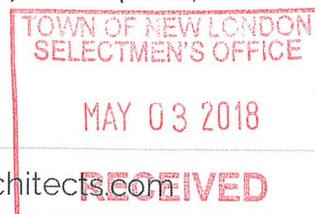
January 28, 2018 **72 days before the appeal**
Building Permit was physically posted on the job site by Granite Roots Construction. See attached email and Timeline from Peter Swislosky dated April 16, 2018.

January 28, 2018 **72 days before the appeal**
Mr. Ryan confronted the site contractor to establish construction work could not occur on weekends. This was documented by Peter Swislosky of Granite Roots Construction and Nicole Gage, Zoning Administrator, when Mr. Swislosky called to verify he was, in fact, in conformance with New London regulations. See attached email and Timeline from Peter Swislosky dated April 16, 2018.

January 29, 2018 **71 days before the appeal**
Existing house demolition commenced. See attached email and Timeline from Peter Swislosky dated April 16, 2018.

February 5, 2018 **64 days before the appeal**
Foundation excavation commenced. See attached email and Timeline from Peter Swislosky dated April 16, 2018.

February 8, 2018 **61 days before the appeal**
Foundation footings commenced. See attached email and Timeline from Peter Swislosky dated April 16, 2018.



February 12, 2018

Foundation walls commenced. See attached email and Timeline from Peter Swislosky dated April 16, 2018.

57 days before the appeal

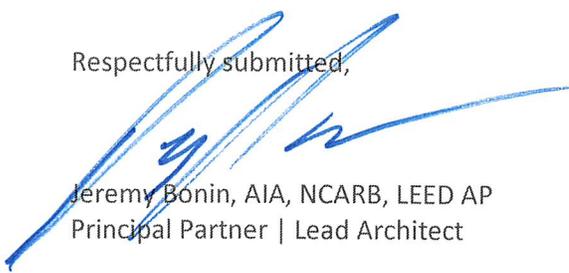
February 16, 2018

Foundation walls forms removed. See attached email and Timeline from Peter Swislosky dated April 16, 2018. See Field report and photographs from Bonin Architects.

53 days before the appeal

Given the certified letters for multiple state permit Applications, posting of the building permit, interaction with construction crews, immediate proximity to the project as a direct abutter and most importantly the fact that Mr. Ryan lives beyond the Carlson's property on a dead-end road (Lamson Lane) and must pass the property when going to or from his home, we adamantly believe this appeal is not timely given the longevity of this process (nearly 3 years and 4 months). It is clear the appeal plainly does not meet the specific 20-day requirement of New London. We also believe that New London has been proactive in establishing a timeframe for such appeals and that to disregard the established timeframe is worse than not establishing one at all.

Respectfully submitted,



Jeremy Bonin, AIA, NCARB, LEED AP
Principal Partner | Lead Architect

cc: Timothy and Lucinda Carlson, Owners 293 Lamson Lane, New London
Kimberly Hallquist, Town Administrator, New London
Nicole Gage, Zoning Administrator, New London
Peter Swislosky, Granite Roots Construction



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Total Postage & Fees	\$ 3.79	12/08/2014

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 or PO Box No. 295 LAMSON LANE
 City, State, ZIP+4 NEW LONDON, NH 03257-5558

PS Form 3800, August 2006 See Reverse for Instructions

TO WHOM IT MAY CONCERN
 SELECTMEN'S OFFICE
 MAY 03 2018
 RECEIVED



PO BOX 1825, 176 NEWPORT ROAD • NEW LONDON, NH 03257 • PHONE 603-877-0116 • FAX 603-526-4285 • www.horizonsengineering.com

December 8, 2014

Ms. Delores E. Ryan
295 Lamson Lane
New London, NH 03257

RE: **NHDES Wetlands Permit Application – Minimum Expedited
Carlson Wetland Stream Restoration**
Horizons Reference No. 14819

To Whom it May Concern:

Horizons Engineering, on behalf of Tim and Cindy Carlson, is submitting a Minimum Impact Expedited Wetlands permit application to the NH Department of Environmental Services for review. The project is located at 293 Lamson Lane in New London, NH on Tax Map 62, Lot 8. You are being notified as an abutter with properties on Tax Map 62, Lot 9.

The proposed project includes the removal of an existing culvert and restoration of a section of stream channel on the property. If you have any questions, please feel free to contact me at 603-877-0116 or wdavis@horizonsengineering.com.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Will Davis'.

Will Davis, PE, LEED AP
Regional Office Manager

R:\14819 Carlson - Permitting\DOCS\Permits\Wetlands\Abutter Notifications\Abutter Letter-Ryan.doc

17 Sunset Terrace
Newport, VT 05855
Ph.: 802-334-6434
Fax: 802-334-5602

34 School Street
Littleton, NH 03561
Ph: 603-444-4111
Fax: 603-444-1343
www.horizonsengineering.com

176 Newport Rd., PO Box 1825
New London, NH 03257
Ph. 603-877-0116
Fax: 603-526-4285



Subject: 293 Lamson Lane
Date: Friday, 12 December 2014 at 10:37:50 AM Eastern Standard Time
From: Will Davis
To: [REDACTED]
CC: 'Scott McCullough', Jeremy Bonin, Kimberly Bonin
Attachments: 14819 Wetland Plan Set.pdf

Hi Tim and Cindy,

We submitted the attached plan to the Town earlier this week. Yesterday morning, I met with the Ryans, your next door neighbors, to review the plans and attempt to gain their support for the project. The state requires written authorization from the abutter for impacts within 20' of the property line. The proposed stream channel is within that 20' setback to the Ryan's property, so we will need their written approval to obtain the state permit. Their support will also be very helpful when seeking approvals from the Town. The other neighbors, I believe the Wilsons, were also at the meeting this morning.

Both neighbors expressed similar concerns and the Ryans are not ready to support the project as it has been designed. Here is a quick outline of their concerns and suggestions:

- concerned that the new stream will be louder than the existing culvert discharge
- concerned that an open channel will lead to erosion and sediment transfer into the lake
- concerned that the channel may eventually migrate onto their property
- prefer to leave the existing culvert in place

Jeremy, Scott, and I have discussed the issue. I spoke with Bill Thomas, the state wetlands reviewer, and we outlined a few options.

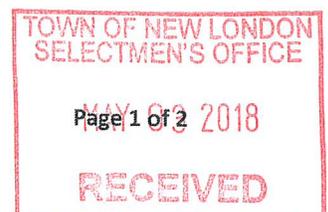
- 1) We could request a waiver from the abutter authorization rule. If NHDES approved the waiver request, the Ryans could appeal the decision. Fighting an appeal typically takes about a year.
- 2) We could move the proposed stream alignment to run on the other side of the house (left side if looking from the road). This would probably satisfy the Ryans concerns and we would no longer need written authorization from them.
- 3) You could speak with the Ryans to see if you can convince them the current design is a good alternative. They were very nice when we met, however, I was unable to convince them the channel would not impact their property and that an open channel was a better solution environmentally.

The Conservation Commission is scheduled to review the plan submission at their meeting next Wednesday. Jeremy and I are planning to attend and present the proposed design. If you decide to continue with the current design concept either with a waiver request or by convincing the Ryans to authorize the work, we will go to the meeting and continue with the permitting process. If you prefer to look at another design alternative, we will pull the application and will not go to the meeting. We are happy to answer questions by email or we could have a conference call to discuss it if you prefer. Please let us know how you would like to proceed.

Thanks,

Will Davis, PE LEED AP
Regional Office Manager

Horizons Engineering, Inc.





TOWN OF
NEW LONDON, NEW HAMPSHIRE

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DRAFT Minutes of the **March 18, 2015 Conservation Commission Meeting**

MEMBERS PRESENT: Bob Brown (Chairman), Mike Gelcius, Dan Allan, Terry Dancy, Ruth White, Jane McMurrich

MEMBERS ABSENT: Laura Alexander, Mark Vernon, Andy Deegan

OTHERS: Lucy St. John (Planning & Zoning Administrator), Jeremy Bonin (Bonin Architects), Will Davis (Horizons Engineering), Gary Suprenant (Watermark Construction), **John Ryan (New London Resident)**

Chair Brown opened the meeting at 8:30am.

Chair Brown welcomed new member, Jane McMurrich to the Conservation Commission. While she had been appointed by the Selectmen, she had not yet been sworn in. Ms. McMurrich was informed that she could participate in the meeting as a member of the Commission, but until sworn in, could not vote.

Permit Applications – Lucy St. John, Planning & Zoning Administrator

Ms. St. John said when an application is submitted to the Town, she invites the applicants to meet with the Conservation Commission to present their plans. There were two applicants present at the meeting that morning.

Betty Ballou – Dock Replacement

Gary Suprenant from Watermark Construction said he was there representing Betty Ballou. She currently has a seasonal, crank-up dock with a hinge that is attached to a concrete pad, which is attached to a boulder. It is currently failing and the boulder is moving. They would like to replace the dock with a dock that is the same size but is the sort that is taken out of the water at the end of the summer. They would like to remove the concrete pad. It is approximately 6'x 3' in size and was permitted to be put in about eight years ago. They plan to break up the concrete and take it away. The new dock will be attached to the current decking.

Mr. Dancy asked if they needed to get into the lake to do this work. Mr. Suprenant said they would and would be using a turbidity curtain while doing the work.

**IT WAS MOVED (Ruth White) AND SECONDED (Terry Dancy) to approve the application for Betty Ballou, as presented by Gary Suprenant from Watermark Construction.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Chair Brown said the Conservation Commission would sign off on the application and give it back to Ms. St. John.

Carlson Property , 293 Lamson Lane – Stream Relocation

Will Davis of Horizon Engineering was at the meeting, representing the Carlsons, who were applying for a wetlands permit. He showed an existing conditions plan and pointed out where a perennial stream was located on the property. They are proposing to restore the natural stream channel by removing the manhole and the closed underground culvert, and convey the stream channel that would simulate the upstream section. Mr. Davis said DES funds projects like this all over the State; it creates habitat for vegetation and animals.

Mr. Davis said the reason this approval is being sought is because the owners are planning to take down the current home and build a new one. No one wants a stream under their home or garage. He added that other permit applications will be forthcoming.



Mr. Dancy wanted to know how they could insure that there wouldn't be any pollution of the stream while doing this work. Mr. Davis said the culvert would remain in place while constructing the stone-lined swale. He added that a turbidity curtain would be used as well. When asked, Mr. Davis said the diameter of the current culvert is 24".

Mr. Allen asked if there were any changes to the current plan as compared with the plans they saw a couple months ago. Mr. Davis said there were no changes; only more detail has been added. Mr. Allen noted that the Conservation Commission had approved the concept when they saw the plans previously. Mr. Davis said that DES knows of the project and are in favor of it.

Chair Brown asked what the elevation of the land was from the beginning to the end of the existing culvert. Mr. Davis said at the road it is 528' and 510' at the outlet. It is a little over a 15% slope for the whole site.

Chair Brown asked what kinds of soils were in that area. Mr. Davis said they haven't done soils investigations.

John Ryan, an abutter, said he strongly opposes opening the stream up as there hasn't been any issues in 60 years. He feared a flooding situation, due to the proposal of the stream being moved closer to his property. Mr. Allen said the ditch's water capacity would be greater than the current culvert's capacity.

Jeremy Bonin, Bonin Architects, said he was there also representing the Carlsons. He said that any back-up of water would go towards the back of Lamson Lane. The 100' long culvert under the road wasn't built to any specifications and is a danger to all the properties, not just those near the Carlson's. Mr. Bonin said it is a bad situation and should be resolved in some manner. The State's approved method is an open culvert.

Mr. Davis said significant work was done on Lamson Lane recently. This culvert was not addressed during that project but the Town did add some rip-rap that is meant to handle water. The culvert under Lamson Lane would remain. Mr. Davis said that Mr. Lee, Public Works Director, supports this approach. They are not changing the amount of water going through the area, they are just changing the flow from going through a culvert to an open stream.

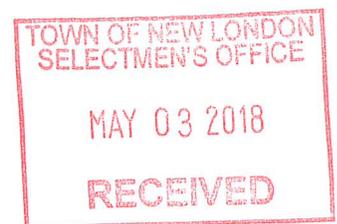
Mr. Ryan said that he and John Wilson looked at the culvert and both agreed that it didn't need to be changed, as it was working fine as it was. Mr. Davis noted that the open channel would take more water than the culvert.

Mr. Ryan said if they are taking the house down, why not move the new house over a few feet to avoid the stream. Mr. Davis said there are some constraints with the site including a deed restriction. He said they are trying to avoid getting variances and want to create a better environmental situation. Mr. Ryan was concerned with the proximity of the stream to his property, as proposed in the plan.

Ms. St. John said abutters were notified in December when this first came about. Mr. Ryan thought he should have been notified again. Mr. Davis said he spoke with DES about this. They are going to send out another notification although they are not required to do so by the State. They are not required to send a notification if meeting with a town's Conservation Commission.

Mr. Gelcius wondered if putting a higher grade to the channel near Mr. Carlson's property would prevent water from going to the South side in a storm event. Mr. Davis said this would be possible but it would require the alignment being shifted a bit. The capacity of the channel, as presented, is higher than the culvert and said it wouldn't overtop during a storm event.

Mr. Ryan thought it would be better to re-design the new garage instead of moving the brook. Mr. Bonin said there wouldn't be sufficient room on the property to build and the Carlsons are not interested in building a



home on top of a stream. It is unknown what the state is of the 100' long culvert on the property. The State has said that their proposal is the better environmental solution.

Mr. Ryan said he prefers a straight shot for the water and not a meandering design. Ms. St. John noted that natural streams are in a meandering shape. Daylighting the stream in this way is the most environmentally conscious way of dealing with this issue, per DES.

Mr. Allen asked Mr. Ryan if a vertical wall on his end of the stream forcing any flow to go another way would be acceptable to him. Mr. Ryan said he wouldn't want to look at such a wall on his property. Mr. Allen said he wouldn't be able to see it.

Chair Brown said the Conservation Commission was being asked to sign the application so it would be considered an expedited review, taking a maximum of 30 days for DES to review it; they would also be waiving their right to intervene. Ms. St. John said they could choose not to sign it and so it would not be an expedited review. Instead, it would take a maximum of 75 days for DES to review the application.

Mr. Davis said they could have submitted the application directly to the State, but wanted to bring it to the Town first so they would know what their plans were.

IT WAS MOVED (Terry Dancy) to recommend approval of the application as presented.

There was no second to the motion.

IT WAS MOVED (Mike Gelcius) AND SECONDED (Dan Allen) to take no action on the application without writing a letter to DES. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Ryan was encouraged to send his concerns to DES regarding this application.

Minutes of February 18, 2015

IT WAS MOVED (Mike Gelcius) AND SECONDED (Dan Allen) to approve the minutes of February 18, 2015, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

Terms

Chair Brown asked the members whose terms were going to be up to contact Ms. Hallquist if they are interested in being reappointed.

Fires and Camping on Conservation Land

Chair Brown said there have been issues concerning campfires and/or camping on Town land. He thinks they need to do something about this but didn't want to outlaw camping entirely. He found that there is an RSA saying camping is not allowed on Town lands without written permission. Perhaps this needs to be on the Town's website and the Conservation Commission's website. He would rather do this than put signs up all over the place alerting people that camping is prohibited.

There was some discussion about the current access concerns at Clark Lookout. The owner of the property the Town must cross to gain entrance to the lookout (on which an easement with the Town and Ausbon-Sargent Land Trust exists) has removed signs and tape saying "Keep Out" but a lock remains on the gate, prohibiting access to the lookout by vehicle. Chair Brown said the Town would rather solve this issue without lawyers and they are attempting to communicate with the property owner. The owner, who claimed they were afraid of dangerous trees falling on visitors, told the Town to stay off the property after the Town offered to go in and trim branches and look at the condition of the trees. Chair Brown said that the Town was considering offering to hire a licensed forester to go in and look at the trees to determine if there was any danger. He didn't foresee anything exceptionally dangerous existed in the area.



Memberships

Chair Brown said the Conservation Commission supports Ausbon-Sargent and in past years they have joined at the \$500 membership level, which they have budgeted for this year. He noted the other organizations the Conservation Commission supported, including NH Association of Conservation Commissions (about \$300), NH Forest Society (\$50), and the American Tree Farm (\$100). These memberships were coming due and the Conservation Commission agreed to continue with the support. Chair Brown said he would ask Wendy Johnson (Finance Officer) to send the checks soon.

Easements and Land Acquisitions

Chair Brown said he met with Debbie Stanley (Ausbon-Sargent) and Andy Deegan (Conservation Commission member) last week to discuss the Town's desirable land list which is comprised of 43 properties they would like to conserve. They are working to possibly help a land-owner clean a lot of scrap metal and debris so that they could purchase the property to conserve it.

Mr. Allen asked if the acquisition of trail easements through the Mary Haddad resource (a new fund bequeathed to the Town by Mary Haddad for Recreation and conservation of open lands). He said he was thinking particularly about Mrs. Baxter's property. Chair Brown said that would be a good discussion to have with Mr. Vernon, who would be back at the next meeting.

Trail Maps

Chair Brown said there was a possibility of having an intern to help with mapping. They have had four applicants for the additional intern position (three college students and one person outside of Colby-Sawyer). They are evaluating the resumes and will work with Ms. Alexander as she has valuable information to provide. They were hopeful that the trail intern from last summer would return as well.

Mr. Allen said he has agreed to go back over the Clark Pond trails with a GPS when the snow is off so he can see the treadway. Chair Brown suggested this project may be a good introduction of the trails to a new intern.

Beaver Pipe Update

Mr. Gelcius said the flow is good and seems to be fine at Low Plain. He hadn't looked at the one behind the old Middle School.

Wood Duck Box Project

Mike Gelcius reported that the Elkins Fish & Game Club members had completed the cleaning and repairs to the wood duck boxes on Beaver Pond at Low Plain, and at Kidder Marsh and on Pleasant Lake. Ruth White said she sent a photo and information to the Intertown Record about this project. She would also send the same information to the Messenger.

Merrimack County Department of Corrections

Chair Brown said he has six confirmed dates for the remainder of the year for workers to assist with trail work. He believed Mr. Vernon had some projects in mind that would involve moving lumber a distance. Mr. Allen said he had a project in mind for two of the days.

There was discussion of the possibility to make a trail handicapped accessible. With the help of these workers and interns, perhaps this was something that they could work towards. Mr. Allen thought the Norman Trail would be a good candidate for such a trail. Ms. White said she would speak with Mr. Vernon about this and the possibility of the Davis Path becoming appropriate for a motorized wheelchair. Mr. Gelcius thought that this was a good possibility as most of the path is hard-pack; some alterations would need to be made to the bridge to make it passable with a wheelchair.

Events

Ms. White thought they might want to consider offering spring walks. She can't do them this year but was hoping perhaps Mr. Vernon would like to. It has been quite a while since this has been done. If anything, she



thought it was good PR to put it out there that the Conservation Commission was active. She suggested the Woodcock Walk. Mr. Allen said he would be happy to do a walk about the flowers on the Clark Pond trail.

Chair Brown suggested they partner with other organizations, such as Ausbon-Sargent so they don't get into competition with them. Ms. White said they should discuss this at the next meeting when Mr. Vernon and Mr. Deegan would be present.

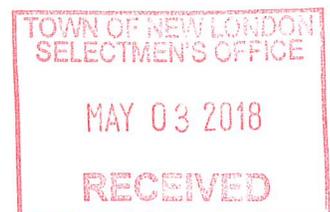
The next meeting was scheduled for April 15, 2015 at 8:30am.

**IT WAS MOVED (Dan Allen) AND SECONDED (Mike Gelcius) to adjourn the meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 9:56am.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London



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 Total: \$11.37

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 Approval #: 07145C
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		03/23/2015

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		03/23/2015

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March 23, 2015

Ms. Delores E. Ryan
295 Lamson Lane
New London, NH 03257

RE: **NHDES Wetlands Permit Application – Minimum Expedited
Carlson Wetland Stream Restoration**
Horizons Reference No. 14819

To Whom it May Concern:

Horizons Engineering, on behalf of Tim and Cindy Carlson, has submitted a Minimum Impact Expedited Wetlands permit application to the NH Department of Environmental Services for review. The project is located at 293 Lamson Lane in New London, NH on Tax Map 62, Lot 8. You were notified of the application by certified mail in a letter dated December 8, 2014 as an abutter with property Tax Map 62, Lot 9. This is a second notification to let you know the application was delayed and is being submitted to NHDES now.

The proposed project includes the removal of an existing culvert and restoration of a section of stream channel on the property. If you have any questions, please feel free to contact me at 603-877-0116 or wdavis@horizonsengineering.com.

Respectfully,

Will Davis, PE, LEED AP
Regional Office Manager

R: 14819 Carlson - Permitting DOC S-Permits Wetlands Abutter Notifications Abutter Letter-Ryan rev.doc

17 Sunset Terrace
Newport, VT 05855
Ph.: 802-334-6434
Fax: 802-334-5602

34 School Street
Littleton, NH 03561
Ph: 603-444-4111
Fax: 603-444-1343
www.horizonsengineering.com

176 Newport Rd., PO Box 1825
New London, NH 03257
Ph. 603-877-0116
Fax: 603-526-4285



2015. 04/23

4/23/15

Abutter comments

Benedict, Karl

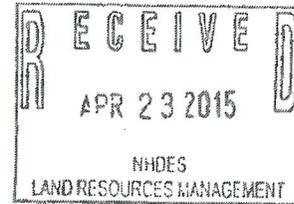
From: John Ryan <jcryan316@yahoo.com>
Sent: Thursday, April 23, 2015 8:27 AM
To: Benedict, Karl
Cc: JOHN B. WILSON
Subject: WETLANDS PERMIT APPLICATION - 293 LAMSON LN. NEW LONDON - TAX MP 62, LOT 8

Hello Karl,

I would like to follow up on our telephone conversation. As abutters to 293 Lamson Ln, we would like to make it known that we adamantly oppose "daylighting" and or rerouting the stream that flows over 293 Lamson Ln. As I write this, there is some question as to whether the current garage that is built over the stream, is within the legal setbacks. We also feel that IF the stream were to be daylighted, that it NOT be rerouted, but remain on its present course as it has for over thirty years that we have been here. Please feel free to contact us at 603-526-4813 with any questions or if you would like to meet and view our concerns at the property site.

Sincerely, John & Dolores Ryan

Sent from Yahoo Mail on Android



June 11, 2015

REQUEST FOR MORE INFORMATION

Tim & Cindy Carlson
6 Ironwood Road
Sandy Hook, CT 06482

RE: File # 2015-00693. Project Name: 293 Lamson Lane Permitting. Location: 293 Lamson Lane, New London. Tax Map/Lot: 62/08

Dear Mr. and Mrs. Carlson:

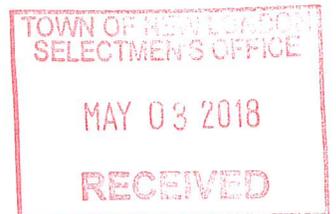
The Department of Environmental Services (DES) Wetlands Bureau has reviewed the above-referenced **Minimum Impact** application and has determined that additional information is needed to clarify and complete the application. This information is required in accordance with RSA 482-A (the New Hampshire Dredge and Fill Law), specifically RSA 482-A:3, XIV(a)(2), and Administrative Rules Env-Wt 100 through 900.

In order for DES to render a decision on your application, **all** of the information requested below must be addressed in full. In order to facilitate a timely decision, your response must be formatted to coincide with the information as requested below; *i.e.*, each numbered item below must be likewise numbered in your response. DES will make a **final determination** based upon the information provided in your response to this request.

1. In accordance with Administrative Rule Env-Wt 304.04(a), the DES Wetlands Bureau shall limit the location of a project to at least 20 feet from an abutting property line or imaginary extension thereof over surface water unless it receives written agreement from the affected abutter concurring with any impact that may result relative to the abutter's interests. The department has received your waiver request to the "20 foot" rule 304.04 pursuant to Env-Wt 204. However, a letter (enclosed e-mail) dated April 23, 2015 was received from the abutter (Lot 9) in opposition to the project along their property line. At this time it is unclear if you have discussed the other noted design options or possible combination of design option with the abutter. As noted in the application the department would prefer the construction (restoration) of an open stream channel, however, the department would consider approval of other design options that would address your need to upgrade and/or replace the culvert and that would also address the abutter's concerns. Are there other options that would address your needs and the abutter's concerns? Have you discussed other options with the abutter? Please address and if needed submit a revised design plan and abutter permission letter.
2. The submitted plans do not include the top of the lake, top of the stream banks and any associated wetlands located at the existing culvert outlet. Please revise the proposed plans to include/depict the missing jurisdictional boundaries.
3. It appears the proposed turbidity curtain would attach to the abutter's property. Please redesign or provide written permission from the abutter.

Please include the file number (2015-00693) on your response to this request as well as on all other correspondence submitted to this office relative to this application, and forward a copy of all information to the town Conservation Commission. The requested information should be submitted to my attention at DES as soon as practicable, **but in any event no later than 60 days from the date of this request.**

Please be aware that in accordance with RSA 482-A:3, XIV(a)(2), failure to provide a single and complete response to the items listed above within 60 days of the date of this request will result in a denial of your application. Therefore, if DES does not receive a complete response by (08/10/2015), your application for a permit will be denied.



If you have any questions, please contact me directly at Karl Benedict, (603) 271-4188 or Karl.Benedict@des.nh.gov.

Sincerely,

Karl D. Benedict
Wetlands Inspector
DES Wetlands Bureau

cc: Claremont Conservation Commission
William T. Davis, Horizons Engineering, Inc.



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<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00	
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November 9, 2015

Ms. Delores E. Ryan
295 Lamson Lane
New London, NH 03257

RE: **NHDES Wetlands Permit Application – Minimum Impact
Carlson Wetland Stream Restoration**
Horizons Reference No. 14819

To Whom it May Concern:

Horizons Engineering, on behalf of Tim and Cindy Carlson, has submitted a Minimum Impact Wetlands permit application to the NH Department of Environmental Services for review. The project is located at 293 Lamson Lane in New London, NH on Tax Map 62, Lot 8. You were notified of the application by certified mail in a letter dated March 23, 2015 as an abutter with property Tax Map 62, Lot 9. The previous application has been withdrawn and this letter is notification of a new application.

The proposed project includes the removal of an existing culvert and restoration of a section of stream channel on the north side of the property. The proposed plans and wetlands permit application package are available for viewing at the Town Clerk's office in New London. If you have any questions, please feel free to contact me at 603-877-0116 or wdavis@horizonsengineering.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "Will Davis".

Will Davis, PE, LEED AP
Regional Office Manager

R:\14819 Carlson - Permitting\DOCS\Permits\Wetlands\NEW\Abutter Notifications\Abutter Letter-Ryan rev.2.doc

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Newport, VT 05855
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NEW LONDON PLANNING BOARD

MEETING MINUTES

Tuesday, November 17, 2015

PRESENT: Bill Helm (Chair), Paul Gorman (Vice Chair), Michele Holton, Bill Dietrich, and Jeremy Bonin, Tim Paradis, Janet Kidder (Selectmen's Representative), and Marianne McEnrue (Alt.)

ABSENT: Elizabeth Meller (Alt.)

OTHERS IN ATTENDANCE: Steve Root of 151 Job Seamans Acres, Sue Andrews of 114 Turkey Hill Run Road, Jon Walluck of Waitsfield Vermont, Laurie DiClerico of 614 Little Sunapee Road, Todd Emmons of 318 Brookside Drive, Pierre Bedard of 810 Bunker Road, Jeff and Missy Owen of 112 Ridge Road, Jason Avery of 60 Carter Road, Rob and Maureen Prohl of 144 Wilmot Center Road, Peter Stanley of Burpee Hill Road, and Jay Lyon, Fire Chief.

CALL TO ORDER: Chair Helm called the meeting to order at 6:30 pm.

Approval of Minutes

- ✓ Motion to approve the Planning Board Minutes of November 3, 2015. IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to approve the minutes. THE MOTION WAS APPROVED UNANIMOUSLY.
- ✓ Motion to approve the CIP Subcommittee Minutes of July 31, 2015 and August 14, 2015. IT WAS MOVED (Jeremy Bonin) AND SECONDED (William Dietrich) to approve the minutes. THE MOTION WAS APPROVED UNANIMOUSLY.

Capital Improvements Program (CIP) Public Hearing

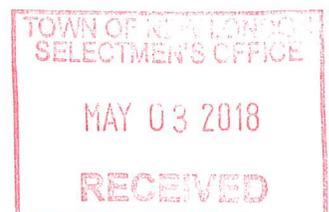
Chair Helm informed the audience this public hearing is not required by law, but the Board decided to hold a public hearing to solicit public input into the process.

Public Hearing opened. There were no comments from the public on this item. Public hearing closed.

Site Plan Review Regulations Amendments Public Hearing

Chair Helm informed the audience this hearing is required by state law and opened the public hearing. Comments below pertain to the proposed amendment to Article I, D. (4).

NOTE: Pages 2-11 withheld for brevity



property, and the Town Overlay maps. She noted that Deb and Craig Langer recently appeared before the Board for a conceptual discussion. They will begin the logging operation soon. Board members had no comments on the Intent to Cuts.

Wetlands NHDES Standard Review Application for 293 Lamson Lane. Tax Map 062-008-000. Owned by Tim and Lucinda Carlson.

Ms. St. John provided a brief overview, noting this project involves the re-creation of a section of a perennial stream by daylighting an existing flow through a culvert. Approximately 100 linear feet of 24" culvert pipe will be removed, and a new drainage manhole and approximately 69 linear feet of 30" culvert pipe installed under a new driveway. From the outlet of the new 30" culvert, a new stream channel will be constructed to convey the stream to Pleasant Lake on the north side of the property. The new stream channel as designed will mimic the characteristics of the existing stream channel upstream of the property. Application received Nov 10, 2015. Staff will give an update on the specific language of the Zoning Ordinance which may apply at the December 1, 2015, meeting.

Jeremy Bonin recused himself as these are his clients.

Future Meeting Dates – December 1, 2015 and December 15, 2015

Motion to Adjourn

Motion to adjourn. IT WAS MOVED (William Dietrich), AND SECONDED (Tim Paradis) to adjourn the meeting. The meeting adjourned at 9:50 PM.

Respectfully submitted,

Jennifer Vitiello,
Recording Secretary
Town of New London, NH

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.



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Postage	\$0.49	
Total Postage and Fees	\$3.84	05/25/2017

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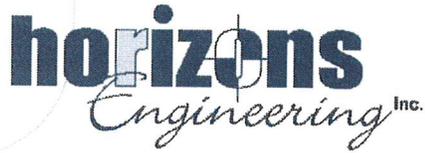
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May 25, 2017

Ms. Dolores E Ryan

295 Lamson Lane

New London, NH 03257

RE: **NHDES Shoreland Permit Application**
Carlson Property Redevelopment
Horizons Reference No. 14819

To Whom it May Concern:

Horizons Engineering, on behalf of Tim and Cindy Carlson, is submitting an Shoreland permit application to the NH Department of Environmental Services for review. The project is located at 293 Lamson Lane in New London, NH on Tax Map 62, Lot 8. You are being notified as an abutter with property on Tax Map 62, Lot 9.

The proposed project includes the removal and replacement of the existing house, garage, and septic system. If you have any questions, please feel free to contact me at 603-877-0116 or wdavis@horizonsengineering.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "Will Davis".

Will Davis, PE, LEED AP
Regional Office Manager

R: 14819 Carlson - Permitting DOC'S Permits Shoreland Abutter Letters.doc

17 Sunset Terrace
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New London, NH 03257
Ph: 603-877-0116
Fax: 603-526-4285



Subject: RE: timeline
Date: Monday, April 16, 2018 at 5:06:45 PM Eastern Daylight Time
From: Peter Swislosky
To: Jeremy
CC: Kim Bonin, Jude Dallaire
Attachments: image002.jpg, Carlson Residence Time line through 4-16-18.docx

Jeremy,

Attached is the time line for the Carlson project from the submission of the permit application through today. We do have pictures through out the project and daily reports for the project as well.

The very first day our site contractor was on site which was Sunday January 28th John Ryan approached him upset and stated that we would not be able to work on the weekends. Nicole has a record of this as well as I called to be sure we were not in violation of any ordinance.

Letter will be over shortly

Pete

Peter Swislosky
CEM
Office: 603-746-2285
Cell: 603-581-5375

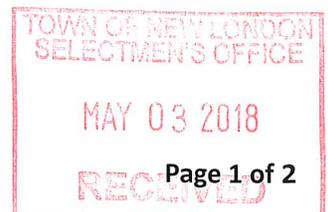


132 New Hampshire Drive, Webster, NH 03303

From: Jeremy <jeremy@boninarchitects.com>
Sent: Monday, April 16, 2018 11:34 AM
To: Peter Swislosky <Pete@graniteroots.com>
Cc: Kim Bonin <Kim@BoninArchitects.com>; Jude Dallaire <Jude@BoninArchitects.com>
Subject: timeline

Hi Peter,

Looks like May 10th will be the ZBA hearing, not official yet.



Could you please forward your 'letter' and timeline as soon as possible, thanks.

Jeremy

Jeremy Bonin AIA, NCARB, LEED AP

Principal Partner/ Lead Architect

Bonin Architects & Associates, PLLC

210 Main Street | 290 DW Hwy.

New London, NH | Meredith, NH

603.526.6200

www.boninarchitects.com



Carlson Residence Time line through 4-16-18

Building Permit Application Submitted	12/5/17
Hazardous Material Testing and Reporting	12/14/17
Tree Removal outside the 50' setback	12/27/17-12/29/17
Asbestos Abatement	1/8/18
Building Permit issued	1/18/18
Site Mobilization/ Posting/Erosion Control	1/28/18
Building Demolition	1/29/18-2/2/18
Foundation Excavation	2/5/18-2/7/18
1 st footings formed	2/8/18-2/9/18
Footings Poured	2/9/18
1 st Walls formed	2/12/18-2/14/18
1 st Walls Poured	2/14/18
Walls Stripped	2/16/18
Walls Sealed	2/19/18
Backfill and foundation drainage	2/20/18-2/21/18
New Drainage creek bed, and structure	2/22/18-3/12/18 (includes road posting delays)
Abandoned Drainage removal and 2 nd foundation excavation	3/12/18-3/16/18 (includes road posting delays)
2 nd Footing formed	3/26/18-3/28/18
2 nd Footing Poured	3/28/18
2 nd Walls formed	4/4/18-4/13/18 (includes road posting delays)
Stop work notice issued received	4/14/18





Field Report:

Carlson Residence
293 Lamson Lane
New London, NH (US)
Report number: 2014_9-8
Date: February 16, 2018 08:30 AM

Progress:

Meet to review general exterior design and review latest floor plan revisions.

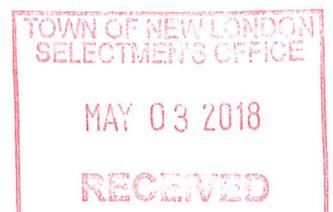
Field Images:

Attendees:

Role and company name	Name	Contact information	Present	Sent
Architect, Landscape Architect [Bonin Architects]	Greg Rusnica	603.526.6200 greg@boninarchitects.com	X	
Architect, Principal [Bonin Architects]	Jeremy Bonin	603.526.6200 jeremy@boninarchitects.com	X	
Architect [Bonin Architects]	Jude Dallaire	603-526-6200 jude@boninarchitects.com	✓	
Client	Cindy Carlson	[REDACTED]	X	
Client	Tim Carlson	[REDACTED]	X	
Builder [Granite Roots Construction]	Peter Swislosky	603-746-2285 Pete@graniteroots.com	✓	

Observations & Immediate Action Items:

Sitework
<p>✓ Site [1.2]</p> <p>Peter plans to begin site preparations for the stream bed at the beginning of next week. This week Peter is concentrating on the concrete walls adjacent to proposed bed.</p>
<p>✓ Foundation [6.1]</p>



Peter has installed footings and is removing forms from foundation walls. Crushed stone is in place and footings are ready to receive drainage system before back fill. Top of wall will need to be braced before back fill can start. Chimney pad is installed. BA&A will need more detailed base plate information to finalize foundation step at basement level french doors. French doors were reduced to 5'6" to allow for continuous columns from above.



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Wood, Plastics and Composites

✓ Framing [7.1]

Peter informed me that the lumber yard was pricing some framing alternatives and had questions concerning the framing plans. Engineering Ventures will information concerning base plate and steel connections. JD discussed with Peter that the foundation at the stream side is 4"-6" higher than the typical detail to allow for flexibility in grading from the stream bed. This should allow for landscaping to fit cleanly between the stream and provide positive draining of water away from house. Base of wall sweep can lap over top of foundation if needed for aesthetics.

General conditions

Information contained in this Field Observation Report by Bonin Architects has been prepared to the best of our knowledge according to observable conditions at the site. This information will be approved record unless written notice to the contrary is received within seven (7) calendar days of the issue date of this document.

