



SHORELAND PERMIT APPLICATION

Water Division/ Shoreland Program
Land Resources Management

Check the status of your application: www.des.nh.gov/onestop



RSA/Rule: RSA 483-B, Env-Wq 1400

This is an application for a permit to excavate, fill or construct new structures within the protected shoreland as regulated under RSA 483-B. For a complete list of activities that do not require a shoreland permit, view the shoreland program [frequently asked questions \(FAQs\)](#)

Please type or print clearly. **Please note:** Application packages missing required elements will be returned to the applicant in their entirety, including the fee. Land Resources Management will include a letter identifying the missing elements and describing how to resubmit the application package to DES. Application packages that are accepted will proceed to technical review to ensure the applicant has fulfilled all requirements as specified by statute or rules. For more information visit the [New Land Resources Management Application Return Process](#) site located on the Shoreland Program Page.

1. PROPERTY OWNER			
LAST NAME, FIRST NAME, M.I.: Cordingley White Pines Family Limited Partnership			
ADDRESS: 11 Montrose Ave	TOWN/CITY: Arlington	STATE: MA	ZIPCODE: 02474
PHONE:	EMAIL:		
2. PROJECT LOCATION			
ADDRESS: 128 Pike Brook Road	TOWN/CITY: New London	STATE: NH	ZIPCODE: 03257
WATERBODY NAME: Lake Sunapee	TAX MAP: 135	LOT NUMBER: 7	
3. CONTRACTOR OR AGENT			
LAST NAME, FIRST NAME, M.I.: Pellettieri Associates, Inc.			
ADDRESS: 169 Kearsarge Mountain Road	TOWN/CITY: Warner	STATE: NH	ZIPCODE: 03478
PHONE: 603-456-3678	EMAIL: ggrigsby@pellettieriassoc.com		
4. CRITERIA			
Please check at least one of the following below:			
<input checked="" type="checkbox"/> This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.			
<input type="checkbox"/> This shoreland permit application includes a proposal to make the structures and/ or the property more nearly conforming in accordance with RSA 483-B:11			
<input type="checkbox"/> This shoreland permit application includes a request for a waiver of the following minimum standard(s) under RSA 483-B:9, V _____.			
5. PROJECT DESCRIPTION			
Total Square feet of impact 12,170 SF Total square feet of new impervious area 275 SF			
Provide a complete description of the proposed project. This project proposes extending the existing driveway in order to connect it with the new Pike Brook Road alignment. The former alignment of Pike Brook Road is to be restored and revegetated with native species. Additionally, this project proposes three (3) new structures totalling 815 SF. The entirety of the project proposes a net increase of 275 SF of impervious area.			

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:
 Please indicate if any of the following permit applications are required and, if required, the status of the application.
 To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Wetlands Permit Per RSA 482-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED

7. REFERENCE LINE ELEVATION (REQUIRED FOR LAKES, PONDS, AND ARTIFICIAL IMPOUNDMENTS)

Reference line elevations for most lakes, ponds and artificial impoundments greater than 10 acres in size are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. Please see RSA 483-B:4 xvii for the definition of reference line.
 The reference line for this waterbody is 1093.15 Feet above sea level

8. SHORELAND FRONTAGE Shoreland frontage is the actual frontage along the waterfront measured at the reference line.

The shoreland frontage on this lot is .229 Linear Feet
 N/A - No Direct frontage on this lot

9. APPLICATION FEE

A non-refundable permit application fee of \$100 plus \$0.10 per total square foot of is required at the time the application is submitted. Fees are capped at \$750 for projects impacting less than 10,000 sq ft, \$1,875 for projects impacting between 10,000 and less than 25,000 sq ft, and \$3,750 for projects impacting 25,000 sq ft and greater. Please note that your application will not be considered complete if it does not include the appropriate fee. Please make checks payable to the Treasurer, State of NH.

10. CALCULATING THE TOTAL IMPACT AREA AND PERMIT APPLICATION FEE

Total impact area is calculated by determining the sum of all areas disturbed by regrading, excavation, filling, construction and structure removal. Impacts often include, but are not limited to: constructing new driveways, constructing new structures, areas disturbed when installing a new septic system or foundation, creating temporary access roads for the purpose of installing a well and regrading associated with landscaping activities.
 Total Area Impacted within 250 Of the Reference Line. = 12,170 (A) Square Feet
 Multiply the total Impact Area By 10¢ and add \$100.00. [(A) X .10 + \$100.00] = \$1,317.00 Permit Fee

11. REQUIRED CERTIFICATIONS

By initialing within the blank before each of the following statements, and signing below, you are certifying that to the best of my knowledge, the information provided is true, complete and not misleading.

GG I understand that any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation.

GG I am aware that obtaining a shoreland permit will not exempt the work I am proposing from other state, local or federal approvals.

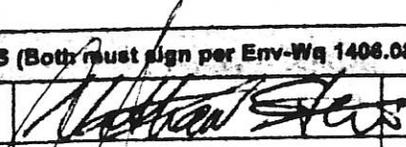
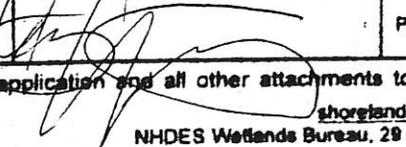
GG I have notified the municipality or municipalities in which the proposed impacts are located and provided them with a complete copy of the application and all supporting materials on 08 Sept 16 via certified mail: Hand DELIVERY.

This project is within 1/4 mi of a designated river (river name: _____) and I have notified the Local River Management Advisory Committee by providing them with a copy of the complete application, including all supporting materials, via certified mail on day: ___ month: ___ year: ___ and I have included a copy of the certified mail receipt in the application submittal (RSA 482-A:3, I(d)(2)).

This project is not within 1/4 mi of a designated river.

GG I have notified all abutters of the proposed impacts via certified mail as required by RSA 483-B 5-b, iv-a (see definition of "abutter" on page (6)).

12. SIGNATURES (Both must sign per Env-Wq 1406.08)

OWNER NAME		PRINT NAME LEGIBLY: Nathaniel Stevens	DATE 07 Sept 16
APPLICANT NAME		PRINT NAME LEGIBLY: Greg Gngsby	DATE 07 Sept 16

Please mail this application and all other attachments to the Department of Environmental Services Wetlands Bureau, PO Box 95
 shoreland@des.nh.gov or (603) 271-2147
 NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
 www.des.nh.gov

SHORELAND APPLICATION WORKSHEET

This form must be submitted to the Department of Environmental Services Wetlands Bureau accompanied with a Shoreland Permit Application. Instructions for completing this form are available on the shoreland program web page.

For the purposes of this worksheet, "**Pre-Construction**" impervious surface areas¹ means all human made impervious surfaces² currently in existence on the property, whether to be removed or to remain after the project is completed. "**Post-Construction**" impervious area means all impervious surfaces that will exist on the property upon completion of the project, including both new and any remaining pre-existing impervious surfaces. All answers shall be given in square feet.

CALCULATING THE IMPERVIOUS AREA WITHIN 250 FEET OF THE REFERENCE LINE			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREA	POST-CONSTRUCTION IMPERVIOUS AREA
PRIMARY STRUCTURE Include all <u>attached</u> decks and porches.	<u>House</u>	<u>2,535</u> FT ²	<u>2,535</u> FT ²
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures include, but are not limited to: driveways, walkways, patios and sheds.	<u>Road/Driveway</u>	<u>5,145</u> FT ²	<u>4,605</u> FT ²
	<u>Walls</u>	<u>335</u> FT ²	<u>335</u> FT ²
	<u>Access. Structure</u>	<u>1,350</u> FT ²	<u>2,165</u> FT ²
	_____	_____ FT ²	_____ FT ²
	_____	_____ FT ²	_____ FT ²
	_____	_____ FT ²	_____ FT ²
TOTAL:		(A) <u>9,365</u> FT ²	(B) <u>9,640</u> FT ²
Area of the lot located within 250 ft of reference line:			(C) <u>48,360</u> FT ²
Percentage of lot covered by pre-construction impervious area within 250 ft of the reference line: <i>[divide (a) by (c) x 100]</i>			(D) <u>19.3</u> %
Percentage of lot to be covered by post-construction impervious area within 250 ft of the reference line upon completion of the project: <i>[divide (b) by (c) x 100]</i>			(E) <u>19.9</u> %

IMPERVIOUS AREA THRESHOLDS

¹ "**Impervious surface area**" as defined in Env-Wq 1402.15 means, for purposes of the impervious

² "**Impervious Surface**" as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

DETERMINING THE PLAN REQUIREMENTS

The percentage of post-construction impervious area (**Calculation E**) is less than or equal to 20%.
 This project **does not** require a stormwater management plan and **does not** require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.

A net increase in impervious area is proposed and the percentage of post-construction impervious area (**Calculation E**) is greater than 20%, but less than 30%.
 This project **requires** a stormwater management but, **does not** require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.

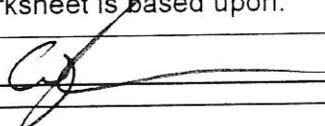
See details on the *Checklist of Required Items* on page 6

A net increase in impervious area is proposed and the percentage of post-construction impervious area (**Calculation E**) is greater than 30%.
 This project **requires** a stormwater management plan be designed and certified by a professional engineer **and requires** plans demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.

See details on the *Checklist of Required Items* on page 6

UNALTERED STATE REQUIREMENT

DETERMINING THE AREA TO REMAIN IN AN UNALTERED STATE

Total area of the lot between 50 ft and 150 ft of the reference line within which the vegetation currently exists in an unaltered state ³ (see definition below). If this area is completely altered, place a zero on line (F) and (I) and proceed to (J).	(F) <u>8,320 SF</u>
Total area of the lot between 50 ft and 150 ft from the reference line	(G) <u>19,630 SF</u>
At least 25 percent of the vegetation within area (G) must remain in an unaltered state. [.25 x G]	(H) <u>4,907 SF</u>
Place the smaller of line (F) and calculation (H) on this line. In order to remain compliant with RSA 483-B:9, V(b), this is the minimum area that must remain in an unaltered state between 50 ft and 150 ft from the reference line. This area must be represented on all plans.	(I) <u>4,907 SF</u>
Name of person who prepared this worksheet:	(J) <u>Cody Griffin</u>
Name and date of the plan this worksheet is based upon:	(K) <u>SWQPA Plans</u> <u>08.09.16</u>
SIGNATURE: _____ 	DATE: <u>9/7/16</u>

³ “Unaltered State” means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health.



New Hampshire Natural Heritage Bureau

To: Chris Kessler
169 Kearsarge Mtn. Rd.
Warner, NH 03278

Date: 9/2/2016

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 9/2/2016
NHB File ID: NHB16-2720

Applicant: Greg Grigsby

Location: Tax Map(s)/Lot(s): Map 135 Lot #7
New London

Project Description: This project seeks to extend the driveway in order to connect with the realigned Pike Brook Road. Additionally, three small structures will be added to the lot.

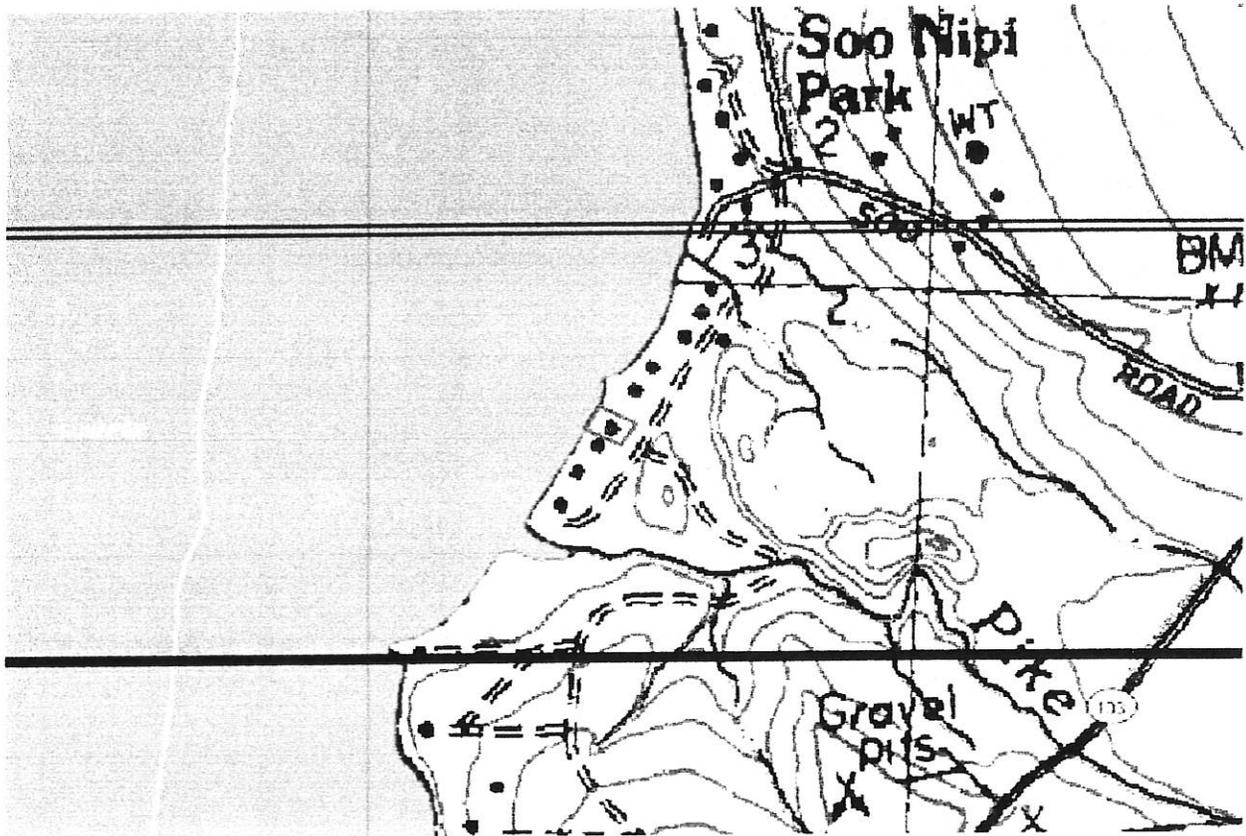
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

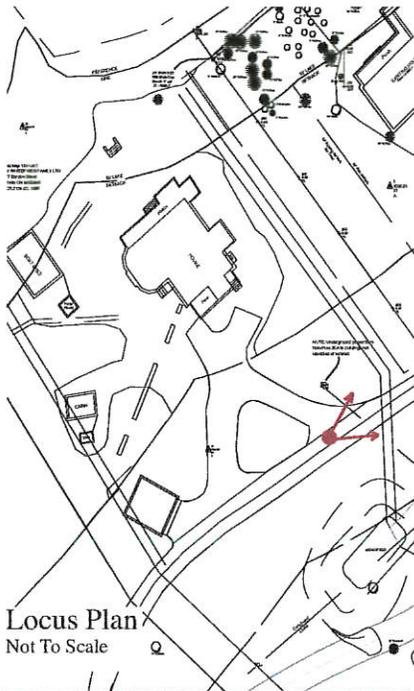
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 9/1/2017.

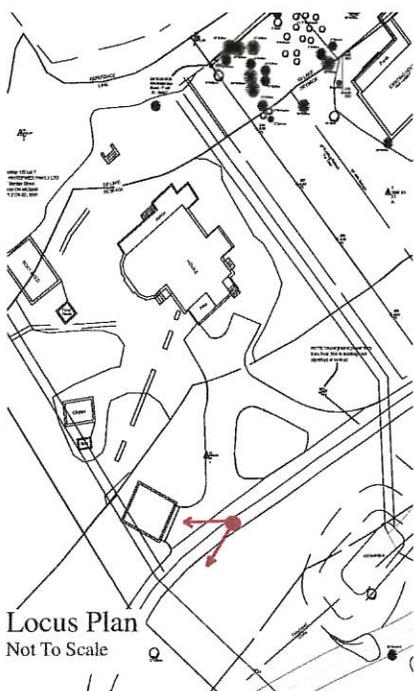
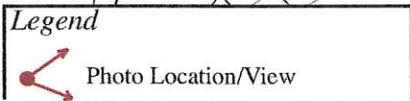


MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB16-2720

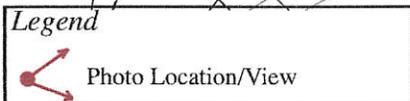




Existing Road Alignment

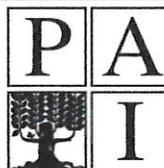


Existing Road Alignment

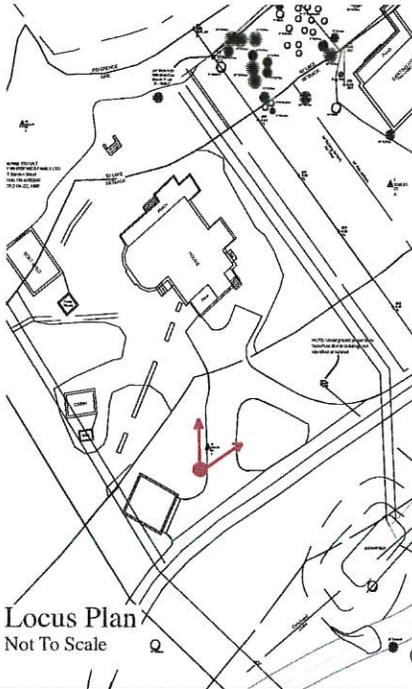


Cordingley Trust

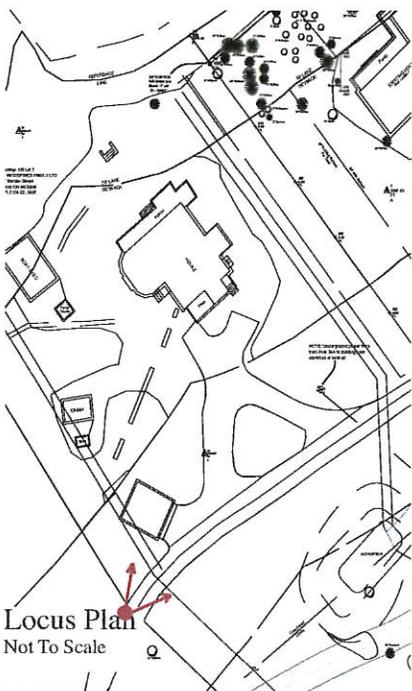
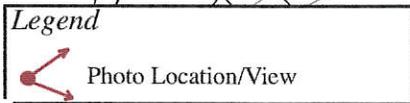
Pike Brook Road, New London, NH
 Existing Site Conditions
 24 Nov. 2015



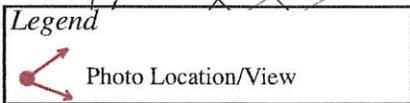
Pellettieri Associates, Inc
 Landscape Architecture & Construction
 169 Kearsarge Mountain Road Warner, NH 03278
 Phone (603) 456-3678 Fax (603) 456-3229
 E-mail: ggrigsby@pellettieriassoc.com



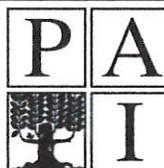
Existing Road Alignment



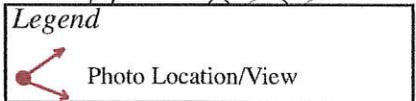
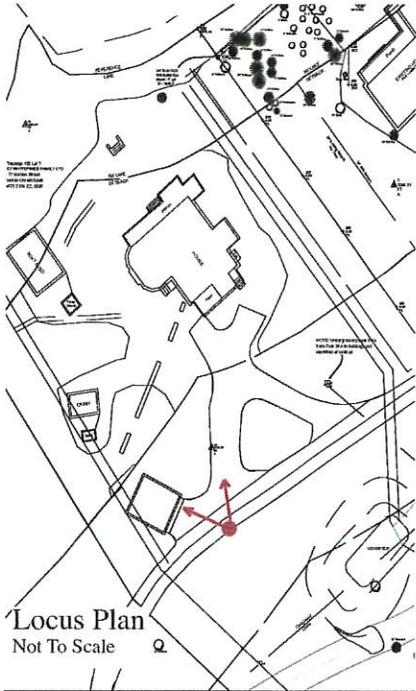
Existing Road Alignment



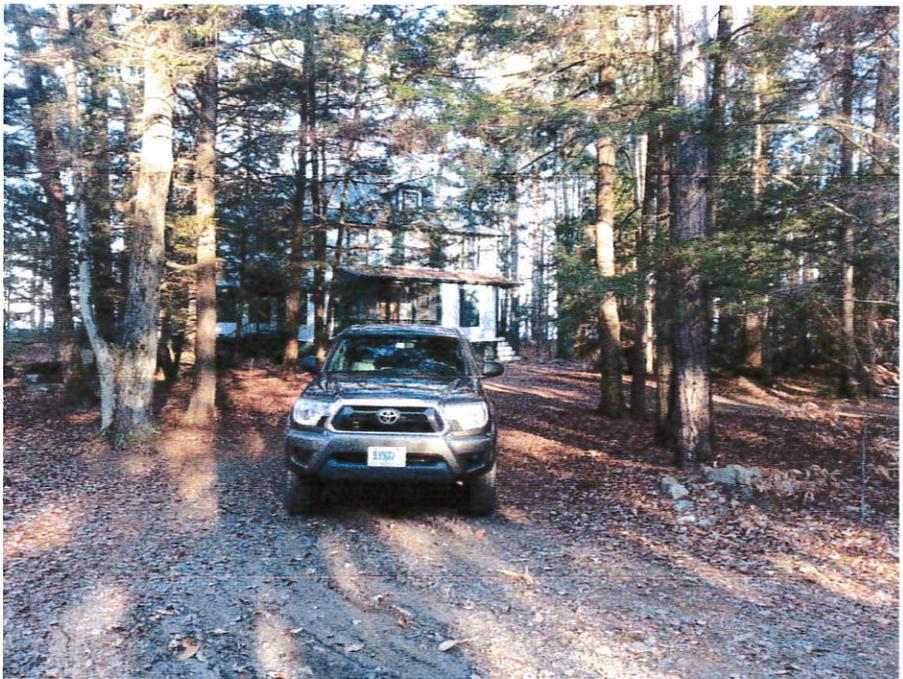
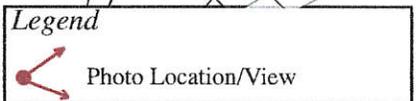
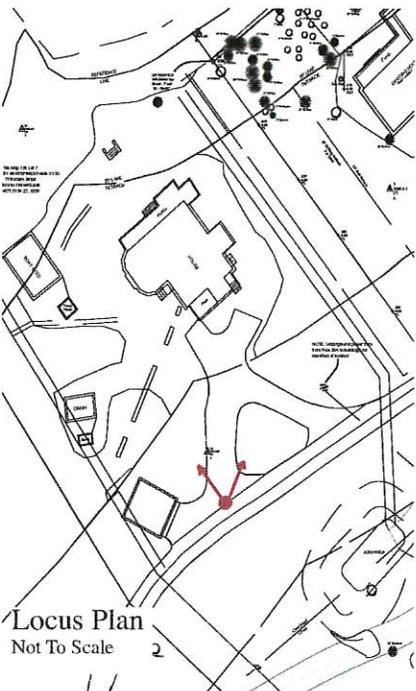
Cordingley Trust
 Pike Brook Road, New London, NH
 Existing Site Conditions
 24 Nov. 2015



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 Phone (603) 456-3678 Fax (603) 456-3229
 E-mail: ggribsby@pellettierassoc.com



Existing Garage & Vegetation



Existing Driveway

Cordingley Trust

Pike Brook Road, New London, NH

Existing Site Conditions

24 Nov. 2015



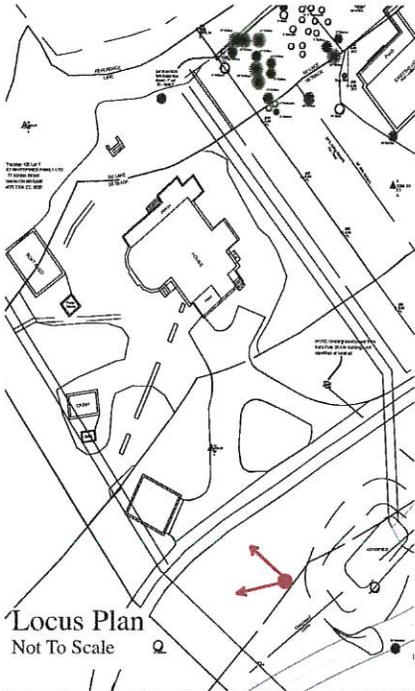
Pellettieri Associates, Inc

Landscape Architecture & Construction

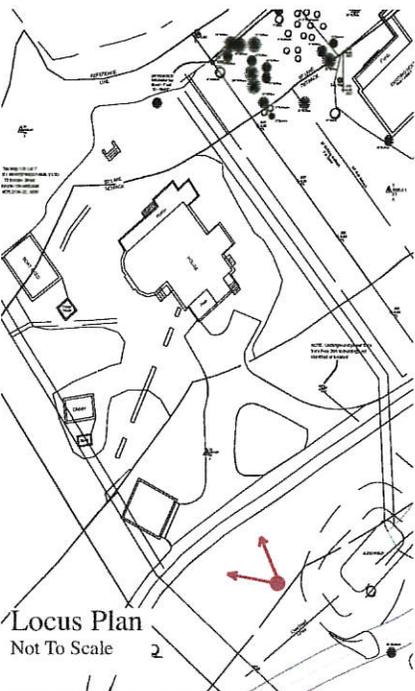
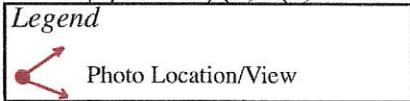
169 Kearsarge Mountain Road Warner, NH 03278

Phone (603) 456-3678 Fax (603) 456-3229

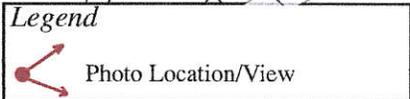
E-mail: ggrigsby@pellettieriassoc.com



Existing Vegetation



Existing Vegetation/ Proposed Drive Location



Cordingley Trust

Pike Brook Road, New London, NH

Existing Site Conditions

24 Nov. 2015



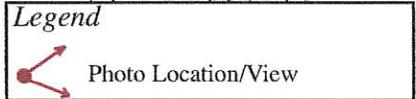
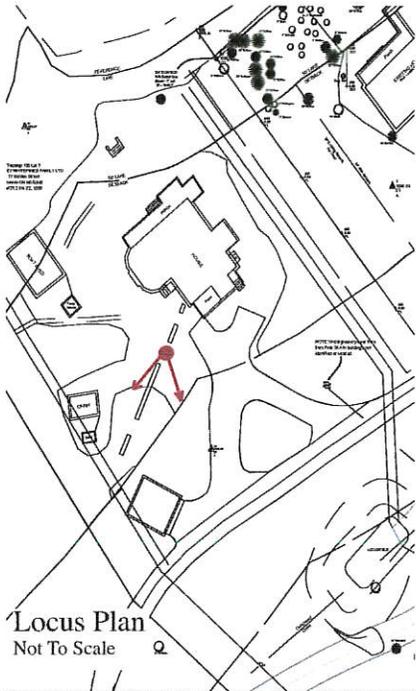
Pellettieri Associates, Inc

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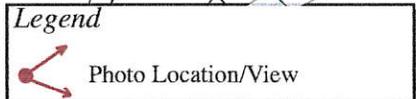
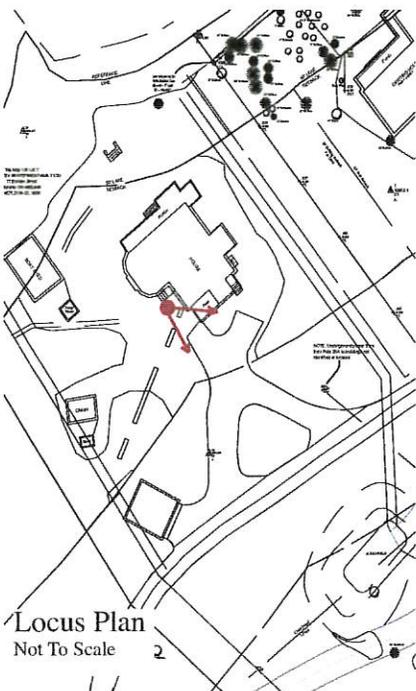
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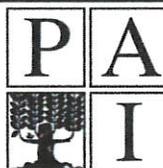
Existing Wall



Existing Driveway

Cordingley Trust

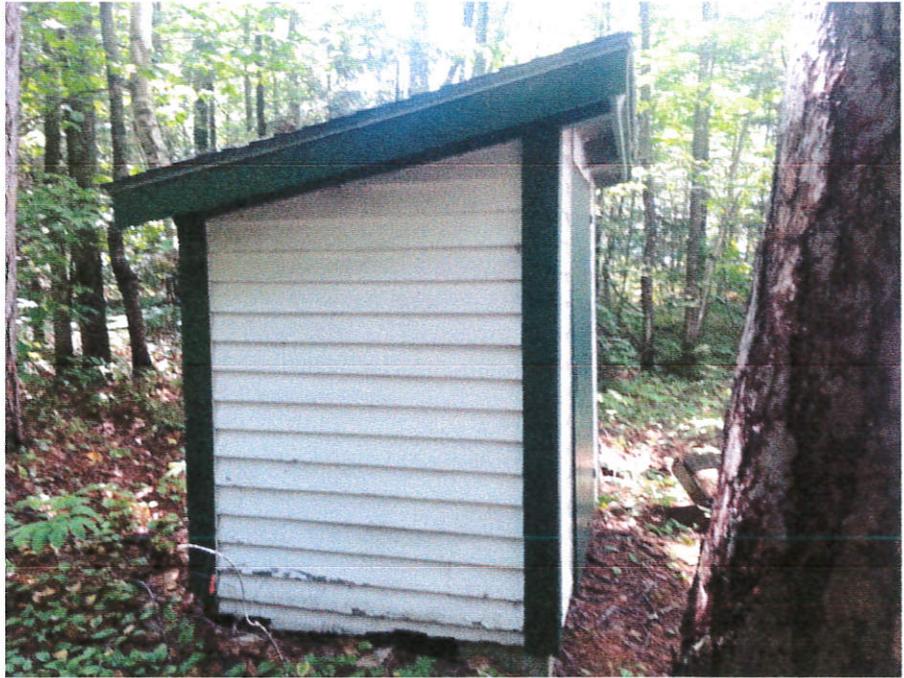
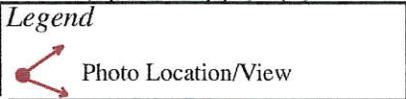
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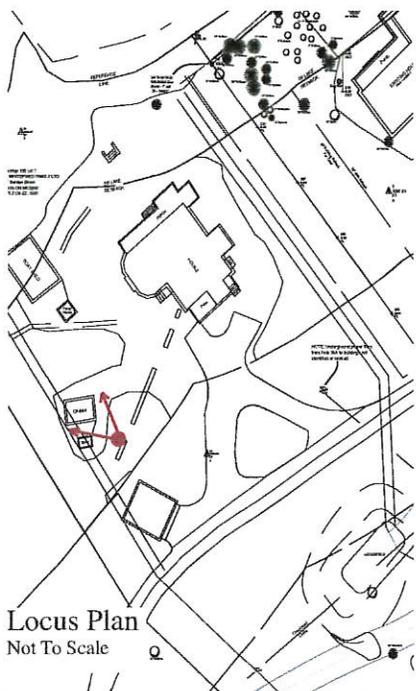
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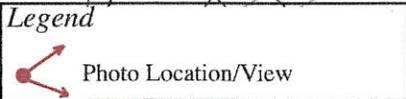
Locus Plan
Not To Scale



Existing Shed



Locus Plan
Not To Scale



Existing Bunkhouse

Cordingley Trust

Pike Brook Road, New London, NH
Existing Site Conditions
24 Nov. 2015



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September 7, 2016

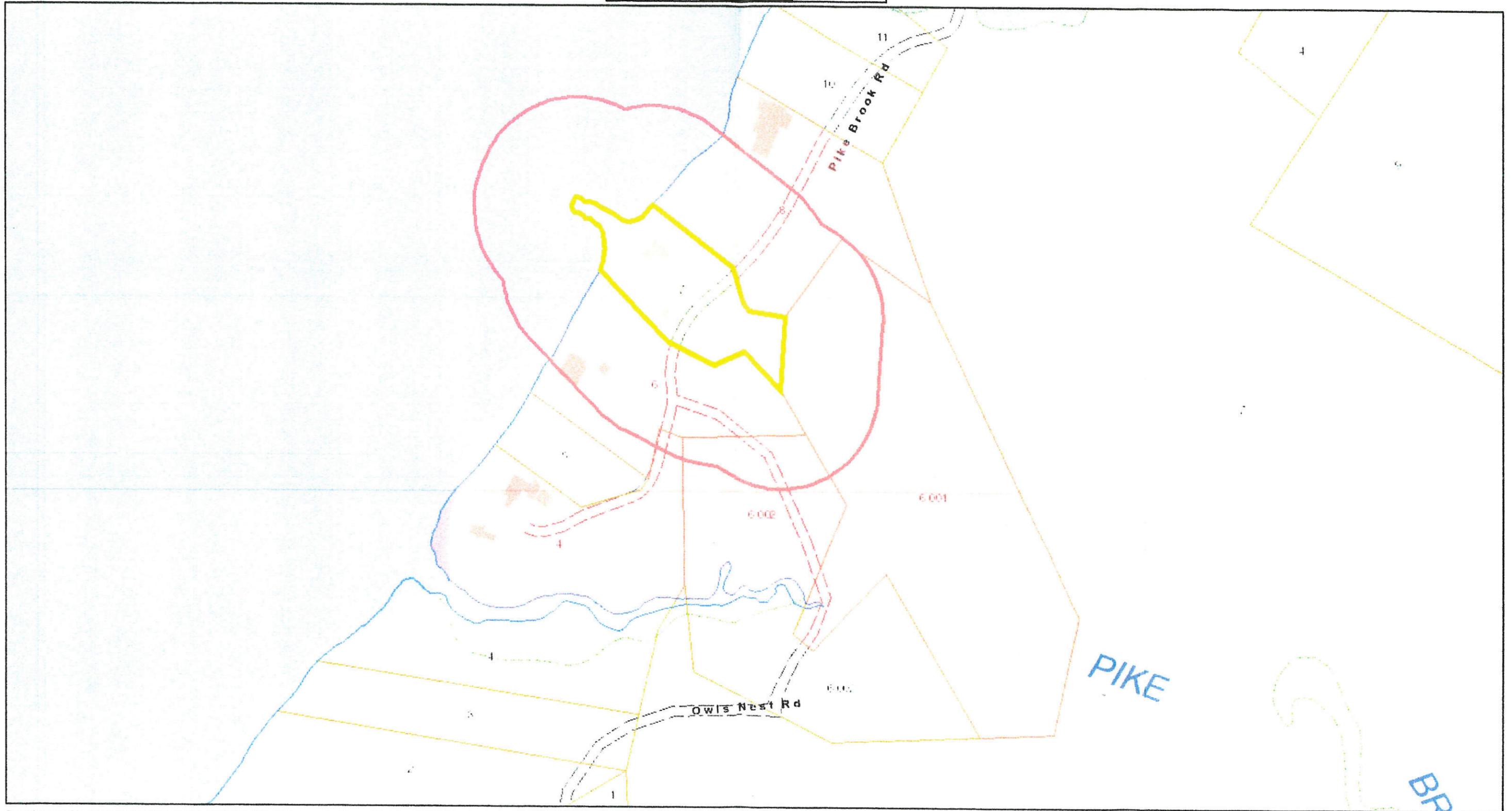
Tri Town, NH

1 inch = 188 Feet

0 188 376 564



www.cai-tech.com



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September 13, 2016

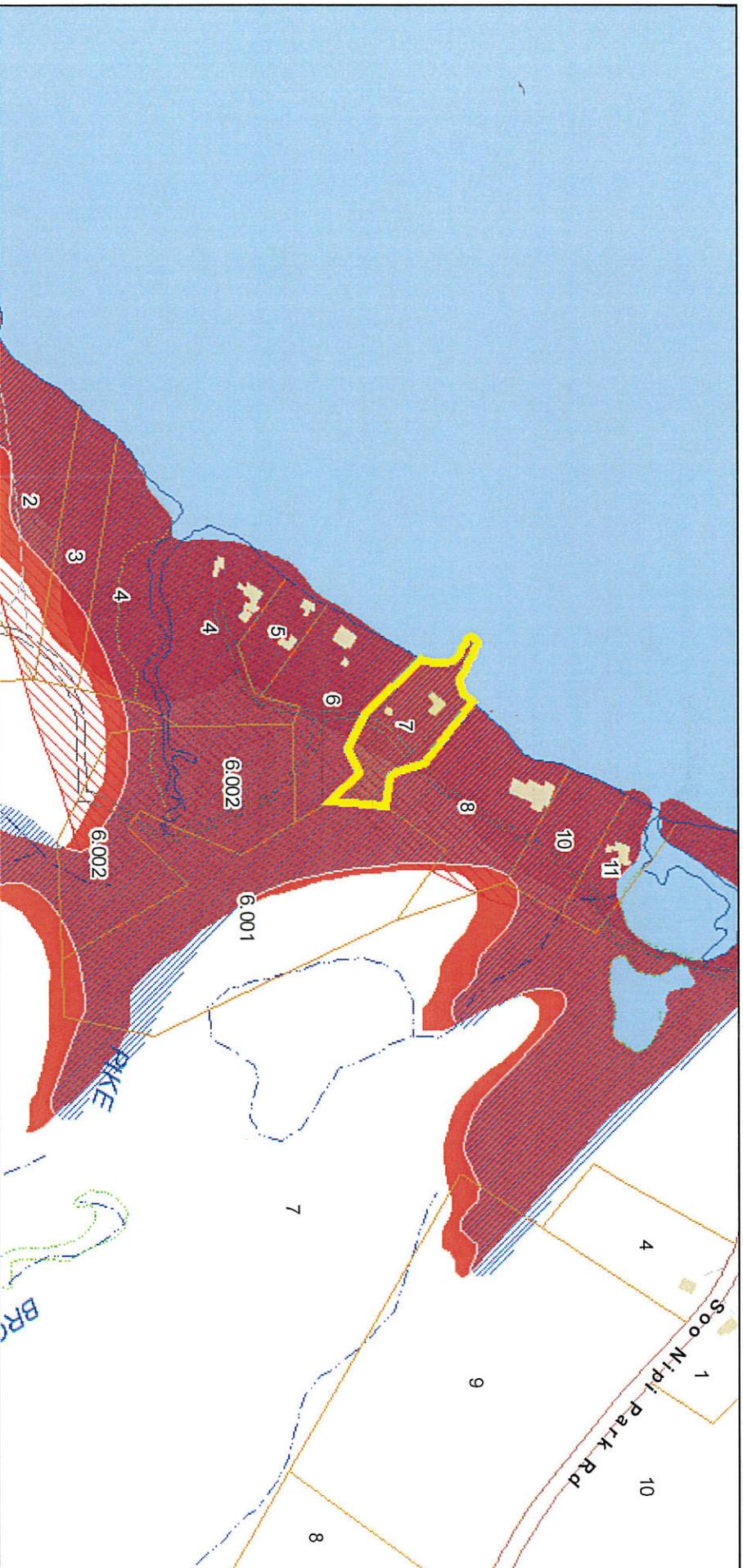
128 Pike Brook Road TM 135-007-000

Cordingley White Pines Family Limited Partnership

1 inch = 400 Feet



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PROPERTYLINE	--- ROAD-PVT-RW	New London Water-poly	X
ROAD-SCENIC WETLAND	Street Names	UVLSRPC Flood Data
WATER-P	New London Buildings	USGS Hydrography	Shore Land Overlay District
DW	Right of Ways	AE	Special Flood Hazard Zone

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September 13, 2016

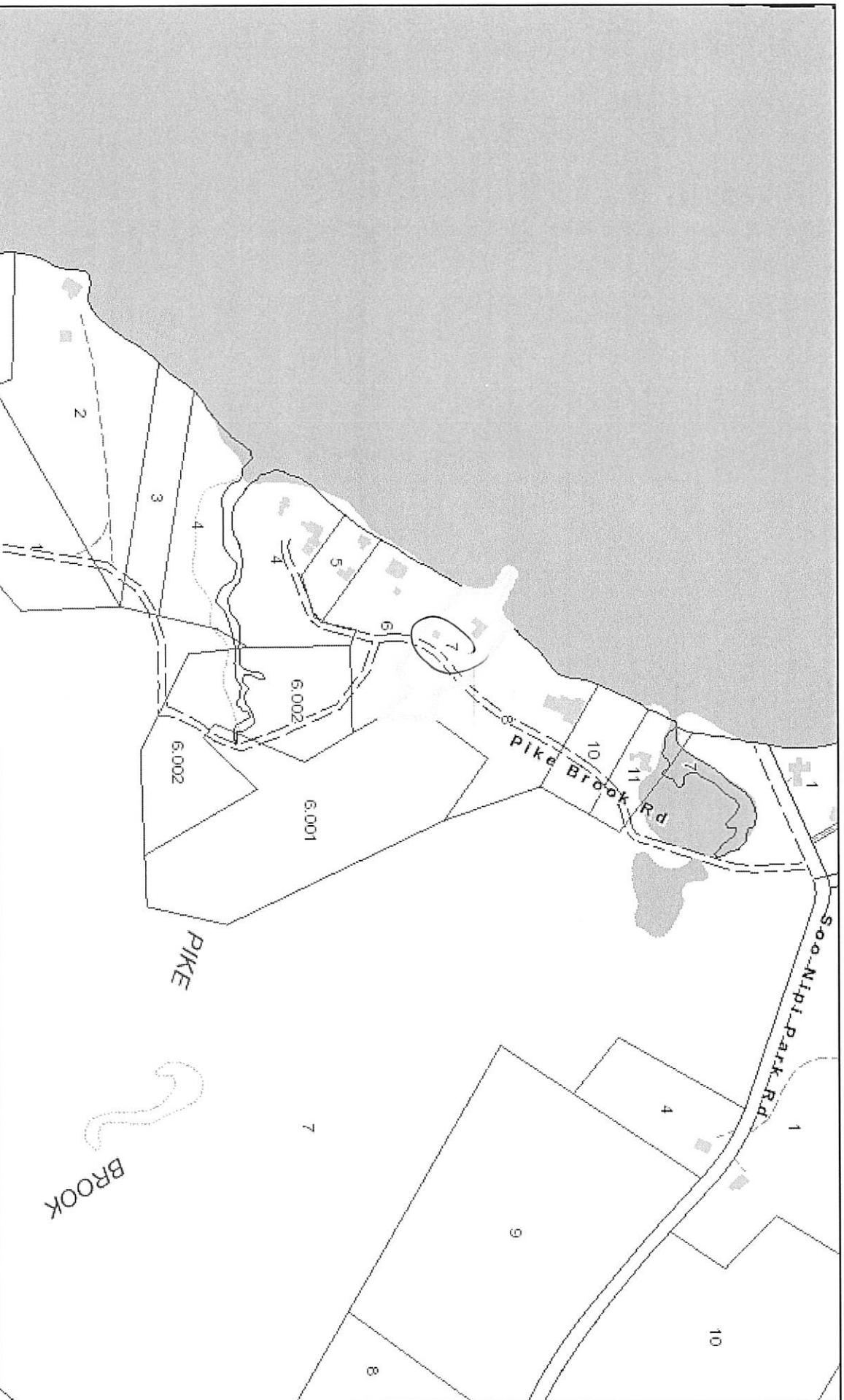
128 Pike Brook Road TM 135-007-000

Cordingley White Pines Family Limited Partnership

1 inch = 400 Feet



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CONSTRUCTION DETAIL (CONTINUED)

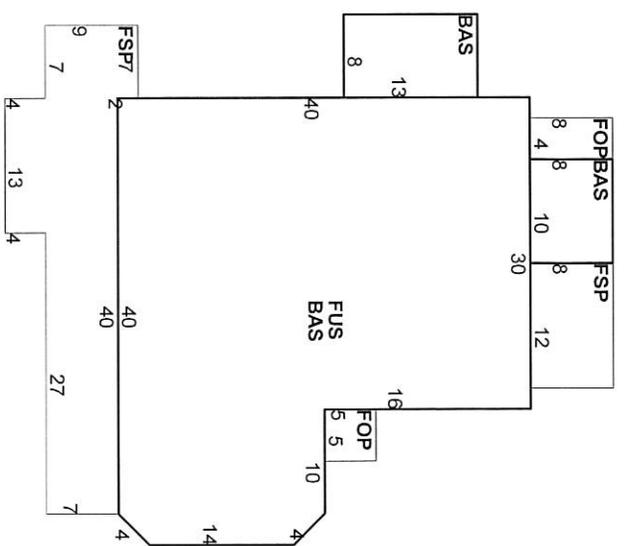
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Camp				
Model	01		Residential				
Design/Appeal	05		Average +25				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	07		K PINE/A WD				
Interior Wall 2	05		Drywall/Sheet				
Interior Fir 1	09		Pine/Soft Wood				
Interior Fir 2							
Heat Fuel	03		Gas				
Heat Type	02		Floor Furnace				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bathrms	4						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	9		9 Rooms				
Bath Style	01		Old Style				
Kitchen Style	01		Below Avg				

OB-OUTBUILDING & YARD ITEMS(D) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	L/B	Units	Unit Price	Yr.	Gde	Dp Rr	Cnd	%Cnd	Apr. Value
FGRI	GARAGE-AVE	19X21	L	399	25,000	2003	0	0	60	6,000	
CABI	CABIN-MINIM	10X14	L	140	35,000	2003	0	0	60	2,900	
BRN1	BARN - 1 STOI	16X26	L	416	20,000	2003	0	0	60	5,000	
FPL3	2 STORY CHH		B	1	4,000.00	1981	1	1	50	2,000	
FPL3	2 STORY CHH		B	1	4,000.00	1981	1	1	100	2,700	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,635	1,635	1,635		94,523
FOP	Open Porch	0	57	11		636
FSP	Screened Porch	0	491	123		7,111
FUS	Upper Story, Finished	1,451	1,451	1,451		83,886
		3,086	3,634	3,220		186,156



AUG 10 2015