

Mr. Paul Gorman  
New London Planning Board  
375 Main Street  
New London NH 03257

November 2, 2018

Dear Mr. Gorman:

After reviewing some of the letters presented to the board and the minutes of the October hearing, we wanted to write regarding our proposed subdivision on Light House View Road. This property has been in our family for 60 years and it was a long process for us to decide whether to keep the land or sell it. When we finally made the decision and started working with Clayton and Peter, we were surprised at the costs involved in installing a fire cistern and improving the turnaround at the end of the road. Both Peter and Clayton assured us that these types of improvements are standard and that similar requirements were imposed on Owls Nest Road property when that was subdivided (and on other similar projects). We are more than willing to meet the requirements in the regulations and work with the Town to make this subdivision an asset for the community

We have had many discussions back and forth with the family and our consultants about the request for extra requirements on the new lots. Our application included soils mapping, wetlands delineation, topography, and engineered drainage design for the road extension. There has been a great deal of concern expressed regarding the drainage along Lighthouse View Road towards the junction with Soo-Nipi Park Road. We can't do anything about the water flowing downhill, and the problems seem to be exacerbated by the diversion to the culverts on the road. That said, we are willing to adopt requirements for Lots 4-8 on Lighthouse View Road that each new owner will need to provide a drainage plan when they file for a building permit. Peter Blakeman is working on the specific language for this and we should have it before the next hearing on the 13<sup>th</sup>. Our understanding is that this will minimize or eliminate additional water flowing into the ditches when someone builds a house or driveway.

While this area along the road has been identified as problematic, the other areas of our proposed subdivision are not creating problems for anyone. In speaking with Clayton and reviewing our soils map, we see that the areas along the lake and at the end of Lighthouse View Road are sandy, excessively well drained soils. There are no culverts or ditches on the road and no drainage flowing onto anyone else's property. The water seeps into the ground. Lots 1-3 on the Lake are subject to the Town and State shoreland rules which regulate all development on Lake Sunapee. The lots we are proposing are larger than most properties in the neighborhood and we see no legitimate reason why they should be subject to different rules than all other waterfront lots in New London.

The remaining land and Lot 9 have existing buildings and septic systems. There are no plans for any changes on our cottage lot and if there were they would be very minor. The future of the

remaining land is uncertain. A couple members of the family have expressed interest in building near the tennis court area, and this is in the area of well drained sandy soil. It is also about 1000' from Lake Sunapee. As Peter pointed out at the hearing, if new building is to occur on the remaining land this would need to be a subdivided and there would be another public hearing. Any specific requirements could be addressed at that time. We are also concerned that any extra requirements on the remaining land would carry over to other property if all or part of these 25 acres were annexed to our other land.

We are supportive and in agreement with Mr. Bonin's comments regarding extra rules and requirements being imposed that are not clearly spelled out in the town regulations. We also understand the problems some of our neighbors are having with the water and drainage. We have been good neighbors for 60 years and want to continue this in the future. There is a drainage problem along Light House View Road and we are willing to do a little extra on Lots 4-8 to alleviate those concerns. In the other areas of our property there are no drainage problems, and we believe that the existing rules and regulations regarding all property owners in New London should be sufficient. Thank you and the other board members for your time and commitment in reviewing our proposal.

Respectfully,

Pam Fantini,  
Crimi Holdings of NH LLC