

James and ColleenDeAngelis-93 Rowell Hill Road (Map 123-029-001) ADU Application to New London Planning Board

Statement of applicant's intent for the creation of an ADU:

The Purpose of this ADU application is to provide for a legal accessory dwelling unit per section pursuant to RSA 674:71-73. The intent of the application is to allow the use of a residential guest or independent living quarters at #93 Rowell Hill Road New London, NH. This project is to be performed within the spirit of the ordinance as defined by the town of New London Planning Board without significantly altering the character of the community.

Subject Residence: The owners reside in the main home. This 3 bedroom home is their primary residence. The proposed 864sq' ADU is located above the attached garage and defined in the following slides.



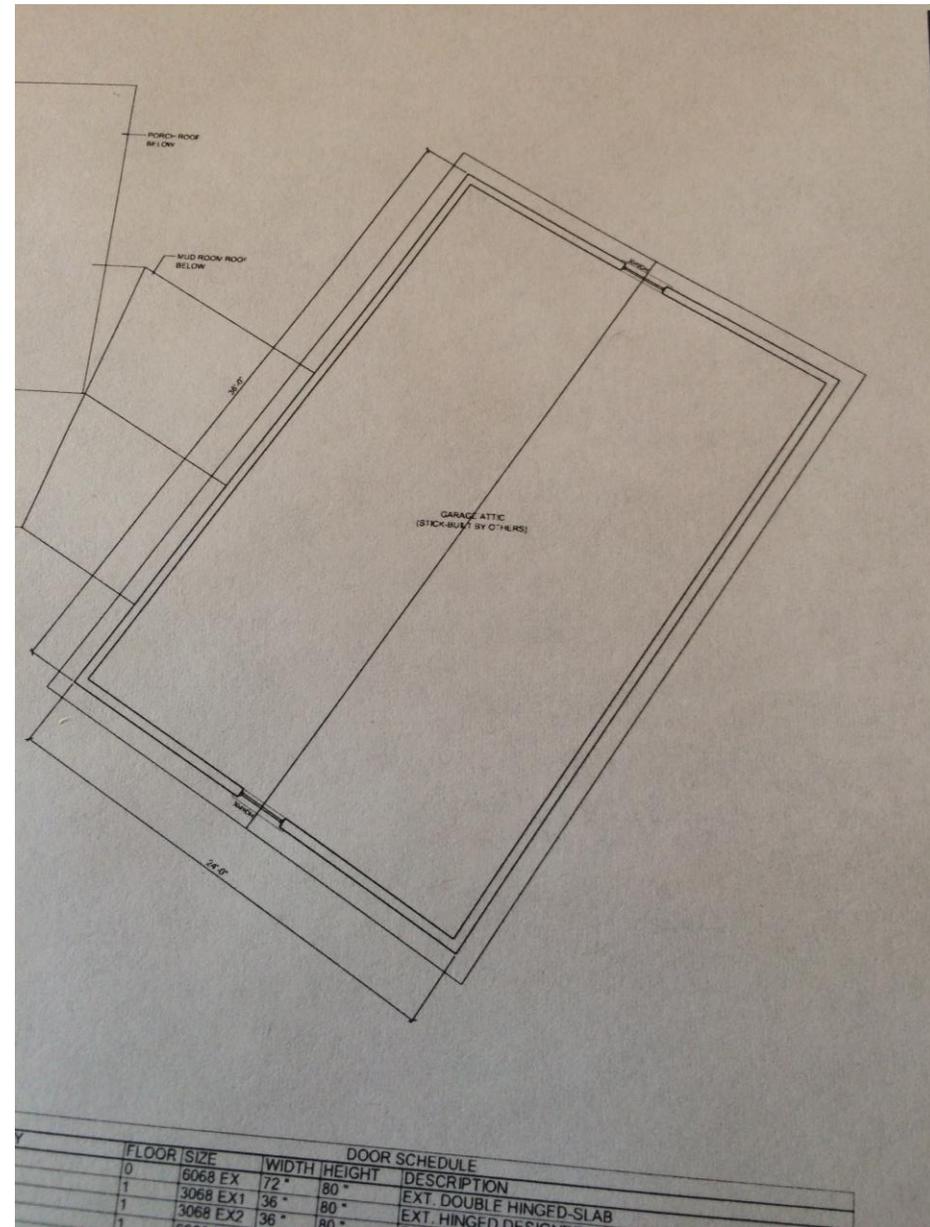
This photo is taken
from Rowell Hill
Road. The
residence sits back
about 500 feet from
the road.



The proposed ADU
would be on the
second floor of the
attached garage.
Garage outside
dimensions are
36'W x 24'D.



This plan shows
the 2nd level of
the garage with
exterior
dimensions. (See
paper copy in
handout)



This photo shows a side entrance to the garage. Once inside, the next 2 slides will show a stairway that leads to the doorway of the primary residence or upstairs to a doorway that leads to the ADU.



This view is from inside the garage showing the entrance to the primary residence doorway. To the right of the doorway is a set of stairs leading to the proposed ADU.



Stairway to
ADU

Door to
Primary
Residence

This is the stairway inside the garage that leads to the proposed ADU. (First egress)



This side of the garage shows an exterior door that will provide a second form of egress to the ADU. There is a proposed deck and stairs noted in the sketch that accompanies this PPT. (Slide #15)



In addition to the 3
inside parking
spaces shown there
is sufficient parking
for the addition of
the ADU-
24'Wx24'D to the
left of the garage
and 36'Wx48'D in
front of the garage.



Additional notes and documentation:

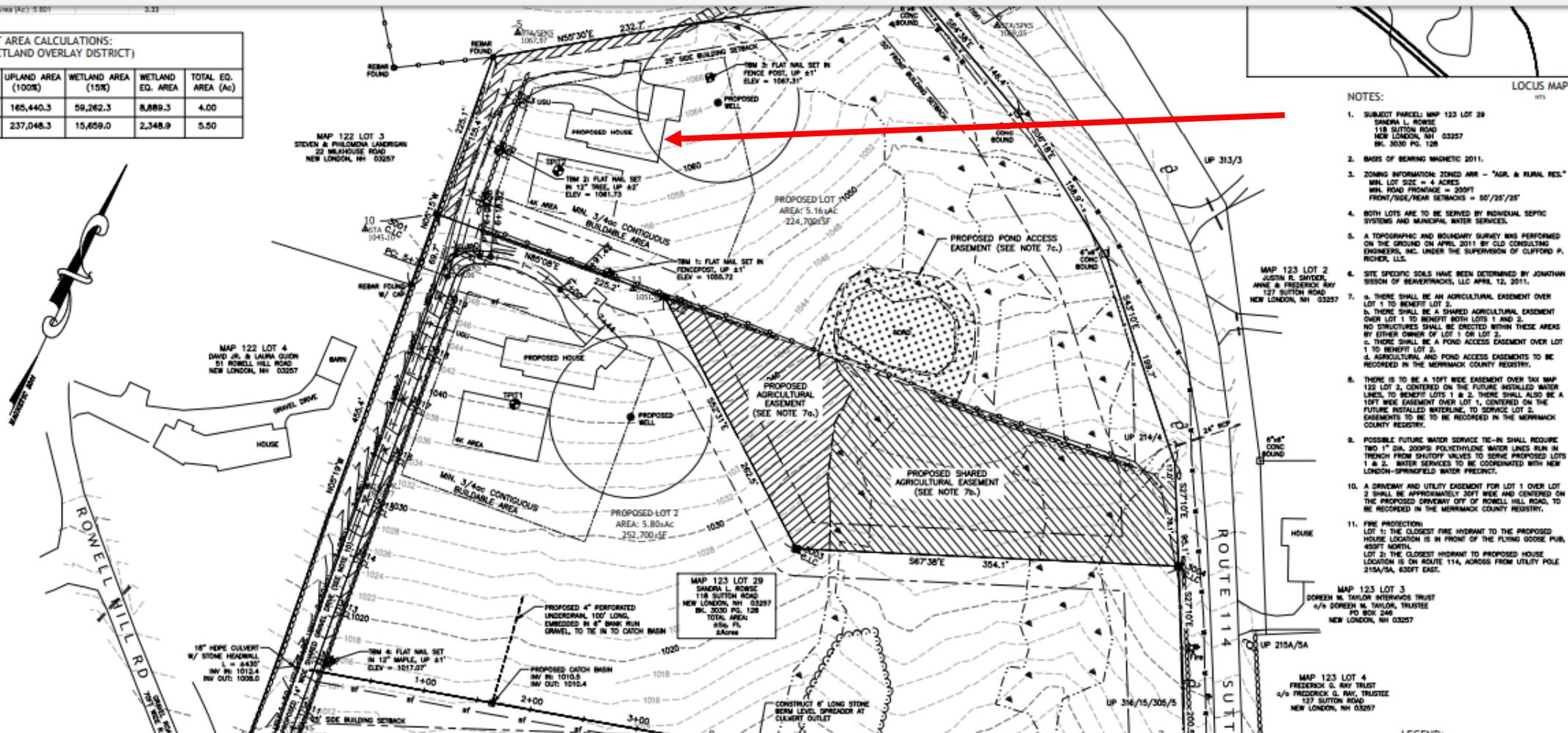
- As there are no proposed changes to the structure's footprint for this ADU. The existing map for Lot 123-029-001 shows that the current setbacks are adequate. (Slide #12)
- State of NH approved 4 bedroom septic design from CLD

Site map for lot 123-029-001

file:///D:/Jimmy's%20stuff/Rowell%20Hill%20Project/Rowell%20Subdivision/CLD/DeAngelis-TopoTBMS%20REVISED11-16-11.pdf

LOT AREA CALCULATIONS:
(WETLAND OVERLAY DISTRICT)

LOT	UPLAND AREA (100%)	WETLAND AREA (15%)	WETLAND EQ. AREA	TOTAL EQ. AREA (Ac)
1	165,440.3	59,262.3	8,889.3	4.00
2	237,048.3	15,659.0	2,348.9	5.50



NOTES:

- SUBJECT PARCEL: MAP 123 LOT 29 SANDRA L. ROWSE 118 SUTTON ROAD NEW LONDON, NH 03257 BK. 3030 PG. 128
- DATE OF BEARING MAGNETIC 2011.
- ZONING INFORMATION ZONED AGR - "AGR. & RURAL RES." MIN. LOT SIZE = 4 ACRES MIN. ROAD FRONTAGE = 200FT FRONT/REAR SETBACKS = 50'/25'/25'
- BOTH LOTS ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND MANICURED WATER SERVICES.
- A TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED ON THE GROUND ON APRIL 2011 BY CLD CONSULTING ENGINEERS, INC. UNDER THE SUPERVISION OF CLIFFORD P. RICHIE, L.L.S.
- SITE SPECIFIC SOILS HAVE BEEN DETERMINED BY JONATHAN SIBSON OF BEAVERTRACKS, LLC APRIL 12, 2011.
- THERE SHALL BE AN AGRICULTURAL EASEMENT OVER LOT 1 TO BENEFIT LOT 2.
 - THERE SHALL BE A SHARED AGRICULTURAL EASEMENT OVER LOT 1 TO BENEFIT BOTH LOTS 1 AND 2. NO STRUCTURES SHALL BE ERECTED WITHIN THESE AREAS BY EITHER OWNER OF LOT 1 OR LOT 2.
 - THERE SHALL BE A POND ACCESS EASEMENT OVER LOT 1 TO BENEFIT LOT 2.
 - AGRICULTURAL AND POND ACCESS EASEMENTS TO BE RECORDED IN THE MERRIMACK COUNTY REGISTRY.
- THERE IS TO BE A 10FT WIDE EASEMENT OVER TAX MAP 122 LOT 2, CENTERED ON THE FUTURE INSTALLED WATER LINES, TO BENEFIT LOTS 1 & 2. THERE SHALL ALSO BE A 10FT WIDE EASEMENT OVER LOT 1, CENTERED ON THE FUTURE INSTALLED WATERLINE, TO SERVICE LOT 2. EASEMENTS TO BE RECORDED IN THE MERRIMACK COUNTY REGISTRY.
- POSSIBLE FUTURE WATER SERVICE TIE-IN SHALL REQUIRE TWO 1" DIA. 200PSI POLYETHYLENE WATER LINES RUN IN TRENCH FROM SHUTOFF VALVES TO SERVE PROPOSED LOTS 1 & 2. WATER SERVICES TO BE COORDINATED WITH NEW LONDON-SPRINGFIELD WATER DISTRICT.
- A DRIVEWAY AND UTILITY EASEMENT FOR LOT 1 OVER LOT 2 SHALL BE APPROXIMATELY 30FT WIDE AND CENTERED ON THE PROPOSED DRIVEWAY OFF OF ROWELL HILL ROAD, TO BE RECORDED IN THE MERRIMACK COUNTY REGISTRY.
- FIRE PROTECTION: LOT 1: THE CLOSEST FIRE HYDRANT TO THE PROPOSED HOUSE LOCATION IS IN FRONT OF THE FLYING GOOSE PUB, 450FT NORTH. LOT 2: THE CLOSEST HYDRANT TO PROPOSED HOUSE LOCATION IS ON ROUTE 114, ACROSS FROM UTILITY POLE 215A/5A, 630FT EAST.

LOCUS MAP HTS

NO.	DATE	REVISION	DESIGNED	DRAWN	ELN
1	5/12/11	REVISE DRAWN			
2	6/10/11	ADD POND ET			
3	1-16-11	REVISE TRM			

CONSULTING ENGINEERS
Clifford P. Richie, L.L.S.
118 Sutton Road, New London, NH 03257
Tel: 603.534.7378 Fax: 603.534.7374
clde@cldeinc.com www.cldeinc.com

SANDRA L. ROWSE
118 SUTTON ROAD
NEW LONDON, NH 03257

LOT 29
DIVISION
03257
PLAN

State of NH
approved 4
Bedroom
Septic
Document
(See paper
copy in
handout)

 The State of New Hampshire
Department of Environmental Services
Thomas S. Burack, Commissioner



**APPROVAL FOR CONSTRUCTION
OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 3/16/2015 APPROVAL NUMBER: eCA2015031612

I. PROPERTY INFORMATION
Address: 93 ROWELL HILL ROAD
NEW LONDON NH 03257
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name:
County: MERRIMACK
Tax Map/Lot No.: 123/1
Registry Book/Page No.: 3306/1882
Probate Docket No.:

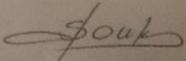
III. APPLICANT INFORMATION
Name: CLD CONSULTING ENGINEERS
Address: 28 GATES ST
WHITE RIVER JUNCTION VT 05001

II. OWNER INFORMATION
Name: JAMES DEANGELIS
Address: 93 ROWELL HILL RD
NEW LONDON NH 03257

IV. DESIGNER INFORMATION
Name: DOUGLAS A GAMSBY
Address: 54 NORTH RD
SUNAPEE NH 03782
Permit No.: 01753

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC
B. NO. OF BEDROOMS: 4
C. APPROVED FLOW: 600 GPD
D. OTHER CONDITIONS AND WAIVERS:
1. This approval is valid for 4 years from date of approval, per Eng-Wq 1003.22.
2. Enviro-Septic fill requirements must be met.
3. No waivers have been approved.


Stanislaw Bomba
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov
P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095
Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

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New London
Water Precinct
Approval for
Water Service
Lot 123-029-
001 (See
paper copy in
handout)

Submitted w/
CK# 1008 #750-D/MC

New London-Springfield
Water system Precinct

APPLICATION FOR WATER CONNECTION/SERVICE

Applicant's Name: James DeArchiis Date of Application: April 24, 2012
Mailing Address: PO Box 203 New London NH 03257
Telephone Home: 603-526-7027 Office: 603-526-7981 (Cell) Vinny
Location of Installation: Sutton Rd To Bowen Hill Rd
Tax Map Reference: 123 Lot Number: 29 (lot 2) Total number of units: 1
Applicant is: Domestic Individual Condominium Partnership Apartment Corporation Commercial Corporation Development Govt Entity Institutional or Other

By signature hereon the applicant agrees to comply fully with the Rules, Regulations and Rates of the New London-Springfield Water System Precinct and to assume responsibility for the timely payment of all costs and charges arising from the connection and provision of water as requested in this application.

Signature of Applicant or agent: [Signature]
By: _____

Superintendent's Remarks: Run over 200' may be 200 PSI CTS Plastic. 1" is recommended. 6' busy in road on driveway

Recommendation: approval disapproval, reasons on reverse side

Board of Commissioners Action

Approved Preliminary Approval * Disapproved * Action deferred until: _____

Date of Action: 05-07-12

[Signature] Chairman [Signature] Commissioner _____ Commissioner

INSTRUCTIONS: This application with **ALL APPLICABLE FEES** shall be submitted through the Superintendent to the Board of Commissioners in single copy. ~~Additional copies for the record will be made upon completion of action and one copy returned to the applicant; one copy provided to the New London Planning Board and one copy placed in Precinct files.~~
The applicant's attention is directed to the requirements of Section 2 & 6, Rules, Regulations and Rates of the New London-Springfield System precinct, copies of this publication being available at the Precinct Office. The granting of PRELIMINARY APPROVAL requires re-submission of the application at a mutually determined date for final review and approval.

11"x17" Hand
sketch for interior
layout of proposed
ADU (See paper
copy in handout)

