

45 Pilothouse Road TM 080-010-000 Ken Frieze property
 Tri Town, NH
 1 Inch = 300 Feet
 April 29, 2016



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The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

SHORELAND IMPACT PERMIT 2010-01279

Permittee: Kenneth Frieze
445 Marlborough Street
Boston, MA 02115

Project Location: 1 Pilothouse Road, New London
New London Tax Map 80/Lot No. 10

Waterbody: Lake Sunapee

APPROVAL DATE: 06/09/2010 **EXPIRATION DATE:** 06/09/2015

**NOTE--
CONDITIONS**

Based upon review of the above referenced application, in accordance with RSA 483-B, a Shoreland Impact Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Impact 24,633 sq.ft. for the construction of dwelling, leach field, patios, steps, and new driveway.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with plans by CLD Consulting Engineers dated May 10, 2010 and received by the Department of Environmental Services ("DES") on May 21, 2010.
2. No more than 18.6% of the area of the lot within the protected shoreland shall be covered by impervious surfaces unless additional approval is obtained from DES.
3. The project as proposed will leave approximately 10,316 sq ft of the Natural Woodland Buffer beyond the primary building setback in an unaltered state. At least 9,199 sq ft of the Natural Woodland Buffer beyond the primary building setback must remain in an unaltered state in order to comply with RSA 483-B:9, V, (b), (2).
4. All activities conducted in association with the completion of this project shall be conducted in a manner that complies with applicable criteria of Administrative Rules Chapter Env-Wq 1400 and RSA 483-B during and after construction.
5. All actions associated with the installation of the proposed septic system are contingent on approval by the DES Subsurface Systems Bureau."
6. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
7. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.
8. Any fill used shall be clean sand, gravel, rock, or other suitable material.

9. This permit shall not preclude the Department of Environmental Services (DES) from taking any enforcement or revocation action if the DES later determines that any of the structures depicted as "existing" on the plans submitted by the applicant were not previously permitted or grandfathered.

GENERAL CONDITIONS THAT APPLY TO ALL DES SHORELAND IMPACT PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required;
5. Transfer of this permit to a new owner shall require notification to and approval by the Department;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to known occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
8. The permittee shall coordinate with the NH Division of Historic Resources to assess and mitigate the project's effect on historic resources.

APPROVED: Emily Lucas
Emily Lucas, Compliance Specialist
DES Wetlands Bureau

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BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

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WETLANDS AND NON-SITE SPECIFIC PERMIT 2010-00414

Permittee: Kenneth Frieze
445 Marlborough Street
Boston, MA 02115
Project Location: 1 Pilothouse Road, New London
New London Tax Map/Lot No. 80 / 10
Waterbody: Palustrine Forested Wetlands

NOTE
CONDITIONS

APPROVAL DATE: 06/07/2010

EXPIRATION DATE: 06/07/2015

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Dredge and fill ± 189 sq. ft. of palustrine forested wetlands for the installation of a 12-inch x 17-foot culvert for driveway access to an existing single family residential lot of record.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with plans by RCS Designs dated September 05, 2009, and designed on December 05, 2009, as received by the Department on March 04, 2010.
2. This permit is contingent on approval by the DES Shoreland Program.
3. This permit is contingent on approval by the DES Subsurface Systems Bureau.
4. Work shall be done during low flow conditions and in the dry.
5. Work shall be conducted in a manner so as to minimize turbidity and sedimentation to surface waters and wetlands.
6. Appropriate siltation/erosion controls shall be in place prior to construction, shall be maintained during construction, and remain until the area is stabilized. Silt fence(s) must be removed once the area is stabilized.
7. Orange construction fencing shall be placed at the limits of construction to prevent accidental encroachment on wetlands.
8. Dredged material shall be placed outside of the jurisdiction of the DES Wetlands Bureau.
9. Proper headwalls shall be constructed within seven days of culvert installation.
10. Culverts shall be laid at original grade.
11. The contractor responsible for completion of the work shall utilize techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
12. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.
13. A post-construction report including photographs documenting the status of the completed construction shall be submitted to the DES Wetlands Bureau within thirty (30) days of the completion of construction.

DES Web site: www.des.nh.gov

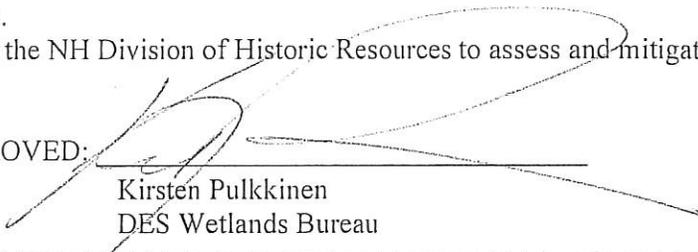
P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-2147 • Fax: (603) 271-6588 • TDD Access: Relay NH 1-800-735-2964

GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (see attached form for status of federal wetlands permit);
5. Transfer of this permit to a new owner shall require notification to and approval by the Department;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
8. The permittee shall coordinate with the NH Division of Historic Resources to assess and mitigate the project's effect on historic resources.

APPROVED:


Kirsten Pulkkinen
DES Wetlands Bureau

BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

NOTICE OF DECISION
New London Zoning Board of Adjustment

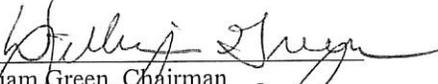
RE: KENNETH FRIEZE WETLAND CROSSING

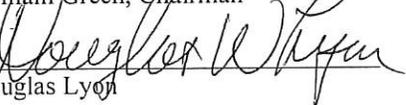
JULY 19, 2010

MAP 080, LOT 010-000

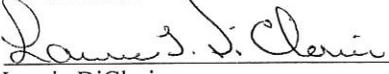
You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Robert C. Stuart of RCS Design, representing Kenneth Frieze. The applicant requested a Special Exception, as permitted by Article XIII, Section E, 1 of the New London Zoning Ordinance, in order to permit an expansion of an existing wetland crossing. The purpose of the expanded wetland crossing will be to access the site for a new home with a driveway that meets the requirements of the current New London Driveway Regulations.

After hearing testimony, it was determined that the requirements for the Special Exception had been met, and that the proposed use was minimal and appropriate for the location. **By unanimous vote, the Zoning Board of Adjustment APPROVED the request for a Special Exception to allow the applicant to fill 189 square feet of wetland in order to improve the existing driveway.**



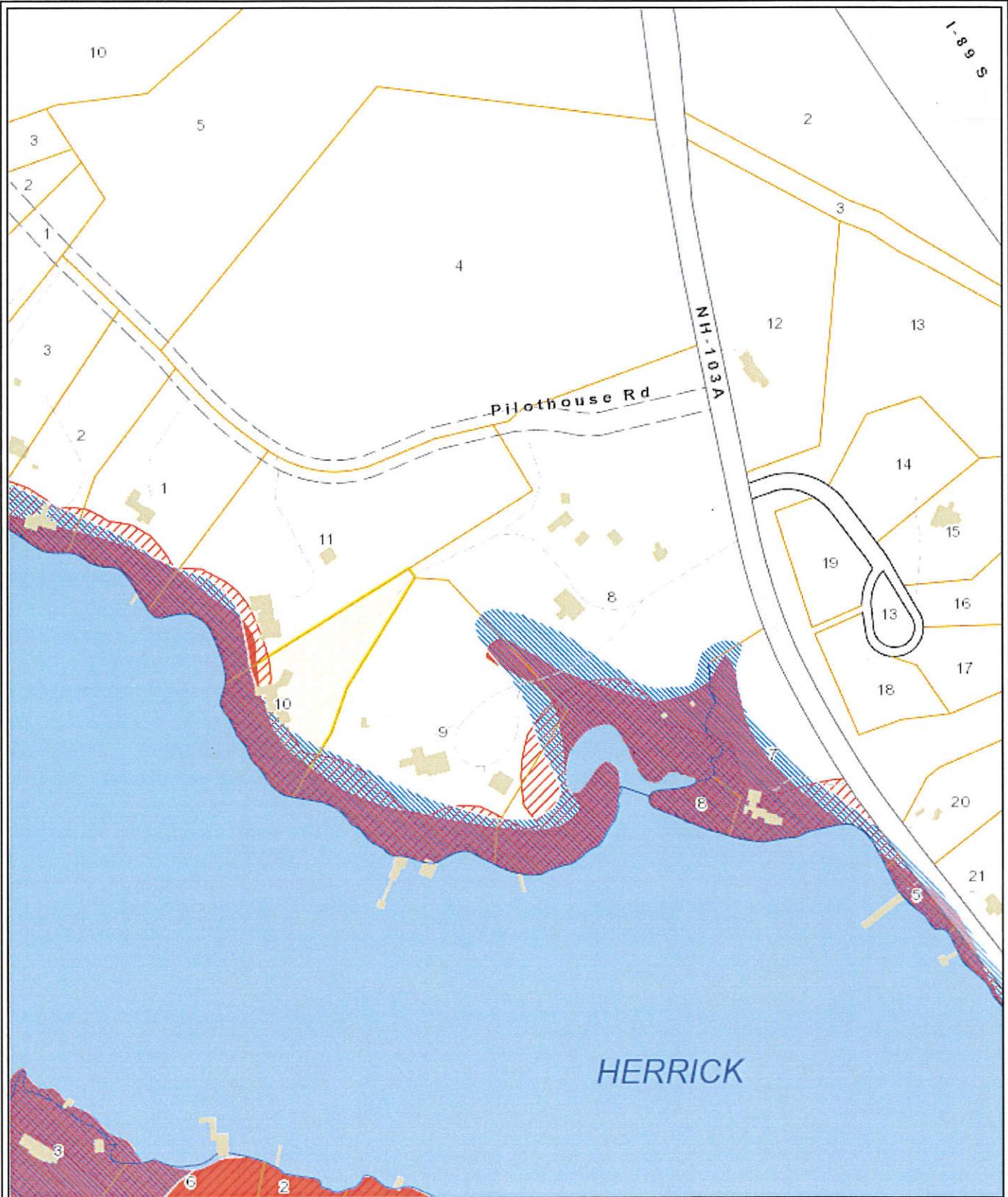
William Green, Chairman


Douglas Lyon

Sue Andrews


Laurie DiClerico

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494



45 Pilothouse Road TM 080-010-000 showing GIS flood map layers
 Tri Town, NH
 1 Inch = 300 Feet
 April 29, 2016



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080-110-000



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF NEW LONDON, MERRIMACK COUNTY, NEW HAMPSHIRE	A parcel of land, as described in the Warranty Deed, recorded as Document No. 753448, in Book 3174, Pages 0041 through 0045, in the Office of the Registry of Deeds, Merrimack County, New Hampshire
	COMMUNITY NO.: 330230	
AFFECTED MAP PANEL	NUMBER: 33013C0095E DATE: 4/19/2010	
FLOODING SOURCE: SUNAPEE LAKE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.414, -72.039 SOURCE OF LAT & LONG: ARCGIS 9.3 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	45 Pilothouse Road	Structure	X (unshaded)	1094.8 feet	1100.6 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Ste 204, Hanover, MD 21076.

Luis Rodriguez, P.E., Chief
 Engineering Management Branch
 Federal Insurance and Mitigation Administration

CURRENT OWNER FRIEZE KENNETH S TRUST FRIEZE KENNETH & MICHAEL 445 MARLBOROUGH STREET BOSTON, MA 02115 Additional Owners:	TOPO. 4 Rolling	UTILITIES 5 Well 6 Septic	STRT./ROAD 3 Unpaved	LOCATION 7 Waterfront	DESCRIPTION RESIDENTIAL RESIDENTIAL RESIDENTIAL	CURRENT ASSESSMENT Code 1013 1013 1013	APPRAISED VALUE 2,380,000 1,597,100 17,300	ASSESSED VALUE 2,380,000 1,597,100 17,300
SUPPLEMENTAL DATA Other ID: 00080 00007 00000 ZONE MP UTILITY WF Ward CONSERVAJ 300 Prec. CONSERVAJ ROADFF GIS ID: 080-010-000	VISION							

RECORD OF OWNERSHIP FRIEZE KENNETH S TRUST FRIEZE KENNETH CARROLL FAMILY REAL ESTATE TRUST	BK-VOL/PAGE 3377/1357 3174/ 41	SALE DATE 04/03/2013 01/05/2010	U I U V	SALE PRICE 1,510,000 0	V.C. IU 00
EXEMPTIONS	AMOUNT	NUMBER	COMM. INT.	TOTAL	ASSESSED VALUE

OTHER ASSESSMENTS	AMOUNT	NUMBER	COMM. INT.	TOTAL	ASSESSED VALUE

ASSESSING NEIGHBORHOOD Street Index Name	TRACING Batch
NOTES CUSTOM HOME HIGH QUALITY FINISHES FUNC=5% FOR BELOW GRADE SFB 3/16- FSP 75%, ADD PTO, PAVING, GEN 1 ADDED BATH- VERIFY FINISH 2017	

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSPECTION DATE	% COMP.	DATE COMP.	COMMENTS
	15-125	11/16/2015	AD	ADDITION	250,000	03/23/2016	75	04/01/2012	Screen Porch Addition/ R
	10-085A	07/11/2011	15	Foundation	0	04/26/2012	100	04/01/2012	remodel pump house add
	10-085	08/09/2010	1	New Home	0	04/26/2012	100	04/01/2012	New 4 bedroom home on

ASSESSING NEIGHBORHOOD Street Index Name	TRACING Batch
NOTES CUSTOM HOME HIGH QUALITY FINISHES FUNC=5% FOR BELOW GRADE SFB 3/16- FSP 75%, ADD PTO, PAVING, GEN 1 ADDED BATH- VERIFY FINISH 2017	

LAND LINE VALUATION SECTION	UNIT PRICE	UNIT	UNITS	FRONT DEPTH	ZONE	USE	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSPECTION DATE	% COMP.	DATE COMP.	COMMENTS
	5,000.00	43,560	0.83 AC		R2	SFR WATER	15-125	11/16/2015	AD	ADDITION	250,000	03/23/2016	75	04/01/2012	Screen Porch Addition/ R
					R2	SFR WATER	10-085A	07/11/2011	15	Foundation	0	04/26/2012	100	04/01/2012	remodel pump house add
					R2	SFR WATER	10-085	08/09/2010	1	New Home	0	04/26/2012	100	04/01/2012	New 4 bedroom home on

NET TOTAL APPRAISED PARCEL VALUE	3,994,400
TOTAL APPRAISED PARCEL VALUE	3,994,400

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
07	Modern/Contemp		
01	Residential		
20	Custom +70		
2	Stories		
1	Occupancy		
14	Wood Shingle		
03	Gable/Hip		
03	Asph/F Gls/Cmp		
03	Plastered		
12	Hardwood		
03	Gas		
08	Radiant		
03	Central		
04	4 Bedrooms		
6	Total Bthrms		
2	Total Half Baths		
15	Total Rooms		
03	Bath Style		
03	Kitchen Style		

MIXED USE		COST/MARKET VALUATION	
Code	Description	Percentage	
1013	SFR WATER	100	
Adj. Base Rate: 316.60			
Net Other Adj: 2,573,974			
Replace Cost: 3,280.00			
AYB: 2,577,254			
EYB: 2010			
Dep Code: 2012			
Remodel Rating: A			
Year Remodeled: 2			
Dep %: 5			
Functional Obslnc: 0			
External Obslnc: 1			
Cost. Trend Factor: UC			
Condition: 92			
% Complete: 92			
Overall % Cond: 92			
Apprais Val: 2,371,100			
Dep % Ovr: 0			
Dep Ovr Comment: 0			
Misc Imp Ovr Comment: 0			
Misc Imp Ovr Comment: 0			
Cost to Cure Ovr Comment: 0			
Cost to Cure Ovr Comment: 0			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Cnd	Apr Value
BTH1	BATH HOUSE		L	187	30.00	2011	0	0	0	0	100	5,600
RPV2	RES PAV MED		L	1	2,000.00	2015	0	0	0	0	100	2,000
PAT2	PATIO-GOOD		L	1,215	8.00	2015	0	0	0	0	100	9,700
FPL3	2 STORY CHN		B	2	4,000.00	2012	1	1	1	1	100	7,400
FPL	FIREPLACE-G		B	1	1,600.00	2012	1	1	1	1	100	1,500
GEN	B/U GENERAT		B	1	3,000.00	2012	1	1	1	1	0	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	3,090	3,090	3,090		978,300
CRL	Crawl Space	0	283	0		0
FBM	Basement, Finished	0	68	20		6,332
FGR	Attached Garage	0	780	273		86,432
FOP	Open Porch	0	418	84		26,595
FSP	Screened Porch	0	630	158		50,023
FUS	Upper Story, Finished	2,301	2,301	2,301		728,501
SFB	Finish Walkout Bsmt	0	2,681	1,609		509,413
TQS	Three Quarter Story	585	780	585		185,212
WDK	Deck	0	100	10		3,166
Ttl. Gross Liv/Lease Area:		5,976	11,131	8,130		2,577,254

