



Town of New London

PLANNING BOARD

375 Main Street
New London, NH 03257

Guidelines for tree cutting in the Shore Land Overlay District Waterfront Buffer

The New London Planning Board offers the following procedural guidelines for shorefront residents seeking approval to cut trees within the 50' Waterfront Buffer.

A waterfront plan and inventory, along with a cutting and planting plan, must be prepared for, submitted to, and approved by the New London Planning Board before cutting or felling any tree within the Waterfront Buffer, including dead trees.

The New London Zoning Ordinance (Article XVI G. 2. c (3)). states:

“If the total tree and sapling score in any 50 by 50 foot segment exceeds 50 points, then the Planning Board may authorize the removal of trees, saplings and shrubs as long as the score for the remaining trees, saplings and shrubs in that segment does not total less than 50 points....”

To facilitate the implementation of this ordinance please observe the following steps:

1. A tree-cutting request shall include a plot plan of the site showing all existing trees and saplings in each 50' by 50' segment within 50' of the reference line, clearly indicating the points for each tree or sapling and the total points for the segment, which trees the property owner intends to remove and their points and the resulting points for each segment if the trees were removed (see over for a detailed explanation and sample plot). This plan shall also indicate the type, points, and location of replacement plantings if needed. New plantings shall be native species, such as white pine, hemlock, high-bush blueberries, etc.
2. A representative of the Town must visit the site to verify plan conditions (contact Zoning Administrator at 526-4821 x16, zoning@nl-nh.com to arrange a site inspection). Based on this visit, the Town representative makes a recommendation to the Planning Board on the proposed tree-cutting plan. This step is very important because the Planning Board is inclined to follow the recommendations of the Town representative.
3. No cutting shall occur until after the Planning Board has approved the plan and the property owner has been notified of the approval and conditions thereof, if any.

Prop. Owner: Kenneth Frieze Date: 1/9/17

Mailing Address: 445 Marlborough Street Boston Ma. 02115

Phone: _____ Cell: _____ Email: _____

Contractor: David Carey Phone: _____ Cell: 344-0320

Map/Lot: 080 - 010 - 00 Street Address: 45 Pilothouse Rd

Visited By: _____ Date of Site Visit: _____

Planning Board Review Date: _____ Approved: _____ Denied: _____

(603) 526-4821 (telephone)
(603) 526-9494 (fax)

RECEIVED
JAN 9 2017

Section A = ~~113~~ 66 pts After removing 10 pts 1 dead tree
that would hit the house if
fell over
B = 113 pts
C = 96 pts After removing 31 pts 5 trees
D = 71 pts
E = 50 pts
F = 40 pts

6 trees
1 dead
5 alive >



January 9, 2017

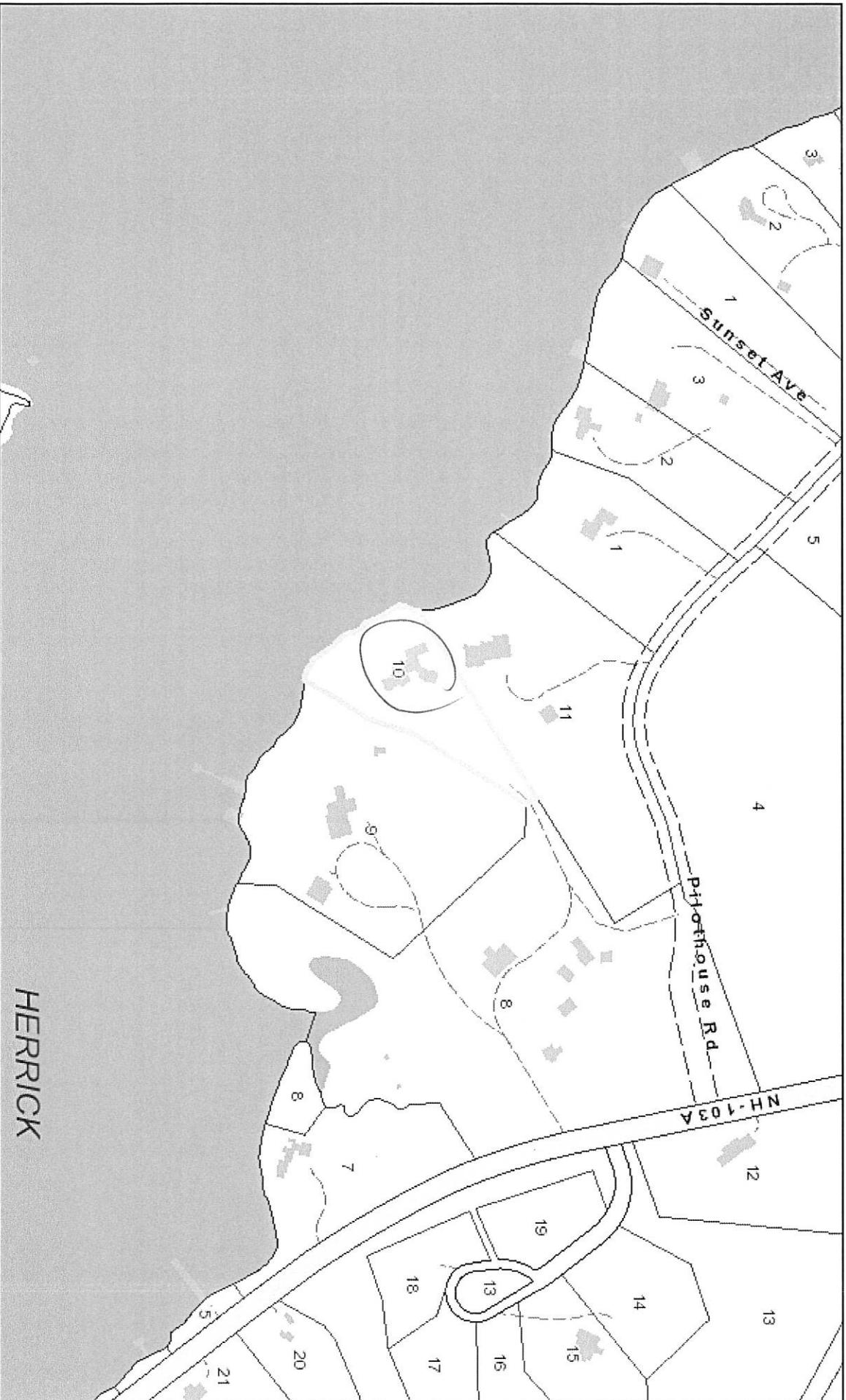
Frieze at 45 Pilothouse Road

Tax Map 080-010-000

1 inch = 300 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)	
FRIEZE KENNETH S TRUST FRIEZE KENNETH & MICHAEL 445 MARLBOROUGH STREET BOSTON, MA 02115 Additional Owners:	4 Rolling	5 Well 6 Septic	3 Unpaved	7 Waterfront	RESIDENTL RES LAND RESIDENTL	Code 1013 1013 1013 Appraised Value 2,380,000 1,597,100 17,300	Code 2016 2016 2016 Yr. Code 2,380,000 2016 1013 1,597,100 2016 1013 17,300 2016 1013	Assessed Value 2,380,000 1,597,100 17,300 Assessed Value 2,380,000 2015 1013 1,597,100 2015 1013 17,300 2015 1013
SUPPLEMENTAL DATA					2119 NEW LONDON, NH			
Other ID: 00080 00007 00000 ZONE MAP UTILITY WF Ward CONSERVAT 300 Prec. CONSERVAT ROADFF GIS ID: 080-010-000					VISION			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Yr. Code	Yr. Code	Assessed Value	Yr. Code	Assessed Value
FRIEZE KENNETH S TRUST	3377/1357	04/03/2013	U	I	2,380,000	2016 1013	2,380,000
FRIEZE KENNETH	3174/ 41	01/05/2010	Q	Y	1,597,100	2016 1013	1,597,100
CARROLL FAMILY REAL ESTATE TRUST					17,300	2016 1013	17,300
Total:				3,994,400			

EXEMPTIONS	Amount	Code	DESCRIPTION	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD						
Year	Type	Description	Amount	Code	Description	Number
Total:						

OTHER ASSESSMENTS	Amount	Code	DESCRIPTION	Number	Amount	Comm. Int.
APPRAISED VALUE SUMMARY						
Appraised Bldg. Value (Card)						
Appraised XE (B) Value (Bldg)						
Appraised OB (L) Value (Bldg)						
Appraised Land Value (Bldg)						
Special Land Value						
Total Appraised Parcel Value						
Valuation Method:						
Adjustment:						
Net Total Appraised Parcel Value						

NOTES
8/06 MOSTLY TRIANGULAR ROW ACCESS, PROPERTY IS AT THE MOUTH OF HERRICK COVE. 7/08 ON MARKET 1.975 MIL. VACANT 2015=ADJ LAND SHAPE/LMTD VIEWS SFB=HIGH QUALITY BELOW GRADE
CUSTOM HOME HIGH QUALITY FINISHES FUNC=5% FOR BELOW GRADE SFB 3/16- RSP 75%, ADD PTO, PAVING, GEN 1 ADDED BATH- VERIFY FINISH 2017

PERMIT RECORD	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
15-125 10-085A 10-085	11/16/2015 07/11/2011 08/09/2010	AD IS 1	ADDITION Foundation New Home	250,000 0 0	03/23/2016 04/26/2012 04/26/2012	75 100 100	04/01/2012 04/01/2012	Screen Porch Addition/R Remodel pump house add New 4 bedroom home on	03/23/2016 05/02/2013 04/26/2012 09/28/2011 04/14/2011

LAND LINE VALUATION SECTION	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acres	Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1013	SFR WATER	R2				43,560	SF	1.99	1,6000	8	1,0000	0.85	1	13.00	15%SHP/10%ACCRESS/15%N		1.00	35.18	1,532,400
1	1013	SFR WATER	R2				0.83	AC	5,000.00	1,6000	8	1,0000	0.75	1	13.00			1.00	78,000.00	64,700
Total Card Land Units: 1.83 AC Parcel Total Land Area: 1.83 AC																				
Total Land Value: 1,597,100																				

VISIT/CHANGE HISTORY	ID	CD	Purpose/Result
	KM	BP	BUILDING PERMIT
	AR	AC	ADMIN DATA ENTRY
	NB	BP	BUILDING PERMIT
	NB	FR	IN FIELD REVIEW
	NB	ML	MEASURE & LIST

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CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

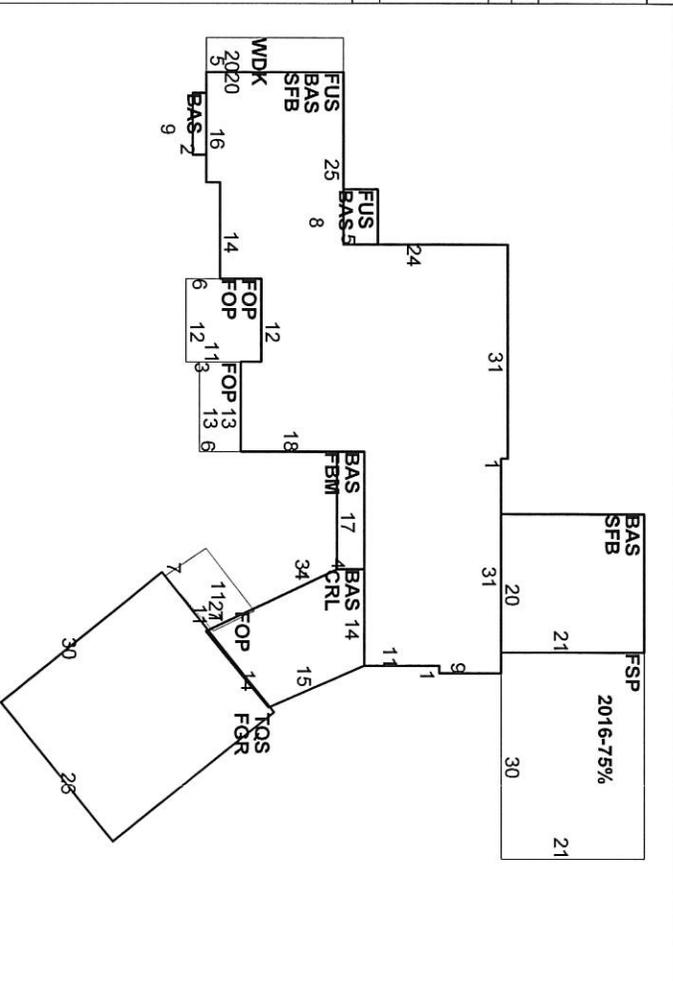
Element	Code	Ch.	Description	Element	Code	Ch.	Description
Style	07		Modern/Contemp				
Model	01		Residential				
Design/Appeal	20		Custom +70				
Stories	2						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Fir 1	12		Hardwood				
Interior Fir 2							
Heat Fuel	03		Gas				
Heat Type	08		Radiant				
AC Type	03		Central				
Total Bedrooms	04		4 Bedrooms				
Total Bathrms	6						
Total Half Baths	2						
Total Extra Fixtrs							
Total Rooms	15						
Bath Style	03		Modern				
Kitchen Style	03		Modern				

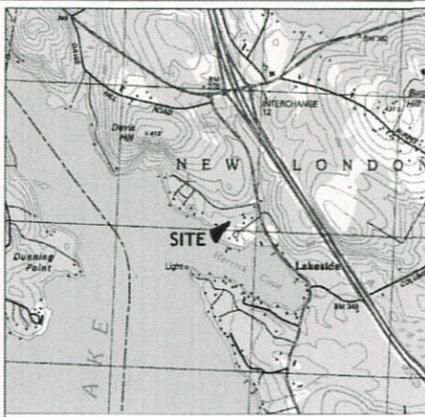
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rl	Chd	%Chd	Apr Value
BTH1	BATH HOUSE		L	187	30.00	2011	0			100	5,600
RPV2	RES PAY MED		L	1	2,000.00	2015	0			100	2,000
PAT2	PATIO-GOOD		L	1	8.00	2015	0			100	9,700
FPL3	2 STORY CHN		B	2	4,000.00	2012	1			100	7,400
FPL	FIREPLACE-G		B	1	1,600.00	2012	1			100	1,500
GEN	BU GENERAT		B	1	3,000.00	2012	1			0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. 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
TOS	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





LOCUS MAP
1" = 2000

NOTES:

- SUBJECT PARCEL IS MAP 80 LOT 10 KENNETH FRIEZE 445 MARLBOROUGH STREET BOSTON, MA 02115
- ZONING INFORMATION: ZONED R-2 FRONT/SIDE/REAR PROPERTY SETBACKS = 25'/20'/15'
- DRIVEWAY REQUIREMENTS:
MAX. GRADE = 15%
MIN. HORIZ. CURVE RADIUS = 22.5'
MIN. WIDTH = 12' W/ 6" CLEARANCE ON BOTH SIDES.
-THERE ARE NO STEEP SLOPES, FLOODPLAINS OR STREAM SETBACKS NEAR THE PROPOSED DRIVEWAY LOCATION.
-DRIVE SECTION SHALL HAVE MIN. 8" GRAVEL BASE WITH MIN. 4" CRUSHED GRAVEL SURFACE.
- SITE IS SERVED BY ON-LOT WATER AND SEPTIC.
- A TOPOGRAPHIC SURVEY WAS PERFORMED ON THE GROUND IN SPRING 2010 BY CLD CONSULTING ENGINEERS, INC. BOUNDARY INFORMATION IS PER A SURVEY BY ROBERT STUART. VERTICAL DATUM IS BASED UPON THE DAM GAUGE ON SUNAPEE LAKE.
- SOILS INFORMATION: FROM WWW.WEBSOILSURVEY.COM 380C - TUNBRIDGE-LYMAN-BECKET COMPLEX, 8-15% SLOPES, VERY STONY
- PROPOSED INCREASE IN IMPERVIOUS SURFACES DUE TO GRAVEL DRIVEWAY AND DECK ADDITION WILL BE INFILTRATED USING INFILTRATION BASINS, REFER TO STORMWATER AND EROSION CONTROL PLAN FOR MORE INFORMATION.
- ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE TOWN OF NEW LONDON'S STORMWATER AND EROSION CONTROL DESIGN STANDARDS.
- DRY WELLS #1 AND #2 ARE INTENDED TO INFILTRATE SUBSURFACE GROUNDWATER FROM THE HOUSE PERIMETER DRAINS.
- RAIN GARDEN #2 IS A FILTER ONLY, NOT FOR INFILTRATION. LINE WITH POLYETHYLENE LINER AND INSTALL 4" UNDERDRAIN TO COLLECT FILTERED STORMWATER AND DIRECT TO PLANTED DRY WELL #3. PLANTED DRY WELL #3 COLLECTS BOTH SURFACE RUNOFF AND PIPED RUNOFF FROM R.G. #2. PROVIDE OVERFLOW RISER, AS SHOWN ON NEW LONDON DRY WELL DETAIL.

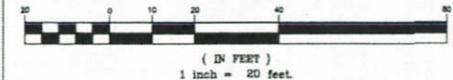
LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOURS
- EDGE OF EXISTING DRIVE/PATH
- STONEWALL
- EDGE OF LAKE (REFERENCE LINE)
- PROPOSED TREE LINE
- PROPOSED SEPTIC LINE
- PROPOSED SILT FENCE
- UTILITY POLE
- PR. UNALTERED AREA WITHIN 50' AND 150' FROM THE REFERENCE LINE
- PROPOSED IMPERVIOUS AREA
- AREA OF TEMPORARY IMPACTS
- PROPOSED RAIN GARDEN
- PROPOSED DRY WELL
- LOCATION & ID. OF PHOTOS

TREE LEGEND:

- 22 PINE
- 22 HEMLOCK
- 22 BIRCH
- 22 OAK
- 22 POPLAR
- 22 MAPLE
- 22 MISC TREE
- 22 BEECH

GRAPHIC SCALE



PROPOSED IMPERVIOUS AREA CALCULATIONS (sf)

	EXISTING TOTAL	PROPOSED IMPERVIOUS	PROP. TOTAL
HOUSE	0	4,890	4,893
DRIVE	3,338	0	3,459
PATIO/WALKS	0	1,811	2,114
PUMPHOUSE	260	260	260
WOOD/STONE STEPS	51	51	51
TOTAL IMPERVIOUS AREA	3,649	492	7,102
TOTAL AREA	59,514	14,963	25,341
% IMPERVIOUS	6.1%		18.6%

DRAINAGE FEATURE SCHEDULE:

	R.G. 1	R.G. 2	D.W. 3	R.G. 3	R.G. 4	R.G. 5
DEPTH OF SOIL FILTER (ft)	1.5	1.5	0.5	1.5	1.5	1.5
DEPTH OF DRAINAGE LAYER (ft)	0.5	0.5	1.5	0.5	0.5	0.5
TOTAL SURFACE AREA (sf)	70.0	100.0	230.0	40.0	70.0	55.0
CAPACITY OF RAIN GARDEN (cf)	70.0	0.0	278.0	40.0	70.0	55.0

SOIL FILTER BED:
20-30% (BY VOLUME) SHREDDED BARK MULCH
70-80% LOWLY COARSE SAND, AS FOLLOWS:
85-100% PASSING #10
70-100% PASSING #20
15-40% PASSING #60
8-15% PASSING #200

SUGGESTED RAIN GARDEN PLANTINGS (NATIVE):

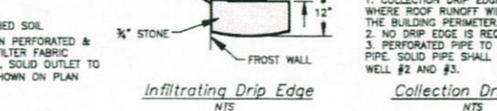
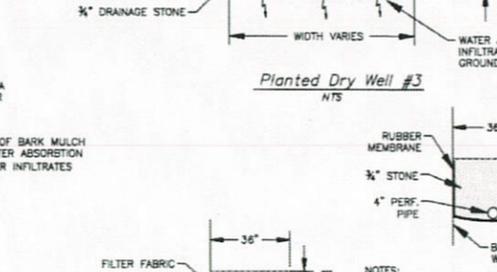
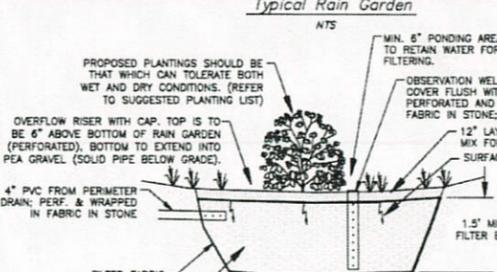
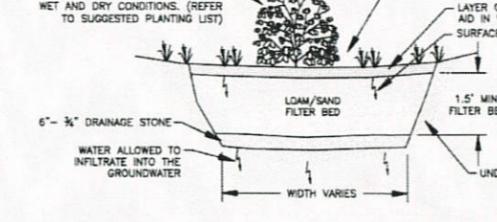
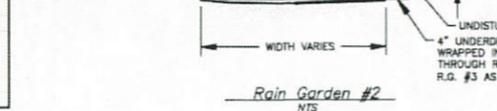
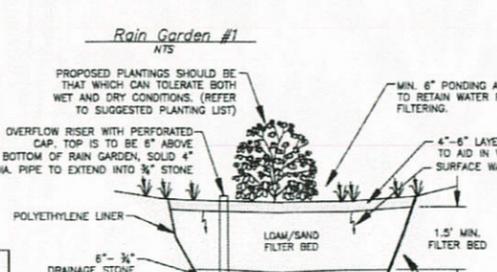
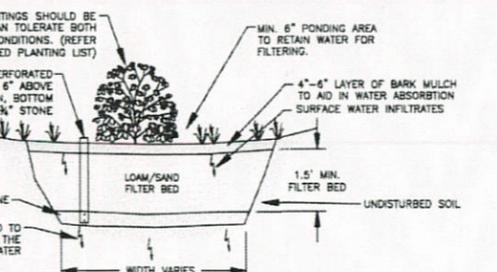
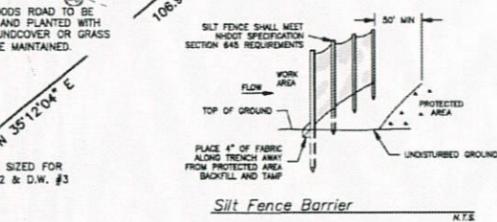
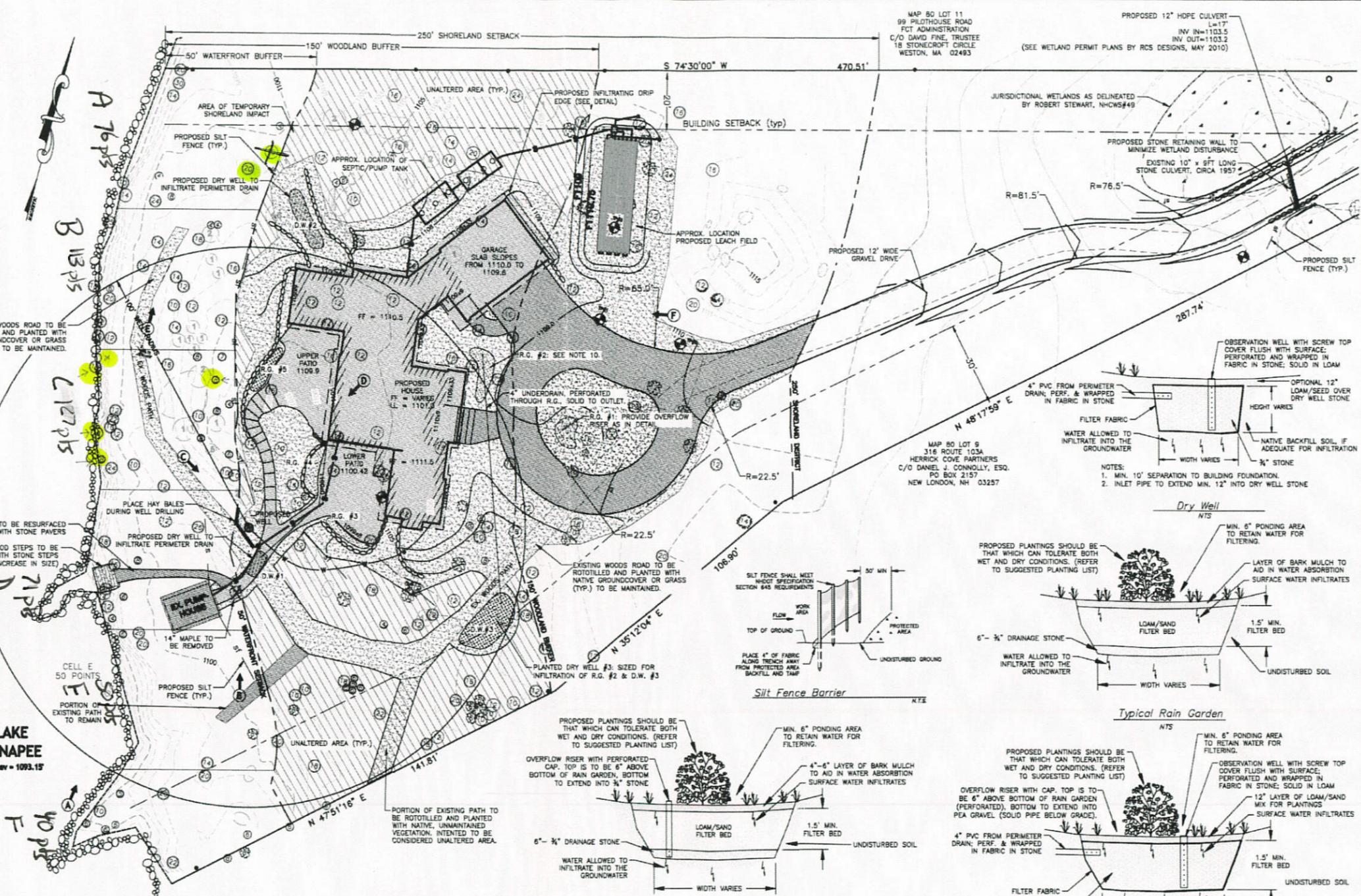
SHRUBS:
ARONIA SPECIES
CLETHRA ALNIFOLIA
CORNUS AMOMUM
ILEX VERTICILLATA
LINDERA BEOZON
LYONIA
VACUINUM CORYMBOSUM

PERENNIALS/GROUNDCOVERS:
PRUNELLA
CALTHA PALUSTRIS
ASCLEPIAS INCARNATA
ONOCLEA SENSIBILIS
IRIS VERSICOLOR
IRIS CRISTATA
LOBELIA CARDINALIS
LOBELIA SIPHILITICA
EUPATORIUM RUGOSUM

UNDISTURBED AREA CALCULATIONS (sf)

TOTAL AREA 50'-150'	25,341
LESS IMPERVIOUS AREA	6,943
TOTAL	18,398

MIN. AREA TO REMAIN UNALTERED (50%)
EXISTING UNALTERED AREA
PROPOSED UNALTERED AREA



NO.	DATE	REVISION	TOWN COMMENTS	CHECKED:	APPROVED:
1	8/3/10			ELN	CH

CONSULTING ENGINEERS
16 Hampshire Drive, Suite 101
Weston, MA 02457
Tel: (617) 688-0774 Fax: (617) 688-0774
www.cld-engineers.com
Maine: New Hampshire: Vermont

KENNETH FRIEZE
445 MARLBOROUGH STREET
BOSTON MA 02115

TAX MAP 80 LOT 10
ONE PILOTHOUSE ROAD
NEW LONDON NH 03257
STORMWATER & EROSION CONTROL PLAN

SCALE: 1" = 20'	PROJECT NO. 09-0324
DATE: 5/10/10	DWG. NO. 1