



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: JANE W. HEALD TRUST Date: 05/08/2017
ED HEALD, TRUSTEE

Mailing Address: 70 RODGERS RD, CARLISLE, MA 01741

Phone: 978-369-3544 Cell: 617-365-4551 Email: ESHEALD@AOL.COM

Contractor: TBD Phone: _____ Cell: _____

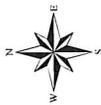
Map/Lot: 037-012-000 Street Address: 488 LAKESHORE DR

Visited By: _____ Date of Site Visit: _____

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

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

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488 Lakeshore Drive - Heald Trust

Tax Map 037-012-000

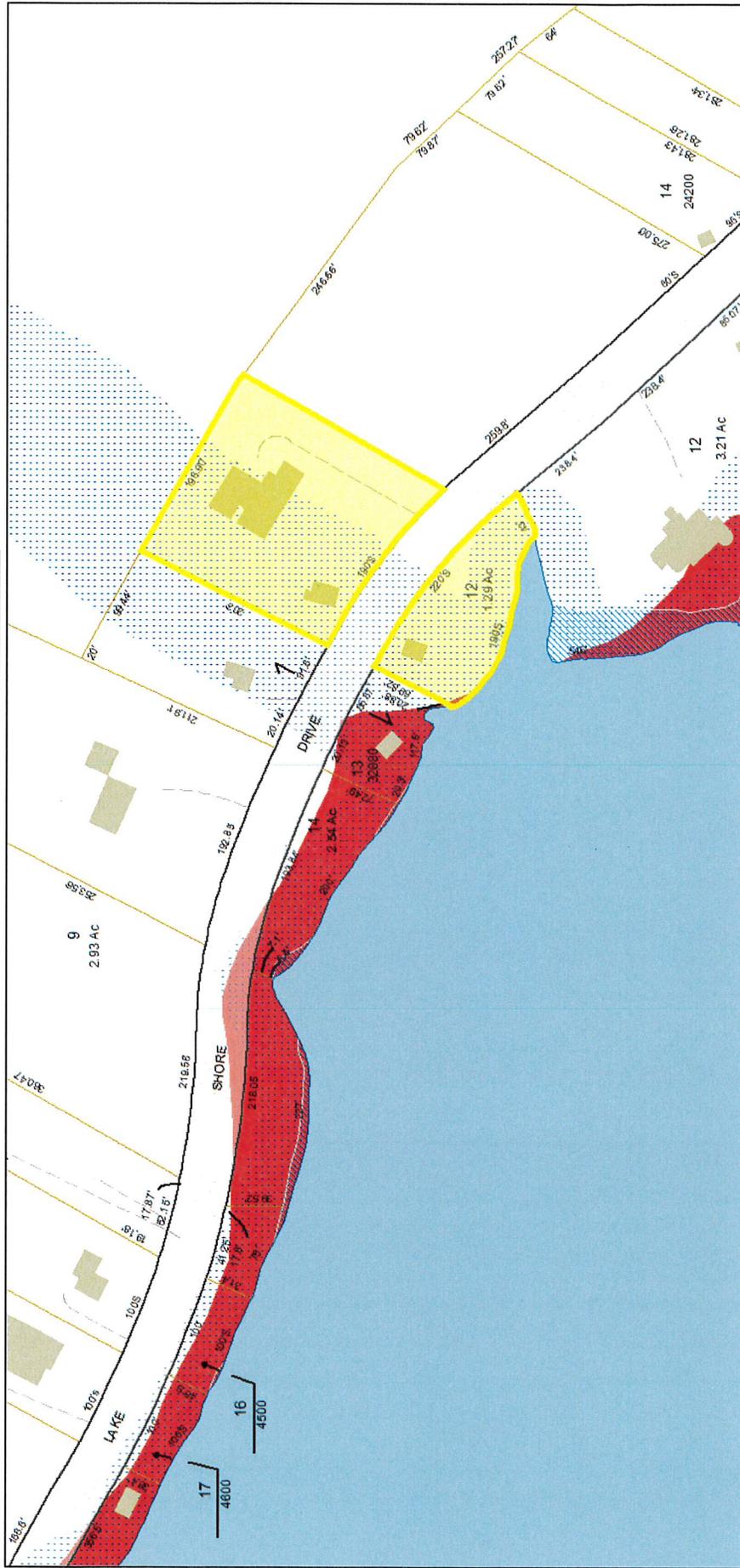
May 9, 2017

1 inch = 150 Feet



CAI Technologies
Francisco Magallon - Consultant/Analyst

www.cai-tech.com



PROPERTYLINE	New London Buildings	X
ROAD	Right of Ways	Stream Overlay 100 Foot Buffer
WATER-P	New London Water-poly	Pond Overlay 50 Foot Buffer
DW	A	UVLSRPC Flood Data

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.



488 Lakeshore Drive - Heald Trust

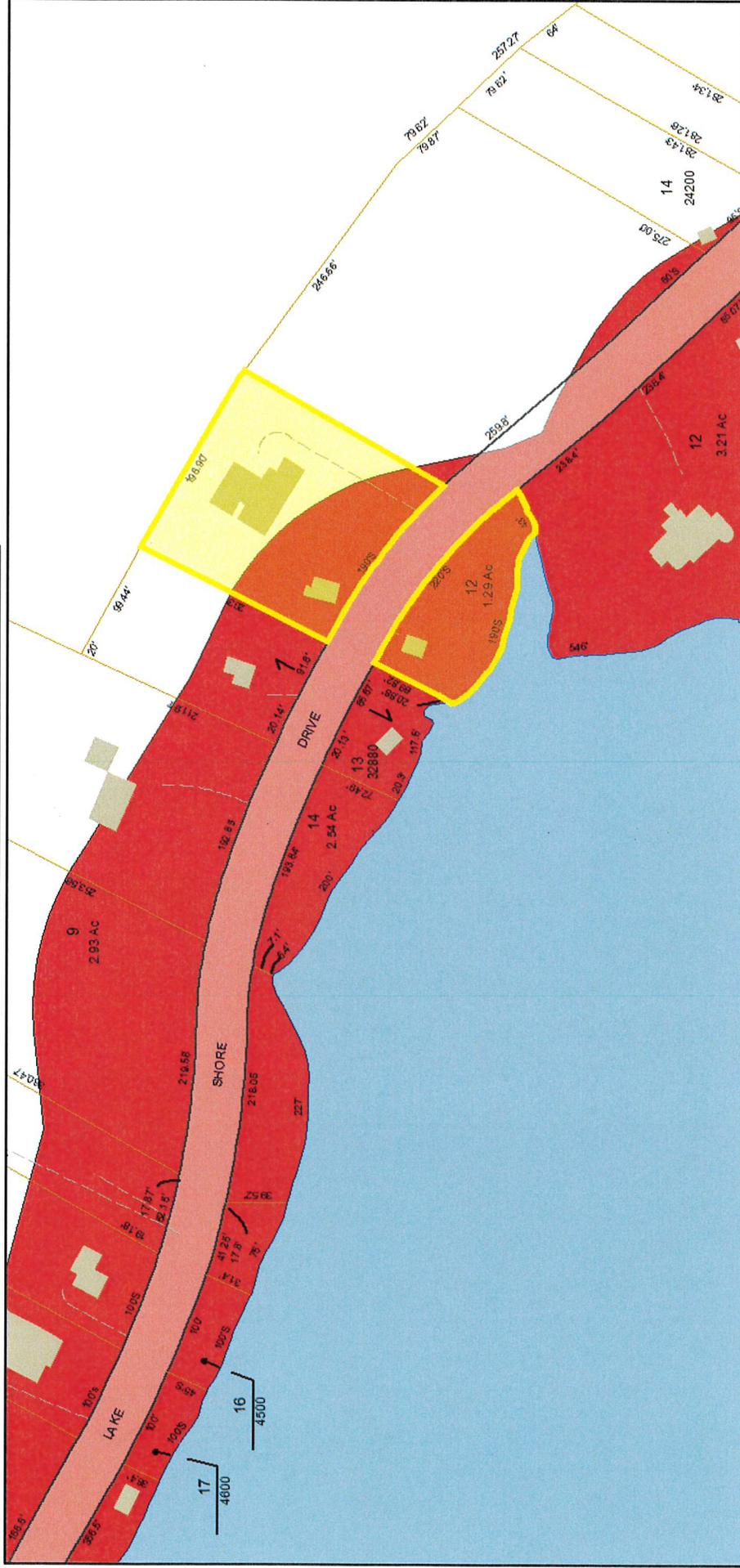
Tax Map 037-012-000

May 9, 2017

1 inch = 150 Feet



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	PROPERTYLINE		New London Buildings
	ROAD		Right of Ways
	WATER-P		New London Water-poly
	DW		Shore Land Overlay District

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488 Lakeshore Drive - Heald Trust

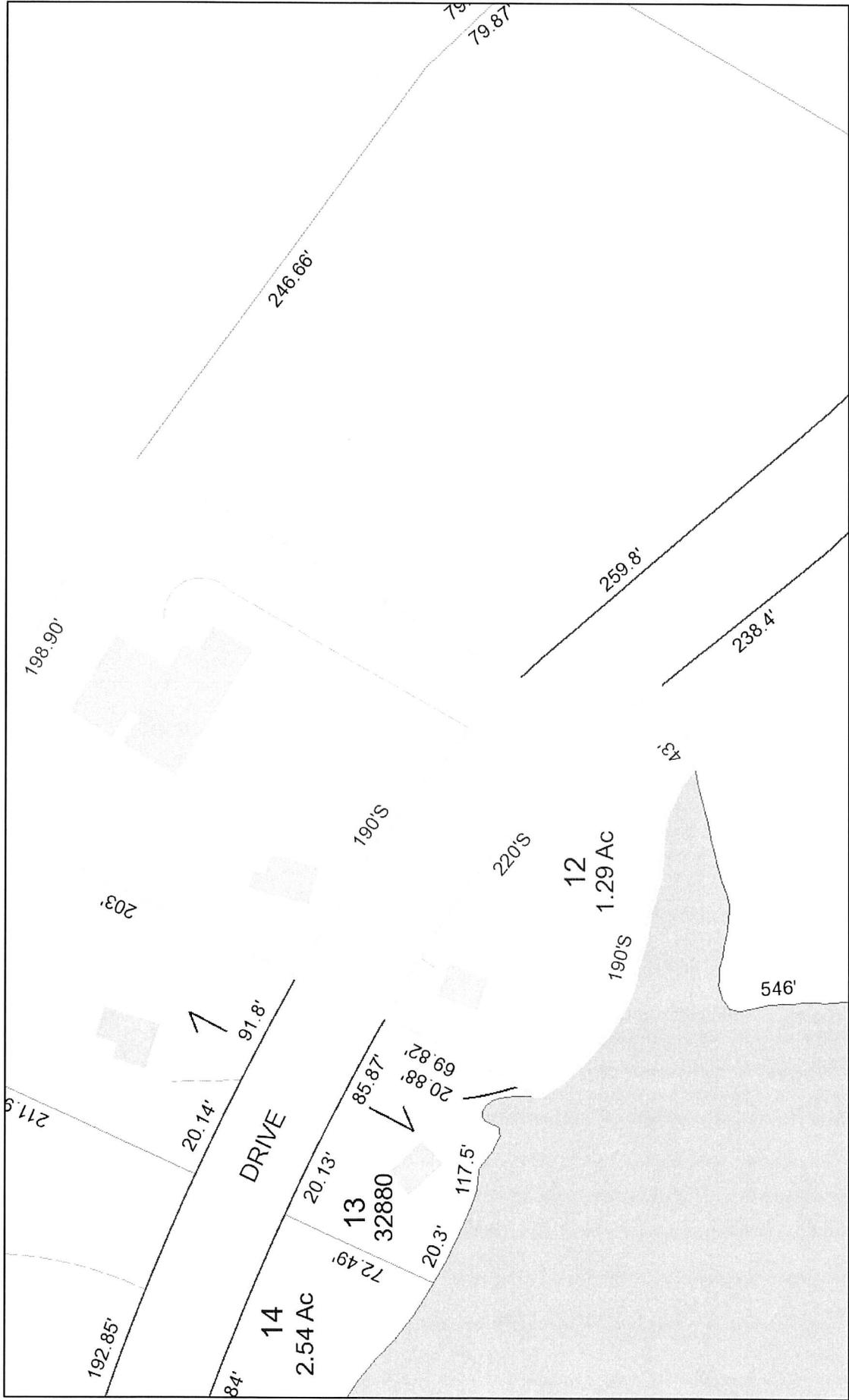
Tax Map 037-012-000

May 9, 2017

1 inch = 70 Feet



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Peter H. Winship
501 Lakeshore Drive
New London, NH 03257

To: Town of New London, Planning Board

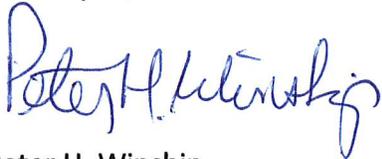
Re: Tree Cutting Permit

Date: May 8, 2017

I am requesting approval of the attached tree cutting application and waterfront plan at 488 Lakeshore Drive, New London, NH. There are eight standing dead or diseased trees on the property that we would like to remove. They endanger the property and persons using the property.

The property is held in the Jane W. Heald Trust. I am the designated property manager and reside at 501 Lakeshore Dr., across the street from 488 Lakeshore.

Thank you,



Peter H. Winship

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MAY 09 2017

focused forward and downward. He described them as "shoebox" lights and added that none would be more than 1-2 foot candles.

Virginia Soule asked when construction would begin. Mr. Mock replied that they would like to start on the SW lot as soon as possible. He indicated that construction of the SE parking would begin sometime in the future, as funds permit. He added that a sidewalk would be constructed in the area of the daycare. Ken McWilliams advised that Richard Lee, Town Road Agent, wanted to walk the site to see what drainage goes to what culvert. Zoning Administrator Stanley advised that if there are any wetlands issues, the hospital would have to go to the Zoning Board of Adjustment. Mr. Mock replied that the hospital would move the SW lot forward and remove the SE lot temporarily, if necessary. Mr. French stated that the hospital wants to get the SW lot in as soon as possible in order to avoid cold weather construction. He indicated that construction would be put out for bids.

New London Hospital Association will return to the PB for Final Site Plan Review on October 11. Chair Ebel advised Mr. Mock to make sure that contractors are sensitive to drainage and erosion issues. Mr. Mock assured the PB that drainage and erosion control were of paramount concern to the hospital.

VII. **JOHN WILSON – Tree Cutting Request** (Tax Map 62, Lot 18)

Dale Conly presented a request submitted by John and Kittie Wilson to cut one dead tree located in the 50-foot buffer at 296 Lamson Lane. He advised that the Wilsons have already planted a tree behind it and the area is densely wooded. Photographs accompanied the request. It was noted that the Wilsons did not completed the newly created tree-cutting request form.

It was **MOVED** (Cottrill) and **SECONDED** (Clough) **THAT THE REQUEST TO CUT ONE DEAD TREE LOCATED WITHIN THE 50-FOOT BUFFER AT 296 LAMSON LANE BE APPROVED AS PRESENTED BY JOHN AND KITTIE WILSON. THE MOTION WAS APPROVED UNANIMOUSLY.**

VIII. **SNYDERMAN/JOHNSON REALTY TRUST – Tree Cutting Request** (Tax Map 45, Lot 26)

Dale Conly presented a request submitted by the Snyderman/Johnson Realty Trust to cut 12 dead trees in the 50-foot buffer at 119 South Cove Road. Mr. Conly advised that the area is heavily wooded and the lot is covered with blueberry bushes and low shrubs. He advised that he had denied the request to cut two trees of the 14 included in the original request.

PB member Hollinger asked if the trees were those with cut off tops. Mr. Conly replied that some were missing their tops; however, he opined that the loss was due to ice damage, not cutting. PB member Andrews asked why the request was to cut so many trees. Mr. Conly replied that nothing had been done since the ice storm. He also noted that three birches were leaning over the water near the dock.

It was **MOVED** (Hollinger) and **SECONDED** (Cottrill) **THAT THE REQUEST TO CUT 12 TREES LOCATED WITHIN THE 50-FOOT BUFFER AT 119 SOUTH COVE ROAD BE APPROVED AS PRESENTED BY SNYDERMAN/JOHNSON REALTY TRUST, CONTINGENT UPON THE PROPERTY BEING VERY WOODED AND SUFFICIENT TREES AND SHRUBS REMAINING TO PREVENT EROSION. THE MOTION WAS APPROVED UNANIMOUSLY.**

IX. **HEALD/WINSHIP – Tree Cutting Request** (Tax Map 37, Lot 12)

Dale Conly presented a request submitted by Peter Winship, son-in-law of property owner David Heald, to cut eight trees located in the 50-foot buffer at 488 Lakeshore Drive. Mr. Conly advised that the trees were located on the left of the property and had died due to the lack of light passing through dense hemlock growth. He stated that the lot is heavily wooded with thick undergrowth. He opined that the owners are very interested in the quality of Pleasant Lake.

It was **MOVED** (Andrews) and **SECONDED** (Cottrill) **THAT THE REQUEST TO CUT 8 DEAD TREES LOCATED WITHIN THE 50-FOOT BUFFER AT 488 LAKESHORE DRIVE BE APPROVED AS PRESENTED BY PETER WINSHIP. THE MOTION WAS APPROVED UNANIMOUSLY.**

X. JAMES & JOYCE ANDERSEN – Tree Cutting Request (Tax Map 56, Lot 17)

Dale Conly presented a request submitted by James Anderson to cut and remove two dead/diseased trees, 1 maple with a dead "arm" and a dead birch, located in the 50-foot buffer at 57 Old Route 11. Mr. Conly described the location of the property, including the fact that the power lines run between the house and the lake.

It was **MOVED** (Cottrill) and **SECONDED** (Andrews) **THAT THE REQUEST TO CUT 2 DEAD TREES, A MAPLE AND A BIRCH, LOCATED WITHIN THE 50-FOOT BUFFER AT 57 OLD ROUTE 11 BE APPROVED AS PRESENTED BY JAMES ANDERSEN. THE MOTION WAS APPROVED UNANIMOUSLY.**

XI. DAVID BOWEN – Tree Cutting Request (Tax Map 43, Lot 18)

Dale Conly presented a request submitted by David Bowen to several trees located within the 50-foot buffer at 1759 Little Sunapee Road. Mr. Bowen's letter requests permission to cut a red pine that shades the garden, leaving the root system, four conifers, three birches, and three maples growing from one stump and giving a hemmed-in feeling. Mr. Conly advised that the Bowens are very concerned about leaning toward the house and the birches that are leaning toward the dock. Mr. Bowen's letter states that the shoreline is covered with blueberry bushes or wild azalea to a depth of five feet. Mr. Conly opined that the Bowens had already done some planting.

PB member Clough expressed concern regarding the use of fertilizer on flower gardens near the water. Mr. Conly advised that there were few flowers, mostly shrubs. Chair Ebel asked to view the photographs enclosed with the request. Zoning Administrator Stanley stated that the garden appears to be within the 50-foot no-disturb buffer. PB member Cottrill took issue with the comment that the property owner wants to have a garden. He asked what criteria determine whether a tree endangers a house. He opined that the red pine appeared to be alive and non-threatening to the house. PB member Andrews asked if anyone minded that the maples were come from the same stump. Mr. Cottrill referred to the owner's comment that the maples made them feel hemmed in. He opined that the PB should also be sensitive to the canopy trees provide for fragile undergrowth.

It was **MOVED** (Hollinger) and **SECONDED** (Cottrill) **THAT THE REQUEST TO CUT FOUR CONIFERS, THREE BIRCHES AND THREE MAPLES GROWING FROM ONE STUMP, LOCATED WITHIN THE 50-FOOT BUFFER AT 1759 LITTLE SUNAPEE ROAD BE APPROVED AS PRESENTED BY DAVID BOWEN AND THAT PERMISSION TO CUT THE RED PINE BE DENIED. THE MOTION WAS APPROVED UNANIMOUSLY.**

XII. REVIEW OF DRAFT PLANNING BOARD BUDGET FOR 2006

Ken McWilliams presented the draft PB budget for 2006 and explained the proposed increases in three areas. He advised that \$10,000 has been budgeted to cover the next phase of the Master Plan update, funds have also been budgeted to compensate a secretary to take minutes at all subcommittee meetings (a statutory requirement) and at Capital Improvement Program (CIP) meetings, and the final proposed increase would provide funds to revise/update the subdivision regulations and the site plan review regulations. Mr. McWilliams advised that the subdivision regulations were updated five years ago and the site plan review regulations were revised 15 years ago.

PB member Cottrill asked if 10 years is typical frequency for revising the regulations. Mr. McWilliams said that it was. PB member Clough asked how much one PB could do, citing the Master Plan update and subcommittee involvement. Mr. McWilliams replied that the Master Plan update would stretch into the future at least a couple of years. He suggested that the PB might want to take the same approach with the regulation revisions, including soliciting input from subcommittees, staff, and community representatives. He advised that Town Road Agent

CURRENT OWNER
 HEALD JANE W. TRUST OF 1989
 EDWARD HEALD & BYRON WOODMA
 70 RODGERS ROAD
 CARLISLE, MA 01741-1865
 Additional Owners:

TOPO.
 4 Rolling
 5 Well
 6 Septic

UTILITIES
 1 Paved
 7 Waterfront

STRT./ROAD
 1 Paved
 7 Waterfront

LOCATION
 7 Waterfront

ASSESSMENT
 Code Description Appraised Value Assessed Value
 1017 RESIDENTL 351,500 351,500
 1017 RES LAND 894,800 894,800
 1017 RESIDENTL 11,200 11,200
Total 1,257,500 1,257,500

VISION
 2119
 NEW LONDON, NH

RECORD OF OWNERSHIP
 HEALD JANE W. TRUST OF 1989
 HEALD D TRUST #1 & HEALD JW TR

SALE DATE 03/27/2013
SALE PRICE 0
V.C. 1U

OTHER ASSESSMENTS
 Yr. Code Assessed Value Yr. Code Assessed Value
 2016 1017 351,500 2016 1017 351,500
 2016 1017 894,800 2016 1017 894,800
 2016 1017 11,200 2016 1017 11,200
Total: 1,257,500 **Total:** 1,257,500

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
			0				0	0
			0				0	0
			0				0	0
			0				0	0

ASSESSING NEIGHBORHOOD
 Street Index Name
 Tracing
 Batch

NOTES
 ADJ FOR USEABLE WF
 ADJ FOR WATER/SEPTIC
 ACROSS ST. - 5%
 9/13- SEE E-MAIL, COMBINE LOTS FOR 4/13
 ONE LOT DESCRIBED PER DEED

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 78,000
 Appraised XF (B) Value (Bldg) 1,500
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 894,800
 Special Land Value 0
 Total Appraised Parcel Value 1,257,500
 Valuation Method: C
 Adjustment: 0
Net Total Appraised Parcel Value 1,257,500

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
07-101	08/27/2007	12	Exca/Erosion c	0	03/24/2008	100	04/01/2008	Replace existing retaining

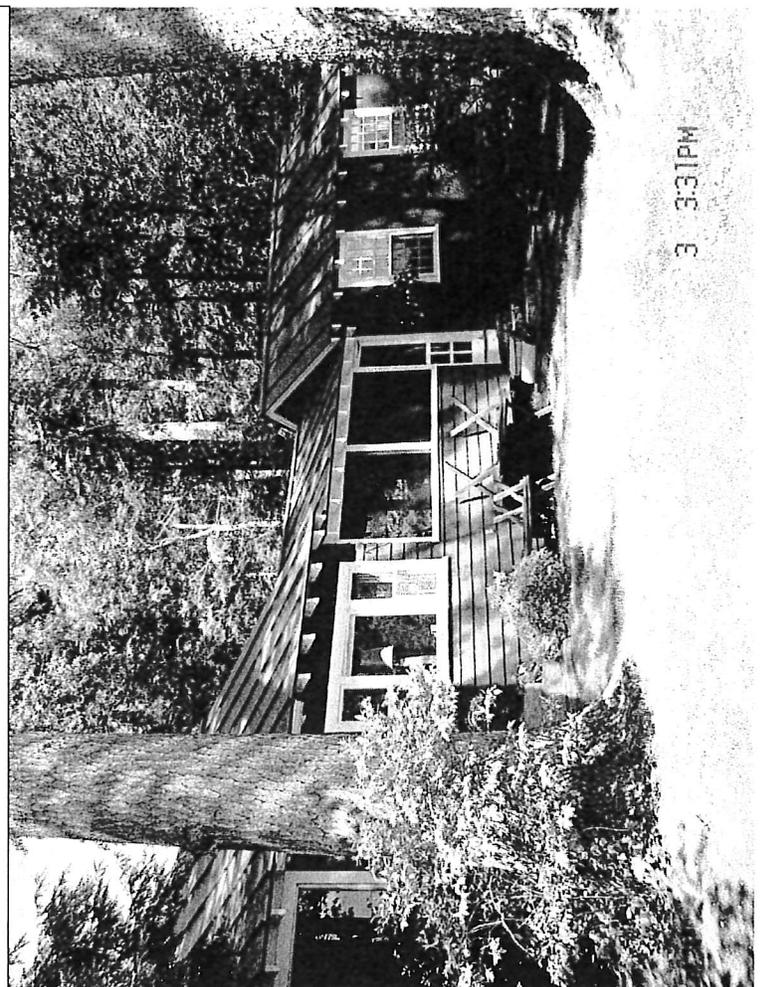
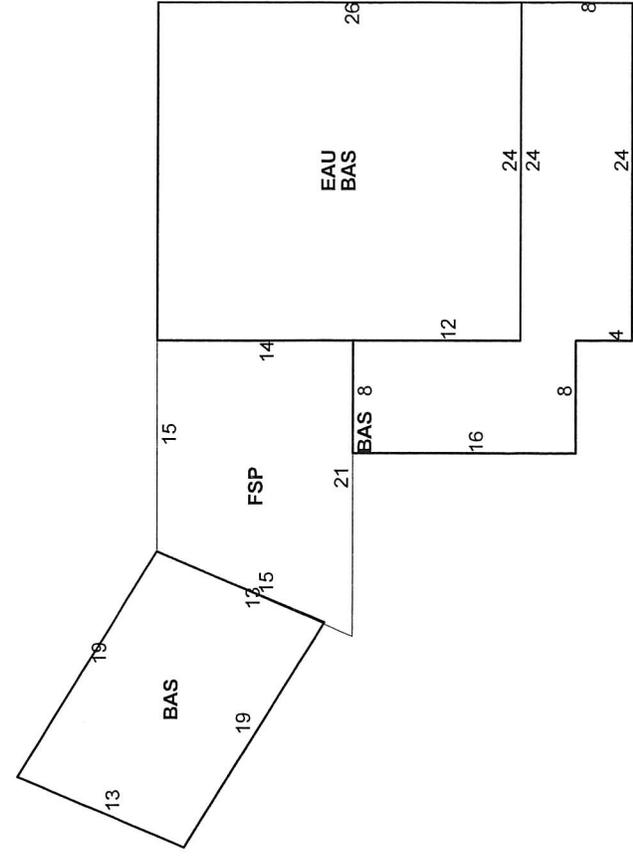
LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Disc	Acre	C. Factor	ST. Idx	Notes-Adj	S. Adj Fact	Special Pricing	Adj. Unit Price	Land Value
1	1017	PLSNT LAKE	R2		220		43,560	1,99	1,0000	4	1,0000	1.13	5	9,00	-10% RD BISECT/COTTAGE	1.00		20.24	881,700
1	1017	PLSNT LAKE	R2				0.29 AC	5,000.00	1,0000	0	1,0000	1.00	5	9,00		1.00	45,000.00	13,100	
Total Card Land Units: 1.29 AC																	Parcel Total Land Area: 1.29 AC	Total Land Value: 894,800	

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
05	Cottage		
01	Residential		
04	Average +		
1	1 Story		
1	Wood Shingle		
14	Exterior Wall 1		
	Exterior Wall 2		
03	Roof Structure		
12	Roof Cover		
05	Interior Wall 1		
07	Interior Wall 2		
09	Interior Flr 1		
14	Interior Flr 2		
04	Heat Fuel		
07	Heat Type		
01	AC Type		
03	Total Bedrooms		
1	Total Bthrms		
0	Total Half Baths		
5	Total Xtra Fixtrs		
02	Total Rooms		
02	Bath Style		
02	Kitchen Style		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)	
Code	Description
FPL1	FIREPLACE 1

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	1,186	1,186	1,186		108,578
EAU	Attic, Expansion, Unfinished	0	624	125		11,444
FSP	Screened Porch	0	252	63		5,768
Ttl. Gross Liv/Lease Area:		1,186	2,062	1,374		125,789



3 3:31PM

CONSTRUCTION DETAIL (CONTINUED)

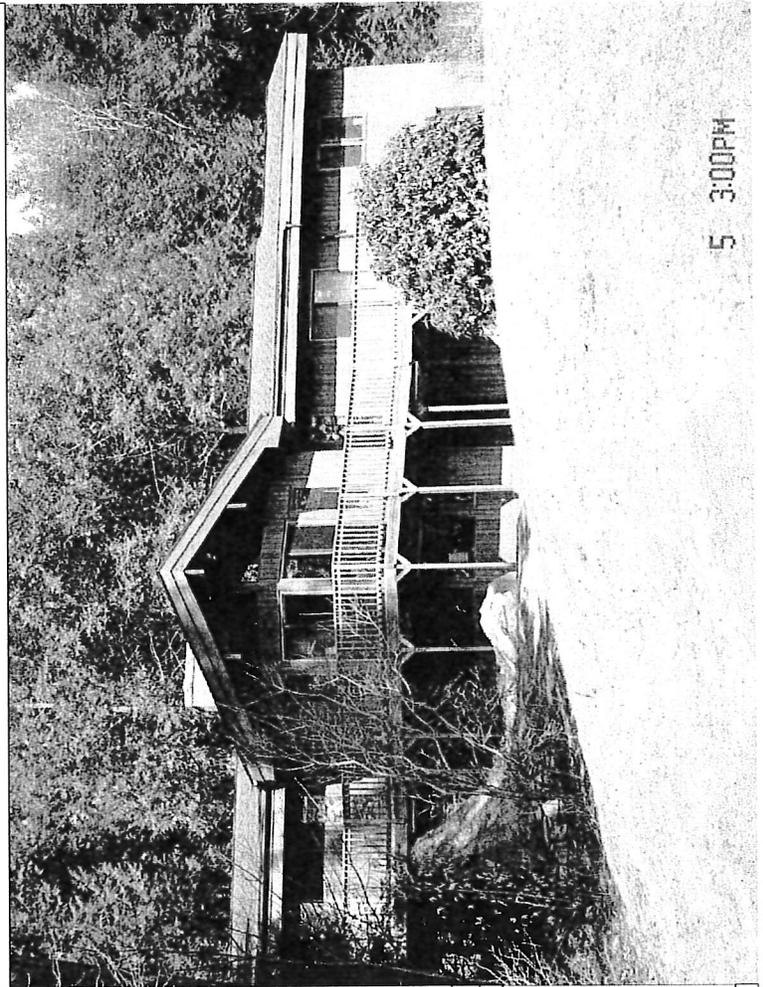
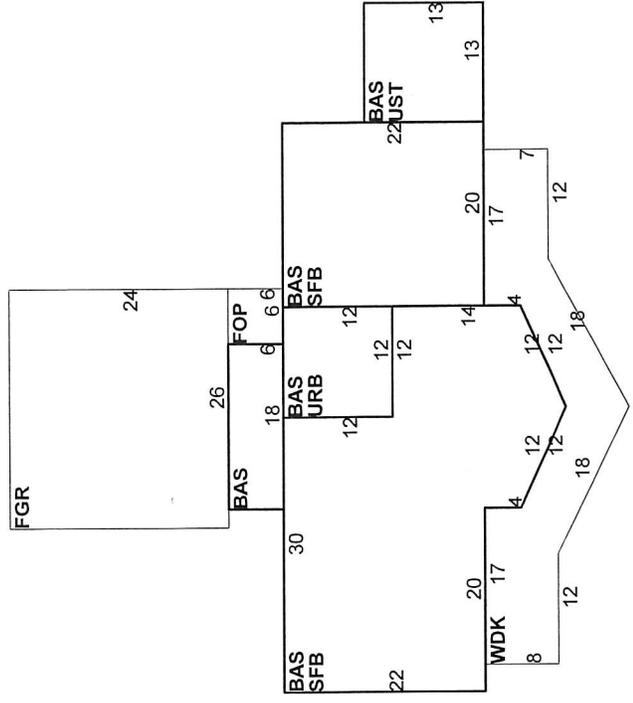
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	07		Modern/Contemp				
Model	01		Residential				
Design/Appeal	05		Average +25				
Stories	1						
Occupancy	1						
Exterior Wall 1	12		Cedar or Redwd				
Exterior Wall 2	03		Gable/Hip				
Roof Structure	03		Asph/F GlS/Cmp				
Roof Cover	05		Drywall/Sheet				
Interior Wall 1							
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	3						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	6						
Bath Style	02		Average				
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 Rr	Chd	%Chd	Apr Value
RPV3	RES PAV LAR		L	1	3,000.00	2003	0	0	100	100	3,000
FGRI	GARAGE-AVE		L	480	25.00	2003	0	0	50	50	6,000
SHDI	SHED FRAME		L	192	20.00	2003	0	0	50	50	1,900
LNT	LEAN-TO		L	80	7.00	2003	0	0	50	50	300
FPLI	FIREPLACE 1		B	1	2,400.00	2001	1	1	100	100	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value	
BAS	First Floor	1,784	1,784	1,784		188,502	
FGR	Attached Garage	0	624	218		23,034	
FOP	Open Porch	0	36	7		740	
SFB	Finish Walkout Bsmt	0	1,363	818		86,432	
URB	Unfinished Walkout Bsmt	0	144	43		4,543	
UST	Utility, Storage, Unfinished	0	169	25		2,642	
WDK	Deck	0	413	41		4,332	
Ttl. Gross Liv/Lease Area:					1,784	4,533	2,936
						310,225	



5 3:00PM

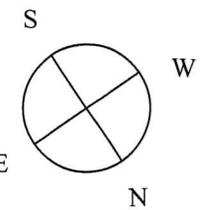
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Parcel 037-012-000

Pleasant Lake

Jane W. Heald Trust
488 Lakeshore Drive
Elkins, NH

Property Line (red)



brook

Retaining Wall

Retaining Wall

Lawn Area

73 pts

66 pts

Densely wooded area

Access Drive

Cottage

- 10 pts (starburst symbol)
- 5 pts (circle symbol)
- 1 pt (dot symbol)
- filled trees to be cut (red starburst and red circle symbols)

50'

50'

111 pts

81 pts

116 pts

50'

50'

50'

Lakeshore Drive