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 Peter Stanley, 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: William and Susan Kenney Date: 8/31/17

Mailing Address: 29 Prospect Street, Upton, MA 01568

Phone:_____ Cell:_____ Email:_____

Contractor: CLD/Fuss & O'Neill Phone: 802-698-0370 Cell:_____

Map/Lot: 49 - 16 - ____ Street Address: 115 Lamson Lane, New London, NH 03257

Visited By:_____ Date of Site Visit:_____

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

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

TAX MAP 49 LOT 16 VEGETATED BUFFER SCORECARD - NHDES SYSTEM
EXISTING CONDITIONS - PRE DEVELOPMENT

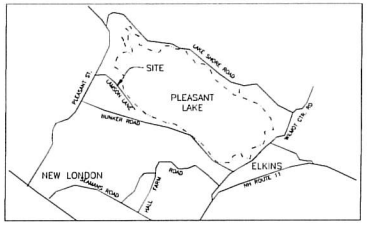
	CELL1		CELL 2		CELL3		CELL4	
	50 x 50 FT		50 x 50 FT		50 x 48 FT		50 x 19 FT	
	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS
TREES								
1-3" CAL. (1 POINT/TREE)	0	0	0	0	0	0	0	0
3-6" CAL. (5 POINTS/TREE)	2	10	1	5	0	0	0	0
6-12" CAL. (10 POINTS/TREE)	9	90	1	10	0	0	0	0
>12" CAL. (15 POINTS/TREE)	4	60	3	45	2	30	1	15
					0			
SHRUBS & GROUNDCOVERS	QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)	
SHRUB AREA (1 POINT/4 SQ. FT.)	0	0	0	0	16	4	8	2
GROUNDCOVER (1 POINT/50 SQ. FT.)	0	0	0	0	0	0	0	0
MAX TOTAL SHRUBS/GROUNDCOVERS (MAX 25 POINTS ALLOWED)				0		4		2
TOTAL POINTS - EXISTING VEGETATION		160		60		34		17

TAX MAP 49 LOT 16 VEGETATED BUFFER SCORECARD - NEW LONDON
EXISTING CONDITIONS - PRE DEVELOPMENT

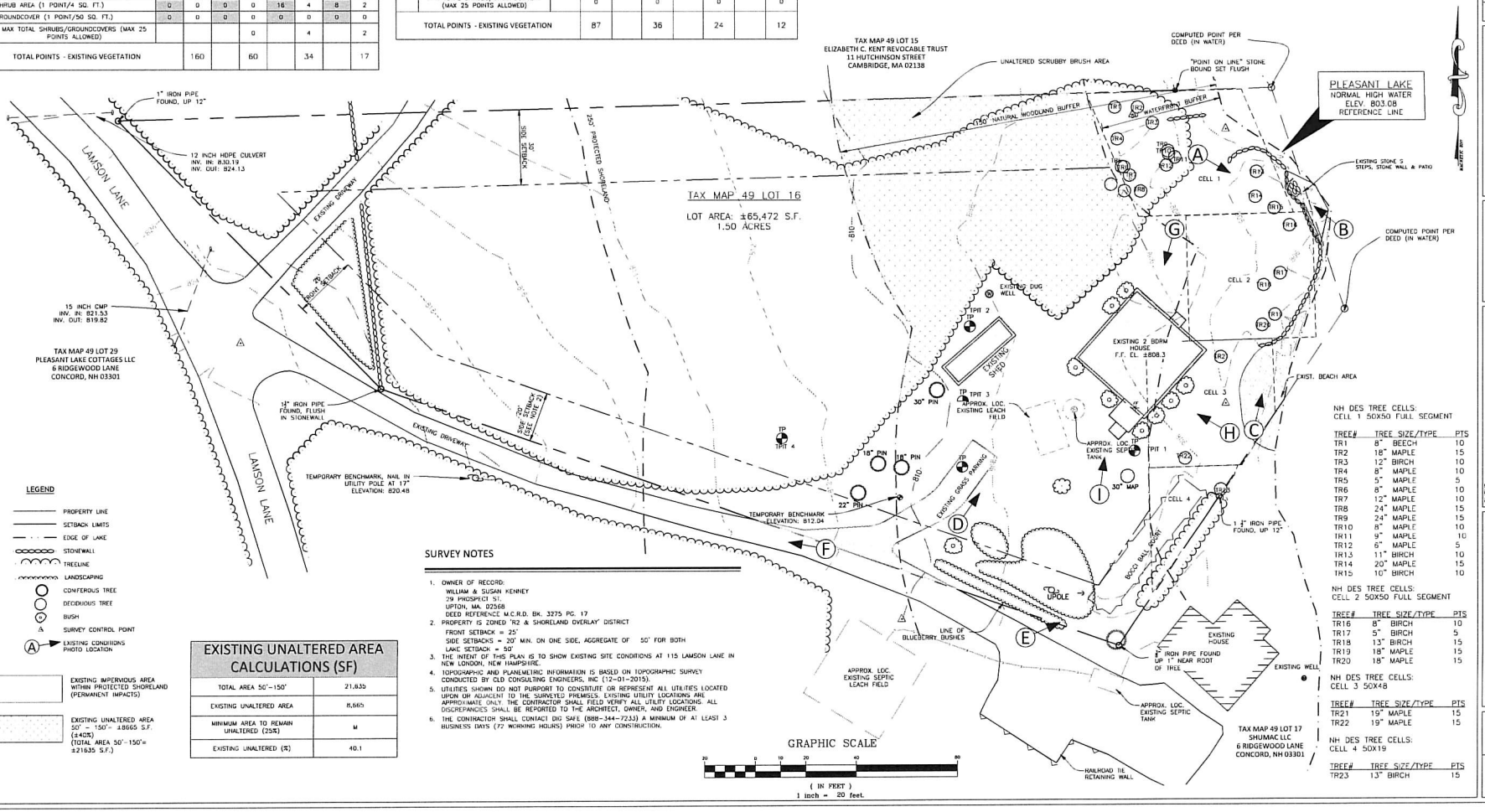
	CELL1		CELL 2		CELL3		CELL4	
	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS
TREES								
1-6" CAL. (1 POINT/TREE)	2	2	1	1	0	0	0	0
6-12" CAL. (5 POINTS/TREE)	9	45	1	5	0	0	0	0
>12" CAL. (10 POINTS/TREE)	4	40	3	30	2	20	1	10
TOTAL POINTS - TREES		87		36		20		10
SHRUBS & GROUNDCOVERS	QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)	
SHRUB AREA (1 POINT/4 SQ. FT.)	0	0	0	0	16	4	8	2
GROUNDCOVER (1 POINT/50 SQ. FT.)	0	0	0	0	0	0	0	0
MAX TOTAL SHRUBS/GROUNDCOVERS (MAX 25 POINTS ALLOWED)		0		0		0		0
TOTAL POINTS - EXISTING VEGETATION		87		36		24		12

IMPERVIOUS AREA CALCS

SHED	300
HOUSE & DECK	1,498
LAKE PATIO	212
PARKING	984
TOTAL IMPERVIOUS AREA WITHIN 250' SHORELAND PROTECTED AREA	2,994
TOTAL AREA WITHIN 250' SHORELAND PROTECTED AREA	48,844
% IMPERVIOUS	6.1



LOCATION MAP
NOT TO SCALE



EXISTING UNALTERED AREA CALCULATIONS (SF)

TOTAL AREA 50'-150'	21,635
EXISTING UNALTERED AREA	8,665
MINIMUM AREA TO REMAIN UNALTERED (25%)	M
EXISTING UNALTERED (%)	40.1

SURVEY NOTES

1. OWNER OF RECORD:
   WILLIAM & SUSAN KENNEY
   29 PROSPECT ST.
   UPTON, MA. 02568
   DEED REFERENCE M.C.R.D. BK. 3275 PG. 17
2. PROPERTY IS ZONED 'R2 & SHORELAND OVERLAY' DISTRICT
   FRONT SETBACK = 25'
   SIDE SETBACKS = 20' MIN. ON ONE SIDE, AGGREGATE OF 50' FOR BOTH
   LAKE SETBACK = 50'
3. THE INTENT OF THIS PLAN IS TO SHOW EXISTING SITE CONDITIONS AT 115 LAMSON LANE IN NEW LONDON, NEW HAMPSHIRE.
4. TOPOGRAPHIC AND PLANEMETRIC INFORMATION IS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY CLD CONSULTING ENGINEERS, INC (12-01-2015).
5. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER.
6. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

NH DES TREE CELLS:
CELL 1 50X50 FULL SEGMENT

TREE#	TREE SIZE/TYPE	PTS
TR1	8" BEECH	10
TR2	18" MAPLE	15
TR3	12" BIRCH	10
TR4	8" MAPLE	10
TR5	5" MAPLE	5
TR6	8" MAPLE	10
TR7	12" MAPLE	10
TR8	24" MAPLE	15
TR9	24" MAPLE	15
TR10	8" MAPLE	10
TR11	9" MAPLE	10
TR12	6" MAPLE	5
TR13	11" BIRCH	10
TR14	20" MAPLE	15
TR15	10" BIRCH	10

NH DES TREE CELLS:
CELL 2 50X50 FULL SEGMENT

TREE#	TREE SIZE/TYPE	PTS
TR16	8" BIRCH	10
TR17	5" BIRCH	5
TR18	13" BIRCH	15
TR19	18" MAPLE	15
TR20	18" MAPLE	15

NH DES TREE CELLS:
CELL 3 50X48

TREE#	TREE SIZE/TYPE	PTS
TR21	19" MAPLE	15
TR22	19" MAPLE	15

NH DES TREE CELLS:
CELL 4 50X19

TREE#	TREE SIZE/TYPE	PTS
TR23	13" BIRCH	15

NO.	DATE	REVISION:	DESIGNED: BAV	CHECKED: ---	APPROVED:
			DRAWN: GAK		

CLD CONSULTING ENGINEERS
28 Gates Street • Suite 100
White River Jct. VT 05001
(802) 296-2835 FAX: (800) 464-8449
cld@cldengineers.com • www.cldengineers.com
Maine • New Hampshire • Vermont

CLIENT: SUSAN & BILL KENNEY
29 PROSPECT STREET
UPTON, MA 01568

TAX MAP 49 LOT 16
115 LAMSON LANE
NEW LONDON, NH 03257
EXISTING SHORELAND PLAN

SCALE:	PROJECT NO.
AS SHOWN	15-0221
DATE:	DWG. NO.
AUG 2017	EX SL

TAX MAP 49 LOT 16 VEGETATED BUFFER SCORECARD - NHDES SYSTEM
PROPOSED - POST DEVELOPMENT

	CELL1		CELL 2		CELL3		CELL4	
	50 x 50 FT		50 x 50 FT		50 x 48 FT		50 x 19 FT	
	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS
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1–3" CAL. (1 POINT/TREE)	0	0	0	0	0	0	0	0
3–6" CAL. (5 POINTS/TREE)	2	10	1	5	0	0	0	0
6–12" CAL. (10 POINTS/TREE)	9	90	1	10	0	0	0	0
>12" CAL. (15 POINTS/TREE)	4	60	3	45	2	30	1	15
SHRUBS & GROUNDCOVERS	QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)	
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GROUNDCOVER (1 POINT/50 SQ. FT.)	0	0	0	0	0	0	0	0
MAX TOTAL SHRUBS/GROUNDCOVERS (MAX 25 POINTS ALLOWED)				0		4		2
TOTAL POINTS - EXISTING VEGETATION		160		60		34		17

TAX MAP 49 LOT 16 VEGETATED BUFFER SCORECARD - NEW LONDON
PROPOSED - POST DEVELOPMENT

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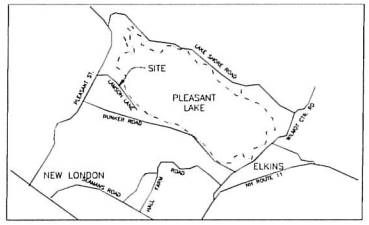
EXISTING UNALTERED AREA CALCULATIONS (SF)

TOTAL AREA 50'–150'	21,635
EXISTING UNALTERED AREA	8,588
PROPOSED AREA TO REMAIN UNALTERED	6,013
MINIMUM AREA TO REMAIN UNALTERED (25%)	5,409
UNALTERED (%)	27.8



LOCATION MAP
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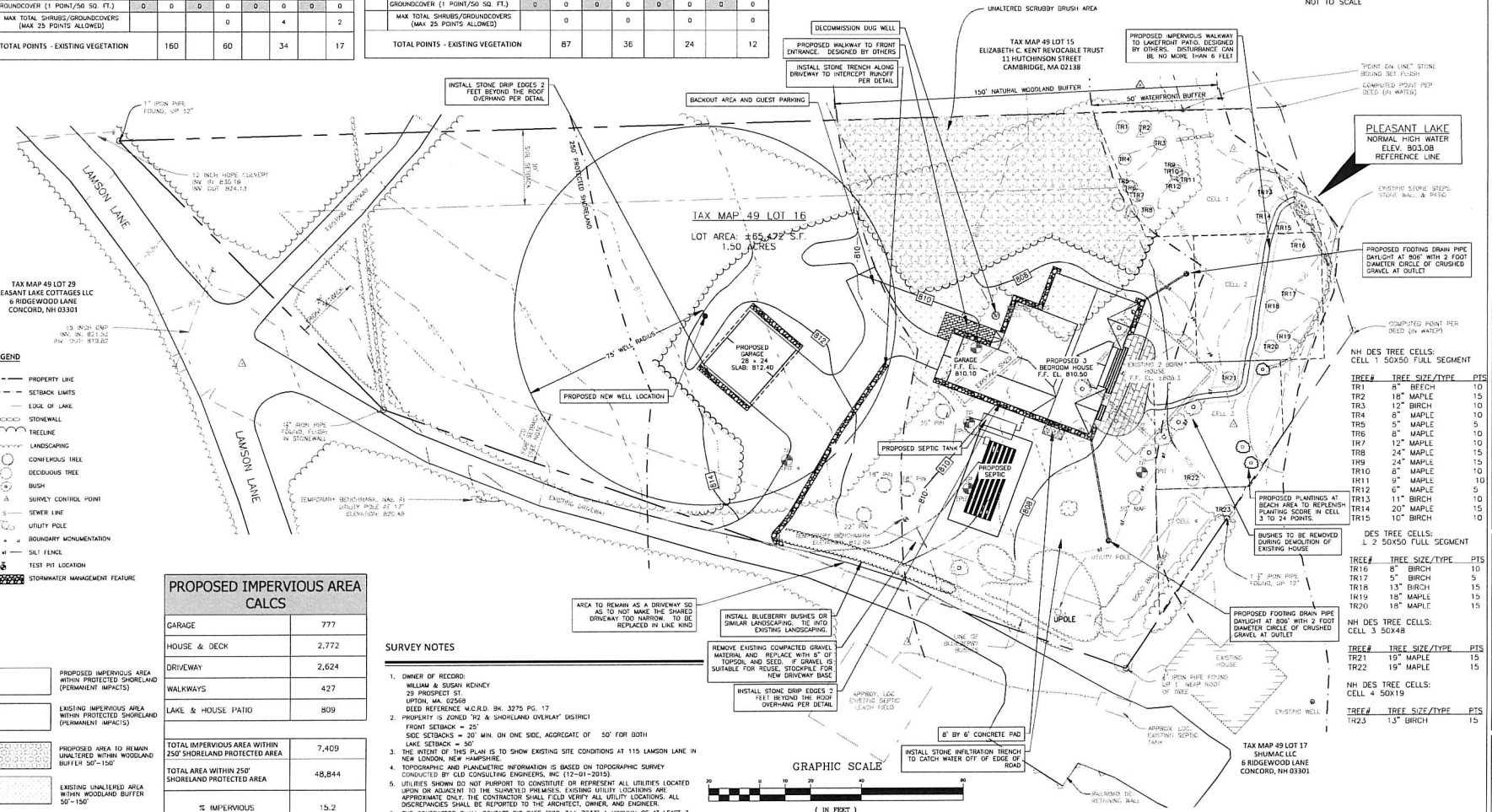

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LEGEND

- PROPERTY LINE
- SETBACK LIMITS
- EDGE OF LAKE
- STONEWALL
- TREELINE
- LANDSCAPING
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH
- SURVEY CONTROL POINT
- SEWER LINE
- UTILITY POLE
- BOUNDARY MONUMENTATION
- SILT FENCE
- TEST PIT LOCATION
- STORMWATER MANAGEMENT FEATURE

PROPOSED IMPERVIOUS AREA CALCS

GARAGE	777
HOUSE & DECK	2,772
DRIVEWAY	2,624
WALKWAYS	427
LAKE & HOUSE PATIO	809
TOTAL IMPERVIOUS AREA WITHIN 250' SHORELAND PROTECTED AREA	7,409
TOTAL AREA WITHIN 250' SHORELAND PROTECTED AREA	48,844
% IMPERVIOUS	15.2

- PROPOSED IMPERVIOUS AREA WITHIN PROTECTED SHORELAND (PERMANENT IMPACTS)
- EXISTING IMPERVIOUS AREA WITHIN PROTECTED SHORELAND (PERMANENT IMPACTS)
- PROPOSED AREA TO REMAIN UNALTERED WITHIN WOODLAND BUFFER 50'–150'
- EXISTING UNALTERED AREA WITHIN WOODLAND BUFFER 50'–150'

SURVEY NOTES

1. OWNER OF RECORD:
   WILLIAM & SUSAN KENNEY
   29 PROSPECT ST.
   UPTON, MA. 02568
   DEED REFERENCE W.C.R.D. BK. 3275 PG. 17
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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 feet.

NO.	DATE	REVISION

DRAWN: GMK | DESIGNED: BAV | CHECKED: --- | APPROVED: ---

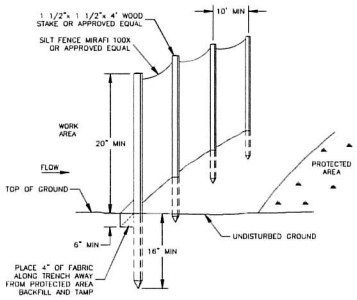
CLD CONSULTING ENGINEERS
29 Giles Street • Suite 100
White River Jct. VT (5001
(802) 698-6370 • Fax: (877) 895-6949
cld@cldconsultingengineers.com • www.cldconsultingengineers.com
Maine • New Hampshire • Vermont

CLIENT:
SUSAN & BILL KENNEY
29 PROSPECT STREET
UPTON, MA 01568

TAX MAP 49 LOT 16
115 LAMSON LANE
NEW LONDON, NH 03257

PROPOSED SHORELAND PLAN

SCALE:	PROJECT NO.
AS SHOWN	15-0221
DATE: AUG 2017	DWG. NO. PSL



SILT FENCE BARRIER

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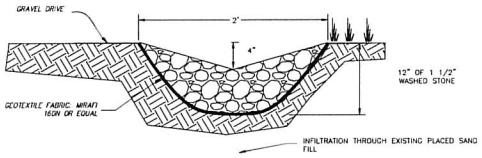

DRIVEWAY STONE DITCH DETAIL

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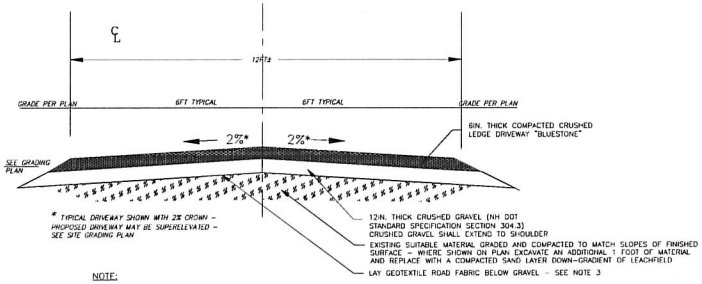
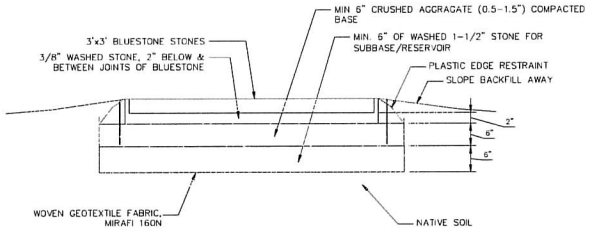


NOTE:

1. TYPICAL DRIVEWAY IS 12FT±.
2. ALL MATERIALS PROPOSED FOR CONSTRUCTION OF DRIVEWAY SHALL BE APPROVED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.
3. GEOTEXTILE ROAD FABRIC SHALL BE OVERLAPPED A MIN. OF 1FT AT ALL SEAMS (WOVEN MIRAFI 500X OR EQUAL)

TYPICAL DRIVEWAY SECTION

N.T.S.

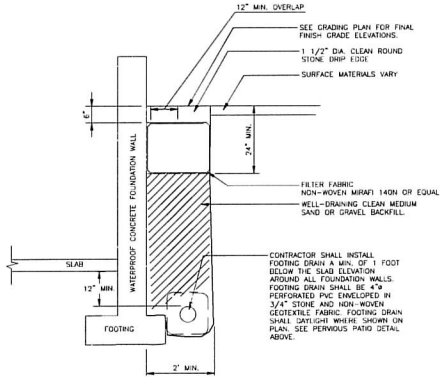


BLUESTONE WALKWAY:

1. KEEP SURFACE CLEAN OF LEAVES AND DEBRIS.
2. SWEEP ON A ROUTINE BASIS. PERFORM IN DRY WEATHER TO REMOVE ENCRUSTED SEDIMENT.
3. DO NOT PRESSURE WASH AS WATER JET CAN DRIVE RESIDUE INTO THE BED AND BASE BELOW.
4. REMOVE SNOW PROMPTLY. USE SAND AND DEICING CHEMICALS SPARINGLY.
5. JOINTS: REPLENISH STONE AS NEEDED. REMOVE VEGETATION.
6. REPLACE BROKEN BLUESTONES AS NEEDED.

1/08 Bluestone Walkway Detail

N.T.S.



STONE DRIPEDGE

N.T.S.

NO.	DATE	REVISION

DRAWN: OAK | DESIGNED: BAV | CHECKED: --- | APPROVED: ---

CLD CONSULTING ENGINEERS
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White River Jct. VT 05001
(802) 698-0370 • Fax: (877) 895-4949
cld@clendesigns.com • www.clendesigns.com
Maine • New Hampshire • Vermont

CLIENT: SUSAN & BILL KENNEY

29 PROSPECT STREET
UPTON, MA 01568

TAX MAP 49 LOT 16
115 LAMSON LANE
NEW LONDON, NH 03257

DETAILS

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