

Lighthouse View Road TM 126-009-000 Craven property

Tri Town, NH

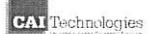
1 Inch = 300 Feet

December 09, 2015



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CURRENT OWNER	TOPO.	UTILITIES	SRTL/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
CRAVEN MICHAEL T	4 Rolling	5 Well	1 Paved	7 Waterfront	RESIDENTL RES LAND RESIDENTL	Code 1013 Appraised Value 100,800 Assessed Value 1,339,800	Code 1013 Yr. 2015 Assessed Value 1,339,800
4 ASTILBE WAY		6 Septic			1013	1,339,800	1,339,800
CHELMSFORD, MA 01824					1013	59,900	58,600
Additional Owners:							
SUPPLEMENTAL DATA							
Other ID:	00126	00005	00000	Septic Infor			
ZONE	MP			WF			
UTILITY	WF			CONSERVA1			
Ward				135			
Prec.							
ROADFF							
GIS ID:	126-009-000						
ASSOC PID#							



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q	W	SALE PRICE	Y.C.	PREVIOUS ASSESSMENTS (HISTORY)
CRAVEN MICHAEL T	3485/ 67	07/17/2015	U	1	1,500,000	00	Code 1013 Yr. 2015 Assessed Value 1,500,000
BATEMAN FAMILY TRUST	3485/ 63	07/17/2015	U	1	1,500,000	00	Code 1013 Yr. 2015 Assessed Value 1,500,000
Total:							1,500,500

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
									0
									0
									0
Total:									

OTHER ASSESSMENTS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
									0
									0
									0
Total:									

ASSESSING NEIGHBORHOOD	NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
	4/A	NBHD			

NOTES
 2015: CAMP QUALITY, EXT FAIR, ADJ PAVING FOR FAIR CONDITION
 EAU-STAIRS OUTSIDE OB 5 ATT OB 2
 05/03 2ND LVL TIGHT HEADROOM, UTILITY
 CORRECT SKETCH CORRECT OUTBLDGS
 1/11 - F/S S2.4
 PER LISTING 8 RMS, 4 BEDS, 3.5 BATHS
 10/13 F/S \$1,995,000. NO ASSESS CHANGES

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY	Date	Type	IS	ID	CD	Purpose/Result
	08/14/2015			AR	AC	ADMIN DATA ENTRY
	08/06/2015			RE	M	MEASURE
	01/27/2011			KM	AC	ADMIN DATA ENTRY
	08/24/2010			NB	FR	IN FIELD REVIEW
	05/28/2003			JS	CB	CALL BACK

LAND LINE VALUATION SECTION	B Use Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I Factor S.A.	Acres	C Factor	ST Idx	Adj.	Notes-Adj	S Adj Factor	Adj. Unit Price	Land Value
	1	1013 SFR WATER	R2	133		38,800 SF	2.18	1.6000	8	1.0000	4	11.00		1.00	34.53	1,339,800
Total Card Land Units: 0.89 AC Parcel Total Land Area: 0.89 AC Total Land Value: 1,339,800																

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Code	Ch.	Description	Element	Code	Ch.	Description
Style	36		Camp				
Model	01		Residential				
Design/Appeal	04		Average +				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	13		Pre-Fab Wood				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bathms	3						
Total Half Baths	1						
Total Xtra Fixtrs	1						
Total Rooms	8						
Bath Style	02		Average				
Kitchen Style	02		Average				

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

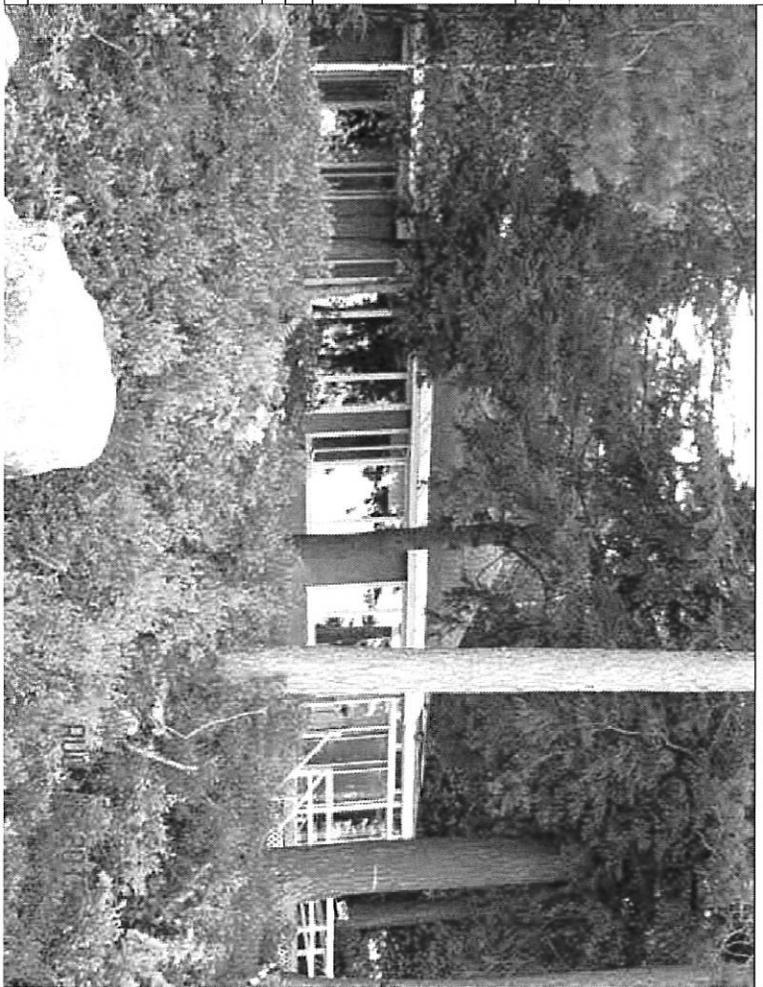
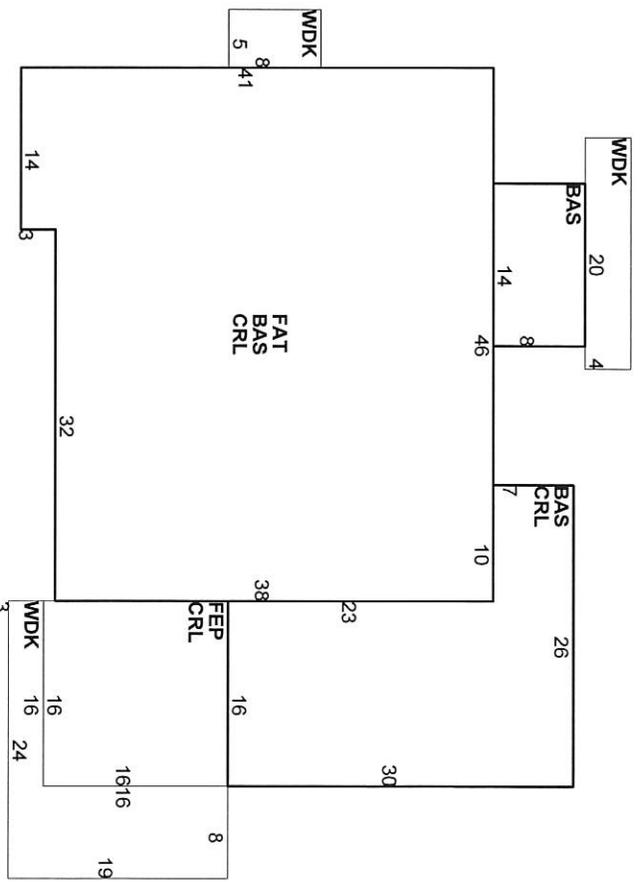
Code	Description	Comment	L/B	Units	Unit Price	Yr.	Gde	Dp Rt	Chd	%Chd	Apr Value
RPV3	RES PAV LARQ		L	1	3,000.00	2003		0		50	1,500
CAB2	W/PLUMBING	28X20	L	560	40.00	2003		0		50	11,200
FGRI	GARAGE-AVE	24X24	L	576	25.00	2003		0		50	7,200
DCK1	DOCKS-REST	954SF	L	954	75.00	2003		0		50	35,800
SHD1	SHED FRAME	8X12	L	96	20.00	2003		0		50	1,000
FCP	CARPORT	12X24	L	288	15.00	2003		0		50	2,200
WDDK	WOOD DECK	6X14	L	160	13.00	2003		0		50	1,000
FPL2	1.5 STORY CH		B	1	2,900.00	1981		1		100	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underprec. Value
BAS	First Floor	2,452	2,452	2,452		119,822
CRL	Crawl Space	0	2,596	0		0
FAT	Attic, Finished	358	1,790	358		17,494
FEP	Enclosed Porch	0	256	179		8,747
WDDK	Deck	0	320	32		1,564
Ttl. Gross Liv./Lease Area:		2,810	7,414	3,021		147,627

COST/MARKET VALUATION

Adj. Base Rate:	48.87
Net Other Adj:	147,627
Replace Cost	0.00
AYB	147,627
EYB	1952
Dep Code	1981
Remodel Rating	A
Year Remodeled	
Dep %	33
Functional Obshnc	0
External Obshnc	0
Cost Trend Factor	1
Condition	
% Complete	67
Overall % Cond	
Apprais Val	98,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





TOWN OF
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DRAFT MEETING NOTES

NEW LONDON PLANNING BOARD

Site Walk Meeting Notes

Conducted on

Tuesday, March 31, 2015

6: 00 p.m.

Tree Cutting Applications for

Bateman Property at 81 Lighthouse View Road, Tax Map 126-009-000 and

Ryan Property at 143 Lighthouse View Road, Tax Map 115-001-000

The Planning Board conducted a scheduled a site walk for two properties on Lighthouse View Road to review the details for the tree cutting applications.

MEMBERS PRESENT: Bill Helm (Chair), Paul Gorman (Vice-Chair), Emma Crane, Bill Deitrich, Marianne McEnrue (Alternate) and Tim Paradise (Alt).

MEMBERS ABSENT: Peter Bianchi (Board of Selectmen's Representative), Michele Holton, Jeremy Bonin and Liz Meller (Alt).

STAFF: Lucy St. John (Planning and Zoning Administrator).

OTHERS IN ATTENDANCE: Bruce Dorey for the Ryan property and Mary Doyle (resident on Lighthouse View Road).

Weather Conditions: Partly sunny, low 30's with snow covered ground.

* Bateman Property- 81 Lighthouse View Road. Reviewed the two sketches in the file, one from 2011 and the current application. Found a granite boundary marker along a side property line and questioned if some the points shown on the sketches, were correctly identified. The trees had lots of woodpecker holes, and some of the taller branches were questionable, but did not appear to be totally dead.

Ryan Property- 146 Lighthouse View Road. Reviewed the sketch provided and questioned the need to remove the two trees, neither appeared dead or diseased, and the 50 feet segment does not have the required points. Asked what the NHDES process was if a segment did not have the required points. Staff noted that the NHDES point system is different from Town 50 point system. Also questioned what type of vegetation could be planted, and where, as there is already ground cover and low-lying vegetation closer to the shore. Noted that the application materials states the request to remove the trees is concern for the safety of the house and one of trees leans toward the house. Observed there are other trees in close proximity to the house, and of similar condition and placement.

The site visit concluded at 7:00 pm.

Meeting Minutes Prepared By:

Lucy A. St. John, AICP
Planning and Zoning Administrator

MOTION (Jeremy Bonin) AND SECONDED (Peter Bianchi) to ask the Town Clerk to present Amendment #2, with the proposed changes, on the Warrant for the Town Meeting in May. THE MOTION PASSED UNANIMOUSLY.

Peter Bianchi and Lucy St. John commented that the Board has received an email from Stefan Timbrell dated March 16, 2015 regarding real estate signs, and if the total square footage refers to one side or both sides of a sign. The Board discussed that most signs are two sided, noting for example if the total square footage allowed is 10 square feet, that the sign could have 10 square feet on each side.

MOTION (Michelle Holton) AND SECONDED (Liz Meller) for the board to acknowledge it is common practice for a real estate sign to have one or two sides, each of which can be up to 6 feet. Any free-standing sign can be two-sided, each side can have the required square footage amount. THE MOTION PASSED UNANIMOUSLY.

Michael Todd inquired about the RSA regarding real estate signs. Ms. St. John will provided the RSA references regarding signs to him.

Tree Cutting Applications (Shoreland Overlay District)

- Bateman property located at 81 Lighthouse View Road, Tax Map 126-009-000. Application received March 16, 2015. Proposal to remove two (2) trees – David Carey was present to represent the Batemans regarding the application to cut two trees on their property. Chair Helm remarked that in 2011, there was a previous approval for tree cutting on that property. The total points for each 50’ segment are different from what is presented in the current application. The tree cutting provisions state that segment should start form the northerly or easterly boundary of the property. Mr. Carey responded that he went from right to left. The Board reviewed the 2011 application details and the current application details and noted some discrepancy. Chair Helm asked the board if a site walk should be scheduled. Ms. St. John also pointed out that knowing where the 50’ reference line is important and should be delineated in the field.



MOTION (Peter Bianchi) AND SECONDED (Liz Meller) to conduct a site walk. The Board scheduled the site walk for Tuesday, March 31st and the tree cutting application would be included on the April 7th agenda for further discussion. THE MOTION PASSED UNANIMOUSLY.

- Ryan property located at 143 Lighthouse View Road. Tax Map 115-001-000. Application received March 18, 2015. Proposal to remove two (2) hemlock trees. No one was present to present the application.

MOTION (Peter Bianchi) AND SECONDED (Jeremy Bonin) to conduct a site visit on Tuesday, March 31 at 6:00 pm along with the other site visit discussed this evening and the tree cutting application would be included on the April 7th agenda for further discussion. THE MOTION PASSED UNANIMOUSLY.



TOWN OF
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**PLANNING BOARD
REGULAR MEETING
DRAFT MEETING MINUTES
Tuesday, April 7, 2015
7:00 PM**

MEMBERS PRESENT: William Helm (Chair); Paul Gorman (Vice Chair); Peter Bianchi (Board of Selectmen's Representative); Jeremy Bonin; Emma Crane; William Dietrich; Elizabeth Meller (Alternate); Tim Paradis (Alternate)

MEMBERS ABSENT: Michele Holton (Secretary); Marianne McEnrue (Alternate)

STAFF: Lucy St. John (Planning and Zoning Administrator), Chris Work (Recording Secretary)

Call to Order: Chair Helm called the meeting to order at 7:00 PM.

Public Hearing(s)

Minutes of March 24th and March 31st Tree Cutting Site Visits

The March 24th meeting minutes and March 31st tree-cutting site minutes were briefly reviewed. Chair Helm asked board members if they had any comments regarding the two site visits recently conducted for the tree cutting applications. There were none.

MOTION WAS MADE (Paul Gorman) **and SECONDED** (Liz Meller) to approve the March 24th meeting minutes as written and the March 31st minutes of the site walks. Emma Crane requested that the March 31st Site Walk minutes be corrected to reflect that Robert Crane was also present at these site visits. **MOTION PASSED UNANIMOUSLY.**

Public Comment

There was no public comment on any items not listed on the agenda.

Tree Cutting Applications (Shoreland Overlay District)

Bateman property located at 81 Lighthouse View Road, Tax Map 126-009-000.

The discussion was continued from the March 24th meeting as the Planning Board conducted a site walk on March 31st. Chair Helm asked for comments. Emma Crane commented that she was somewhat confused about where one of the boundary lines was located. Chair Helm replied that board members were using a hand-drawn map and noted it was important to have the correct boundary lines in order to determine an accurate point count. Chair Helm referred to the plan submitted by Dave Carey, which differs from the point count of the previous tree cutting information in the file.

Mr. Bo Quackenbos, representing the owner, pointed out that clearly the trees are still alive, but there has been a lot of infestation in those trees. There is a severe drop-off to the water and one never knows when a tree's time is up. They are out there exposed to the wind, there is infestation that has weakened the trees, and they could fall down on the house at any time.

Chair Helm asked, if those trees are taken down, how many need to be replaced because of the property line? How do we replace the points? Mr. Quackenbos thought Mr. Bateman would be willing to do something. He emphasized the owner's real concern here is that these trees constitute a safety issue. Chair Helm maintained that if those two trees are removed, that accounts for 40 points. Paul Gorman then asked if the board has sufficient information to make a decision on this matter tonight. He feels the board should be provided with a more accurate plan which includes remediation, and Liz Meller and Emma Crane agreed. Mr. Quackenbos replied that he was sure the owner would be happy to provide this information to the board.

Peter Bianchi commented that what bothered him was that the trees are not really dead yet. It's a slippery slope to try to determine how long these trees will be there and he was not sure the board should be making decisions about how dead a tree is. Emma Crane agreed that the trees were not yet dead, but were clearly diseased. An observation was made that the trees currently do not impact the view from the house, so that is not the owner's motivation for removing them. Jeremy Bonin asked if the board puts in a time stipulation when they are asking for trees to be replanted, and Chair Helm said yes, the time stipulation is usually part of the motion.

Lucy St. John read from page 67 (G.2, c. 2) of the Town of New London Zoning ordinance, which says that:

“Dead, diseased, or unsafe trees or saplings (as determined by the Planning Board) shall not be included in scoring.”

Chair Helm said it appeared there was consensus among the board to continue this hearing until the next meeting on April 21. In the meantime, the owner can provide board members with a better understanding of what is going on in this segment and what the remediation plan is. Mr. Quackenbos asked for clarification that the board was just concerned with that particular segment, which was answered in the affirmative.

Ryan property located at 143 Lighthouse View Road. Tax Map 115-001-000.

The discussion was continued from the March 24th meeting as the Planning Board conducted a site walk on March 31st. Chair Helm asked for comments.

A map of the property was displayed and Chair Helm asked board members if they had any comments. Emma Crane observed that the two trees proposed to be cut appeared quite healthy, and they were pine trees, not hemlock. She acknowledged that both are leaning toward the house, however. Paul Gorman commented that he did not know enough to judge the health of the trees. Chair Helm noted that the issue here is the safety of said trees.

David Ryan, the owner of the property, was present and clarified that the tree located on the southern side of the house has been losing branches, which have smashed into the house. The branches at the top are dead. The tree on the northern side of the property is leaning directly over the house and if it falls, it will hit the house. Mr. Ryan's insurance company is concerned about the damage both trees could cause. He emphasized that there are a number of large trees on his property, but these two trees in particular have oversized branches which hang over his home. Mr. Ryan said he has two small children and when windstorms occur, he and his wife do not let the kids sleep in their bedrooms because they fear branches might come down on the roof and injure them.



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**PLANNING BOARD
DRAFT MEETING MINUTES
Tuesday, April 21, 2015
7:00 PM**

MEMBERS PRESENT: William Helm (Chair); Paul Gorman (Vice Chair); Michele Holton (Secretary); Peter Bianchi (Board of Selectman's Representative); Jeremy Bonin; Emma Crane; Marianne McEnrue (Alternate) and Tim Paradis (Alternate)

MEMBERS ABSENT: William Dietrich; Elizabeth Meller (**alternate**)

STAFF: Lucy St. John (Planning and Zoning Administrator), Chris Work (Recording Secretary)

Chair Helm called the meeting to order at 7:00 PM. Since Bill Dietrich is absent tonight, Chair Helm asked Marianne McEnrue to sit in for him.

Review of Minutes

IT WAS MOVED (Michele Holton) AND SECONDED (Paul Gorman) to approve the minutes of April 7, 2015 with the following corrections: (1) On page 3, the vote concerning the tree-cutting on the Ryan property was not unanimous – Emma Crane voted against it; and (2) on page 6 the sentence, “Mr. Bonin also mentioned a handicapped area would be required.” Be amended to read, “Mr. Bonin also mentioned that parking space and aisle would be required for handicapped access.” **THE MOTION WAS APPROVED UNANIMOUSLY.**

Public Comment

There was no public comment.

Tree Cutting Application

- **Bateman Tree Cutting Application.** Property located at 81 Lighthouse View Road. Tax Map 1126-009-000. Application received March 16, 2015. Proposal to remove two trees. No one was present to represent the Batemans this evening, and the discussion is continued to the May 5, 2015 Planning Board meeting.



Site Plan Application and Public Hearing

- **Spring Ledge Farm, Calerin LLC.** Located at 37 Main Street. Tax Map 073-053-000. Owner Greg Berger. Zoned R1 and R2. Owner proposes to add additional parking. Public Hearing continued from April 7th meeting. See amended Site Plan.

Ms. Andrews said she understood that this is a complicated issue. However, she does feel the new language is not as clear as she personally thinks it should be. There are too many gray areas, which Sue surmises will open the town up to problems about what is allowed and what is not. She also thinks there is a general sentiment around town that the Selectmen and/or Planning Board are not really interested in enforcing the current sign ordinance. Peter Bianchi noted that sign enforcement does occur, but it's not something the public knows about all the time because the Selectmen try to address the problems they've heard about and respond accordingly. He added that one of the reasons for revising the present sign ordinance was to minimize ambiguities.

There were no further comments from the audience. Chair Helm thanked Ms. Andrews for offering constructive criticism.

Tree Cutting Applications (Shoreland Overlay District)

- Bateman property located at 81 Lighthouse View Road, Tax Map 126-009-000. Application received March 16, 2015. Proposal to remove two (2) trees. Continued from the April 7 & 21 meetings. Lucy St. John indicated she had received an e-mail from Mr. Bateman asking to postpone this meeting so that he and his brother could have an opportunity to discuss how to proceed. There was some speculation as to whether the property had been sold. Ms. St. John will verify that the Batemans still own the property. Ms. St. John read portions of the e-mail sent to her by Mr. Bateman.

MOTION WAS MADE (Liz Meller) AND SECONDED (Paul Gorman) to continue the Bateman tree-cutting hearing to the September 1, 2015 Planning Board Meeting. MOTION WAS PASSED UNANIMOUSLY.



- Ryan property located at 143 Lighthouse View Road. Tax Map 115-001-000. Application received March 18, 2015. Proposal to remove two (2) hemlock trees. Continued from the April 7th meeting. Ms. St. John said she had received an email, and had anticipated Mr. Ryan being in attendance.

MOTION WAS MADE (Jeremy Bonin) AND SECONDED (Paul Gorman) to continue this hearing until the June 9, 2015 Planning Board meeting. Ms. St. John was asked to contact Mr. Ryan to let him know the hearing was continued and his presence is requested. MOTION WAS PASSED UNANIMOUSLY.

Home Business Site Plan Application and Public Hearing

- Colonial Armory Home Business Application. Located at 191 Old Main Street. Tax Map #107-007-000 (Old #107-014-000). Approximately 4.6 acres. Property owned by Tacee and Steven Walker (formerly owned by Carolyn Pelzel and Bruce McClintock). Zoned R2-Residential. Owner proposes to use a section of the existing detached garage as an office and for the storage of merchandise for an Internet-based sporting goods and sales company.