8/17/17
Pd. $263.15
ARR

Town of New London
Amy Rankins
Assessing Coordinator

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 14 2017
RECEIVED

August 11, 2017

Dear Amy,

Please accept this packet as our application for a variance to the Zoning Board of Adjustment, Town of New London for:

Property Location: 125 Tracy Road
Map Id: 117/010/000
Zone: ARR
Owner: Messer Family Revocable Trust, Peter & Harriet Messer Trustees
Area: 26.70 Acres

The packet, as provided, contains the following:

1. Application for a Variance.
2. 200' Abutters Listing.
3. Additional Abutters.
4. Aerial Map of property.
5. Property Card.
6. Tax Map.
7. Conceptual Subdivision Plan as presented to the NL Planning Board.

We thank you for consideration on this matter. Please let us know what the next steps are.

Regards,

Peter Messer

7/2/17

In care of Pete Messer
King Hill Road,
New London NH 03257

Dear Property Owner:

Please be advised the sender of this letter will be making a formal application to the town of New London for a variance from the requirements of the zoning regulations, as they apply to the following described property.

"Road Frontage Requirements per building lot." Article VI Section B

It is our intent to ask the Town Zoning Board to allow us to subdivide the roughly 27 acre piece of land into 2 building lots, utilizing a shared driveway onto Tracy Road. There is an existing driveway which previously serviced a poultry farm and residence, with roughly 200' of frontage. We will sign and agree to a land use covenant stating this land could not be subdivided beyond these two lots within the 27 acres, now or in the future. In order to provide you an opportunity to become fully aware of our intention, we chose to contact you directly. Feel free to contact pursuant Peter Messer at 340-1878 or Dan Grace at 748-2331 if you would like any further information or have questions.
In any event, please be advised we are interested in assuring you our request should not adversely affect your property interest.

With your signature of approval for a shared driveway it will help keep the land out of the hands of developers and limit this property to only two homes.

Thank you for the time.

Signature: Janet K. Royle, TTEE

Address: [illegible]
Judith Morrissey - Trustee

Land Abutters of Driveway

Scanned by CamScanner

# APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: Messer Family Revocable Trust, Peter & Harriet Messer Trustees

Mailing Address: 997 King Hill Road, New London State: NH Zip 03257

Home Telephone: None Work Telephone: None Cell: (603)340-1878

Email address: None

Owner of property: Same
(if same as applicant, write "same")

Location of property 125 Tracy Road

Tax Map Number: 117 Lot Number: 010 Zone: ARR

A variance is requested from the provisions of Article: VI Section: B.1 of the Zoning Ordinance to permit access into a 26+ acres parcel for 2 single family dwellings. A total of 400 feet of frontage is required in the ARR per single family dwelling. This parcel has 190+ feet of frontage on Tracy Road.

Facts supporting this request:

1. The variance will not be contrary to the public interest:

   It is not contrary to the public interest. This variance is requested in order for 2 young familes to build their primary dwellings on a 27.6 acre parcel as a 2 lot subdivision. New London is trying to encourage young familes to make New London their home while adding vibrancy to the community.

2. The spirit of the ordinance is observed: The spirit of the ordinance is observed. A lot in the ARR is one family per 4 acres. The results of the granting of this variance will result in a density of 1 family per 13.5 acres, assuming the 2 lot subdivision is granted by the Planning Board. A preconsultaiton with the NL Planning Board has been completed and the official meeting minutes are attached.

3. Substantial justice is done: Yes. For both the applicant, the Town of New London and its current and future residents.

4. The values of surrounding properties are not diminished; and:

   The abutters have been contacted and there seems to be unanamious support for 2 building lots on this 27.6 acre parcel. The neighborhood consists of much smaller lots while this lot will support only 2 houses that meet or exceed the characteristics of the neighborhood.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. A large tract of land that presents itelf extremely well for a primary dwellling would be denied to the applicant if this variance were not granted.

A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property;

This is a large parcel of land that can easily meet all the requirements for a building lot. [redacted]

with exception to the Road Frontage.
This Property has always Contained Two Dwellings.
Until Burned down 10 years ago.

(2) The proposed use is a reasonable one;

This is a large parcel of land that is very suitable for 2 sngle family dwelling. The sight line from the proposed curb cut is hundreds of yards in both direcitons.

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

We feel this parcel is best suited for a dwelling. Every single component of the Zoning Ordinance is met except the frontage requirement of 200 feet. [redacted] We feel a vairance will provide for reasonable use of the property.

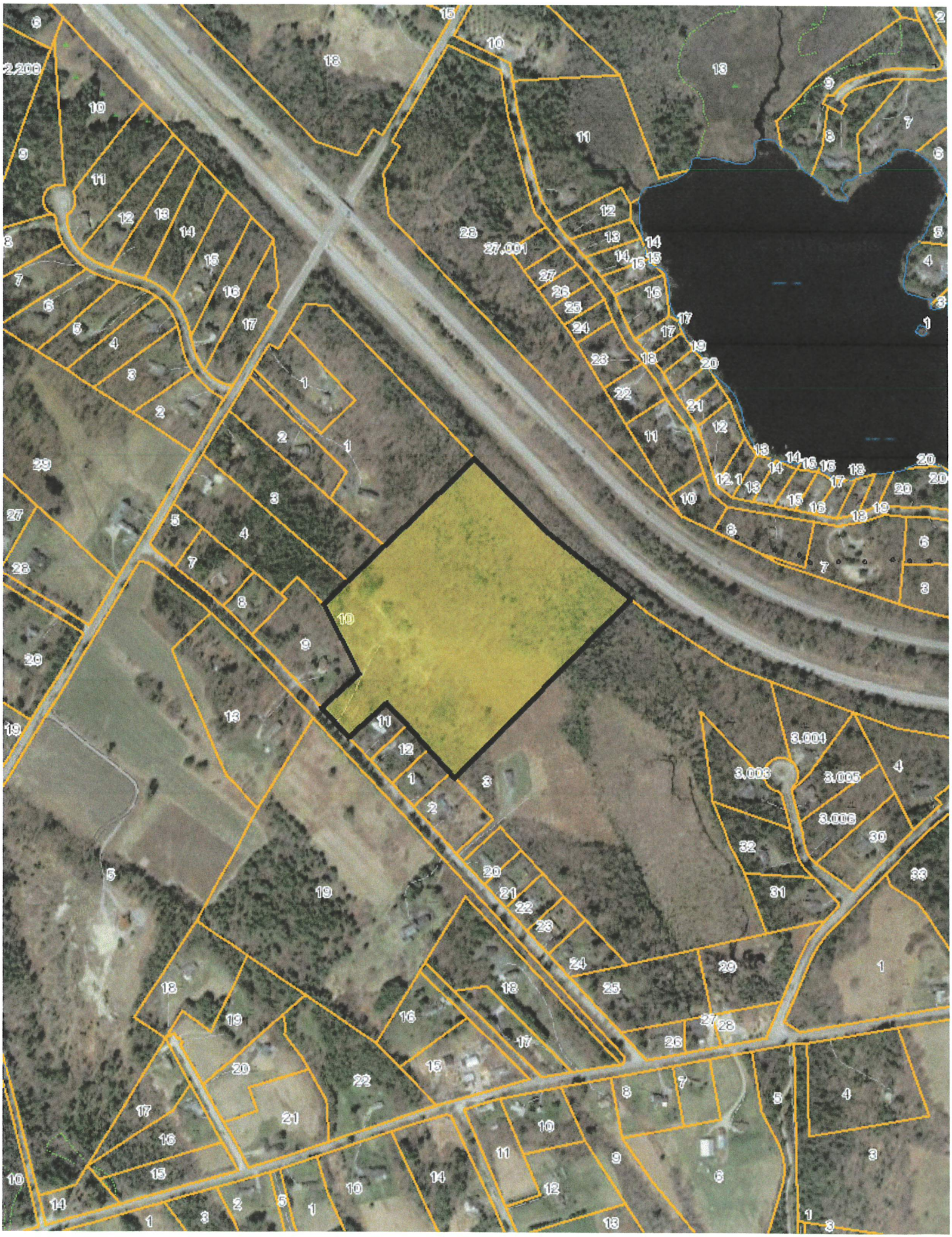
Owner/applicant(s) Signature: Peter Orman Date: 8/14/17

**NOTE:** This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:
Lucy St. John, Zoning Administrator
603-526-4821, ext. 16
Email: zoning@nl-nh.com

Or

Amy Rankins, Assessing Coordinator
603-526-4821, ext. 20
Email: landuse@nl-nh.com



Property Location: 125 TRACY ROAD | MAP ID: 117/ 010/ 000/ / | Bldg Name: | State Use: 1300

Vision ID: 2186 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07/07/2017 13:28

## CURRENT OWNER

MESSER FAMILY REVOCABLE TRUST
MESSER PETER & HARRIET TRUSTEE
997 KING HILL ROAD

NEW LONDON, NH 03257
Additional Owners:

| TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|
| 4 Rolling | | 1 Paved | 3 Rural |
| 3 Low | | | |

## SUPPLEMENTAL DATA

Other ID: 00118 00005 00000
ZONE
UTILITY
Ward
Prec.
ROADFF
GIS ID: 117-010-000

Septic Infor
MP Y
WF
CONSERVAT
ASSOC PID#

## CURRENT ASSESSMENT

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RES LAND | 1300 | 70,000 | 70,000 |
| CU LAND | 6173 | 80,600 | 3,859 |
| Total | | 150,600 | 73,859 |

2119
NEW LONDON, NH

VISION

## RECORD OF OWNERSHIP

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| MESSER FAMILY REVOCABLE TRUST<br>MESSER PETER J & HARRIET | 3384/1683 | 05/09/2013 | U | I | 0 | 1U |

## PREVIOUS ASSESSMENTS (HISTORY)

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2017 | 1300 | 70,000 | 2016 | 1300 | 70,000 | 2016 | 1300 | 70,000 |
| 2017 | 6173 | 3,859 | 2016 | 6173 | 3,859 | 2016 | 6173 | 3,859 |
| | Total: | 73,859 | | Total: | 73,859 | | Total: | 73,859 |

## EXEMPTIONS

| Year | Type | Description | Amount |
|---|---|---|---|
| | | | |
| | | Total: | |

## OTHER ASSESSMENTS

| Code | Description | Number | Amount | Comm. Int. |
|---|---|---|---|---|
| | | | 0 | 0 |
| | | | 0 | 0 |
| | | | 0 | 0 |
| | | | 0 | 0 |

*This signature acknowledges a visit by a Data Collector or Assessor*

## ASSESSING NEIGHBORHOOD

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | | |

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 0 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 70,000 |
| Special Land Value | 80,600 |
| Total Appraised Parcel Value | 150,600 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | 150,600 |

## NOTES

HOUSE TORN DOWN
10/03 - LIST CU CODES

U/C= SEND CARD TO CARTO, REMOVE HOUSE
GROM GIS, DOESNT EXIST.

## 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 |
|---|---|---|---|---|---|
| 08/31/2014 | | | NB | FR | IN FIELD REVIEW |
| 06/06/2013 | | | AR | AC | ADMIN DATA ENTRY |
| 08/23/2010 | | | KM | FR | IN FIELD REVIEW |
| 10/08/2003 | | | SM | AC | ADMIN DATA ENTRY |
| 12/06/2002 | | | ML | ML | MEASURE & LIST |

## LAND LINE VALUATION SECTION

| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1300 | RES ACLNDV | ARR | | 190 | | 43,560 | SF | 1.99 | 1.0000 | 4 | 1.0000 | 1.00 | | 0.00 | | SI1 | | .77 | 1.99 | 66,700 |
| 1 | 1300 | RES ACLNDV | ARR | | | | 1.00 | AC | 5,000.00 | 1.0000 | 0 | 0.8700 | 0.75 | | 0.00 | TOPO/WET | | | 1.00 | 3,262.50 | 3,300 |
| 1 | 6173 | WP -UNMNGD | ARR | | | | 24.70 | AC | 5,000.00 | 1.0000 | 0 | 0.8700 | 0.75 | | 0.00 | TOPO | | :156.26 | 1.00 | 3,262.50 | 80,600 |

Total Card Land Units: 26.70 AC | Parcel Total Land Area: 26.7 AC | Total Land Value: 150,600

*Property Location:* **125 TRACY ROAD** *MAP ID:* **117/ 010/ 000/ /** *Bldg Name:* *State Use:* **1300**

*Vision ID:* **2186** *Account #* *Bldg #:* **1 of 1** *Sec #:* **1** *of* **1** *Card* **1** *of* **1** *Print Date:* **07/07/2017 13:28**

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Model | 00 | | Vacant |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| | | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 1300 | RES ACLNDV | 100 |

## COST/MARKET VALUATION

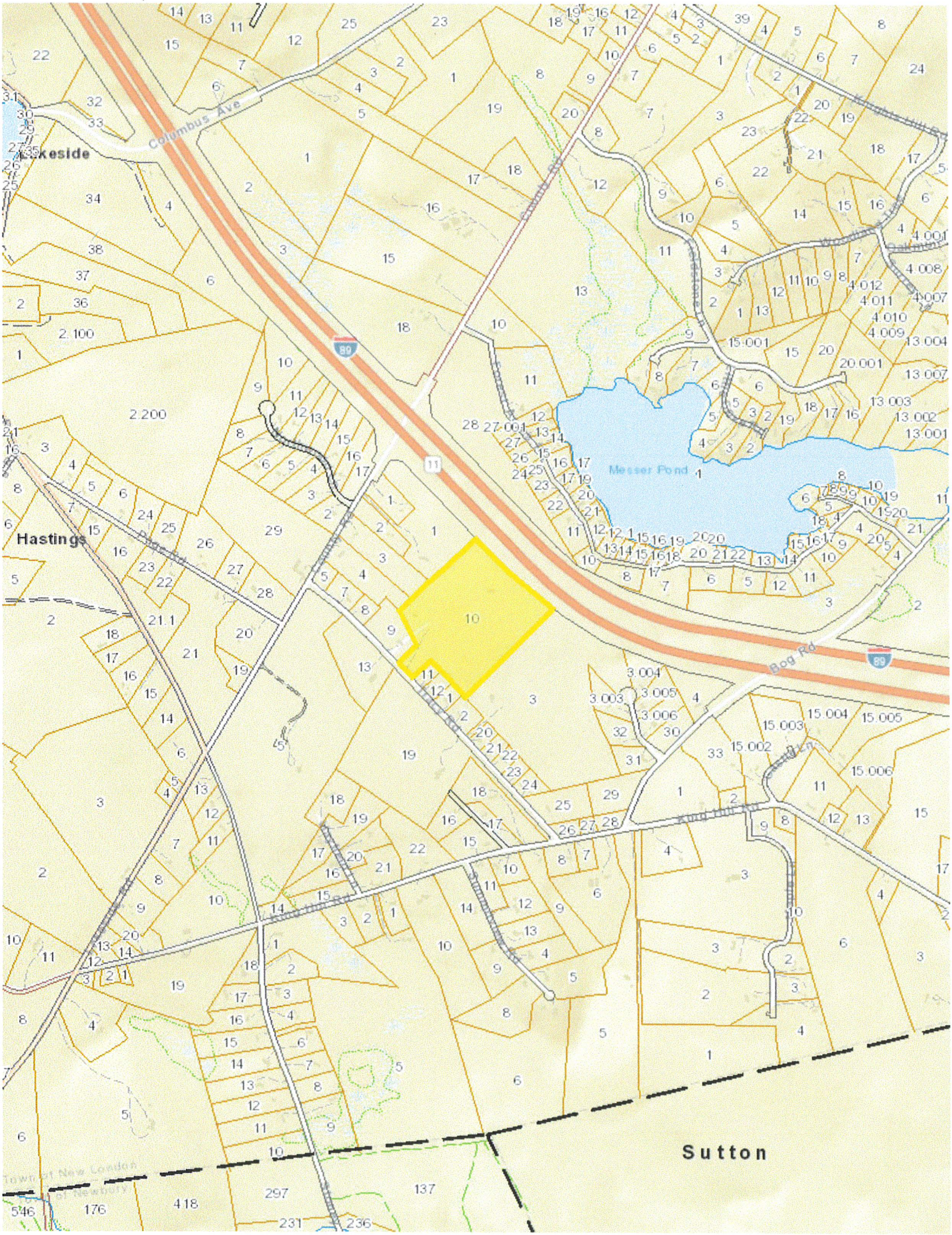
| | |
|---|---|
| Adj. Base Rate: | 0.00 |
| | 0 |
| Net Other Adj: | 0.00 |
| Replace Cost | 0 |
| AYB | |
| EYB | 0 |
| Dep Code | |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | |
| Apprais Val | |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |

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

| Code | Description | Comment | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| | | | | | | |
| | *Ttl. Gross Liv/Lease Area:* | 0 | 0 | 0 | | |


Columbus Ave
Lakeside
Hastings
Messer Pond
Bog Rd
Sutton
Town of New London
Town of Newbury

**Excerpt from the New London Planning Board November 15, 2016 Meeting Minutes**

**Peter Messer Subdivision Conceptual Plan.** Located at 125 Tracy Road. Tax Map 117-010- 000. Zoned ARR. Proposal to subdivide the 26.70 acres into two (2) lots with a shared driveway. Required frontage 200 feet per parcel, total frontage approximately 190 feet.

Presentation from David Eckman of Eckman Engineering on behalf of Peter Messer.
David Eckman explained the issue at hand is there is only 198 feet of frontage on the road and 200 feet of frontage is required per lot. Mr. Messer is proposing a common driveway for the two lots. He noted that they would include a provision on the subdivision plan, that there would be no further subdivision of the land. Mr. Messer is seeking the Planning Board advice because his other option is to build a cul-de-sac with 4 lots (although 5 lots would be permissible), which would net him enough money to pay for the cul-de-sac road that would be needed. There is a little wetlands on both sides of driveway. Previously there was a house on property but it has burned, and currently there is a well and septic on the lot. They have met with staff, and understand that they would need to seek a variance from the Zoning Board of Adjustment. They are here tonight to get input from the Board, conceptual discussion only. The Board noted that the least impacting approach to the neighbors would be a two lot subdivision.

FOR REGISTRY OF DEEDS USE ONLY

TAX MAP 117
LOT 008
HOAR MARTHA L 2015
TRUST MARTHA HOAR TRUSTEE
53 TRACY RD.
NEW LONDON, NH 03257

TAX MAP 117
LOT 004
KATSANOS SOFIA
1223 COUNTY RD
NEW LONDON, NH 03257

TAX MAP 117
LOT 003
O'REILLY MAUREEN
& ALAN ROGERS
PO BOX 1396
NEW LONDON, NH 03257

TAX MAP 117
LOT 001
WALKER KATHRYN SEBRING TRUST
WALKER KATHRYN SEBRING TRUSTEE
1167 COUNTY RD.
NEW LONDON, NH 03257

TAX MAP 117
LOT 013
BREWSTER EVANS V TRUST C/O
PATRICIA W BREWSTER
PO BOX 2154
NEW LONDON, NH 03257

TAX MAP 117
LOT 009
CARLUCCI GAIL P
101 TRACY RD
NEW LONDON, NH 03257

EXISTING EOP (TYP.)

379B

TAX MAP 129
LOT 019
BLUEBERRY PANCAKE TRUST
PO BOX 128
NEW LONDON, NH 03257

TRACY ROAD

50' FRONT SETBACK (TYP.)

TAX MAP 117
LOT 011
MORRISSEY JUDITH M 2012 TRUST
MORRISSEY JUDITH
MORRISSEY TRUSTEE
145 TRACY RD
NEW LONDON, NH 03257

TAX MAP 117
LOT 012
TAYLOR MELANIE & ALAN
153 TRACY RD
NEW LONDON, NH 03257

TAX MAP 118
LOT 001
DEVERE JAMES & GALE
177 TRACY RD
NEW LONDON, NH 03257

TAX MAP 118
LOT 002
ROYLE DAVID & JANET
195 TRACY RD
NEW LONDON, NH 03257

EXISTING TREELINE (TYP.)

PROPOSED 4K AREA (TYP.)

647B

EXISTING EOG (TYP.)

PROPOSED LOT LINE

25' SIDE SETBACK (TYP.)

379C

PROPOSED LOT 010
TOTAL AREA
522,720± SQ.FT.
12.0± ACRES
94.62'± TOTAL FRONTAGE

25' REAR SETBACK (TYP.)

I-89
NH DEPARTMENT OF TRANSPORTATION
EXIT 16, 8 EASTMAN HILL RD
ENFIELD, NH 03748

649A

PROPOSED LOT 010-1
TOTAL AREA
635,976± SQ.FT.
14.6± ACRES
94.62'± TOTAL FRONTAGE

PROPOSED BUILDING AREA (TYP.)

647B

TAX MAP 118
LOT 003
MESSER PETER J & HARRIET
997 KING HILL RD
NEW LONDON, NH 03257

APPROVAL DATE: _____

TOWN OF NEW LONDON, NH PLANNING BOARD

SIGNATURES OF THE BOARD:

CHAIR

GRAPHIC SCALE

( IN FEET )
1 inch = 80 ft.

NRCS SOIL LEGEND

379B PERU FINE SANDY LOAM, 3-8% SLOPES

379C PERU FINE SANDY LOAM, 8-15% SLOPES, VERY STONY

647B PILLSBURY FINE SANDY LOAM, 0-8% SLOPES, VERY STONY

649A PEACHAM MUCKY PEAT, 0-8% SLOPES, VERY STONY

ABBREVIATION AND SYMBOL LEGEND

M.C.R.D. MERRIMACK COUNTY REGISTRY OF DEEDS
NRCS SOILS LINE
LOCAL BUILDING SETBACK
MINOR CONTOUR (2-FEET)
MAJOR CONTOUR (10-FEET)
USGS CONTOUR (8-FEET)

NOTES:

1.) THE THE SUBJECT PARCEL IS LOT 010 ON THE TOWN OF NEW LONDON TAX MAP 117. THE OWNER OF RECORD IS MESSER FAMILY REVOCABLE TRUST, MESSER PETER & HARRIET TRUSTEES, 997 KING HILL ROAD, NEW LONDON, NH 03257. DEED REFERENCE FOR LOT 010 M.C.R.D. BOOK 3384 PAGE 1683.

2.) THE SUBJECT PARCEL IS IN THE AGRICULTURAL/RURAL RESIDENTIAL ZONING DISTRICT.

3.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO LOTS, RESULTING IN A TOTAL OF TWO LOTS.

4.) THIS PLAN IS BASED OFF THE TOWN OF NEW LONDON TAX MAP 117.

LOT 010 INFORMATION

| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 4 ACRES | 12.0 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 94.62 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

LOT 010-1 INFORMATION

| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 4 ACRES | 14.6 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 94.62 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

CONCEPTUAL SUBDIVISION PLAN

| No. | Description | Appd | Date |
|---|---|---|---|
| | REVISIONS | | |

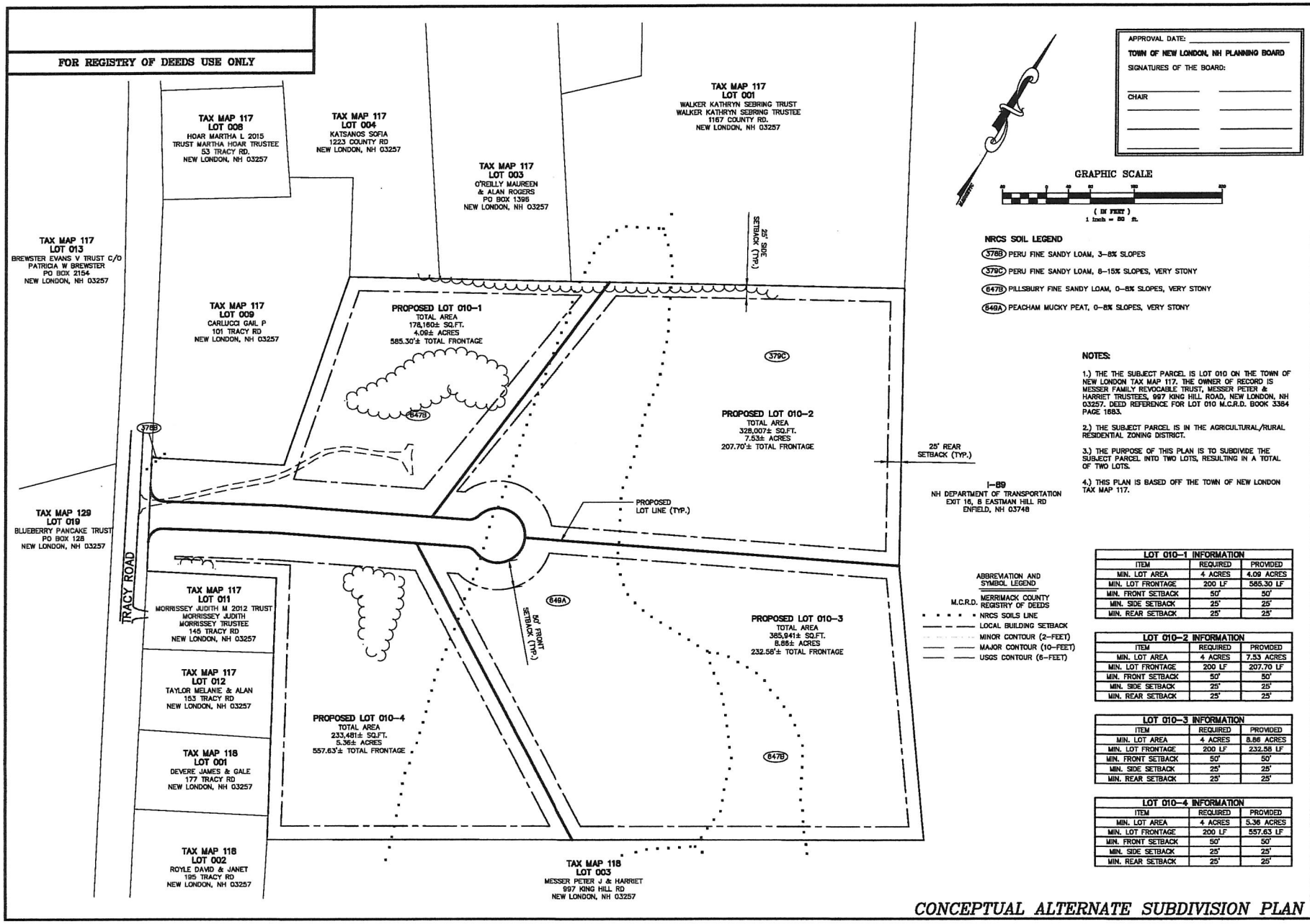
DATE: AUGUST 19, 2016
SCALE: AS SHOWN
DESIGNED BY: GDG
DRAWN BY: DMI
APPROVED BY: DEE
PROJECT NO: 16-159
FILE NO: 16-159_CONCEPT

# CONCEPTUAL LOT SUBDIVISION

LAND OF
MESSER FAMILY REVOCABLE TRUST;
MESSER PETER & HARRIET TRUSTEES,
TAX MAP 117 LOT 010
125 TRACEY RD, TOWN OF NEW LONDON
MERRIMACK COUNTY
NEW HAMPSHIRE

ECKMAN Engineering, LLC
1950 Lafayette Road, Suite 301
Portsmouth, New Hampshire 03802
Phone: (603) 433-1354

FOR REGISTRY OF DEEDS USE ONLY




APPROVAL DATE: _____

TOWN OF NEW LONDON, NH PLANNING BOARD

SIGNATURES OF THE BOARD:

CHAIR _____ _____

_____ _____

_____ _____

_____ _____

GRAPHIC SCALE

( IN FEET )
1 inch = 80 ft.

NRCS SOIL LEGEND

- 378B PERU FINE SANDY LOAM, 3-8% SLOPES
- 379C PERU FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
- 847B PILLSBURY FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
- 849A PEACHAM MUCKY PEAT, 0-8% SLOPES, VERY STONY

NOTES:

1.) THE THE SUBJECT PARCEL IS LOT 010 ON THE TOWN OF NEW LONDON TAX MAP 117. THE OWNER OF RECORD IS MESSER FAMILY REVOCABLE TRUST, MESSER PETER & HARRIET TRUSTEES, 997 KING HILL ROAD, NEW LONDON, NH 03257. DEED REFERENCE FOR LOT 010 M.C.R.D. BOOK 3384 PAGE 1683.

2.) THE SUBJECT PARCEL IS IN THE AGRICULTURAL/RURAL RESIDENTIAL ZONING DISTRICT.

3.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO LOTS, RESULTING IN A TOTAL OF TWO LOTS.

4.) THIS PLAN IS BASED OFF THE TOWN OF NEW LONDON TAX MAP 117.

ABBREVIATION AND SYMBOL LEGEND

- M.C.R.D. MERRIMACK COUNTY REGISTRY OF DEEDS
- NRCS SOILS LINE
- LOCAL BUILDING SETBACK
- MINOR CONTOUR (2-FEET)
- MAJOR CONTOUR (10-FEET)
- USGS CONTOUR (6-FEET)

**LOT 010-1 INFORMATION**

| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 4 ACRES | 4.09 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 585.30 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

**LOT 010-2 INFORMATION**

| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 4 ACRES | 7.53 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 207.70 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

**LOT 010-3 INFORMATION**

| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 4 ACRES | 8.86 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 232.58 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

**LOT 010-4 INFORMATION**

| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 4 ACRES | 5.36 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 557.63 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

*CONCEPTUAL ALTERNATE SUBDIVISION PLAN*

| No. | Description | Appd | Date |
|---|---|---|---|
| | REVISIONS | | |

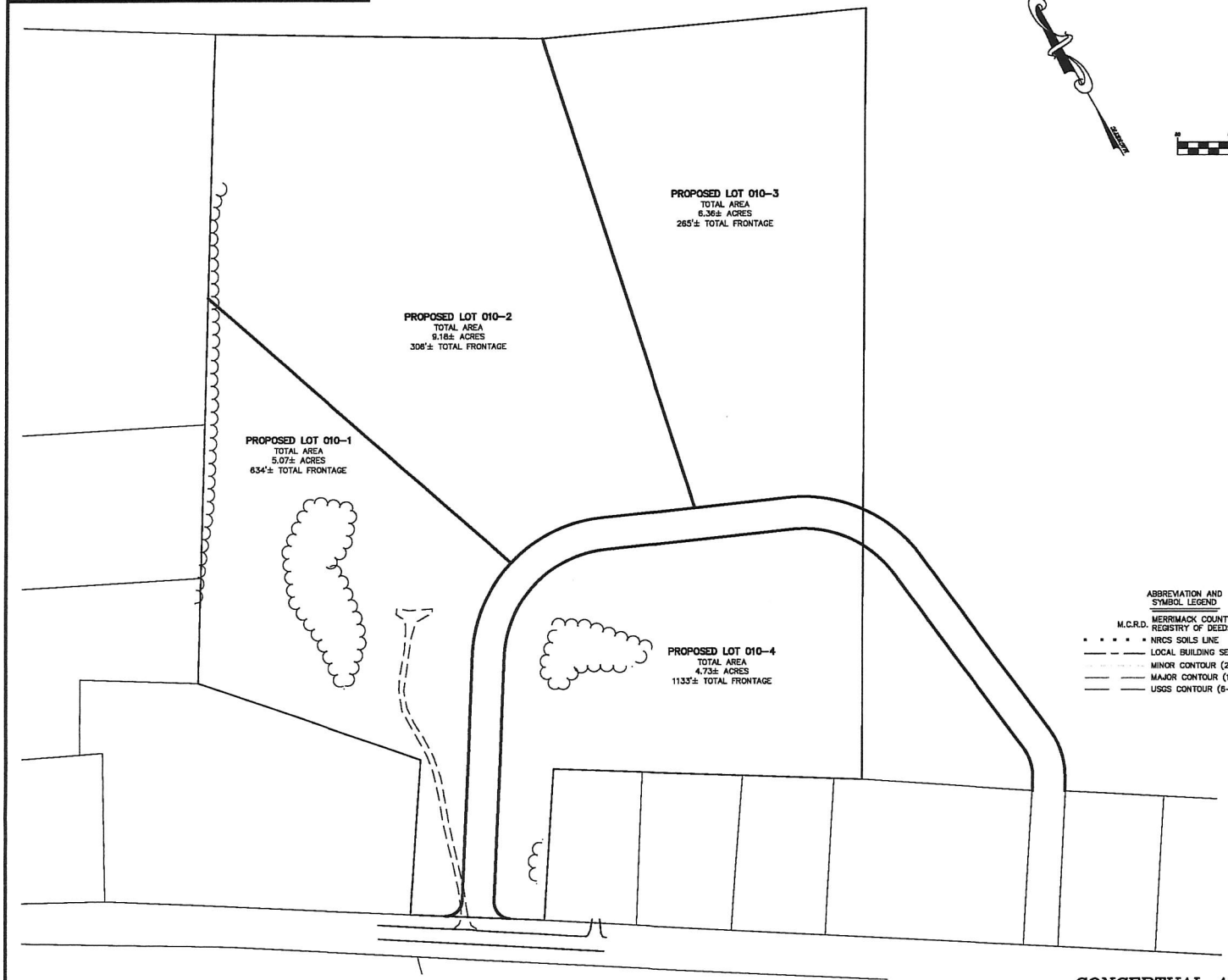
DATE: AUGUST 19, 2016
SCALE: AS SHOWN
DESIGNED BY: GDG
DRAWN BY: DMI
APPROVED BY: DEE
PROJECT NO: 16-159
FILE NO: 16-159_CONCEPT

# CONCEPTUAL LOT SUBDIVISION

LAND OF
MESSER FAMILY REVOCABLE TRUST;
MESSER PETER & HARRIET TRUSTEES,
TAX MAP 117 LOT 010
125 TRACEY RD, TOWN OF NEW LONDON
MERRIMACK COUNTY
NEW HAMPSHIRE

ECKMAN Engineering, LLC
1850 Lafayette Road, Suite 301
Portsmouth, New Hampshire 03802
Phone: (603) 433-1354

FOR REGISTRY OF DEEDS USE ONLY




APPROVAL DATE: _____

TOWN OF NEW LONDON, NH PLANNING BOARD

SIGNATURES OF THE BOARD:

CHAIR

GRAPHIC SCALE

( IN FEET )
1 inch = 80 ft.

NOTES:

1.) THE THE SUBJECT PARCEL IS LOT 010 ON THE TOWN OF NEW LONDON TAX MAP 117. THE OWNER OF RECORD IS MESSER FAMILY REVOCABLE TRUST, MESSER PETER & HARRIET TRUSTEES, 997 KING HILL ROAD, NEW LONDON, NH 03257. DEED REFERENCE FOR LOT 010 M.C.R.D. BOOK 3384 PAGE 1683.

2.) THE SUBJECT PARCEL IS IN THE AGRICULTURAL/RURAL RESIDENTIAL ZONING DISTRICT.

3.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO LOTS, RESULTING IN A TOTAL OF TWO LOTS.

4.) THIS PLAN IS BASED OFF THE TOWN OF NEW LONDON TAX MAP 117.

ABBREVIATION AND SYMBOL LEGEND

M.C.R.D. MERRIMACK COUNTY REGISTRY OF DEEDS
NRCS SOILS LINE
LOCAL BUILDING SETBACK
MINOR CONTOUR (2-FEET)
MAJOR CONTOUR (10-FEET)
USGS CONTOUR (5-FEET)

| LOT 010-1 INFORMATION | | |
|---|---|---|
| ITEM | REQUIRED | PROVIDED |
| MIN. LOT AREA | 4 ACRES | 5.07 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 634 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

| LOT 010-2 INFORMATION | | |
|---|---|---|
| ITEM | REQUIRED | PROVIDED |
| MIN. LOT AREA | 4 ACRES | 9.18 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 306 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

| LOT 010-3 INFORMATION | | |
|---|---|---|
| ITEM | REQUIRED | PROVIDED |
| MIN. LOT AREA | 4 ACRES | 6.36 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 265 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

| LOT 010-4 INFORMATION | | |
|---|---|---|
| ITEM | REQUIRED | PROVIDED |
| MIN. LOT AREA | 4 ACRES | 4.73 ACRES |
| MIN. LOT FRONTAGE | 200 LF | 1133 LF |
| MIN. FRONT SETBACK | 50' | 50' |
| MIN. SIDE SETBACK | 25' | 25' |
| MIN. REAR SETBACK | 25' | 25' |

*CONCEPTUAL ALTERNATE SUBDIVISION PLAN*

| No. | Description | Appd | Date |
|---|---|---|---|
| | REVISIONS | | |

DATE: AUGUST 19, 2018
SCALE: AS SHOWN
DESIGNED BY: GDG
DRAWN BY: DMI
APPROVED BY: DEE
PROJECT NO: 16-159
FILE NO: 16-159_CONCEPT

# CONCEPTUAL LOT SUBDIVISION

LAND OF
MESSER FAMILY REVOCABLE TRUST;
MESSER PETER & HARRIET TRUSTEES,
TAX MAP 117 LOT 010
125 TRACEY RD, TOWN OF NEW LONDON
MERRIMACK COUNTY
NEW HAMPSHIRE

ECKMAN Engineering, LLC
1850 Lafayette Road, Suite 301
Portsmouth, New Hampshire 03802
Phone: (603) 433-1354

# Messer 117-010 125 Tracy Road

Tri Town, NH

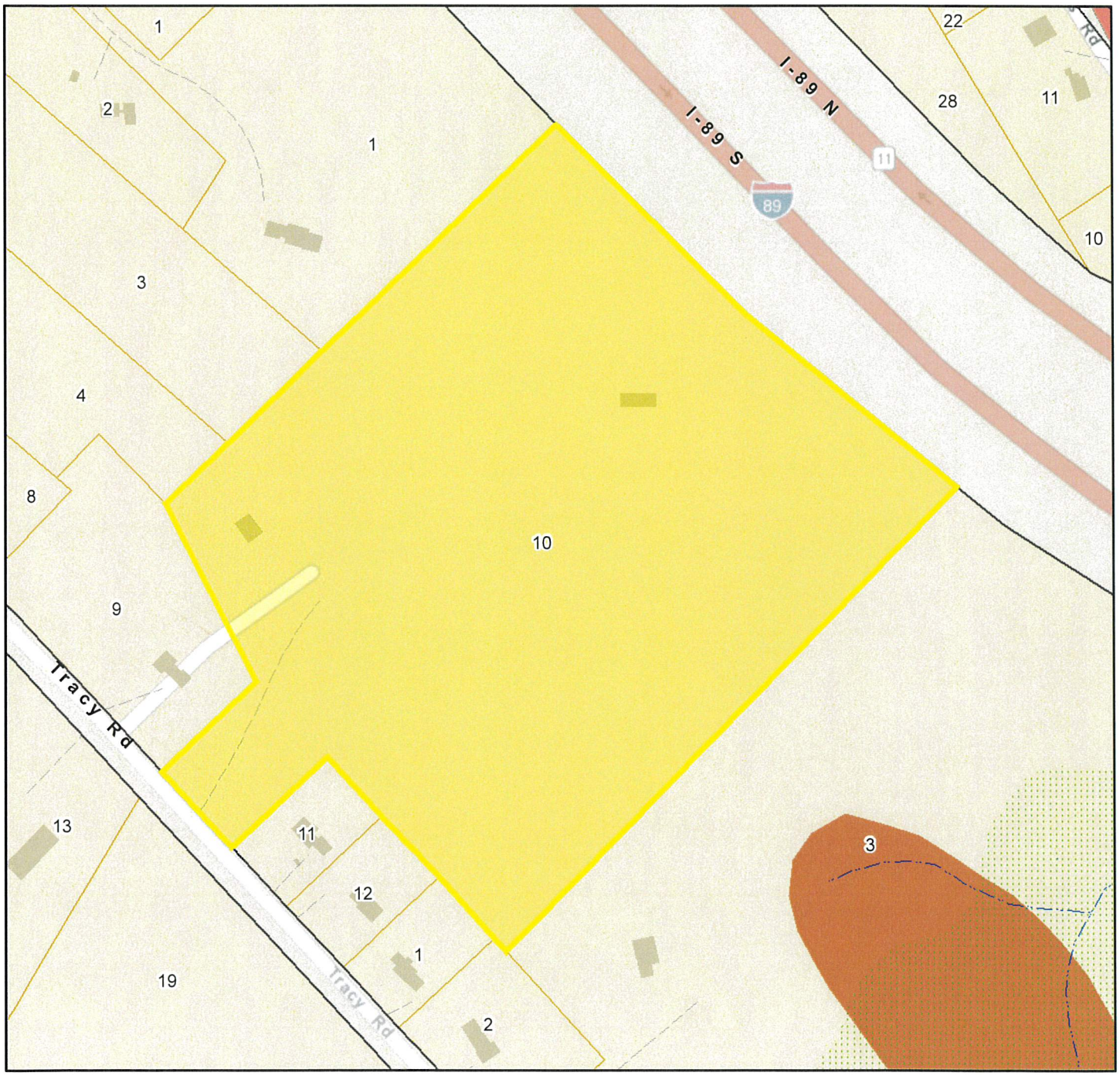
CAI Technologies
Precision Mapping Geospatial Solutions

August 14, 2017

1 inch = 268 Feet

0 268 537 806

www.cai-tech.com




| | | | | | |
|---|---|---|---|---|---|
| | Street Names | | New London Buildings | | Wetland 100 Foot Buffer |
| | PROPERTYLINE | | Right of Ways | | Stream Overlay 100 Foot Buffer |
| | ROAD | | USGS Hydrography | | Poorly Drained Soils |
| | DW | | X | | Shore Land Overlay District |

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.