NH DRA DP-4-L
C/H
L-CHIP
B-10388

MCRD Book 3306 Page 1403
Doc#808077
Book:3306 Pages:1403 - 1405
e-Filed 04/03/2012 1:39:18 PM
KATHI L. GUAY, CPO, REGISTER
MERRIMACK COUNTY REGISTRY OF DEEDS

| | | |
|---|---|---|
| LCHIP | $ | 25.00 |
| RECORDING | $ | 18.00 |
| SURCHARGE | $ | 2.00 |
| TRANSFER TAX | $ | 11,400.00 |

MERRIMACK COUNTY RECORDS Kathi L. Guay, CPO, Register

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
900001718
REAL ESTATE TRANSFER TAX
E-FILE
VOID IF ALTERED

Town of New London, NH
Deed Information
Map & Lot # 033-015
Sale Price $ 760,000
Month & Year 4/12

CHIARELLA LAW OFFICE, P.C.
P.O. BOX 310
SPRINGFIELD, NH 03284

TTax = $11,400.00

# WARRANTY DEED

We, **Peter V. Moore and Susan E. Moore**, husband and wife, of New London, New Hampshire 03257, for consideration paid, grant to **Michael P. Morgan** and **Laurie A. Schive**, husband and wife, of 1763 Proffit Road, Vienna, Virginia 22182, **as joint tenants with rights of survivorship**, with **WARRANTY covenants**, the following described property:

A certain tract or parcel of land with the improvements thereon, located in the Town of New London, Merrimack County, New Hampshire, on Little Lake Sunapee and shown as Tax Map 33, Parcel 15, of Plan of Annexation prepared by Pennyroyal Hill Land Surveying and Forestry dated June, 2003, and revised September 23, 2003, and recorded in the Merrimack County Registry of Deeds as Plan #16669, more particularly described as follows:

Beginning at a four-inch granite bound on the northerly boundary of the within-described tract and 3.5 feet, more or less, from the high water mark of Little Lake Sunapee;

Thence North 71° 58' 14" East, a distance of 57.56 feet, more or less, to a point on the center line of the N.H. Route 114 right-of-way (also known as Little Sunapee Road);

Thence turning and running along the center line of the N.H. Route 114 right-of-way South 20° 22' 14" East, a distance of 133.38 feet, more or less, to a point;

Thence South 24° 09' 47" East, a distance of 62.45 feet, more or less, to a point on the center line of the N.H. Route 114 right-of-way;

Thence turning and running North 65° 55' 11" East, a distance of 74.09 feet, more or less, to a point;

Thence North 87° 11' 14" East, a distance of 73.02 feet, more or less, to a point;

Thence turning and running South 19° 30' 58" East, a distance of 79.54 feet, more or less, to a point located on the boundary of property now or formerly of Dodds and Tooker;

Thence turning and running along said boundary South 69° 04' 26" West, a distance of 135.87 feet, more or less, to a point on the center line of the N.H. Route 114 right-of-way;

Thence turning and running along said center line South 24° 09' 47" East, a distance of 24.4 feet, more or less, to a point;

Thence South 45° 12' 00" West, a distance of 22.6 feet, more or less, to a granite bound;

Thence South 45° 12' 00" West a distance of 5 feet, more or less, to the mean high water mark of Little Lake Sunapee;

Thence proceeding clockwise in a Northerly direction along a curve 530 feet, more or less, along the high water line of Little Lake Sunapee to a point located 3.5 feet westerly of a four-inch granite bound;

Thence proceeding North 71° 58; 14" East, a distance of 3.5 feet, more or less, to the four-foot granite bound, being the place of beginning.

Said lot containing 1.33 acres more or less.

The above-described premises are subject to any and all rights of the public in N.H. Route 114, also known as Little Sunapee Road.

The premises are subject to a boundary agreement between Sarah D. Lutge and Camp Wallula, Inc. dated December 9, 1974, and recorded in the Merrimack County Registry of Deeds at Book 1247, Page 233.

Subject to and with the benefit of the Agreement dated July 14, 1983 and recorded in Book 1450, Page 504 between The Order of the Holy Cross and Sarah-Elizabeth Moore and L. Patrick Moore.

Meaning and intending to describe and convey the same premises conveyed by Peter V. Moore, Clement M. Henry and Michael B. Moore to Peter V. Moore and Susan E. Moore by Warranty Deed dated October 15, 2003, and recorded in the Merrimack County Registry of Deeds at Book 2588, Page 1500; and a portion of those premises conveyed to Peter V. Moore and Susan E. Moore by deed of The Order of the Holy Cross, dated July 31, 1994, and recorded in the Merrimack County Registry of Deeds at Book 1974, Page 1745.

EXECUTED this 3rd day of April, 2012.

Peter V. Moore

Peter V. Moore

Susan E. Moore

Susan E. Moore

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this the 3rd day of April, 2012, before me, the undersigned officer, personally appeared Peter V. Moore and Susan E. Moore, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

~~Notary Public~~ Justice of the Peace
My commission expires: 9/23/14
Michael Chiarella

*The Law Office of McSwiney, Semple, Hankin-Birke & Wood, P.C. has prepared this deed from information provided by the Grantor without the benefit of a title search, and there is no guarantee except that it has been accurately prepared from that information provided.*

F:\Clients\Moore-P&S\2012 RE Sale\Warranty Deed 2012.docx

Doc# 536662
Book: 2588
Pages: 1500 - 1503
Filed & Recorded
10/27/2003 11:52:22 AM
KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS

| | | |
|---|---|---|
| RECORDING | $ | 22.00 |
| SURCHARGE | $ | 2.00 |
| POSTAGE | $ | 0.37 |

Book 2588 Page 1500

McSwiney, Semple, Bowers & Wise, P.C.
280 Main Street
P. O. Box 2450
New London, NH 03257

22.37
2.
52960

MBM

# WARRANTY DEED

We, **Peter V. Moore**, married person, of ~~122~~ 750 Little Sunapee Road, New London, New Hampshire 03257, and **Clement M. Henry**, married person, of 1509 West Lake Drive, Austin, Texas 78746, and **Michael B. Moore**, ~~married person,~~ single, of Court Wing, Garston Lane, Marston Magna, Yeovil, Somerset BA22 8DN, England, for consideration paid, grant to **Peter V. Moore and Susan E. Moore**, of ~~122~~ 750 Little Sunapee Road, New London, New Hampshire 03257, as joint tenants with rights of survivorship, with WARRANTY covenants, the following described property:

A certain tract or parcel of land with the buildings thereon situated in the Town of New London, Merrimack County, New Hampshire, on the Westerly side of Little Sunapee Road and on the Northeasterly side of Little Sunapee Lake, beginning at a point at or near the shore of Little Lake Sunapee established in a boundary line agreement between Sara D. Lutge and Camp Wallula, Inc., dated December 9, 1974, recorded in Merrimack County Records, Book 1247, Page 233, also shown on Plan No. 4047, filed in said Registry , said point being 6.2 feet South 45° 12' West from a stone bound Northeasterly of said point of beginning;

Thence by the shore of Little Sunapee Lake generally Northwesterly 792.9 feet to a stone bound at or near the said shore; thence North 10° 03' West 4.0 feet to another stone bound; thence North 10° 3' West 10.7 feet to the center line of Little Sunapee Road; thence by the center line of said road Easterly and Southerly 662.9 feet to a point 22.1 feet North 45° 12' East from the point of beginning;

Thence South 45° 12' West 22.1 feet to the point of beginning.



Map/Lot # 033-015
Sale $ —
☐ Entered in Computer
☐ Posted to Assess Card
☑ Corrected Blotter
☐ Verify - Audit List
11-19-03

MERRIMACK COUNTY COPY

The foregoing tract is more fully described on the plan of property of Sara D. Lutge, prepared by Robert S. Bristol & Associates, dated November-December, 1975, and recorded in the Merrimack County Records, Plan No. 4565. The foregoing tract is also subject to a highway easement 33 1/3 feet Southerly and Westerly of the center line of Little Sunapee Road, described above. This conveyance is also subject to a Boundary Line Agreement between H. Karl Lutge and Phyllis Bristol Olson dated February 17, 1976, and recorded in the Merrimack County Registry of Deeds at Book 1277, Page 650.

The grantors herein also assign and convey to the grantees herein all of their right, title and interest in and to, and subject to all the terms and conditions of that certain agreement by and between H. Karl Lutge and the Order of the Holy Cross dated September 15, 1975, and recorded in the Merrimack County Registry of Deeds at Book 1270, Page 459.

Meaning and intending to describe and convey the same premises vested in grantors herein pursuant to the will of Sarah-Elizabeth Moore. See Merrimack County Probate Court, Docket #85-483, L. Patrick Moore having predeceased Sarah-Elizabeth Moore. See above identified probate file.

Subject to the terms and conditions of the Order of the Holy Cross and Sarah-Elizabeth Moore and L. Patrick Moore dated July 14, 1983, and recorded in the Merrimack County Registry of Deeds at Book 1450, Page 504.

This property has not served as homestead for either Clement M. Henry or his spouse nor Michael B. Moore or his spouse. The property has constituted the homestead premises of Peter Vincent Moore and Susan E. Moore.

The within real estate transfer is exempt as defined by New Hampshire RSA 78-B:2XI; therefore, there is no transfer tax.

EXECUTED this 15th day of October, 2003.

Peter V. Moore

Peter V. Moore

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this the 15th day of October, 2003, before me, the undersigned officer, personally appeared Peter V. Moore, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

SUSAN N. HANKIN-BIRKETT NEW HAMPSHIRE NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 8, 2004

Notary Public
My commission expires:

MERRIMACK COUNTY COPY

Clement M. Henry

STATE OF Texas
COUNTY OF Travis

On this the 19th day of September, 2003, before me, the undersigned officer, personally appeared Clement M. Henry, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

DAVID P. SHARON
Notary Public, State of Texas
My Comm. Expires June 16, 2006

Notary Public
My commission expires: June 16, 2006



MERRIMACK COUNTY COPY

Book 2588 Page 1503

Michael B. Moore

Michael B. Moore

UNITED KINGDOM OF GREAT BRITAIN
~~STATE OF~~ & NORTHERN IRELAND
COUNTY OF SOMERSET, ENGLAND

On this the 22ND day of SEPTEMBER, 2003, before me, the undersigned officer, personally appeared Michael B. Moore, ~~known to me (or~~ BY PRODUCTION OF UNITED STATES PASSPORT 700778101 satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

T. M. Pulvermacher

Notary Public, TAUNTON, ENGLAND.
~~My commission expires:~~
MY APPOINTMENT IS PERMANENT.
03/464.

F:\Clients\Moore-P&S\Deed.wpd

MERRIMACK COUNTY RECORDS
Kathi L. Guay, CPO, Register

MERRIMACK COUNTY COPY

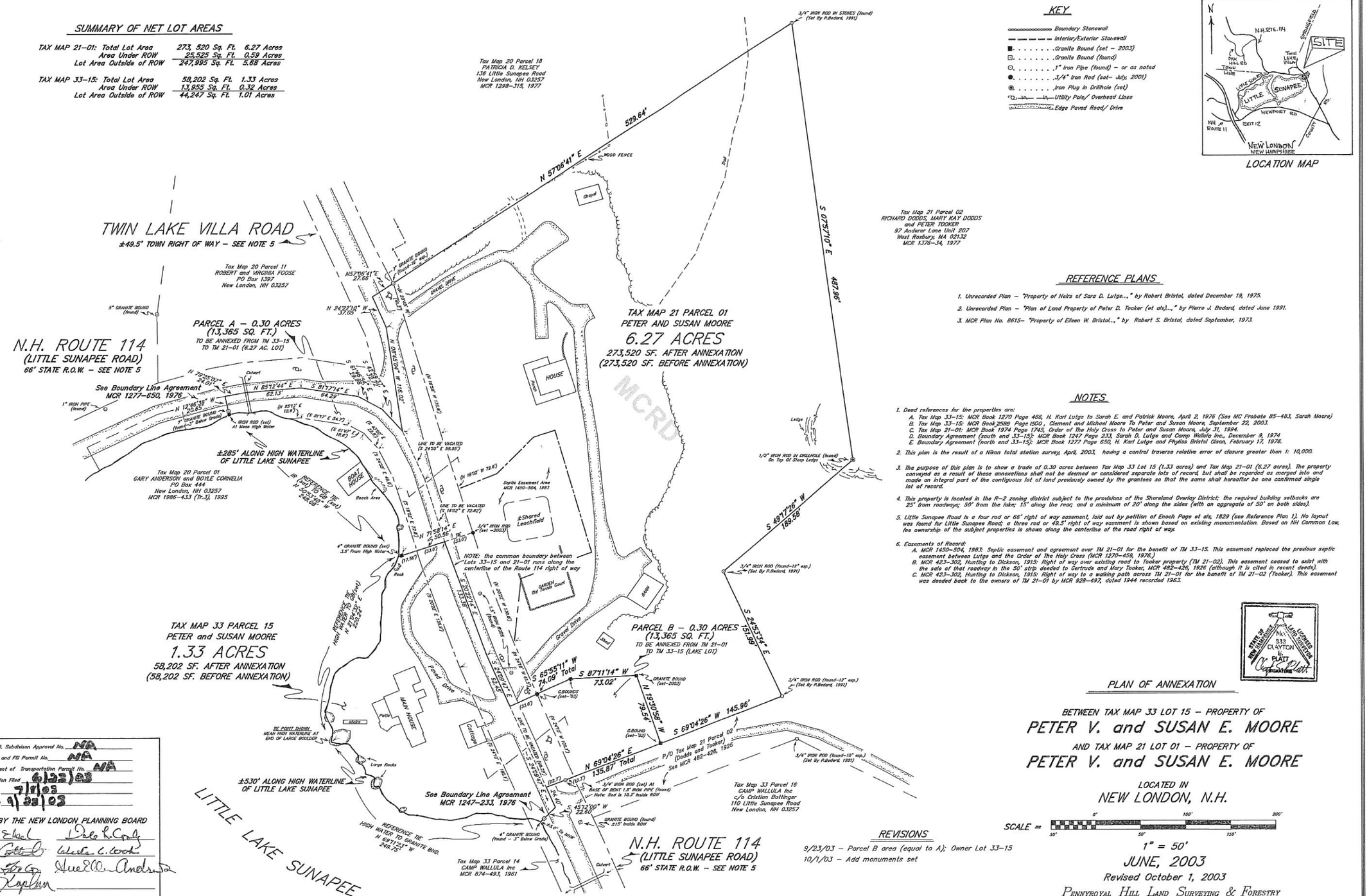
MCRD 16669

# 16669 recorded Nov. 17, 3:33pm 2003 attest: Cearse J. Rupp, Deputy Register

2003 Observed Magnetic

## SUMMARY OF NET LOT AREAS

| | | |
|---|---|---|
| TAX MAP 21-01: Total Lot Area | 273,520 Sq. Ft. | 6.27 Acres |
| Area Under ROW | 25,525 Sq. Ft. | 0.59 Acres |
| Lot Area Outside of ROW | 247,995 Sq. Ft. | 5.68 Acres |
| TAX MAP 33-15: Total Lot Area | 58,202 Sq. Ft. | 1.33 Acres |
| Area Under ROW | 13,955 Sq. Ft. | 0.32 Acres |
| Lot Area Outside of ROW | 44,247 Sq. Ft. | 1.01 Acres |




## KEY

- Boundary Stonewall
- Interior/Exterior Stonewall
- Granite Bound (set – 2003)
- Granite Bound (found)
- 1" Iron Pipe (found) – or as noted
- 3/4" Iron Rod (set– July, 2001)
- Iron Plug in Drillhole (set)
- Utility Pole/ Overhead Lines
- Edge Paved Road/ Drive




LOCATION MAP

## REFERENCE PLANS

1. Unrecorded Plan – "Property of Heirs of Sara D. Lutge...," by Robert Bristol, dated December 19, 1975.
2. Unrecorded Plan – "Plan of Land Property of Peter D. Tooker (et als)...," by Pierre J. Bedard, dated June 1991.
3. MCR Plan No. 8615– "Property of Eileen W. Bristol...," by Robert S. Bristol, dated September, 1973.

## NOTES

1. Deed references for the properties are:
   A. Tax Map 33-15: MCR Book 1279 Page 466, H. Karl Lutge to Sarah E. and Patrick Moore, April 2, 1976 (See MC Probate 85-483, Sarah Moore)
   B. Tax Map 33-15: MCR Book 2589 Page 1500, Clement and Michael Moore To Peter and Susan Moore, September 22, 2003.
   C. Tax Map 21-01: MCR Book 1974 Page 1745, Order of The Holy Cross to Peter and Susan Moore, July 31, 1994.
   D. Boundary Agreement (south end 33-15): MCR Book 1247 Page 233, Sarah D. Lutge and Camp Wallula Inc., December 9, 1974
   E. Boundary Agreement (north end 33-15): MCR Book 1277 Page 650, H. Karl Lutge and Phyllis Bristol Olson, February 17, 1976.
2. This plan is the result of a Nikon total station survey, April, 2003, having a control traverse relative error of closure greater than 1: 10,000.
3. The purpose of this plan is to show a trade of 0.30 acres between Tax Map 33 Lot 15 (1.33 acres) and Tax Map 21-01 (6.27 acres). The property conveyed as a result of these annexations shall not be deemed or considered separate lots of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantees so that the same shall hereafter be one confirmed single lot of record.
4. This property is located in the R-2 zoning district subject to the provisions of the Shoreland Overlay District; the required building setbacks are 25' from roadways; 30' from the lake; 15' along the rear; and a minimum of 20' along the sides (with an aggregate of 50' on both sides).
5. Little Sunapee Road is a four rod or 66' right of way easement, laid out by petition of Enoch Page et als, 1829 (see Reference Plan 1). No layout was found for Little Sunapee Road; a three rod or 49.5' right of way easement is shown based on existing monumentation. Based on NH Common Law, fee ownership of the subject properties is shown along the centerline of the road right of way.
6. Easements of Record:
   A. MCR 1450-504, 1983: Septic easement and agreement over TM 21-01 for the benefit of TM 33-15. This easement replaced the previous septic easement between Lutge and the Order of The Holy Cross (MCR 1270-459, 1976.)
   B. MCR 423-302, Hunting to Dickson, 1915: Right of way over existing road to Tooker property (TM 21-02). This easement ceased to exist with the sale of that roadway in the 50' strip deeded to Gertrude and Mary Tooker, MCR 482-426, 1926 (although it is cited in recent deeds).
   C. MCR 423-302, Hunting to Dickson, 1915: Right of way to a walking path across TM 21-01 for the benefit of TM 21-02 (Tooker). This easement was deeded back to the owners of TM 21-01 by MCR 928-497, dated 1944 recorded 1963.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 533 CLAYTON E. PLATT

N.H. W.S.P.C.D. Subdivison Approval No. NA
State Dredge and Fill Permit No. NA
N.H. Department of Transportation Permit No. NA
Date Application Filed 6/23/03
Hearing Date 7/1/03
Approval Date 9/22/03

APPROVED BY THE NEW LONDON PLANNING BOARD

Karen E. Ebel — Dale L. Crosby
Chairman — Wesley C. Cook
Robert J. Fox — Sue Ellen Andrews
Mark Kaplan

## PLAN OF ANNEXATION

BETWEEN TAX MAP 33 LOT 15 – PROPERTY OF

**PETER V. and SUSAN E. MOORE**

AND TAX MAP 21 LOT 01 – PROPERTY OF

**PETER V. and SUSAN E. MOORE**

LOCATED IN

**NEW LONDON, N.H.**

SCALE = 0' 50' 100' 150' 200'

1" = 50'

JUNE, 2003

Revised October 1, 2003

## REVISIONS

9/23/03 – Parcel B area (equal to A); Owner Lot 33-15
10/1/03 – Add monuments set


PENNYROYAL HILL LAND SURVEYING & FORESTRY
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

APPROVED



Ken McWilliams reported that Richard Lee, New London Town Road Agent, had questioned the adequacy of the parking plan presented at the meeting of municipal department heads. He advised that, in response to the concerns expressed, the Johnstones had revised the parking layout and copies were distributed to the PB. He noted that the new layout would more than meet the regulatory standards. Mr. McWilliams also noted that Mr. Lee had recommended that there be signage directing traffic to the parking areas and that the shrubs on both sides of the driveway be trimmed back to provide better sight distance up and down the hill. Mr. McWilliams reported that the Fire Department had made recommendations regarding fire extinguishers, floor plans, and fire exit route marking. He also noted that there were outstanding fees of $71.36 payable at the town offices.

It was **MOVED** (Cottrill) and **SECONDED** (Conly) **THAT THE FINAL SITE PLAN FOR A HOME BUSINESS/ANTIQUE SHOP BE APPROVED, SUBJECT TO COMPLIANCE WITH FIRE DEPARTMENT REQUIREMENTS AND PAYMENT OF FEES.** The **MOTION** was **APPROVED UNANIMOUSLY**.

Chair Ebel advised the applicants that PB approval was based on the facts presented in the application and that any change would require reappearance before the PB.

**III. THE MOORES – Final Annexation** **(Tax Map 21, Lot 1 & Tax Map 33, Lot 15)**

Peter and Susan Moore appeared to present a proposal to swap land with a boathouse and shore front with land across the road. Mr. Moore identified on the map the parcels of land involved. He stated that each parcel contain approximately 0.3 acres. Clayton Platt (Pennyroyal Hill Land Surveying) stated that one parcel is owned by Peter and his brothers, the other by Peter. He advised that the goal is to annex 240' of shore frontage to the house across the road.

Chair Ebel asked in which house the Moores resided. Mr. Moore replied that they live across the road in the winter and move to the house with the boat for the summers. He noted that he had lived in both houses since 1976. Chair Ebel asked if the lots were the same size. Ken McWilliams advised that he had discussed that matter with the Moores and that the lots were essentially the same. PB member Andrews asked if there were any wetlands. Mr. Platt replied that there were wetlands behind the barn.

Susan Moore stated that the Moores own two lots of record, the State of New Hampshire has a right-of-way through the lots, but the Moores own the roadbed. Ken McWilliams clarified that the lots of record are in different ownership and advised that they need to be in same ownership before the PB could approve an annexation. PB member Kaplan opined that there would really be four lots involved because the proposal is to split each of the existing two lots of record and combine them differently. He asked if all four lots would be in the same ownership. Mrs. Moore advised that they are working with Attorney Susan Hankin-Birke (McSwiney, Semple, Bowers, & Wise, P.C.) to make Peter Moore owner of all lots. Mr. McWilliams advised that neither lot could be subdivided, as both are non-conforming.

PB member Foote opined that making the lot across the road a waterfront lot would increase its value. Mr. Moore agreed. Mrs. Moore stated that the existing waterfront property had been paying the taxes on all the waterfront. PB member Cook commented that the 700 feet of frontage would remain the same. Mr. Kaplan stated that the back lot could be taxed higher if it has water frontage. The Moores indicated that they were aware of that.

Abutter Gary Anderson and a representative of abutting Camp Wallula, Inc. spoke favorably about the proposed annexation.

It was **MOVED** (Cottrill) and **SECONDED** (Andrews) **THAT THE FINAL ANNEXATION PROPOSED BY THE MOORES BE CONTINUED TO TUESDAY, AUGUST 26, 2003, AT 7:30 PM.** The **MOTION** was **APPROVED UNANIMOUSLY**.

# NEW LONDON PLANNING BOARD
## REGULAR MEETING & PUBLIC HEARING
## SEPTEMBER 23, 2003

APPROVED

PRESENT: Karen Ebel (Chairman), Sue Ellen Andrews, Dale Conly, Celeste Cook, Robert Foote, Mark Kaplan (Selectmen's Representative), and Kenneth McWilliams (Planner)

ABSENT: Tom Cottrill

Chairman Karen Ebel called the **MEETING TO ORDER** at 7:30 PM.

### I. THE MOORES– Continued Final Annexation (Tax Map 21, Lot 1 & Tax Map 33, Lot 15)

Clayton Platt, Surveyor, (Pennyroyal Hill Land Surveying & Forestry) presented revised plans for the proposed annexation. He noted that Parcels A and B would now be equal in size, as recommended by the PB. Attorney Susan Hankin-Birke (McSwiney, Semple, Bowers, and Wise, PC) showed the PB a faxed copy of the executed deed conveying sole ownership of Lot 33-15 to Peter Moore. Since the actual executed deed has yet to be received from England, she asked for conditional approval of the annexation, subject to the recording of the executed deed.

PB member Andrews asked for clarification of the location of the parcels. Mr. Platt traced the boundaries and stated that he would add arrows to provide clarity.

It was **MOVED** (Foote) and **SECONDED** (Andrews) **THAT THE FINAL ANNEXATION PLAN PRESENTED BY THE MOORES BE APPROVED, SUBJECT TO THE RECEIPT OF A RECORDED DEED FOR TAX MAP 33, LOT 15.** The **MOTION** was **APPROVED UNANIMOUSLY**.

### II. JAMIE GOULD – Final Minor Subdivision (Tax Map 132, Lot 3)

Clayton Platt, Surveyor, (Pennyroyal Hill Land Surveying & Forestry) appeared on behalf of Jamie Gould and presented plans for a minor subdivision of 9.3 acres, located on Hominy Pot Road, into two parcels, one of 5.1 acres and one of 4.24 acres. He noted that Mr. Gould had submitted final subdivision and topographic plans, N. H. Department of Environmental Services subdivision approval, wetlands permits for two brook crossings, a New London wetlands permit, HISS mapping, test pit information, and certification by the town health officer.

Ken McWilliams advised that there were no comments or issues raised at the meeting of department heads. He stated that the applicant had met all requirements for a minor subdivision as outlined in Section V. B. – Application Submittal Requirements for Minor Subdivision of the Land Subdivision Control Regulations. Mr. McWilliams also reminded the PB that it had approved a request submitted by Jamie Gould for lot clearing prior to subdivision at its November 12, 2002 meeting.

Chair Ebel asked for any abutters present to identify themselves. Abutter Ralph Thomson did so but declined to comment other than saying that he had no problem with the proposed subdivision.

It was **MOVED** (Cook) and **SECONDED** (Conly) **THAT THE APPLICATION FOR A MINOR SUBDIVISION OF TAX MAP 132, LOT 3, SUBMITTED BY JAMIE GOULD BE DEEMED COMPLETE.** The **MOTION** was **APPROVED UNANIMOUSLY**.

It was **MOVED** (Conly) and **SECONDED** (Foote) **THAT THE APPLICATION FOR A MINOR SUBDIVISION OF TAX MAP 132, LOT 3, BE APPROVED AS SUBMITTED BY JAMIE GOULD.** The **MOTION** was **APPROVED UNANIMOUSLY**.

The mylar was circulated for PB signatures and will be forwarded to the Merrimack County Registry of Deeds by the Town of New London.

### III. NEW LONDON OUTING CLUB – Concept Site Plan Review (Tax Map 83, Lot 8)

Chair Ebel advised that her husband is a member of the New London Outing Club (NLOC) Board. She stated her belief that she could review the matter before the PB objectively; however, she sought consensus from other members as to whether or not to recuse herself. PB consensus was that recusal would not be necessary.

# APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

CA2004066569

APPROVAL NO. CA2004066569

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

PETER V MOORE
750 LITTLE SUNAPEE RD
NEW LONDON NH 03257-

COPY SENT TO:

BOARD OF SELECTMEN
PO BOX 240
NEW LONDON NH 03257

BY APPLICANT: PERMIT NO. 00225

STEVENS ENGINEERING
PO BOX 1945
NEW LONDON NH 03257

| | |
|---|---|
| Map No./Lot No.: | 15 / 033 (33-15) |
| Subd. Appvl. No.: | PRE67 |
| Subd. Name: | |
| County: | MERRIMACK |
| Registry Book No.: | 2588 |
| Registry Page No.: | 1500 |
| Probate Docket No.: (If Applicable) | |
| | N |
| Type of System: | 5 BR<br>750 GPD |
| Town/City Location: | NEW LONDON |
| Street Location: | 719 LITTLE SUNAPEE ROAD |

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

**ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BELOW CONDITIONS**

1. ALL ACTIVITY SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SHORELAND PROTECTION ACT, RSA 483-B.
2. APPROVED FOR 3 BEDROOM HOUSE AND 2 BEDROOM COTTAGE.

APPROVAL CORRECTED TO REMOVE PRIOR 90-DAY CONDITION. ET 10/13/04

Approved this date: 10/01/2004

Date amended:

By: E J Thomas
ERIC J THOMAS
N.H. Department of Environmental Services Staff

Amended by:

(OVER)

REVISED 8/01

APPROVED



Chair Ebel asked the Crozers if the PB decided that the proposed activity required a Site Plan Review (SPR), were they prepared to include the retail business in the plan at that time. Ms Crozer replied affirmatively and added that they wanted to do everything at once. She opined that many of the SPR requirements would not apply to them. Mr. McWilliams read Article III. Paragraph C. of the Site Plan Review Regulations which lists "a change in use or layout of multi-family or non-residential property or building(s) which involves changes in traffic flow, parking, drainage, water, sewer, or other utilities" in the Types of Development Requiring Site Plan Review.. He said that the greenhouse would be a new non-residential building. He said that he would be happy to give the Crozers guidance in preparing for SPR.

> It was **MOVED** (Conly) and **SECONDED** (Cottrill) **THAT A SITE PLAN REVIEW BE REQUIRED FOR THE PROPOSED CONSTRUCTION OF A GREENHOUSE TO BE USED IN A PROPOSED HOME BUSINESS TO GROW ORCHIDS FOR WHOLESALE AND RETAIL SALES.** THE **MOTION** WAS **APPROVED UNANIMOUSLY.**

Chair Ebel advised the Crozers that Ken McWilliams would offer guidance regarding the SPR requirements. Ms Crozer asked how soon the SPR could be conducted. Mr. McWilliams outlined the 15-day advance submittal requirement. Chair Ebel advised that the Crozers should get a definitive read from Road Agent Lee regarding the proposed business entrance prior to SPR.

**II. PETER MOORE – Concept Lot Line Adjustment (Tax Map 21, Lots 1 & Tax Map 33, Lot 15)**

Peter Moore advised that since he had not sold the property on the lake yet, he was taking another look at the property. He stated that if he were to stay on the lakeside property, he would want to keep his vegetable garden on the lot across the road and away from the lake.

Mr. Moore advised that he would like to annex 3.2 acres from a 6-acre parcel across the road in order to make the one-acre lot on which he lives a 4-acre conforming lot in the R-2 Residential District. He pointed out that the existing lot is a non-conforming lot in that zone.

PB member Cottrill asked where the existing lot lines were located. Mr. Moore responded that 250 feet of frontage and a small strip of land had been given over to the 6-acre lot. He said that another issue was that the property crossed zones from the R-2 Residential District to the Forest Conservation District.

Chair Ebel asked Ken McWilliams to review the existing and proposed lots and lot lines. Mr. McWilliams said that Mr. Moore was proposing to take 3.2 acres from Lot 21-1, a 6.27-acre lot, and annex it to Lot 33-15. This would make Lot 33-15, now a 1.33-acre, non-conforming lot, a conforming lot in the R-2 Residential District. Mr. McWilliams said that Lot 21-1, that contained land in both the R-2 Residential District and the Forest Conservation District, was a non-conforming lot in the Forest Conservation District that requires a minimum lot size of 25 acres. He advised that the proposed change would make Lot 21-1, currently a non-conforming lot in the Forest Conservation District, more non-conforming. Mr. McWilliams displayed a plan showing the proposed change in lot lines.

Mr. Moore said that he had thought that because he would be moving the 3.2 acres of Lot 21-1 that were in the Forest Conservation District to a lot in the R-2 Residential District, it would move out of the Forest Conservation District. Mr. McWilliams advised that the changes in lot lines would not change the zone district boundaries.

PB member Andrews said that the proposed lot line adjustment would make one lot that was entirely in the R-2 District and that would be conforming. Mr. Moore said that he would not know the exact acreage amounts without a survey. Mr. McWilliams said Mr. Moore was proposing to annex 3.2 acres to Lot 33-15 that contained 1.33 acres, all of which would be in the R-2 District.

PB member Ballin asked why Lot 21-1 was non-conforming. Zoning Administrator Peter Stanley explained that when a property crosses a zone district boundary, the more stringent requirements apply. He advised that the Forest Conservation District minimum lot size was 25 acres. He said that Mr. Moore was proposing to take 3.2 acres of land outside the Forest Conservation District to add to the 1.33-acre lot (33-15) to create one

conforming lot. He advised, however, that Mr. Moore would need to obtain a Variance from the Zoning Board of Adjustment because the proposed change would make the non-conforming Forest Conservation lot more non-conforming.

It was **MOVED** (Ballin) and **SECONDED** (Cottrill) **THAT PETER MOORE BE REFERRED TO THE ZONING BOARD OF ADJUSTMENT FOR A VARIANCE REGARDING THE MINIMUM LOT SIZE REQUIREMENT IN THE FOREST CONSERVATION DISTRICT.** THE **MOTION** WAS **APPROVED UNANIMOUSLY.**

## III. JONATHAN & JENNIFER PAUL – Final Lot Merger & Right-of-Way Re-alignment (Tax Map 91, Lots 7, 8, & 14)

Clayton Platt (Pennyroyal Hill Land Surveying & Forestry, LLC) appeared on behalf of Jennifer Paul. Mr. Bedard advised that the Ms Paul was proposing a voluntary merger of two separate lots of record. He further advised that Ms Paul had obtained a wetlands crossing permit from the State of NH.

PB member Ballin advised that the Pauls had obtained Zoning Board of Adjustment (ZBA) approval subject to their receiving wetlands crossing approval from the State of NH. Ken McWilliams advised that there was nothing in the file from either the ZBA or the State of NH regarding wetlands approval.

It was **MOVED** (Conly) and **SECONDED** (Cottrill) **THAT THE VOLUNTARY MERGER OF TWO LOTS OF RECORD, TAX MAP 91, LOTS 7 & 8, BE APPROVED AS PROPOSED BY JENNIFER PAUL, SUBJECT TO RECEIPT OF THE ZONING BOARD OF ADJUSTMENT PERMISSION TO CROSS WETLANDS AND THE STATE OF NEW HAMPSHIRE PERMIT TO CROSS WETLANDS.** THE **MOTION** WAS **APPROVED UNANIMOUSLY.**

The Voluntary Merger of Lots of Record form and a Mylar were circulated for signing by the members of the PB and forwarding to the Merrimack County Registry of Deeds by the Town of New London.

## IV. NEW LONDON HOSPITAL – Final Site Plan Review (Tax Map 72, Lots 16 & 17 and Tax Map 59, Lot 4)

Celeste Cook recused herself from the PB.

Bruce King, New London Hospital CEO, stated that New London Hospital was appearing for final PB review and approval of the site plan for the proposed expansion of its facility located on County Road. Mr. King advised that a group of individuals involved in the project, including members of the hospital's Board of Trustees, hospital administrators Lori Underwood and Todd French, architects Jeff Galvin and Steve Clayman (Lavallee/Brensinger Architects), project engineer Kevin Thatcher (Clough Harbour & Associates, LLC), and legal counsel (Andrew Eills, Hinchley, Allen & Snyder) were also present. He stated that the hospital had met with the Zoning Board of Adjustment (ZBA) and the Conservation Commission and that all concerns had been satisfied.

Chair Ebel observed that the "Sunapee swirler" was missing from the final plan presented for review and that the hospital was proposing to do something else to "clean" the storm water drainage before it enters the wetlands.

Ken McWilliams reported that at the meeting of municipal department heads it had been recommended that the proposed snow storage along the wetlands be eliminated. He said the plan presented reflected that change and the snow storage north of parking lots in areas C and D had been eliminated. He pointed out that snow storage was now focused off parking lots in areas E and F on the plan. He said that Town Road Agent Richard Lee had opined that the proposed parking lot in area F might require additional tree removal in order to accommodate snow storage. He said that Jay Lyon of the New London Fire Department had advised that there needed to be some adjustment in the fire alarm system. Mr. McWilliams reported that Town Administrator Jessie Levine had advised the hospital that improvements to the intersection of Newport Road and County Road would extend the sidewalk to the first entrance to the Medical Office Building and she was talking with the hospital about cooperative efforts to extend the sidewalk from that point to the hospital entrance. Mr. McWilliams said that

**Town of New London**
*Zoning Board of Adjustment*

*P.O. Box 240*
*375 Main Street*
*New London, NH 03257*

# NOTICE OF DECISION

*New London Zoning Board of Adjustment*

**RE: PETER MOORE** **SEPTEMBER 17, 2007**

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Peter Moore. The applicant requested a variance to Article IX, Section D, 1 of the New London Zoning Ordinance in permit the creation of a new lot in the Forest Conservation District with less than the 25 acre minimum lot size. This property is located at 719 & 750 Little Sunapee Road, in the R-2 and Forest Conservation zones, Tax Map 33, Lot 15 & Map 21, Lot 1.

Deliberations: The Board went through the area variance questions.

Diminution in value. Since the likelihood is the property would be improved, the property would likely become more valuable with no diminution to surrounding properties.

1. Granting the variance must not be contrary to the public interest. The property being more valuable is a benefit to the Town at large. No injury to public interest is apparent.

2. Unnecessary Hardship. (a) The first prong to the question of an area variance is needed to enable the applicant's proposed use of the property, given the special conditions of the property. The uniqueness of the property exists in that a number of properties share both R-2 and Forest Conservation land. This is unique in the physical characteristics of the lakeside property and that the owner owns an abutting property that is nonconforming to become conforming. (b) The second prong to the question is whether or not you achieve the same benefit by other reasonably feasible method. The alternative would require the owner to move his business, as his request is to allow him to append to this lot to continue to carry on his livelihood. It would seem that if he did find an abutter to annex the property to, he would still have his two lots and not need to be here – it could be achieved some other way, but reasonably? Uniqueness is a forested hillside, wetlands and past and future anticipated use of the property for his business and residence. The Board concluded there appears to be no other reasonable method.

3. Substantial Justice. A guiding rule according to counsel "any loss to the individual that is not outweighed by a gain to the general public is an injustice." Given the discussion, it was the opinion that justice would be done. Mr. Moore has a potential loss that holding him to the ordinance would not be a gain to the general public.

4. Contrary to spirit of the ordinance. Keeping in spirit with the ordinance is a benefit as it is bringing a property more into conformity than present and creates a fully conforming R2 lot. The Forest Conservation district was designated long after these lots were defined. This is not affecting the Forest Conservation district in that the Forest Conservation land remains in tact. The spirit and intent of the ordinance states to protect and promote the general welfare by preserving its rural natural heritage. There is nothing in this proposal that does not agree with the spirit of the ordinance.

Mr. Lyons MOVED to approve the variance, seconded by Mr. Cross. Mr. Todd amended the MOTION to approve the proposal with the condition that there be no further subdivision to Map 33, Lot 15, meaning that the 4.6 acre lot created by the annexation of these two pieces of property. Mr. Lyons seconded the amended motion for purposes of discussion. There was some discussion that the property would not qualify for subdivision. Ms. Andrews inquired as to how this condition is enforced? The response was that the plan will have a notation and recorded with the Merrimack County Registry of Deeds.

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

*Town of New London*
*Zoning Board of Adjustment*

*P.O. Box 240*
*375 Main Street*
*New London, NH 03257*



Chair Green called for a vote on the amended MOTION, unanimously approved. Chair Green called for a vote on the APPROVAL of Mr. Moore's request for a variance Article IX, Section D.1 of the Zoning Ordinance. MOTION carried unanimously.

Bll Green, Chairman
Doug Lyon
Courtland Cross
Sue Ellen Andrews
W. Michael Todd

NOTE: Application for rehearing on any question of the above determination may be taken within 30 days of said determination by any party to the action or person affected thereby according to New Hampshire Revised Statutes Annotated. 1955, Chapter 31:74-76.

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

033-015-000

# Federal Emergency Management Agency

Washington, D.C. 20472

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
MAY 07 2012
RECEIVED

**May 01, 2012**

MR. DAVID ECKMAN
ECKMAN ENGINEERING, LLC
P.O. BOX 3035
PORTSMOUTH, NH 03802

**CASE NO.: 12-01-1539A**
COMMUNITY: TOWN OF NEW LONDON, MERRIMACK COUNTY, NEW HAMPSHIRE
COMMUNITY NO.: 330230

DEAR MR. ECKMAN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Ste 204, Hanover, MD 21076.

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

**LIST OF ENCLOSURES:**
LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

 | Date: May 01, 2012 | Case No.: 12-01-1539A | LOMA

# Federal Emergency Management Agency

Washington, D.C. 20472

# LETTER OF MAP AMENDMENT
# DETERMINATION DOCUMENT (REMOVAL)

| COMMUNITY AND MAP PANEL INFORMATION | | LEGAL PROPERTY DESCRIPTION |
|---|---|---|
| COMMUNITY | TOWN OF NEW LONDON, MERRIMACK COUNTY, NEW HAMPSHIRE | A parcel of land, as described in the Warranty Deed, recorded as Document No. 808077, in Book 3306, Pages 1403, 1404 and 1405, in the Office of the Registry of Deeds, Merrimack County, New Hampshire |
| | COMMUNITY NO.: 330230 | |
| AFFECTED MAP PANEL | NUMBER: 33013C0085E | 033-015-000 |
| | DATE: 4/19/2010 | |
| FLOODING SOURCE: LITTLE SUNAPEE LAKE | | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.438, -72.005<br>SOURCE OF LAT & LONG: ARCGIS 9.3<br>DATUM: NAD 83 |

## DETERMINATION

| LOT | BLOCK/ SECTION | SUBDIVISION | STREET | OUTCOME WHAT IS REMOVED FROM THE SFHA | FLOOD ZONE | 1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88) | LOWEST ADJACENT GRADE ELEVATION (NAVD 88) | LOWEST LOT ELEVATION (NAVD 88) |
|---|---|---|---|---|---|---|---|---|
| -- | -- | -- | 719 Little Sunapee Road | Structure (Cottage) | X (unshaded) | 1220.3 feet | 1226.3 feet | -- |

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Ste 204, Hanover, MD 21076.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

# LETTER OF MAP AMENDMENT
# DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

| LOT | BLOCK/ SECTION | SUBDIVISION | STREET | OUTCOME WHAT IS REMOVED FROM THE SFHA | FLOOD ZONE | 1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88) | LOWEST ADJACENT GRADE ELEVATION (NAVD 88) | LOWEST LOT ELEVATION (NAVD 88) |
|---|---|---|---|---|---|---|---|---|
| -- | -- | -- | 719 Little Sunapee Road | Structure (Residence) | X (unshaded) | 1220.3 feet | 1236.1 feet | -- |

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

**ZONE A (This Additional Consideration applies to the preceding 2 Properties.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Ste 204, Hanover, MD 21076.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

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# *NOTICE OF DECISION*

***New London Planning Board***

JULY 24, 2012

RE: Michael & Laurie Morgan

MAP 033-015- 000

You are hereby notified that on this date, the New London Planning Board reviewed a request By Michael & Laurie Morgan to remove two trees that are very close to the back of the house. They are within the waterfront buffer. Rick Anderson (CC) found that there are more than enough trees in the area where the ones in question are and that removal of them makes sense.

After hearing testimony regarding the proposed tree cutting request, **by unanimous vote, the New London Planning Board APPROVED the applicant's cutting request.**

Tom Cottrill, Chair

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**PLANNING BOARD**
**APPROVED MEETING MINUTES**
**July 24, 2012**

**MEMBERS PRESENT:** Tom Cottrill (Chair), Jeff Hollinger (Vice-Chair), Tina Helm (Board of Selectmen's Representative), Emma Crane (Conservation Commission Representative), Michael Doheny (Alternate)
**MEMBERS ABSENT**: Paul Gorman (Secretary), Deirdre Sheerr-Gross (Alternate), John Tilley, Michele Holton

Chair Cottrill called the meeting to order at 7:00pm. He asked Mr. Doheny to sit in for Paul Gorman, who was absent.

Request of Waiver for Site Plan – Solar Panel for Colby-Sawyer College
Steve Jesseman from Jesseman & Associates was at the meeting to represent the college. He said that the college was interested in studying energy efficiency and different ways of generating power. There is potential for solar power and the company they are talking to would like to put two side-by-side panels on a post behind the Ivey science building. They will use this as a test to see what the potential for power would be. If it becomes long-term they will come to the Planning Board with a more formal plan.

Chair Cottrill said that the panel is 10' 10" x 3' 2" and will be between 7' and 9' off the ground.

Mr. Doheny asked how long the panel would be there. Mr. Jesseman said that he was not sure. He thought it would be used to see what the power potential was, and then it would be used for future studies within the science department.

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Emma Crane) to approve the waiver of the Site Plan Review for the installation of one post with two, side-by-side solar panels, to be placed behind the Ivey Science Center at Colby-Sawyer College. THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Emma Crane) to approve the installation of one post with two, side-by-side solar panels, to be placed behind the Ivey Science Center at Colby-Sawyer College. THE MOTION WAS APPROVED UNANIMOUSLY.**

Waiver of Site Plan Review for Three Parking Spaces – Colby-Sawyer College
Mr. Jesseman said that the safety services cars need a place to park. They have located a suitable space near the James House where they would like to put three spaces. The spaces would be paved and striped.

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Emma Crane) to waive the site plan review for three additional parking spaces. THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Emma Crane) to approve the installation of three parking spaces in the location as described by Mr. Jesseman.**
**THE MOTION WAS APPROVED UNANIMOUSLY.**

Tree-Cutting Request 719 Little Sunapee Road 33-15
Rick Anderson sent a memo to the Planning Board saying that he met with lot owner Mike Morgan, who requested the removal of two trees within the waterfront buffer. He found that there were more than enough

trees in the area where the tree in question was. He also found that the trees in question are very close to the home and removal makes sense.

**IT WAS MOVED (Michael Doheny) AND SECONDED (Emma Crane) to approve the tree-cutting request as presented for 719 Little Sunapee Road.**
**THE MOTION WAS APPROVED UNANIMOUSLY.**

Review of Minutes

**IT WAS MOVED (Emma Crane) AND SECONDED (Tina Helm) to approve the minutes from April 24, 2012, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

The minutes from June 26th could not be approved because there were not enough Planning Board members present who were at the meeting.

Final Draft of the Master Plan Executive Summary

Chair Cottrill said that he implemented the latest revisions to the summary and it is now complete. The only thing left is to ask Linda Jackman to update the town's website to include the Master Plan as one of the main links instead of it being buried in the Planning Board information. Chair Cottrill also wondered if the Site Plan Review Regulations could be put on the main page of the website as he had trouble finding them.

Ms. Crane identified quite a few capital "T"s in the text that should be lower-case. She also asked why the photos used were all of winter scenes. Chair Cottrill said he would check to see if these things could be amended. Ms. Helm said that although this summary may be too abbreviated, no one wants to spend a penny more on it.

Other

Mr. Hollinger asked about the filling of the Planning & Zoning Administrator's position. Ms. Helm said that they received over 60 applications. Ms. Hallquist narrowed it down to 14, and the Board of Selectmen whittled it down further to 9. They interviewed five people the first day and four the following week. Tom Cottrill, Bill Green, Bob Brown, Ms Hallquist and the three Selectmen were there. They have whittled the decision down to two candidates. If everything checks out they would be close to being able to announce the new hire soon.

Ms. Helm thought that they had a nice pool of candidates to choose from. Mr. Hollinger thanked the Select-Board for the work they did to keep the Planning & Zoning Administrator position open. He felt it was important to have this position filled to maintain the quality of what the PB does as a Board.

Prior to the meeting, Ms Hallquist asked if the Inn at Pleasant Lake would need a site plan review for allowing patrons to wander outside during cocktail parties. It was determined by general consensus that if there were no food service orders being taken or tables set outside, then there is no need for a site plan review. The casual offering of hors d'oeuvres would seem to be okay. No vote was taken.

The next meeting was scheduled for August 28th at 7:00pm.

**IT WAS MOVED (Emma Crane) AND SECONDED (Michael Doheny) to adjourn.**
**THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 7:45pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London

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## NOTICE OF DECISION

**New London Planning Board**
**February 10, 2015**

Refer to the agenda and meeting minutes for additional details of the discussion.

- Tree Cutting Application for Michael and Laurie Morgan. Property located at 721 Little Sunapee Road. Tax Map 033-015-000. Removal of one (1) tree. Approved as presented.

Respectfully Submitted:

Lucy A. St. John, AICP
Planning and Zoning Administrator
Town of New London

Please be advised that any persons aggrieved by a decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition. Such petition shall be presented within 30 days after the date upon which the board voted to approve or disapprove the application. Refer to RSA 677:15 Court Review, for the specific language and other details. It is the petitioner's responsibility to seek legal counsel as they deem appropriate. This notice is for general informational purposes and in no way shall convey any legal advice.