



# SHORELAND PERMIT APPLICATION

Water Division/ Shoreland Program  
Land Resources Management

Check the status of your application: [www.des.nh.gov/onestop](http://www.des.nh.gov/onestop)



RSA/Rule: RSA 483-B, Env-Wq 1400

TOWN OF NEW LONDON  
 SELECTMEN'S OFFICE  
  
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This is an application for a permit to excavate, fill or construct new structures within the protected shoreland as regulated under RSA 483-B. For a complete list of activities that do not require a shoreland permit, view the shoreland program [frequently asked questions \(FAQs\)](#)

Please type or print clearly. **Please note:** Application packages missing required elements will be returned to the applicant in their entirety, including the fee. Land Resources Management will include a letter identifying the missing elements and describing how to resubmit the application package to DES. Application packages that are accepted will proceed to technical review to ensure the applicant has fulfilled all requirements as specified by statute or rules. For more information visit the [New Land Resources Management Application Return Process](#) site located on the Shoreland Program Page.

<b>1. PROPERTY OWNER</b>			
LAST NAME, FIRST NAME, M.I.: Peeler, David (Trustee), 159 POOR ROAD TRUST			
ADDRESS: 15 Buckingham St	TOWN/CITY: Cambridge	STATE: MA	ZIPCODE: 02138
PHONE:	EMAIL:		
<b>2. PROJECT LOCATION</b>			
ADDRESS: 159 Poor Road	TOWN/CITY: New London	STATE: NH	ZIPCODE: 03257
WATERBODY NAME: Lake Sunapee	TAX MAP: 91	LOT NUMBER: 1	
<b>3. CONTRACTOR OR AGENT</b>			
LAST NAME, FIRST NAME, M.I.: CLD CONSULTING ENGINEERS, INC.			
ADDRESS: 28 Gates St., Suite 100	TOWN/CITY: White River Jct	STATE: VT	ZIPCODE: 05001
PHONE: 802-698-0370	EMAIL: CLDUV@cldengineers.com		
<b>4. CRITERIA</b>			
Please check at least one of the following below:			
<input checked="" type="checkbox"/> This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.			
<input type="checkbox"/> This shoreland permit application includes a proposal to make the structures and/ or the property more nearly conforming in accordance with RSA 483-B:11			
<input type="checkbox"/> This shoreland permit application includes a request for a waiver of the following minimum standard(s) under RSA 483-B:9, V _____			
<b>5. PROJECT DESCRIPTION</b>			
Total Square feet of impact 3,347 Total square feet of new impervious area 2,802			
Provide a complete description of the proposed project. Demolish house and foundation - remove from premises. Old foundation excavation filled with clean fill. Site regraded, mulched, and seeded.			

**6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:**

Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Wetlands Permit Per RSA 482-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED

**7. REFERENCE LINE ELEVATION (REQUIRED FOR LAKES, PONDS, AND ARTIFICIAL IMPOUNDMENTS)**

Reference line elevations for most lakes, ponds and artificial impoundments greater than 10 acres in size are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. Please see RSA 483-B:4, xvii for the definition of reference line.

The reference line for this waterbody is 1093.15 Feet above sea level.

**8. SHORELAND FRONTAGE** Shoreland frontage is the actual frontage along the waterfront measured at the reference line.

The shoreland frontage on this lot is :152.1 Linear Feet

N/A – No Direct frontage on this lot

**9. APPLICATION FEE**

A non-refundable permit application fee of \$100 plus \$0.10 per total square foot of is required at the time the application is submitted. Fees are capped at \$750 for projects impacting less than 10,000 sq ft, \$1,875 for projects impacting between 10,000 and less than 25,000 sq ft, and \$3,750 for projects impacting 25,000 sq ft and greater. Please note that your application will not be considered complete if it does not include the appropriate fee. **Please make checks payable to the Treasurer, State of NH.**

**10. CALCULATING THE TOTAL IMPACT AREA AND PERMIT APPLICATION FEE**

Total impact area is calculated by determining the sum of all areas disturbed by regrading, excavation, filling, construction, and structure removal. Impacts often include, but are not limited to: constructing new driveways, constructing new structures, areas disturbed when installing a new septic system or foundation, creating temporary access roads for the purpose of installing a well and regrading associated with landscaping activities.

Total Area Impacted within 250 Of the Reference Line. = 3,347 (A) Square Feet

Multiply the total Impact Area By 10¢ and add \$100.00. [ (A) X .10 + \$100.00 ] = \$434.70 Permit Fee

**11. REQUIRED CERTIFICATIONS**

By initialing within the blank before each of the following statements, and signing below, you are certifying that: to the best of my knowledge, the information provided is true, complete and not misleading.

CRH I understand that any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation.

CRH I am aware that obtaining a shoreland permit will not exempt the work I am proposing from other state, local or federal approvals.

I have notified the municipality or municipalities in which the proposed impacts are located and provided them with a complete copy of the application and all supporting materials on  / / via certified mail.

CRH  This project is within ¼ mi of a designated river (river name: \_\_\_\_\_) and I have notified the Local River Management Advisory Committee by providing them with a copy of the complete application, including all supporting materials, via certified mail on day:   month:   year:   and I have included a copy of the certified mail receipt in the application submittal (RSA 482-A:3,i(d)(2))

This project is **not** within ¼ mi of a designated river

I have notified all abutters of the proposed impacts via certified mail as required by RSA 483-B:5-b, iv-a. (see definition of "abutter" on page (6)).

**12. SIGNATURES (Both must sign per Env-Wq 1406.08)**

OWNER NAME	<u>David R. Peeler</u>	PRINT NAME LEGIBLY: <u>DAVID R. PEELER</u>	DATE: <u>12/14/2016</u>
APPLICANT NAME	<u>Charles Hirshberg</u>	PRINT NAME LEGIBLY: <u>Charles Hirshberg</u>	DATE: <u>12/16/2016</u>

Please mail this application and all other attachments to the Department of Environmental Services Wetlands Bureau, PO Box 95, shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

## SHORELAND APPLICATION WORKSHEET

This form must be submitted to the Department of Environmental Services Wetlands Bureau accompanied with a Shoreland Permit Application. Instructions for completing this form are available on the shoreland program web page.

For the purposes of this worksheet, "**Pre-Construction**" impervious surface areas<sup>1</sup> means all human made impervious surfaces<sup>2</sup> currently in existence on the property, whether to be removed or to remain after the project is completed. "**Post-Construction**" impervious area means all impervious surfaces that will exist on the property upon completion of the project, including both new and any remaining pre-existing impervious surfaces. All answers shall be given in square feet.

<b>CALCULATING THE IMPERVIOUS AREA WITHIN 250 FEET OF THE REFERENCE LINE</b>			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREA	POST-CONSTRUCTION IMPERVIOUS AREA
<b>PRIMARY STRUCTURE</b> Include all <u>attached</u> decks and porches.	<u>House and Decks</u>	<u>2,802</u> FT <sup>2</sup>	<u>0</u> FT <sup>2</sup>
<b>ACCESSORY STRUCTURES</b> All other impervious surfaces excluding lawn furniture, well heads, and fences.  Common accessory structures include, but are not limited to: driveways, walkways, patios and sheds.	<u>Drive &amp; Walks</u>	<u>2,518</u> FT <sup>2</sup>	<u>2,518</u> FT <sup>2</sup>
	<u>Patio, Stairs, &amp; She</u>	<u>507</u> FT <sup>2</sup>	<u>507</u> FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
<b>TOTAL:</b>		<b>(A) <u>5,827</u> FT<sup>2</sup></b>	<b>(B) <u>3,025</u> FT<sup>2</sup></b>
Area of the lot located within 250 ft of reference line:			<b>(C) <u>29,282</u> FT<sup>2</sup></b>
Percentage of lot covered by pre-construction impervious area within 250 ft of the reference line: <i>[divide (a) by (c) x 100]</i>			<b>(D) <u>19.9</u> %</b>
Percentage of lot to be covered by post-construction impervious area within 250 ft of the reference line upon completion of the project: <i>[divide (b) by (c) x 100]</i>			<b>(E) <u>10.3</u> %</b>

<sup>1</sup> "**Impervious surface area**" as defined in Env-Wq 1402.15 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

<sup>2</sup> "**Impervious Surface**" as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

# IMPERVIOUS AREA THRESHOLDS

## DETERMINING THE PLAN REQUIREMENTS

- The percentage of post-construction impervious area (**Calculation E**) is less than or equal to 20%.  
This project **does not** require a stormwater management plan and **does not** require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
- A net increase in impervious area is proposed and the percentage of post-construction impervious area (**Calculation E**) is greater than 20%, but less than 30%.  
This project **requires** a stormwater management but, **does not** require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.  
See details on the *Checklist of Required Items* on page 6
- A net increase in impervious area is proposed and the percentage of post-construction impervious area (**Calculation E**) is greater than 30%.  
This project **requires** a stormwater management plan be designed and certified by a professional engineer **and requires** plans demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.  
See details on the *Checklist of Required Items* on page 6

## UNALTERED STATE REQUIREMENT

### DETERMINING THE AREA TO REMAIN IN AN UNALTERED STATE

Total area of the lot between 50 ft and 150 ft of the reference line within which the vegetation currently exists in an unaltered state <sup>3</sup> ( <b>see definition below</b> ). If this area is completely altered, place a zero on line (F) and (I) and proceed to (J).	(F) <u>3,997</u>
Total area of the lot between 50 ft and 150 ft from the reference line	(G) <u>12,174</u>
At least 25 percent of the vegetation within area (G) must remain in an unaltered state. [.25 x G]	(H) <u>3,043</u>
Place the smaller of line (F) and calculation (H) on this line. In order to remain compliant with RSA 483-B:9, V(b), this is the minimum area that must remain in an unaltered state between 50 ft and 150 ft from the reference line. This area must be represented on all plans.	(I) <u>3,043</u>
Name of person who prepared this worksheet:	(J) <u>Levi Burford</u>
Name and date of the plan this worksheet is based upon:	(K) <u>PD SL1, 11-2016</u>
SIGNATURE: <u>Levi Burford</u>	DATE: <u>12/16/2016</u>

<sup>3</sup> “Unaltered State” means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health.

# CHECKLIST OF REQUIRED ITEMS

Unless specified, all *items* listed below are *required*. Failure to provide the required items will delay a decision on your project and may result in permit denial. Please reference statute RSA 483-B, the Shoreland Water Quality Protection Act (SWQPA) and administrative rules Env-Wq 1400 et seq of the SWQPA available online at [www.des.nh.gov](http://www.des.nh.gov). This *checklist* is for your guidance only. Please submit the required items but **do not submit this checklist to NHDES**.

## 1. PLANS (FORMAT) (ref. Env-Wq 1406.11)

All plans must be created to a standard engineering scale appropriate for the size and scope of the project.

- Please submit a pre-existing conditions plan and a post-construction conditions plan.
- Fold oversized plans to 8.5 x 11 inches.

## 2. PLANS (DETAILS)

Required Information to be Shown on All Plans (ref. Env-Wq 1406.09 and Env-Wq 1406.10)

- A) The scale, if any, used on the plan, or if the plan is not to scale, the complete dimensions of all features.
- B) A north-pointing arrow, indicating orientation.
- C) A legend that clearly indicates all symbols, line types and shadings.
- D) The reference line, the primary structure setback line, the natural woodland buffer, and the protected shoreland zone.
- E) All other applicable local and state setbacks.
- F) The dimensions and locations of all existing pre-construction impervious areas.
- G) The dimension and locations of all post-construction impervious areas.
- H) The dimensions, locations, and descriptions of all proposed temporary impacts associated with completion of the project.
- I) Proposed methods of erosion and siltation controls indicated graphically and labeled, or otherwise annotated as needed for clarity, as specified by Env-Wq 1404.
- J) The locations of all existing altered areas, such as, lawns, fields, gardens and beaches.
- K) The locations of all areas between 50 ft and 150 ft of the reference line that will remain in an unaltered state (as determined on *line (I)* of the shoreland application worksheet)
- L) For any project involving work within the waterfront buffer, provide the following: *NA*
  - A plan delineating each segment of waterfront buffer that will be impacted by the project;
  - The location and diameter of all trees and saplings and the location of all shrubs and ground cover, at least up to that which is sufficient to meet the point requirement specified in RSA 483-B:9, V(a)(2)(D) within each segment to be impacted;
  - A designation of the trees to be cut during the project, if any, including:
    - The diameter of all trees and saplings at 4 ½ feet from the ground or by caliper at a height consistent with established nursery standards when nursery stock is present; and
    - The names of the existing species, using either Latin names or common names.
- M) Location and description of any on-site septic system including approval number, if known.
- N) Indicate and orientate where all required photos were taken

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147  
NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)

## Impervious Surface Thresholds

Projects that propose a net increase in impervious area may be required to incorporate a stormwater management plan and enhance the waterfront buffer with additional vegetation.

For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 20%, but less than 30% (**Calculation E**) within the protected shoreland, as specified in RSA 483-B:9 V (g)(2), please provide:

- Plans for a stormwater management system that will infiltrate increased stormwater from development in accordance with Env-Wq 1500.

For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 30% (**Calculation E**) within the protected shoreland, as specified in RSA 483-B:9 V (g) (1) and (3), please provide:

- Plans for a stormwater management system that is designed and certified by a professional engineer. Such system design shall demonstrate that the post-development volume and peak flow rate based on the 10-year, 24-hour storm event, shall not exceed the pre-development volume and peak flow rate for flow off the property within the protected shoreland.
- Evidence that each grid segment of the waterfront buffer at least meets the minimum required tree and sapling point score and/ or a planting plan with the locations and species of all native plantings proposed to at least bring each deficient grid segment up to the required minimum point score. An explanation of how to score grid segments and a native species planting list is available on the Shoreland Program web page.

## Nonconforming Structures in accordance with RSA 483-B:11

For projects that propose expansions of non-conforming primary structures, please provide a more nearly conforming request form in accordance with RSA 483-B:11.

- A Shoreland *More Nearly Conforming* Request Form.

## Waivers

For projects that request a waiver of the minimum standards of RSA 483-B:9, please provide a Waiver Request in accordance with RSA 483-B:9, V(i).

- A Shoreland *Waiver* Request Form.

## Pervious Technology Use

For any project that proposes the use of pervious surface technologies such as pervious asphalt or porous concrete, please provide:

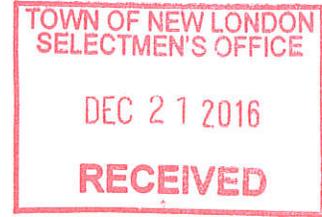
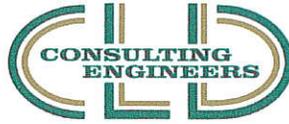
- A plan with the dimensions and locations of where all pervious technologies are proposed to be installed and a plan with the specifications indicating how the pervious technologies will be installed and maintained.

## 3. REQUIRED ATTACHMENTS (ref. Env-Wq 1406.12)

- A copy of the recorded deed of the current property owner.
- A copy of the US Geological Survey map at a scale of 1:24,000 with the property and project located.
- A copy of the tax map showing the location and lot number of the proposed project.
- Photographs of the area to be impacted.
- A copy of the NH Natural Heritage Bureau (NHB) Report for the subject property indicating that the project has been screened for species of concern. An NHB Report can be obtained online at: [www2.des.state.nh.us/nhb\\_datacheck](http://www2.des.state.nh.us/nhb_datacheck).
- Certified mail receipts verifying that the governing body of the municipality in which the project will be located, the Local River Management Advisory Committee, if the project is within ¼ mile of a Designated River under RSA 483:15 and all abutters<sup>4</sup> have been notified (ref. RSA-483-B:5-b, IV(a))
- A list of names and mailing addresses, as well as tax map and lot numbers, of all abutters<sup>4</sup>.

**Please Note:** Public infrastructure projects such as public roads, public utility lines, and associated structures and facilities, including public water access facilities are not required to notify abutters. (ref. RSA-483-B:5-b, IV(a)).

<sup>4</sup> "Abutter" means any person who owns property that is immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include those properties separated by a public road or more than 1/4 mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the 1/4 mile limitation.



## ABUTTER LIST

### Subject Property

#### **Tax Map 90 Lot 1**

159 Poor Road, New London , NH 03257

#### **Property Owner**

David Peeler- 159 Poor Road Realty Trust  
15 Buckingham Street, Cambridge, MA 02138

### Abutters

#### **Tax Map 91 Lot 4**

Christopher Alepa  
325 Stillwell Place  
Ridgewood, NJ 07450

#### **Tax Map 91 Lot 11**

George Quackenbos Trust  
P.O. Box 194  
New London, NH 03257

#### **Tax Map 91 Lot 5**

177 Poor Road Realty  
C/O David Peeler  
15 Buckingham Street  
Cambridge, MA 02138

#### **Tax Map 91 Lot 20**

Kelly & Timothy Condon  
P.O. Box 2507  
New London, NH 03257

### Municipality

Town of New London  
375 Main Street  
New London, NH 03257

### Agent

CLD Consulting Engineers, Inc.  
28 Gates Street – Suite 100  
White River Junction, VT 05001

7013 0600 0002 3397 2447

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.47

0772  
17

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.47

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\$3.77  
George Quackenbos Trust  
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.47

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Certified Fee	\$0.00
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.47

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\$3.77  
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C/O David Peeler  
15 Buckingham Street  
Cambridge, MA 02138

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Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.47

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17

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12/20/2016

\$3.77  
Town of New London  
375 Main Street  
New London, NH 03257

# TAX MAP 90 LOT 1



## Legend

- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads

Map Scale  
1: 17,264



© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)  
Map Generated: 12/19/2016

## Notes





NEW HAMPSHIRE NATURAL HERITAGE BUREAU  
NHB DATACHECK RESULTS LETTER

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**To:** Ray Critch, CLD Consulting Engineers, Inc  
28 Gates Street, Suite 100  
White River Junction, VT 05001

**From:** NH Natural Heritage Bureau

**Date:** 12/14/2016 (valid for one year from this date)

**Re:** Review by NH Natural Heritage Bureau of request submitted 12/1/2016

**NHB File ID:** NHB16-3605

**Applicant:** Charles Hirshberg, PE

**Location:** New London  
Tax Maps: Map 90 Lot 1

**Project**

**Description:** Demolish and remove existing structure and decks. Regrade and loam and seed disturbed area. No work proposed along shoreline or in 50 foot buffer.

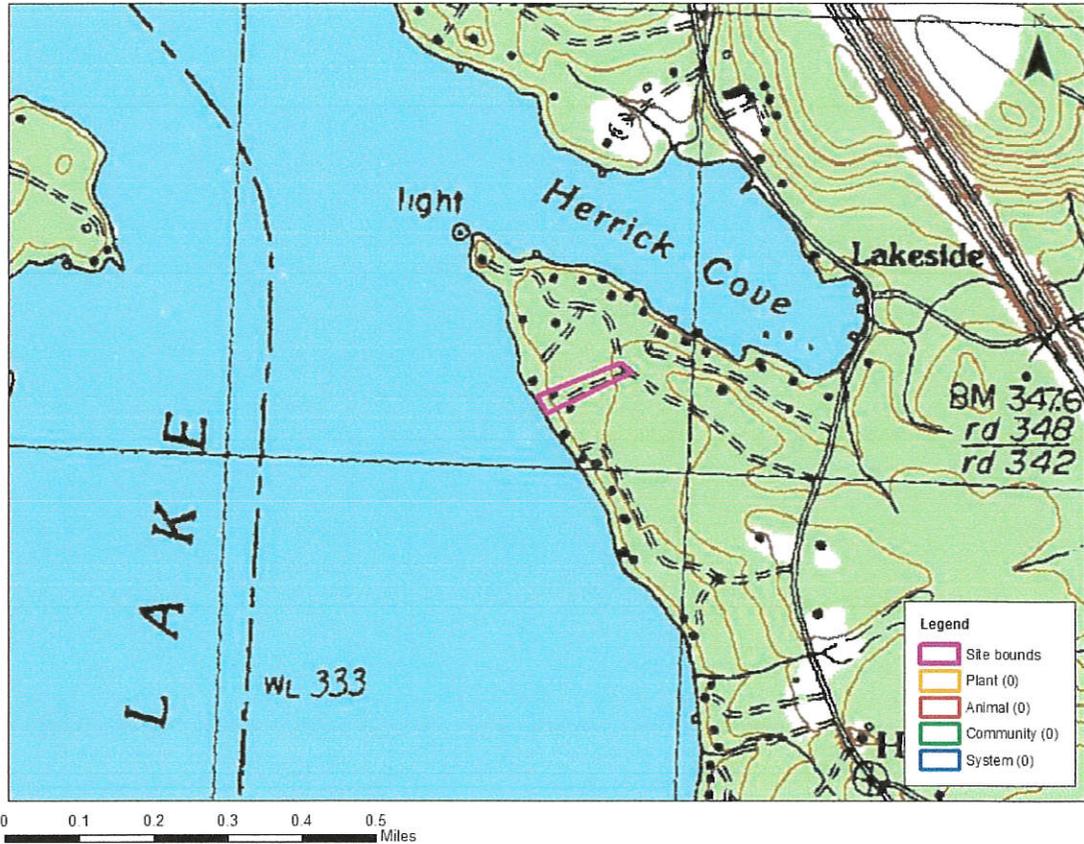
The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 12/1/2016, and cannot be used for any other project.



MAP OF PROJECT BOUNDARIES FOR: **NHB16-3605**

**NHB16-3605**





PICTURE A. LOOKING FROM THE DRIVEWAY WEST AT THE HOUSE



PICTURE B. LOOKING FROM THE DRIVEWAY NORTHWEST AT THE HOUSE



PICTURE C. LOOKING FROM THE BACK YARD SOUTHEAST AT THE HOUSE.



PICTURE D. LOOKING FROM THE TOP OF THE LEACH FIELD SOUTH AT THE HOUSE.



Return to:  
 ✓ Feeney Law Offices  
 PO Box 389  
 Newport, NH 03773

14.37  
2.00

30,000.00

QUITCLAIM DEED

BOWDOIN COLLEGE, a charitable corporation existing under the laws of the State of Maine, with a mailing address of Treasurer's Office, 5600 College Station, Brunswick, Maine 04011-8447, for consideration paid, grants to SAMUEL C. SICHKO, TRUSTEE OF THE 159 POOR ROAD REALTY TRUST, with a mailing address c/o Bowditch & Dewey, LLP, One International Place, 44<sup>th</sup> Floor, Boston, MA 02110, **WITH QUITCLAIM COVENANTS**, all its right, title and interest in and to the following described premises:

The land and buildings on Poor Road in New London, Merrimack County, New Hampshire, described as follows:

Beginning at an iron pin set in a boulder near the shore of Lake Sunapee at land now or formerly of John D. Quackenbos; then

- (1) North 83° 50' East by said Quackenbos land six hundred sixty-six feet (666') to a stone bound; then
- (2) Northerly by the western side of Poor Road one hundred feet (100'), more or less, to a stone bound; then
- (3) South 87° West by land now or formerly of James J. MacFarland six hundred seventy-four feet (674') to a stone bound; then
- (4) Continuing along the same course to the shore of Lake Sunapee; then
- (5) By said shore one hundred twenty-five feet (125'); then
- (6) North 83° 50' East by said Quackenbos land to the point of beginning.

Together with the right to use the road to the main highway (Route 103A) as described in deed of Edward J. Poor dated September 20, 1952, recorded in the Merrimack County Registry of Deeds, Book 737, Page 322.

Subject to easements of record for utilities.

Together with and subject to easement rights for road along boundary with said Quackenbos land as set forth in deeds of E.J. Poor recorded Book 737, Page 322, and Book 689, Page 461, as modified by Agreement Regarding Easement by John D. Quackenbos and Peter Amons dated September 1, 1989, recorded in said Registry, Book 1813, Page 374, and as shown on "Property of John D. Quackenbos" recorded in the Merrimack County Registry of Deeds as Plan 11275.

Intending to convey the same premises conveyed to Bowdoin College by deed of Robert F. White and Tona B. White dated November 22, 2005, and recorded in the Merrimack County Registry of Deeds at Book 2845, Page 735.

Not homestead property.

DATED: December 19, 2005

BOWDOIN COLLEGE

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
30 THOUSAND	0 HUNDRED AND	00 DOLLARS	
NOV	DAY	YR	AMOUNT
12/21/2005	744	125	\$ 30,000
VOID IF ALTERED			

By: *S. Catherine Langley*  
Name: *S. Catherine Langley*  
Title: *Senior Vice President for Finance and Administration & Treasurer*  
Duly Authorized

STATE OF MAINE  
COUNTY OF CUMBERLAND

The foregoing instrument was acknowledged, before me, this 19<sup>th</sup> day of December, 2005, by *S. Catherine Langley*, the *Sr. VP for Finance and Admin. of & Treasurer* of Bowdoin College, on behalf of the corporation.

MERRIMACK COUNTY RECORDS

*Kathi L. Gray*, CPO, Register

*Megan A. Hart*  
Notary Public  
Printed Name: **MEGAN A. HART**  
Notary Public, Maine  
My Commission Expires January 16, 2010  
My Commission Expires:

14-44  
2-2

TRUSTEE'S CERTIFICATE

The undersigned, David R. Peeler, of Cambridge, Massachusetts, Trustee of the 159 Poor Road Realty Trust, under Declaration of Trust dated November 18, 2005 (the "Trust"), does hereby certify as follows:

1. That the Trust remains in full force and effect in accordance with the terms set forth in said Declaration of Trust, and to his knowledge such Declaration of Trust has not been amended, modified, rescinded, revoked, terminated, or superseded as of the date of this certification;
2. That Samuel C. Sichko was the initial trustee of the Trust, and remained the Trustee until his resignation pursuant to paragraph 7.1 of said Declaration of Trust, dated December 31, 2010;
3. That there have always existed, and do presently exist, beneficiaries of the Trust, and that the current beneficiaries, as a result of the said Samuel C. Sichko's resignation, appointed David R. Peeler as successor Trustee pursuant to paragraph 7.2 of said Declaration of Trust, dated December 31, 2010; and
4. That the Trustee hereby signs and ratifies and confirms the provisions of said Declaration of Trust.

EXECUTED, as a sealed instrument under the pains and penalties of perjury on this 31<sup>st</sup> day of December, 2010.

  
David R. Peeler, Trustee

  
LT1-2-780675-1

  
LT2-3240-843-2

County of *Suffolk*

The undersigned notary public, personally appeared David R. Peeler, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding document(s), and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the 159 Poor Road Realty Trust.

*[Signature]* (official seal)  
Notary Public: *Samuel P. Carboneau*  
My commission expires: *10/3/2014*



MICRD

MERRIMACK COUNTY RECORDS

*Kathi L. Gray*, CPO, Register

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
159 POOR ROAD REALTY TRUST/DAVID PELER	4 Rolling	5 Well	3 Unpaved	7 Waterfront	RESIDENTL	Code 1013 Appraised Value 301,900 Assessed Value 301,900	Yr. Code 2016 1013 Assessed Value 301,900 Yr. Code 2015 1013 Assessed Value 326,200
15 BUCKINGHAM STREET		6 Septic			RES LAND	Code 1013 Appraised Value 1,688,100 Assessed Value 1,688,100	Yr. Code 2016 1013 Assessed Value 1,688,100 Yr. Code 2015 1013 Assessed Value 1,688,100
CAMBRIDGE, MA 02138					RESIDENTL	Code 1013 Appraised Value 31,800 Assessed Value 31,800	Yr. Code 2016 1013 Assessed Value 31,800 Yr. Code 2015 1013 Assessed Value 31,800
Additional Owners:							
SUPPLEMENTAL DATA							
Other ID:	00090	00002	00000	Septic Infor			
ZONE	MP			158			
UTILITY	WF			CONSERVA1			
Ward							
Prec.							
ROADFF							
GIS ID:	090-001-000						
ASSOC PID#							
RECORD OF OWNERSHIP							
159 POOR ROAD REALTY TRUST/DAVID PELER		BR-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
159 POOR ROAD REALTY TRUST/SAMUEL SICHKO		3240/ 8-43	03/03/2011	U	U	2,000,000	1U
BOWDOIN COLLEGE		2853/1190	12/21/2005	U	U	625,000	1E
WHITE ROBERT F & TONAB		2845/ 735	11/23/2005	U	U	625,000	1K
UNKNOWN		BNCH/MARK	01/01/1987	Q	Q	625,000	1O
		1615/0289	12/01/1986	Q	Q	00	00
Total:						2,021,800	2,021,800

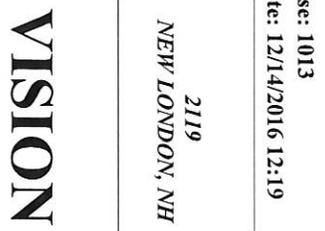
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
ASSESSING NEIGHBORHOOD								
	NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch			
	17/A							
OTHER ASSESSMENTS								
APPRaised VALUE SUMMARY								
Appraised Bldg. Value (Card)			301,900					0
Appraised XF (B) Value (Bldg)								0
Appraised OB (L) Value (Bldg)								0
Appraised Land Value (Bldg)								0
Special Land Value								0
Total Appraised Parcel Value			2,021,800					0
Valuation Method:								0
Adjustment:								0
Net Total Appraised Parcel Value			2,021,800					0

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

B	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I	Factor	S.A.	Acre	C	Factor	ST	Adj.	Notes-Adj	S Adj	Fact	Adj.	Unit Price	Land Value
1	1013	SFR WATER	R2				43,560	SF	1.99	1,6000	8	1,0000	0.90	17	13.00	158	WF		1,00		104,000.00	1,622,600
1	1013	SFR WATER	R2				0.63	AC	5,000.00	1,6000	8	1,0000	1.00	17	13.00				1,00		37.25	65,500
Total Card Land Units: 1.63 AC Parcel Total Land Area: 1.63 AC Total Land Value: 1,688,100																						

Date	Type	ID	CD	Purpose/Result
01/06/2016		KM	AC	ADMIN DATA ENTRY
08/04/2015		RE	M	MEASURE
06/07/2011		AR	AC	ADMIN DATA ENTRY
08/24/2010		NB	FR	IN FIELD REVIEW
01/14/2009		KM	AC	ADMIN DATA ENTRY

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
VISIT/ CHANGE HISTORY								



**CONSTRUCTION DETAIL (CONTINUED)**

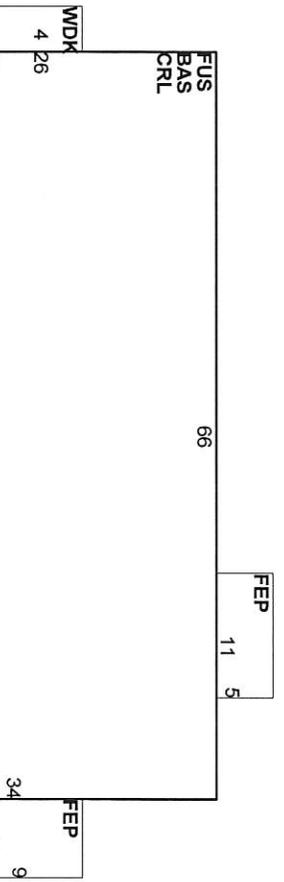
Element	Description	Element	Description
Style	06 Conventional		
Model	01 Residential		
Design/Appeal	06 Above Avg		
Stories	2 2 Stories		
Occupancy	1 Wood on Sheath		
Exterior Wall 1	08		
Exterior Wall 2	03 Gable/Hip		
Roof Structure	10 Wood Shingle		
Roof Cover	07 K PINE/A WD		
Interior Wall 1	14 Carpet		
Interior Wall 2	02 Oil		
Interior Flr 1	05 Hot Water		
Interior Flr 2	01 None		
Heat Fuel	05		
Heat Type	01		
AC Type	05 5 Bedrooms		
Total Bedrooms	4		
Total Bathrms	0		
Total Half Baths	8		
Total Xtra Fixtrs	02		
Total Rooms	8 Rooms		
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
DCK1	DOCKS-REST	414	L 414	75.00	2010	0	0	100	100	31,100
PA11	PATIO-AVG	284SF	L 284	5.00	2003	0	0	50	50	700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,828	1,828	1,828		234,393
CRL	Crawl Space	0	1,828	0		0
FEP	Enclosed Porch	0	118	83		10,643
FUS	Upper Story, Finished	1,828	1,828	1,828		234,393
WDK	Deck	0	580	58		7,437
<b>Ttl. Gross Liv/Lease Area:</b>		<b>3,656</b>	<b>6,182</b>	<b>3,797</b>		<b>486,865</b>





December 21, 2016

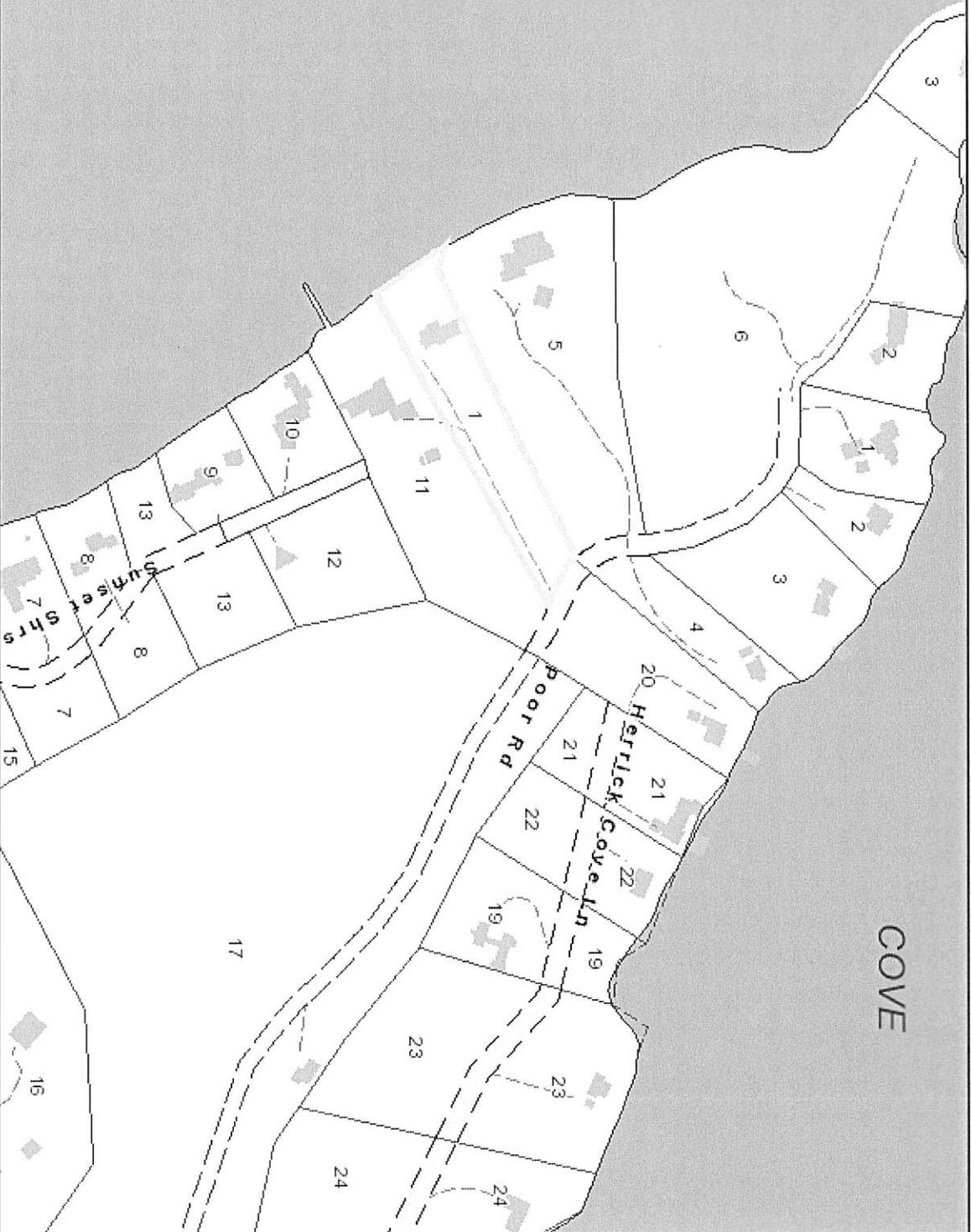
090-001-000

Tri Town, NH

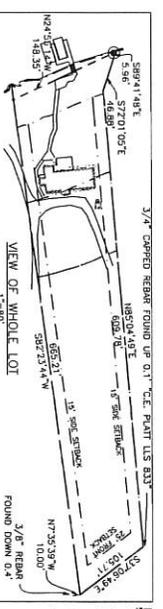
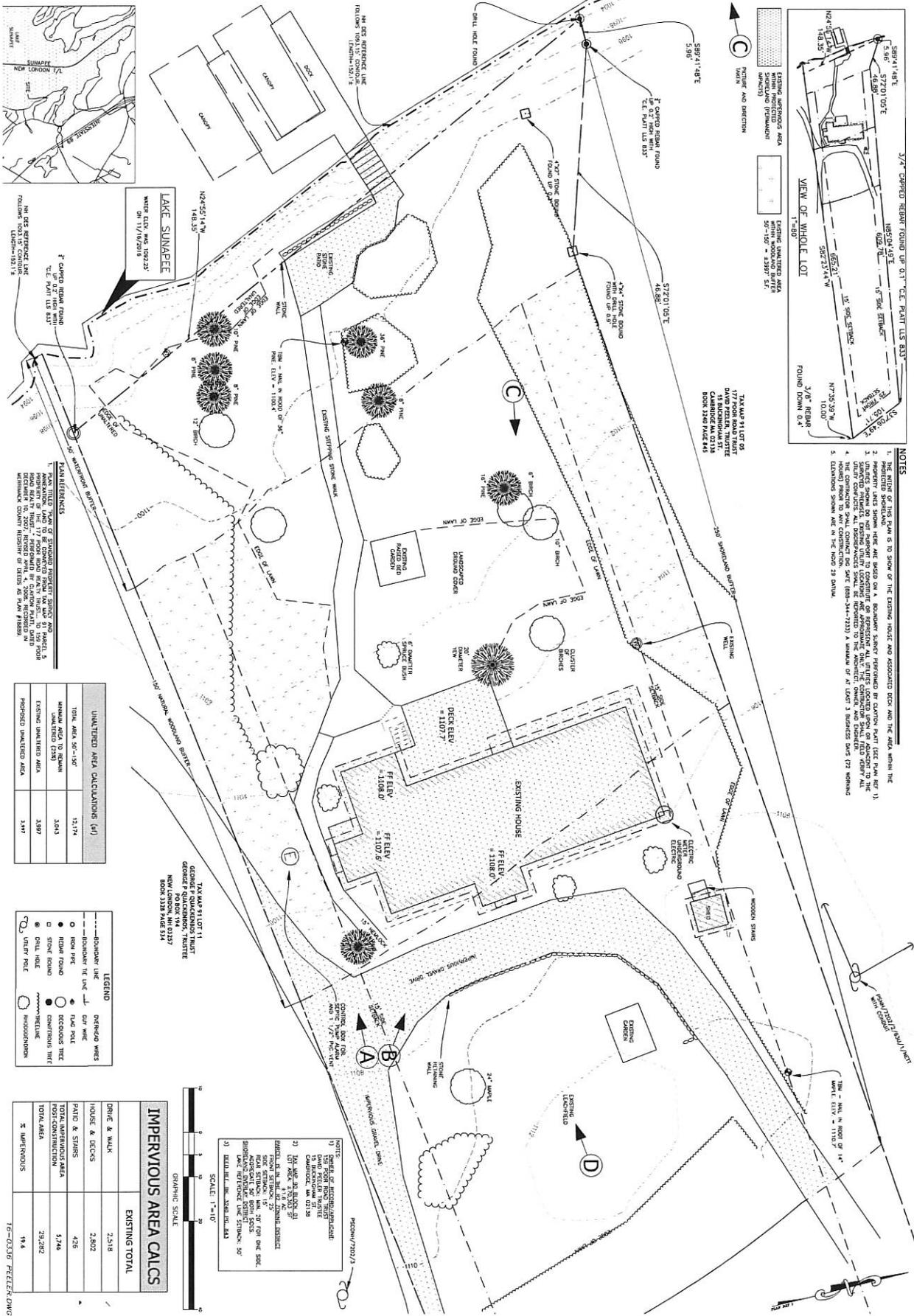
1 inch = 300 Feet



www.cai-tech.com



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.

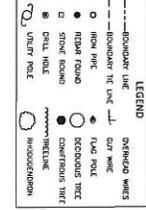


- NOTES**
- 1) THE FRONT OF THIS PLAN IS TO SHOW OF THE EXISTING HOUSE AND ASSOCIATED DECK AND THE AREA WITHIN THE PROJECTED SHEDLINE.
  - 2) UNLESS SPECIFIED, ALL DIMENSIONS ARE PERMANENT PER ASSESSOR'S RECORD MAP (SEE PLAN SET).
  - 3) UNLESS SPECIFIED, ALL DIMENSIONS ARE TO CENTERLINE OF ROADWAY UNLESS OTHERWISE NOTED.
  - 4) UNLESS SPECIFIED, ALL DIMENSIONS ARE TO CENTERLINE OF ROADWAY UNLESS OTHERWISE NOTED.
  - 5) THE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
  - 6) ELEVATIONS SHOWN ARE IN THE FOOT-CENTIMETER SYSTEM.



- DATA REFERENCES**
- 1) TAX MAP 91 LOT 05
  - 2) TAX MAP 91 LOT 06
  - 3) TAX MAP 91 LOT 07
  - 4) TAX MAP 91 LOT 08
  - 5) TAX MAP 91 LOT 09
  - 6) TAX MAP 91 LOT 10
  - 7) TAX MAP 91 LOT 11
  - 8) TAX MAP 91 LOT 12
  - 9) TAX MAP 91 LOT 13
  - 10) TAX MAP 91 LOT 14
  - 11) TAX MAP 91 LOT 15
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  - 94) TAX MAP 91 LOT 98
  - 95) TAX MAP 91 LOT 99
  - 96) TAX MAP 91 LOT 100

UNLIMITED AREA CALCULATIONS (sq)	
TOTAL AREA 50'-150'	12,174
UNLIMITED AREA TO REMAIN	3,243
EXISTING UNLIMITED AREA	3,597
PROPOSED UNLIMITED AREA	3,447



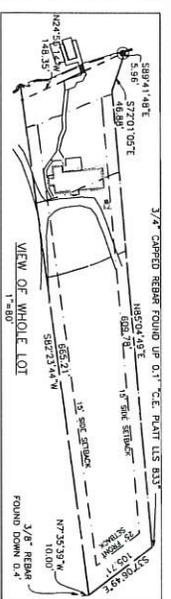
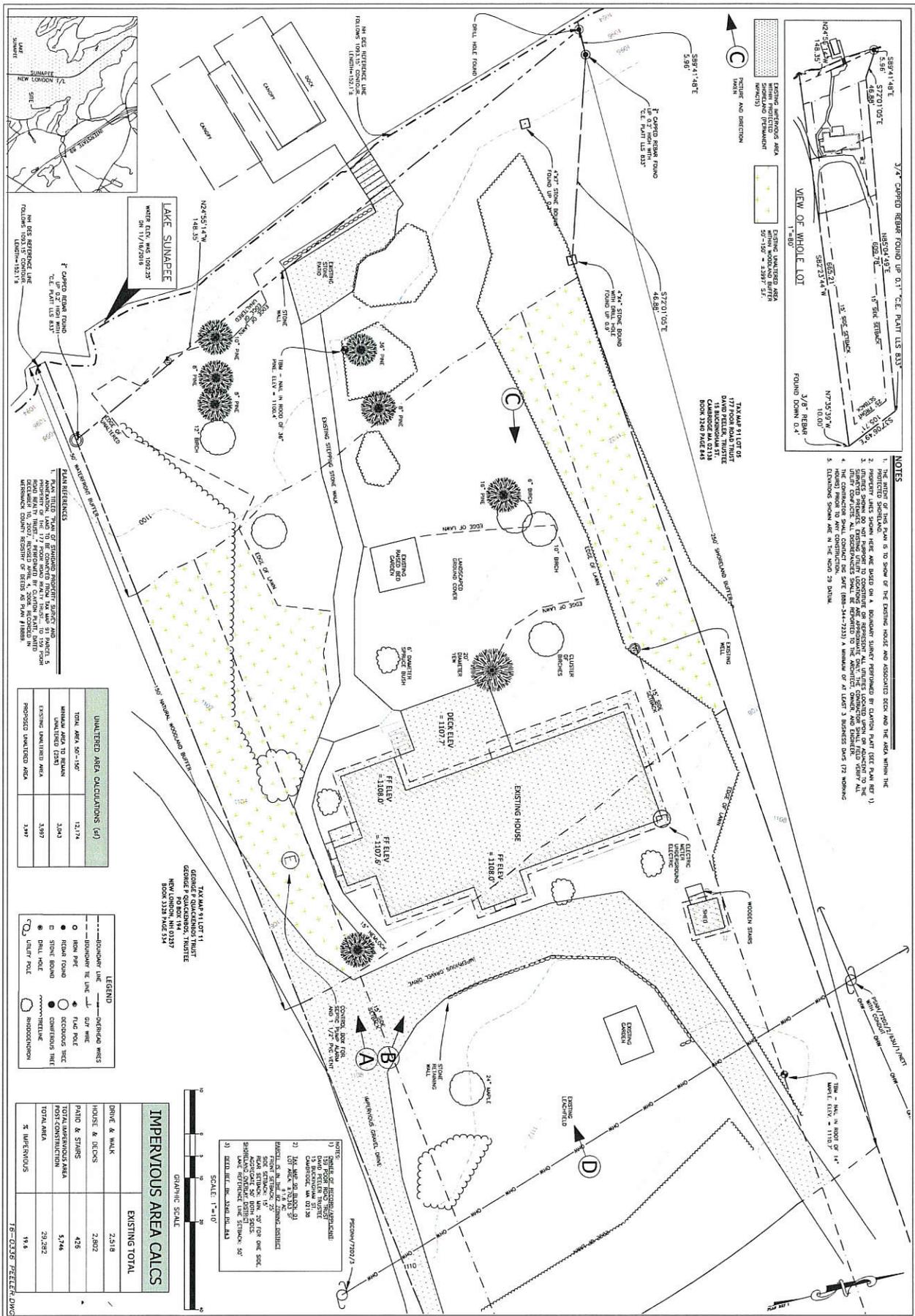
IMPERVIOUS AREA CALCS	
DRIVE & WALK	2,518
HOUSE & DECKS	2,802
PATIO & STAIRS	428
TOTAL IMPERVIOUS AREA	5,748
TOTAL COEFFICIENT	29,282
TOTAL AREA	19.4

SCALE: 1"=10'

GRAPHIC SCALE

16-0356 PRELIM.DWG





- NOTES**
1. THE AREA OF THIS PLAN IS TO SHOW OF THE EXISTING AND ASSOCIATED DATA AND THE AREA WITHIN THE PROJECTED SHEDLINE.
  2. EXISTING CONDITIONS ARE BASED ON A RECONNAISSANCE SURVEY PERFORMED BY CLUGEN PART OF THE PLAN SET.
  3. DIMENSIONS SHOWN DO NOT NECESSARILY CORRELATE TO THE DIMENSIONS SHOWN ON ANY PREVIOUS RECORDS. ALL DIMENSIONS SHOWN ARE TO BE TAKEN FROM THE DIMENSIONS SHOWN ON THIS PLAN SET.
  4. THE CONTRACTOR SHALL CONTACT THE STATE (888-344-2222) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 HOURS) PRIOR TO THE START OF CONSTRUCTION.
  5. ELEVATIONS SHOWN ARE IN THE YEAR 2011 DATUM.

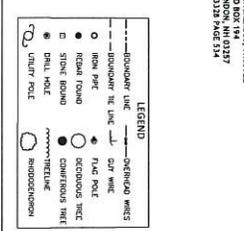


**DATA REFERENCES**

1. PLAN TITLE: PLAN OF EXISTING AND PROPOSED CONDITIONS AND PROJECT 5 DEMOLITION OF THE 177 POOR ROAD HOUSE IN CAMBRIDGE, MA. PROJECT NO. 15-0326. DATE: 11-2016. DRAWN BY: EJM. CHECKED BY: EJM. APPROVED BY: EJM.

**UNALTERED AREA CALCULATIONS (sq ft)**

AREA DESCRIPTION	AREA (sq ft)
TOTAL AREA 50'-50'	12174
MINIMUM AREA TO REMAIN (UNALTERED) (25%)	3043
EXISTING UNALTERED AREA	3397
PROPOSED UNALTERED AREA	3347



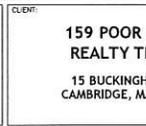
**IMPERVIOUS AREA CALCS**

TYPE	EXISTING TOTAL
DRIVE & WALK	2,518
HOUSE & DECKS	2,802
PATIO & STAIRS	428
TOTAL IMPERVIOUS AREA	5,748
TOTAL CONSTRUCTION	29,282
TOTAL AREA	35,030
% IMPERVIOUS	16.4

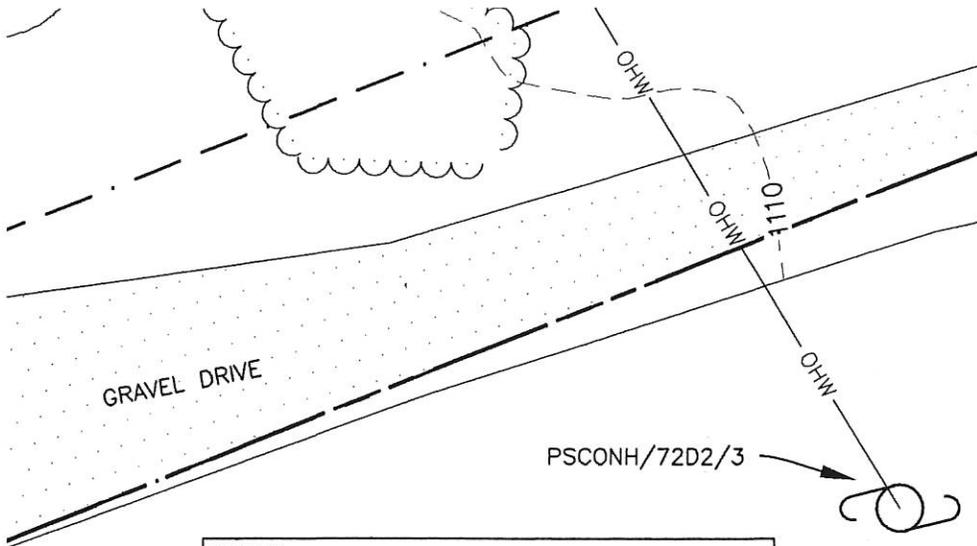
**TAX MAP 90 LOT 1 HOUSE DEMOLITION PLAN**  
 159 POOR ROAD  
 NEW LONDON, NH  
**EXISTING CONDITIONS PLAN**

SCALE: PROJECT NO. 15-0326  
 DATE: 11-2016  
 DWG. NO. EX1

CLIENT:  
**159 POOR ROAD REALTY TRUST**  
 15 BUCKINGHAM ST  
 CAMBRIDGE, MA 02138

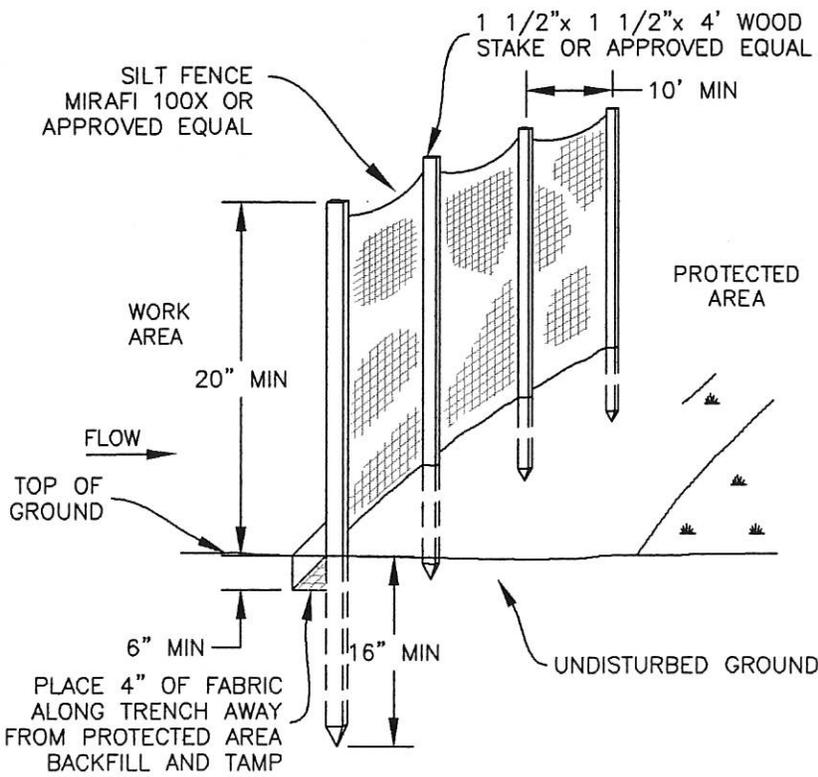


NO.	DATE	REVISION	DRAWN:	DESIGNED:	CHECKED:	APPROVED:
1			LEB		CM	



NOTES:

- 1) OWNER OF RECORD/APPLICANT:  
159 POOR ROAD TRUST  
DAVID PEELER TRUSTEE  
15 BUCKINGHAM ST.  
CAMBRIDGE, MA 02138
- 2) TAX MAP 90 BLOCK 01  
LOT AREA: ±70,363 SF  
±1.6 AC  
PARCEL IS IN THE R2 ZONING DISTRICT  
FRONT SETBACK: 25'  
SIDE SETBACK: 15'  
REAR SETBACK: MIN. 20' FOR ONE SIDE,  
AGGREGATE 50' BOTH SIDES.  
SHORELAND OVERLAY DISTRICT  
LAKE REFERENCE LINE SETBACK: 50'
- 3) DEED REF. BK. 3240 PG. 843



*Silt Fence Barrier*  
16-0336 PEELER.DWG

**159 POOR ROAD  
REALTY TRUST**

**15 BUCKINGHAM ST  
CAMBRIDGE, MA 02138**

CLIENT:

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE

DEC 21 2016

RECEIVED

**TAX MAP 90 LOT 1  
HOUSE DEMOLITION PLAN**

**159 POOR ROAD  
NEW LONDON, NH**

**PROPOSED  
SHORELAND  
PLAN**

CS
PROPOSED TOTAL
518
0
507
025
282
0.3

SCALE: 1"=30'	PROJECT NO. 16-0336
DATE: 11-2016	DWG. NO. <b>PD SL1</b>