TM 135-008-000
-010-000

NH DES Alteration of Terrain Application

Pike Brook Road Relocation & Redevelopment of Lakeside Properties

Located at:
Tax Map 135, Lots 8 and 10
Pike Brook Road
New London, New Hampshire

Prepared for:
Pike Brook Road Revocable Trust of 2014
c/o Jacqueline Hudkins, Trustee
P.O. Box 6630
Portsmouth, NH 03802

STATE OF NEW HAMPSHIRE
PETER J. BLAKEMAN
No. 8229
LICENSED
PROFESSIONAL ENGINEER

2/5/16

5 February 2016

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
FEB 09 2016
RECEIV

Complete application available in Town Office for review.

BLAKEMAN ENGINEERING, INC.
P.O. BOX 4 ROUTE 114
NORTH SUTTON, NEW HAMPSHIRE 03260
(603) 927-4163
email: blakemaneng@tds.net

ENGINEERING: *PLANNING*
DESIGN
PERMITTING

SEPTIC SYSTEM DESIGN
SITE PLANNING and DESIGN
SUBDIVISION DESIGN

PROJECT NARRATIVE

Plans are submitted for NH DES review for relocating an existing private road (Pike Brook Road) and for the redevelopment of two properties fronting on Lake Sunapee. The contiguous properties are owned by Pike Brook Road Revocable Trust of 2014 (PBR Trust). PBR Trust purchased three contiguous properties in 2014 along Pike Brook Road (Tax Map 315, Lots 8, 9 and 10) and subsequently merged lots 8 and 9 together. The three properties are shown on the Existing Conditions Plan (Sht D1); all subsequent plans show lots 8 and 9 merged and labeled as Map 315, Lot 8.

The PBR Trust ownership encompasses approximately 496 LF of a private road known as Pike Brook Road. Pike Brook Road is a private road for which there is no specific right-of-way width. Property owners along the road simply have deeded usage rights. PBR Trust plans to move the segment of road through their properties further away from the lake.

Due to uncertainty about the Towns involvement in this process and roadway widths required by Town Regulation, PBR Trust applied for, and received, NH DES SWQPA permits for redeveloping the residential structures on the properties. These permits have Approval #'s 2015-01107, & 2015-01110. The PBR Trust had no intention of moving the road if the town required a width greater than the roughly 10-14' travel way that exists and furthermore would have received significant pushback from other property owners along the road. Basically they all wanted to keep the aesthetics of the narrow woods road that had been there since the lots were all originally.

After construction of the house had started and several meetings with the NL Planning Board it was determined by attorny's for the Trust and for the Town that due to the nature of this particular private road the Town had no jurisdiction over the road construction.

Therefor, additional NH DES SWQPA permits were applied for and received for work on the two properties (lots 8 and 10) relative to the road. These have Approval #'s 2015-03317 & 2015-03318. Furthermore, this proposed work is contiguous to the former and together will exceed the 50,000 SF threshold for disturbed area which necessitates NH DES Alteration of Terrain permitting. Road construction will not begin until the AoT permit has been secured.

The total disturbed area for the project is +/-85,865 SF.

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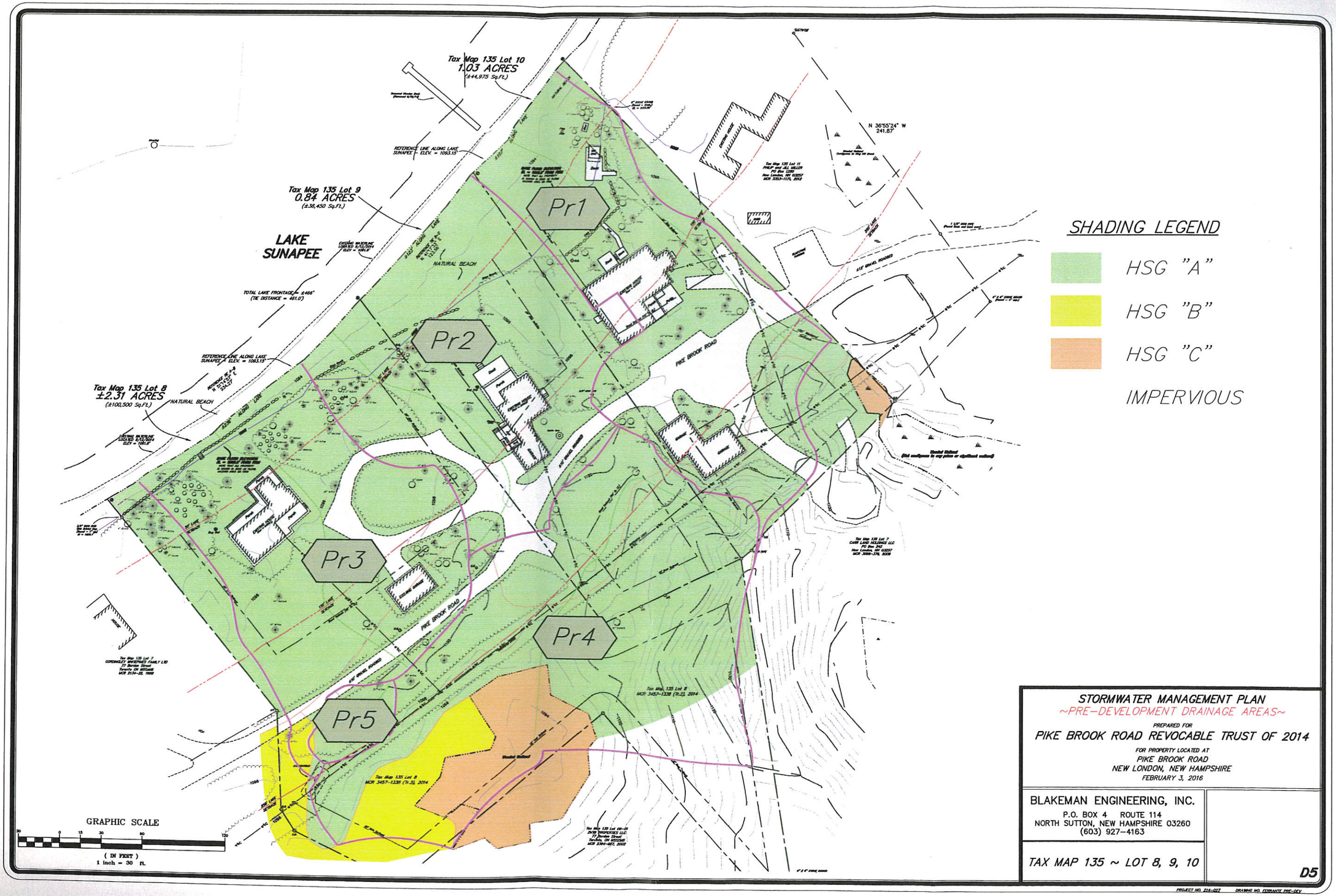

STORMWATER MANAGEMENT PLAN

~PRE-DEVELOPMENT DRAINAGE AREAS~

PREPARED FOR

PIKE BROOK ROAD REVOCABLE TRUST OF 2014

FOR PROPERTY LOCATED AT

PIKE BROOK ROAD
NEW LONDON, NEW HAMPSHIRE
FEBRUARY 3, 2016

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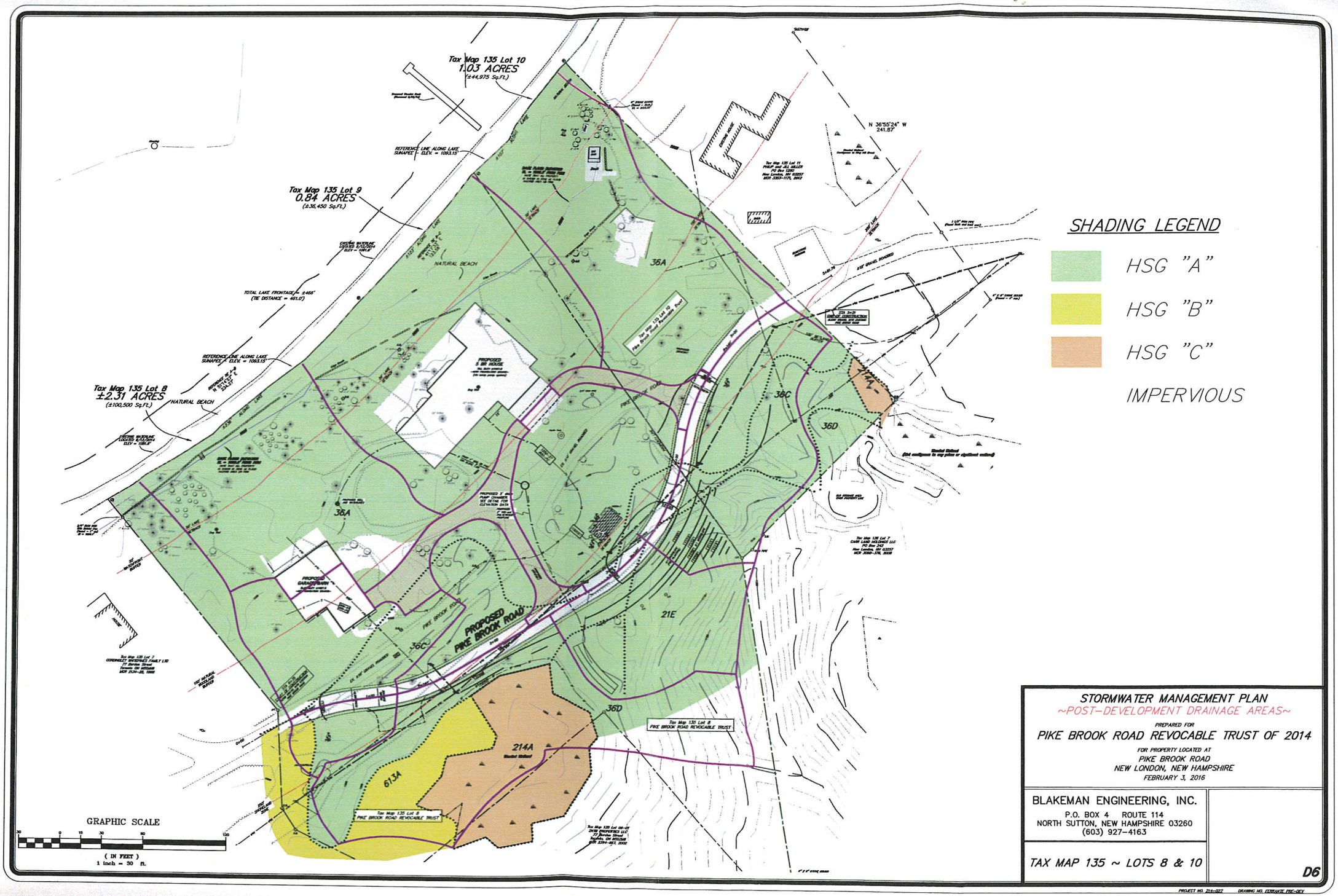
TAX MAP 135 ~ LOT 8, 9, 10

D5

PROJECT NO. 216-022 DRAWING NO. FERRANTE PRE-DEV



STORMWATER MANAGEMENT PLAN
~POST-DEVELOPMENT DRAINAGE AREAS~

PREPARED FOR
PIKE BROOK ROAD REVOCABLE TRUST OF 2014

FOR PROPERTY LOCATED AT
PIKE BROOK ROAD
NEW LONDON, NEW HAMPSHIRE
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TAX MAP 135 ~ LOTS 8 & 10

D6

PROJECT NO. 214-027 DRAWING NO. EXTRANTE PRE-DEV