

# WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau  
Land Resources Management

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



RSA/Rule: RSA 482-A/ Env-Wt 100-900

			<p style="color: blue; font-size: 24px; font-weight: bold;">RECEIVED</p> <p style="color: red; font-size: 20px; font-weight: bold;">MAR 14 2016</p> <p style="color: blue; font-size: 18px; font-weight: bold;">TOWN OF NEW LONDON LH</p>
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**1. REVIEW TIME:**

Indicate your Review Time below. Refer to Guidance Document A for instructions.

Standard Review (Minimum, Minor or Major Impact)

Expedited Review (Minimum Impact only)

**2. PROJECT LOCATION:**

Separate applications must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: **80 Pike Brook Road**

TOWN/CITY:

TAX MAP: **135**

BLOCK:

LOT: **10**

UNIT:

USGS TOPO MAP WATERBODY NAME: **Sunapee Lake**

NA

STREAM WATERSHED SIZE:

NA

LOCATION COORDINATES (If known):

Latitude/Longitude

UTM

State Plane

**3. PROJECT DESCRIPTION:**

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

**Installation of a single finger 2 slip permanent dock, and reconstruction of the wall along the back of the beach.**

**4. SHORELINE FRONTAGE**

NA This lot has no shoreline frontage.

SHORELINE FRONTAGE: **106**

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

**5. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND, ALTERATION OF TERRAIN, ETC...**

**Shoreland Permit #2015-03317, AoT - Application Under Review**

**6. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:**

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 16 - 0509

b.  Designated River the project is in 1/4 miles of: \_\_\_\_\_; and

date a copy of the application was sent to the Local River Management Advisory Committee: Month: \_\_\_ Day: \_\_\_ Year: \_\_\_

NA

[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)

<b>7. APPLICANT INFORMATION (Desired permit holder)</b>			
LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME: <b>Pike Brook Road Revocable Trust of 2014, Jacqueline M. Hudkins, Trustee</b>		MAILING ADDRESS: <b>P.O. Box 6630</b>	
TOWN/CITY: <b>Portsmouth</b>		STATE: <b>NH</b>	ZIP CODE: <b>03802</b>
EMAIL or FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically			
<b>8. PROPERTY OWNER INFORMATION (If different than applicant)</b>			
LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME:		MAILING ADDRESS:	
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL or FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically			
<b>9. AUTHORIZED AGENT INFORMATION</b>			
LAST NAME, FIRST NAME, M.I.: <b>Grigsby, Greg, M.</b>		COMPANY NAME: <b>Pellettieri Associates, Inc.</b>	
MAILING ADDRESS: <b>P.O. Box 717</b>			
TOWN/CITY: <b>Warner</b>		STATE: <b>NH</b>	ZIP CODE: <b>03278</b>
EMAIL or FAX: <b>ggrigsby@pellettieriassoc.com</b>		PHONE: <b>603-456-3678</b>	
ELECTRONIC COMMUNICATION: By initialing here <b>GG</b> , I hereby authorize NHDES to communicate all matters relative to this application electronically			
<b>10. PROPERTY OWNER SIGNATURE:</b>			
See the Instructions & Required Attachments document for clarification of the below statements			
By signing the application, I am certifying that:			
<ol style="list-style-type: none"> <li>I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.</li> <li>I have reviewed and submitted information &amp; attachments outlined in the Instructions and Required Attachment document.</li> <li>All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.</li> <li>I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.</li> <li>I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.</li> <li>Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.</li> <li>I have submitted a Request for Project Review (RPR) Form (<a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a>) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.</li> <li>I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.</li> <li>I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.</li> <li>I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.</li> <li>I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.</li> <li>The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not</li> </ol>			
 Property Owner Signature		<b>Jacquiline M. Hudkins</b> Print name legibly	<b>3/3/16</b> Date

[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)

## MUNICIPAL SIGNATURES

### 11. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

	Print name legibly	Date
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#### DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

### 12. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

	Linda Nicklos	New London	3/14/16
Town/City Clerk Signature	Print name legibly	Town/City	Date

#### DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

#### DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

**13. IMPACT AREA:**

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

*Permanent: impacts that will remain after the project is complete.*

*Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.*

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Scrub-shrub wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Intermittent stream	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Perennial Stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Intermittent stream	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Perennial stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Lake / Pond	130 / 66 <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Tidal water	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Salt marsh	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Sand dune	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland buffer	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Previously-developed upland in TBZ	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Lake / Pond	447 <input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - River	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Tidal Water	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
<b>TOTAL</b>	/	/

**14. APPLICATION FEE:** See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) 130 sq. ft. X \$0.20 = \$ 26

Temporary (seasonal) docking structure:                      sq. ft. X \$1.00 = \$

Permanent docking structure: 447 sq. ft. X \$2.00 = \$ 894

**Projects proposing shoreline structures (including docks) add \$200 = \$ 200**

Total = \$ 1,120

The Application Fee is the above calculated Total or \$200, whichever is greater = \$

# WETLANDS PERMIT APPLICATION – ATTACHMENT A MINOR AND MAJOR - 20 QUESTIONS

Water Division/ Wetlands Bureau/ Land Resources Management

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



**RSA/ Rule:** RSA 482-A, Env-Wt 100-900

**Env-Wt 302.04 Requirements for Application Evaluation - For any major or minor project, the applicant shall demonstrate by plan and example that the following factors have been considered in the project's design in assessing the impact of the proposed project to areas and environments under the department's jurisdiction. Respond with statements demonstrating:**

1. The need for the proposed impact.

The proposed work seeks to enhance safe access to Lake Sunapee. The permanent single finger dock and two PWC lifts will provide an improved facility for accessing the lake for boating. Reconstruction of the low wall along the beach retains the vegetation and defines the space.

2. That the alternative proposed by the applicant is the one with the least impact to wetlands or surface waters on site.

A permanent dock on a deep sand lake bottom has one time impacts. A seasonal dock has impacts twice a year when it is installed and removed. A seasonal dock on a sandy lake bottom also has the potential to require additional adjustment during the boating season. An in-kind replacement of the low wall has less impact than removing it, or relocating the wall to another location. Controlling the erosive nature of the sandy soil, is best handled with the structure already in place.

3. The type and classification of the wetlands involved.

**The wetland is Lake Sunapee, which is designated as a Lake on the NH DES Consolidated List of Waterbodies, totalling 4,090 Acres.**

4. The relationship of the proposed wetlands to be impacted relative to nearby wetlands and surface waters.

**There are no wetlands delineated nearby that would be impacted relative to this project. The surface waters of Lake Sunapee will be protected with appropriate erosion controls during construction, until the subject area is vegetatively stabilized.**

5. The rarity of the wetland, surface water, sand dunes, or tidal buffer zone area.

**Lakes are common in the state of New Hampshire. While lakes & ponds are considered an important resource, there are no known characteristics which would classify Lake Sunapee as "Rare"**

6. The surface area of the wetlands that will be impacted.

**444 SF for the dock and approximately 3 SF for the ice cluster.**

7. The impact on plants, fish and wildlife including, but not limited to:
- a. Rare, special concern species;
  - b. State and federally listed threatened and endangered species;
  - c. Species at the extremities of their ranges;
  - d. Migratory fish and wildlife;
  - e. Exemplary natural communities identified by the DRED-NHB; and
  - f. Vernal pools.

**None impacted by the proposed work. See the attached NHB letter in the application package.**

8. The impact of the proposed project on public commerce, navigation and recreation.

**The proposed permanent dock meets the requirements for lakes this size, and is not located in an area where it would impact any of the above. A large stone jetty to the south helps negate any impact this project would have on the above. Further, 'no raft' bouys are anchored further out in the lake to keep boats away from the shore.**

9. The extent to which a project interferes with the aesthetic interests of the general public. For example, where an applicant proposes the construction of a retaining wall on the bank of a lake, the applicant shall be required to indicate the type of material to be used and the effect of the construction of the wall on the view of other users of the lake.

**The dock construction will use a dark natural wood, and the canopies are seasonal, limiting visual impacts. The low walls along the back of the beach will use the existing material (aged granite and fieldstone), therefore there should be no meaningful aesthetic impacts beyond what exists today.**

10. The extent to which a project interferes with or obstructs public rights of passage or access. For example, where the applicant proposes to construct a dock in a narrow channel, the applicant shall be required to document the extent to which the dock would block or interfere with the passage through this area.

**The conditions outlined in question #8 make the proposed dock not applicable to this situation.**

11. The impact upon abutting owners pursuant to RSA 482-A:11, II. For example, if an applicant is proposing to rip-rap a stream, the applicant shall be required to document the effect of such work on upstream and downstream abutting properties.

**The proposed work meets the NHDES mandated 20' side setbacks, and as such, the impact to abutters is minimized.**

12. The benefit of a project to the health, safety, and well being of the general public.

**The low wall reconstruction takes place on private property, and will not contribute negatively to the water quality of Lake Sunapee. The dock is a one time conforming installation, and has no meaningful impact on the health, safety and well being of the general public.**

13. The impact of a proposed project on quantity or quality of surface and ground water. For example, where an applicant proposes to fill wetlands the applicant shall be required to document the impact of the proposed fill on the amount of drainage entering the site versus the amount of drainage exiting the site and the difference in the quality of water entering and exiting the site.

**Not applicable.**

14. The potential of a proposed project to cause or increase flooding, erosion, or sedimentation.

**There will be no increase to flooding, erosion, or sedimentation as a result of the proposed project.**

15. The extent to which a project that is located in surface waters reflects or redirects current or wave energy which might cause damage or hazards.

**Because of the method of dock construction being proposed (pilings), we anticipate no changes in wave activity or currents.**

16. The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland or wetland complex were also permitted alterations to the wetland proportional to the extent of their property rights. For example, an applicant who owns only a portion of a wetland shall document the applicant's percentage of ownership of that wetland and the percentage of that ownership that would be impacted.

**The proposed dock work falls under the criteria set forth by NHDES, and a permanent dock can only be located in certain areas. In addition, minor efforts to stabilize areas and prevent sand migration within the waterfront buffer, such as this proposal, would have modest benefits to the wetland.**

17. The impact of the proposed project on the values and functions of the total wetland or wetland complex.

**This project will have no meaningful effect on the wetland system.**

18. The impact upon the value of the sites included in the latest published edition of the National Register of Natural Landmarks, or sites eligible for such publication.

**Not applicable.**

19. The impact upon the value of areas named in acts of congress or presidential proclamations as national rivers, national wilderness areas, national lakeshores, and such areas as may be established under federal, state, or municipal laws for similar and related purposes such as estuarine and marine sanctuaries.

**Not applicable.**

20. The degree to which a project redirects water from one watershed to another.

**Not applicable.**



## New Hampshire Natural Heritage Bureau

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**To:** chris kessler  
199 old pumpkin hill rd  
Warner, NH 03278

**Date:** 2/19/2016

**From:** NH Natural Heritage Bureau

**Re:** Review by NH Natural Heritage Bureau of request dated 2/19/2016  
NHB File ID: NHB16-0509

Applicant: Greg Grigsby

Location: Tax Map(s)/Lot(s): Map 135 Lots 10 & 9 & 8  
New London

Project Description: Repairs to existing retaining walls on property and  
construction of permanent docking structures.

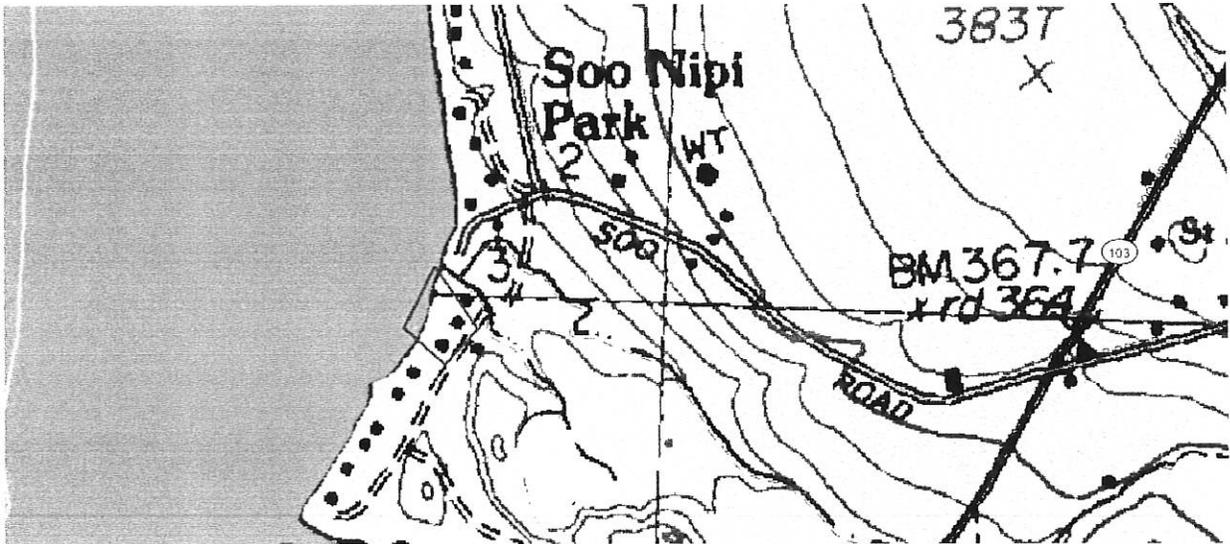
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 2/18/2017.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB16-0509





**US Army Corps  
of Engineers**<sup>®</sup>  
New England District

**New Hampshire Programmatic General Permit (PGP)  
Appendix B - Corps Secondary Impacts Checklist  
(for inland wetland/waterway fill projects in New Hampshire)**

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See PGP, GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

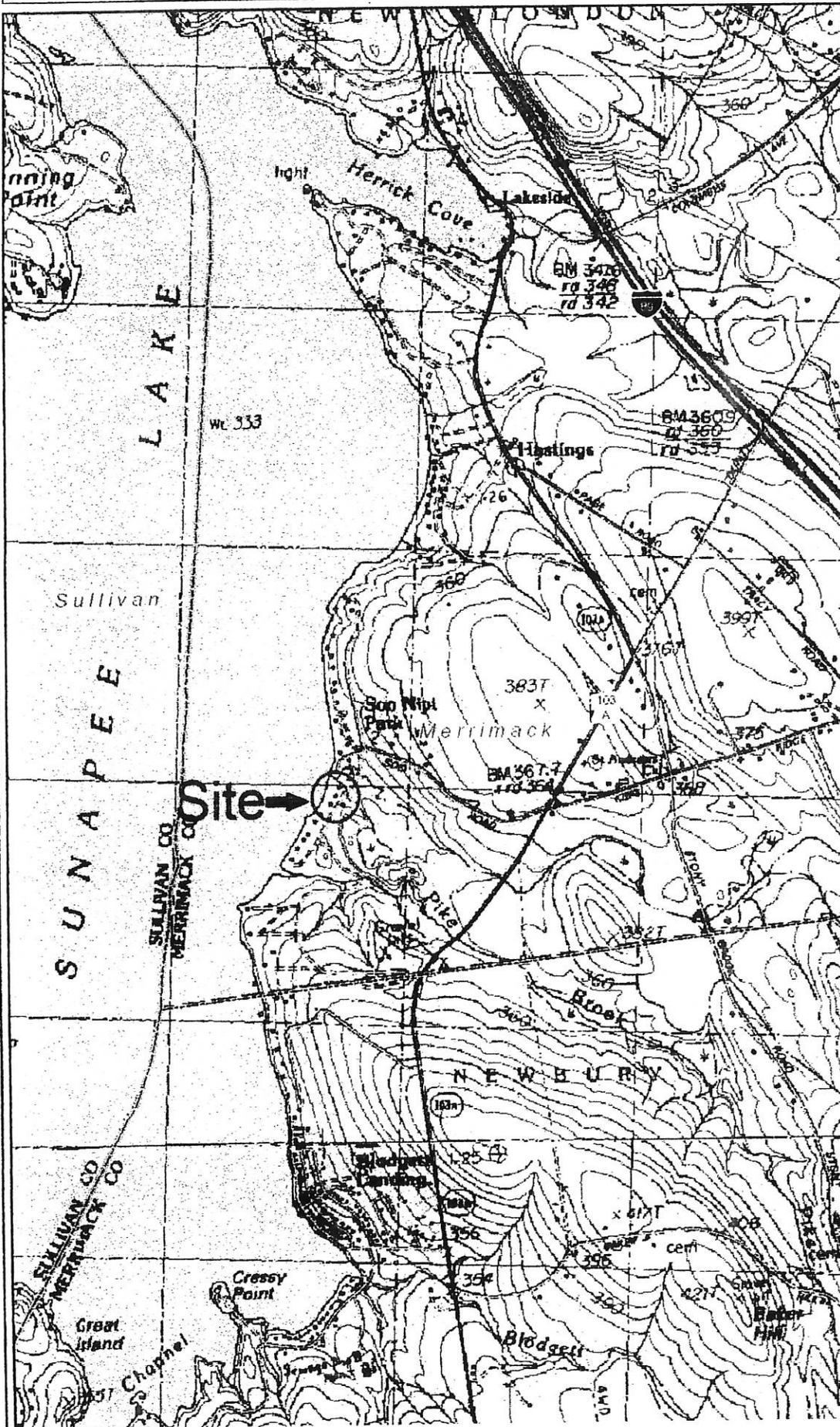
<b>1. Impaired Waters</b>	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See <a href="http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm">http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm</a> to determine if there is an impaired water in the vicinity of your work area.*		✓
<b>2. Wetlands</b>	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	✓	
2.2 Are there proposed impacts to SAS, shellfish beds, special wetlands and vernal pools (see PGP, GC 26 and Appendix A)? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) website, <a href="http://www.nhnaturalheritage.org">www.nhnaturalheritage.org</a> , specifically the book <u>Natural Community Systems of New Hampshire</u> .		✓
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	N.A.	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		✓
2.5 The overall project site is more than 40 acres.		✓
2.6 What is the size of the existing impervious surface area?	3,185 SF	
2.7 What is the size of the proposed impervious surface area?	NO CHANGE	
2.8 What is the % of the impervious area (new and existing) to the overall project site?	9.98%	
<b>3. Wildlife</b>	Yes	No
3.1 Has the NHB determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require a NHB determination.)		✓
3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: <ul style="list-style-type: none"> <li>• PDF: <a href="http://www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm">www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm</a>.</li> <li>• Data Mapper: <a href="http://www.granit.unh.edu">www.granit.unh.edu</a>.</li> <li>• GIS: <a href="http://www.granit.unh.edu/data/downloadfreedata/category/databycategory.html">www.granit.unh.edu/data/downloadfreedata/category/databycategory.html</a>.</li> </ul>		✓

3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		✓
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		✓
3.5 Are stream crossings designed in accordance with the PGP, GC 21?	N.	A.
<b>4. Flooding/Floodplain Values</b>	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		✓
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	N.	A.
<b>5. Historic/Archaeological Resources</b>		
For a minor or major impact project - a copy of the Request for Project Review (RPR) Form ( <a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a> ) shall be sent to the NH Division of Historical Resources as required on Page 5 of the PGP**	N.	A.

\*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

\*\* If project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law..

# Pike Brook Road Revoc. Trust 2014



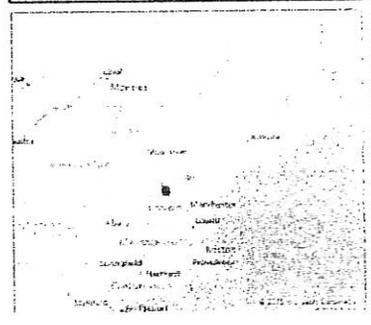
## Legend

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

Map Scale  
 1: 24,000

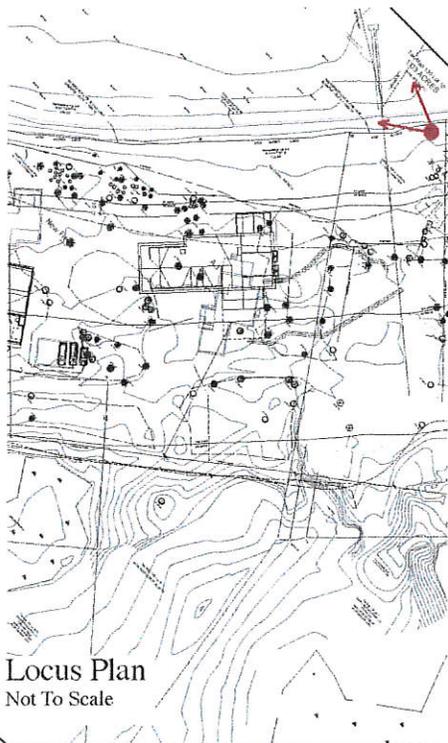
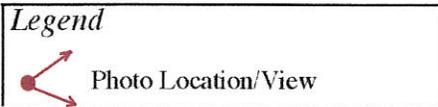


## Notes

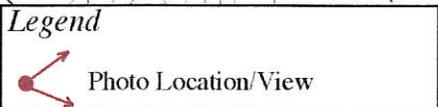




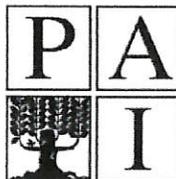
Existing Property As Seen From Sunapee Lake



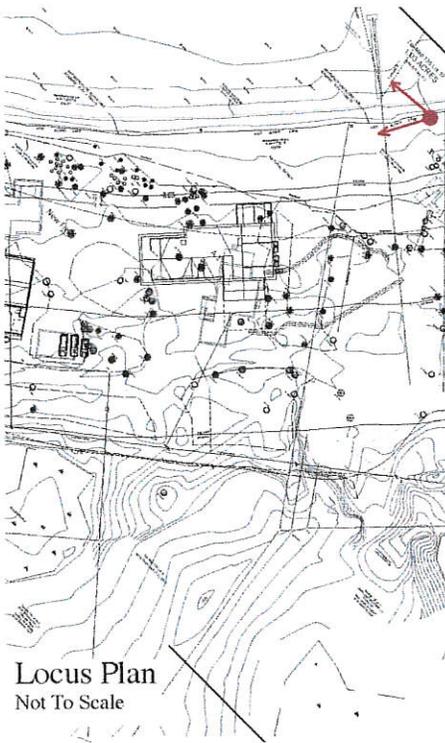
Existing Shorefront & Dock



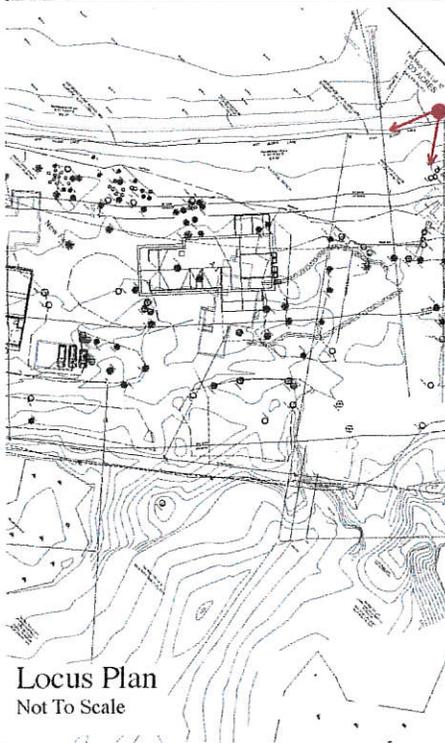
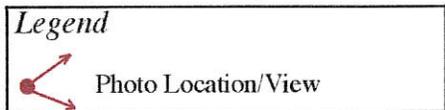
**Pike Brook Road Revoc. Trust '14**  
 98/96 Pike Brook Rd, New London, NH  
 Existing Site Conditions  
 12 September 2014



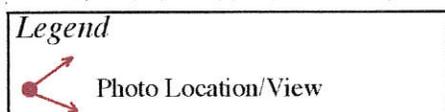
**Pellettieri Associates, Inc**  
 Landscape Architecture & Construction  
 169 Kearsarge Mountain Road Warner, NH  
 Phone (603) 456-3678 Fax (603) 456-3229  
 E-mail: ckessler@pellettieriassoc.com



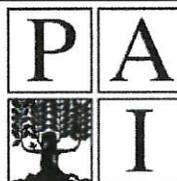
Existing Shorefront



Existing Shorefront, Wall & Structure



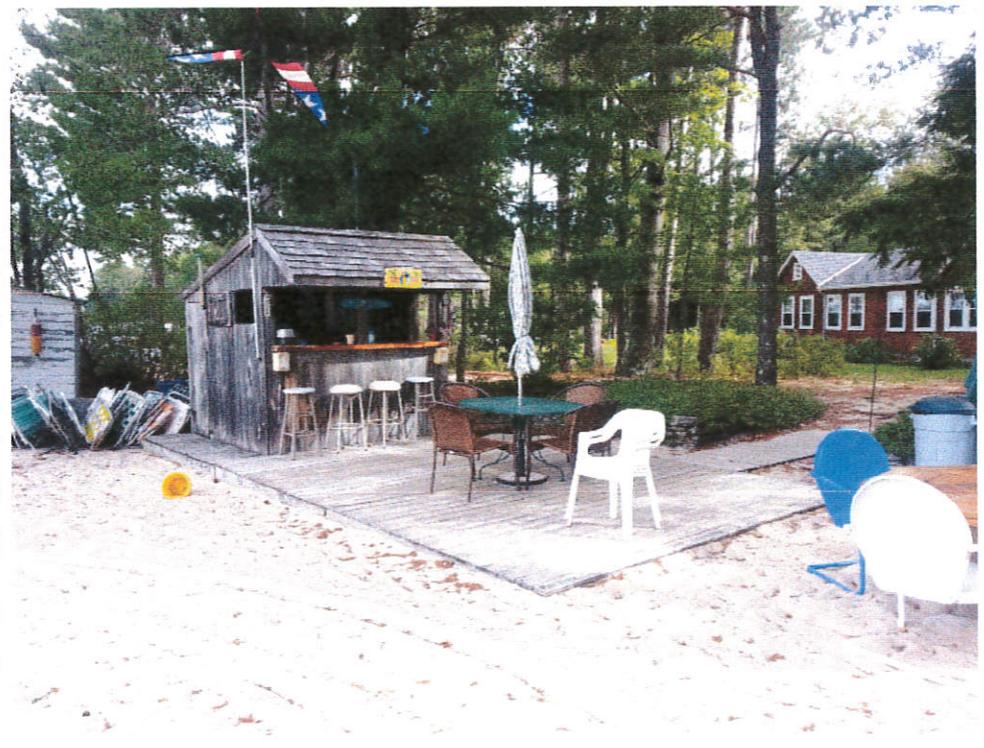
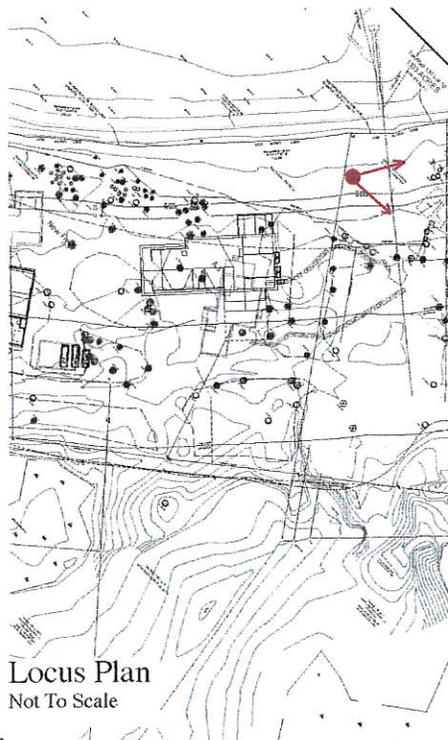
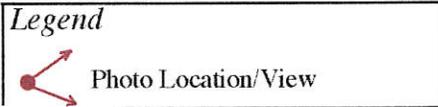
**Pike Brook Road Revoc. Trust '14**  
 98/96 Pike Brook Rd, New London, NH  
 Existing Site Conditions  
 12 September 2014



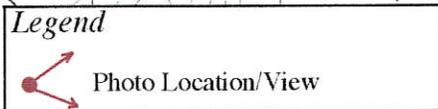
**Pellettieri Associates, Inc**  
 Landscape Architecture & Construction  
 169 Kearsarge Mountain Road Warner, NH  
 Phone (603) 456-3678 Fax (603) 456-3229  
 E-mail: ckessler@pellettierassoc.com



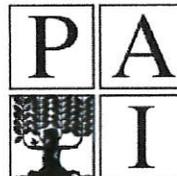
Existing Shorefront / Waterfront Buffer



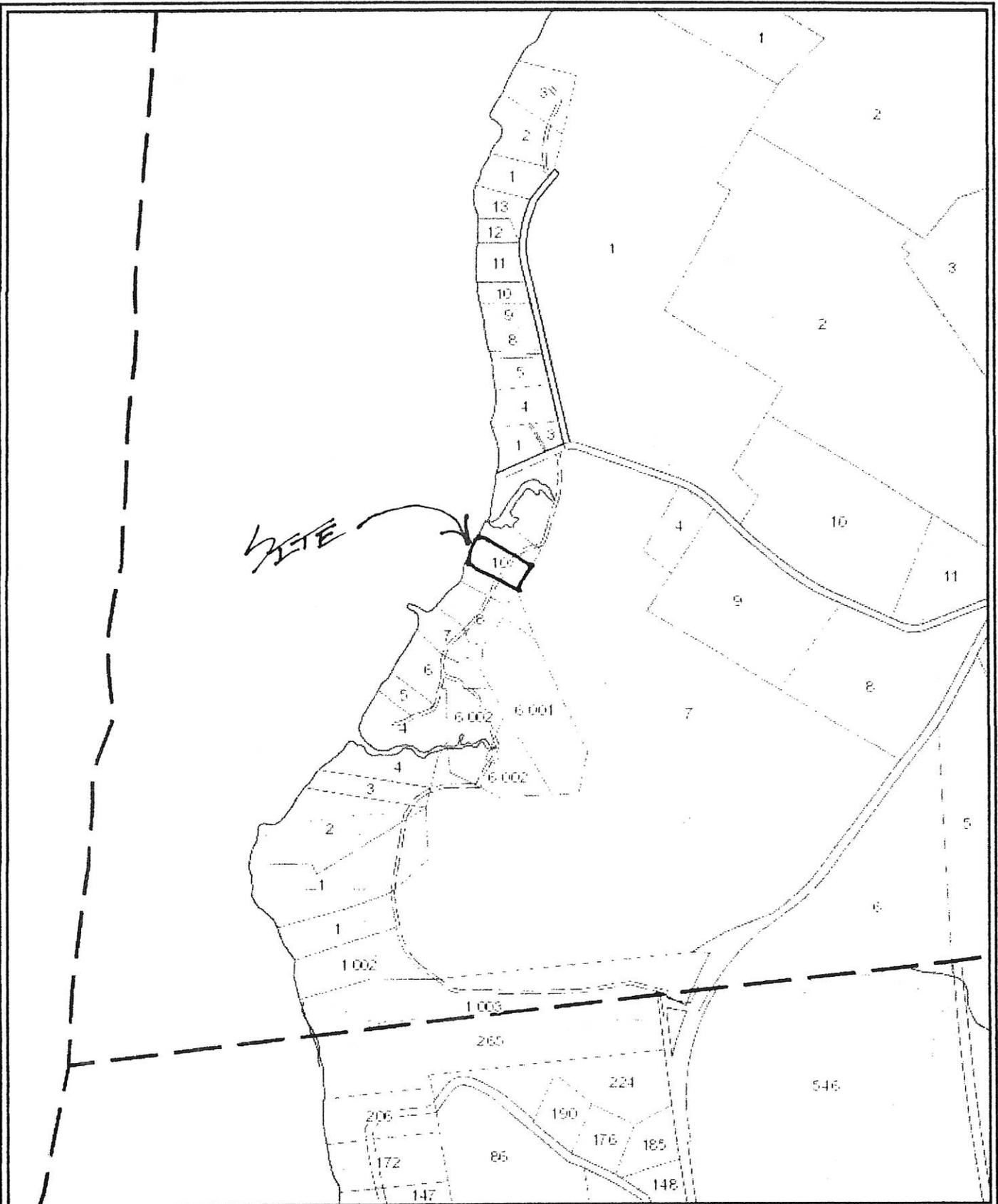
Existing Shorefront & Structure



**Pike Brook Road Revoc. Trust '14**  
 98/96 Pike Brook Rd, New London, NH  
 Existing Site Conditions  
 12 September 2014



**Pellettieri Associates, Inc**  
 Landscape Architecture & Construction  
 169 Kearsarge Mountain Road Warner, NH  
 Phone (603) 456-3678 Fax (603) 456-3229  
 E-mail: ckessler@pellettieriassoc.com



*SITE*

Tri Town, NH  
 1 Inch = 775 Feet  
 May 11, 2015



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.

www.cai-tech.com  
 CAI Technologies

ABUTTERS LIST  
PREPARED FOR THE  
PIKE BROOK ROAD REVOCABLE TRUST  
NEW LONDON NH  
TAX MAP 135 LOT 8,9,10

May 12, 2015

**OWNERS:**

**Tax Map 135 Lots 8,9,10**  
Pike Brook Road Revocable Trust  
c/o Jacqueline M. Hudkins Esq.  
PO Box 6630  
Portsmouth, NH 03802

**ABUTTERS:**

(South From Soo-Nipi Road)

**Tax Map 136 Lot 7**  
Carr Land Holdings  
PO Box 242  
New London, NH 03257

**Tax Map 135 Lot 11**  
Phillip and Jill Miller  
PO Box 1280  
New London, NH 03257

**Tax Map 135 Lot 7**  
Cordingley Whitepines Family Trust  
c/o M.P. Stevens  
77 Borden Street  
Toronto ON M5S2M8

**Tax Map 135 Lot 6**  
Amy Putnam Trust  
c/o Bruce Putnam  
PO Box 328  
New London, NH 03257

**Tax Map 135 Lot 6-1**  
ZNTB Properties  
c/o M.P. Stevens  
77 Borden Street  
Toronto ON M5S2M8



ABUTTER NOTIFICATION

**Date:** 03 March 2016

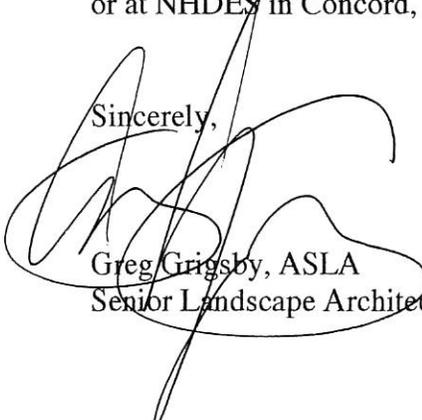
**Re:** Standard Dredge and Fill Application  
Pike Brook Revocable Trust of 2014  
80 Pike Brook Road  
New London, NH  
Tax Map 135 Lot 10

Pursuant to RSA 482-A and Env-Wt 501.01(c), this letter serves as notification that a Standard Wetlands Permit Application, is being submitted for work proposed on the property identified above.

More specifically, the work included in this submission involves installation of a permanent single finger dock to replace the old seasonal dock on this property, as well as reconstruction of the low stone wall along the back of the beach.

The plans and application will be available for review at the Town Hall in Sunapee, NH, or at NHDES in Concord, NH.

Sincerely,



Greg Grigsby, ASLA  
Senior Landscape Architect



=====

WARNER POST OFFICE  
WARNER, New Hampshire  
032789998

3248030278-0098

03/04/2016 (603)456-3524 01:48:59 PM

=====

===== Sales Receipt =====

Product Description	Sale Unit Qty Price	Final Price
---------------------	---------------------	-------------

NEW LONDON NH 03257 Zone-1		\$0.49
----------------------------	--	--------

First-Class Mail Letter

0.50 oz.

Expected Delivery: Mon 03/07/16

@@ Certified Mail \$3.45

USPS Certified Mail #:

70071490000122805109

Return Receipt \$2.80

Label #:

9590940303535163090437

=====

Issue Postage: \$6.74

ARLINGTON MA 02474-2918		\$0.49
-------------------------	--	--------

Zone-1

First-Class Mail Letter

0.50 oz.

Expected Delivery: Mon 03/07/16

@@ Certified Mail \$3.45

USPS Certified Mail #:

70071490000122805093

Return Receipt \$2.80

Label #:

9590940303535163090444

=====

Issue Postage: \$6.74

NEW LONDON NH 03257-1280		\$0.49
--------------------------	--	--------

Zone-1

First-Class Mail Letter

0.50 oz.

Expected Delivery: Mon 03/07/16

@@ Certified Mail \$3.45

USPS Certified Mail #:

70071490000122805086

Return Receipt \$2.80

Label #:

9590940303535163090451

=====

Issue Postage: \$6.74

NEW LONDON NH 03257-0242		\$0.49
--------------------------	--	--------

Zone-1

First-Class Mail Letter

0.50 oz.

Expected Delivery: Mon 03/07/16

@@ Certified Mail \$3.45

USPS Certified Mail #:

70071490000122805079

Return Receipt \$2.80

Label #:

9590940303535163090468

=====

Canada - FCMI Letter \$1.20  
0.40 oz.

=====  
Issue Postage: \$1.20

=====  
Total: \$34.90

Paid by:  
Debit Card \$34.90

Account #: XXXXXXXXXXXX8738

Approval #:

Transaction #: 594

23903290997

Receipt#: 000688

@@ Text your tracking number to  
28777 (2USPS) to get the latest  
status. Standard Message and Data  
rates may apply. You may also visit  
USPS.com USPS Tracking or call  
1-800-222-1811.

\*\*\*\*\*  
\*\*\*\*\*  
BRIGHTEN SOMEONE'S MAILBOX. Greeting  
cards available for purchase at  
select Post Offices.  
\*\*\*\*\*  
\*\*\*\*\*

Order stamps at usps.com/shop or  
call 1-800-Stamp24. Go to  
usps.com/clicknship to print  
shipping labels with postage. For  
other information call  
1-800-ASK-USPS.

\*\*\*\*\*  
\*\*\*\*\*  
Get your mail when and where you  
want it with a secure Post Office  
Box. Sign up for a box online at  
usps.com/poboxes.  
\*\*\*\*\*  
\*\*\*\*\*

Please visit www.usps.com(R) to  
complete International Mail customs  
forms online and to ship packages  
from your home or office using  
Click-N-Ship(R) service.

Bill#:1000201189031

Clerk:03

All sales final on stamps and postage  
Refunds for guaranteed services only  
Thank you for your business

-----

**Env-Wt 402.06 Permanent Docks:**

**Radial Fetch Calculations:**

<u>No.</u>	<u>Hdg.</u>	<u>Fetch</u>	
1	340	1.63	
2	337	1.65	
3	334	1.48	
4	331	1.45	
5	328	1.51	
6	325	1.90	
7	322	1.40	
8	319	1.54	
9	316	1.69	
10	313	1.64	
11	310	1.74	
			<b>Avg: <u>1.60 mi.</u></b>

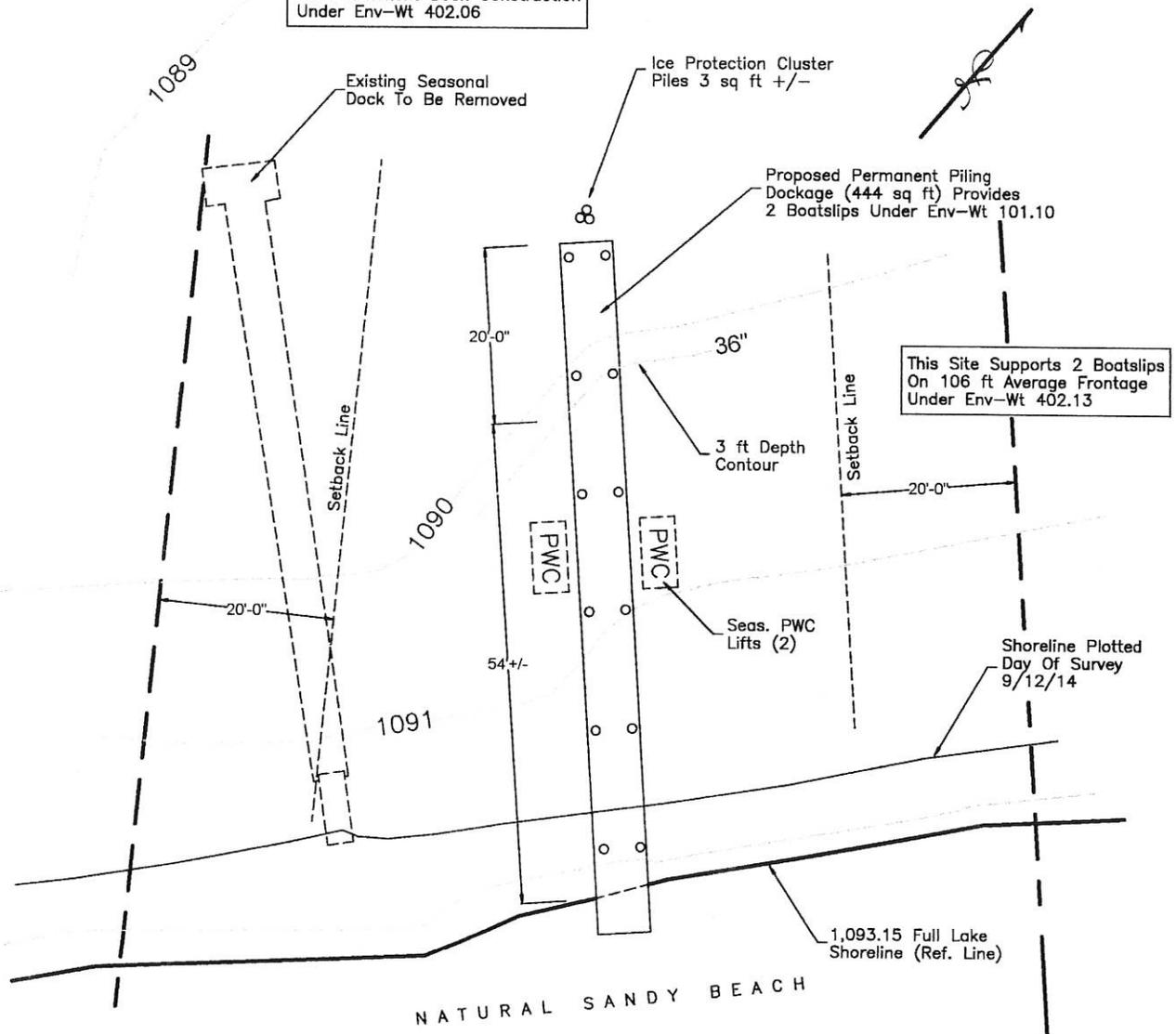
This site exceeds the fetch requirements for permanent docks under Env-Wt 402.06 (a) (1) & (2) having an average fetch over 1.00 mile.

Pike Brook Road Trust  
New London, NH

# Lake Sunapee

Full Lake 1,093.15

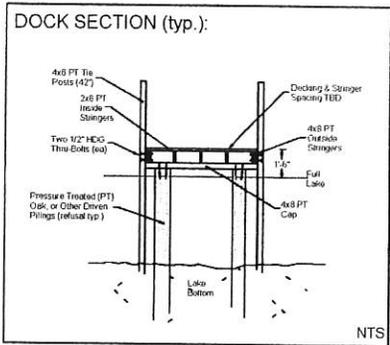
This Site Meets The Criteria For Permanent Dock Construction Under Env-Wt 402.06



This Site Supports 2 Boatlips On 106 ft Average Frontage Under Env-Wt 402.13

NATURAL SANDY BEACH

105.8 ft Tie Line Frontage  
 107 ft +/- Shoreline Frontage  
 106 ft +/- Average Frontage



The baseline details of this plan were scanned from a survey by Pennyroyal Hill and additional data from Pellettieri Assoc. This is not a survey plan and is to be used only for the purposes of a NH DES Wetlands Bureau permit application package.

PIKE BROOK ROAD TRUST  
 New London, NH  
 2/18/16 1" = 20'

Section View  
(Typical)

End Connector

Ballast Chain

Grommet

CONSTRUCTION NOTES FOR TENSION CABLE TURBIDITY CURTAIN

1. SKIRT TO BE FASTENED SECURELY TO FLOTATION SEGMENTS WITH TIES AT TOP.
2. WHEN TWO SECTIONS OF TURBIDITY CURTAIN ADJOIN EACH OTHER, SECURE SECTIONS WITH CABLE TIES THROUGH END CONNECTOR HOLES.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT RIPS IN THE SKIRT & ACCOMMODATE FOR MOVEMENT.

MAINTENANCE REQUIREMENTS

1. INSPECT SKIRT DAILY & PERFORM ANY NECESSARY REPAIRS.
2. IF THE FABRIC ON A SKIRT SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE COURSE OF THE PROJECT, ALL NECESSARY SECTIONS SHALL BE REPLACED PROMPTLY.

# TURBIDITY CURTAIN DETAIL

(NOT TO SCALE)

**PAI**  
**PAI**  
**PAI**

LANDSCAPE ARCHITECTURE  
 199 OLD PUMPKIN HILL ROAD

Project  
**Pike Brook Rd. Revoc Trust**

Title  
**North Lot Wetlands Plan**

Job No.

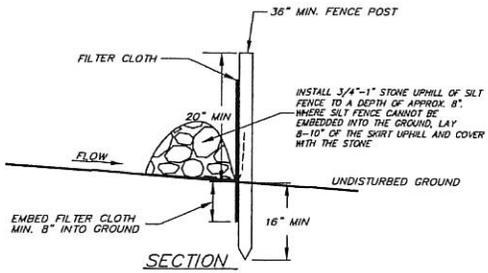
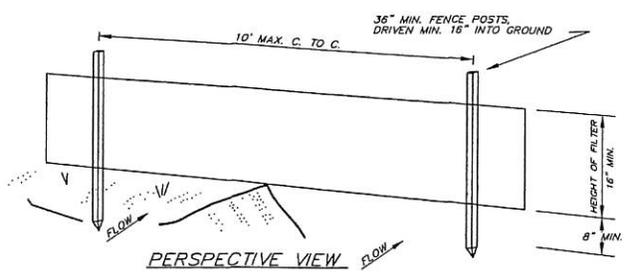
Scale  
1" = 20'

Date  
29 FEB 16

Revised

Drawn by  
PAI

# W2



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO FENCE POST WITH TIES AT TOP, MID SECTION AND BOTTOM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED STAPLED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT "BULGES" IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE REQUIREMENTS

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-EIGHTH THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

# SILT FENCE DETAIL

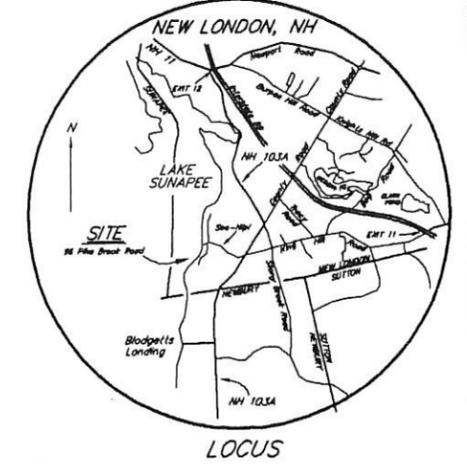
(NOT TO SCALE)

2014 Observed Magnetic



Tax Map 135 Lot 10  
1.03 ACRES  
(±44,975 Sq.Ft.)

Tax Map 135 Lot 8  
3.14 ACRES  
(±136,950 Sq.Ft.)



NOTES

1. Deed References
  - A. TM 135-8: MCR Book 3457 Page 1338, Richard Putnam et al to the Pike Brook Road Revocable Trust, October 2, 2014.
  - B. TM 135-8: MCR Book 3457 Page 1272, ESYC LLC to the Pike Brook Road Rev. Trust, September 26, 2014.
  - C. TM 135-10: MCR Book 3457 Page 1336, Virginia Evans Trust to the Pike Brook Road Rev. Trust, September 20, 2014.
  - D. Voluntary Lot Merger, MCR Book 3483 Page 2991 Pike Brook Road Revocable Trust, June 12, 2015.
2. The purpose of this plan is to show the boundaries and improvements on the property described in the reference deeds cited above.
3. This plan is the result of a Nikon total station survey, September 12, 2014 having a closed traverse relative error of closure greater than 1:15,000.
4. All elevations are referenced to USGS datum (NAVD 1988) tied by GPS survey to NH DOT benchmarks in New London and Sunapee.
5. This property is located in the R-2 Zoning District, subject to the provisions of the Shoreline Overlay District; the required building setbacks are 30' from the reference line, 15' from rear lines, and 20' minimum from the sidelines with an aggregate of 30' for both sides, and 25' from the edge of right of ways (see Note 10).
6. No underground utilities were located as a part of this survey.
7. Wetlands shown were delineated by Jon Sisson, Beaver Tracks LLC, September 12, 2014.
8. The 100 year Road boundary for Lake Sunapee is shown as a Zone AE boundary with a based flood elevation of 1095.0'. All of the three lots are shaded as within the flood zone despite the fact that most of the land is above the 1095.0' elevation line (see shown). All the lot area is considered in the flood hazard area until such time as a LOMA request has been approved by FEMA.
9. Easements and restrictions of record:
  - A. Right of way along Pike Brook Road described in various deeds for the lots north of Soa-Nipi Road as a "perpetual easement right of way from the premises hereby conveyed over existing roads or those hereafter constructed to take the place thereof." (i.e. see MCR 359-414, 1839).
  - B. Powerline Easement granted in MCR 440-348, Soa-Nipi Park Inc to N.T.& T, May 13, 1919 (10' wide for lines and 30' for clearing).
  - C. Building Restriction within 25' of the south line of Tax Map 135 Lot 8 as set forth in MCR 1738-722, Stewarts to Putnam, 1988.
  - D. Any restrictions and covenants in force as set forth in MCR 301-163, John D., Quackenbos, October 14, 1892. (Note that these covenants appear to expire 30 years after the date of the declaration).
10. No width for Pike Brook Road was found in the deed record. Note that the New London Zoning Ordinance specifies a road width of 20' from centerline for setback purposes and the building setback lines are shown 45' from the centerline of the traveled way.

REFERENCE PLANS

1. MCR Plan No.13019 - "Annexation Plan For Mary F. Charles Heirs..." by Bristol Sweet & Associates, INC., dated January, 2000.
2. MCR Plan No.2111 - "Property Survey and Schematic, Soa-Nipi Lodge Inc..." by R.Bristol and W.Brockenridge, dated June, 1966.
3. MCR Plan No.18528 - "Survey for Jay H. Anderson..." by Bristol Sweet & Associates, Inc., dated October 18, 2002.
4. MCR Plan No.8642 - "Proposed Boundary Line Adjustment, Estate of Mary F. Charles..." by Allen Wilson, November, 1989.
5. MCR Plan No.19007 - "Soa-Nipi Park South, Plan of Minor Subdivision..." by this office, revised August 23, 2008.

PLAN OF STANDARD PROPERTY SURVEY

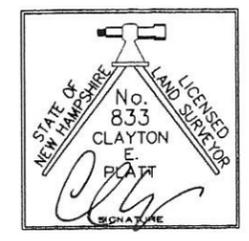
TAX MAP 135 LOT 10 - 80 PIKE BROOK ROAD  
TAX MAP 135 LOT 8 - 98 PIKE BROOK ROAD

PROPERTY OF THE  
**PIKE BROOK ROAD REVOCABLE TRUST**  
LOCATED IN  
NEW LONDON, N.H.



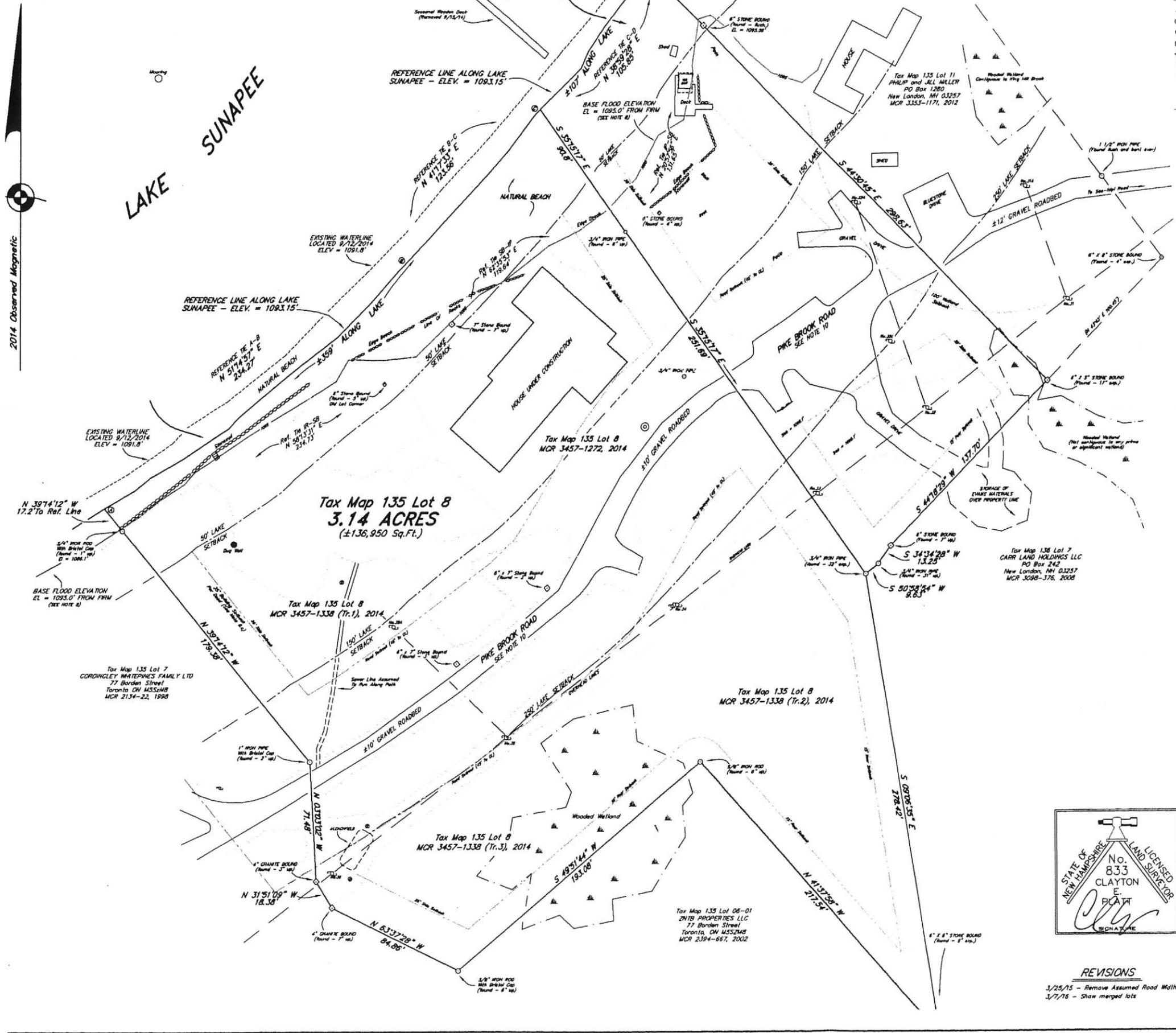
OCTOBER 6, 2014  
REVISED MARCH 7, 2016

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC  
CLAYTON E. PLATT LIC. SURVEYOR NO. 833  
414 Pina Hill Road Croydon, NH 03773 (603) 863-0981



REVISIONS

- 3/25/15 - Remove Assumed Road Width
- 3/7/16 - Show merged lots



- KEY
- Stone Relating Wall
  - Line of Stones
  - Building Setback Per Zoning
  - Lake Setback Per Shoreland Protection
  - 1" Iron Pipe (found) - or as noted
  - 3/4" Iron Rod (set - 2007)
  - Stone Bound (found)
  - Utility Pole/Overhead Lines
  - Edge Road/Drive
  - Culvert
  - Building Setback For Zoning
  - Traverse
  - 100 Year Flood Hazard Boundary



Pike Brook Road Revocable Trust  
Pike Brook Road  
New London, NH 03257

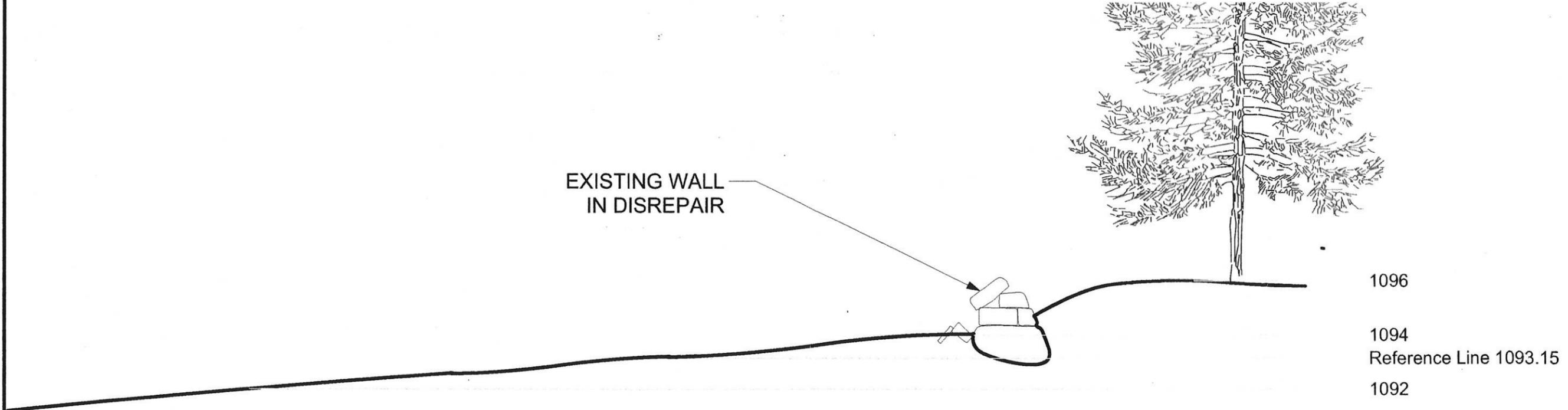
**PA** PELLETTIERI  
**AI** ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE, CONSTRUCTION & FINE GARDENING  
109 KILBUCK MOUNTAIN ROAD, WARREN, NH 03278 (603)566-3675

Project: Ferrante Property  
Title: Cross-Section C-C

Job No.  
Scale  
Date: 3 Mar '16  
Revised: 4 Mar '16  
Drawn by: CCG

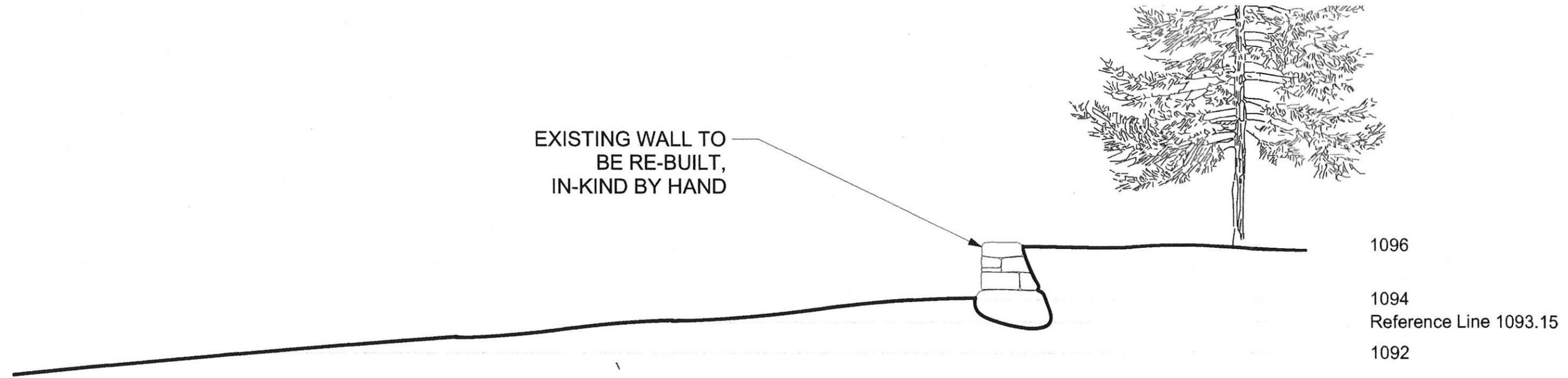
**S1**

EXISTING WALL  
IN DISREPAIR



**C-C'**  
**1** Existing Shoreline Wall Cross-Section (Typical)  
Scale 1/4" = 1'-0"

EXISTING WALL TO  
BE RE-BUILT,  
IN-KIND BY HAND



**C-C'**  
**1** Proposed Wall Reconstruction Cross-Section (Typical)  
Scale 1/4" = 1'-0"

**Notes:**

- 1. See proposed site plan for limits of shoreline stabilization.
- 2. All excavated spoils to be removed and disposed of off site, and/or outside of jurisdictional areas.
- 3. See SWQPA plans for tree cell counts