



**Town of New London**  
PLANNING BOARD



375 Main Street  
New London, NH 03257

**Guidelines for tree cutting in the Shore Land Overlay District Waterfront Buffer**

The New London Planning Board offers the following procedural guidelines for shorefront residents seeking approval to cut trees within the 50' Waterfront Buffer.

A waterfront plan and inventory, along with a cutting and planting plan, must be prepared for, submitted to, and approved by the New London Planning Board before cutting or felling any tree within the Waterfront Buffer, including dead trees.

The New London Zoning Ordinance (Article XVI G. 2. c (3)). states:

“If the total tree and sapling score in any 50 by 50 foot segment exceeds 50 points, then the Planning Board may authorize the removal of trees, saplings and shrubs as long as the score for the remaining trees, saplings and shrubs in that segment does not total less than 50 points....”

To facilitate the implementation of this ordinance please observe the following steps:

1. A tree-cutting request shall include a plot plan of the site showing all existing trees and saplings in each 50' by 50' segment within 50' of the reference line, clearly indicating the points for each tree or sapling and the total points for the segment, which trees the property owner intends to remove and their points and the resulting points for each segment if the trees were removed (see over for a detailed explanation and sample plot). This plan shall also indicate the type, points, and location of replacement plantings if needed. New plantings shall be native species, such as white pine, hemlock, high- bush blueberries, etc.
2. A representative of the Town must visit the site to verify plan conditions (contact Peter Stanley, Zoning Administrator at 526-4821 x16, [zoning@nl-nh.com](mailto:zoning@nl-nh.com) to arrange a site inspection). Based on this visit, the Town representative makes a recommendation to the Planning Board on the proposed tree-cutting plan. This step is very important because the Planning Board is inclined to follow the recommendations of the Town representative.
3. No cutting shall occur until *after* the Planning Board has approved the plan and the property owner has been notified of the approval and conditions thereof, if any.

Prop. Owner: DAVID & RITA RADEKE Date: 1-10-17

Mailing Address: 5192 LITTLE BROOK COURT, SARASOTA, FL.

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: DJRADEKE@gmail.com

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Map/Lot: 119-21- Street Address: 583 FOREST ACRES ROAD

Visited By: \_\_\_\_\_ Date of Site Visit: \_\_\_\_\_

Planning Board Review Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_



# 119-021-000 Radeke

Tri Town, NH

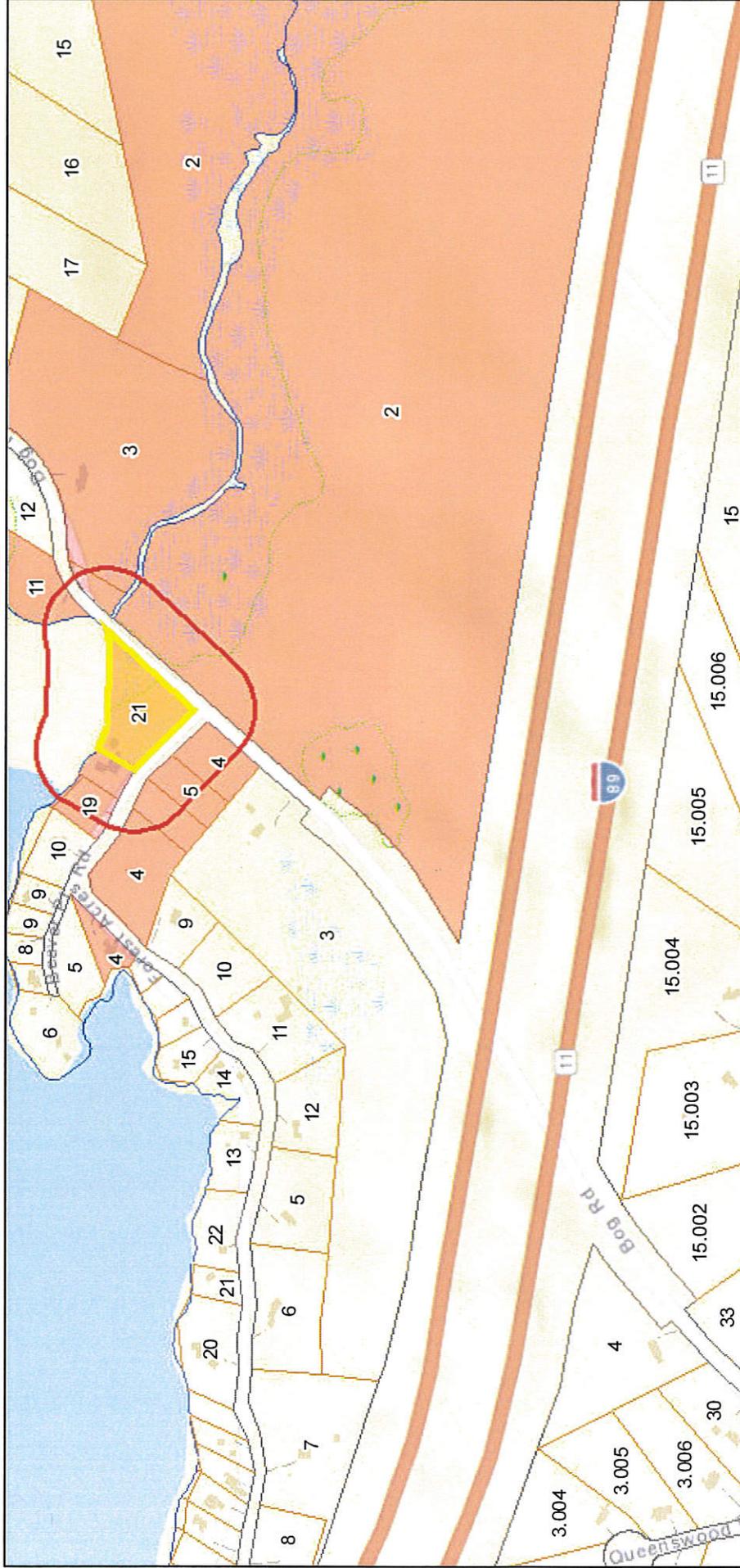


January 17, 2017

1 inch = 500 Feet

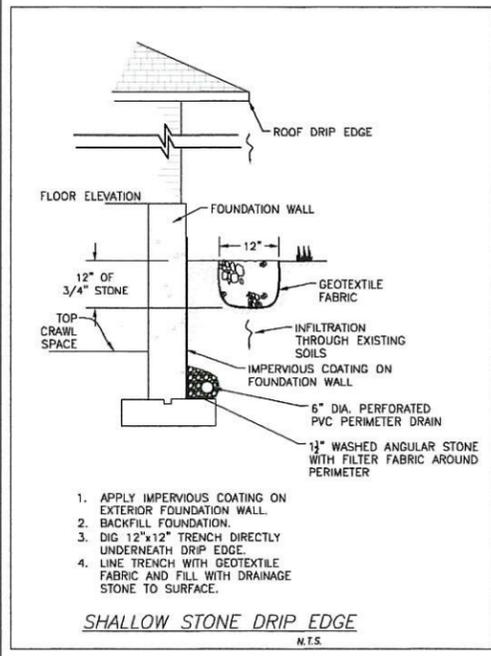
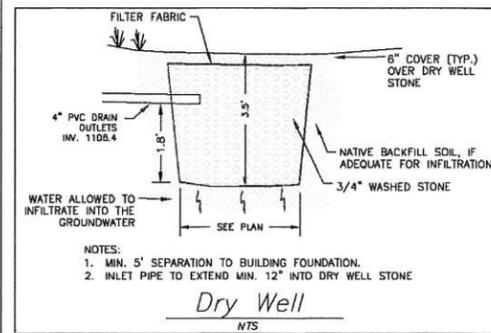
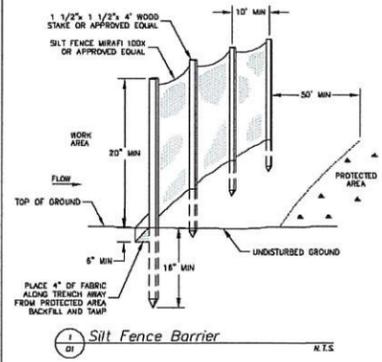


www.cai-tech.com



	PROPERTYLINE		WETLAND
	ROAD		New London Buildings
	WATER-P		New London Wet Areas
	DW		

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.



**PROPOSED IMPERVIOUS AREA CALCULATION**  
TOTAL LOT AREA WITHIN 250': ±73,180 S.F.

IMPERVIOUS AREAS:  
HOUSE, STAIRS & DECKS ±1390 S.F.  
GARAGE ± 405 S.F.  
GRAVEL DRIVE ± 715 S.F.  
TOTAL IMPERV. AREA ±2510 S.F.

2510/73180= ±3.4% COVERAGE

**NHDES VEGETATED SCORECARD - PROPOSED CONDITIONS**

	CELL 1		CELL 2	
	Quan	NHDES Pnts	Quan	NHDES Pnts
<b>TREES</b>				
1-3" cal. (1 Point/Ea Tree)	6	6	24	24
3-5" cal. (5 Point/Ea Tree)	1	5	9	45
6-12" cal. (10 Point/Ea Tree)	10	100	8	80
>12" cal. (15 Point/Ea Tree)	1	15	2	30
<b>TOTAL POINTS-EXISTING VEGETATION</b>		126		179

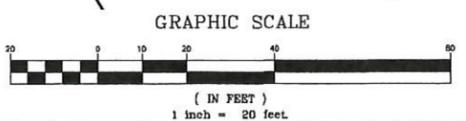
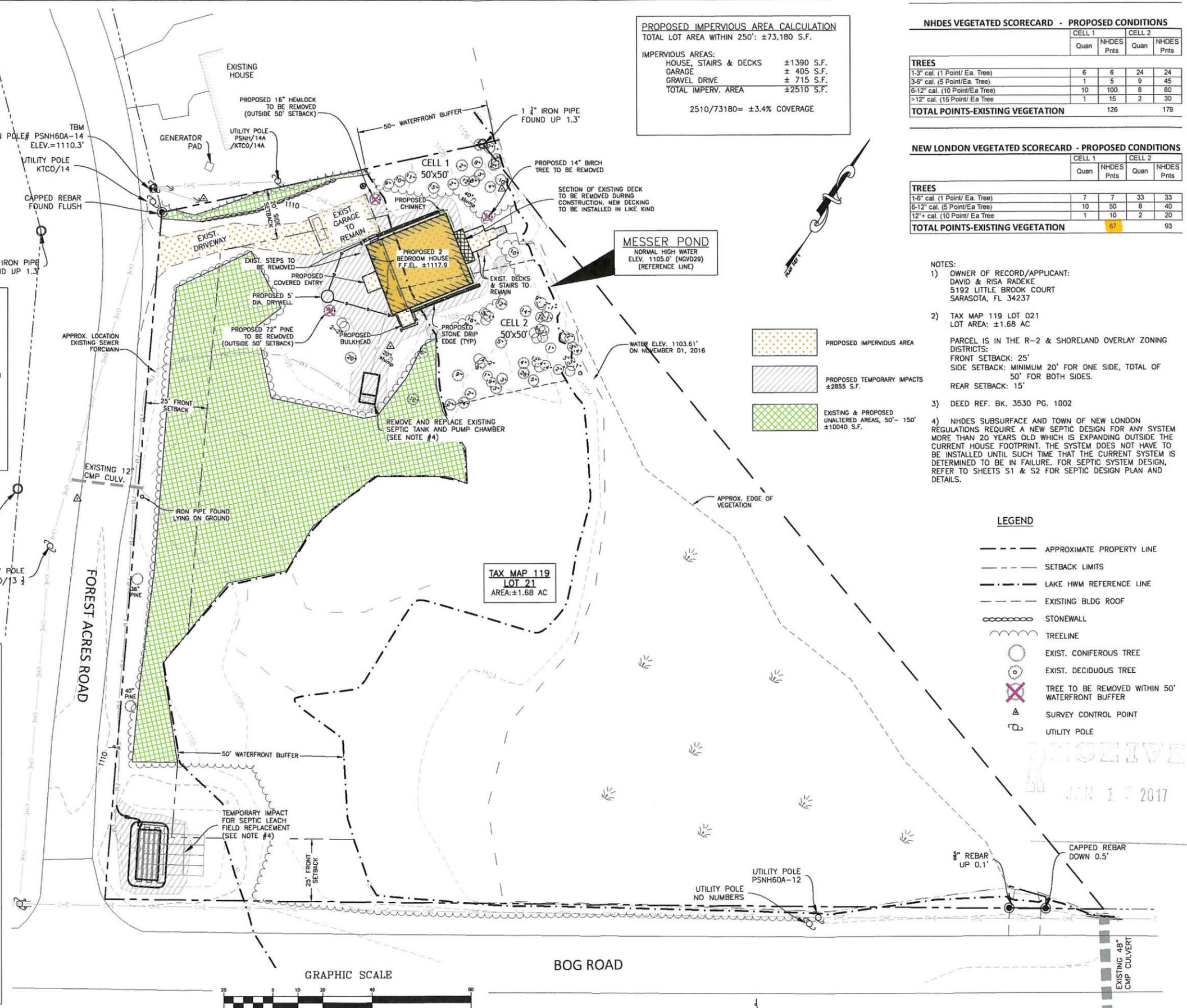
**NEW LONDON VEGETATED SCORECARD - PROPOSED CONDITIONS**

	CELL 1		CELL 2	
	Quan	NHDES Pnts	Quan	NHDES Pnts
<b>TREES</b>				
1-5" cal. (1 Point/Ea Tree)	7	7	33	33
6-12" cal. (5 Point/Ea Tree)	10	50	8	40
12"+ cal. (10 Point/Ea Tree)	1	10	2	20
<b>TOTAL POINTS-EXISTING VEGETATION</b>		67		93

- NOTES:
- OWNER OF RECORD/APPLICANT:  
DAVID & RISA RADEKE  
5192 LITTLE BROOK COURT  
SARASOTA, FL 34237
  - TAX MAP 119 LOT 21  
LOT AREA: ±1.68 AC  
  
PARCEL IS IN THE R-2 & SHORELAND OVERLAY ZONING DISTRICTS:  
FRONT SETBACK: 25'  
SIDE SETBACK: MINIMUM 20' FOR ONE SIDE, TOTAL OF 50' FOR BOTH SIDES.  
REAR SETBACK: 15'
  - DEED REF. BK. 3530 PG. 1002
  - NHDES SUBSURFACE AND TOWN OF NEW LONDON REGULATIONS REQUIRE A NEW SEPTIC DESIGN FOR ANY SYSTEM MORE THAN 20 YEARS OLD WHICH IS EXPANDING OUTSIDE THE CURRENT HOUSE FOOTPRINT. THE SYSTEM DOES NOT HAVE TO BE INSTALLED UNTIL SUCH TIME THAT THE CURRENT SYSTEM IS DETERMINED TO BE IN FAILURE. FOR SEPTIC SYSTEM DESIGN, REFER TO SHEETS S1 & S2 FOR SEPTIC DESIGN PLAN AND DETAILS.

**LEGEND**

- APPROXIMATE PROPERTY LINE
- - - SETBACK LIMITS
- - - LAKE HWM REFERENCE LINE
- - - EXISTING BLDG ROOF
- STONEWALL
- TREELINE
- EXIST. CONIFEROUS TREE
- EXIST. DECIDUOUS TREE
- ⊗ TREE TO BE REMOVED WITHIN 50' WATERFRONT BUFFER
- △ SURVEY CONTROL POINT
- UTILITY POLE



RECEIVED  
JAN 10 2017

NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
			LB		

**DAVID & RISA RADEKE CONSULTING ENGINEERS**  
28 Green Street • Suite 100  
White River Jct. VT 05001  
(802) 698-0570 • Fax: (877) 698-0400  
clg@clg.com

CLIENT:  
**DAVID & RISA RADEKE**  
5192 LITTLE BROOK COURT  
SARASOTA, FL 34237

TAX MAP 119 LOT 21  
583 FOREST ACRES RD  
NEW LONDON, NH  
**SHORELAND PERMITTING PLAN**

SCALE: 1"=20'	PROJECT NO. 16-0320
DATE: 11-2016	DWG. NO. CSPA

**TAX MAP 119 LOT 20**  
DAVID & ANNE WUSTROW  
116 VALLECITOS WAY  
LOS GATOS, CA. 95032

**TAX MAP 119 LOT 5**  
DAVID & RISA RADEKE  
5192 LITTLE BROOK COURT  
SARASOTA, FL. 34237

**TAX MAP 119 LOT 20**  
DAVID & ANNE WUSTROW  
116 VALLECITOS WAY  
LOS GATOS, CA. 95032

**TAX MAP 119 LOT 21**  
AREA: ±1.68 AC

**TAX MAP 119 LOT 4**  
ROBERT & SANDRA BROWN TRUSTS  
449 FOREST ACRES ROAD  
NEW LONDON, NH 03257

**TAX MAP 106 LOT 11**  
BETH GREENWALT  
52 ST. MARY ROAD  
MILTON, MA. 02186

**TAX MAP 119 LOT 01**  
BETH GREENWALT  
52 ST. MARY ROAD  
MILTON, MA. 02186

**PLAN REFERENCES:**

1. PLAN TITLED "SECTION I PLAN OF LOTS IN FOREST ACRES, NEW LONDON, MERRIMACK CO., N.H. BELONGING TO FOREST W. KIMBALL + GEORGIA W. KIMBALL" PREPARED BY H.E. JOHNSON, C.E. DATED DEC. 15, 2016. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #1467.
2. PLAN TITLED "PLAN OF STANDARD PROPERTY SURVEY AND PLAN OF EXISTING CONDITIONS - JUNE 29, 2015. TAX MAP 119 LOT 3 - 575 FOREST ACRES ROAD, DAVID J. AND ANNE J. WUSTROW" PREPARED BY PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC DATED AUGUST 5, 2015. REVISED OCTOBER 9, 2015. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #201500017953.
3. PLAN TITLED "PLAN OF BOAT LAUNCH AREA FOR GERALD & ELIZABETH P. ROGOFF." PREPARED BY BRISTOL, SWEET & ASSOC., INC. DATED NOVEMBER 11, 2005. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #17810.



**LOCATION MAP**  
NOT TO SCALE

**NHDES VEGETATED SCORECARD - EXISTING CONDITIONS**

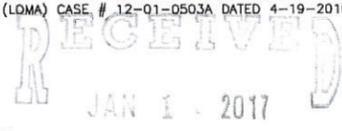
	CELL 1		CELL 2	
	Quan	NHDES Pnts	Quan	NHDES Pnts
<b>TREES</b>				
1-3" cal. (1 Point/ Ea. Tree)	6	6	24	24
3-6" cal. (5 Point/ Ea. Tree)	1	5	9	45
6-12" cal. (10 Point/ Ea. Tree)	10	100	8	80
>12" cal. (15 Point/ Ea. Tree)	2	30	2	30
<b>TOTAL POINTS-EXISTING VEGETATION</b>		141		179

**NEW LONDON VEGETATED SCORECARD - EXISTING CONDITIONS**

	CELL 1		CELL 2	
	Quan	NHDES Pnts	Quan	NHDES Pnts
<b>TREES</b>				
1-6" cal. (1 Point/ Ea. Tree)	7	7	33	33
6-12" cal. (5 Point/ Ea. Tree)	10	50	8	40
12" + cal. (10 Point/ Ea. Tree)	2	20	2	20
<b>TOTAL POINTS-EXISTING VEGETATION</b>		77		93

**NOTES:**

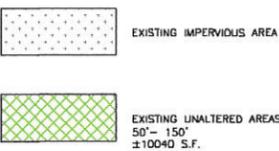
- 1) OWNER OF RECORD/APPLICANT:  
DAVID & RISA RADEKE  
5192 LITTLE BROOK COURT  
SARASOTA, FL 34237
- 2) TAX MAP 119 LOT 021  
LOT AREA: ±1.68 AC  
  
PARCEL IS IN THE RESIDENTIAL R2 ZONING DISTRICT & SHORELAND OVERLAY DISTRICT  
FRONT SETBACK: 25'  
SIDE SETBACK: MINIMUM 20' FOR ONE SIDE, TOTAL OF 50' FOR BOTH SIDES.  
REAR SETBACK: 15'
- 3) DEED REF. BK. 3530 PG. 1002
- 4) 100 YEAR FLOOD ELEVATION 1104.7 BASED ON FEMA LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (LOMA) CASE # 12-01-0503A DATED 4-19-2010



**EXISTING IMPERVIOUS AREA CALCULATION**  
TOTAL LOT AREA WITHIN 250': ±73,180 S.F.

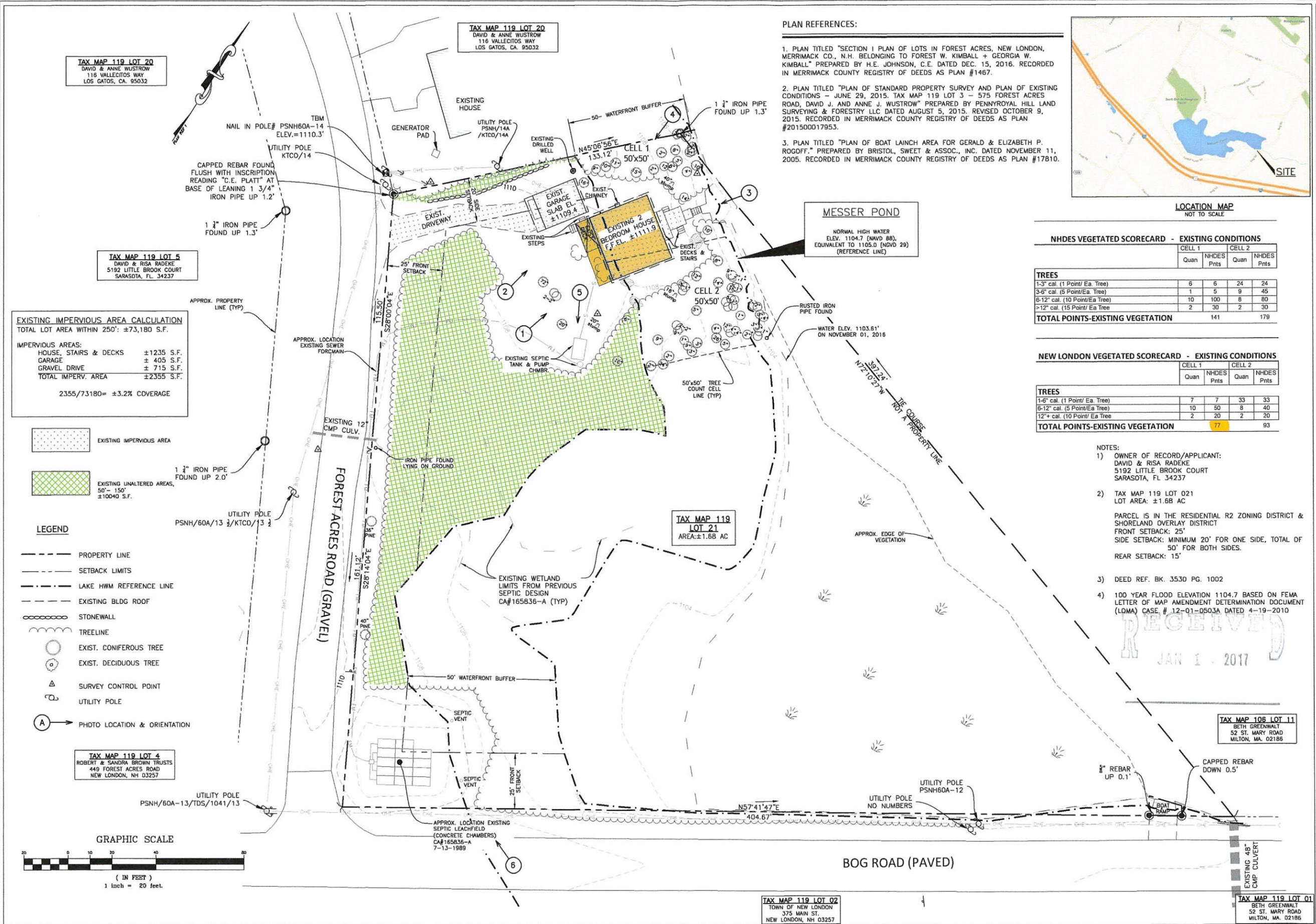
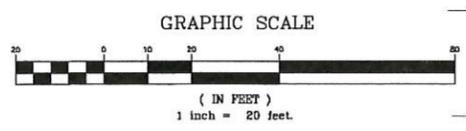
IMPERVIOUS AREAS:	S.F.
HOUSE, STAIRS & DECKS	±1235 S.F.
GARAGE	± 405 S.F.
GRAVEL DRIVE	± 715 S.F.
<b>TOTAL IMPERV. AREA</b>	<b>±2355 S.F.</b>

2355/73180 = ±3.2% CDVORAGE

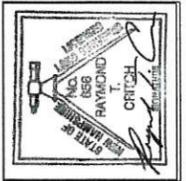


**LEGEND**

- PROPERTY LINE
- SETBACK LIMITS
- LAKE HWM REFERENCE LINE
- EXISTING BLDG ROOF
- STONEWALL
- TREELINE
- EXIST. CONIFEROUS TREE
- EXIST. DECIDUOUS TREE
- △ SURVEY CONTROL POINT
- UTILITY POLE
- Ⓐ PHOTO LOCATION & ORIENTATION



NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
			LAG/BV		
			LEBB		



**DAVID & RISA RADEKE**  
5192 LITTLE BROOK COURT  
SARASOTA, FL 34237

**TAX MAP 119 LOT 21**  
583 FOREST ACRES RD  
NEW LONDON, NH  
**BOUNDARY & EXISTING CONDITIONS PLAN**

SCALE: 1"=20'	PROJECT NO. 16-0320
DATE: 11-2016	DWG. NO. EX1