

Re: Rocky Ridge Subdivision
MCRD # 18662 TM 106-013-000

Lucy St. John

From: Jason Lyon <nlfld@tds.net>
Sent: Sunday, April 12, 2015 8:18 AM
To: Lucy St. John
Cc: Richard Lee (E-mail) (nlhd@tds.net); Norm Bernaiche; Kris McAllister; Wendy Johnson; Office Assistant
Subject: Re: Ponds Edge Road # 29 Harry Snow Building Permit TM 106, Lot 13, shown as Lot 1 on the recorded plan

Good morning Lucy,

Although I do not have any issues with the construction of an additional house, I do have concerns about the fire pond. This fire protection pond was a requirement of the subdivision in 2007 as the primary fire protection for the homes that were constructed. This pond has not been a reliable water source since its construction. I believe that in 2013, Snow Construction installed a liner to try to correct the inability of this pond to maintain a reliable water level.

This winter the New London Fire Department was unable to draft water twice from this fire pond, because the water level had dropped so low, and the pond completely froze with no usable water. I am sure that with the recent warming temperatures and melting snow, this pond will once again fill with water, but the intention of the installation was to have a reliable water source for the purpose of extinguishing a fire, year round. This is why 30,000 gallon cisterns are preferred over this type of pond.

I would like to see a revised plan submitted to the Planning Board to address the lack of year round fire protection at this development. It would be my recommendation that a cistern be installed at the very end of Ponds Edge Lane to meet the requirements of the Town of New London's water supply policy. This should occur either before, or at least in conjunction with, any additional homes being constructed. *

Respectfully submitted,
Jason Lyon

Jason B. Lyon, Fire Chief
New London Fire Department
237 Main Street
(603) 526-6073

On 4/12/2015 at 10:04 AM, Lucy St. John <ljohn@tds.net> wrote:



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

NOTICE OF DECISION
New London Planning Board

RE: HARRY SNOW/ROCKY RIDGE SUBDIVISION

JUNE 28, 2011

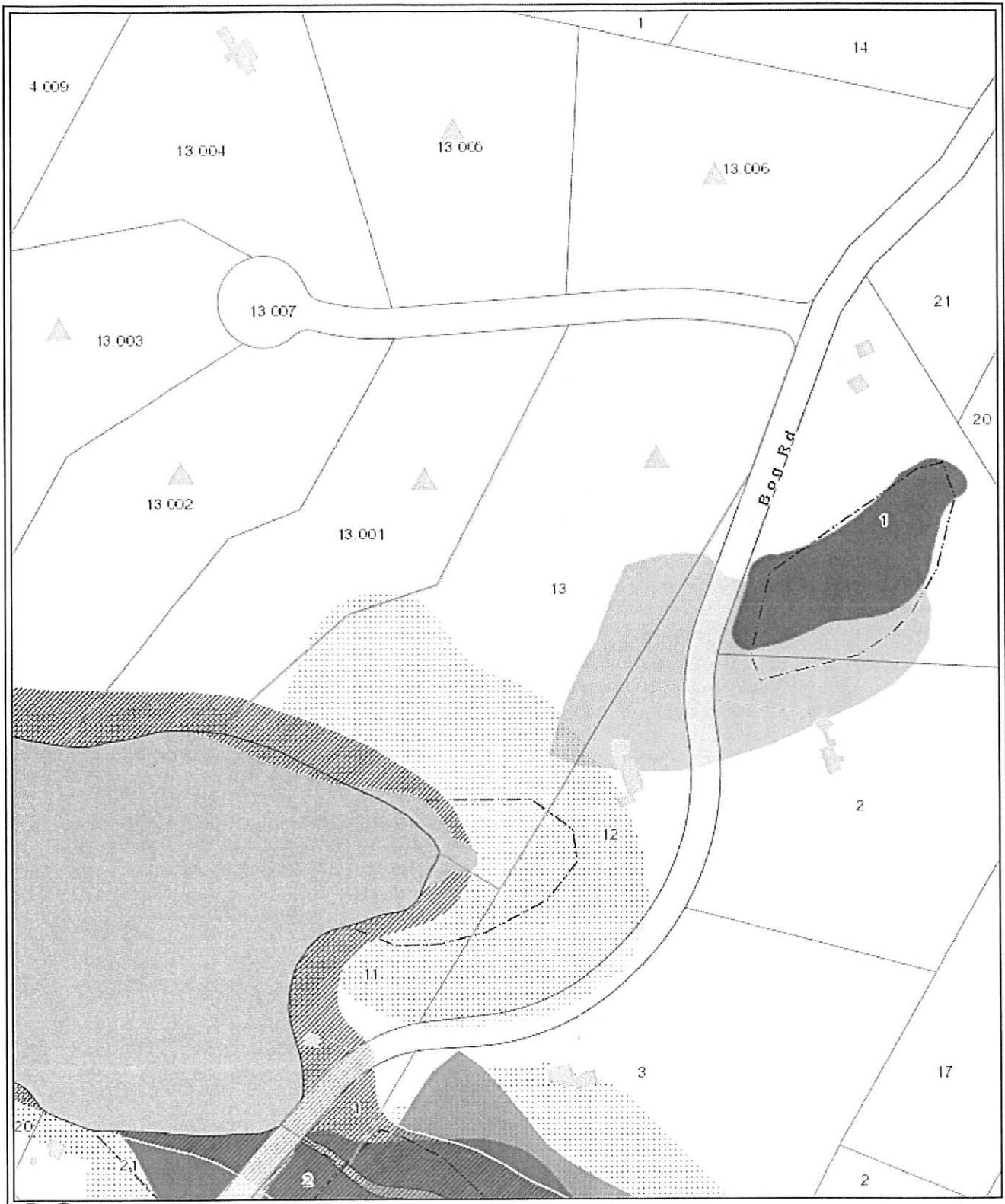
MAP 106, LOT 013-000

You are hereby notified that on this date, the New London Planning Board reviewed a request by Harry Snow to extend the completion date of the Rocky Ridge Subdivision to July 1, 2013. The security provided must be an irrevocable letter of credit in the amount of \$17,000. Public Works Director Richard Lee confirmed the amount in communication with Planning & Zoning Administrator Peter Stanley.

After hearing testimony regarding the proposed extension, by unanimous vote, the New London Planning Board **APPROVED** the applicant's request to extend the completion date of the Rocky Ridge Subdivision to July 1, 2013.

Tom Cottrill, Chairman

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494



Pond's Edge Lane 106-013-000
 Tri Town, NH
 1 Inch = 225 Feet
 October 24, 2014



www.cai-tech.com
CAI Technologies

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.



June 13, 2014

Board of Selectmen
Town of New London
PO Box 240
New London NH 03257

RE: Irrevocable Letter of Credit #5000585410

Dear Town Officials:

By this document, Lake Sunapee Bank, fsb, (hereinafter called the "Issuer") hereby renews Irrevocable Letter of Credit #5000585410. The amount of the letter of credit issued to the Town of New London, New Hampshire on behalf of Harry M. Snow III, dba Snow Building (hereinafter called the "Borrower/Developer") is Seventeen Thousand and no /100ths Dollars (\$17,000.00).

This Irrevocable Letter of Credit is issued to guaranty completion of all improvements required by the New London Planning Board and the Town of New London Land Subdivision Control Regulations in conjunction with a subdivision plan known as Rocky Ridge at New London, located off Bog Road in New London, New Hampshire, prepared by Peter Blakeman, PE which was granted final approval by the New London Planning Board on September 25, 2007. The modification of this letter of credit is being done to specifically guaranty completion of the final paving of the road to the satisfaction of the Town according to plans submitted.

It is agreed and understood by the Issuer of this Letter of Credit that it shall be renewed until July 5, 2015. If all improvements guaranteed by this Letter of Credit are not completed by July 5, 2015, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of New London, Lake Sunapee Bank, fsb, shall forward a check in the amount of Seventeen Thousand and no /100ths Dollars (\$17,000.00) to the Town of New London, NH. The funds so forwarded to the Town of New London, NH shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed to complete the improvements required shall be returned to Lake Sunapee Bank, fsb.

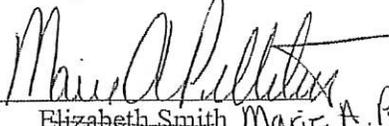
Page 2

Irrevocable Letter of Credit #5000585410

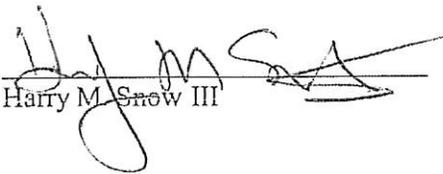
Harry M. Snow III

This Letter of Credit is subject to and governed by the laws of this State of New Hampshire and the Uniform Customs and Practice for Documentary Credits (2007 revision), International Chamber of Commerce Publication No. 600, as amended, supplemented or revised from time to time hereafter (the "UCP") and by Article 5 of the Uniform Commercial Code, except to the extent that Article 5 is inconsistent with the UCP, and in the event of any conflict, the laws of the State of New Hampshire will control.

Lake Sunapee Bank, fsb

By: 
Elizabeth Smith Marie A. Pelletier
Senior Vice President
Lake Sunapee Bank
Duly Authorized

I have read and accept the above terms and conditions


Harry M. Snow III

Ms. Sheerr-Gross said the law has evolved to where it was in 2008 and came with a lot of people looking at it. It always had the intention to be good for the lake. Politicians name things to make them sound good. Some environmental groups that sound like they are "for" the lake actually were for HB154. Senator Bradley was bragging about this. But if they went for the back story, they would find that they were in danger of losing the whole Shoreland protection act completely. DES would be gutted and they would get rid of the shoreline protection agency altogether. They came very close to not having it pass until they removed the REGGI bill (greenhouse gas initiative) to it. Enough people were against it that they had to take it out and add it to another bill. She felt that the pendulum would swing back over time and things would be evened out. Ms. Sheerr-Gross said that now although there would be two permitting processes, this will be better for New London for the stewarding the quality of their lakes.

Ms. Fichter said she met Mr. Montrone (the gentleman who wrote the bill) and tried to convince him otherwise but he was set in his vision. She said she got an email notice from DES that Bear Island in Meredith had a bacteria warning, which was the fifth this year. This is attributed to the nutrients in the water. Mr. Montrone and the rest don't connect the dots unless it affects their property.

Ms. Fichter said that she hasn't officially spoken to Newbury and Sunapee, but has talked to individuals who feel the same way; they want to keep their own regulations. She will go before their planning boards as well to provide information about this bill. She opined that their local protections are the best protections.

Mr. Sheehan from Checkerberry Lane said they've lived in New London for some 30 years. He supports keeping the regulations as they are. He has about 25 years of water quality data and can clearly show that development has led to gradual deterioration of the water quality. Keeping their regulations stringent is necessary to prevent even more deterioration. He added that they have had significant renovations made subject to the current Shoreland regulations in 2008/2009 that required compliance. While it was a little inconvenient and difficult to build, they supported it anyway because it was in their best interest.

Durkin Merger, Map 121, Lots 005-000 & 006-000, 458, Old Main

Mr. Stanley showed a slide of the properties in question. The parcel in green had a conservation easement on it and cannot be developed. The Durkins own both pieces shown. They want to build a shed and if they keep it as two parcels, will have to meet the property boundaries. They wish to merge the two lots so as not to have to deal with a setback issue. He felt it was a legitimate request and the Land Trust had no problem with it either. The rear of the property abuts Lyon Brook and Mr. Stanley said the house lot was 2.5 acres. The entire parcel was about 40 acres.

IT WAS MOVED (Michael Doheny) AND SECONDED (Deirdre Sheerr-Gross) to approve the merger of Lori and Robert Durkin. THE MOTION WAS APPROVED UNANIMOUSLY.

* Snow LOC extension for Rocky Ridge Subdivision 10613

Harry Snow has asked for an extension for two years for Rocky Ridge Subdivision, which is supported by Richard Lee (Public Works Director). The Town doesn't want to see the road finished and then have six more houses be built; it would be best to get the houses built and then finish the road. Only one house has been built in this area so far. Mr. Stanley said that if the board would be agreeable, a vote would be needed.

Mr. Stanley noted that the fire pond doesn't hold water as it is supposed to. At the very least the Town won't accept the road unless that is remedied. They have no other mechanism because the Fire Chief

signed off on it during a wet year. This being a lesson learned, it was determined that this wouldn't happen again.

 **IT WAS MOVED (Deirdre Sheerr-Gross) AND SECONDED (Emma Crane) to extend the completion date of the subdivision to July 1, 2013 with the provision that there be \$17,000 in security provided to the Town for the duration of the period. THE MOTION WAS APPROVED UNANIMOUSLY.**

Mr. Stanley said presently there is a letter of credit at the bank that will come due July 1st. They don't want to call the letter so are for extending it, as requested.

Rowse Approved Minor Subdivision Mylar Signing

Mr. Stanley said that the paperwork has been sent around to them and the necessary paperwork has been signed by the property owners and the Board of Selectmen to be recorded. Once they have signed the Mylar, it will be sent to be recorded as well. He was happy with the language used, and was content that everything looked good. Mr. Lee looked at it and was content with it too. They have met the requirements and conditions of the May Planning Board meeting.

IT WAS MOVED (Tina Helm) AND SECONDED (Deirdre Sheerr-Gross) that after having met the conditions of approval, the Planning Board approves the signing of the Mylar for the Rowse Minor Subdivision. THE MOTION WAS APPROVED UNANIMOUSLY.

Approval of minutes from June 14, 2011

IT WAS MOVED (Tina Helm) AND SECONDED (Emma Crane) to approve the minutes from June 14, 2011, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

Master Plan – Implementation Chapter

Mr. McCrory said they had previously talked about putting this chapter in the Master Plan, which assembles the goals of each chapter into one. The intent is to list goals and identify the responsible parties that would deal with them. It would include a timeline and estimate the costs. He made a basic table to be able to see the goals for each chapter. The number of goals was in the high 180's.

Chair Cottrill felt the list was way too long and didn't think anyone would read it. Mr. Stanley noted that this is too voluminous but there was no other way to put it. Chair Cottrill felt the items that said that they should "continue to" do something should be removed, as well as things that have already been done. Mr. McCrory said they could include something that said items that should be continued have been removed from the list. Chair Cottrill felt the only the really important goals should be listed.

Chair Cottrill commented on the first two paragraphs; he didn't recall setting the specifications of the goals and the timeline to reconsider them. Mr. Stanley said that this kind of chapter wasn't in the last Master Plan, and that Karen Ebel was the one who pushed to get things done.

Chair Cottrill said that he supports listing the top priorities, but disagrees with the requirement for review in 15 months. Mr. Stanley said they should glean the things that should be dealt with regarding land use. Any recommendation that doesn't come to a Planning Board function should be removed. He wondered if they wanted to focus on implementation or priorities. Mr. Stanley said they should make another cut through the list and then prioritize. They have to keep it real or the Master Plan doesn't become a working, useful document. It needs to provide vision for the future and they need to either remove or place some things on a low priority so they don't make it to the list. He thought they should explain why things are removed.

MERRIMACK COUNTY RECORDS *Kathi L. Guay*, CPO, Register

106-013-000

Town of New London, NH
Deed Information
Map & Lot # 106-013-006
Sale Price \$ ~~###~~ \$110,000
Month & Year 3/14

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

Transfer Tax: \$1650.00

ROCKY RIDGE
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, HARRY M. SNOW, III, of New London, New Hampshire, for consideration paid grant to ROCKY RIDGE SEVEN, LLC, a New Hampshire Limited Liability Company, of P.O. Box 1372, New London, New Hampshire 03257, with Warranty Covenants:

A certain tract or parcel of land with any improvements thereon situated in New London, County of Merrimack and State of New Hampshire, and shown as Lot 7 on a Plan entitled PLAN OF SUBDIVISION TAX MAP 106 LOT 13 PROPERTY OF HARRY M. SNOW, III, LOCATED IN NEW LONDON, NEW HAMPSHIRE, drawn by Pierre J. Bedard, LLC, dated July 31, 2007, approved by the New London Planning Board August 14, 2007 and recorded in the Merrimack County Registry of Deeds as Plan No. 18662.

Said Lot 7 consists of 4.95 acres, more or less.

Lot 7 shall at all times retain a minimum of thirty (30%) percent of its area covered by natural trees, saplings, shrubs and ground covers.

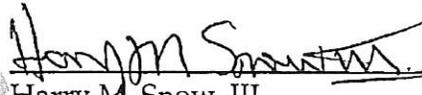
This conveyance is subject to the notes and matters set forth on Sheet 1 of Plan No. 18662 and to the Easement Area, notes and matters set forth on the Plan of Slope, Drainage & Fire Pond Easements recorded as Sheet 2 of Plan 18662.

The property hereby conveyed is conveyed subject to and with the benefit of the covenants, restrictions, easements, rights, and reservations contained in a "Declaration of Covenants and Restrictions by Rocky Ridge at New London Association" dated September 24, 2007 and recorded in Book 3022, Page 998 of the Merrimack County Registry of Deeds and contained or referred to in the "By-Laws of Rocky Ridge at New London Association" recorded in Book 3022, Page 1011 of said Registry and any amendments thereto which may be recorded in the Merrimack County Registry of Deeds.

For the title of the Harry M. Snow, III, see the warranty deed from Henry K. Kellner and Virginia C. Kellner, dated July 31, 2006 and recorded in Book 2915, Page 1611 of the Merrimack County Registry of Deeds.

This is not homestead property.

Dated this 25th day of March, 2014.



Harry M. Snow, III

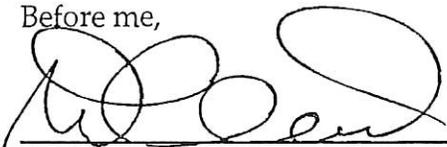
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

March 25th, 2014

Personally appeared Harry M. Snow, III, known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

MICHAEL CHIARELLA, Justice of the Peace
My Commission Expires September 23, 2014

Before me,



Justice of the Peace/Notary Public

Michael Chiarella
(Please Print Name)

My commission expires: 9/23/14

CURRENT OWNER SNOW HARRY III PO BOX 1372 NEW LONDON, NH 03257 Additional Owners:	TOPO. Level	UTILITIES	STRT./ROAD I Paved	LOCATION 7 Waterfront	DESCRIPTION CU LAND	CURRENT ASSESSMENT Code 6133 Appraised Value 184,200 Assessed Value 403	PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value 2014 6133 403 2014 6800 0	ASSESSED VALUE 403	ASSESSED VALUE 421	ASSESSED VALUE 421	ASSESSED VALUE 421
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SUPPLEMENTAL DATA		Other ID: Septic Infor Y		MP WF CONSERVA1		ROADFF		GIS ID: 106-013-000		ASSOC PID#	
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RECORD OF OWNERSHIP	BK./VOL/PAGE 2915/1611	SALE DATE 08/01/2006	W/U Q	W/I V	SALE PRICE 556,200	P.C. 00	Yr. Code 2014 6133	Assessed Value 403	Yr. Code 2013 6133	Assessed Value 421	Yr. Code 2013 6133	Assessed Value 421
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EXEMPTIONS											
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int			
OTHER ASSESSMENTS											
ASSESSING NEIGHBORHOOD											
NBHD/SUB NBHD NAME STREET INDEX NAME TRACING BATCH											
12/A											
NOTES											
SUBDIY PLAN # 18662 REC'R D 10/2/2007											
MASTER LOT											
8/10- F/S 5250,000											

BUILDING PERMIT RECORD														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result
									08/31/2010			KM1	FR	IN FIELD REVIEW
									01/02/2008			KM1	AC	ADMIN DATA ENTRY

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card) 0											
Appraised XF (B) Value (Bldg) 0											
Appraised OB (L) Value (Bldg) 0											
Appraised Land Value (Bldg) 0											
Special Land Value 184,200											
Total Appraised Parcel Value 184,200											
Valuation Method: C											
Adjustment: 0											
Net Total Appraised Parcel Value 184,200											

LAND LINE VALUATION SECTION																		
B Use #	Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. Area	C. Factor	ST. Idx	S.I. Adj.	Notes-Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	6133	AO UNMNGEDD	ARR	720		1.00	86,684.00	1.0000	0	0.9500	45	2.25	TOPO	N	1,000	CU	185,287.05	165,300
1	6133	AO UNMNGEDD	ARR	720		7.95	5,000.00	1.0000	0	0.9500	0.50	0.00		N	1,000	CU	2,375.00	18,900
Total Card Land Units: 8.95 AC												Parcel Total Land Area: 8.95 AC		Total Land Value: 184,200				

VISIT/ CHANGE HISTORY														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result
									08/31/2010			KM1	FR	IN FIELD REVIEW
									01/02/2008			KM1	AC	ADMIN DATA ENTRY

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				

MIXED USE	
Code	Description
6133	AO UNNINGED
	Percentage
	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Net Other Adj:	0
Replace Cost:	0.00
AYB	0
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XR-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Cde	Dp	Rr	Chd	%Chd	Hpr	Value
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description			Living Area	Gross Area	Eff. Area		Unit Cost	Undeprcc.	Value				
				0	0	0		0						
TR. Gross Liv/Lease Area:														

