EXHIBIT A1
APPLICATION FOR SUBDIVISION REVIEW

APPLICATION FOR: 2 LOT MINOR SUBDIV. **DATE APPLICATION SUBMITTED:**_____

___ Phase I Conceptual Review Phase
___ Phase II Preliminary Plan or Design Review Phase
X Phase III: Final Subdivision Plat Phase

NAME OF APPLICANT: SDAP LLC, PAM PERKINS M.M.
ADDRESS: PO BOX 194 NL NH 03257
DAYTIME PHONE NUMBER:_____

NAME OF PROPERTY OWNER: SAME
(If other than applicant)
ADDRESS:_____
DAYTIME PHONE NUMBER:_____

LOCATION OF PROPERTY: 11 DIXIE LANE / SO. PLEASANT ST

TAX MAP(S): 84 **LOT(S):** 29 **ZONE DISTRICT(S):** R1 + R2

NUMBER OF LOTS PROPOSED: 1 NEW LOT

WATER SERVICE: X New London/Springfield Water System Precinct
___ On-site Water Well
X Community Water System
___ Other:_____

SEWER SERVICE: X New London Sewer
___ On-site Septic System
___ Community Septic System
___ Other: _____

ROAD(S) PROVIDING ACCESS: ___ Town Road: DIXIE LN / SO. PLEASANT ST.
___ State Highway:_____

The Zoning Administrator or Land Use Coordinator can assist applicants identify whether the following natural resources will be impacted and which sub-watershed the property is located in.

WETLAND IMPACTED?	___ Yes	X No
WETLAND BUFFERS IMPACTED?	___ Yes	X No
STEEP SLOPE AREA IMPACTED?	___ Yes	X No
STREAM(S) IMPACTED?	___ Yes	X No
STREAM BUFFER(S) IMPACTED?	___ Yes	X No
LOCATED OVER AN AQUIFER?	___ Yes	X No
LOCATED WITHIN A 100 YEAR FLOODPLAIN?	___ Yes	X No

SURFACE WATER – WATERSHED:
___ Pleasant Lake, Blackwater River
___ Little Lake Sunapee
___ Goose Hole Pond
___ Otter Pond
___ Lake Sunapee
X Lyon Brook, Kezar Lake
___ Messer Pond, Clark Pond, Kezar Lake

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EXHIBIT A3

MINOR SUBDIVISION CHECKLIST of APPLICATION REQUIREMENTS

# in Regulations	Application Requirement	Submitted	Not Applicable	Waived by PB
1.	Application Form	✓		
2.	Letter of Authorization	✓	✓	
3.	Abutters List	✓		
4.	Application Fee	✓		
5.	Waiver Requests in Writing		✓	
6.	Site Survey Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale	✓	✓	
7.	Topographic Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale	✓	✓	
8.	Soils Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale		✓	
9.	Information on Special Flood Hazard Areas		✓	
10.	Applicable agency or Permit Approvals			
11.	Additional Information Required by he Planning Board			

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soil and wetland scientist

Beaver Tracks LLC

July 22, 2016

Clayton Platt
Pennyroyal Hill Land Surveying and Forestry LLC
414 Pine Hill Road
Croydon, NH 03773

RE: Wetland Delineation 11 Dixie Lane, New London, NH.

Dear Mr. Platt:

The purpose of this letter is to certify that Beaver Tracks, LLC has completed wetland delineations at the above-referenced parcel. The wetland delineations were completed on July 22, 2016 by Jonathan Sisson (CWS #235). There were four wetlands flagged. The wetlands were flagged with fluorescent blue flagging. Wetlands A is a Palustrine Emergent wetland. Wetlands B, C and D are Palustrine Forested wetlands. Below are listed the flag numbers used for the four wetlands and any connections between flags.

Wetland #	Flag Numbers	Connections
A	A1 to A14	None, ends at property line
B	B1 to B5	None, ends at property line
C	C1 to C8, C21 to C32	None, ends at property line
D	D1 to D12	None, ends at property line

Approximate flag locations are shown on the attached CAD drawing. The exact location of the wetland flags will have to be located using appropriate surveying techniques.

Wetlands are determined according to *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, Version 2.0 ERDC/EL TR-12-1, January 2012 to the 1987 Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1. Wetlands are classified in accordance with the procedures outlined in the USFWS "Methodology for the Classification of Wetlands and Deepwater Habitats", 1987. The plants are classified using the 2014 US Army Corps of Engineers Northcentral and Northeast Wetland Plant List v3.2 The soils are evaluated in accordance with the *Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 7.0, 2010.*.

I am also enclosing an invoice for this job.

Please call me if you have any questions at 313-4925.

Sincerely,

Jonathan A Sisson III

STATE OF NEW HAMPSHIRE
JONATHAN A. SISSON III
No. 235
CERTIFIED SOIL SCIENTIST

STATE OF NEW HAMPSHIRE
JONATHAN A. SISSON III
No. 235
CERTIFIED WETLAND SCIENTIST

21 Hale Hill Road
Swanzey, NH 03446

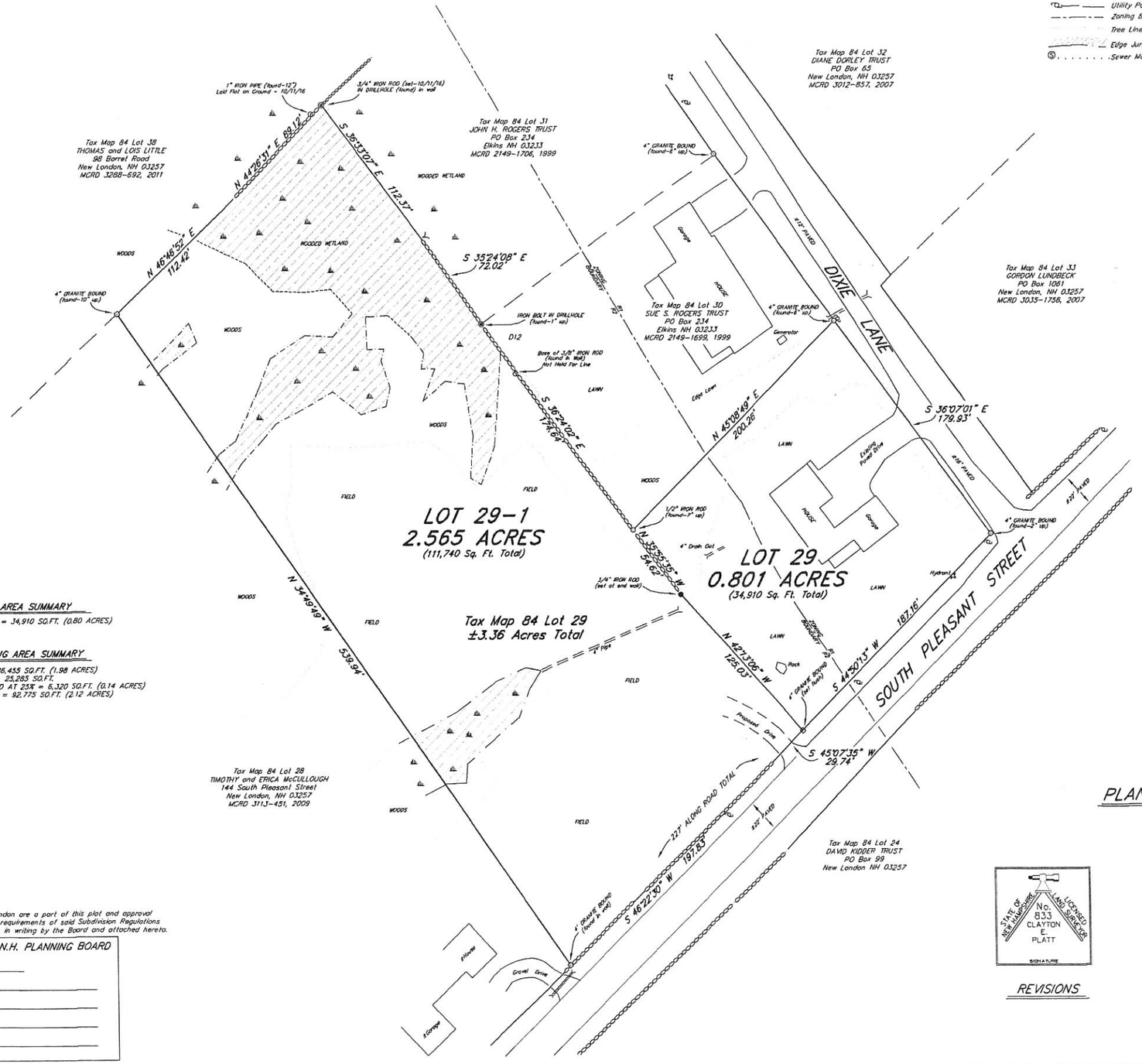
408 Randolph Hill Rd
Randolph, NH 03593

Phone: (603) 313-4925
FAX: (603) 357-1881

Website: BeaverTracks.org
Email: beavertracksllc@yahoo.com

FOR REGISTRY USE ONLY

2016 OBSERVED MAGNETIC



KEY

- Stonewall
- ⊙ . . . . . 1" Iron Rod (found) –or as noted
- ● . . . . . 3/4" Iron Rod (set– 2016) or as noted
- ⊡ . . . . . Granite Bound (found)
- ⊡ . . . . . Granite Bound (set – 2016)
- ◎ . . . . . Iron Rod in Drillhole (set –2016)
- Edge Road/ Drive
- Woods Road/Trail
- Culvert/Drain Pipe
- Utility Pole w/ Overhead Lines
- Zoning Boundary
- Tree Line/ Edge Field
- Edge Jurisdictional Wetlands
- Ⓢ . . . . . Sewer Manhole

LOCUS

NOTES

1. Deed reference for property is MCRD Book 3519 Page 1942, Karen Rowe Trust to SJAP LLC, June 23, 2016.
2. This plan is the result of a Nikon DTM 522 total station survey, July 13, 2016, having a closed traverse relative error of closure greater than 1:15,000.
3. The purpose of this plan is to show the final boundaries for a minor subdivision of Tax Map 84 Lot 29. See a Topography and Wetlands plan by this office for additional information.
4. All wetlands shown were delineated by Jon Sisson, certified wetland scientist No. 235, on July 22, 2016. A second inspection of the property was made on October 17, 2016 and no additional wetlands were identified. See a certification letter by Jon Sisson dated July 22, 2016.
5. This property is located in the following zoning districts:
   A. Lot 29 is located in both R1 and R2 zoning districts: see a variance granted by the New London Zoning Board to allow for the R1 zoning density (20,000 s.f) to be applied to this lot (10/6/16).
   B. Lot 29-1 is located in the R2 zoning district with a required lot size of 2 acres.
6. Town sewer and water is available along South Pleasant Street and Dixie Lane.

REFERENCE PLANS

1. MCRD Plan No. 7306 – "Subdivision Confirmation of Land of Arthur Dorley...," by Allen Evans, recorded December 29, 1982.
2. MCRD Plan No. 10209 – "Annexation Plan Prepared For Arthur J. Dorley...," by John Morse, dated December, 1987.
3. MCRD Plan No.11882 – "Annexation Plan Surveyed For Lewis E. Rowe...," by John Morse, dated October, 1990.
4. MCRD Plan No. 19692 – "Plan of Minor Subdivision, Property of Thomas R. Little...," by this office, revised March 21, 2011.

LOT 29 ZONING AREA SUMMARY

TOTAL AREA PER ZONING = 34,910 SQ.FT. (0.80 ACRES)

LOT 29-1 ZONING AREA SUMMARY

TOTAL UPLAND AREA = 86,455 SQ.FT. (1.98 ACRES)
TOTAL WETLANDS AREA = 25,285 SQ.FT.
TOTAL WETLANDS ALLOWED AT 25% = 6,320 SQ.FT. (0.14 ACRES)
TOTAL AREA PER ZONING = 92,775 SQ.FT. (2.12 ACRES)

The Subdivision Regulations of the Town of New London are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____

(TOWN) _____ _____

_____ _____

_____ _____

_____ _____

STATE OF NEW HAMPSHIRE No. 833 CLAYTON E. PLATT LICENSED LAND SURVEYOR

SIGNATURE

REVISIONS

TAX MAP 84 LOT 29 – 11 DIXIE LANE

PLAN OF STANDARD PROPERTY SURVEY–MINOR SUBDIVISION

PROPERTY OF
SJAP LLC
PO BOX 194 NEW LONDON NH 03257

LOCATED IN
NEW LONDON, N.H.

SCALE = 0' 80' 160' / 40' 40' 120'

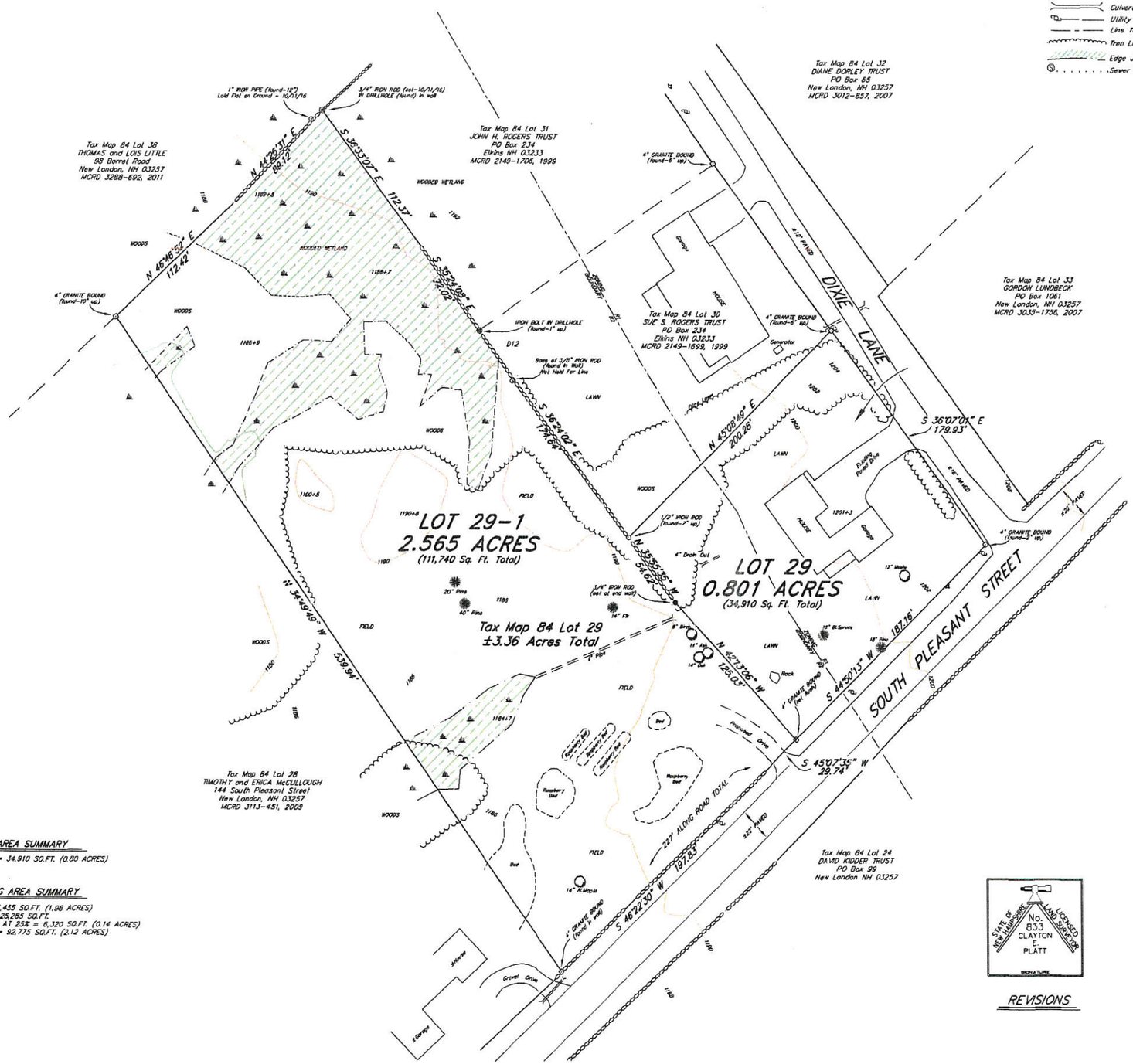
1" = 40'

NOVEMBER 20, 2016

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

RECEIVED
NOV 22 2016

FOR REGISTRY USE ONLY



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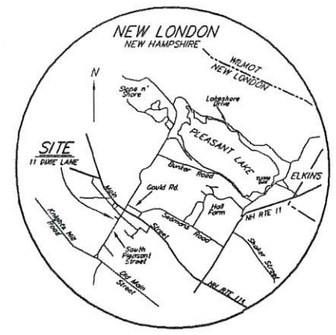

LOCUS

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2. This plan is the result of a Nikon DTM 522 total station survey, July 13, 2016, having a closed traverse relative error of closure greater than 1: 15,000.
3. The purpose of this plan is to show the topography and wetlands conditions on the property. See a Standard Property Survey – Minor Subdivision Plan by this office for all boundary information.
4. All wetlands shown were delineated by Jon Sisson, certified wetland scientist No. 235, on July 22, 2016. A second inspection of the property was made on October 17, 2016 and no additional wetlands were identified. See a certification letter by Jon Sisson dated July 22, 2016.
5. This property is located in the following zoning districts:
   A. Lot 28 is located in both R1 and R2 zoning districts: see a variance granted by the New London Zoning Board to allow for the R1 zoning density (20,000 s/f) to be applied to this lot (10/8/16).
   B. Lot 29-1 is located in the R2 zoning district with a required lot size of 2 acres.
6. Town sewer and water is available along South Pleasant Street and Dixie Lane.
7. All contours and elevations are referenced to an assumed datum (approximating USGS from Google Earth)).

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2. MCRD Plan No. 10209 – "Annexation Plan Prepared For Arthur J. Dorley..." by John Morse, dated December, 1987.
3. MCRD Plan No.11682 – "Annexation Plan Surveyed For Lewis E. Rowe..." by John Morse, dated October, 1990.
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STATE OF NEW HAMPSHIRE
No. 833
CLAYTON E. PLATT
LICENSED LAND SURVEYOR
SEAL & SIGNATURE

REVISIONS

TAX MAP 84 LOT 29 – 11 DIXIE LANE
TOPOGRAPHY AND WETLANDS PLAN OF MINOR SUBDIVISION

PROPERTY OF
SJAP LLC
PO BOX 194 NEW LONDON NH 03257

LOCATED IN
NEW LONDON, N.H.

RECEIVED
NOV 22 2016

SCALE = 1" = 40'

NOVEMBER 20, 2016

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

SJAP LLC 084-029-000

Tri Town, NH

November 30, 2016

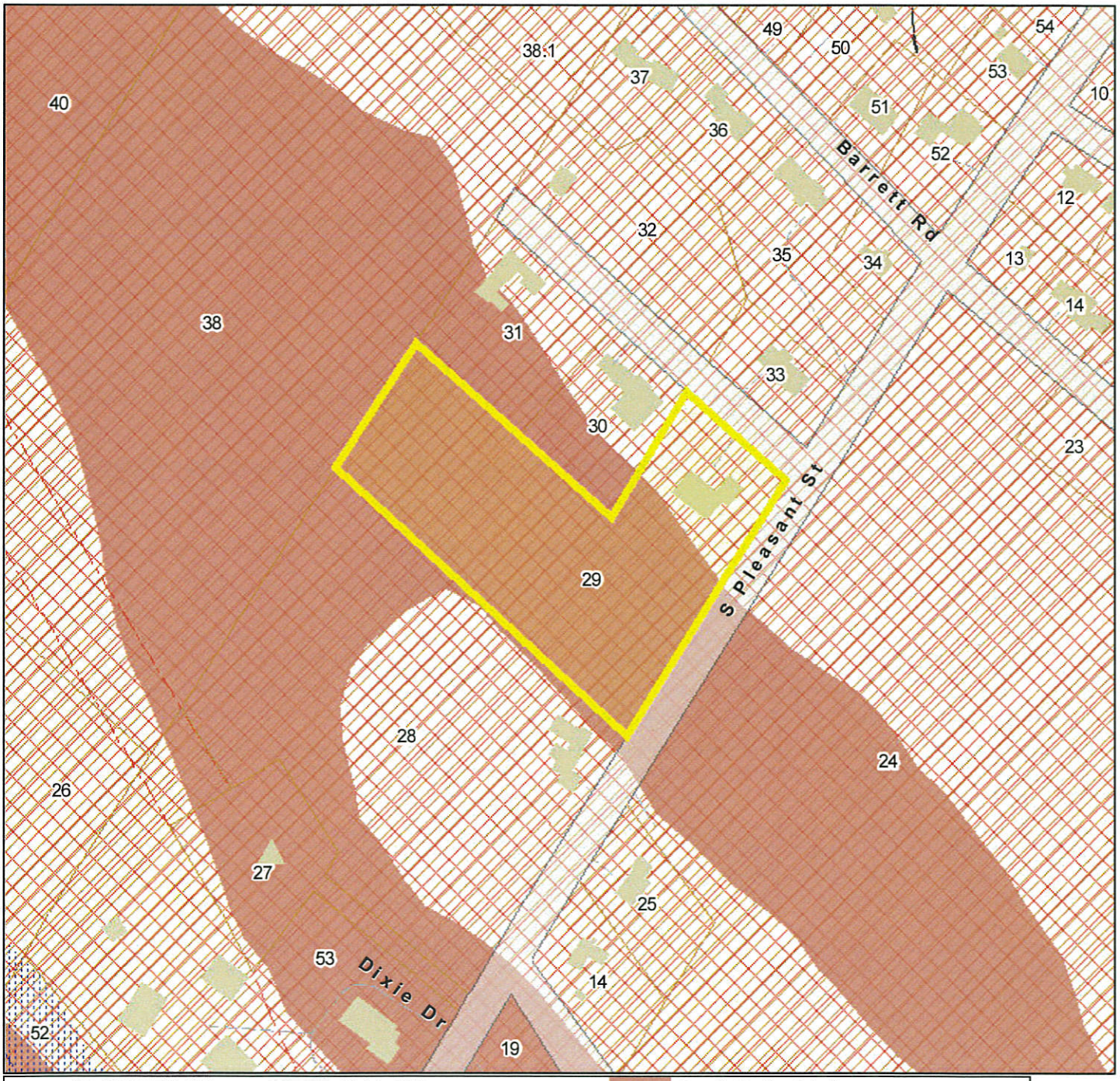
1 inch = 200 Feet

0 200 400 600

CAI Technologies

Precision Mapping, Geospatial Solutions

www.cai-tech.com



PROPERTYLINE	Right of Ways	Poorly Drained Soils
ROAD	Street Names	Planned Unit Development Overlay District
DW	USGS Hydrography	Zone Arcs
UTILITY	X	Workforce Housing Overlay District
New London Buildings	Stream Overlay 100 Foot Buffer	

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.

Property Location: 11 DIXIE LANE | MAP ID: 084/ 029/ 000/ / | Bldg Name: | State Use: 1010

Vision ID: 1572 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/30/2016 11:22

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SJAP LLC	4 Rolling	2 Public Water	1 Paved	3 Rural
PO BOX 194		3 Public Sewer		
NEW LONDON, NH 03257				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	00084 00080 00000	Septic Infor	
ZONE		MP	
UTILITY		WF	
Ward		CONSERVA	
Prec.			
ROADFF			
GIS ID: 084-029-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	246,100	246,100
RES LAND	1010	98,600	98,600
RESIDNTL	1010	2,000	2,000
	Total	346,700	346,700

2119 NEW LONDON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SJAP LLC	3519/1942	06/23/2016	U	I	300,000	1V
ROWE KAREN TRUST	3226/1273	11/19/2010	U	I		1U
ROWE LEWIS E & KAREN	1711/1050	03/01/1988	Q	I	28,800	00
ROWE LEWIS E & KAREN					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	246,100	2016	1010	246,100	2015	1010	246,100
2016	1010	98,600	2016	1010	98,600	2015	1010	98,600
2016	1010	2,000	2016	1010	2,000	2015	1010	2,000
	Total:	346,700		Total:	346,700		Total:	346,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.
			0	0
			0	0
			0	0
			0	0

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

YELLOW IA
4/13 APPEARS NO CHANGES,
ADDED UHS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	244,200
Appraised XF (B) Value (Bldg)	1,900
Appraised OB (L) Value (Bldg)	2,000
Appraised Land Value (Bldg)	98,600
Special Land Value	0
Total Appraised Parcel Value	346,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	346,700

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
16-079	07/18/2016	RE	REMODEL & Additio	20,000		0		Demo deck & replacing v

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/06/2016			AR	AC	ADMIN DATA ENTRY
08/29/2013			KM	AC	ADMIN DATA ENTRY
04/29/2013			RE	M	MEASURE
12/01/2010			AR	AC	ADMIN DATA ENTRY
11/11/2002			DG	ML	MEASURE & LIST

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1/R2	2	597		43,560	SF	1.99	1.0000	4	1.0000	1.00		0.00				1.00	1.99	86,700
1	1010	Single Fam MDL-01	R-1	2			2.37	AC	5,000.00	1.0000	0	1.0000	1.00		0.00				1.00	5,000.00	11,900

Total Card Land Units: 3.37 AC | Parcel Total Land Area: 3.37 AC | Total Land Value: 98,600

Property Location: 11 DIXIE LANE **MAP ID:** 084/ 029/ 000/ / **Bldg Name:** **State Use:** 1010

Vision ID: 1572 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2016 11:22

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Design/Appeal	05		Average +25
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

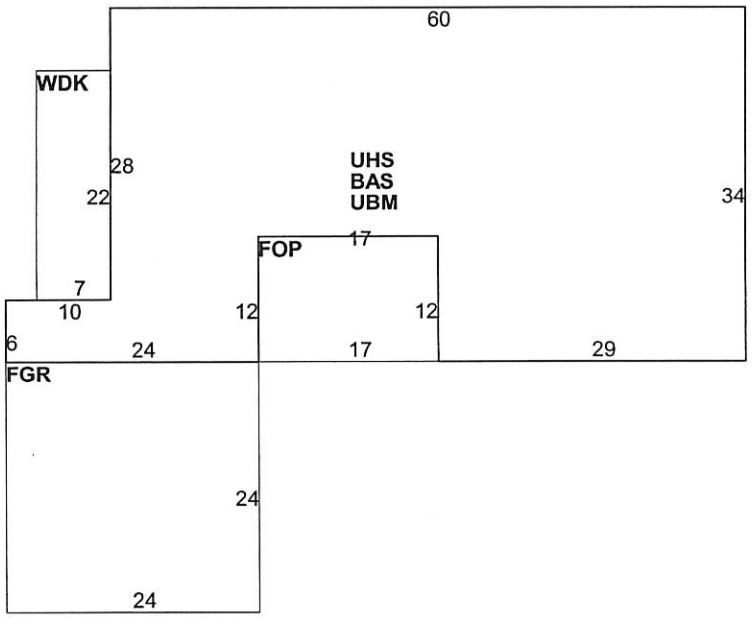
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	100.25
	301,452
Net Other Adj:	0.00
Replace Cost	301,452
AYB	1990
EYB	1995
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	19
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	81
Apprais Val	244,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
RPV2	RES PAV MEI		L	1	2,000.00	2003		0		100	2,000
FPL1	FIREPLACE 1		B	1	2,400.00	1995		1		100	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,896	1,896	1,896		190,074
FGR	Attached Garage	0	576	202		20,251
FOP	Open Porch	0	204	41		4,110
UBM	Unfinished Basement	0	1,896	379		37,995
UHS	Half Story, Unfinished	0	1,896	474		47,519
WDK	Deck	0	154	15		1,504
	Ttl. Gross Liv/Lease Area:	1,896	6,622	3,007		301,452