



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

NOTICE OF DECISION (NOD)

Tuesday, January 24, 2017

Refer to the agenda and meeting minutes for additional details of the discussion.

**Lot Merger Application. Timothy & Lizette Sliter, owners (formerly Elizabeth Trayner Trust).** Located at 431 Shaker Road. Tax Map 111-018-000-000; Tax Map 111-019-000: and Tax Map 111-020-000. Zoned Agricultural & Rural Residential (ARR). Approved.

**Lot Merger Application. Owner Ausbon Sargent Land Preservation Trust.** Located on Checkerberry Land and Route 11. Tax Map 045-001-000 (8.18 acres), 044-035-000 (0.57 acres) and 044-036-000 (0.36). Zoned Residential (R-2) and in the Shoreland Overlay District. Approved.

**Wutz, Paul Tree Cutting Application.** Located at 153 Owls Nest Road. Tax Map 141-001-003. Approved.

**Frieze, Kenneth Tree Cutting Application.** Located at 45 Pilothouse Road. Tax Map 080-010-000. Approved.

**Radeke, David & Rita Tree Cutting Application.** Located at 583 Forest Acres Road. Tax Map 119-021-000. Approved.

**Stevens (Samuel, Amelia and William) Subdivision Plan.** Located at 217 Owls Nest Road (private road). Tax Map 135-001-000. Zoned Residential (R-2) and in the Shoreland Overlay District. Plan prepared by Clayton Platt, surveyor and Mark Moser, Moser Engineering. Approved the subdivision plan with the following conditions that prior to submitting the mylar for the Planning Board signature and recording, the applicant will:

1. Complete the Owls Nest Road (private road) improvements per the plans submitted;
2. Show that the driveway locations comply with the Town's Driveway Regulations that all driveways must be no closer than 10 feet from abutting property lines in this Zoning District;
3. Show that the house which straddles the property line has been removed from the site;
4. Show that the septic system comply with applicable regulations.

**Wood property on King Hill Road Subdivision Plan.** Property owned by Arnold & Anne Wood. Located at 1845 King Hill Road. Tax Map 137-019-000. Zoned Agricultural and Rural Residential (ARR). Public Hearing and discussion continued to the next meeting on February 28, 2017.

- ✓ **Motion that the Public Hearing and discussion be continued to the next regularly scheduled meeting.** It was MOVED (Bill Dietrich) and SECONDED (Michele Holton). The motion was APPROVED UNANIMOUSLY. Public Hearing and discussion continued to the next meeting on February 28, 2017.



**Stevens (Samuel, Amelia and William) Subdivision Plan.** Located at 217 Owls Nest Road (private road). Tax Map 135-001-000. Zoned Residential (R-2) and in the Shoreland Overlay District. Plan prepared by Clayton Platt, surveyor. Public Hearing continued from the Dec 13, 2016 meeting.

Clayton Platt described the Plan to the Board, including the lots of the required frontage. He indicated that he has received State Subdivision approval for the two lots. He went on to add that, after Department meeting, he did changes to the road design, which added another culvert and extended the ditch another 2 or 3 feet, as well as proposed to put fabric under road. He stated that a HISS map was submitted with the property. He discussed that the Plan was to extend the approved section of Owls Nest Road down to Kreisler property.

Chair Gorman asked for comments from the Board. Comments pertained too:

- ✓ Location of the septic system and removal of the septic system.
- ✓ Maintenance of the private road.
- ✓ Road signage, if any additional signage proposed.
- ✓ Fire Chief, Jay Lyon comments of January 4, 2017 (as noted in the staff report).

Clayton Platt responded to the comments.

- ✓ Septic- he noted that it is fairly new and was barely used. Much discussion was had regarding its placement. He commented that this will be taken under consideration when they plan the new house location.
- ✓ Road maintenance- He noted this is private road, and there are about five (5) property owners along the road that contribute to the road maintenance.
- ✓ Road Signage- He stated that there is a sign as you enter the road.
- ✓ Fire Chief's comments- He stated these have been addressed in the road design.

Chair Gorman noted the Public Hearing was continued and asked for comments.

Deb Langner, Health Officer asked if the septic system for the existing house (which straddles the property line), will be drained, crushed and filled with sand and properly abandoned.

Attorney Jim Morris, Orr-Reno of Concord, NH said he was in attendance to represent his clients, the Kreisler family (abutters). He has several concerns including:

1. The location of the driveways, and if they meet the Town's Driveway Regulations, 10 feet from abutting property lines. The plan should show the proposed driveway locations. Of particular concern is that the proposed lots are narrower at one point, and if there is sufficient room to meet this regulation. The location and curvature of the proposed driveways and if there would be any wetland impacts, as the elevation on the lot changes.

2. The location of the driveway relative to the existing and any proposed septic leach field.
3. If the Board, conditionally approved the plan, would it come back before the Board?
4. Commented that old houses “camps” are being torn down and asked if the Town was going to address this issue, as more “McMansion” are being built.
5. The lot is oddly configured.

Clayton Platt, surveyor responded to Attorney Morris' concerns:

1. The plans he has submitted show both driveways on them.
2. The driveway is 15 feet from the Stevens's property and 10 feet from the Kreisler property at its narrowest point. But he will reanalyze it to ensure that it meets the Regulations.
3. Leech field has to be displayed as a 4,000 square foot designated area, although the actual leech field is only a very small portion of it, and there are no intentions of putting the driveway over the leech field.
4. HISS map shows no wetlands in the area.
5. The applicant proposes to have the Board approve the plan, they will then complete the road improvements per the plans, demolish the house (which straddles the property line) and then submit the mylar for the Board's signature, sometime in late spring.

✓ **Motion to APPROVE the plan with conditions.** It was MOVED (Bill Dietrich) and SECONDED (Michele Holton) to approve the subdivision plan with the following conditions that prior to submitting the mylar for the Planning Board signature and recording, the applicant will:

1. Complete the Owls Nest Road (private road) improvements per the plans submitted;
2. Show that the driveway locations comply with the Town's Driveway Regulations that all driveways must be no closer than 10 feet from abutting property lines in this Zoning District;
- ✗ 3. Show that the house which straddles the property line has been removed from the site;
4. Show that the septic system comply with applicable regulations.

**NH 2019-2028 Ten-Year Transportation Improvement Plan.** Letter from the Upper Valley Lake Sunapee Regional Planning Commission (RPC) received Jan 17, 2017.

Chair Gorman suggested that the Board Members review the letter and at the next meeting the Board will discuss any specific projects or transportation issues they want to bring to the attention of NHDOT through this process. The Board noted that some general concerns are sidewalks along Main Street in front of the College, Main Street and safety/crosswalk issues previously discussed. Discussed what roads in New London are State Roads. The Board commented that with the new Congress, there could be additional funding resources in the future for transportation infrastructure improvements, and they want to get on the record transportation concerns of the Town, should funding become available. Staff provided a brief overview of the NHDOT Ten-Year Plan process and reiterated, per the letter that if the Town intends to submit a project for consideration the form must be submitted to the RPC by Wed, March 1, 2017 by 4:00 pm, and that the letter explains the types of projects that the RPC Transportation Advisory Committee (TAC) will consider. Board members were asked to share via email with Ms. St.

2012 OBSERVED MAG.

LAKE SUNAPEE

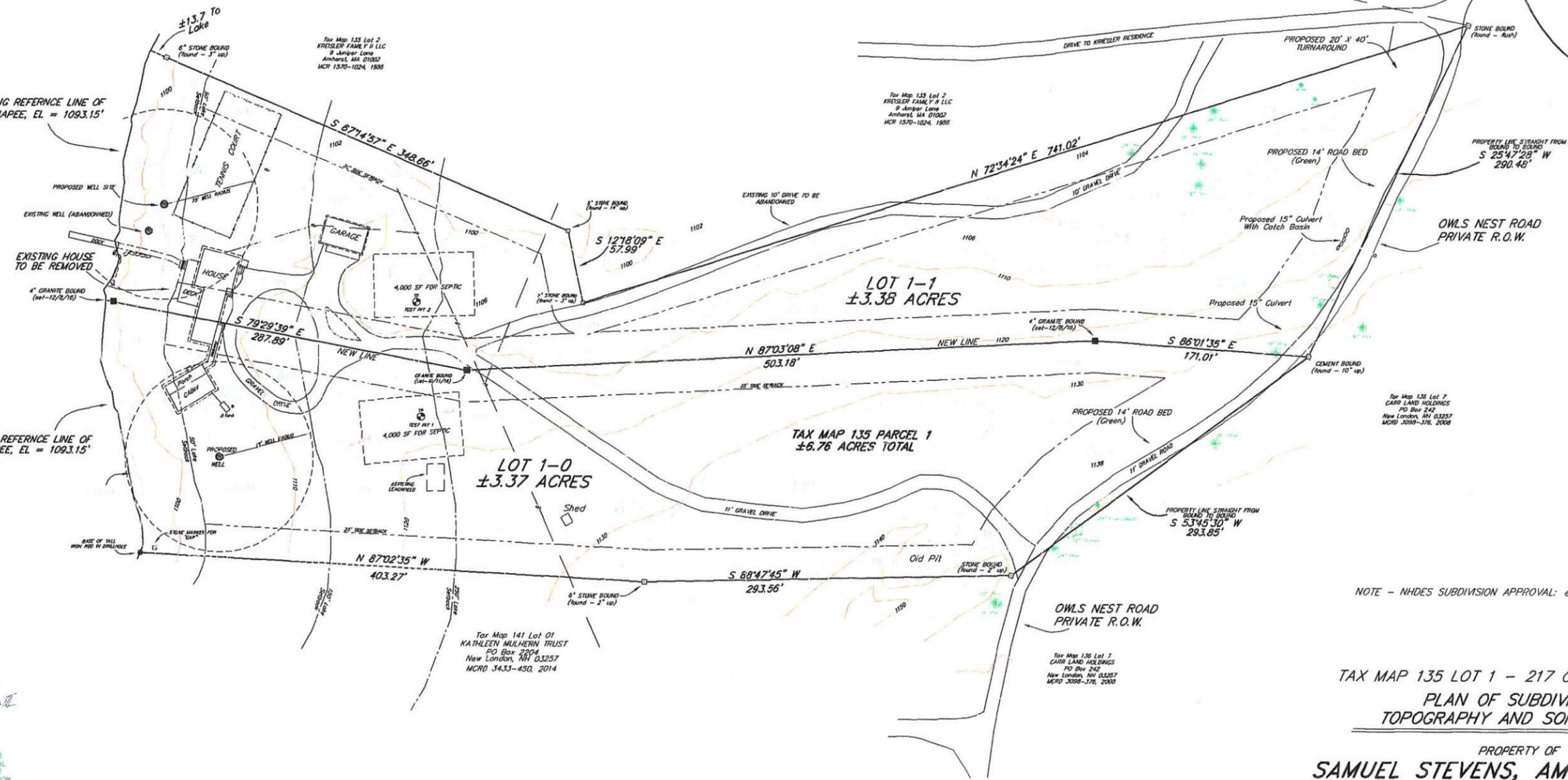
**KEY**

- Setback Per Zoning
- Property Line
- 1" Iron Pipe (found) - or as noted
- Stone Bound (found) or as noted
- 4" Stone Bound (set-2016) or as noted
- Edge Existing Road/ Drive
- Edge Proposed Roadbed
- Culvert
- Utility Pole w/ Overhead Lines
- Two Foot Contour
- Ten Foot Contour
- HISS Soil Boundary
- Tree Line
- Hardwood/Softwood Tree

**H.I.S.S. SOILS KEY**

BIH1 8-WELL GRADED SOIL, H-GLACIAL FLACIOLUVIAL, PARENT MATERIAL, L-H0 RESTRICTIVE FEATURES, A- 0-2% SLOPE, H-HMP MEETS HIGH INTENSITY STANDARDS  
 BIH2 8-WELL GRADED SOIL, H-GLACIAL FLACIOLUVIAL, PARENT MATERIAL, L-H0 RESTRICTIVE FEATURES, B- 3-8% SLOPE, H-HMP MEETS HIGH INTENSITY STANDARDS  
 BIH3 8-WELL GRADED SOIL, H-GLACIAL FLACIOLUVIAL, PARENT MATERIAL, L-H0 RESTRICTIVE FEATURES, C- 8-15% SLOPE, H-HMP MEETS HIGH INTENSITY STANDARDS  
 BIH4 8-WELL GRADED SOIL, H-GLACIAL FLACIOLUVIAL, PARENT MATERIAL, L-H0 RESTRICTIVE FEATURES, D- 15-25% SLOPE, H-HMP MEETS HIGH INTENSITY STANDARDS  
 BIH5 8-WELL GRADED SOIL, H-GLACIAL FLACIOLUVIAL, PARENT MATERIAL, L-H0 RESTRICTIVE FEATURES, E- 25% SLOPE, H-HMP MEETS HIGH INTENSITY STANDARDS

NOTE: MINIMUM AREA REQUIRED FOR 211EH SOILS IS 68,000 SQ.FT. OR 1.6 ACRES  
 BOTH LOTS EXCEED MINIMUM H.I.S.S. REQUIREMENTS BY OVER 1 ACRE

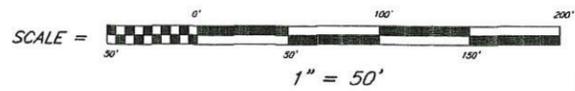


NOTE - NHDES SUBDIVISION APPROVAL: 6SA2017010404, JAN. 4, 2017

**TAX MAP 135 LOT 1 - 217 OWLS NEST ROAD  
 PLAN OF SUBDIVISION  
 TOPOGRAPHY AND SOILS DETAIL**

PROPERTY OF  
**SAMUEL STEVENS, AMELIA STEVENS,  
 and WILLIAM STEVENS**  
 7 REEVES ROAD BEDFORD MA 01730

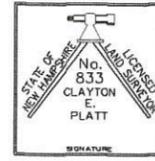
LOCATED IN  
**NEW LONDON, N.H.**



**NOVEMBER 22, 2016**  
 REVISED JANUARY 6, 2017

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

**RECEIVED**  
 JAN 09 2017



**REVISIONS**  
 1/6/17 - Add bounds set, DES approval

- NOTES**
1. Dead references:  
 A. MCRD Book 3035 Page 758, Robert Stevens Trust to Samuel, William, and Amelia Stevens, November 24, 2007.  
 B. MCRD Book 562 Page 345, Sunapee Corporation to Dorothy Porter, September 17, 1938.  
 C. MCRD Book 509 Page 573, Soo-Nipi Park Inc. to Dorothy Porter, October 3, 1930.
  2. This plan is the result of Nikon total station survey by this office, 2012-2016 having a closed traverse relative error of closure greater than 1":10,000. All elevations are referenced to the 10.5' mark of the Sunapee Harbor gauge (1093.15')
  3. The purpose of this plan is to show the topography and soils conditions on the Stevens property; see a Plan of Standard Property Survey- Minor Subdivision for details of all boundaries.
  4. No wetlands and no exposed ledge was found on the subject tract.
  5. Soils mapping and test pit logs were completed by Jon Sisson, Beaver Tracks LLC, October 17, 2016. See test pit logs attached for additional information on soils conditions.



SOIL MAP WAS PRODUCED ACCORDING TO THE GUIDELINES PROVIDED IN "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR HIGH WAMPANOIC AND VERMONT", VERSION 3.0, DECEMBER 2005, RESUME SPECIAL PUBLICATION NO. 3

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