



THE STATE OF NEW HAMPSHIRE
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 LAND RESOURCES MANAGEMENT
 WETLANDS BUREAU
 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
 Phone: (603) 271-2147 Fax: (603) 271-6588



Website: <http://des.nh.gov/organization/divisions/water/wetlands/cspa/index.htm>
 Permit Application Status: http://www2.des.state.nh.us/OneStop/Wetland_Permits_Query.aspx

SHORELAND PERMIT APPLICATION

		<div style="border: 2px solid red; padding: 5px; color: red;"> TOWN OF NEW LONDON SELECTMEN'S OFFICE FEB 22 2017 RECEIVED </div>	
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This is an application for a permit to excavate, fill or construct new structures within the protected shoreland as regulated under RSA 483-B. For a complete list of activities that do not require a shoreland permit, view the shoreland program [frequently asked questions](#) (FAQ's)

Please type or print clearly. **Please note:** Application packages missing required elements will be returned to the applicant in their entirety, including the fee. Land Resources Management will include a letter identifying the missing elements and describing how to resubmit the application package to DES. Application packages that are accepted will proceed to technical review to ensure the applicant has fulfilled all requirements as specified by statute or regulation. For more information visit the [New Land Resources Management Application Return Process](#) site located on the Shoreland Program Page.

1. PROPERTY OWNER			
LAST NAME, FIRST NAME, M.I.: Stevens, Samuel et als			
ADDRESS: 7 Reeves Road	TOWN/CITY: Bedford	STATE: MA	ZIPCODE: 01730
PHONE:	EMAIL:		
2. PROJECT LOCATION			
ADDRESS: 217 Owls Nest Road	TOWN/CITY: New London	STATE: NH	ZIPCODE: 03257
WATERBODY NAME: Lake Sunapee	TAX MAP: 135	LOT NUMBER: 01	
3. CONTRACTOR OR AGENT			
LAST NAME, FIRST NAME, M.I: Clayton Platt			
ADDRESS: 414 Pine Hill Road	TOWN/CITY: Croydon	STATE: NH	ZIPCODE: 03773
PHONE: 603 863-0981	EMAIL: claytonplatt@pennyroyalhill.com		
4. CRITERIA			
Please check at least one of the following below:			
<input checked="" type="checkbox"/> This is a standard shoreland permit application and neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard is required.			
<input type="checkbox"/> This shoreland permit application includes a proposal to make the structures and/ or the property more nearly conforming in accordance with RSA 483-B:11			
<input type="checkbox"/> This shoreland permit application includes a request for a waiver of the minimum standards under RSA 483-B:9, V.			
If a waiver of a minimum standard is being sought, indicate which minimum standard of RSA 483-B:9, V the applicant is seeking relief: RSA 483-B:9, V _____.			
5. PROJECT DESCRIPTION			
Provide a brief description of the proposed project. Remove Existing House located ±60' from shoreline			

6. PERMIT APPLICATIONS SUBMITTED

Please indicate if applications for any of the permits listed below have been submitted or will need to be submitted:

- Wetlands Permit per RSA 482-A Individual Sewage Disposal System per RSA 485-A:29
 Alteration of Terrain Permit Per RSA 485-A:17 Subdivision Permit Per RSA 485-A:29

7. REFERENCE LINE ELEVATION (REQUIRED FOR LAKES, PONDS, AND ARTIFICIAL IMPOUNDMENTS)

1093.15' FT

Reference line elevations for lakes, ponds and artificial impoundments greater than 10 acres in size are listed in the consolidated list of waterbodies subject to the shoreland water quality protection act as found on the DES website at www.des.nh.gov. Please see RSA 483-B:4, xvii for the appropriate definition of reference line.

8. APPLICATION FEE

A non-refundable permit application fee of \$100 plus \$0.10 per square foot of impacts (both permanent and temporary) is required at the time the application is submitted. Fees are capped at \$750 for projects impacting less than 10,000 sq ft, \$1,875 for projects impacting between 10,000 and less than 25,000 sq ft, and \$3,750 for projects impacting 25,000 sq ft and greater. Please note that your application will not be considered complete if it does not include the appropriate fee. **Please make checks payable to the Treasurer, State of NH.**

9. CALCULATING THE TOTAL IMPACT AREA AND PERMIT APPLICATION FEE

Total impact area is calculated by determining the sum of permanent and temporary impacts. Permanent impacts are areas of all new post-construction impervious area. Temporary impacts are areas disturbed by regrading, excavation and filling. Temporary impacts often include, but are not limited to: areas disturbed when installing a new septic system or foundation, creating temporary access roads for the purpose of installing a well and regrading associated with landscaping activities.

Permanent Impact Total: 0 (A) Square Feet. Temporary Impact Total: 4300 (B) Square Ft

Total Area Impacted Within 250 Of The Reference Line. [(A) + (B)] = 4300 (C) Square Feet

Multiply The Total Impact Area By 10¢ and add \$100.00. [(C) X .10 + \$100.00] = \$530.00 Permit Fee

10. REQUIRED CERTIFICATIONS

By initialing within the blank before each of the following statements, and signing below, you are certifying that: to the best of my knowledge, the information provided is true, complete and not misleading.

PS I understand that any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation.

PS I am aware that obtaining a shoreland permit will not exempt the work i am proposing from other state, local or federal approvals.

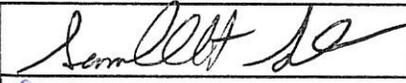
PS I have notified the municipality or municipalities in which the proposed impacts are located and provided them with a complete copy of the application and all supporting materials on 2/17 via certified mail.

This project is within ¼ mi of a designated river (river name: _____) and i have notified the Local River Management Advisory Committee by providing them with a copy of the complete application, including all supporting materials, via certified mail on day: ___ month: ___ year: ___ and i have included a copy of the certified mail receipt in the application submittal (RSA 482-A:3,i(d)(2))

This project is **not** within ¼ mi of a designated river

PS I have notified all abutters of the proposed impacts via certified mail as required by RSA 483-B:5-b, iv-a. (see definition of "abutter" on page (6)).

11. SIGNATURES (Both must sign per Env-Wq 1406.08)

OWNER		PRINT NAME LEGIBLY: Samuel H. Stevens	DATE: 2/15/2017
APPLICANT		PRINT NAME LEGIBLY: CLAYTON E. PLATT	DATE: 2/21/17

Please mail this application and all other attachments to the Department of Environmental Services Wetlands Bureau, PO Box 95, Concord NH 03302-0095. Missing information will delay processing of your application and may result in denial of a Shoreland Permit.



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 WETLANDS BUREAU

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Website: <http://des.nh.gov/organization/divisions/water/wetlands/cspa/index.htm>

Permit Application Status: http://www2.des.state.nh.us/OneStop/Wetland_Permits_Query.aspx

SHORELAND APPLICATION WORKSHEET

This form must be submitted to the Department of Environmental Services Wetlands Bureau accompanied with a Shoreland Permit Application. [Instructions for completing this form](#) are available on the shoreland program web page.

For the purposes of this worksheet, "Pre-Construction" impervious surface areas¹ means all human made impervious surfaces² currently in existence on the property, whether to be removed or to remain after the project is completed. "Post-Construction" impervious area means all impervious surfaces that will exist on the property upon completion of the project, including both new and any remaining pre-existing impervious surfaces. All answers shall be given in square feet.

CALCULATING THE IMPERVIOUS AREA WITHIN 250 FEET OF THE REFERENCE LINE			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREA	POST-CONSTRUCTION IMPERVIOUS AREA
PRIMARY STRUCTURE Including all <u>attached</u> decks and porches	<u>House</u>	<u>2685</u> FT ²	<u>00</u> FT ²
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, fences and septic systems	<u>Cabin</u>	<u>1030</u> FT ²	<u>1030</u> FT ²
	<u>Garage</u>	<u>820</u> FT ²	<u>820</u> FT ²
	<u>Tennis Court</u>	<u>5190</u> FT ²	<u>5190</u> FT ²
	<u>Gravel Drive</u>	<u>5730</u> FT ²	<u>5730</u> FT ²
	_____	_____ FT ²	_____ FT ²
	_____	_____ FT ²	_____ FT ²
TOTAL:		(A) <u>15455</u> FT²	(B) <u>12770</u> FT²
Area of the lot located within 250 ft of reference line:			(C) <u>90705</u>
Percentage of lot covered by pre-construction impervious area within 250 ft of the reference line: <i>[divide (a) by (c) x 100]</i>			(D) <u>17.0</u> %
Percentage of lot to be covered by post-construction impervious area within 250 ft of the reference line upon completion of the project: <i>[divide (b) by (c) x 100]</i>			(E) <u>14.1</u> %

¹ "Impervious surface area" as defined in Env-Wq 1402.15 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

² "Impervious Surface" as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.



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IMPERVIOUS AREA THRESHOLDS

For projects that propose a post-construction impervious area (calculation E) greater than 20% within the protected shoreland, as specified in RSA 483-B:9, V(g)(2), you must provide:

- Plans for a [stormwater management](#) system that will infiltrate increased stormwater from development in accordance with Env-Wq 1500.

For projects that propose a post-construction impervious area (calculation E) greater than 30% within the protected shoreland, as specified in RSA 483-B:9, V(g)(1) and (3), you must provide:

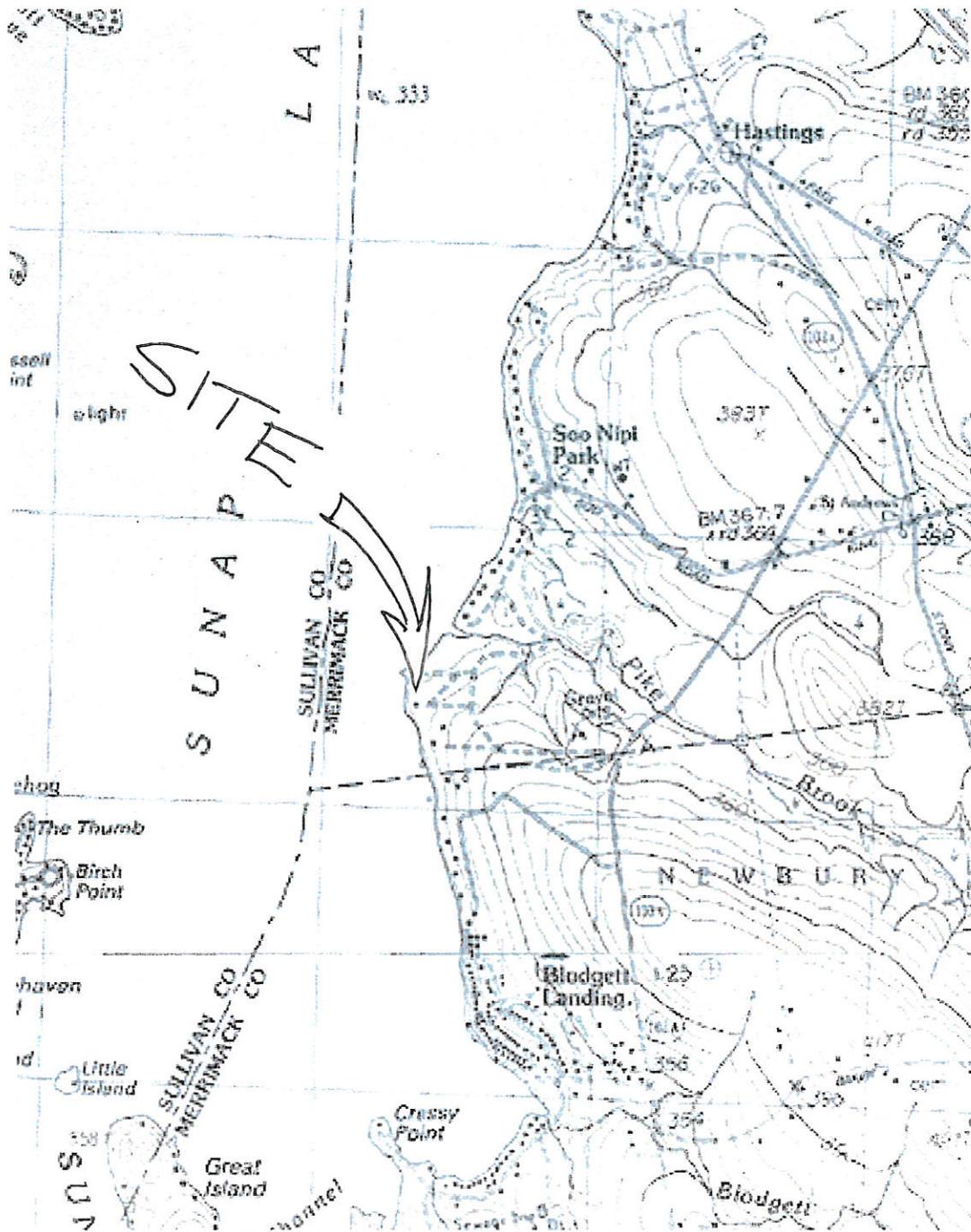
- Evidence that each grid segment of the waterfront buffer at least meets the minimum 50 point required tree, sapling, and shrub point score and/ or a planting plan with the locations and species of all proposed plantings to bring each deficient grid segment up to at least the minimum required point score. An explanation of how to [score grid segments](#) and a [native species planting list](#) is available on the Shoreland Program web page.
- Plans for a stormwater management system designed and certified by a professional engineer.

AREA to REMAIN in an UNALTERED STATE

CALCULATING THE AREA TO REMAIN IN AN UNALTERED STATE	
Total area of the lot between 50 ft and 150 ft of the reference line within which the vegetation currently exists in an unaltered state ³ (see definition below). If this area is completely altered, place a zero on line (F) and (I) and proceed to (J).	(F) 20270 sf
Total area of the lot between 50 ft and 150 ft from the reference line	(G) 37140 sf
At least 25 percent of the vegetation within area (G) must remain in an unaltered state. [.25 x G]	(H) 9285 sf
Place the smaller of line (F) and calculation (H) on this line. In order to remain compliant with RSA 483-B:9, V(b), this is the minimum area that must remain in an unaltered state between 50 ft and 150 ft from the reference line. This area must be represented on all plans.	(I) 9285 sf
Name of person who prepared this worksheet:	(J) Clayton Platt
Name and date of the plan this worksheet is based upon:	(K) Stevens Shoreland 2/15/17
SIGNATURE:  2/20/17	DATE: 2/20/17

³ "Unaltered State" means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health.

SUNAPEE QUADRANGLE 1:24,000



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STEVENS SHORELAND APPLICATION

217 OWLS NEST ROAD
NEW LOWDON NH.

FEB, 20, 2017

STEVENS SHORELAND PERMIT – 217 OWLS NEST ROAD, NEW LONDON



Looking East From Lake



Looking West From Driveway



Looking Southeast From Lake Sunapee (Cabin on Right to Remain)



Looking Northeast from Lake



New Hampshire Natural Heritage Bureau

To: Clayton Platt
418 Pine Hill Road
Croydon, NH 03773

Date: 2/17/2017

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 2/17/2017
NHB File ID: NHB17-0527

Applicant: Clayton Platt

Location: Tax Map(s)/Lot(s): Map 135 Lot 1
New London

Project Description: Remove the existing house as a condition of a subdivision of the property into two lots. No new construction is proposed at this time.

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 2/16/2018.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB17-0527



ABUTTERS LIST
TAX MAP 135 LOT 1

For High Pines Shoreland Permit
Property of
Samuel. William, and Amelia Stevens
217 OWLS NEST ROAD
NEW LONDON NH

February 15, 2017

OWNERS:

Tax Map 135 Lots 8,9,10
Samuel Stevens et als
7 Reeves Road
Bedford MA 01730

ABUTTERS:

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

Tax Map 135 Lots 2 and 3
Kreiser Family II LLC.
9 Juniper Lane
Amherst MA 01002

Tax Map 141 Lot 1
Kathleen Mulhern Trust
c/o Kathleen Mulhern
PO Box 2204
New London, NH 03257

7016 2070 0000 4049 9010

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Certified Mail Fee	\$3.35
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

0773
02

Postmark
Here

Postage	\$0.49
\$	
Total Postage and Fees	\$3.84
\$	

02/15/2017

Sent To KATHLEEN MULVERN
 Street and Apt. No., or PO Box No. PO Box 2204
 City, State, ZIP+4® NH NH 03257

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2070 0000 4049 9027

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Certified Mail Fee	\$3.35
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

0773
02

Postmark
Here

Postage	\$0.49
\$	
Total Postage and Fees	\$3.84
\$	

02/15/2017

Sent To CHRIS LIND MULVAYS
 Street and Apt. No., or PO Box No. PO Box 242
 City, State, ZIP+4® NH NH 03257

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2070 0000 4049 9003

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AMHERST, MA 01002

OFFICIAL USE

Certified Mail Fee	\$3.35
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

0773
02

Postmark
Here

Postage	\$0.49
\$	
Total Postage and Fees	\$3.84
\$	

02/15/2017

Sent To BARB KEESLER
 Street and Apt. No., or PO Box No. 9 SUMNER LN.
 City, State, ZIP+4® AMHERST MA 01002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PENNYROYAL HILL, LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT, LICENSED SURVEYOR AND LICENSED FORESTER

414 PINE HILL ROAD, CROYDON NH 03773 Tel. and Fax (603) 863-0981 claytonplatt@pennyroyalhill.com

Lucy St John
Town of New London
375 Main Street
New London, NH 03257

February 15, 2017

Re: Stevens property, 217 Owls Nest Road
Tax Map 135 Lot 1

Dear Lucy,

This letter is to inform you that the Stevens have applied for a Shoreland Permit from NHDES to allow for the removal of the house that is straddling the new property line. I cannot believe I have to send you a certified letter when I am dropping the application off with you anyway – but better safe than sorry.

This notice is being sent to you as required by RSA 483:B5 and I will dropping a copy of the permit application off at the Town hall on February 22, 2017.

Again, if you have any questions, or concerns, please contact me at the above number, via email (claytonplatt@pennyroyalhill.com) or on my cell phone t (603) 504-5557.

Respectfully,



Clayton E. Platt, Surveyor

9702 2070 0000 4049 9240

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
NEW LONDON, NH 03257	
Certified Mail Fee	\$3.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$3.00
<input type="checkbox"/> Adult Signature Required	\$3.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.40
Total Postage and Fees	\$7.25
Sent to: Town New London	
Street and Apt. No., or PO Box No. 375 MAIN ST	
City, State, ZIP+4® NL NH 03257	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NEW LONDON NH 03257
FEB 21 0773
Postmark
FEB 18 2017



Stevens Lot - Tax ap 135 Lot 1

Nwe London, NH

1 inch = 200 Feet



February 20, 2017



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for errors or omissions for other purposes.

Return to:
Feeney Law Offices
PO Box 389
Newport, NH 03773

Book 3035 Page 0758
Doc# 697217
Book: 3035
Pages: 758 - 760
e-Filed & e-Recorded
12/07/2007 13:42:10 PM
KATHI L. GUAY, CPO, REGISTER
MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 18.00
SURCHARGE \$ 2.00

RECORD & RETURN TO:

Jennifer M. Gay Smith, Esq.
Ropes & Gray LLP
One International Place
Boston MA 02110-2624

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

①

WARRANTY DEED

We, **Robert D. Stevens and Samuel H. Stevens, Co-Trustees of The High Pines Qualified Personal Residence Trust**, of North Andover, Massachusetts, for consideration paid, grants to **Samuel Stevens**, of 7 Reeves Road, Bedford, Massachusetts 01730, **William Stevens**, of P.O. Box 523, Green Mountain Falls, CO 80819 and **Amelia Stevens**, of P.O. Box 921 Trumansburg, New York 14886, with Warranty Covenants, as tenants in common:

A certain tract or parcel of land with the buildings thereon, located in the Town of New London, Merrimack County, State of New Hampshire, and shown as the "6.75 acres" tract on a plan entitled "Boundary Survey for Alan K. Porter, et al., location: East Side of Lake Sunapee, Soo-Nipi Park," prepared during the months of May, June and July of 1979 by Bristol, Sweet and Associates, Inc., Land Surveyors, North Sutton, NH, and recorded in the Merrimack County Registry of Deeds as Plan #6972, said tract being more particularly bounded and described as follows:

Beginning at a stone bound South 67°19' East, 6.1 feet, more or less, from the Easterly shore of Lake Sunapee at land now or formerly of Walter W. and Edith S. Stillman; thence South 67° 19' East, 348.7 feet, more or less, along said Stillman land to a stone bound; thence South 12° 17' East, 57.9 feet, more or less, along said Stillman land to a stone bound; thence North 72° 31' East 741.1 feet, more or less, along said Stillman land to a stone bound at the common corner of the within described premises, said Stillman land, and the "1.74 Acres" tract shown on the aforementioned plan; thence South 25° 44' West, 290.4 feet, more or less, crossing the right of way to the public highway and along land now or formerly of Priscilla W. Hearne to a stone bound; thence South 53° 42' West, 293.9 feet, more or less, still along said Hearne land and again crossing said public right of way to a stone bound at land now or formerly of George E. Williams; thence South 88° 44' West, 293.5 feet, more or less, along said Williams land to a stone bound; thence South 87° 07' West, 403.5 feet, more or less, along said Williams land to a drill hole with an iron rod in a boulder on the Easterly shore of Lake Sunapee; thence in a Northerly direction

Property Address: 217 Owls Nest Road, New London, NH

along the Easterly shore of said Lake Sunapee approximately 405.5 feet, to a point; thence South 67° 19' East, 6.1 feet, more or less, to the point of beginning.

Said premises to contain 6.75 acres, more or less.

Including all appurtenant rights of way and other rights and privileges, and subject to all utility easements and other reservations of record, including those more particularly set forth in the deeds recorded in the Merrimack County Registry of Deeds at Book 509, Page 573, and Book 562, Page 345.

Subject to and with the benefit of the Dock Permit recorded in Volume 2249, Page 1266 of said Registry.

Meaning and intending to describe and convey all and the same premises conveyed to Robert D. Stevens and Samuel H. Stevens, Co-Trustees of The High Pines Qualified Personal Residence Trust, by Robert D. Stevens by warranty deed dated October 12, 1999, and recorded with the Merrimack County Registry of Deeds, in Book 2179, Page 200. See also the deed from said Trustees to Robert D. Stevens dated July 19, 2001 and recorded in Volume 2282, Page 1934 of said Registry, and the deed from Robert D. Stevens to said Trustees dated September 14, 2001 and recorded in Volume 2298, Page 549 of said Registry.

This is not a homestead premises.

This is a non-contractual transfer and therefore pursuant to RSA 78:B no New Hampshire transfer tax stamp need be affixed.

TRUSTEES' CERTIFICATE

(R.S.A. 564-A:7)

The undersigned Trustees, as Trustees under The High Pines Qualified Personal Residence Trust created under Declaration of Trust dated October 12, 1999, and thereto have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustees for a conveyance thereof.

Executed under seal this 24th day of November, 2007.

Robert D Stevens
Robert D. Stevens, Trustee as aforesaid and
not individually

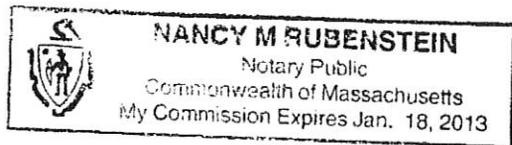
Samuel H Stevens
Samuel H. Stevens, Trustee as aforesaid and
not individually

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24th day of November, 2007, before me, the undersigned notary public, personally appeared Robert D. Stevens and Samuel H. Stevens, Trustees, proved to me through satisfactory evidence of identification, which was MASS DRIVERS LICENSE to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, on behalf of The High Pines Qualified Personal Residence Trust.

Nancy M Rubenstein
Notary Public:
My commission expires:



2016 OBSERVED MAGNETIC

LAKE SUNAPEE

REFERENCE TIE B-C
N 12°12'13" E
197.09'

205' ALONG REFERENCE LINE OF
LAKE SUNAPEE, EL. = 1093.15'
(10.5' On Sunapee Dam Gauge)

±410' ALONG REFERENCE LINE OF LAKE SUNAPEE
(THE DISTANCE = 395')

REFERENCE TIE A-B
N 06°37'34" W
198.88'

204' ALONG REFERENCE LINE OF
LAKE SUNAPEE, EL. = 1093.15'
(10.5' On Sunapee Dam Gauge)

SHORELAND AREA NOTES - EXISTING CONDITIONS

- 1. TOTAL LOT AREA WITHIN 250' OF LAKE : 90,705 Sq. Ft.
- 2. TOTAL IMPERVIOUS SURFACE: 15,455 Sq. Ft. (17.0%)
- 3. TOTAL AREA WITHIN 50'-150' BUFFER: 37,140 Sq. Ft.
- 4. UNALTERED AREA WITHIN 50'-150' BUFFER 20,270 Sq. Ft. (54.5%)

SHORELAND AREA NOTES - PROPOSED CONDITIONS

- 1. REMOVE HOUSE - 2685 Sq. Ft. OF IMPERVIOUS SURFACE AREA
- 2. FINAL IMPERVIOUS SURFACE: 12,770 Sq. Ft. (14.1%)
- 3. TOTAL AREA WITHIN 50'-150' BUFFER: 37,140 Sq. Ft.
- 4. UNALTERED AREA WITHIN 50'-150' BUFFER 20,270 Sq. Ft. (54.5%)

NOTE: PER RSA 48:38:9 25% OF THE WOODLAND BUFFER MUST REMAIN IN AN UNALTERED STATE. THIS TOTALS 9285 SQ.FT.

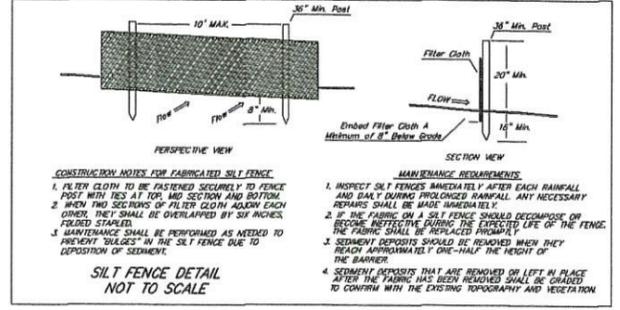
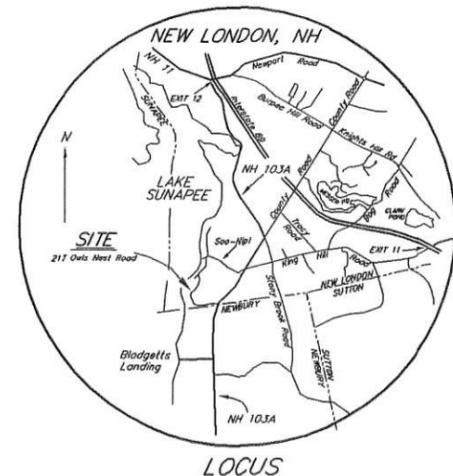


LOT 1-1
3.38 ACRES
(±147,390 Sq.Ft.)

TAX MAP 135 PARCEL 1
±6.76 ACRES TOTAL

LOT 1-0
3.37 ACRES
(±147,044 Sq.Ft.)

- KEY**
- Retaining Wall
 - Shoreland Setback
 - Setback Per Zoning
 - Iron Bolt in Drillhole (found) - or as noted
 - Edge Paved Road/Drive
 - Woods Road/Trail
 - Culvert
 - Utility Pole w/ Overhead Lines
 - Edge Lawn or Mulched Area
 - Tree Line/Edge Lawn
 - Proposed Disturbed Area
 - Proposed Silt Fence



NOTES

1. See a final property survey and subdivision plan by this office for additional information (Rev. 1/6/17).
2. This plan is the result of a Nikon DTM 522 total station survey, 2012-2016, having a closed traverse relative error of closure greater than 1:15,000.
3. The purpose of this plan is to show the shoreland conditions and erosion control measures for the removal of the house on the property. This removal is proposed as part of a subdivision of the Stevens property that has been conditionally approved by the New London Planning Board.
4. All erosion control measures are to be installed prior to house demolition and are to remain in place until site is stabilized.
5. House demolition and removal is to be conducted in accordance with all state, federal, and local regulations. The house site and crawl space is to be filled and regraded with clean fill. The area of disturbance will be covered with a minimum of 4" loam, seeded, and mulched.
6. NH DES subdivision approval was granted on January 4, 2017 (eSA2017010404).
7. No trees will be cut within the 50' shoreland buffer during house removal.

**TAX MAP 135 LOT 1 - 217 OWLS NEST ROAD
SHORELAND SITE PLAN FOR HOUSE REMOVAL**

PROPERTY OF
**SAMUEL STEVENS, AMELIA STEVENS,
and WILLIAM STEVENS**

7 REEVES ROAD BEDFORD NH 01730

LOCATED IN
NEW LONDON, N.H.



FEBRUARY 15, 2017

REVISIONS

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