



7/2/17

In care of Pete Messer
King Hill Road,
New London NH 03257

Dear Property Owner:

Please be advised the sender of this letter will be making a formal application to the town of New London for a variance from the requirements of the zoning regulations, as they apply to the following described property.

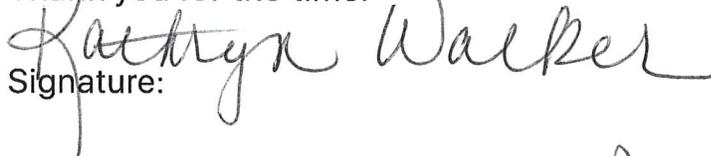
"Road Frontage Requirements per building lot." Article VI Section B

It is our intent to ask the Town Zoning Board to allow us to subdivide the roughly 27 acre piece of land into 2 building lots, utilizing a shared driveway onto Tracy Road. There is an existing driveway which previously serviced a poultry farm and residence, with roughly 200' of frontage. We will sign and agree to a land use covenant stating this land could not be subdivided beyond these two lots within the 27 acres, now or in the future. In order to provide you an opportunity to become fully aware of our intention, we chose to contact you directly. Feel free to contact pursuant Peter Messer at [340-1878](tel:340-1878) or Dan Grace at [748-2331](tel:748-2331) if you would like any further information or have questions.

In any event, please be advised we are interested in assuring you our request should not adversely affect your property interest.

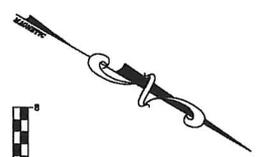
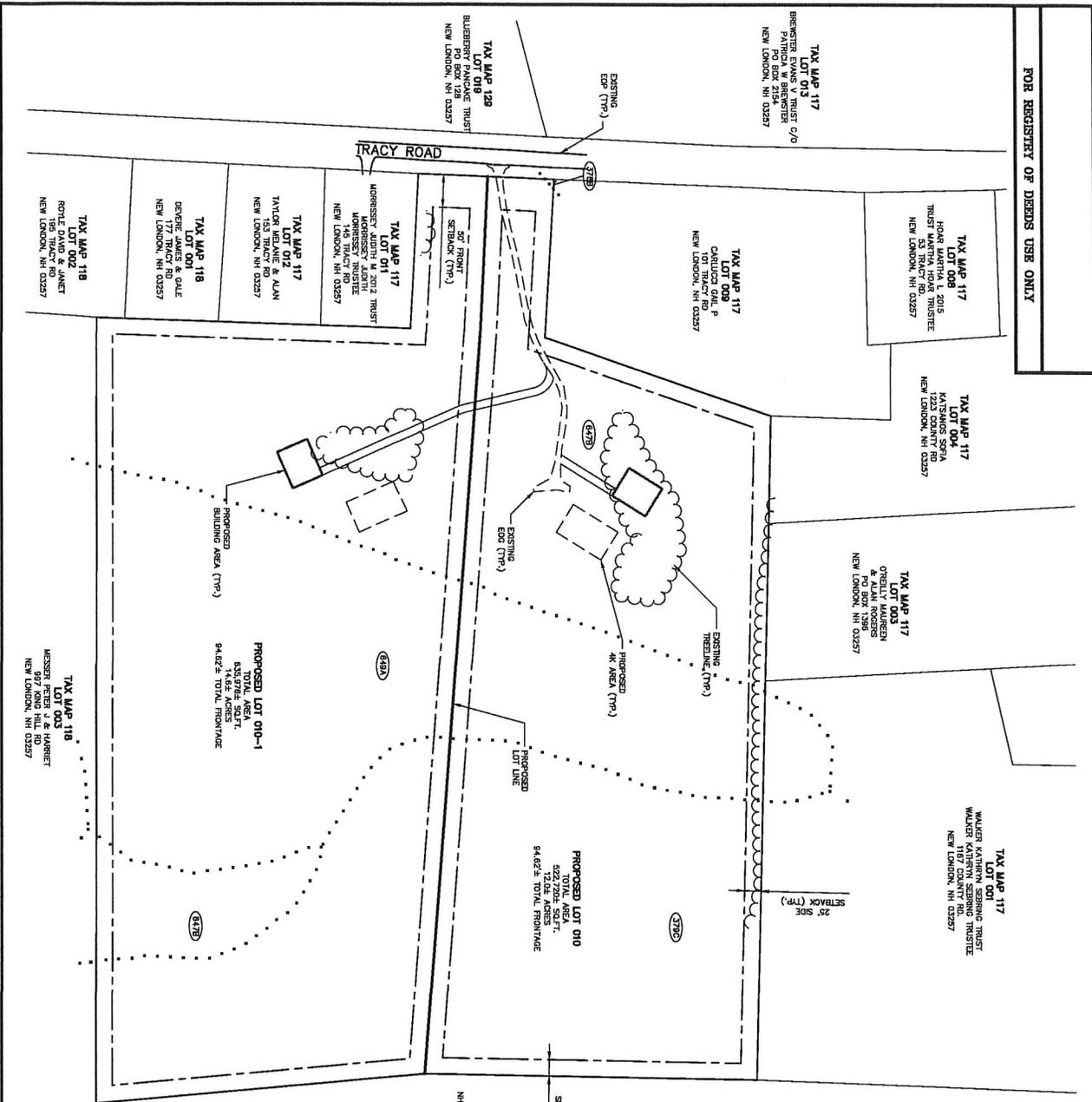
With your signature of approval for a shared driveway it will help keep the land out of the hands of developers and limit this property to only two homes.

Thank you for the time.

Signature: 

Address:
11607 County Rd
NL NH 03257

FOR REGISTRY OF DEEDS USE ONLY



APPROVAL DATE: _____
 TOWN OF NEW LONDON, NH PLANNING BOARD
 SIGNATURES OF THE BOARD:
 CHAIR _____

- NRCS SOIL LEGEND**
- (S7B) PERU FINE SANDY LOAM, 3-8% SLOPES
 - (S7B) PERU FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
 - (S7B) PILLSBURY FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
 - (S7B) PILLSBURY FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
 - (S7B) PILLSBURY FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
 - (S7B) PILLSBURY FINE SANDY LOAM, 8-15% SLOPES, VERY STONY

- ABBREVIATION AND SYMBOL LEGEND**
- M.C.R.D., MERRIMACK COUNTY REGISTER OF DEEDS
 - NRCS SOIL LINE
 - LOCAL BUILDING SETBACK
 - LOCAL CORNER (C-FEET)
 - MAJOR CONTROL (B-FEET)
 - USGS CONTROL (B-FEET)

1-89
 NH DEPARTMENT OF TRANSPORTATION
 EXIT 10-B EXITING THE RD
 SOUTH, NH 03240

- NOTES:**
- 1) THE SUBJECT PARCEL IS LOT 010 ON THE TOWN OF NEW LONDON TAX MAP 117. THE OWNER OF RECORD IS MESSER FAMILY REVOCABLE TRUST, MESSER PETER & HARRIET TRUSTEES. REFERENCE TO THE TOWN OF NEW LONDON TAX MAP 117, PARCEL 10-B, SHALL BE DEEMED TO REFER TO THE SUBJECT PARCEL.
 - 2) THE SUBJECT PARCEL IS IN THE AGRICULTURAL/RURAL ZONING DISTRICT.
 - 3) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO LOTS RESIDING IN A TOWN OF NEW LONDON TAX MAP 117.
 - 4) THIS PLAN IS BASED OFF THE TOWN OF NEW LONDON TAX MAP 117.

LOT 010 INFORMATION	
TOTAL	REQUIRED
MIN. LOT AREA	4 ACRES
MIN. LOT FRONTAGE	200 LF
MIN. FRONT SETBACK	50'
MIN. SIDE SETBACK	25'
MIN. REAR SETBACK	25'

LOT 010-1 INFORMATION	
TOTAL	PROPOSED
MIN. LOT AREA	14.8 ACRES
MIN. LOT FRONTAGE	200 LF
MIN. FRONT SETBACK	50'
MIN. SIDE SETBACK	25'
MIN. REAR SETBACK	25'

CONCEPTUAL SUBDIVISION PLAN

ECKMAN Engineering, LLC
 1850 Lafayette Road, Suite 301
 Portsmouth, New Hampshire 03802
 Phone: (603) 433-1354

CONCEPTUAL LOT SUBDIVISION
 LAND OF
 MESSER FAMILY REVOCABLE TRUST;
 MESSER PETER & HARRIET TRUSTEES,
 TAX MAP 117, LOT 010
 125 TRACY RD., TOWN OF NEW LONDON
 MERRIMACK COUNTY
 NEW HAMPSHIRE

DATE: AUGUST 19, 2016
 SCALE: AS SHOWN
 DESIGNED BY: GUG
 DRAWN BY: DM
 APPROVED BY: DEZ
 PROJECT NO: 16-169
 FILE NO: 16-169_CONCEPT

No.	Description	Appd	Date
REVISIONS			