

TM
126-009-000
81 Lighthouse View Rd



Town of New London
PLANNING BOARD

375 Main Street
New London, NH 03257

Guidelines for tree cutting in the Shore Land Overlay District Waterfront Buffer

The New London Planning Board offers the following procedural guidelines for shorefront residents seeking approval to cut trees within the 50' Waterfront Buffer.

A waterfront plan and inventory, along with a cutting and planting plan, must be prepared for, submitted to, and approved by the New London Planning Board before cutting or felling any tree within the Waterfront Buffer, including dead trees.

The New London Zoning Ordinance (Article XVI G. 2. c (3)). states:

“If the total tree and sapling score in any 50 by 50 foot segment exceeds 50 points, then the Planning Board may authorize the removal of trees, saplings and shrubs as long as the score for the remaining trees, saplings and shrubs in that segment does not total less than 50 points....”

To facilitate the implementation of this ordinance please observe the following steps:

1. A tree-cutting request shall include a plot plan of the site showing all existing trees and saplings in each 50' by 50' segment within 50' of the reference line, clearly indicating the points for each tree or sapling and the total points for the segment, which trees the property owner intends to remove and their points and the resulting points for each segment if the trees were removed (see over for a detailed explanation and sample plot). This plan shall also indicate the type, points, and location of replacement plantings if needed. New plantings shall be native species, such as white pine, hemlock, high- bush blueberries, etc.
2. A representative of the Town must visit the site to verify plan conditions (contact Peter Stanley, Zoning Administrator at 526-4821 x16, zoning@nl-nh.com to arrange a site inspection). Based on this visit, the Town representative makes a recommendation to the Planning Board on the proposed tree-cutting plan. This step is very important because the Planning Board is inclined to follow the recommendations of the Town representative.
3. No cutting shall occur until *after* the Planning Board has approved the plan and the property owner has been notified of the approval and conditions thereof, if any.

Prop. Owner: MICHAEL CRAVEN Date: 1/7/16

Mailing Address: 18 ALPHA ROAD CHELMSFORD MA 01924

Phone: _____ Cell: 978-360-5488 Email: mikecraven@MTCmechanical.com

Contractor: OLD HAMPSHIRE DESIGNS Phone: 603-526-6945 Cell: _____

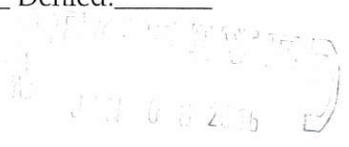
Map/Lot: 126-9 - _____ Street Address: 81 LIGHTHOUSE VIEW ROAD

Visited By: _____ Date of Site Visit: _____

Planning Board Review Date: _____ Approved: _____ Denied: _____

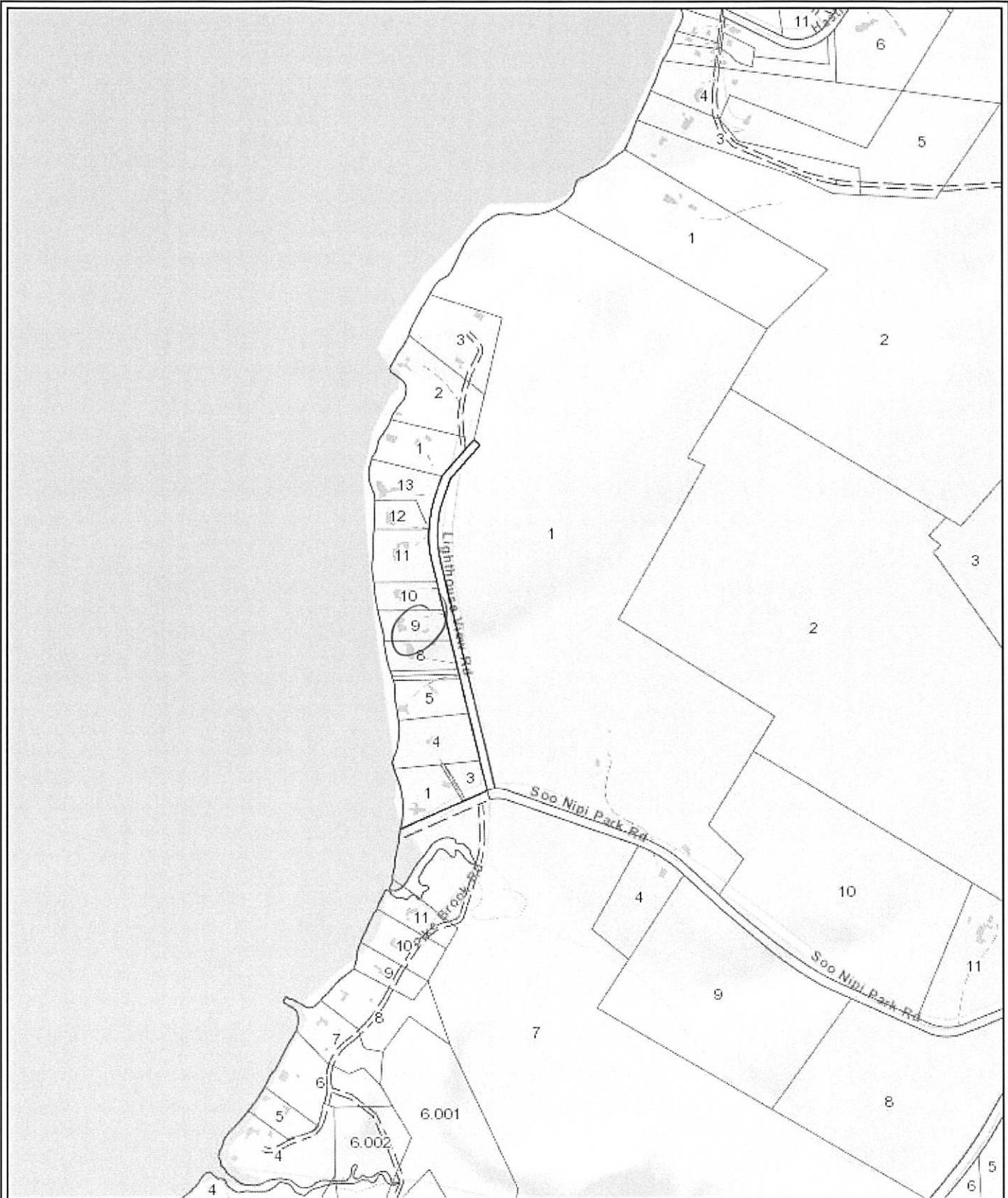
(603) 526-4821 (telephone)
(603) 526-9494 (fax)

SUBMITTED BY DOUG GAMSBY OF
CLD ENGINEERS, 1-9-16





TM 126-009-000
81 Lighthouse View Rd



81 Lighthouse View Road TM 126-009-000

Tri Town, NH

1 Inch = 600 Feet

January 19, 2016

(old #126-005-000)



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 any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER CRAVEN MICHAEL T		UTILITIES 5 Well 6 Septic		STRT./ROAD 1 Paved 7 Waterfront		LOCATION		CURRENT ASSESSMENT	
4 ASTILBE WAY CHELMSFORD, MA 01824 Additional Owners:		00126 00005 00000 Septic Infor MP WF CONSERVA1 135		00126 00005 00000 Septic Infor MP WF CONSERVA1 135		RESIDENTL RES LAND RESIDENTL		Code 1013 1013 1013	
Other ID: 00126 00005 00000		3485/ 67		07/17/2015 Q		100,800		100,800	
ZONE UTILITY Ward Prec. ROADFF		3485/ 63		07/17/2015 U		1,339,800		1,339,800	
GIS ID: 126-009-000		SALE PRICE		V.C.		1,500,000		1,500,500	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Yr.		Code	
CRAVEN MICHAEL T		3485/ 67		07/17/2015 Q		2015 1013		101,200 2014 1013	
BATEMAN FAMILY TRUST		3485/ 63		07/17/2015 U		2015 1013		1,339,800 2014 1013	
						2015 1013		58,600 2014 1013	
						Total:		1,500,500 Total: 1,499,600	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	1013	101,200	2014	1013	101,200
2015	1013	1,339,800	2014	1013	1,339,800
2015	1013	58,600	2014	1013	58,600
Total:		1,500,500	Total:		1,499,600

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS

Year	Type	Description	Code	Amount	Number	Comm. Int.
				0	0	0
				0	0	0
				0	0	0
				0	0	0
Total:						

OTHER ASSESSMENTS

Year	Type	Description	Code	Amount	Number	Comm. Int.
				0	0	0
				0	0	0
				0	0	0
				0	0	0
Total:						

ASSESSING NEIGHBORHOOD

Street Index Name: _____ Batch: _____

NOTES
 2015: CAMP QUALITY, EXT FAIR, ADJ PAVING FOR FAIR CONDITION
 EAU-STAIRS OUTSIDE OB 5 ATT OB 2
 05/03 2ND LVL TIGHT HEADROOM, UTILITY CORRECT SKETCH CORRECT OUTBLDGS
 1/11- F/S S2.4
 PER LISTING 8 RMS, 4 BEDS, 3.5 BATHS
 10/13 F/S \$1,995,000; NO ASSESS CHANGES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	% Comp.	Date Comp.	Comments	Date	ID	Purpose/Result			
1	1013	SFR WATER	R2	133	133		38,800	SF	2.18	1.6000	8	1.0000	0.90	4	11.00			08/14/2015 08/06/2015 01/27/2011 08/24/2010 05/28/2003	AR AC RE M KM AC NB FR JS CB	ADMIN DATA ENTRY MEASURE ADMIN DATA ENTRY IN FIELD REVIEW CALL BACK
Total Card Land Units: 0.89 AC													Parcel Total Land Area: 0.89 AC		Total Land Value: 1,339,800					

VISION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	98,900
Appraised XF (B) Value (Bldg)	1,900
Appraised OB (L) Value (Bldg)	59,900
Appraised Land Value (Bldg)	1,339,800
Special Land Value	0
Total Appraised Parcel Value	1,500,500

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
08/14/2015	AR	AC	AR	AC	ADMIN DATA ENTRY
08/06/2015	RE	M	RE	M	MEASURE
01/27/2011	KM	AC	KM	AC	ADMIN DATA ENTRY
08/24/2010	NB	FR	NB	FR	IN FIELD REVIEW
05/28/2003	JS	CB	JS	CB	CALL BACK

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	% Comp.	Date Comp.	Comments	Date	ID	Purpose/Result			
1	1013	SFR WATER	R2	133	133		38,800	SF	2.18	1.6000	8	1.0000	0.90	4	11.00			08/14/2015 08/06/2015 01/27/2011 08/24/2010 05/28/2003	AR AC RE M KM AC NB FR JS CB	ADMIN DATA ENTRY MEASURE ADMIN DATA ENTRY IN FIELD REVIEW CALL BACK
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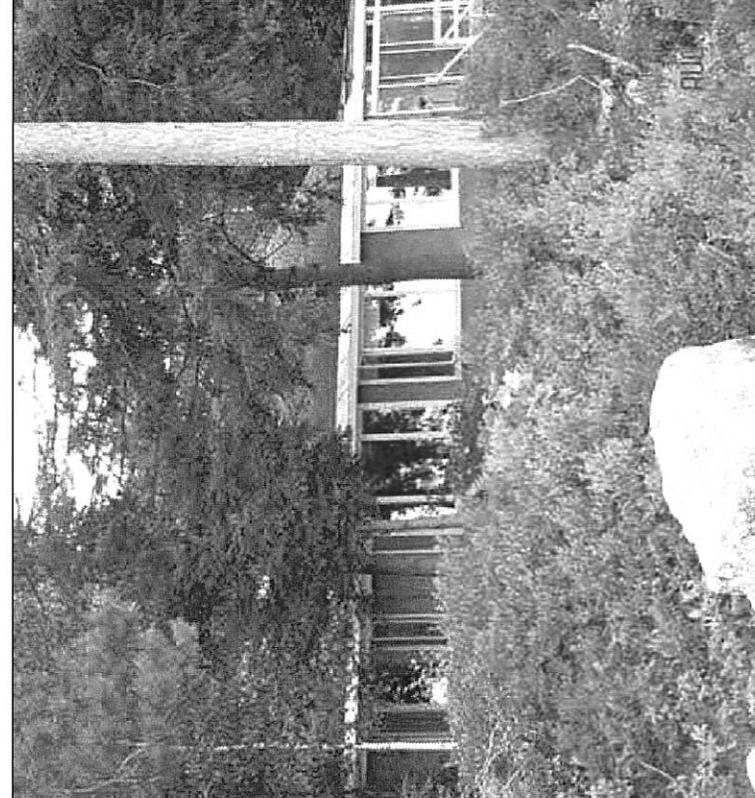
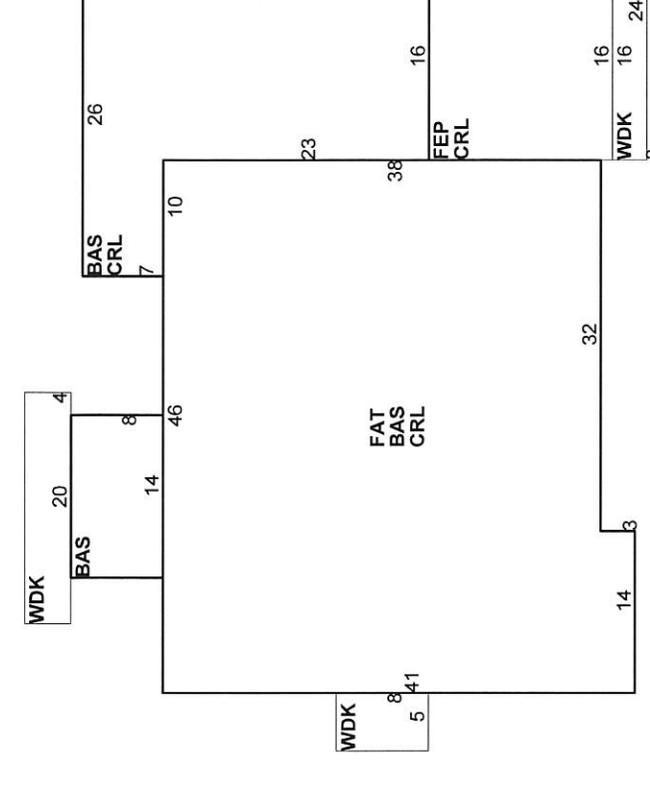
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
36	Camp		
01	Residential		
04	Average +		
1	1 Story		
1	Occupancy		
13	Exterior Wall 1		
03	Exterior Wall 2		
03	Roof Structure		
03	Roof Cover		
05	Interior Wall 1		
14	Interior Wall 2		
02	Interior Flr 1		
02	Interior Flr 2		
05	Heat Fuel		
01	Heat Type		
04	AC Type		
3	Total Bedrooms		
1	Total Bthrms		
8	Total Xtra Fixtrs		
02	Total Rooms		
02	Bath Style		
02	Kitchen Style		

CONSTRUCTION DETAIL (CONTINUED)		MIXED USE	
Code	Description	Description	Percentage
1013	SFR WATER		100

COST/MARKET VALUATION	
Adj. Base Rate:	48.87
Net Other Adj:	147,627
Replace Cost	0.00
AYB	147,627
EYB	1952
Dep Code	1981
Remodel Rating	A
Year Remodeled	
Dep %	33
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	67
Overall % Cond	98,900
Apprais Val	0
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	Gale	Dp Rt	Chd	%Chd	Apr Value
RPV3	RES PAV LARI		1	3,000.00	2003	0	0	50	1,500	
CAB2	W/PLUMBING 28X20		560	40.00	2003	0	0	50	11,200	
FGRI	GARAGE-AVE 24X24		576	25.00	2003	0	0	50	7,200	
DCK1	DOCKS-RES T 954SF		954	75.00	2003	0	0	50	35,800	
SHD1	SHED FRAME 8X12		96	20.00	2003	0	0	50	1,900	
FCP	CARPOT 12X24		288	15.00	2003	0	0	50	2,200	
WDK	WOOD DECK 6X14		160	13.00	2003	0	0	50	1,000	
FPL2	1.5 STORY CH		1	2,900.00	1981	1	1	100	1,900	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	2,452	2,452	2,452		119,822
CRL	Crawl Space	0	2,596	0		0
FAT	Attic, Finished	358	1,790	358		17,494
FEP	Enclosed Porch	0	256	179		8,747
WDK	Deck	0	320	32		1,564
Ttl. Gross Liv/Lease Area:		2,810	7,414	3,021		147,627



TM
126-009-000



TOWN OF NEW LONDON, NEW HAMPSHIRE

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

DRAFT MEETING NOTES

NEW LONDON PLANNING BOARD

Site Walk Meeting Notes

Conducted on

Tuesday, March 31, 2015

6: 00 p.m.

Tree Cutting Applications for

Bateman Property at 81 Lighthouse View Road, Tax Map 126-009-000 and

Ryan Property at 143 Lighthouse View Road, Tax Map 115-001-000

The Planning Board conducted a scheduled a site walk for two properties on Lighthouse View Road to review the details for the tree cutting applications.

MEMBERS PRESENT: Bill Helm (Chair), Paul Gorman (Vice-Chair), Emma Crane, Bill Deitrich, Marianne McEnrue (Alternate) and Tim Paradise (Alt).

MEMBERS ABSENT: Peter Bianchi (Board of Selectmen’s Representative), Michele Holton, Jeremy Bonin and Liz Meller (Alt).

STAFF: Lucy St. John (Planning and Zoning Administrator).

OTHERS IN ATTENDANCE: Bruce Dorey for the Ryan property and Mary Doyle (resident on Lighthouse View Road).

Weather Conditions: Partly sunny, low 30’s with snow covered ground.

*

Bateman Property- 81 Lighthouse View Road. Reviewed the two sketches in the file, one from 2011 and the current application. Found a granite boundary marker along a side property line and questioned if some the points shown on the sketches, were correctly identified. The trees had lots of woodpecker holes, and some of the taller branches were questionable, but did not appear to be totally dead.

Ryan Property- 146 Lighthouse View Road. Reviewed the sketch provided and questioned the need to remove the two trees, neither appeared dead or diseased, and the 50 feet segment does not have the required points. Asked what the NHDES process was if a segment did not have the required points. Staff noted that the NHDES point system is different from Town 50 point system. Also questioned what type of vegetation could be planted, and where, as there is already ground cover and low-lying vegetation closer to the shore. Noted that the application materials states the request to remove the trees is concern for the safety of the house and one of trees leans toward the house. Observed there are other trees in close proximity to the house, and of similar condition and placement.

The site visit concluded at 7:00 pm.

Meeting Minutes Prepared By:

Lucy A. St. John, AICP
Planning and Zoning Administrator



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

PLANNING BOARD
REGULAR MEETING
DRAFT MEETING MINUTES
Tuesday, April 7, 2015
7:00 PM

MEMBERS PRESENT: William Helm (Chair); Paul Gorman (Vice Chair); Peter Bianchi (Board of Selectmen's Representative); Jeremy Bonin; Emma Crane; William Dietrich; Elizabeth Meller (Alternate); Tim Paradis (Alternate)

MEMBERS ABSENT: Michele Holton (Secretary); Marianne McEnrue (Alternate)

STAFF: Lucy St. John (Planning and Zoning Administrator), Chris Work (Recording Secretary)

Call to Order: Chair Helm called the meeting to order at 7:00 PM.

Public Hearing(s)

Minutes of March 24th and March 31st Tree Cutting Site Visits

The March 24th meeting minutes and March 31st tree-cutting site minutes were briefly reviewed. Chair Helm asked board members if they had any comments regarding the two site visits recently conducted for the tree cutting applications. There were none.

MOTION WAS MADE (Paul Gorman) **and SECONDED** (Liz Meller) to approve the March 24th meeting minutes as written and the March 31st minutes of the site walks. Emma Crane requested that the March 31st Site Walk minutes be corrected to reflect that Robert Crane was also present at these site visits. **MOTION PASSED UNANIMOUSLY.**

Public Comment

There was no public comment on any items not listed on the agenda.

Tree Cutting Applications (Shoreland Overlay District)

Bateman property located at 81 Lighthouse View Road, Tax Map 126-009-000.

X
The discussion was continued from the March 24th meeting as the Planning Board conducted a site walk on March 31st. Chair Helm asked for comments. Emma Crane commented that she was somewhat confused about where one of the boundary lines was located. Chair Helm replied that board members were using a hand-drawn map and noted it was important to have the correct boundary lines in order to determine an accurate point count. Chair Helm referred to the plan submitted by Dave Carey, which differs from the point count of the previous tree cutting information in the file.

Mr. Bo Quackenbos, representing the owner, pointed out that clearly the trees are still alive, but there has been a lot of infestation in those trees. There is a severe drop-off to the water and one never knows when a tree's time is up. They are out there exposed to the wind, there is infestation that has weakened the trees, and they could fall down on the house at any time.

X Chair Helm asked, if those trees are taken down, how many need to be replaced because of the property line? How do we replace the points? Mr. Quackenbos thought Mr. Bateman would be willing to do something. He emphasized the owner's real concern here is that these trees constitute a safety issue. Chair Helm maintained that if those two trees are removed, that accounts for 40 points. Paul Gorman then asked if the board has sufficient information to make a decision on this matter tonight. He feels the board should be provided with a more accurate plan which includes remediation, and Liz Meller and Emma Crane agreed. Mr. Quackenbos replied that he was sure the owner would be happy to provide this information to the board.

Peter Bianchi commented that what bothered him was that the trees are not really dead yet. It's a slippery slope to try to determine how long these trees will be there and he was not sure the board should be making decisions about how dead a tree is. Emma Crane agreed that the trees were not yet dead, but were clearly diseased. An observation was made that the trees currently do not impact the view from the house, so that is not the owner's motivation for removing them. Jeremy Bonin asked if the board puts in a time stipulation when they are asking for trees to be replanted, and Chair Helm said yes, the time stipulation is usually part of the motion.

Lucy St. John read from page 67 (G.2, c. 2) of the Town of New London Zoning ordinance, which says that:

"Dead, diseased, or unsafe trees or saplings (as determined by the Planning Board) shall not be included in scoring."

Chair Helm said it appeared there was consensus among the board to continue this hearing until the next meeting on April 21. In the meantime, the owner can provide board members with a better understanding of what is going on in this segment and what the remediation plan is. Mr. Quackenbos asked for clarification that the board was just concerned with that particular segment, which was answered in the affirmative.

Ryan property located at 143 Lighthouse View Road. Tax Map 115-001-000.

The discussion was continued from the March 24th meeting as the Planning Board conducted a site walk on March 31st. Chair Helm asked for comments.

A map of the property was displayed and Chair Helm asked board members if they had any comments. Emma Crane observed that the two trees proposed to be cut appeared quite healthy, and they were pine trees, not hemlock. She acknowledged that both are leaning toward the house, however. Paul Gorman commented that he did not know enough to judge the health of the trees. Chair Helm noted that the issue here is the safety of said trees.

David Ryan, the owner of the property, was present and clarified that the tree located on the southern side of the house has been losing branches, which have smashed into the house. The branches at the top are dead. The tree on the northern side of the property is leaning directly over the house and if it falls, it will hit the house. Mr. Ryan's insurance company is concerned about the damage both trees could cause. He emphasized that there are a number of large trees on his property, but these two trees in particular have oversized branches which hang over his home. Mr. Ryan said he has two small children and when windstorms occur, he and his wife do not let the kids sleep in their bedrooms because they fear branches might come down on the roof and injure them.



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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PLANNING BOARD
DRAFT MEETING MINUTES
Tuesday, April 21, 2015
7:00 PM

MEMBERS PRESENT: William Helm (Chair); Paul Gorman (Vice Chair); Michele Holton (Secretary); Peter Bianchi (Board of Selectman's Representative); Jeremy Bonin; Emma Crane; Marianne McEnrue (Alternate) and Tim Paradis (Alternate)

MEMBERS ABSENT: William Dietrich; Elizabeth Meller (**alternate**)

STAFF: Lucy St. John (Planning and Zoning Administrator), Chris Work (Recording Secretary)

Chair Helm called the meeting to order at 7:00 PM. Since Bill Dietrich is absent tonight, Chair Helm asked Marianne McEnrue to sit in for him.

Review of Minutes

IT WAS MOVED (Michele Holton) AND SECONDED (Paul Gorman) to approve the minutes of April 7, 2015 with the following corrections: (1) On page 3, the vote concerning the tree-cutting on the Ryan property was not unanimous – Emma Crane voted against it; and (2) on page 6 the sentence, "Mr. Bonin also mentioned a handicapped area would be required." Be amended to read, "Mr. Bonin also mentioned that parking space and aisle would be required for handicapped access." **THE MOTION WAS APPROVED UNANIMOUSLY.**

Public Comment

There was no public comment.

Tree Cutting Application

- Bateman Tree Cutting Application. Property located at 81 Lighthouse View Road. Tax Map 1126-009-000. Application received March 16, 2015. Proposal to remove two trees. No one was present to represent the Batemans this evening, and the discussion is continued to the May 5, 2015 Planning Board meeting.

Site Plan Application and Public Hearing

- Spring Ledge Farm, Calerin LLC. Located at 37 Main Street. Tax Map 073-053-000. Owner Greg Berger. Zoned R1 and R2. Owner proposes to add additional parking. Public Hearing continued from April 7th meeting. See amended Site Plan.

Ms. Andrews said she understood that this is a complicated issue. However, she does feel the new language is not as clear as she personally thinks it should be. There are too many gray areas, which Sue surmises will open the town up to problems about what is allowed and what is not. She also thinks there is a general sentiment around town that the Selectmen and/or Planning Board are not really interested in enforcing the current sign ordinance. Peter Bianchi noted that sign enforcement does occur, but it's not something the public knows about all the time because the Selectmen try to address the problems they've heard about and respond accordingly. He added that one of the reasons for revising the present sign ordinance was to minimize ambiguities.

There were no further comments from the audience. Chair Helm thanked Ms. Andrews for offering constructive criticism.

Tree Cutting Applications (Shoreland Overlay District)

- Bateman property located at 81 Lighthouse View Road, Tax Map 126-009-000. Application received March 16, 2015. Proposal to remove two (2) trees. Continued from the April 7 & 21 meetings. Lucy St. John indicated she had received an e-mail from Mr. Bateman asking to postpone this meeting so that he and his brother could have an opportunity to discuss how to proceed. There was some speculation as to whether the property had been sold. Ms. St. John will verify that the Batemans still own the property. Ms. St. John read portions of the e-mail sent to her by Mr. Bateman.

MOTION WAS MADE (Liz Meller) AND SECONDED (Paul Gorman) to continue the Bateman tree-cutting hearing to the September 1, 2015 Planning Board Meeting. MOTION WAS PASSED UNANIMOUSLY.

- Ryan property located at 143 Lighthouse View Road. Tax Map 115-001-000. Application received March 18, 2015. Proposal to remove two (2) hemlock trees. Continued from the April 7th meeting. Ms. St. John said she had received an email, and had anticipated Mr. Ryan being in attendance.

MOTION WAS MADE (Jeremy Bonin) AND SECONDED (Paul Gorman) to continue this hearing until the June 9, 2015 Planning Board meeting. Ms. St. John was asked to contact Mr. Ryan to let him know the hearing was continued and his presence is requested. MOTION WAS PASSED UNANIMOUSLY.

Home Business Site Plan Application and Public Hearing

- Colonial Armory Home Business Application. Located at 191 Old Main Street. Tax Map #107-007-000 (Old #107-014-000). Approximately 4.6 acres. Property owned by Tacee and Steven Walker (formerly owned by Carolyn Pelzel and Bruce McClintock). Zoned R2-Residential. Owner proposes to use a section of the existing detached garage as an office and for the storage of merchandise for an Internet-based sporting goods and sales company.

- ✓ Noted that in some instances business is sort of self-regulating, if parking is not there, no business,
- ✓ How will this impact the multi-tenant buildings such as the Stahlman building?
- ✓ What does 1000 gross SF look like? The building behind Dunkin Donuts is 720 SF, Bonin's Architects building is 2,000 SF.

Discussion to continue at the Sept 15th meeting.

Zoning Amendments- discussion on tree cutting provisions

X Chair Helm presented the need to get the Shoreland Ordinance including the tree cutting provisions cleaned up. Chair Helm commented that it is nice to have a member of Conservation Commission on the Planning Board serving as a liaison.

Jeremy Bonin presented a revised draft tree cutting application and instruction page for the Board's review. Noted the diagram in the current tree cutting application is good, but the rest of it needs some revisions.

Key issues of this discussion:

- ✓ What board, commission or person should be reviewing and approving tree cutting applications, should it be the Planning Board, Conservation Commission, Board of Selectmen or some person/code enforcement or some other entity.
- ✓ In previous discussions the Conservation Commission has expressed they don't want to be involved in site visits for tree cutting applications.
- ✓ Is it really necessary for the Planning Board and or Conservation Commission to even review tree cutting application, as most are approved, and especially if they have more than the 50 points required?
- ✓ If the Town hires a Code Enforcement person is this something this person would do?
- ✓ Suggest that maybe anyone cutting trees in the Shoreland Overlay District inform the Town in advance so if phone calls are received the Town can say they have their approval, meet the points, or don't need any additional approval. Need to streamline the process.
- ✓ Staff to invite Bob Brown, Conservation Commission Chair to the Sept 15th meeting to discuss this issue.

Discussion to continue at the Sept 15th meeting.

CIP Subcommittee - Memo to the Planning Board dated Sept 1, 2015

Chair Helm stated Bill Dietrich could not attend tonight. He referred to the memo dated September 1, 2015 from the CIP Subcommittee to the Planning Board. Chair Helm thanked the members of the subcommittee which included Bill Dietrich, Michelle Holton, Bill Berger, John Tilley and Rob Prohl.

2011

PB minutes
1/25/2011

way were marked by granite bounds, he would be fine to have the rest be rebar. Mr. Stanley reminded the Planning Board that they went through a lot of trouble to protect the wetland by passing this no-cut zone, so it wouldn't make sense to go in and cut the trees down to put a bound.

Chair Cottrill asked why two of the bounds were very close to one another in the lower right. Mr. Hershberg said that there had been some plans for conservation land in the past and this marks where a trail would go. Over 100 acres of Mr. Ewing's land was going to be conservation but it has not happened yet.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Jeff Hollinger) to waive section VI.K.2 of the Land Subdivision Control Regulations to allow an alternative to the bounds by requiring five granite or concrete on five bounds adjacent to the hammerhead area as outlined, and allowing the rest of the bounds as outlined to be rebar in-ground or drill holes as appropriate. THE MOTION WAS APPROVED UNANIMOUSLY.

Tree cutting Request – Terry Dancy

Mr. Stanley explained that Mr. Dancy has two trees on his property on Pleasant Lake that he is requesting to cut. The photos illustrated the trees in question and after recognizing that Mr. Dancy's waterfront has more than enough points needed to satisfy the requirement, Mr. Stanley opined that the request was reasonable. The dead trees in question could take out other trees, as well as Mr. Dancy's docks, if they fell.



IT WAS MOVED (Peter Bianchi) AND SECONDED (Emma Crane) to approve the tree cutting request by Terry Dancy. THE MOTION WAS APPROVED UNANIMOUSLY.

Tree cutting request – Scott Bateman lighthouse View Road 126-009-000

Mr. Stanley went to the property and saw that the owner has 96 points in the 35' segment. He has ample points on both sides of the house and has a dead tree that needs to be removed. He had no issue with it at all. They want to fell it onto the ice this winter.

IT WAS MOVED (Jeff Hollinger) AND SECONDED (John Tilley) to approve the tree cutting request of Scott Bateman. THE MOTION WAS APPROVED UNANIMOUSLY.

Master Plan Schedule

Mr. Stanley explained that the Regional Planning Commission would not be prepared to discuss anything until March. New London's Town Meeting is the same night as the Master Plan work session in March. He suggested that they could discuss the chapter during the business meeting in March or wait until April. After some discussion they opted to deal with this scheduling during the February 22nd meeting.

Minutes Approval

Minutes of December 8, 2010:

MOTION (Jeremy Bonin) AND SECONDED (Peter Bianchi) to ask the Town Clerk to present Amendment #2, with the proposed changes, on the Warrant for the Town Meeting in May. THE MOTION PASSED UNANIMOUSLY.

Peter Bianchi and Lucy St. John commented that the Board has received an email from Stefan Timbrell dated March 16, 2015 regarding real estate signs, and if the total square footage refers to one side or both sides of a sign. The Board discussed that most signs are two sided, noting for example if the total square footage allowed is 10 square feet, that the sign could have 10 square feet on each side.

MOTION (Michelle Holton) AND SECONDED (Liz Meller) for the board to acknowledge it is common practice for a real estate sign to have one or two sides, each of which can be up to 6 feet. Any free-standing sign can be two-sided, each side can have the required square footage amount. THE MOTION PASSED UNANIMOUSLY.

Michael Todd inquired about the RSA regarding real estate signs. Ms. St. John will provided the RSA references regarding signs to him.

Tree Cutting Applications (Shoreland Overlay District)

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- Bateman property located at 81 Lighthouse View Road, Tax Map 126-009-000. Application received March 16, 2015. Proposal to remove two (2) trees – David Carey was present to represent the Batemans regarding the application to cut two trees on their property. Chair Helm remarked that in 2011, there was a previous approval for tree cutting on that property. The total points for each 50' segment are different from what is presented in the current application. The tree cutting provisions state that segment should start from the northerly or easterly boundary of the property. Mr. Carey responded that he went from right to left. The Board reviewed the 2011 application details and the current application details and noted some discrepancy. Chair Helm asked the board if a site walk should be scheduled. Ms. St. John also pointed out that knowing where the 50' reference line is important and should be delineated in the field.

MOTION (Peter Bianchi) AND SECONDED (Liz Meller) to conduct a site walk. The Board scheduled the site walk for Tuesday, March 31st and the tree cutting application would be included on the April 7th agenda for further discussion. THE MOTION PASSED UNANIMOUSLY.

- Ryan property located at 143 Lighthouse View Road. Tax Map 115-001-000. Application received March 18, 2015. Proposal to remove two (2) hemlock trees. No one was present to present the application.

MOTION (Peter Bianchi) AND SECONDED (Jeremy Bonin) to conduct a site visit on Tuesday, March 31 at 6:00 pm along with the other site visit discussed this evening and the tree cutting application would be included on the April 7th agenda for further discussion. THE MOTION PASSED UNANIMOUSLY.