



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:

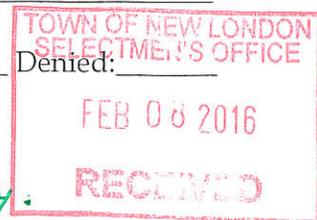
“If the total tree and sapling score in any 50 by 50 foot segment exceeds 50 points, then the Planning Board may authorize the removal of trees, saplings and shrubs as long as the score for the remaining trees, saplings and shrubs in that segment does not total less than 50 points...”

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 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: Matt McClay Date: 2-3-16
 Mailing Address: Po Box 1383 New London, NH 03257
 Phone: 748-5019 Cell: same Email: matt@pleasantAcresNH.com
 Contractor: David Carey Phone: 344-0320 Cell: same
 Map/Lot: 064-005-000 Street Address: 63 Bartons Row
 Visited By: _____ Date of Site Visit: _____

Planning Board Review Date: _____ Approved: _____



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

* see back for points + diagram, by Dave Carey.

Tree cutting TM 064-005-000
 63 Barton's Row

RECEIVED
 FEB 08 2015

Store

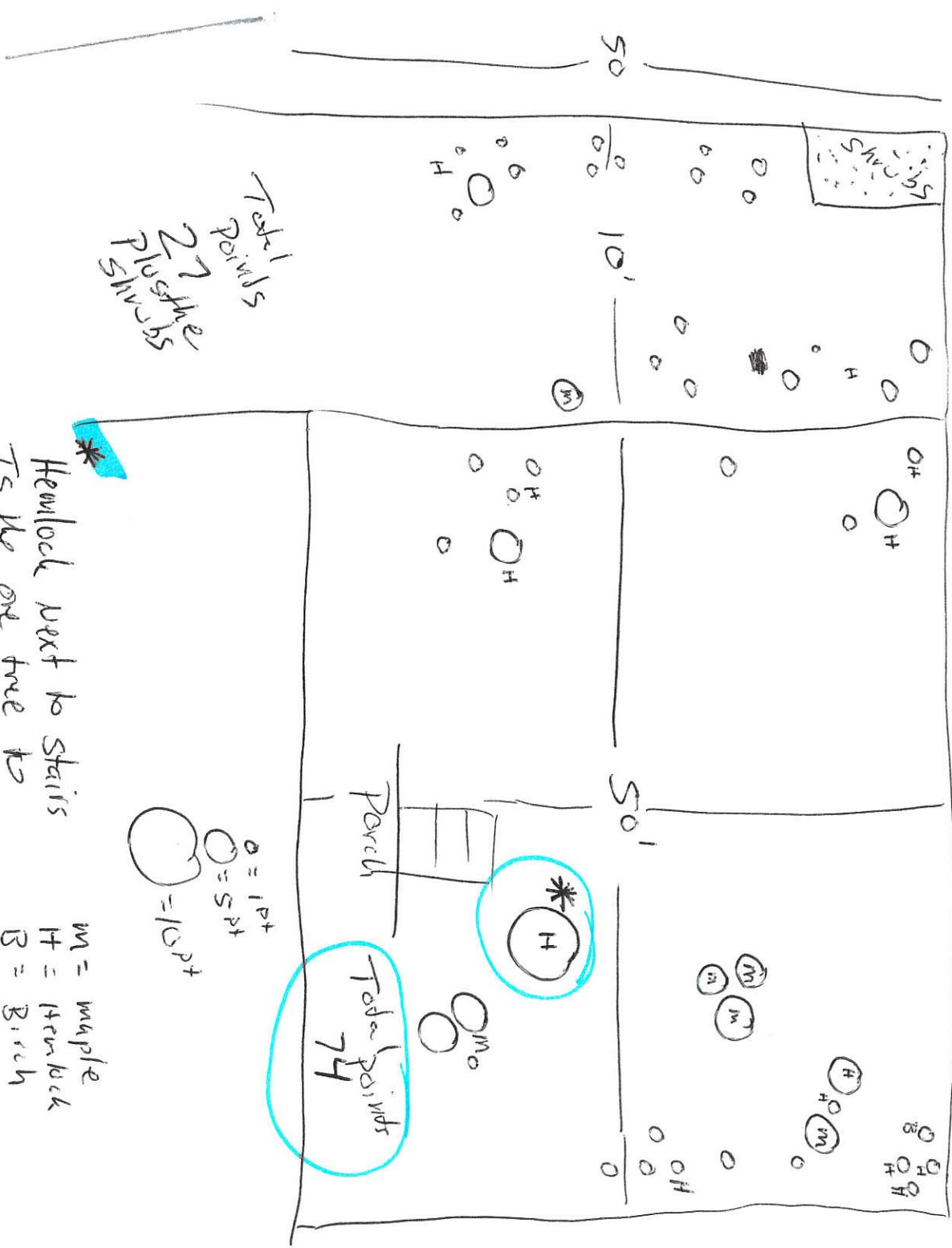
Total Points
 27
 11 shrubs
 5 shrubs

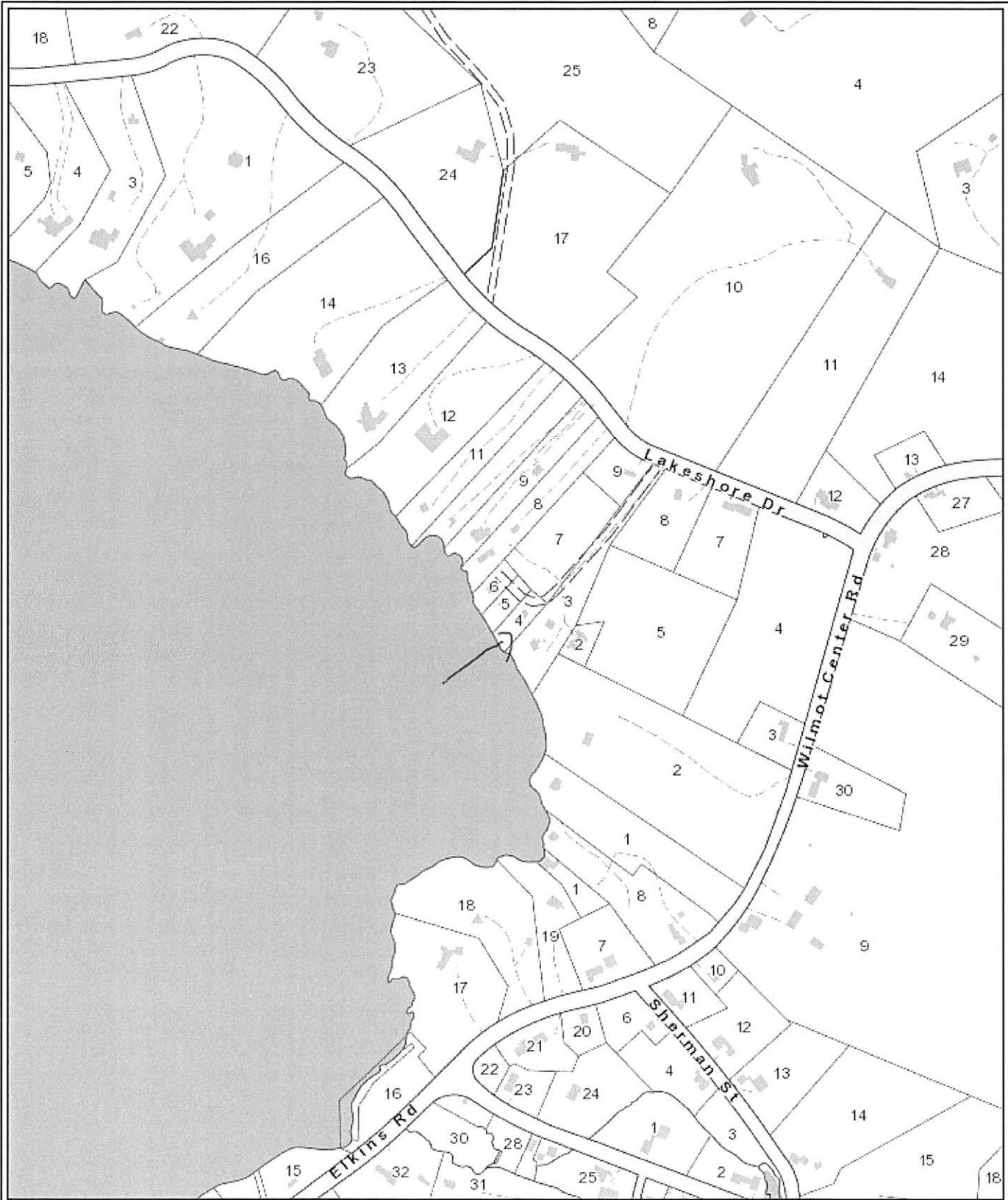
*
 Hemlock next to stairs
 IS the one tree to
 be cut down.

M = maple
 H = Hemlock
 B = Birch

○ = 1pt
 ○ = 5pt
 ○ = 10pt

Total Points
 74





63 Bartons Way
 Tri Town, NH
 1 Inch = 400 Feet
 February 08, 2016

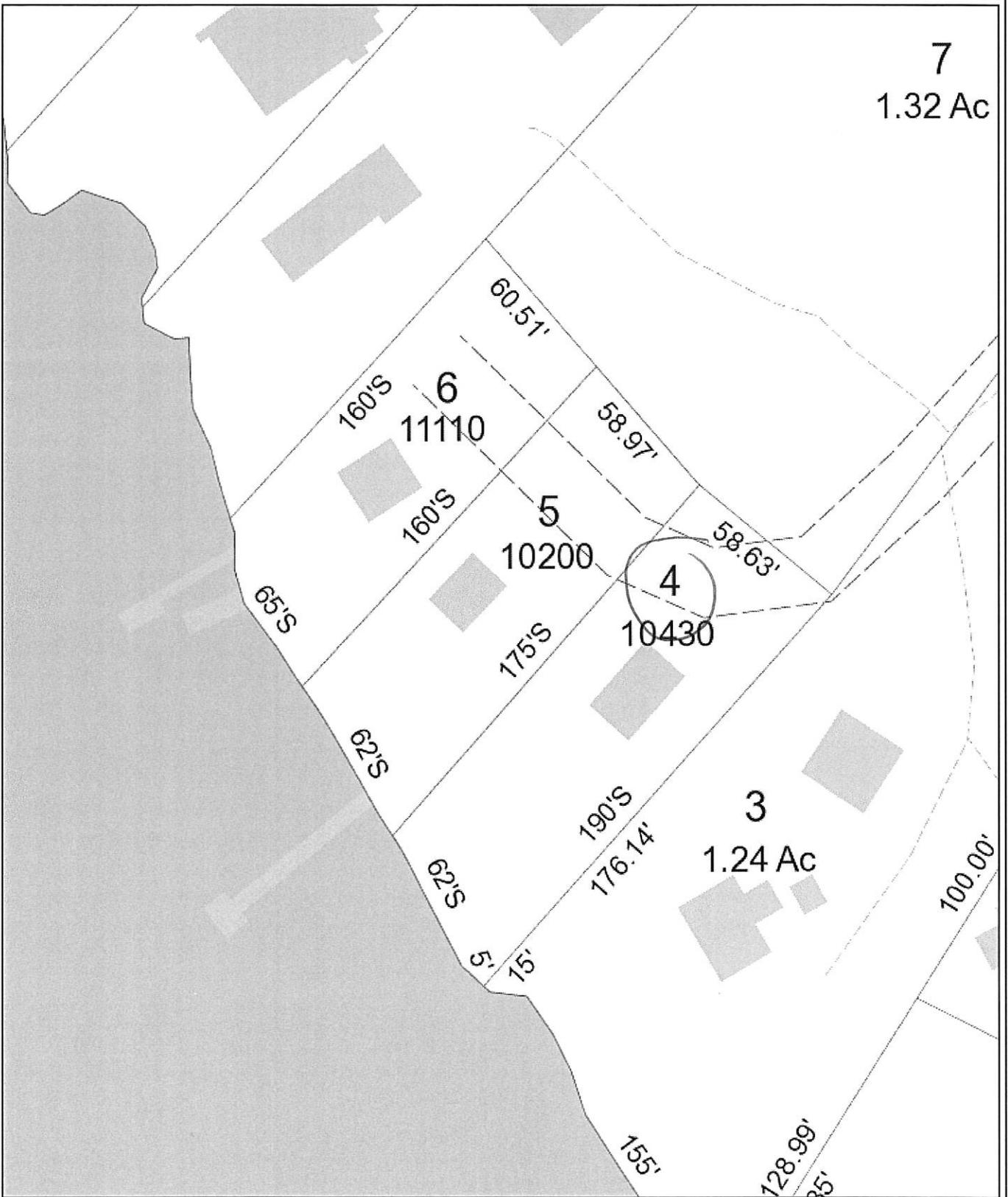


www.cai-tech.com



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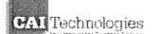
7
1.32 Ac



63 Bartons Way
Tri Town, NH
1 Inch = 50 Feet
February 08, 2016



www.cai-tech.com



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CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	36		Camp				
Model	01		Residential				
Design/Appeal	05		Average +25				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	12		Standing Seam				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2	02		Wall Brd/Wood				
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	04		Electric				
Heat Type	07		Electr Basebrd				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bathrms	1						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	5						
Bath Style	03		Modern				
Kitchen Style	03		Modern				

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

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Cnd	Apr Value
SHDI	SHED FRAME		L	42	20.00			0			100	800
FPLI	FIREPLACE 1		B	1	2,400.00	1983		1			100	1,700

BUILDING SUB-AREA SUMMARY SECTION

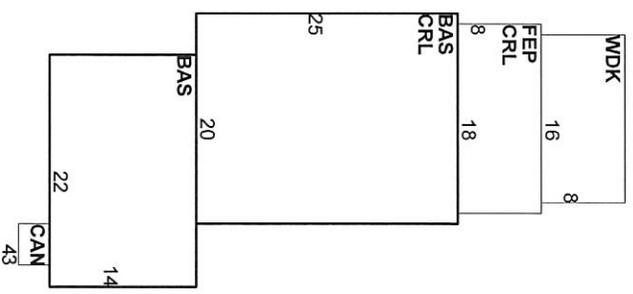
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	808	808	808		64,266
CAN	Canopy	0	12	2		159
CRL	Crawl Space	0	644	0		0
FEP	Enclosed Porch	0	144	101		8,033
WDK	Deck	0	128	13		1,034
Ttl. Gross Liv/Lense Area:		808	1,736	924		73,493

MIXED USE

Code	Description	Percentage
1017	PLSNT LAKE	100

COST/MARKET VALUATION

Adj. Base Rate:	79.54
Net Other Adj:	73,493
Replace Cost:	0.00
AYB	73,493
EYB	1945
Dep Code	1983
Remodel Rating	G
Year Remodeled	
Dep %	31
Functional Obsolete	0
External Obsolete	0
Cost Trend Factor	1
Condition	
% Complete	69
Overall % Cond	
Apprais Val	50,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



MERRIMACK COUNTY RECORDS *Hall: L. Gray* CPO, Register

MICHAEL J. WORK
ATTORNEY AT LAW
P.O. BOX 627
NEWPORT, NEW HAMPSHIRE 03773-0627

\$6600 -

Town of New London, NH

Deed Information

Map & Lot # 064-005

Sale Price \$ 440,000

Month & Year 6/15

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, SUSAN P. COLEBURN, unmarried, of Cleveland, Tennessee, for consideration paid, grant to BLAIR MCCLAY AND MATTHEW MCCLAY, whose current mailing address is 342 Cross Hill Road, Wilmot, New Hampshire 03287, as joint tenants with rights of survivorship, with WARRANTY COVENANTS,

A certain tract of land, with any improvements thereon, situated in the Town of New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

Lot #2 situated in the Town of New London, and shown on a plan entitled "Property of Howland and Thurston at Lake Pleasant, Elkins, N.H., Plan of Lots and Roadways," dated November 17, 1936, surveyed and drawn by A. Nolan, Weare, and recorded in the Merrimack County Registry of Deeds as Plan #877:

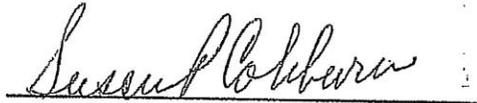
Beginning at a point on the Northeasterly shore of Pleasant Lake at the Westerly corner of land now or formerly of Clyde E. Papps; thence Northwesterly along the high water shoreline of Pleasant Lake sixty (60) feet, more or less, to land now or formerly of Arthur Gibson; thence Northeasterly along land of said Gibson one hundred fifty-two (152) feet, more or less, to a roadway; thence Southeasterly sixty (60) feet, more or less, along said roadway to land of said Papps; thence Southwesterly one hundred fifty-two (152) feet, more or less, along land of said Papps to the point of beginning.

Also conveying herewith the right-of-way over the North roadway to Lakeshore Drive reserved to Freemont Annis in deed of Percy M. Thurston, Gordon L. Lull, Virginia L. Taylor and Edith P. Thurston, heirs-at-law of George Thurston, to Albert H. Barton and Glendine G. Barton, dated November 26, 1949, and recorded in the Merrimack County Registry of Deeds at Book 673, Page 306.

Meaning and intending to describe and convey all and the same premises as were conveyed to JOSEPH W. COLEBURN, III and SUSAN P. COLEBURN as joint tenants with rights of survivorship by DOROTHY P. LULL as Trustee of THE DOROTHY P. LULL TRUST DATED APRIL 12, 1990, AS AMENDED BY FIRST AMENDMENT ON SEPTEMBER 7, 1995, AND AS RESTATED ON MAY 15, 2000, by warranty deed dated July 29, 2002 and recorded in the Merrimack County Registry of Deeds in Volume 2389, Page 1662 on August 5, 2002. The said Joseph W. Coleburn died August 2, 2010 leaving sole title to said premises in Susan P. Coleburn as surviving joint tenant.

THE PREMISES CONVEYED HEREBY ARE NOT HOMESTEAD PROPERTY.

Signed this 5th day of June, 2010.



Susan P. Coleburn

STATE OF OH
Franklin County, SS.

June 5th, 2015

Personally appeared Susan P. Coleburn, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,
MCRB

Adam Johnson
Notary Public



ADAM JOHNSON
Notary Public, State of Ohio
My Commission Expires 07-10-2018