Town of New London

PLANNING BOARD

375 Main Street
New London, NH 03257

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
JUL 14 2015
RECEIVED

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: DANIEL SNYDER Date: 7/14/15

Mailing Address: PO BOX 240 ELKINS NH 03257 283 ELKINS RD.

Phone: _____ Cell: _____ Email: _____

Contractor: L+T TREE SERVICE Phone: 306 6727 Cell: SAME

Map/Lot: 077 - 011 - 000 Street Address: 283 ELKINS RD. ELKINS, NH

Visited By: _____ Date of Site Visit: _____

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

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

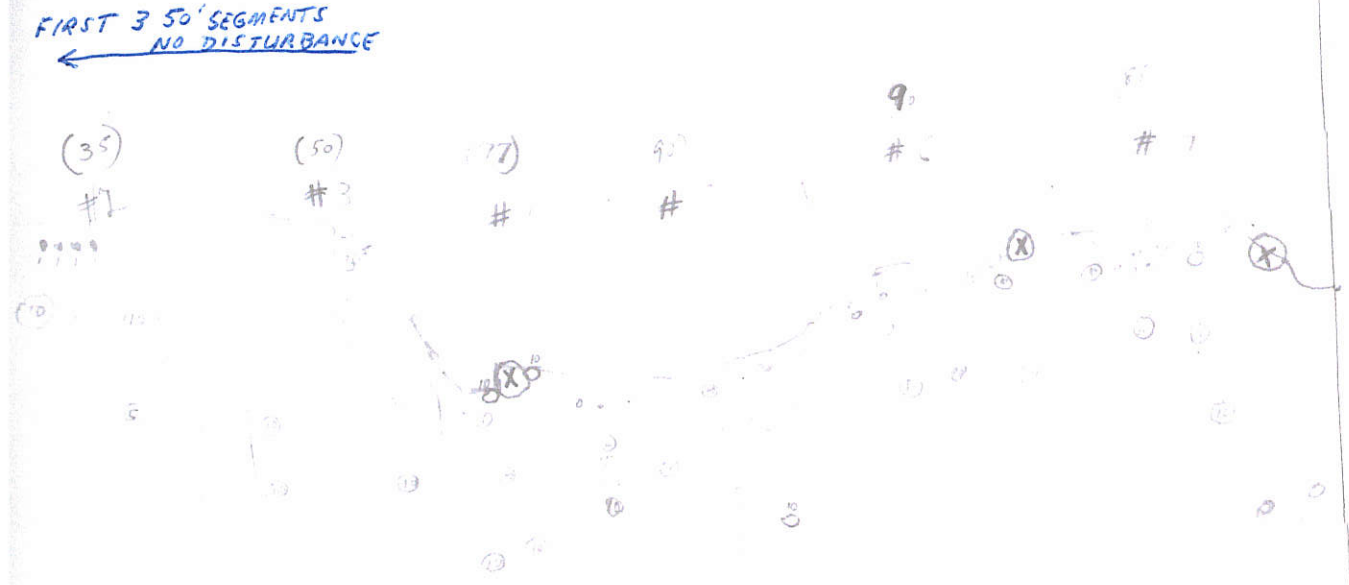
SNYDER -
283 ELKINS RD.

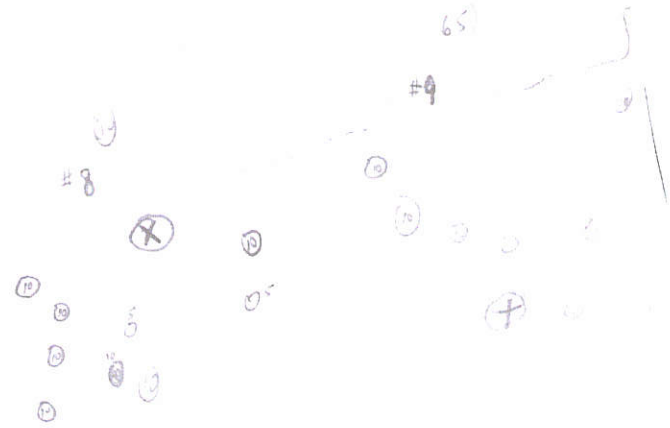
NOTE: DEAD TREES TO BE REMOVED ARE IN 50' SEGMENTS #4, #6, #7, #8 + #9 IDENTIFIED BY (X). EACH TARGET SEGMENT EASILY EXCEEDS THE 50 POINT OBJECTIVE FOLLOWING THE REMOVAL OF THE DEAD TREES

1-6 = 1
6-12 = 5
12+ = 10

X= dead trees to be cut

FIRST 3 50' SEGMENTS
← NO DISTURBANCE





(X)
one dead tree not in 50 ft zone

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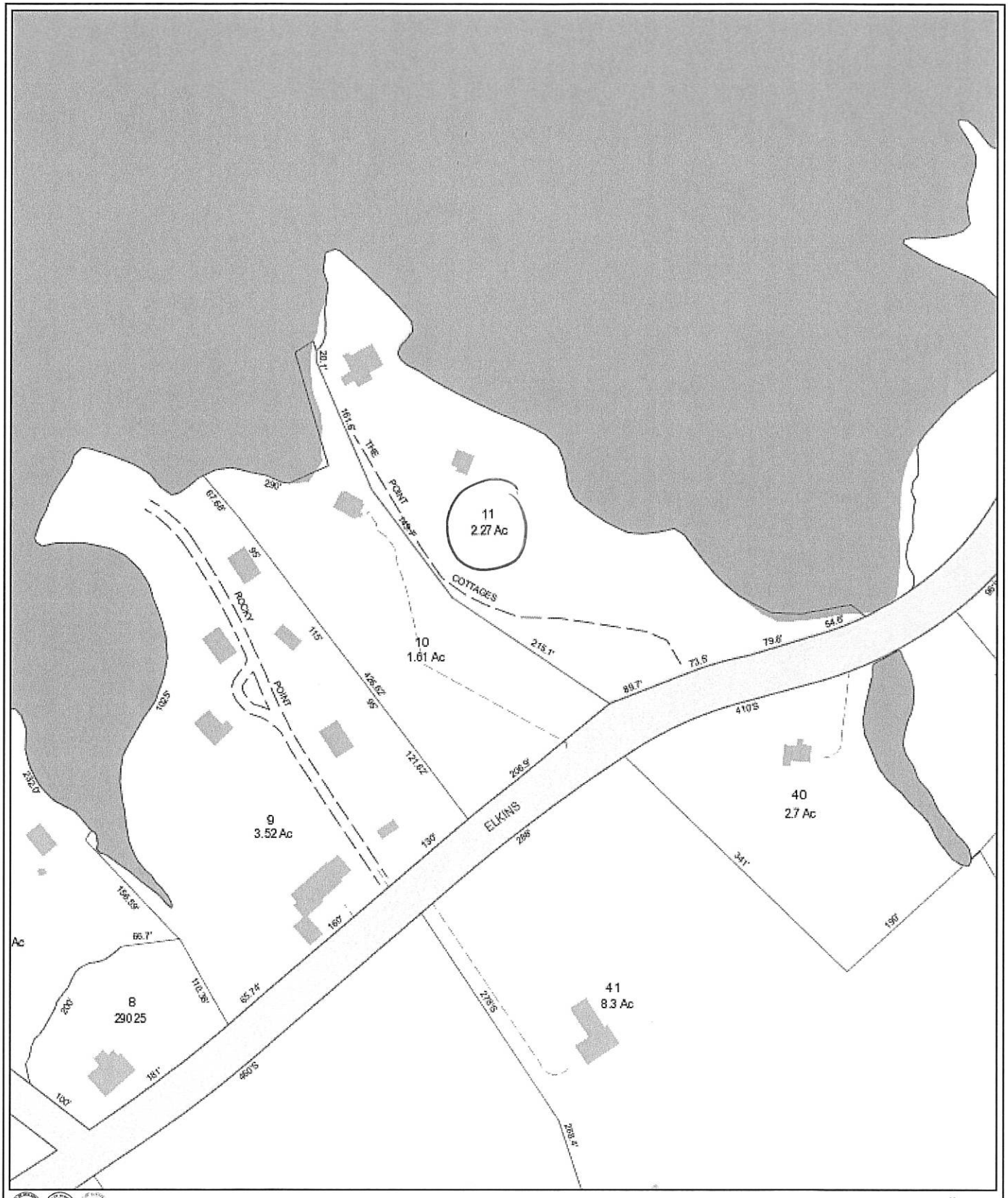


TM 077-011-000 Synder Property
Tri Town, NH
1 Inch = 150 Feet
July 14, 2015

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.

CAI Technologies

Property Location: 283 ELKINS ROAD | MAP ID: 077/ 011/ 000/ / | Bldg Name: | State Use: 1017

Vision ID: 1313 | Account # | Bldg #: 1 of 2 | Sec #: 1 of 1 | Card 1 of 2 | Print Date: 05/08/2015 10:20

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SNYDER DANIEL & ELEANOR TRUST	4 Rolling	6 Septic	1 Paved	7 Waterfront
SNYDER DANIEL & ELEANOR TRUST		5 Well		
PO BOX 240				
ELKINS, NH 03233				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	00077 00007 00000	Septic Infor	CA2013114037
ZONE		MP	
UTILITY		WF	1115
Ward		CONSERVAT	
Prec.			
ROADFF			
GIS ID: 077-011-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDENTL	1017	1,398,800	1,398,800
RES LAND	1017	1,149,200	1,149,200
RESIDENTL	1017	8,200	8,200
		Total	2,556,200	2,556,200

2119 NEW LONDON, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SNYDER DANIEL & ELEANOR TRUSTS	3403/1664	08/08/2013	Q	V	1,100,000	00
CAHILL DAVID P ET AL	3076/ 551	07/09/2008	U	I		1V
MACDONALD JEANNE A TRUST					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	1017	1,156,900	2013	1017	69,700	2013	1013	69,700
2014	1017	1,149,200	2013	1017	929,200	2013	1013	929,200
2014	1017	55,500	2013	1017	3,300	2013	1013	3,300
	Total:	2,361,600		Total:	1,002,200		Total:	1,002,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.
			0	0
			0	0
			0	0
			0	0

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
24/A				

NOTES

4/14- OLD STRUCTURES DEMO'D-
HOUSE 90% COMPLETE
KITCHEN AND BATHS UNF.
FLOORING , MUCH OF INTERIOR
PAINTED- GUEST HOUSE (NO KITCHEN)
CALLED CARRIAGE HOUSE DUE TO
QUALITY-CHK 2015 FOR DECKING , PATIOS
CREATE SECOND CARD FOR GUEST COTTAGE
2014- 4/15- P/U PATIO, 2ND CARD
CREATED

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,270,200
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	8,200
Appraised Land Value (Bldg)	1,149,200
Special Land Value	0
Total Appraised Parcel Value	2,556,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,556,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
13-077	08/05/2013	1	New Home	1,200,000	04/15/2015	100	04/01/2015	build new 5 bedroom hom
13-054	06/24/2013	7	Demolition	0	04/04/2014	100	04/01/2014	demolish 2 cottages & ren
09-130	11/30/2009	7	Demolition	0	03/10/2010	100	04/01/2010	Demolish 7 buildings on p

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/15/2015			KM	BP	BUILDING PERMIT
04/04/2014			KM	BP	BUILDING PERMIT
09/05/2013			AR	AC	ADMIN DATA ENTRY
03/24/2011			KM	AC	ADMIN DATA ENTRY
03/17/2010			KM	AC	ADMIN DATA ENTRY

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	1017	PLSNT LAKE	R-2		311		43,560	SF	1.99	1.0000	4	1.0000	1.40	24	9.00	WF EXCESS 1.5 X -10 BOAT			1.00	25.07	1,092,000
1	1017	PLSNT LAKE	R-2				1.27	AC	5,000.00	1.0000	0	1.0000	1.00	24	9.00				1.00	45,000.00	57,200

Total Card Land Units: 2.27 AC | Parcel Total Land Area: 2.27 AC | Total Land Value: 1,149,200

Property Location: 283 ELKINS ROAD | **MAP ID:** 077/ 011/ 000/ / | **Bldg Name:** | **State Use:** 1017

Vision ID: 1313 | **Account #** | **Bldg #:** 1 of 2 | **Sec #:** 1 of 1 | **Card** 1 of 2 | **Print Date:** 05/08/2015 10:20

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	07		Modern/Contemp
Model	01		Residential
Design/Appeal	14		Very Good +40
Stories	1.75		
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	11		Ceram Clay Til
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	03		Central
Total Bedrooms	05		5 Bedrooms
Total Bthrms	6		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	10		
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

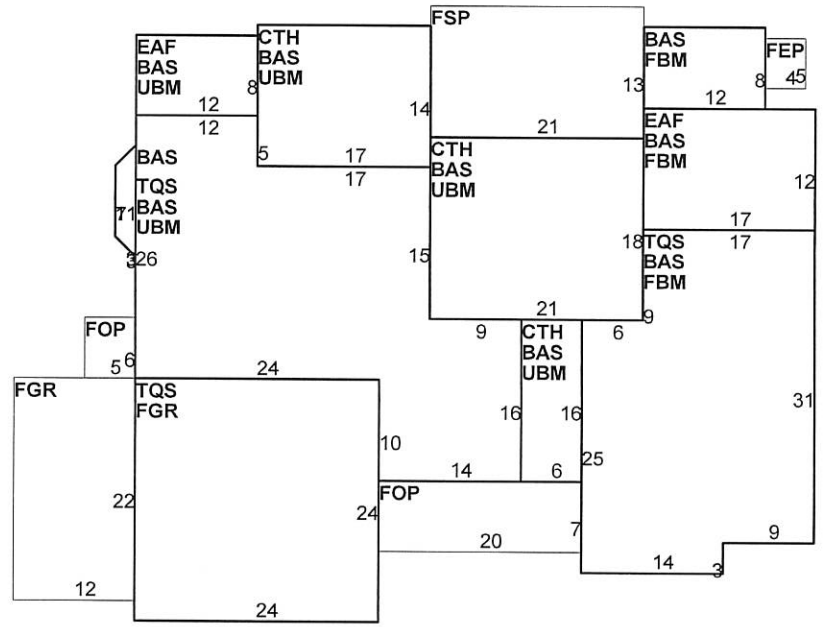
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1017	PLSNT LAKE	100

COST/MARKET VALUATION

Adj. Base Rate:	235.03
	1,283,040
Net Other Adj:	0.00
Replace Cost	1,283,040
AYB	2014
EYB	2014
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	1
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	99
Apprais Val	1,270,200
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	Gde	Dp Rt	Cnd	%Cnd	Apr Value
DCK1	DOCKS-RES T		L	87	75.00	2003		0		50	3,300
PAT2	PATIO-GOOD		L	608	8.00	2014		0		100	4,900
FPL1	FIREPLACE 1		B	1	2,400.00	2014		1		100	2,400
GEN	B/U GENERAT		B	1	3,000.00	2014		1		0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,690	2,690	2,690		632,236
CTH	Cathedral ceiling	0	712	0		0
EAF	Attic, Expansion, Finished	120	300	120		28,204
FBM	Basement, Finished	0	1,001	300		70,510
FEP	Enclosed Porch	0	20	14		3,290
FGR	Attached Garage	0	840	294		69,099
FOP	Open Porch	0	170	34		7,991
FSP	Screened Porch	0	273	68		15,982
TQS	Three Quarter Story	1,605	2,140	1,605		377,226
UBM	Unfinished Basement	0	1,671	334		78,501
	Ttl. Gross Liv/Lease Area:	4,415	9,817	5,459		1,283,040

Property Location: 283 ELKINS ROAD | MAP ID: 077/ 011/ 000/ / | Bldg Name: | State Use: 1017

Vision ID: 1313 | Account # | Bldg #: 2 of 2 | Sec #: 1 of 1 | Card 2 of 2 | Print Date: 05/08/2015 10:20

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SNYDER DANIEL & ELEANOR TRUSTI		5 Well		
PO BOX 240				
ELKINS, NH 03233				
Additional Owners:				

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UTILITY		WF	1115
Ward		CONSERVAT	
Prec.			
ROADFF			
GIS ID: 077-011-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDENTL	1017	1,398,800	1,398,800
RES LAND	1017	1,149,200	1,149,200
RESIDENTL	1017	8,200	8,200
		Total	2,556,200	2,556,200

2119
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RECORD OF OWNERSHIP

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CAHILL DAVID P ET AL	3076/ 551	07/09/2008	U	I		1V
MACDONALD JEANNE A TRUST					0	

PREVIOUS ASSESSMENTS (HISTORY)

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2014	1017	1,149,200	2013	1017	929,200	2013	1013	929,200
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	Total:	2,361,600		Total:	1,002,200		Total:	1,002,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.
			0	0
			0	0
			0	0
			0	0

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ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
24/A				

NOTES

SEPERATE CARD FOR COTTAGE

1 BED, 1 BATH- FUNC - NO KITCHEN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	126,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	2,556,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,556,200

BUILDING PERMIT RECORD

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

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/15/2015			KM	BP	BUILDING PERMIT
04/04/2014			KM	BP	BUILDING PERMIT
09/05/2013			AR	AC	ADMIN DATA ENTRY
03/24/2011			KM	AC	ADMIN DATA ENTRY
03/17/2010			KM	AC	ADMIN DATA ENTRY

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
2	1017	PLSNT LAKE					0	SF	0.00	1.0000		1.0000	1.00		0.00				.00	0.00	0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 2.27 AC | Total Land Value: 0

Property Location: 283 ELKINS ROAD | *MAP ID:* 077/ 011/ 000/ / | *Bldg Name:* | *State Use:* 1017

Vision ID: 1313 | *Account #* | *Bldg #:* 2 of 2 | *Sec #:* 1 of 1 | *Card* 2 of 2 | *Print Date:* 05/08/2015 10:20

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		Cottage
Model	01		Residential
Design/Appeal	08		Above Avg +20
Stories	1.25		
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	08		Radiant
AC Type	01		None
Total Bedrooms	01		1 Bedroom
Total Bthrms	1		
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms	2		
Bath Style	02		Average
Kitchen Style			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description

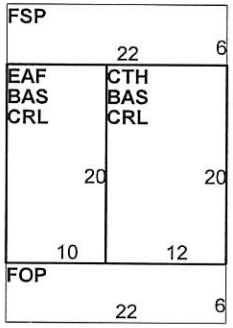
MIXED USE

Code	Description	Percentage
1017	PLSNT LAKE	100

COST/MARKET VALUATION

Adj. Base Rate:	231.89
	134,265
Net Other Adj:	0.00
Replace Cost	134,265
AYB	2014
EYB	2014
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	1
Functional Obslnc	5
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	94
Apprais Val	126,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

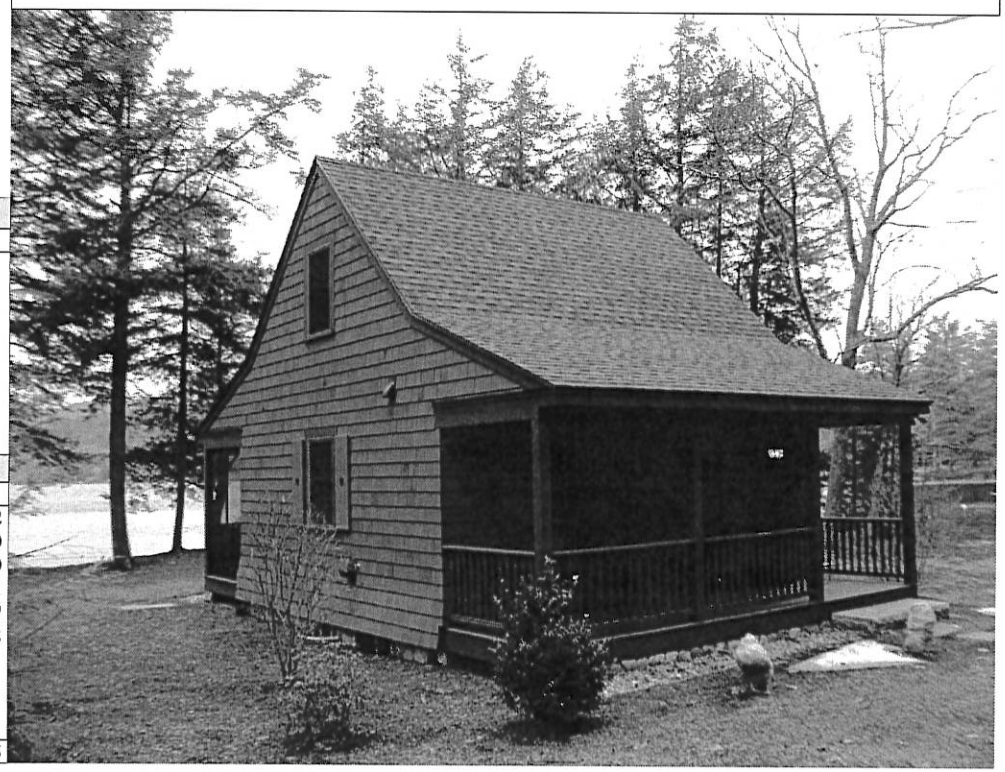
MAIN HOUSE



LAKE

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

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	440	440	440		102,032
CRL	Crawl Space	0	440	0		0
CTH	Cathedral ceiling	0	240	0		0
EAF	Attic, Expansion, Finished	80	200	80		18,551
FOP	Open Porch	0	132	26		6,029
FSP	Screened Porch	0	132	33		7,652
	Ttl. Gross Liv/Lease Area:	520	1,584	579		134,265