

Tree Cutting request for 29 Boulder Point Road TM 115-002-000 Raoul Property
 Tri Town, NH
 1 Inch = 500 Feet
 November 13, 2015



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TM 115-002-000



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: RAOUL + KAREN LLC Date: 10/29/15

Mailing Address: PO BOX 242, NEW LONDON, NH 03257

Phone: _____ Cell: 860 227 8561 Email: RYANOCARR@GMAIL.COM

Contractor: PIERRE BEARD Phone: 526-4928 Cell: 340-0526

Map/Lot: 115-002-000 Street Address: 29 BOULDER POINT

Visited By: _____ Date of Site Visit: _____

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

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



Raoul & Karen LLC, Site Photographs

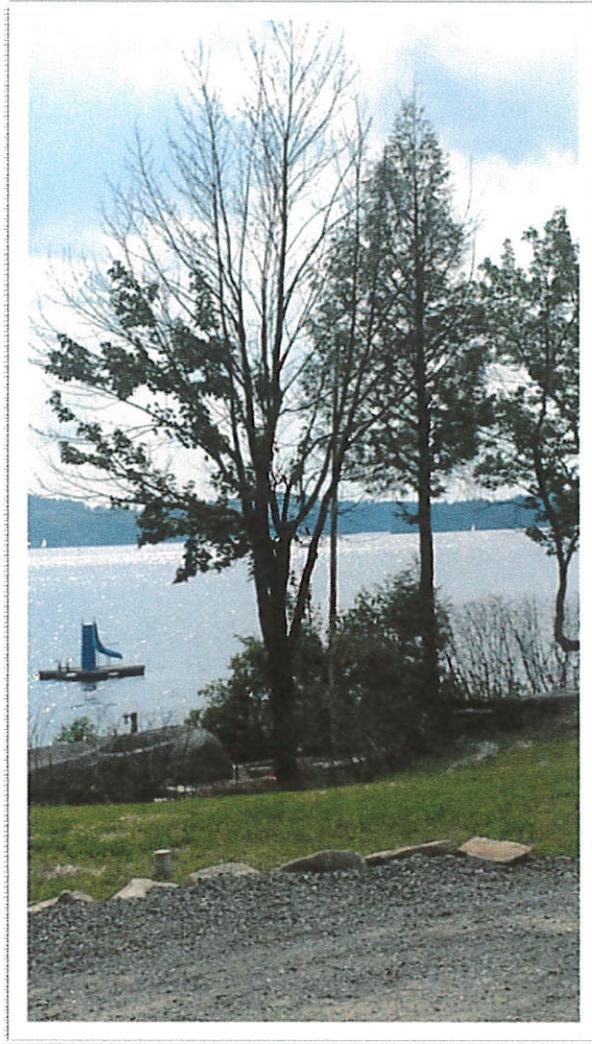


Figure 1. 7/27/15. Tree mortality



Figure 2. 7/27/15 Tree Mortality

RECEIVED
OCT 29 2015

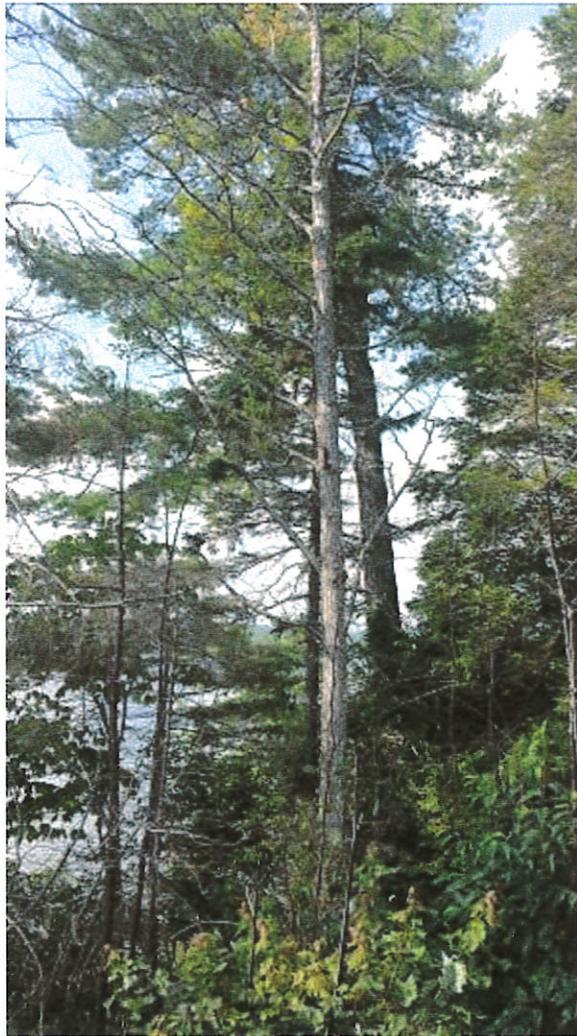


Figure 3. 7/27/15. Tree mortality

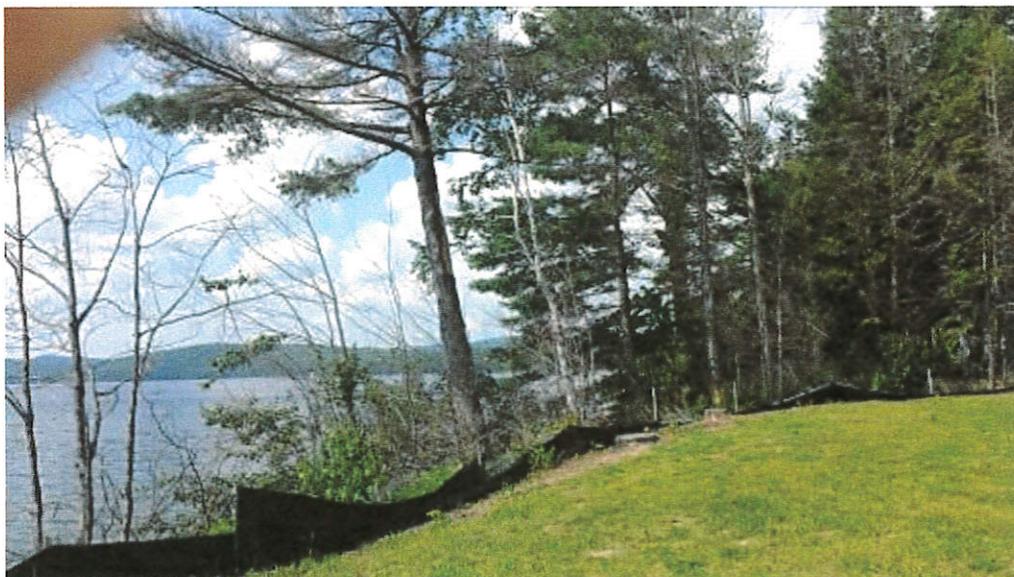


Figure 4. 7/27/15. Tree mortality

RECEIVED
OCT 29 2015



Figure 5. 7/27/15. Tree mortality

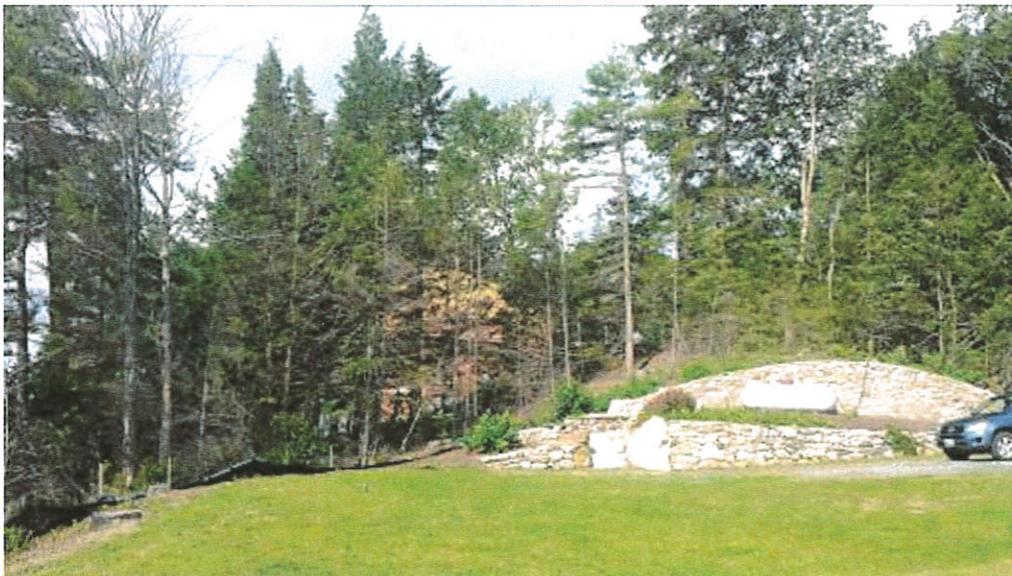


Figure 6. 7/27/15. Tree mortalityT

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Rock or Boulder



Photo letter and direction

Former Roof line Overhang

TM
115-002-000

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PLAN FOR TREE CUTTING

PREPARED FOR

RAOUL & KAREN, LLC

29 BOULDER POINT ROAD

LOCATED IN

NEW LONDON, NEW HAMPSHIRE



1" = 20'

AUGUST 31, 2015

PREPARED BY PIERRE J. BEDARD, and ASSOCIATES, P.C., P.O. BOX 238, WILMOT, N.H. 03287.

LAND SURVEYING, SEWAGE DISPOSAL DESIGN, and NATURAL RESOURCE CONSULTANTS.



TM 115-002-000

NOTE
EXISTING TREES, SHRUBS AND VEGETATION NOT IMPACTED OR
DIEING AS A RESULT OF FIRE SHALL REMAIN INTACT.

BM-F
NAIL IN 14" SPRUCE ROOT.
ELEV = 486.0

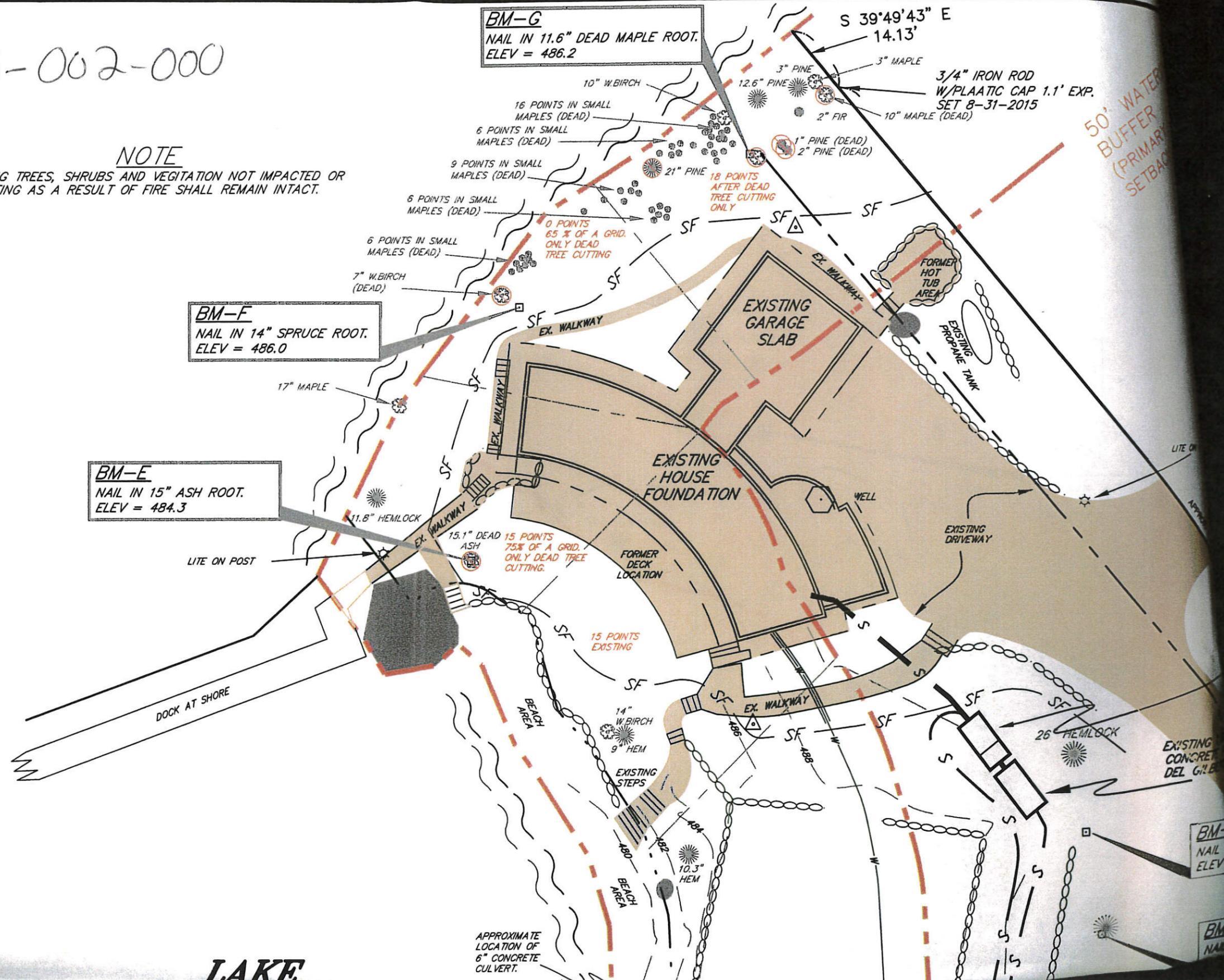
BM-E
NAIL IN 15" ASH ROOT.
ELEV = 484.3

BM-G
NAIL IN 11.6" DEAD MAPLE ROOT.
ELEV = 486.2

S 39°49'43" E
14.13'

3/4" IRON ROD
W/PLAATIC CAP 1.1' EXP.
SET 8-31-2015

50' WATER
BUFFER
(PRIMARY
SETBACK)



LAKE

APPROXIMATE
LOCATION OF
6" CONCRETE
CULVERT.

BM-
NAIL
ELEV

BM-
NAIL



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Planning Board
August 26, 2014

The New London Planning Board made a motion to approve, disapprove or table the following application(s) reviewed and discussed at the August 26, 2014 meeting. Refer to the agenda and meeting minutes for additional details of the discussion.

Tree Cutting Applications:

- Robert Carr. Located at 29 Boulder Point Road. Tax Map 115-002-000. Accept the plan as presented.
- Virginia Pope. Located at 90 High Pine Lane. Tax Map 044-011-000. Approved as presented.
- Daniel Schimberg. Located at 196 Pike Brook Road. Tax Map 135-004-000. Approved as presented.
- Roger and Karen Foulkes. Located at 415 Lakeshore Drive. Tax Map 037-016-000. Approved as presented.

Site Plan Applications:

- Colby- Sawyer College for Improvements to Lethbridge Lodge. Tax Map 085-033-000. Site Plan to allow the College to use the facility and serve alcohol, as a pub/campus bar. Waivers granted and the Site Plan was approved as presented.
- TJM Enterprises, dba Flying Goose Brew Pub. Located at the corner of Routes 11 and 114, at 40 Andover Road. Tax Map 122-001-000. Site Plan improvements to include brewery storage space, solar farming improvements, landscaping improvements, improved wastewater disposal and parking. Waivers granted and the Site Plan was approved with conditions: 1) compliance with all Fire and Life Safety Codes 2) the dumpsters shall be screened within 90 days and 3) the dumping of glass is not allowed after 11 pm and before 7 am.

Subdivision Applications:

- Subdivision and Lot Line Application. Property owned by Seamans Road Realty Trust, Martha Peyser Trustee, c/o Tracey Barberen and Mary and James Steproe. Applicant- Cherry Hill Homes, John Langill. Located on the corner of Seamans Road, Hall Farm Road and Blueberry Lane. Tax Map 086-022-000 and 086-021-000. Public hearing continued to the September 23rd Planning Board.

Rules of Procedure: Approved.

Respectfully Submitted:

Lucy A. St. John, AICP
Planning and Zoning Administrator
Town of New London

Please be advised that any persons aggrieved by a decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition. Such petition shall be presented within 30 days after the date upon which the board voted to approve or disapprove the application. Refer to RSA 677:15 Court Review, for the specific language and other details. It is the petitioner's responsibility to seek legal counsel as they deem appropriate. This notice is for general informational purposes and in no way shall convey any legal advice.

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
RAOUL & KAREN LLC	4 Rolling	5 Well	3 Unpaved	7 Waterfront	Description	Code	Appraised Value
PO BOX 242	6 Septic				RESIDENTL	1013	125,200
NEW LONDON, NH 03257					RES LAND	1013	2,097,700
Additional Owners:					RESIDENTL	1013	25,200
SUPPLEMENTAL DATA							
Other ID: 00115 00001A 00000					Septic Infor		
ZONE					MP		
UTILITY					WVF		
Ward					CONSERVA1	353	
Prec.							
ROADFF							
GIS ID: 115-002-000					ASSOC PID#		

2119
NEW LONDON, NH

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
RAOUL & KAREN LLC	3466/259	12/31/2014	Q	V	2,300,000	00	Yr.	Code	Assessed Value
CARR ROBERT	3322/549	06/27/2012	U	I	2,850,000	00	2015	1013	125,200
CARR ROBERT & JILL	2867/1141	02/17/2006	Q	I	0	00	2015	1013	2,097,700
ROAM REALTY TRUST							2015	1013	25,200
Total:									2,248,100
Total:									2,248,100

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

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD							
NBHD/SUB	4/A			Tracing			
NOTES							

5/15- ADD THIS BUILDING SKETCH TO A CARD, APPEARS TO BE MORE THAN BATH HOUSE. INTERIOR COMPONENTS ARE AN EST. Y/B IS ESTIMATE

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

VISIT/ CHANGE HISTORY		Date	Type	IS	ID	Cd.	Purpose/Result
		03/17/2015			NB	BP	BUILDING PERMIT
		01/08/2015			AR	AC	ADMIN DATA ENTRY
		07/10/2012			AR	AC	ADMIN DATA ENTRY
		08/24/2010			NB	FR	IN FIELD REVIEW
		04/24/2009			KM	BP	BUILDING PERMIT

LAND LINE VALUATION SECTION																
B Use #	Use Description	Zone	D Front	Depth	Units	Unit Price	I. Factor	Acre Disc	C. Factor	ST. Idx	Adj.	Notes-Adj.	Special Pricing	S Adj. Fact	Adj. Unit Price	Land Value
2	1013 SFR WATER				0 SF	0.00	1.00000	1.00000	1.00		0.00			.00	0.00	0
Total Card Land Units: 0.00 AC Parcel Total Land Area: 2.3 AC Total Land Value: 0																

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		Cottage				
Model	01		Residential				
Design/Appeal	08		Above Avg +20				
Stories	1						
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2	11						
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	06		Cust Wd Panel				
Interior Wall 2	06						
Interior Flr 1	12		Hardwood				
Interior Flr 2	12						
Heat Fuel	04		Electric				
Heat Type	07		Electr Basebrd				
AC Type	01		None				
Total Bedrooms	01		1 Bedroom				
Total Bathrms	01						
Total Half Baths	01						
Total Xtra Baths	01						
Total Xtra Fixtrs	01						
Total Rooms	2						
Bath Style	02		Average				
Kitchen Style	02		Average				

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	900	900	900		156,148
FOP	Open Porch	0	84	17		2,949
WDK	Deck	0	197	20		3,470
Ttl. Gross Liv/Lesse Area:		900	1,181	937		162,567

COST/MARKET VALUATION

Adj. Base Rate:	173.50
Net Other Adj:	162,567
Replace Cost	0.00
AYTB	162,567
EYB	1960
Dep Code	1991
Remodel Rating	VG
Year Remodeled	
Dep %	23
Functional Obshnc	
External Obshnc	
Cost Trend Factor	
Condition	UC
% Complete	77
Overall % Cond	77
Apprais Val	125,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

