**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: FREDERIC PRIOR Date: 6/1/2016

Mailing Address: PO BOX 132 ELKINS NH 03233

Phone: 603-526-4305 Cell: 603-496-8982 Email: FEPRIOR@gmail.com

Contractor:_____ Phone:_____ Cell:_____

Map/Lot: 078-008-000 Street Address: 77 WILMOT CENTER RD.

Visited By:_____ Date of Site Visit:_____

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

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

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
JUN 13 2016
RECEIVED

## Lucy St. John

**From:** Clark Reed <[redacted]>
**Sent:** Tuesday, June 14, 2016 9:33 AM
**To:** Lucy St. John
**Subject:** Site visit and tree removal

Good morning Lucy pursuant to our conversation about my tree and shrub removal in the two 50 foot areas of shore line we have 50+ points of trees in each area. Most of the trees are old growth red pines exceeding 20 inches in diameter.

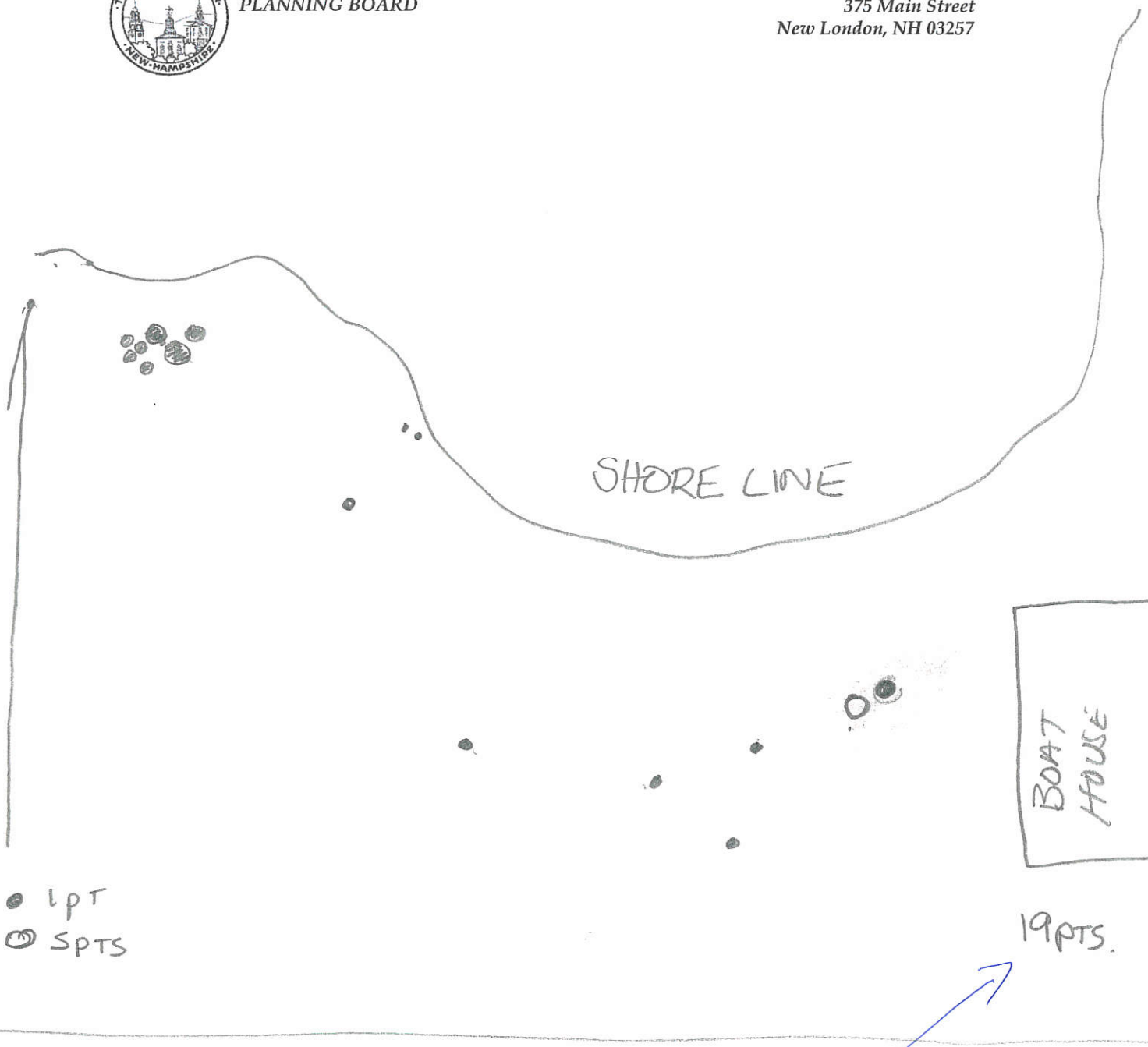
The two trees cut next to the "boat house" were damaged when a large ash tree broke in half and fell on them. For safety reasons we brought the stump down to ground level. I did remove one small tree and two groups of shrubs down to ground level off the grouping of rocks away from the shoreline.

On my application i stated that i cut approximately 19 pts as an over estimation.

I am sorry that i brought the application in after the removal and know that a permit and review by the planning board is necessary.

Thank you very much for your assistance in this matter, you and your office has been extremely helpful in helping find a resolution to all our questions.

**Town of New London**
*PLANNING BOARD*
*375 Main Street*
*New London, NH 03257*




See email 6-14-16 with explanation

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

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
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# 77 Wilmot Center Road

TM 078-008-000

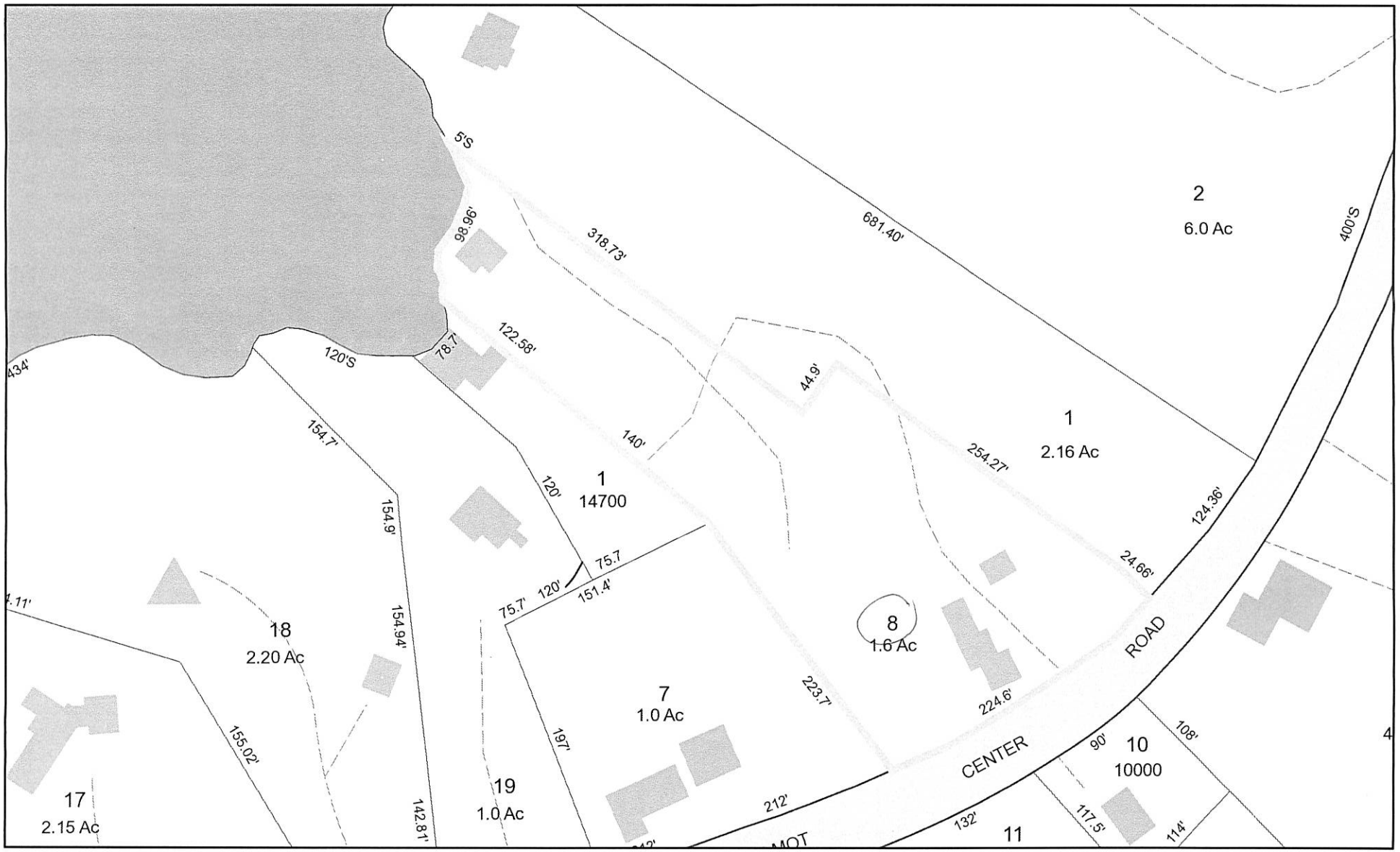
June 14, 2016

1 inch = 100 Feet

0 100 200 300

CAI Technologies
Precision Mapping, Geospatial Solutions

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.

Property Location: 77 WILMOT CENTER ROAD | MAP ID: 078/ 008/ 000/ / | Bldg Name: | State Use: 1017

Vision ID: 1380 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 05/10/2016 10:06

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| PRIOR RODERICK E & FREDERIC E | 1 Level | 5 Well | 1 Paved | 7 Waterfront |
| PO BOX 132 | | 6 Septic | | |
| ELKINS, NH 03233 | | | | |
| Additional Owners: | | | | |

**SUPPLEMENTAL DATA**

| | | | |
|---|---|---|---|
| Other ID: | 00078 00027 00000 | Septic Infor | |
| ZONE | | MP | |
| UTILITY | | WF | 99 |
| Ward | | CONSERVAT | |
| Prec. | | | |
| ROADFF | | | |
| GIS ID: | 078-008-000 | ASSOC PID# | |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDENTL | 1017 | 131,800 | 131,800 |
| RES LAND | 1017 | 598,500 | 598,500 |
| RESIDENTL | 1017 | 16,900 | 16,900 |
| | | Total | 747,200 | 747,200 |

2119
NEW LONDON, NH

**VISION**

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| PRIOR RODERICK E & FREDERIC E | | | | | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2015 | 1017 | 131,800 | 2015 | 1017 | 131,800 | 2014 | 1017 | 131,800 |
| 2015 | 1017 | 598,500 | 2015 | 1017 | 598,500 | 2014 | 1017 | 598,500 |
| 2015 | 1017 | 16,900 | 2015 | 1017 | 16,900 | 2014 | 1017 | 16,900 |
| | | Total: 747,200 | | | Total: 747,200 | | | Total: 747,200 |

**EXEMPTIONS**

| Year | Type | Description | Amount |
|---|---|---|---|
| 2003 | 11 | VETERANS EXEMPTION | 500 |
| | | Total: | 500 |

**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**

WF 2ND FL=NO HT REGISTERS
BLT-N CHINA CAB=2
GAS CONVECT HTR=DISCONECT
OB4=LAKE EDGE
WHITE I-G
6/07 H/O REQUESTED INSPECT.
EASEMENTS AND ROW OVER LAND,
DEEDED USE OF W/F TO ABUTTERS
5 % FUNC. FOR LAYOUT OF HOUSE
4/09 CONVERT OFFICE TO BATHROOM
ADDED BATH. 4/14=BP=NVC

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 129,400 |
| Appraised XF (B) Value (Bldg) | 2,400 |
| Appraised OB (L) Value (Bldg) | 16,900 |
| Appraised Land Value (Bldg) | 598,500 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 747,200 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **747,200** |

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 13-070 | 07/22/2013 | 8 | Shed | 6,575 | 04/03/2014 | 100 | 04/01/2014 | rebuild well house |
| 08-052 | 05/12/2008 | 6 | Interior | 0 | 04/08/2009 | 100 | 04/01/2009 | Convert a downstairs hon |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 04/03/2014 | | | KM | BP | BUILDING PERMIT |
| 04/08/2009 | | | KM | BP | BUILDING PERMIT |
| 06/15/2007 | | | KM | CB | CALL BACK |
| 07/12/2002 | | | TN | ML | MEASURE & LIST |
| 05/15/2002 | | | TN | M | MEASURE |

**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-1 | | 225 | | 43,560 | SF | 1.99 | 1.0000 | 4 | 1.0000 | 0.75 | 24 | 9.00 | ROW, EASEMENTS/DTW | | | 1.00 | 13.43 | 585,000 |
| 1 | 1017 | PLSNT LAKE | R-1 | | | | 0.60 | AC | 5,000.00 | 1.0000 | 0 | 1.0000 | 0.50 | 24 | 9.00 | ROW , EASEMENTS | | | 1.00 | 22,500.00 | 13,500 |

Total Card Land Units: 1.60 AC | Parcel Total Land Area: 1.6 AC | Total Land Value: 598,500

*Property Location:* 77 WILMOT CENTER ROAD | *MAP ID:* 078/ 008/ 000/ / | *Bldg Name:* | *State Use:* 1017

*Vision ID:* 1380 | *Account #* | *Bldg #:* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 05/10/2016 10:06

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 63 | | Century + |
| Model | 01 | | Residential |
| Design/Appeal | 04 | | Average + |
| Stories | 1.75 | | 1 3/4 Stories |
| Occupancy | 1 | | |
| Exterior Wall 1 | 11 | | Clapboard |
| Exterior Wall 2 | | | |
| Roof Structure | 03 | | Gable/Hip |
| Roof Cover | 03 | | Asph/F Gls/Cmp |
| Interior Wall 1 | 03 | | Plastered |
| Interior Wall 2 | 05 | | Drywall/Sheet |
| Interior Flr 1 | 09 | | Pine/Soft Wood |
| Interior Flr 2 | 05 | | Vinyl/Asphalt |
| Heat Fuel | 02 | | Oil |
| Heat Type | 05 | | Hot Water |
| AC Type | 01 | | None |
| Total Bedrooms | 03 | | 3 Bedrooms |
| Total Bthrms | 2 | | |
| Total Half Baths | 0 | | |
| Total Xtra Fixtrs | | | |
| Total Rooms | 7 | | 7 Rooms |
| Bath Style | 02 | | Average |
| Kitchen Style | 02 | | Average |

## CONSTRUCTION DETAIL (CONTINUED)

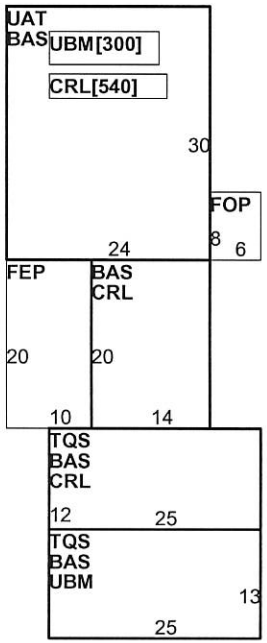
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| | | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 1017 | PLSNT LAKE | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 85.50 |
| | 208,709 |
| Net Other Adj: | 0.00 |
| Replace Cost | 208,709 |
| AYB | 1820 |
| EYB | 1981 |
| Dep Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 33 |
| Functional Obslnc | 5 |
| External Obslnc | 0 |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 62 |
| Apprais Val | 129,400 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| SHD1 | SHED FRAME | | L | 240 | 20.00 | 2003 | | 0 | | 60 | 2,900 |
| FGR4 | W/LOFT-AVG | | L | 775 | 30.00 | 2003 | | 0 | | 60 | 14,000 |
| FPL2 | 1.5 STORY CH | | B | 1 | 2,900.00 | 1981 | | 1 | | 100 | 1,800 |
| HRTH | HEARTH | | B | 1 | 1,000.00 | 1981 | | 1 | | 100 | 600 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,625 | 1,625 | 1,625 | | 138,940 |
| CRL | Crawl Space | 0 | 1,120 | 0 | | 0 |
| FEP | Enclosed Porch | 0 | 200 | 140 | | 11,970 |
| FOP | Open Porch | 0 | 48 | 10 | | 855 |
| TQS | Three Quarter Story | 469 | 625 | 469 | | 40,100 |
| UAT | Attic, Unfinished | 0 | 720 | 72 | | 6,156 |
| UBM | Unfinished Basement | 0 | 625 | 125 | | 10,688 |
| | *Ttl. Gross Liv/Lease Area:* | 2,094 | 4,963 | 2,441 | | 208,709 |