APPLICATION FOR A VARIANCE

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

To: Zoning Board of Adjustment,
Town of New London
375 Main Street
New London, NH 03257

Name of applicant: CLD Consulting Engineers

Mailing Address: 28 Gates St., White River Jct. State: Vt Zip 05001

Home Telephone: _____ Work Telephone: 802-698-0370 Cell: _____

Email address: clduv@cldengineers.com

Owner of property: Anne & David Wustrow
(if same as applicant, write "same")

Location of property 575 Forest Acres Road

Tax Map Number: 119 Lot Number: 20 Zone: R2
XVI G2b, C2,J1 & J2

A variance is requested from the provisions of Article: XX Section: B1 & B3b2 of the Zoning Ordinance to permit tear down and reconstruction of non-conforming 3 bedroom dwelling partially within existing footprint within 50' waterfront buffer.

Facts supporting this request:

1. The variance will not be contrary to the public interest:
See attached sheet

2. The spirit of the ordinance is observed:
See attached sheet

3. Substantial justice is done:
See attached sheet

4. The values of surrounding properties are not diminished; and:
See attached sheet

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property;

See attached sheet

and

(2) The proposed use is a reasonable one;

See attached sheet

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

See attached sheet

Applicant(s) Signature: Daniel A. Tenney CLD ENGINEERS Date: 8-19-15

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:
Lucy St. John, Zoning Administrator
603-526-4821, ext. 16
Email: zoning@nl-nh.com

Or

Amy Rankins, Land Use and Assessing Coordinator
603-526-4821, ext. 20
Email: landuse@nl-nh.com

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

Project Description
575 Forest Acres Road Tax Map 119 Lot 20
Zone R2 & Shoreland Overlay Districts

The proposal is to remove the existing cottage which is partially within the 50' waterfront buffer and construct a new cottage which stays within the existing footprint in the 50' waterfront buffer and expands beyond the waterfront buffer but stays within front and side setbacks. We are seeking variances from:

Article XVI, Section G(2)b
Article XVI, Section C(2)
Article XVI, Section J(1) & J(2)
Article XX, Section B(1)
Article XX, Section B(3)b(2)

A NHDES Shoreland permit has been approved as number 2015-01393 dated July 9, 2015. A copy of the permitted plan is submitted with this application.

A certified Boundary was recently completed confirming the property lines of the property. A copy of the Certified Boundary Plan is submitted with this application.

There will be no expansion of use. The existing structure is a 3 bedroom house on piers. The proposed house will also be a 3 bedroom house but will have a 4' concrete frost wall around the perimeter and a single stall garage at ground level. The proposed screened porch will be on the same footprint as the existing screen porch but will have 3 ~ 8" wide concrete wingwall supports rather than a full foundation. This will minimize the disturbance within the waterfront buffer. There is also an existing 3 bedroom septic system servicing the house, CA# 2005072867, with an operational approval granted on Aug. 9, 2005. This septic system is a "Clean Solution" type pretreatment system with an "enviro-septic" leach field that will continue to sevice the proposed house. The existing septic system occupies a portion of this lot and setbacks to that system also limit the placement of the proposed house footprint on this lot.

In order to demolish the existing structure there will be some disturbance within the 50' waterfront buffer. One tree, a 24" pine, is sitting up against the screened porch leaning toward the house and must be removed for safety reasons. We are proposing for the stump also to be removed due to the proximity of the stump to the structure, as the stump rots, the ground around the stump will soften, possibly affecting the concrete walls. Otherwise, there will be minimal disturbance within the 50' waterfront buffer. The footing and foundation excavation work will be accomplished from inside the existing structure footprint. No excavation machinery will be operating within the 50' waterfront buffer.

NEW HAMPSHIRE • VERMONT • MAINE
28 Gates Street, Suite 100 • Historic Downtown White River Junction • White River Jct., VT 05001
Phone: (802) 698-0370 • Fax: 7702) 895-4949
clduv@cldengineers.com • www.cldengineers.com

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

CONSULTING ENGINEERS

A small portion of the property is within the Flood Plain Overlay District but the majority of the property is outside that district and the proposed house footprint is entirely outside the flood plain, as indicated on the plan. Included is a copy of the FEMA Flood Insurance Rate Map.Additionally, the attached Boundary Survey describes the FEMA flood plain elevation determination.

.

NEW HAMPSHIRE • VERMONT • MAINE
28 Gates Street, Suite 100 • Historic Downtown White River Junction • White River Jct., VT 05001
Phone: (802) 698-0370 • Fax: 7702) 895-4949
clduv@cldengineers.com • www.cldengineers.com

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

CONSULTING ENGINEERS

Attached Sheet
575 Forest Acres Road Tax Map 119 Lot 20
Zone R2 & Shoreland Overlay Districts

1. *The variance will not be contrary to the public interest:*
The existing non-conforming structure, built in 1962, will be replaced and expanded to conform with similar properties in the area. It will continue to be a single family-3 bedroom dwelling consistent with similar properties within the shoreland overlay district. Expansion of the structure will be consistent with the current zoning setbacks. The square footage of living space within the existing non-conforming portion of the structure will be reduced. Total site impacts for the proposed house can be reduced by utilizing the existing footprint as part of the proposed structure. The proposed frost wall construction with a crawl space will aid in minimizing excavation disturbances to the overall site vs. a full basement foundation.

2. *The spirit of the ordinance is observed:*
The proposed structure will be built no closer to the Lake than the existing structure. The screened porch area will be constructed on 3 ~ 8" wingwalls extending out from the full foundation, minimizing disturbance within the 50' waterfront buffer.
In reference to article 16, section G2B, Disturbance to the natural ground cover will be limited to 5' outside the existing footprint in order to construct the concrete footings and foundation walls. The disturbed areas will be filled in as soon as possible after the foundation footings and walls have cured. The disturbed area will be restored to it's natural condition.

3. *Substantial Justice is done:*
The existing cottage is over 50 years old. Some form of work needs to be done to it, replacing it with modern materials and methods will reduce the need for more frequent maintenance and disturbance within the waterfront buffer zone. Any work on the house to upgrade to current codes and construction methods to replace what currently exists will result in a cost greater than 50% of the current appraised value.

4. *The values of surrounding properties are not diminished;*
Many properties in the area are within the 50' waterfront buffer and/ or side or front setbacks. A new structure will enhance the values of surrounding properties. Upgrading and making improvements to this property, which increases it's value, also has an indirect affect in raising the value of surrounding properties. Much of the site excavation work for the proposed improvements will be performed from working within the existing footprint of the proposed structure to minimize impacts to the overall site.

5. *Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.*
    a. *For purposes of this paragraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:*

NEW HAMPSHIRE • VERMONT • MAINE
28 Gates Street, Suite 100 • Historic Downtown White River Junction • White River Jct., VT 05001
Phone: (802) 698-0370 • Fax: 7702) 895-4949
clduv@cldengineers.com • www.cldengineers.com

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

CONSULTING ENGINEERS

i. *No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property;*
It is the intent of the ordinance that non-conforming property owners should be allowed to continue their non-conforming use of the property.

ii. *The proposed use is a reasonable one;*
The structure will continue to be a single family residence upgraded with modern construction materials, compliant with current construction and safety codes, built no closer to the lake than the existing structure.

b. *If the Criteria in sub paragraph A are not established, an unnecessary hardship will be deemed to exist is, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.*
The location of the existing sewage disposal system and the fact the remainder of the lot across the road is unbuildable, make it impossible to place this structure anywhere else on the property.

NEW HAMPSHIRE • VERMONT • MAINE
28 Gates Street, Suite 100 • Historic Downtown White River Junction • White River Jct., VT 05001
Phone: (802) 698-0370 • Fax: 7702) 895-4949
clduv@cldengineers.com • www.cldengineers.com

Letter of Authorization

We, David & Anne Wustrow, owners of property at 575 Forest Acres Road known as Tax Map 119 Lot 20 in New London, NH do hereby authorize CLD Consulting Engineers of White River Jct., VT to represent us in matters concerning a zoning variance on the aforementioned property.

Signed Anne J. Wustrow 8/18/15

David J. Wustrow 8/18/15

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

200' Abutters List Report

Tri Town, NH
August 03, 2015

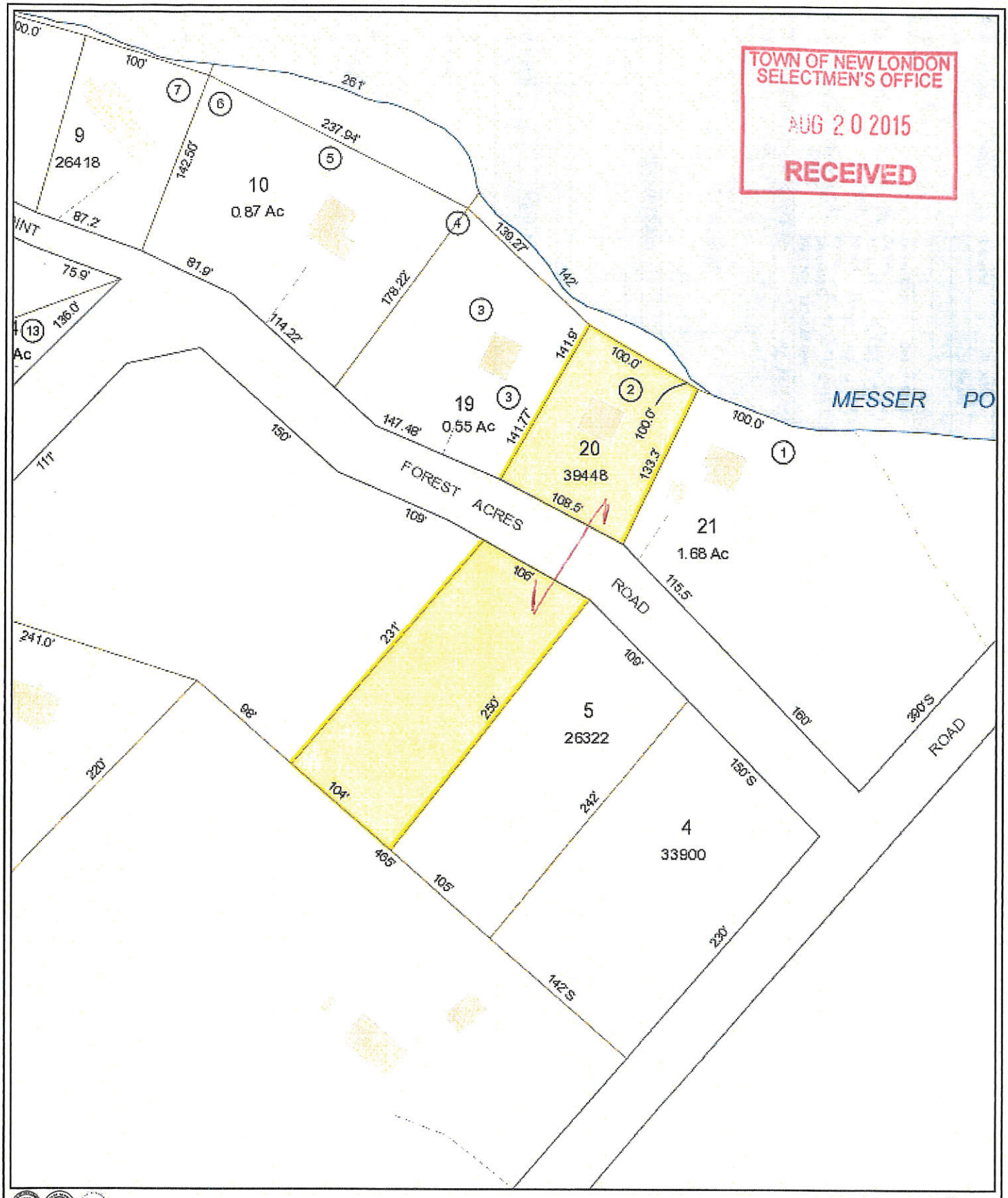
TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

Subject Property:

Parcel Number:	NewL-119-020-000	Mailing Address:	WUSTROW DAVID J & ANNE J
CAMA Number:	NewL-119-020-000		116 VALLECITOS WAY
Property Address:	575 FOREST ACRES ROAD		LOS GATOS, CA 95032

Abutters:

Parcel Number:	NewL-106-004-000	Mailing Address:	DOYLE MARY LIVING TRUST DOYLE
CAMA Number:	NewL-106-004-000		JOHN & MARY TRUSTEES
Property Address:	533 FOREST ACRES ROAD		533 FOREST ACRES ROAD
			NEW LONDON, NH 03257
Parcel Number:	NewL-106-010-000	Mailing Address:	STOTZ HARRY W
CAMA Number:	NewL-106-010-000		31 MEAD RIDGE ROAD
Property Address:	547 FOREST ACRES ROAD		RIDGEFIELD, CT 06877
Parcel Number:	NewL-119-003-000	Mailing Address:	BROWN ROBERT & SANDRA TRUSTS
CAMA Number:	NewL-119-003-000		BROWN ROBERT & SANDRA TRUSTEES
Property Address:	418 BOG ROAD		458 FOREST ACRES ROAD
			NEW LONDON, NH 03257
Parcel Number:	NewL-119-004-000	Mailing Address:	BROWN ROBERT & SANDRA TRUSTS
CAMA Number:	NewL-119-004-000		BROWN ROBERT & SANDRA TRUSTEES
Property Address:	FOREST ACRES ROAD		458 FOREST ACRES ROAD
			NEW LONDON, NH 03257 DUPLICATE
Parcel Number:	NewL-119-005-000	Mailing Address:	BOSTON UNIVERSITY TRUSTEES
CAMA Number:	NewL-119-005-000		ONE SILBER LANE
Property Address:	FOREST ACRES ROAD		BOSTON, MA 02215
Parcel Number:	NewL-119-009-000	Mailing Address:	COHN RICHARD & NANCY
CAMA Number:	NewL-119-009-000		619 NORTH EDGE PARK DRIVE
Property Address:	506 FOREST ACRES ROAD		HADDONFIELD, NJ 08033
Parcel Number:	NewL-119-019-000	Mailing Address:	WAYLONIS PHILIP L
CAMA Number:	NewL-119-019-000		144 PROSPECT AVENUE
Property Address:	565 FOREST ACRES ROAD		VALHALLA, NY 10595
Parcel Number:	NewL-119-021-000	Mailing Address:	BOSTON UNIVERSITY TRUSTEES
CAMA Number:	NewL-119-021-000		ONE SILBER WAY
Property Address:	583 FOREST ACRES ROAD		BOSTON, MA 02215 DUPLICATE



Tri Town, NH
1 Inch = 107 Feet
July 30, 2014

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.

www.cai-tech.com
CAI Technologies

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

TM 119-020-000

Photo 1 **Taken: Nov. 6, 2014**

Photo: 2 **Taken: Nov. 6, 2014**

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

Photo: 3 **Taken: Nov. 6, 2014**

Photo: 4 **Taken: Nov. 6, 2014**

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

Photo: 5 **Taken: Nov. 6, 2014**

Photo: 6 **Taken: Nov. 6, 2014**

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

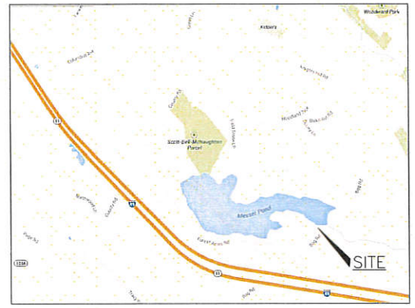
Photo: 7 **Taken: Aug. 18, 2015**

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

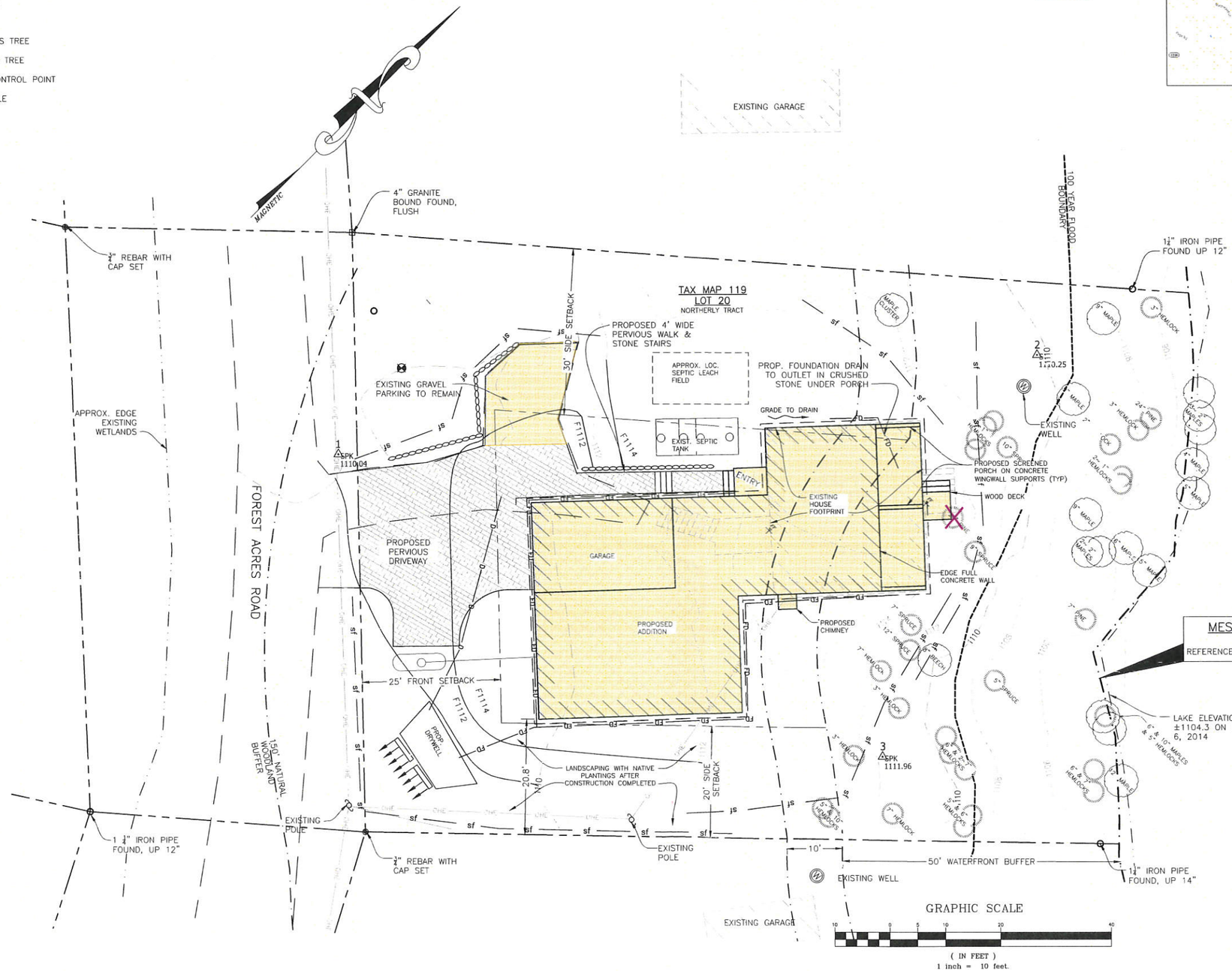
TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

LEGEND

- APPROXIMATE PROPERTY LINE
- SETBACK LIMITS
- EDGE OF LAKE
- sf — PROPOSED SILT FENCE
- STONEWALL
- TREELINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SURVEY CONTROL POINT
- UTILITY POLE



LOCATION MAP
NOT TO SCALE



NOTES:

1. OWNER OF RECORD:
   DAVID & ANNE WUSTROW
   116 VALLECITOS WAY
   LOS GATOS, CA. 95032

   TAX MAP 119 LOT 20
   LOT AREA: ±0.91 ACRES

2. ZONING R2: RURAL RESIDENTIAL &
   SHORELINE OVERLAY DISTRICT
   FRONT SETBACKS = 25'
   SIDE SETBACKS = MINIMUM OF 20' WITH A
   AGGREGATE OF 50' TOTAL BOTH SIDES

   SHORELAND SETBACK = 50'

NO.	DATE	REVISION
1	8-11-15	UPDATED BLDG FOOTPRINT

DRAWN: DAG | DESIGNED: DAG | CHECKED: CJH | APPROVED:

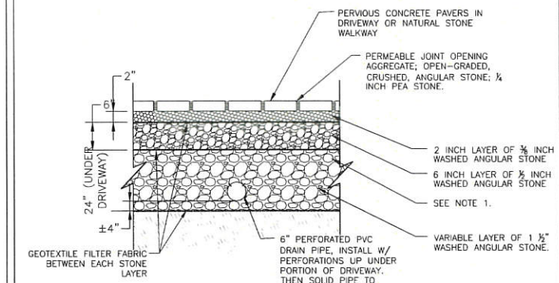
CLD CONSULTING ENGINEERS
28 Gates Street • Suite 100
White River Jct. VT 05001
(802) 698-0370 • Fax: (877) 895-4949
cld@cldengineers.com • www.cldengineers.com
Maine • New Hampshire • Vermont

CLIENT:
DAVID & ANNE WUSTROW
116 VALLECITOS WAY
LOS GATOS, CA. 95032

TAX MAP 119 LOT 20
575 FOREST ACRES ROAD
NEW LONDON, NH

ZONING HEARING PLAN

SCALE:	PROJECT NO.
1"=10' & AS NOTED	14-0249
DATE: AUG., 2015	DWG. NO. Z1

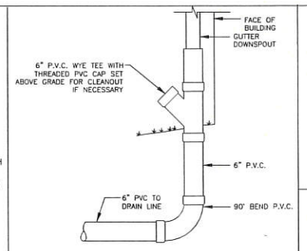


NOTES:

1. CONTRACTOR SHALL INSTALL GEOTEXTILE STABILIZATION FABRIC ONLY IN HIGH-TRAFFIC DRIVEWAY AREAS. TYPICALLY ONLY 12' FROM GARAGE ENTRANCES.
2. NATURAL STONE SHALL NOT BE USED IN VEHICULAR TRAFFIC AREAS. DRIVEWAY AND OTHER TRAVELLED WAYS.

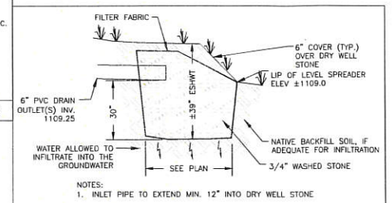
PERVIOUS DRIVEWAY OR PATIO

N.T.S.



ROOF GUTTER DETAIL

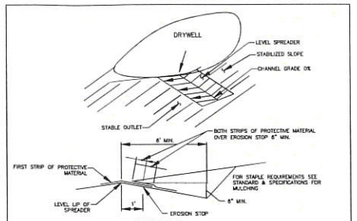
N.T.S.



NOTES:
1. INLET PIPE TO EXTEND MIN. 12" INTO DRY WELL STONE

Dry Well

NTS



CROSS SECTION

CONSTRUCTION SPECIFICATIONS:

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. AN EROSION STOP SHALL BE PLACED VERTICALLY A MINIMUM OF SIX INCHES DEEP IN A SILT TRENCH ONE FOOT BACK OF THE LEVEL LIP AND PARALLEL TO THE LIP. THE EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP.
4. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELSIOR MATTING ALONG THE LIP. EACH STRIP SHALL OVERLAP THE EROSION STOP BY AT LEAST SIX INCHES.
5. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

LEVEL SPREADER

N.T.S.

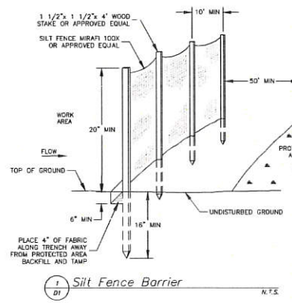
EROSION CONTROL NOTES:

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. VEGETATED AREAS SHALL BE CONSIDERED PERMANENTLY STABILIZED ONLY WHEN THERE IS MORE THAN 70% VEGETATED COVER ESTABLISHED.
5. ALL EXPOSED/DISTURBED SOILS SHALL BE STABILIZED WITH HAY MULCH OR EROSION CONTROL NETTING/MATTING AND SEEDING ON SLOPES STEEPER THAN 4:1 BY END OF GROWING SEASON. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS. PLANT ANNUAL RYEGRASS PRIOR TO OCTOBER 15TH.

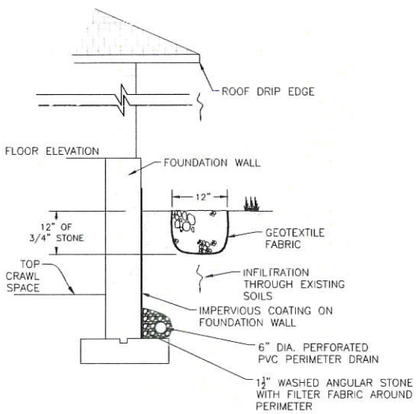
LEGEND

- APPROXIMATE PROPERTY LINE
- SETBACK LIMITS
- EDGE OF LAKE (DAY OF SURVEY)
- LAKE REFERENCE LINE
- REFERENCE LINE SETBACK
- sf — PROPOSED SILT FENCE
- G — PROPOSED ROOF GUTTER
- FD — PROPOSED PERIMETER DRAIN
- STONEWALL
- TREELINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING TREE WITHIN 50' WATERFRONT BUFFER TO BE REMOVED
- SURVEY CONTROL POINT
- UTILITY POLE
- EXISTING SHEET FLOW TO REMAIN
- PROPOSED IMPERVIOUS AREA
- PROPOSED PERVIOUS DRIVEWAY & WALKWAY ±1050 S.F.
- TEMPORARY IMPACTS ±1875 S.F.
- PROPOSED UNALTERED AREAS ± 2785 S.F.



Silt Fence Barrier

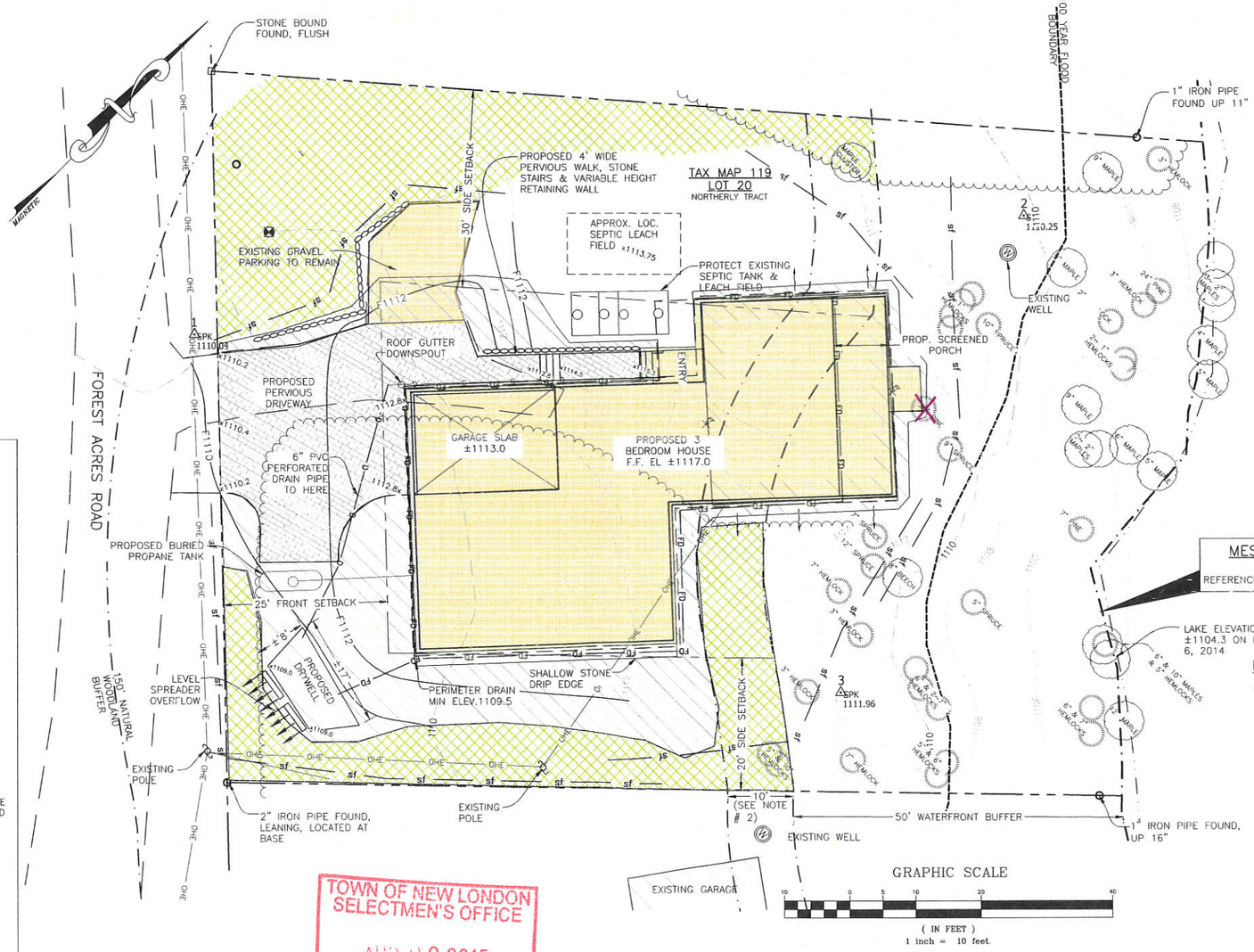
N.T.S.



1. APPLY IMPERVIOUS COATING ON EXTERIOR FOUNDATION WALL.
2. BACKFILL FOUNDATION.
3. DIG 12"x12" TRENCH DIRECTLY UNDERNEATH DRIP EDGE.
4. LINE TRENCH WITH GEOTEXTILE FABRIC AND FILL WITH DRAINAGE STONE TO SURFACE.

SHALLOW STONE DRIP EDGE

N.T.S.



PROPOSED IMPERVIOUS AREA CALCULATION

TOTAL LOT AREA WITHIN 250':	
SOUTHERLY TRACT:	± 5924 S.F.
NORTHERLY TRACT:	±14750 S.F.
TOTAL:	±20674 S.F.
IMPERVIOUS AREAS:	
HOUSE & DECKS	±2680 S.F.
GRAVEL DRIVE	± 250 S.F.
TOTAL IMPERV. AREA	±2930 S.F.

2930/20674= ±14.2% COVERAGE

NHDES SHORELAND APPROVAL #2015-01393 JULY 9, 2015

NOTES:

1. OWNER OF RECORD:
   DAVID & ANNE WUSTROW
   116 VALLECITOS WAY
   LOS GATOS, CA. 95032

   TAX MAP 119 LOT 20
   LOT AREA: ±0.91 ACRES
2. ZONING R2: RURAL RESIDENTIAL & SHORELINE OVERLAY DISTRICT
   FRONT SETBACKS = 25'
   SIDE SETBACKS = MINIMUM OF 20' WITH A AGGREGATE OF 50' TOTAL BOTH SIDES

   SHORELAND SETBACK = 50'
   LAND DISTURBANCE BUFFER = ADDITIONAL 10' BUFFER (ARTICLE XVI SECTION C2, NEW LONDON ZONING REGS.)
3. THIS PLAN IS DOES NOT CONSTITUTE A BOUNDARY PLAN. APPROXIMATE BOUNDARIES WERE DETERMINED BASED ON EXISTING MONUMENTATION, ABUTTING BOUNDARY INFORMATION AND CURRENT DEED.

TOWN OF NEW LONDON SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED

NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
1	5-21-15	REVISE ENTRY, MISC.	DAG	CIH	

DRAWN: DAG

CONSULTING ENGINEERS
28 Gates Street • Suite 100
White River Jct. • VT 05001
(802) 698-0370 • Fax: (877) 895-6949
cld@cldengineers.com • www.cldengineers.com
Maine • New Hampshire • Vermont

CLIENT:
DAVID & ANNE WUSTROW
116 VALLECITOS WAY
LOS GATOS, CA. 95032

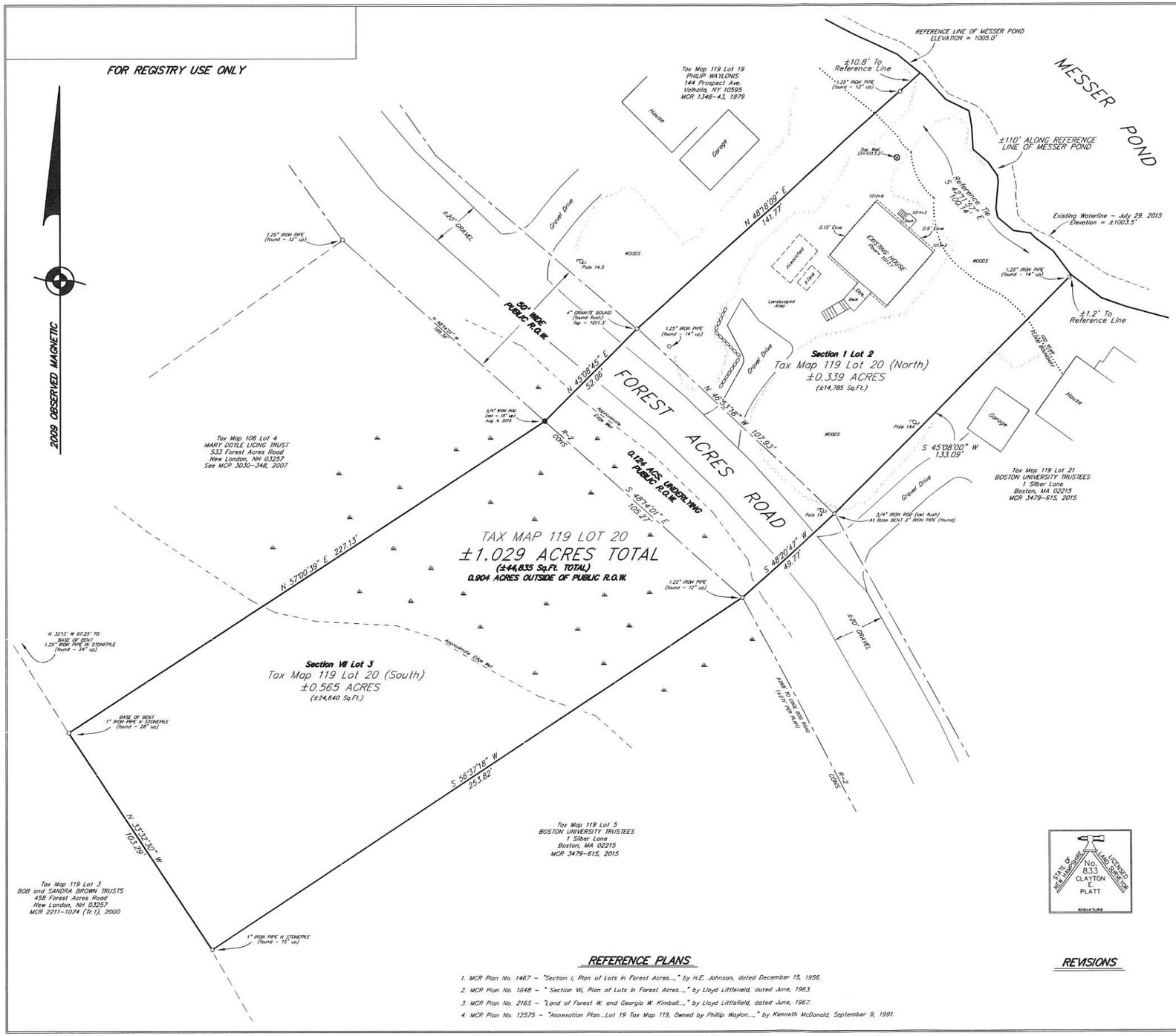
TAX MAP 119 LOT 20
575 FOREST ACRES ROAD
NEW LONDON, NH

CSPA SHORELAND COMPLIANCE PLAN

SCALE:	PROJECT NO.
1"=10' & AS NOTED	14-0249
DATE:	DWG. NO.
JAN., 2015	CSPA

FOR REGISTRY USE ONLY

2009 OBSERVED MAGNETIC



KEY

- Wooden Rail Fence
- .1" Iron Pipe (found) -or as noted
- 3/4" Iron Rod (set- 5/2012)
- Concrete NH Highway Bound (found)
- Drillhole (found)
- Iron Rod in Drillhole (set) or as noted
- Edge Gravel Road/ Drive
- Woods Road/Trail
- Culvert
- Utility Pole w/ Overhead Lines
- Setback Per Zoning
- Easement Boundary
- Tree Line/ Edge Field

LOCUS

NOTES

1. Deed references for property are:
   A. MCR Book 2176 Page 1682, Robert and Maureen Laffan to David and Anne Wustrow, September 4, 1999.
   B. MCR Book 2758 Page 1517, David and Anne Wustrow Lot Merger, March 22, 2005.1999.
2. This plan is the result of a Nikon DTM 522 total station survey, June 29, 2015, having a closed traverse relative error of closure greater than 1:10,000. The shoreline and other features were surveyed September 22, 2009.
3. The purpose of this plan is to show the boundaries and existing conditions on the property described in the reference deed deed cited above.
4. The area southwest of Forest Acres Road is located in the Conservation zoning district; the required building setbacks are 50' from roads and all property lines. The are northeast of the road is located in the R-2 zoning district; the required building setbacks are 25' from the road, 50' from the Pond, and a minimum of 20' for the sides with an aggregate of both sides totaling 50'.
5. Easements and Covenants of Record:
   A. Utility Easement reserved in MCR 994-235 and 994-237, Sampson to Laffan, September 14, 1966.
   B. Right of way granted in MCR 994-235 and 994-237, Sampson to Laffan, September 14, 1966.
   C. All rights and restrictions as set forth in MCR 994-235 and 994-237, Sampson to Laffan, September 14, 1966.

100 YEAR FLOOD HAZARD NOTES

1. The 100 year flood hazard boundary is shown as scaled from FIRM 33013C0115E, dated April, 2010. This is a Zone A flood boundary with no stated elevation.
2. LOMA determinations along Messer Pond have established a Base Flood Elevation of 1104.7' (See 583 Forest Acres Road TM 119 Lot 21, and others) This elevation is below the reference line and normal high water of Messer Pond.
3. Survey work by this office has estimated a base flood elevation of 1108.5' (NAVD 1988) which is the approximate elevation of Bog Road at the outlet of Messer Pond. Based on parole evidence, the high water has breached this elevation at least twice in the past 30 years.

REFERENCE PLANS

1. MCR Plan No. 1467 - "Section I, Plan of Lots in Forest Acres...," by H.E. Johnson, dated December 15, 1956.
2. MCR Plan No. 1648 - " Section VII, Plan of Lots in Forest Acres...," by Lloyd Littlefield, dated June, 1963.
3. MCR Plan No. 2165 - "Land of Forest W. and Georgia W. Kimball...," by Lloyd Littlefield, dated June, 1967.
4. MCR Plan No. 12575 - "Annexation Plan...Lot 19 Tax Map 119, Owned by Phillip Waylon...," by Kenneth McDonald, September 9, 1991.

REVISIONS

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 833
CLAYTON E. PLATT
SIGNATURE

PLAN OF STANDARD PROPERTY SURVEY

TAX MAP 119 LOT 3 - 575 FOREST ACRES ROAD

DAVID J. and ANNE J. WUSTROW

116 VALLECITOS WAY, LOS GATOS CA 95032

LOCATED IN

NEW LONDON, N.H.

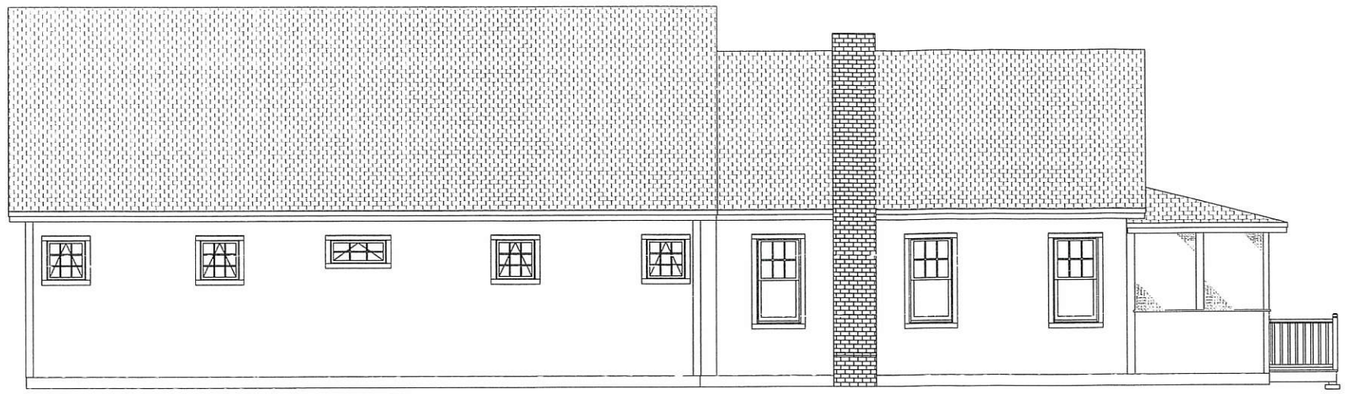
SCALE = 0' 20' 40' 60' 80'

1" = 20'

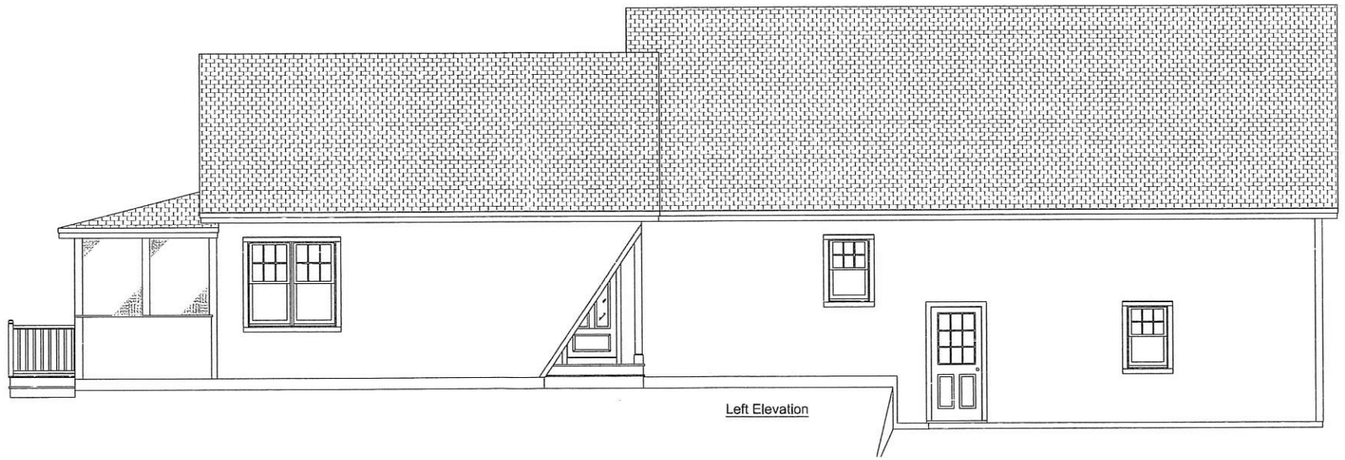
AUGUST 5, 2015

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

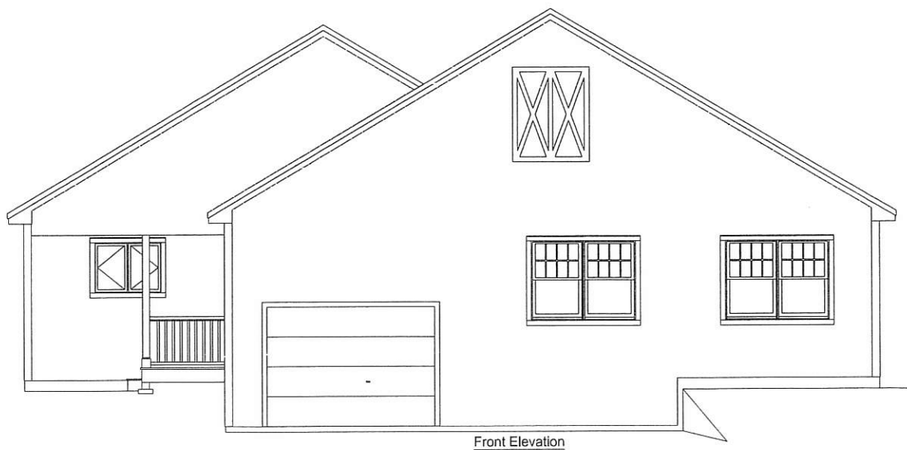
TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED



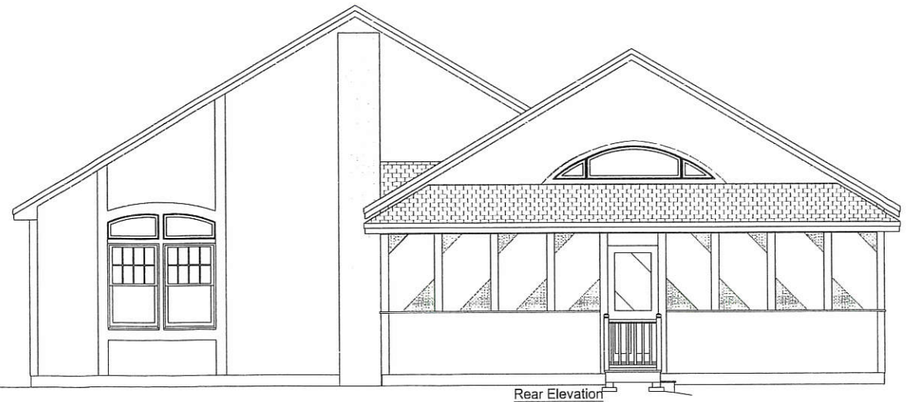
Right Elevation



Left Elevation



Front Elevation



Rear Elevation

General Notes

Wustrow Home

575 Forest Acres Rd.

New london, NH

	5-27-15	
	7-20-15	

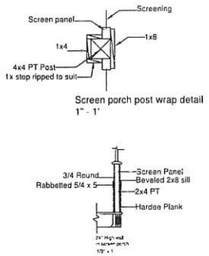
Lane River Design
P.O. Box 406
South Sutton, NH
03273
603-927-4894
laneriver@tds.net

Project Name and Address

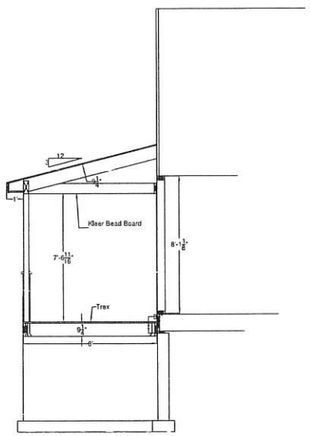
Elevations

Project	Sheet
Date 3-31-15	A3
Scale 1/4" = 1'	

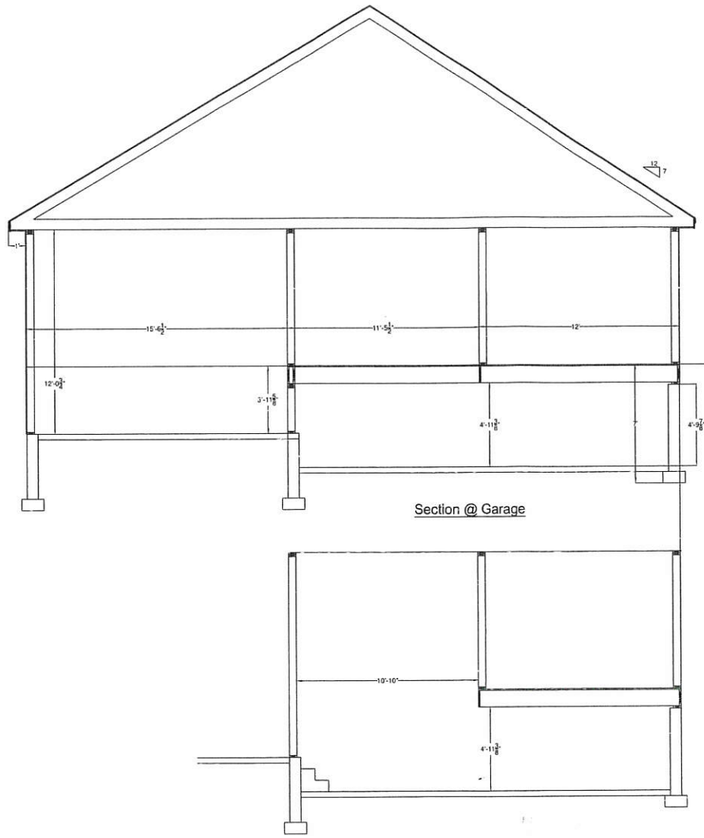
TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 20 2015
RECEIVED



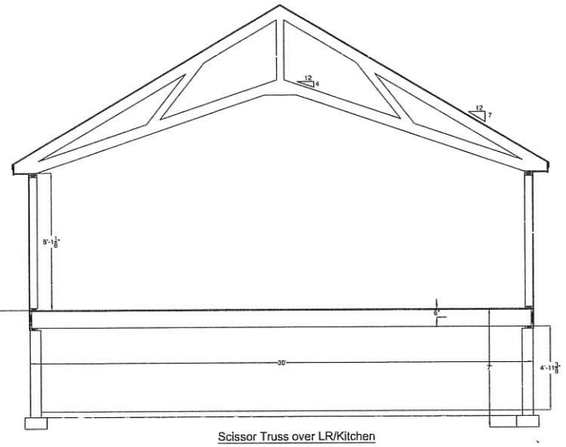
Screen porch post wrap detail
1" = 1'



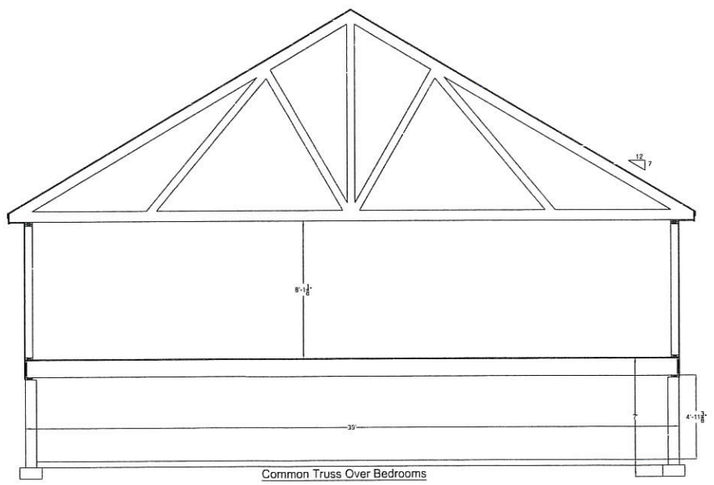
Section @ Screen Porch



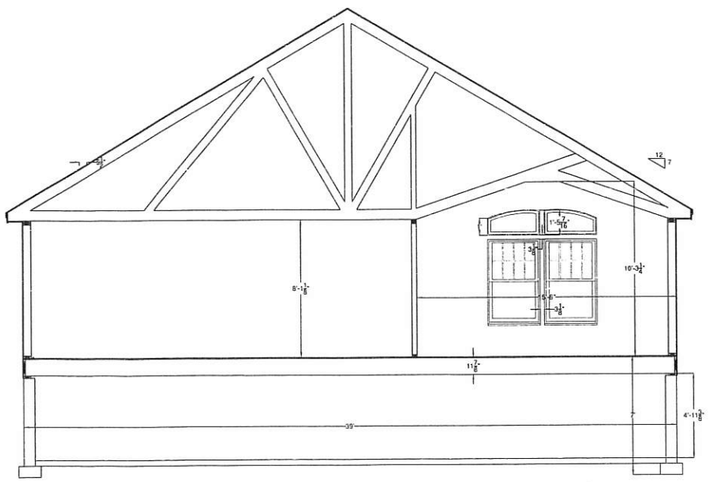
Section @ Garage



Scissor Truss over LR/Kitchen



Common Truss Over Bedrooms



Section @ Master Bedroom

General Notes

Wustrow Home

575 Forest Acres Rd.

New london, NH

5-27-15	
7-20-15	

Lane River Design
P.O. Box 406
South Sutton, NH
03273
603-927-4894
laneriver@tds.net

Project Name and Address

Sections

Project	Sheet
Date 3-31-15	A4
Scale 1/4" = 1'	

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
RECEIVED
2015