



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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TO: New London Planning Board
FROM: Lucy A. St. John, AICP- Planning & Zoning Administrator
FOR: January 24, 2017 Planning Board Meeting
RE: Wood Minor Subdivision – King Hill Road
Tax Map 137-019-000 (old # 137-002-000)

Property Statistics:

Owners: Wood (Arnold & Anne) as of June 2016
Past Owner: Robert F. Thomas
Plan Prepared By: Harry Burgess, NH Surveyor
Location: 1845 King Hill Road
Total Site Area: 15.90 acres +/-
Existing Zoning: Agricultural and Rural Residential (ARR)
Required Setbacks: 50 (front), 25 (rear), 25 and 50 (corner from each ROW)
Required Frontage: 200 feet
Required Lot Size: 4 acres
Watershed: Sugar River Watershed
Surrounding Uses: Residential & Soo-Nipi Hollow Blueberry Farm Site Plan
Adjacent Zoning: Residential
Water: Well proposed
Septic/Sewer: On-site septic proposed
Current Use: Property in Current Use

Purpose: To subdivide the parcel with an existing house and create two (2) new lots.

Existing Features: Utility Easement; Fire pond- refer to the Dry Hydrant Easement Agreement with the Town of New London; and Wetlands (to the rear of the parcel).

History: Conceptual discussed at the July 12, 2016 meeting. Timber harvesting (Intent to Cut) of September 2016.

Approvals Received:

- State Subdivision Approval granted (required for lots under five (5) acres: Only one lot proposed to be under five (5) acres, NHDES Nov 1, 2016; approval # eSA2016110102.
- NH Department of Transportation (NHDOT) - Driveway Permit approved Jan 6, 2017. Permit # 02-335-0027.A1
- Dry Hydrant Easement Agreement recorded at the Merrimack County Registry of Deeds (MCRD) Aug 21, 1997 (between previous owner, Thomas and the Town of New London).

Reviewer Comments:

- Fire Department, Jay Lyon email of Jan 18, 2017: My only comment is about the fire pond. As noted with other projects in the area, the pond located on 19-2 has filled in and is not a reliable water supply. As part of this subdivision the pond should be cleaned out and maintained. This can be done without a permit, as long as it is a man-made fire pond legally constructed to provide water for municipal firefighting purposes it can be dredged without a permit if there is a letter from the fire chief, which I happy to do. Also if it is a man-made pond that was constructed to collect or convey storm water or spring run-off and does not have a stream channel associated with it, it could be dredged without a permit. If these criteria do not apply, then a minimum impact maintenance dredge permit should be sought for the work that would involve less than 20,000 sq. ft. I believe that its RSA 482-A:3(IV)(b).
- Police Dept., Ed Andersen email of Jan 11, 2017. No comments.
- Public Works, Richard Lee emails of Dec 22, 2016 and Jan 18, 2017. I have no problem with this subdivision moving forward.
- Health Officer, Deb Langner. Email of Jan 19, 2017. No comments, concerns.
- Water Precinct, Robert Thorp. No comments received.

Topics for discussion

1. Abutters comments/concerns
2. Fire Department comments on the Fire Pond.
3. Drainage.
4. Site includes Wetlands, per note on plan Wetland Delineated according to Env-W 1014.03 (NH Dept. of Environmental Resources). Refer to Article XIII, Wetland Conservation Overlay District (G) and (K).
5. Soils - High Intensity Soils (HIS) mapping not completed, refer to Subdivision Regulations.

Zoning Ordinance (ZO) and Subdivision Regulations

- Article VI, Agricultural and Residential District, page 39
- Article XIII, Wetland Conservation Overlay District, pages 49-55, See (K) Effect on Minimum Lot Size/Density
- Subdivision Regulations, Town of New London, July 28, 2009

Staff Recommendations and Findings:

The Planning Board should:

1. Determine if the proposal is a Development of Regional Impact, per RSA 36:54.
2. Determine if the application is complete.
3. Conduct the public hearing.
4. Make a motion to approve, disapprove, continue or table the application and state the reasons (conditions) in the motion.