



# SHORELAND PERMIT APPLICATION

## Land Resources Management

Check the status of your application: [www.des.nh.gov/onestop](http://www.des.nh.gov/onestop)



RSA/Rule: RSA 483-B, Env-Wq 1400


This is an application for a permit to excavate, fill or construct new structures within the protected shoreland as regulated under RSA 483-B. For a complete list of activities that do not require a shoreland permit, view the shoreland program [frequently asked questions \(FAQs\)](#)

Please type or print clearly. **Please note:** Application packages missing required elements will be returned to the applicant in their entirety, including the fee. Land Resources Management will include a letter identifying the missing elements and describing how to resubmit the application package to NHDES. Application packages that are accepted will proceed to technical review to ensure the applicant has fulfilled all requirements as specified by statute or rules. For more information visit the [New Land Resources Management Application Return Process](#) site located on the Shoreland Program Page.

<b>1. PROPERTY OWNER</b>			
LAST NAME, FIRST NAME, M.I.: Zeller, Robert			
ADDRESS: P.O. Box 159	TOWN/CITY: Elkins	STATE: NH	ZIP CODE: 03233
PHONE: 707-280-1930	EMAIL: rzeller@kaufmanhall.com		
<b>2. PROJECT LOCATION</b>			
ADDRESS: 686 Lakeshore Drive	TOWN/CITY: New London	STATE: NH	ZIP CODE: 03257
WATERBODY NAME: Pleasant Lake	TAX MAP: 51	LOT NUMBER: 14	
<b>3. CONTRACTOR OR AGENT</b>			
LAST NAME, FIRST NAME, M.I.: CLD Consulting Engineers, Inc			
ADDRESS: 28 Gates Street- Suite 100	TOWN/CITY: White River Jct	STATE: VT	ZIP CODE: 05001
PHONE: 802-698-0370	EMAIL: clduv@cldengineers.com		
<b>4. CRITERIA</b>			
<b>Please check at least one of the following below:</b>			
<input type="checkbox"/> This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.			
<input checked="" type="checkbox"/> This shoreland permit application includes a proposal to make the structures and/ or the property more nearly conforming in accordance with RSA 483-B:11			
<input checked="" type="checkbox"/> This shoreland permit application includes a request for a waiver of the following minimum standard(s) under RSA 483-B:9, V _____			
<b>5. PROJECT DESCRIPTION</b>			
Total square feet of impact 26312 Total square feet of new impervious area 3409			

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

[www.des.nh.gov](http://www.des.nh.gov)

Provide a complete description of the proposed project. Demolish existing house, shed & boat shed. Construct new house, bunkhouse, driveway, pervious walkways and septic system.

### 6. PERMIT APPLICATIONS SUBMITTED

Please indicate if applications for any of the permits listed below have been submitted or will need to be submitted:

- Wetlands Permit per RSA 482-A  Individual Sewage Disposal System per RSA 485-A:29  
 Alteration of Terrain Permit Per RSA 485-A:17  Subdivision Permit Per RSA 485-A:29

### 7. REFERENCE LINE ELEVATION (REQUIRED FOR LAKES, PONDS, AND ARTIFICIAL IMPOUNDMENTS)

Reference line elevations for most lakes, ponds and artificial impoundments greater than 10 acres in size are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. Please see RSA 483-B:4, xvii for the definition of reference line.

The reference line for this waterbody is 803.80 Feet above sea level.

### 8. SHORELAND FRONTAGE

Shoreland frontage is the actual frontage along the waterfront measured at the reference line.

The shoreland frontage on this lot is :280 Linear Feet

- N/A – No Direct frontage on this lot

### 9. APPLICATION FEE

A non-refundable permit application fee of \$100 plus \$0.10 per total square foot of is required at the time the application is submitted. Fees are capped at \$750 for projects impacting less than 10,000 sq ft, \$1,875 for projects impacting between 10,000 and less than 25,000 sq ft, and \$3,750 for projects impacting 25,000 sq ft and greater. Please note that your application will not be considered complete if it does not include the appropriate fee. **Please make checks payable to the Treasurer, State of NH.**

### 10. CALCULATING THE TOTAL IMPACT AREA AND PERMIT APPLICATION FEE

Total impact area is calculated by determining the sum of all areas disturbed by regrading, excavation, filling, construction, and structure removal. Impacts often include, but are not limited to: constructing new driveways, constructing new structures, areas disturbed when installing a new septic system or foundation, creating temporary access roads for the purpose of installing a well and regrading associated with landscaping activities.

Total Area Impacted within 250 Of the Reference Line. = 26312 (A) Square Feet

Multiply the total Impact Area By 10¢ and add \$100.00. [ (A) X .10 + \$100.00 ] = \$2731.20 Permit Fee

### 11. REQUIRED CERTIFICATIONS

By initialing within the blank before each of the following statements, and signing below, you are certifying that: to the best of my knowledge, the information provided is true, complete and not misleading.

BV I understand that any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation.

BV I am aware that obtaining a shoreland permit will not exempt the work I am proposing from other state, local or federal approvals.

BV I have notified the municipality or municipalities in which the proposed impacts are located and provided them with a complete copy of the application and all supporting materials on  / /  via certified mail.

BV  This project is within ¼ mi of a designated river (river name: ) and I have notified the Local River Management Advisory Committee by providing them with a copy of the complete application, including all supporting materials, via certified mail on day: \_\_\_ month: \_\_\_ year: \_\_\_ and I have included a copy of the certified mail receipt in the application submittal (RSA 482-A:3,i(d)(2))

BV  This project is **not** within ¼ mi of a designated river

BV I have notified all abutters of the proposed impacts via certified mail as required by RSA 483-B:5-b, iv-a. (see definition of "abutter" on page (6)).

### 12. SIGNATURES (Both must sign per Env-Wq 1406.08)

shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

OWNER NAME <i>R. D. Zeller</i>	PRINT NAME LEGIBLY: <i>Robert D. Zeller</i>	DATE: <i>3/13/17</i>
APPLICANT NAME <i>R. D. Zeller</i>	PRINT NAME LEGIBLY: <i>Robert D. Zeller</i>	DATE: <i>3/13/17</i>

Please mail this application and all other attachments to the Department of Environmental Services Wetlands Bureau, PO Box 95, Concord NH 03302-0095. Missing information will delay processing of your application and may result in denial of a Shoreland Permit.

## SHORELAND APPLICATION WORKSHEET

This form must be submitted to the Department of Environmental Services Wetlands Bureau accompanied with a Shoreland Permit Application. Instructions for completing this form are available on the shoreland program web page.

For the purposes of this worksheet, "Pre-Construction" impervious surface areas<sup>1</sup> means all human made impervious surfaces<sup>2</sup> currently in existence on the property, whether to be removed or to remain after the project is completed. "Post-Construction" impervious area means all impervious surfaces that will exist on the property upon completion of the project, including both new and any remaining pre-existing impervious surfaces. All answers shall be given in square feet.

CALCULATING THE IMPERVIOUS AREA WITHIN 250 FEET OF THE REFERENCE LINE			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREA	POST-CONSTRUCTION IMPERVIOUS AREA
<b>PRIMARY STRUCTURE</b> Include all <u>attached</u> decks and porches.	<u>House &amp; Porches</u>	<u>904</u> FT <sup>2</sup>	<u>2651</u> FT <sup>2</sup>
<b>ACCESSORY STRUCTURES</b> All other impervious surfaces excluding lawn furniture, well heads, and fences.  Common accessory structures include, but are not limited to: driveways, walkways, patios and sheds.	<u>Bunk House</u>	<u>0</u> FT <sup>2</sup>	<u>1293</u> FT <sup>2</sup>
	<u>Driveway</u>	<del>4085</del> <u>4039</u> FT <sup>2</sup>	<u>4408</u> FT <sup>2</sup>
	<u>Sheds / CONC. PAD</u>	<u>407</u> FT <sup>2</sup>	<u>0</u> FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
<b>TOTAL:</b>		<b>(A) <u>5350</u> FT<sup>2</sup></b>	<b>(B) <u>8352</u> FT<sup>2</sup></b>
Area of the lot located within 250 ft of reference line:			<b>(C) <u>57706</u> FT<sup>2</sup></b>

<sup>1</sup> "Impervious surface area" as defined in Env-Wq 1402.15 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

<sup>2</sup> "Impervious Surface" as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Percentage of lot covered by pre-construction impervious area within 250 ft of the reference line: <i>[divide (a) by (c) x 100]</i>	(D) <u>9.3 %</u>
Percentage of lot to be covered by post-construction impervious area within 250 ft of the reference line upon completion of the project: <i>[divide (b) by (c) x 100]</i>	(E) <u>14.5 %</u>

## IMPERVIOUS AREA THRESHOLDS

DETERMINING THE PLAN REQUIREMENTS	
<input checked="" type="checkbox"/>	The percentage of post-construction impervious area ( <b>Calculation E</b> ) is less than or equal to 20%.  This project <b>does not</b> require a stormwater management plan and <b>does not</b> require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
<input type="checkbox"/>	A net increase in impervious area is proposed and the percentage of post-construction impervious area ( <b>Calculation E</b> ) is greater than 20%, but less than 30%.  This project <b>requires</b> a stormwater management but <b>does not</b> require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.  See details on the <i>Checklist of Required Items</i> on page 6
<input type="checkbox"/>	A net increase in impervious area is proposed and the percentage of post-construction impervious area ( <b>Calculation E</b> ) is greater than 30%.  This project <b>requires</b> a stormwater management plan be designed and certified by a professional engineer <b>and requires</b> plans demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.  See details on the <i>Checklist of Required Items</i> on page 6

## UNALTERED STATE REQUIREMENT

DETERMINING THE AREA TO REMAIN IN AN UNALTERED STATE	
Total area of the lot between 50 ft and 150 ft of the reference line within which the vegetation currently exists in an unaltered state <sup>3</sup> ( <b>see definition below</b> ). If this area is completely altered, place a zero on line (F) and (I) and proceed to (J).	(F) <u>18,580</u>
Total area of the lot between 50 ft and 150 ft from the reference line	(G) <u>21,786</u>
At least 25 percent of the vegetation within area (G) must remain in an unaltered state. [.25 x G]	(H) <u>5,447</u>

<sup>3</sup> "Unaltered State" means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health.

Place the smaller of line <b>(F)</b> and calculation <b>(H)</b> on this line. In order to remain compliant with RSA 483-B:9, V(b), this is the minimum area that must remain in an unaltered state between 50 ft and 150 ft from the reference line. This area must be represented on all plans.	<b>(I) <u>8,685 actual</u></b>
Name of person who prepared this worksheet:	<b>(J) <u>Doug Gamsby</u></b>
Name and date of the plan this worksheet is based upon:	<b>(K) <u>Proposed Conditions Plan</u></b>
SIGNATURE: <u>Mr D. Zih</u>	DATE: <u>3/15/17</u>

# CHECKLIST OF REQUIRED ITEMS

Unless specified, all *items* listed below are *required*. Failure to provide the required items will delay a decision on your project and may result in permit denial. Please reference statute RSA 483-B, the Shoreland Water Quality Protection Act (SWQPA) and administrative rules Env-Wq 1400 et seq of the SWQPA available online at [www.des.nh.gov](http://www.des.nh.gov). This *checklist* is for your guidance only. Please submit the required items but **do not submit this checklist to NHDES**.

## 1. PLANS (FORMAT) (ref. Env-Wq 1406.11)

All plans must be created to a standard engineering scale appropriate for the size and scope of the project.

- Please submit a pre-existing conditions plan and a post-construction conditions plan.
- Fold oversized plans to 8.5 x 11 inches.

## 2. PLANS (DETAILS)

**Required Information to be Shown on All Plans** (ref. Env-Wq 1406.09 and Env-Wq 1406.10)

- A) The scale, if any, used on the plan, or if the plan is not to scale, the complete dimensions of all features.
- B) A north-pointing arrow, indicating orientation.
- C) A legend that clearly indicates all symbols, line types and shadings.
- D) The reference line, the primary structure setback line, the natural woodland buffer, and the protected shoreland zone.
- E) All other applicable local and state setbacks.
- F) The dimensions and locations of all existing pre-construction impervious areas.
- G) The dimension and locations of all post-construction impervious areas.
- H) The dimensions, locations, and descriptions of all proposed temporary impacts associated with completion of the project.
- I) Proposed methods of erosion and siltation controls indicated graphically and labeled, or otherwise annotated as needed for clarity, as specified by Env-Wq 1404.
- J) The locations of all existing altered areas, such as, lawns, fields, gardens and beaches.
- K) The locations of all areas between 50 ft and 150 ft of the reference line that will remain in an unaltered state (as determined on *line (I)* of the shoreland application worksheet)
- L) For any project involving work within the waterfront buffer, provide the following:
  - A plan delineating each segment of waterfront buffer that will be impacted by the project;
  - The location and diameter of all trees and saplings and the location of all shrubs and ground cover, at least up to that which is sufficient to meet the point requirement specified in RSA 483-B:9, V(a)(2)(D) within each segment to be impacted;
  - A designation of the trees to be cut during the project, if any, including:
    - The diameter of all trees and saplings at 4½ feet from the ground or by caliper at a height consistent with established nursery standards when nursery stock is present; and
    - The names of the existing species, using either Latin names or common names.
- M) Location and description of any on-site septic system including approval number, if known.
- N) Indicate and orientate where all required photos were taken

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## Impervious Surface Thresholds

Projects that propose a **net increase** in impervious area may be required to incorporate a stormwater management plan and enhance the waterfront buffer with additional vegetation.

For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 20%, but less than 30% (**Calculation E**) within the protected shoreland, as specified in RSA 483-B:9 V (g)(2), please provide:

- Plans for a stormwater management system that will infiltrate increased stormwater from development in accordance with Env-Wq 1500.

For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 30% (**Calculation E**) within the protected shoreland, as specified in RSA 483-B:9 V (g) (1) and (3), please provide:

- Plans for a stormwater management system that is designed and certified by a professional engineer. Such system design shall demonstrate that the post-development volume and peak flow rate based on the 10-year, 24-hour storm event, shall not exceed the pre-development volume and peak flow rate for flow off the property within the protected shoreland.
- Evidence that each grid segment of the waterfront buffer at least meets the minimum required tree and sapling point score and/ or a planting plan with the locations and species of all native plantings proposed to at least bring each deficient grid segment up to the required minimum point score. An explanation of how to score grid segments and a native species planting list is available on the Shoreland Program web page.

## Nonconforming Structures in accordance with RSA 483-B:11

For projects that propose expansions of non-conforming primary structures, please provide a more nearly conforming request form in accordance with RSA 483-B:11.

- A Shoreland *More Nearly Conforming* Request Form.

## Waivers

For projects that request a waiver of the minimum standards of RSA 483-B:9, please provide a Waiver Request in accordance with RSA 483-B:9,V(i).

- A Shoreland *Waiver* Request Form.

## Pervious Technology Use

For any project that proposes the use of pervious surface technologies such as pervious asphalt or porous concrete, please provide:

- A plan with the dimensions and locations of where all pervious technologies are proposed to be installed and a plan with the specifications indicating how the pervious technologies will be installed and maintained.

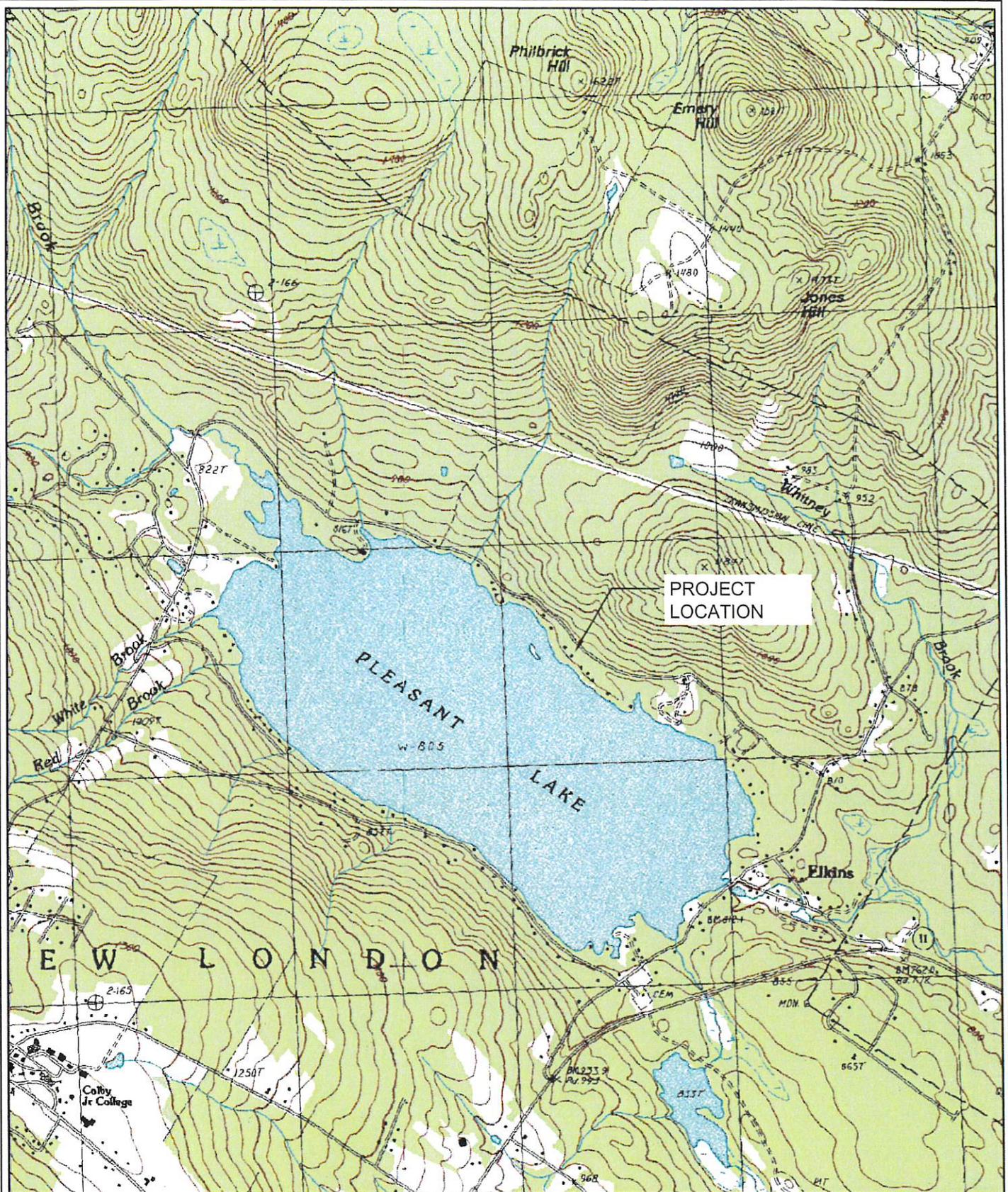
## 3. REQUIRED ATTACHMENTS (ref. Env-Wq 1406.12)

- A copy of the recorded deed of the current property owner.
- A copy of the US Geological Survey map at a scale of 1:24,000 with the property and project located.
- A copy of the tax map showing the location and lot number of the proposed project.
- Photographs of the area to be impacted.
- A copy of the NH Natural Heritage Bureau (NHB) Report for the subject property indicating that the project has been screened for species of concern. An NHB Report can be obtained online at: [www2.des.state.nh.us/nhb\\_datacheck](http://www2.des.state.nh.us/nhb_datacheck).
- Certified mail receipts verifying that the governing body of the municipality in which the project will be located, the Local River Management Advisory Committee, if the project is within ¼ mile of a Designated River under RSA 483:15 and all abutters<sup>4</sup> have been notified (ref. RSA-483-B:5-b, IV(a))
- A list of names and mailing addresses, as well as tax map and lot numbers, of all abutters<sup>4</sup>.

**Please Note:** Public infrastructure projects such as public roads, public utility lines, and associated structures and facilities, including public water access facilities are not required to notify abutters. (ref. RSA-483-B:5-b, IV(a)).

<sup>4</sup> **"Abutter"** means any person who owns property that is immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include those properties separated by a public road or more than 1/4 mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the ¼ mile limitation.

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PROJECT  
LOCATION

PLEASANT  
LAKE

NEW LONDON

PROJECT #:	DATE:
16-0180	SEPT-2016
DWG. NO.:	SCALE:
USGS	1":2000'

MAP 51 LOT 14  
686 LAKESHORE DRIVE  
PLEASANT LAKE  
NEW LONDON, NH  
USGS  
LOCATION MAP

CONSULTING  
ENGINEERS

28 Gates Street Suite 100  
White River Junction, VT 05001  
(802) 698-0370 Fax: (877) 895-4949

OWNER:  
**ROBERT &  
DEBORAH ZELLER**  
P.O. BOX 159  
ELKINS, NH 03233

MERRIMACK COUNTY RECORDS *Kathi L. Guay*, CPO, Register

Town of New London, NH

Deed Information

Map & Lot # 051-014

Sale Price \$ —

Month & Year 2/15

1449  
2-  
25-

CHIARELLA LAW OFFICE, P.C.  
P.O. BOX 310  
SPRINGFIELD, NH 03284

Transfer Tax = \$40.00

WARRANTY DEED

Know all persons that we, **Robert Dix Zeller and Deborah Beardsley Zeller**, husband and wife, of New London, New Hampshire, for consideration paid, **grant to Robert Dix Zeller and Deborah Beardsley Zeller, as co-trustees of the Robert D. and Deborah B. Zeller Family Trust dated April 23, 2007, of P.O. Box 159, Elkins, New Hampshire 03233, with WARRANTY covenants,**

A certain parcel of land and the cottage thereon, situated on Pleasant Lake, in the town of New London, County of Merrimack, and State of New Hampshire, and bounded and described as follows, to wit:

Beginning on said lake at the southeast corner of land now or formerly of Henry Twitchell and running northeasterly on said Twitchell line to a point on the town highway; thence easterly on highway two hundred (200) feet; thence southwesterly parallel with the first bound to the lake; thence following the lake shore two hundred and thirty four (234) feet to the point of beginning.

Meaning and intending to convey Lot No. 8 and part of Lot No. 7 as shown on plan of Cottage Lots on Shore of Pleasant Pond recorded in Merrimack County Registry of Deeds as Plan No. 176.

Meaning and intending to describe and convey the same premises conveyed to the grantors herein by Warranty Deed of Wayne H. Prescott and Marsha Giltz, Co-Trustees of the Prescott-Leonard Family Real Estate Trust dated June 23, 1999, a revocable trust, dated July 25, 2013, and recorded in the Merrimack County Registry of Deeds at Book 3400, Page 1099.

This is a transfer to a grantor trust for estate planning purposes and minimal transfer tax is due.

EFFECTIVE this 2nd day of February, 2015.

Robert Dix Zeller  
Robert Dix Zeller

Deborah Beardsley Zeller  
Deborah Beardsley Zeller

STATE OF New Hampshire  
COUNTY OF Merrimack

This instrument was acknowledged before me on this 2nd day of February, 2015, by Robert Dix Zeller and Deborah Beardsley Zeller, who appeared before me and acknowledged that they executed the foregoing as their voluntary act and deed for the purposes expressed herein.

Michael Chiarella  
Justice of the Peace/Notary Public

My Commission Expires:

Printed name of officer:

MICHAEL CHIARELLA, Justice of the Peace  
My Commission Expires September 17, 2019



# Tax Map 51 Lot 14

New London, NH



September 22, 2016

1 inch = 134 Feet

[www.cai-tech.com](http://www.cai-tech.com)



	PROPERTYLINE		New London Buildings
	ROAD		Right of Ways
	WATER-P		New London Water-poly
	DW		

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.



**Photo: A      Taken: 9/26/16**



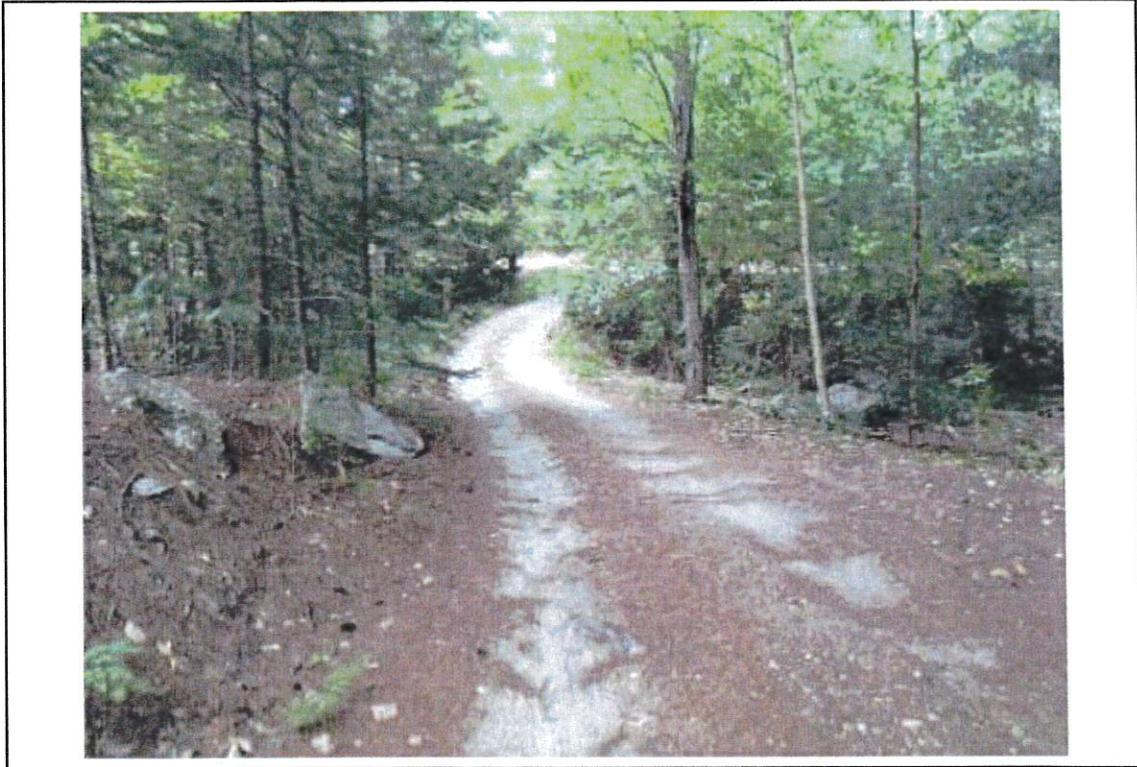
**Photo: B      Taken: 9/26/16**



**Photo: M      Taken: 9/26/16**



**Photo: C      Taken: 9/26/16**



**Photo: D      Taken: 9/26/16**



**Photo: E      Taken: 9/26/16**



**Photo: F      Taken: 9/26/16**



**Photo: G** Taken: 9/26/16



**Photo: H** Taken: 9/26/16

# Memo

NH NATURAL HERITAGE BUREAU  
NHB DATACHECK RESULTS LETTER



**To:** CLD Engineers Vermont Office, CLD Engineers  
28 Gates Street, Suite #100  
White River Junction, VT 05001

**From:** Amy Lamb, NH Natural Heritage Bureau

**Date:** 9/19/2016 (valid for one year from this date)

**Re:** Review by NH Natural Heritage Bureau

NHB File ID: NHB16-2739

Town: New London

Location: Tax Maps: Map 51 Lot 14

Description: CLD # 16-0180. Site redevelopment, rebuilding foundation, shoreland permit, and septic construction.

cc: Kim Tuttle

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

**Comments: Please contact NH Fish & Game.**

## Vertebrate species

	State <sup>1</sup>	Federal	Notes
Common Loon ( <i>Gavia immer</i> )	T	--	Contact the NH Fish & Game Dept (see below).
Wood Turtle ( <i>Glyptemys insculpta</i> )	SC	--	Contact the NH Fish & Game Dept (see below).

<sup>1</sup>Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (\*) indicates that the most recent report for that occurrence was more than 20 years ago.

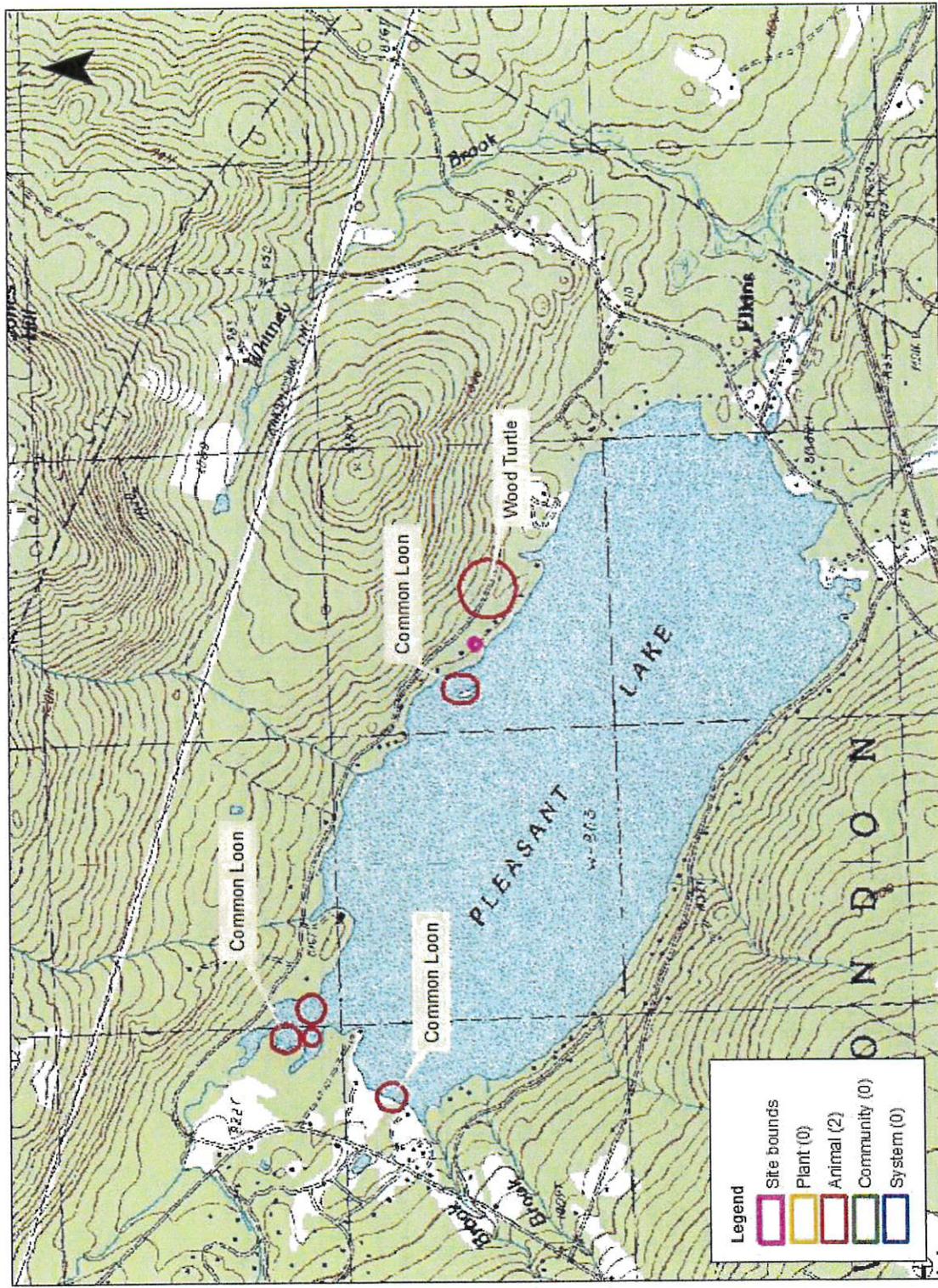
**Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544.**

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Department of Resources and Economic Development  
Division of Forests and Lands  
(603) 271-2214 fax: 271-6488

DRED/NHB  
172 Pembroke Rd.  
Concord, NH 03301

NHB16-2739



0 0.1 0.2 0.3 0.4 0.5 Miles

## New Hampshire Natural Heritage Bureau - Animal Record

### Common Loon (*Gavia immer*)

#### Legal Status

Federal: Not listed  
State: Listed Threatened

#### Conservation Status

Global: Demonstrably widespread, abundant, and secure  
State: Not ranked (need more information)

#### Description at this Location

Conservation Rank: Not ranked  
Comments on Rank:

Detailed Description: 2015: Nest 6: 2 chicks hatched, 2 chicks survived. 2014: Nest 5: 1 chick hatched, 1 chick survived. 2013: Nest 5: 2 chicks hatched, 2 chicks survived. 2012: Nest 5: 3 chicks hatched, 1 chick survived. 2011: Nest 5: 2 chicks hatched, 2 chicks survived. 2010: Nest 5: 2 chicks hatched, 2 chicks survived. 2009: Nest 5: 2 chicks hatched, 1 chick survived. 2008: Nest 3: 1 chick hatched, 0 chicks survived. 2007: Nest 4: 2 chicks hatched, 2 chicks survived. 2006: Nest 3: Nest and eggs present, no chicks hatched. 2005: Nest 1, Nest 2: 3 adults, nest and eggs. 2004: pair, 1 hatched and survived. 2003: Nest 1: pair, 1 hatched and survived. 2001-2002: 1 adult.

General Area:

General Comments: LPC territory NHT0289.

Management

Comments:

#### Location

Survey Site Name: Pleasant Lake, New London  
Managed By: Pleasant Lake Island

County: Merrimack

Town(s): New London

Size: 9.0 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions:

#### Dates documented

First reported: 2003-05-20

Last reported: 2015

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.



NHB16-2739 Pleasant Lake New London

From: Tuttle, Kim <Kim.Tuttle@wildlife.nh.gov>  
Sent: Monday, December 05, 2016 10:15 AM  
To: Charles T. Ndhlovu  
Subject: RE: NHB16-2739 Pleasant Lake New London

Charles,

The NHEG Nongame and Endangered Species Program has reviewed NHB16-2739 for the proposed house replacement on Pleasant Lake in New London. The NHB database check indicated common loon nesting in the vicinity and wood turtle, a species of concern. We do not expect impacts to wood turtle as the lake habitat is not their preferred habitat. We expect that record represents a nesting turtle looking for sun exposed mineral soils but I am not sure of the date it was seen. After speaking with John Cooley, Senior Loon Biologist at LPC, we do not expect impacts to nesting or brooding loons as a result of the project. The loon circle near the project site on the NHB appears to be an older nest site -they nested on/next to that island around 2006, but since are up by the three circles in Kidder's Cove, at the NW end of lake.

We recommend that the pruning and removal of native trees and shrubs in the shoreland area be minimized and restoration plantings of affected areas to the fullest extent possible. Trees and shrubs provide a visual and noise buffer reducing disturbance impacts to common loon foraging along the shoreline. They stabilize soils, absorb excess nutrients, trap sediment from runoff and cool water temperatures improving shallow water nursery habitats for warmwater fish species, particularly yellow perch, a preferred forage species for common loon. Please feel free to call me if you have any questions about this review.

Sincerely,

Kim Tuttle  
Certified Wildlife Biologist  
NH Fish and Game  
11 Hazen Drive  
Concord, NH 03301  
603-271-6544

From: Charles T. Ndhlovu [mailto:CharlesN@cldengineers.com]  
Sent: Wednesday, November 30, 2016 2:12 PM  
To: Tuttle, Kim  
Subject: FW: NHB16-2739 Fish and Game Comments

Kim,

We expect construction to begin in the spring and yes we will be removing some trees greater than 6" dbh. (about 6 trees). Please see attached aerial showing property lines and proposed disturbance.

Charles

NHB16-2739 Pleasant Lake New London  
From: Tuttle, Kim [mailto:Kim.Tuttle@wildlife.nh.gov]  
Sent: Wednesday, November 30, 2016 12:49 PM  
To: Charles T. Ndhlovu  
Subject: RE: NHB16-2739 Fish and Game Comments

Charles,

When do you expect to begin construction? Can you also send over an aerial with the property bounds and limits of disturbance shown? Will any trees greater than 6" dbh be removed on the lakeside?

Thanks,

Kim Tuttle  
wildlife Biologist  
NH Fish and Game  
11 Hazen Drive  
Concord, NH 03301  
603-271-6544

From: Charles T. Ndhlovu [mailto:CharlesN@cldengineers.com]  
Sent: Wednesday, November 30, 2016 12:23 PM  
To: Tuttle, Kim  
Subject: NHB16-2739 Fish and Game Comments

Dear Kim,

Amy Lamb from the NH NHB requested me to contact you regarding the wildlife concerns at 686 LAKESHORE DRIVE, NEW LONDON NH.

The existing non-conforming structure, originally constructed in 1923 will be replaced and expanded. It will continue to be a single family 3-bedroom dwelling and be of similar size as other residential buildings on properties along Lakeshore Drive, within the shoreland overlay district. The new cottage placement is intended to maximize and maintain natural views to the lake from Lakeshore Drive and minimize visual impact from the new cottage, and avoid wetland impacts. In addition, a two-story boat storage / play room and shower building with a screen porch on the second floor (footprint area is 1,015 square feet) is proposed within the natural woodland buffer (50 feet to 150 feet from reference line).

Please see attached for reference.

Sincerely,

CHARLES T NDHLOVU, EIT | Project Engineer | CLD Consulting Engineers, Inc. |  
charlesN@cldengineers.com  
28 Gates Street - Suite 100, White River Junction, VT 05001 | office: 802-698-0370  
x 212 |  
www.cldengineers.com



# SHORELAND MORE NEARLY CONFORMING REQUEST FORM



## Land Resources Management

RSA/ Rule: RSA 483-B/ Env-Wq 1400

In accordance with RSA 483-B:11 of the Shoreland Water Quality Protection Act (SWQPA), when altering or expanding the footprint of nonconforming primary structures, this form is used to demonstrate how the project proposal will allow the property to become *more nearly conforming* than the existing site conditions. Within the areas provided below, please demonstrate how this project will become more nearly conforming:

<b>1. SIGNIFICANT CHANGES TO THE LOCATION OR SIZE OF EXISTING STRUCTURES</b>
<p>This includes moving the primary structure back from the reference line to attain greater conformity with the 50ft primary building setback, removal of accessory structures within the waterfront buffer, reducing the size of structures (such as driveways and parking areas) and/or the removal of other pre-existing structures or utilizing pervious technologies that result in a significant reduction in total impervious area.</p> <p>The project includes removing of existing impervious surfaces currently located within the 50-foot waterfront buffer. These elements include a concrete pad and a gravel driveway. Both areas will be restored to pervious/natural surfaces. The also project include pervious walkways.</p>
<b>2. SIGNIFICANT IMPROVEMENTS TO WILDLIFE HABITAT</b>
<p>This includes planting native trees, saplings, shrubs and natural ground covers, preferably within the 50ft waterfront buffer, that creates multiple canopy layers and provides greater stability, stormwater absorption and significant benefits to surrounding wildlife.</p> <p>N/A</p>
<b>3. STORMWATER MANAGEMENT</b>
<p>Stormwater management can be achieved by directing stormwater via gutters to dry wells and installing infiltration trenches, drainage swales, rain gardens and water bars. These systems have the ability to intercept and infiltrate stormwater.</p> <p>The project includes using pervious technologies such as stormwater infiltration of roof runoff using stone drip edges and stone reservoirs.</p>
<b>4. WASTEWATER MANAGEMENT</b>
<p>This includes replacement of, or modifications to, existing wastewater treatment systems (<i>septic systems</i>) to provide a greater level of resource protection.</p> <p>The project includes discontinued use of an existing septic system, and installation of a NHDES-compliant system located outside of the 50-foot waterfront buffer. This is required under NHDES Subsurface Rules.</p>
<b>5. OTHER</b>
<p>This may include a proposal to improve traffic flow or volume, regrading areas to better manage stormwater, improvements to existing erosion problems, allowing disturbed/ altered areas to revert to undisturbed/ unaltered areas or other proposals that significantly improve wildlife habitat and resource protection.</p> <p>N/A</p>

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147  
 NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)

This form must accompany the Shoreland Permit Application when a project requires an applicant to demonstrate the project proposal is more nearly conforming in accordance with RSA 483-B:11. Failure to provide this information will delay processing of your application and may result in denial of the Shoreland Permit.

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147  
NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)



## ABUTTER LIST

### Subject Property

**686 LAKESHORE DRIVE**

New London, NH

### **Property Owner**

ZELLER FAMILY TRUST

ROBERT & DEBORAH ZELLER TRUSTEES

P.O. BOX 159

ELKINS, NH 03223

### **Abutters**

MAP 50 LOT 1

WILLIAMSON SCOTT R & CARRIE L

STAMPFER

15 WESTGATE ROAD

WELLESLEY, MA 02481

MAP 51 LOT 13

ANDERSON JOHN E SR TRUST

ANDERSON JOHN SR & JUDITH COTTEES

55C NAYATT POINT ROAD

BARRINGTON, RI 02806

### Municipality

Town of New London

375 Main Street

New London, NH 03257

### Agent

CLD Consulting Engineers, Inc.

28 Gates Street – Suite 100

White River Junction, VT 05001

7013 0600 0002 3397 8364

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Postage	\$3.35
Certified Fee	\$0.00
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.84

Total Postage & Fees \$3.84

Town of New London  
 375 Main Street  
 New London, NH 03257

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03/22/2017

for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.84

Total Postage & Fees \$3.84

ANDERSON JOHN E SR TRUST  
 ANDERSON JOHN SR & JUDITH COTTEES  
 55C NAYATT POINT ROAD  
 BARRINGTON, RI 02806

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03/22/2017

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WELLESLEY HILLS MA 02481

**OFFICIAL USE**

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Certified Fee	\$0.00
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.84

Total Postage & Fees \$3.84

WILLIAMSON SCOTT R & CARRIE L  
 STAMPFER  
 15 WESTGATE ROAD  
 WELLESLEY, MA 02481

0772 33  
 Postmark Here  
 MAR 22 2017

03/22/2017

for Instructions



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

ZONING BOARD OF ADJUSTMENT  
(ZBA)  
NOTICE OF DECISION  
Monday, November 7, 2016

Refer to the agenda and meeting minutes for additional details of the discussion.

**Zeller, Robert and Deborah Trust Variance application.** Located 686 Lakeshore Drive. Tax Map 051-014-000. Zoned Residential (R-2) and Shoreland Overlay District. Variances to Article XVI, Shoreland Overlay District, Section C and F; and Article XX, Nonconforming, Section B. Variances requested for disturbance in the waterfront buffer, expansion of a nonconforming structure and height of structure in the waterfront buffer to exceed 25 feet.

Variances granted with the following conditions:

1. All state required permits be received.
2. The front porch will be set on a minimal amount of concrete pier footings.
3. Increase in the height of the proposed house allowed.

Respectfully Submitted:

Lucy A. St. John, AICP  
Planning and Zoning Administrator

Per RSA 673:33 Powers of the Zoning Board of Adjustment Special Exceptions and Variances are valid for a period of two (2) years from the date of the approval. If not exercised within the period the applicant will have to submit a new application for consideration.

Per RSA 674:33 the concurring vote of 3 members of the board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures, RSA 674:33 Powers of the Zoning Board of Adjustment, RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.



# TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

## ZONING BOARD OF ADJUSTMENT MEETING MINUTES

Wednesday, November 7, 2016  
The Tracy Memorial Library Meeting Room, 304 Main Street  
6:30 PM

**MEMBERS PRESENT:** Douglas W. Lyon (Chair), Vahan Sarkisian, Frank Anzalone (Alt.), Jerry Coogan (Alt.), and Paul Vance (Alt.)

**MEMBERS ABSENT:** W. Michael Todd, Cheryl Devoe, Ann Bedard and Katharine Fischer (Alt.).

**STAFF PRESENT:** Lucy St. John, Planning and Zoning Administrator

**OTHERS PRESENT:** Charlie Hirshberg (CLD Engineering), Brian Vincent (CLD Engineering), Peter Schiess (Landforms Ltd.), Deborah Zeller (owner/applicant), John Sheehan, Jeremy Johnston

**Call to Order:** Chair Lyon called the meeting to order at 6:30 pm.

**Roll Call:** Chair Lyon called the roll.

### **Approval of Minutes**

**IT WAS MOVED (Paul Vance) AND SECONDED (Vahan Sarkisian) to approve the minutes of October 6, 2016, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **Variance Application**

- **Zeller, Robert and Deborah Trust Variance application.** Located 686 Lakeshore Drive. Tax Map 051-014-000. Zoned Residential (R-2) and Shoreland Overlay District. Variances to Article XVI, Shoreland Overlay District, Section C and F; and Article XX, Nonconforming, Section B. Variances requested for disturbance in the waterfront buffer, expansion of a nonconforming structure and height of structure in the waterfront buffer to exceed 25 feet.

Charlie Hirshberg presented the application. Referring to the plans submitted he reviewed the existing conditions and proposed improvements. He noted that the house foundation is in very poor condition; currently no well and they draw water from the lake. Septic (cesspool) to be removed and new improved septic to be moved away from the lake; showed areas of unaltered; noted there is a substantial distance from the water to the shoreline with lots of vegetation in between and a very gradual beach area; proposed house to be within the footprint except the porch area which will extend closer to the water but noted due to the shape of the existing house and proposed house there will be less overall impact on the 50 foot waterfront buffer; porch to be only one story; house to have stone drip edge and no basement. He discussed the wetlands on the property and drainage, and how this affected the decision to locate the house, the driveway, and the other proposed building on the site, noting they tried to minimize any further disturbances to the site, as they are concerned about protecting the lake. They will be submitting a Shoreland application to NHDES. Existing impervious is 10% and proposed is 13%.

Brian Vincent presented the variance criteria, read from the zoning ordinance the variances needed, and explained other construction details of the project.

Deborah Zeller said moving the house back would be more of a disturbance to the natural area, as the site drains (culvert/wetlands) into the lake. Ms. Zeller said their family has been on the lake since the 1920s, five generations. The property was bought to protect the lake. Their intentions are to create a healthy functioning system by moving the driveway and vehicles away and out of view from the lake, and to nurture the property and a vision for the property. She spoke about the previous owners using the lot as a private campground for friends and family.

Peter Schiess said the Zellers are trying to keep the view and open space; two smaller structures would be more aesthetic than one larger. He noted they are staying within the existing area of the house and over all there will be less disturbance within the 50' than what is currently there.

#### Board Questions/Concerns/Comments

- ✓ Well location and dry well locations
- ✓ Porch, depth and will it be screened.
- ✓ Details of the outbuilding (boat storage, not a boathouse).
- ✓ Is the retaining wall going to be altered
- ✓ Having the old septic removed out of the waterfront is a plus.
- ✓ Storm water management
- ✓ What are the current setbacks from the lake compared to proposed
- ✓ What is the total footprint
- ✓ Can this be built without a variance?
- ✓ Is there anything physical on the site preventing the house being moved back four feet?
- ✓ What is the current unaltered area and what is the proposed within the woodland buffer
- ✓ Height of the new house and the attached screen porch proposed

Chair Lyon opened the Public Hearing.

John Sheehan said he is a resident of New London but not an abutter. He is concerned about the lake and the Zoning Ordinance provisions to protect the lake. Moving the house four (4) feet closer and ten (10) feet higher is a concern. He is concerned this will set a precedent, and he doesn't think this is justified.

Jeremy Johnston, noted he is a student at Colby-Sawyer College (CSC), a biology student. He asked if any heavy equipment would be used in the waterfront buffer and if there would be any disturbance to vernal pools, and if any vernal pools.

Chair Lyon commented that he had gone to the site and noticed, unlike other properties in the area, there is a substantial distance between the buildings and water, and there is a substantial vegetated area. He agreed that moving the house back would create a larger impact. He further explained that each application is considered on its own merits, and a precedent is not being set. He explained the positive impacts and improvements of this application vs the minimal negative impacts. The overall impact on the lake is taken seriously. He noted that all the variance criteria are considered, not just one.

Public Hearing closed.

#### Motion

**IT WAS MOVED (Paul Vance) AND SECONDED (Frank Anzalone) to discuss. THE MOTION WAS APPROVED UNANIMOUSLY.**

The Board discussed and reviewed the responses of each of five variance criteria as noted in the application. The Chair noted that in discussing any nonconforming structure, especially lakefront property, careful consideration is given to how the applicant will minimize impacts to the waterfront buffer, reduce and minimize impact to water quality, how storm water is addressed, and that care has been demonstrated as to how they will address the site during construction. The petitioners have made every effort to reflect in their proposal. He noted that the public interest is served and the quality of the lake has

CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	Assessed Value
ZELLER FAMILY TRUST ROBERT & DEBORAH ZELLER TRUST PO BOX 159 ELKINS, NH 03233 Additional Owners:	1 Level	5 Well 6 Septic	1 Paved	7 Waterfront	1017 1017 1017	46,300 1,044,400 6,500
SUPPLEMENTAL DATA						
Other ID: 00051 00001 00000						
ZONE: WF MP UTILITY: WF CONSERVA1 Ward: 280 Prec.: ROADFF						
GIS ID: 051-014-000						
ASSOC PID#						

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ZELLER FAMILY TRUST ZELLER ROBERT & DEBORAH B ZELLER PRESCOTT LEONARD FAMILY TRUST	3468/2045 3400/1099	02/05/2015 07/25/2013	U Q	1 1	1,200,000 0	00	2016 2016 2016	1017 1017 1017	46,300 1,044,400 6,500	2015 2015 2015	1017 1017 1017	46,300 1,044,400 6,500	2015 2015 2015	1017 1017 1017	46,300 1,044,400 6,500
Total: 1,097,200															

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount
OTHER ASSESSMENTS								
Total: 0								

ASSESSING NEIGHBORHOOD	NBHD/ SUB	Street Index Name	Tracing	Batch
S/A	NBHD			

NOTES
WF RK DOCK GREY I-F S/13 GARDEN SHED 7/13- A/P=\$ 1,295,000-DOM=151 BOUGHT BY ABUTTER ACCROSS STREET NICE UNIQUE LOT LARGE TREES/ROCK FORMATIONS= COUNTERS SEA ADJ
3/15 -PER SURVEY CORRECT ACREAGE AND W/F FF- PLAN# 16052-RECR'D 9/22/14 1.5 TO 1.8 ACRE 3/15- BOAT RACK =N/V

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
	14-087	08/12/2014	10	Misc	0	03/25/2015	100	04/01/2015	Boat Rack

**LAND LINE VALUATION SECTION**

B Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor	S.A.	Acres	Disc	Factor	C.	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1017 PLSNT LAKE	R2		200		43,560 SF	1.99	1.0000	4	1.0000	0	1.31	5	5	9,100	XSWFF		1.00	45,000.00	1,021,900
1	1017 PLSNT LAKE	R2				0.50 AC	5,000.00	1.0000	0	1.0000	1.00	1.00	5	5	9,100			1.00	45,000.00	22,500
Total Card Land Units: 1.50 AC Parcel Total Land Area: 1.5 AC Total Land Value: 1,044,400																				

VISIT/ CHANGE HISTORY	Date	Type	IS	ID	Cd.	Purpose/Result
	03/25/2015			KM	BP	BUILDING PERMIT
	03/04/2015			KM	AC	ADMIN DATA ENTRY
	03/03/2015			AR	AC	ADMIN DATA ENTRY
	08/27/2014			KM	SR	SALE REVIEW
	08/02/2013			AR	AC	ADMIN DATA ENTRY



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Camp				
Model	01		Residential				
Design/Appeal	05		Average +25				
Stories	1		1 Story				
Occupancy	1		Wood Shingle				
Exterior Wall 1	14						
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2							
Interior Flr 1	05		Vinyl/Asphalt				
Interior Flr 2							
Heat Fuel	03		Gas				
Heat Type	03		Hot Air-no Duc				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bathms	1						
Total Half Baths	0						
Total Xtra Fixtrs	5		5 Rooms				
Total Rooms	01		Old Style				
Bath Style	01		Below Avg				
Kitchen Style	01						

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

Code	Description	Comment	L/B Units	Unit Price	Yr.	Gde	Dp Rt	Chd	%Chd	Apr Value
SHDI	SHED FRAME		200	20.00	2003		0		50	2,000
DCKI	DOCKS-REST		200	75.00	2003		0		50	4,500
FPL	FIREPLACE-G		1	1,600.00	1973		1		100	900

**BUILDING-SUB-AREA SUMMARY SECTION**

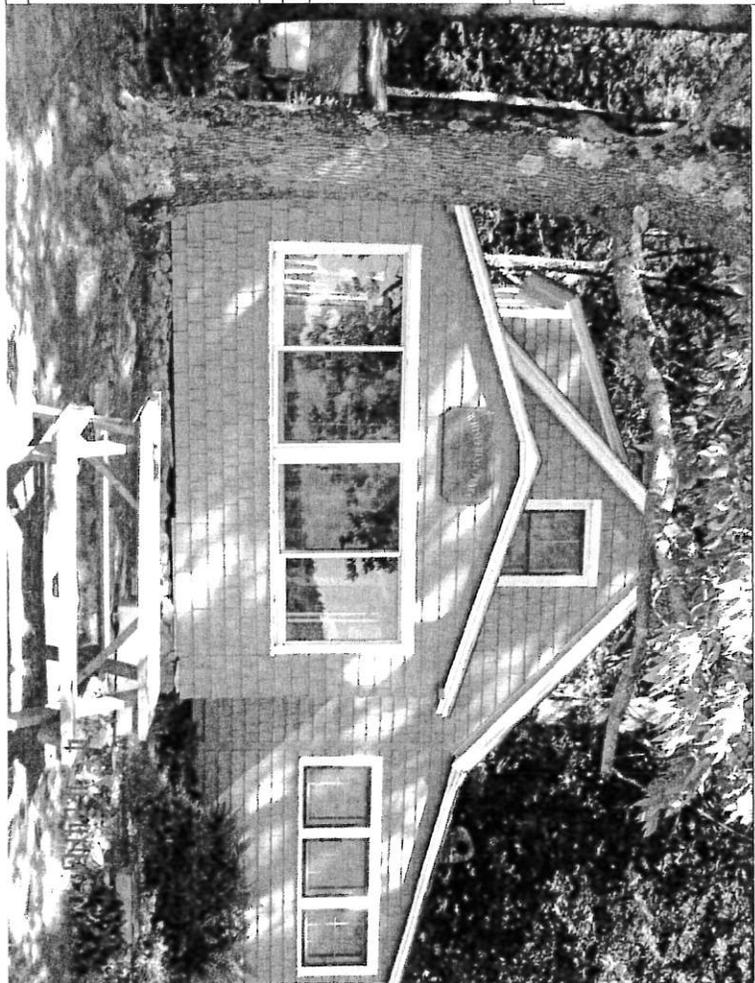
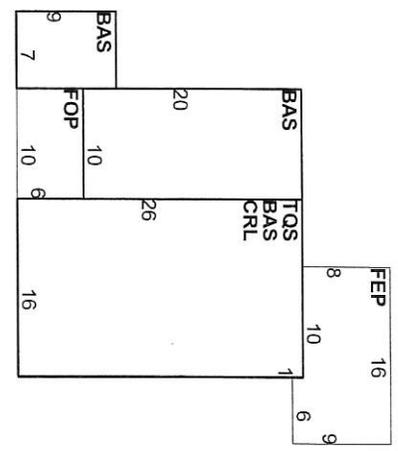
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	679	679	679		47,674
CRL	Crawl Space	0	416	0		0
FEP	Enclosed Porch	0	134	94		6,600
FOP	Open Porch	0	60	12		843
TQS	Three Quarter Story	312	416	312		21,906
<b>Ttl. Gross Liv/Lesse Area:</b>		<b>991</b>	<b>1,705</b>	<b>1,097</b>		<b>77,023</b>

**COST/MARKET VALUATION**

Adj. Base Rate:	70.21
Net Other Adj.:	77,023
Replace Cost	0.00
AYB	77,023
EYB	1914
Dep Code	1973
Remodel Rating	F
Year Remodeled	
Dep %	41
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	59
Overall % Cond	
Apprais Val	45,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

**MIXED USE**

Code	Description	Percentage
1017	PLSNT LAKE	100



ES:

, SURVEY AND WETLANDS INFORMATION IS BASED ON PLANS PREPARED BY  
RD, AND ASSOCIATES, P.C., P.O. BOX 238, WILMOT, N.H. 03287. (ON

) IN MERRIMACK COUNTY REGISTRY OF DEEDS #201400016052

SURFACE ELEVATION FROM DES CONSOLIDATED LIST OF WATERBODIES SUBJECT  
, THE SHORELAND WATER QUALITY PROTECTION ACT; FROM THE WEBSITE  
RGANIZATION/DIVISIONS/WATER/WETLANDS/CSPA/DOCUMENTS/CONSOLIDATED\_LIST.PDF

√ = 803.8

OF ABOVE REFERENCED PLAN (BY PIERRE BEDARD) FROM ASSUMED DATUM TO  
A NAVD 1988 WAS CONDUCTED BY CLD ENGINEERS.

CONVERSIONS WERE BASED ON BENCHMARK Q 24 1942 (NGS PID OC0866) .  
IE BEDARD PLAN TO NAVD 1988, ADD 330.47' TO ALL POINTS.

OTES:

F THIS PLAN IS TO SHOW EXISTING SITE CONDITIONS AT 686 LAKESHORE DRIVE.

DATUM NAVD88.

DD ZONE DETERMINATION; THIS PROPERTY IS LOCATED IN ZONE X (MAP NUMBER  
PANEL 0115 E).

TERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

HIGH WATERLINE SHOWN REPRESENTS THE NHDES DAM BUREAU SURFACE

AL DATUM ASSUMED. NOT REFERENCED TO U.S.G.S DATUM.

NEERS, INC. HAS NOT PERFORMED A BOUNDARY SURVEY. THE PROPERTY  
SEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS PLAN  
DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY  
RIBED IN NH STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY  
NSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED  
ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE  
ATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL  
ICIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER.

RACTOR SHALL CONTACT DIG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3  
DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

SCALE



30 feet.

16-0180 ZELLER 01062017.DWG

CLIENT:

**ROBERT & DEBORAH  
ZELLER**

**P.O. BOX 159  
ELKINS, NH 03233**

**TAX MAP 51 - LOT 14  
686 LAKESHORE DRIVE  
NEW LONDON, N.H.**

**EXISTING  
CONDITIONS  
PLAN**

SCALE: AS SHOWN	PROJECT NO. 16-0180
DATE: 11-29-2016	DWG. NO. <b>EX SL</b>