

TM  
043-018-000



**Town of New London**  
PLANNING BOARD

375 Main Street  
New London, NH 03257

**Guidelines for tree cutting in the Shore Land Overlay District Waterfront Buffer**

The New London Planning Board offers the following procedural guidelines for shorefront residents seeking approval to cut trees within the 50' Waterfront Buffer.

A waterfront plan and inventory, along with a cutting and planting plan, must be prepared for, submitted to, and approved by the New London Planning Board before cutting or felling any tree within the Waterfront Buffer, including dead trees.

The New London Zoning Ordinance (Article XVI G. 2. c (3)). states:

"If the total tree and sapling score in any 50 by 50 foot segment exceeds 50 points, then the Planning Board may authorize the removal of trees, saplings and shrubs as long as the score for the remaining trees, saplings and shrubs in that segment does not total less than 50 points...."

To facilitate the implementation of this ordinance please observe the following steps:

1. A tree-cutting request shall include a plot plan of the site showing all existing trees and saplings in each 50' by 50' segment within 50' of the reference line, clearly indicating the points for each tree or sapling and the total points for the segment, which trees the property owner intends to remove and their points and the resulting points for each segment if the trees were removed (see over for a detailed explanation and sample plot). This plan shall also indicate the type, points, and location of replacement plantings if needed. New plantings shall be native species, such as white pine, hemlock, high-bush blueberries, etc.
2. A representative of the Town must visit the site to verify plan conditions (contact Peter Stanley, Zoning Administrator at 526-4821 x16, [zoning@nl-nh.com](mailto: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: John Bowen Date: 10/3/2015

Mailing Address: 7 Springdale Lock  
(work)

Phone: 585-265-3360 Cell: 585-415-1752 Email: bowen@photogear.com

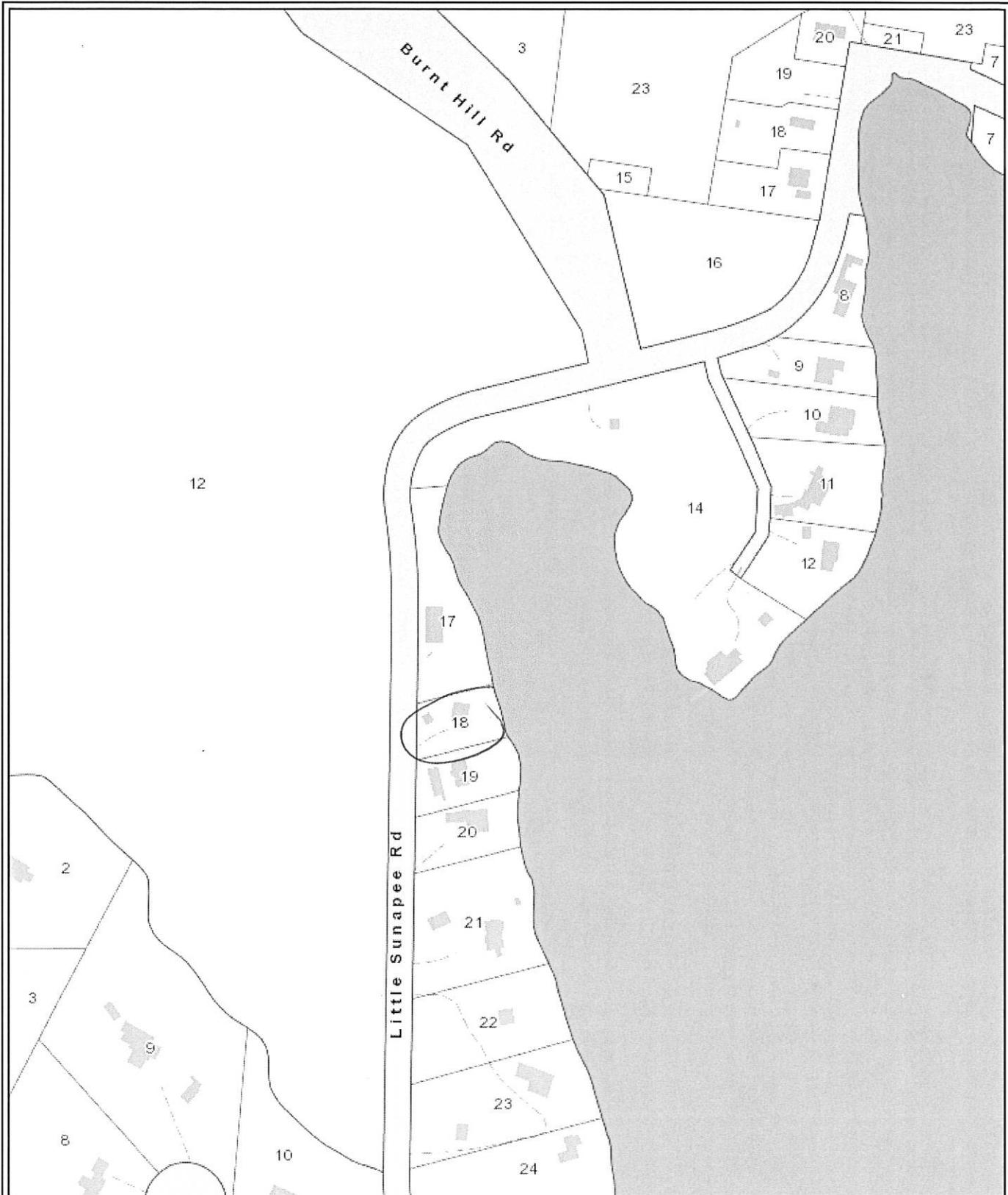
Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Map/Lot: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Street Address: 1759 Little Sunapee Rd

Visited By: \_\_\_\_\_ Date of Site Visit: \_\_\_\_\_

Planning Board Review Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

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



Tree Cutting Application TM 043-018-000 at 1759 Little Sunapee Road

Tri Town, NH

1 Inch = 250 Feet

October 06, 2015



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.

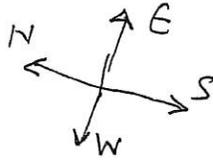
from: John Bowen  
585-415-1752



# Town of New London

PLANNING BOARD

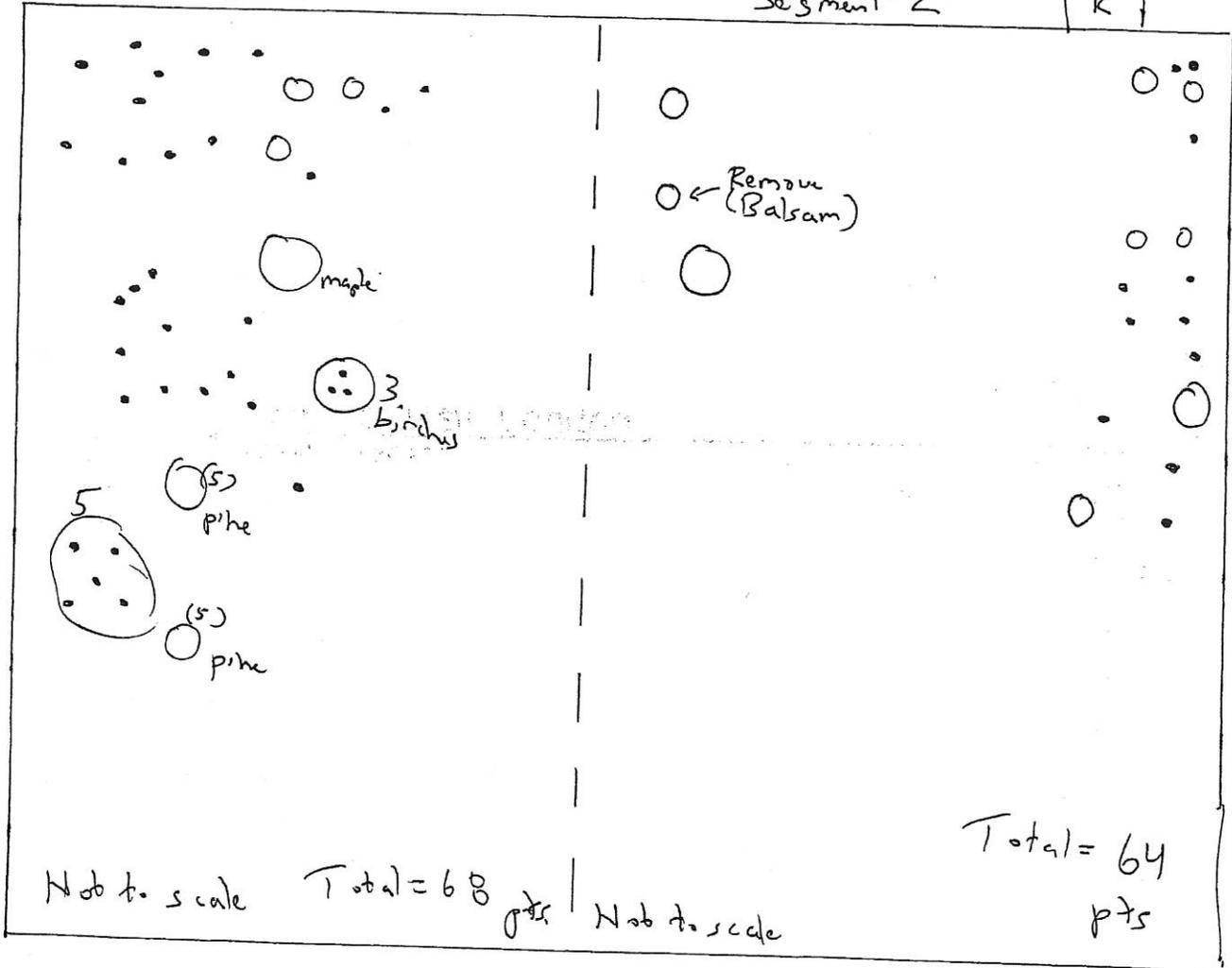
375 Main Street  
New London, NH 03257



Lake  
Segment #2

D  
O  
C  
K

Segment #1



Address = 1759 Little Sunapee Rd.

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It was **MOVED** (Andrews) and **SECONDED** (Cottrill) **THAT THE REQUEST TO CUT 8 DEAD TREES LOCATED WITHIN THE 50-FOOT BUFFER AT 488 LAKESHORE DRIVE BE APPROVED AS PRESENTED BY PETER WINSHIP. THE MOTION WAS APPROVED UNANIMOUSLY.**

X. **JAMES & JOYCE ANDERSEN – Tree Cutting Request** (Tax Map 56, Lot 17)

Dale Conly presented a request submitted by James Anderson to cut and remove two dead/diseased trees, 1 maple with a dead "arm" and a dead birch, located in the 50-foot buffer at 57 Old Route 11. Mr. Conly described the location of the property, including the fact that the power lines run between the house and the lake.

It was **MOVED** (Cottrill) and **SECONDED** (Andrews) **THAT THE REQUEST TO CUT 2 DEAD TREES, A MAPLE AND A BIRCH, LOCATED WITHIN THE 50-FOOT BUFFER AT 57 OLD ROUTE 11 BE APPROVED AS PRESENTED BY JAMES ANDERSEN. THE MOTION WAS APPROVED UNANIMOUSLY.**

XI. **DAVID BOWEN – Tree Cutting Request** (Tax Map 43, Lot 18)

Dale Conly presented a request submitted by David Bowen to several trees located within the 50-foot buffer at 1759 Little Sunapee Road. Mr. Bowen's letter requests permission to cut a red pine that shades the garden, leaving the root system, four conifers, three birches, and three maples growing from one stump and giving a hemmed-in feeling. Mr. Conly advised that the Bowens are very concerned about leaning toward the house and the birches that are leaning toward the dock. Mr. Bowen's letter states that the shoreline is covered with blueberry bushes or wild azalea to a depth of five feet. Mr. Conly opined that the Bowens had already done some planting.

PB member Clough expressed concern regarding the use of fertilizer on flower gardens near the water. Mr. Conly advised that there were few flowers, mostly shrubs. Chair Ebel asked to view the photographs enclosed with the request. Zoning Administrator Stanley stated that the garden appears to be within the 50-foot no-disturb buffer. PB member Cottrill took issue with the comment that the property owner wants to have a garden. He asked what criteria determine whether a tree endangers a house. He opined that the red pine appeared to be alive and non-threatening to the house. PB member Andrews asked if anyone minded that the maples were come from the same stump. Mr. Cottrill referred to the owner's comment that the maples made them feel hemmed in. He opined that the PB should also be sensitive to the canopy trees provide for fragile undergrowth.

It was **MOVED** (Hollinger) and **SECONDED** (Cottrill) **THAT THE REQUEST TO CUT FOUR CONIFERS, THREE BIRCHES AND THREE MAPLES GROWING FROM ONE STUMP, LOCATED WITHIN THE 50-FOOT BUFFER AT 1759 LITTLE SUNAPEE ROAD BE APPROVED AS PRESENTED BY DAVID BOWEN AND THAT PERMISSION TO CUT THE RED PINE BE DENIED. THE MOTION WAS APPROVED UNANIMOUSLY.**

XII. **REVIEW OF DRAFT PLANNING BOARD BUDGET FOR 2006**

Ken McWilliams presented the draft PB budget for 2006 and explained the proposed increases in three areas. He advised that \$10,000 has been budgeted to cover the next phase of the Master Plan update, funds have also been budgeted to compensate a secretary to take minutes at all subcommittee meetings (a statutory requirement) and at Capital Improvement Program (CIP) meetings, and the final proposed increase would provide funds to revise/update the subdivision regulations and the site plan review regulations. Mr. McWilliams advised that the subdivision regulations were updated five years ago and the site plan review regulations were revised 15 years ago.

PB member Cottrill asked if 10 years is typical frequency for revising the regulations. Mr. McWilliams said that it was. PB member Clough asked how much one PB could do, citing the Master Plan update and subcommittee involvement. Mr. McWilliams replied that the Master Plan update would stretch into the future at least a couple of years. He suggested that the PB might want to take the same approach with the regulation revisions, including soliciting input from subcommittees, staff, and community representatives. He advised that Town Road Agent

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Resident Robert Lavoie (160 Barrett Road) asked if the Master Plan should discuss extending municipal water and sewer services. Ken McWilliams replied that the issues could be discussed in the Land Use Chapter or the Utilities Chapter. Chair Ebel advised that the water system precinct was an independent district and had stated on more than one occasion that it was not interested in extending the boundaries of the precinct.

Recommendation 2: Zoning Administrator Peter Stanley suggested that there should be a third option: Innovation Land Use Ideas.

Recommendation 6: PB Member Ballin recommended adding "to maximize the southern exposure where topography allows". Resident Robert Lavoie suggested adding energy efficient or "green" building concept.

Mr. McWilliams said that he would go back through SB 342 to see if there was anything else that should be picked up and included.

Someone asked if the recommendations were mandates. Chair Ebel replied that if the town adopted a recommendation and if the zoning regulations were revised to include the adopted recommendation, then it would become a mandate. Zoning Administrator Stanley stated that energy efficiency was a state law.

Ken McWilliams advised that the agenda for the next work session, scheduled for October 14, would be a review of the revised housing chapter and review of the economic development chapter.

III. JACK GARRAHAN – Tree Cutting Request

(Tax Map 50, Lot 2)

PB Member Dale Conly presented a request from Jack Garrahan, 668 Lakeshore Drive, to cut a dead pine tree that had been struck by lightning and was located within the 50-foot buffer. He said that the tree was very close to the house and about 30 feet from the water. Mr. Conly explained that it would not be possible to use any heavy equipment to assist in the removal. He recommended approval of the request.

Zoning Administrator Peter Stanley added that there was one spot on the lot, to the left of the house, where a crane could safely sit.

It was **MOVED** (Cook) and **SECONDED** (Ballin) **THAT THE REQUEST MADE BY JACK GARRAHAN TO CUT ONE DEAD PINE LOCATED WITHIN THE 50-FOOT BUFFER AT 668 LAKESHORE DRIVE (TAX MAP 50, LOT 2) BE GRANTED. THE MOTION WAS APPROVED UNANIMOUSLY.**

\* IV. DAVID BOWEN – Tree Cutting Request

(Tax Map 43, Lot 18)

PB Member Conly presented a request from David Bowen, 1759 Little Sunapee Road, to cut down one hemlock located within the 50-foot buffer. He said the 6"-7"-diameter evergreen was partially dead and was about 15 feet from the water. Mr. Conly advised that Mr. Bowen was willing to plant native shrubs (rhododendron and azalea) to replace the tree.

It was **MOVED** (Cook) and **SECONDED** (Ballin) **THAT THE REQUEST MADE BY DAVID BOWEN TO CUT ONE HEMLOCK LOCATED WITHIN THE 50-FOOT BUFFER AT 1759 LITTLE SUNAPEE ROAD (TAX MAP 43, LOT 18) BE GRANTED, SUBJECT TO THE PLANTING OF NO FEWER THAN THREE NATIVE SHRUBS AS REPLACEMENTS. THE MOTION WAS APPROVED UNANIMOUSLY.**

V. JANE & ARTHUR BOLAND, JR. – Tree Cutting Request

(Tax Map 30, Lot 5)

PB Member Conly presented a request by Jane and Arthur Boland, Jr. to remove a white pine that was allowed to grow through a hole cut in the deck of their home at 1519 Little Sunapee Road. Mr. Conly advised that the deck ended at the waterfront, and the tree was located within the 50-foot buffer. He explained that the roots of

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		ASSESSED VALUE	
BOWEN JOHN & NANCY KLOTZ	4 Rolling	5 Well	1 Paved	7 Waterfront	Code	Appraised Value	Assessed Value	Yr.	Code
7 SPRINGDALE LOCK	6 Septic				1015	138,200	138,200	2014	1015
PITTSFORD, NY 14534					1015	415,400	415,400	2014	1015
Additional Owners:					1015	5,800	5,800	2014	1015
SUPPLEMENTAL DATA		ASSOC PID#		SALE PRICE V.C.		PREVIOUS ASSESSMENTS (HISTORY)			
Other ID: 00043 00009 00000		043-018-000		405,000 1A		Total: 559,400			
ZONE MP		Septic Infor		0		Total: 558,600			
UTILITY WF		MP		0		Total: 637,400			
Ward CONSERVA1		WF		0		This signature acknowledges a visit by a Data Collector or Assessor			
Prec. 102		CONSERVA1		0		APPRAISED VALUE SUMMARY			
ROADFF				0		Appraised Bldg. Value (Card)			
GIS ID: 043-018-000				0		Appraised XF (B) Value (Bldg)			
				0		Appraised OB (L) Value (Bldg)			
				0		Appraised Land Value (Bldg)			
				0		Special Land Value			
				0		Total Appraised Parcel Value			
				0		Valuation Method:			
				0		Adjustment:			
				0		Net Total Appraised Parcel Value			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	W/U	V/I	SALE PRICE	V.C.
BOWEN JOHN & NANCY KLOTZ	3409/ 181	09/06/2013	U	I	405,000	1A	
BOWEN DAVID TRUST	2629/ 940	03/03/2004	U	V			
BOWEN MARGARET K TRUST							

EXEMPTIONS		Amount	Description	Number	Amount	Comm. Int.
Year	Type					
		0		0	0	0
		0		0	0	0
		0		0	0	0
		0		0	0	0

OTHER ASSESSMENTS		Amount	Description	Number	Amount	Comm. Int.
Year	Type					
		0		0	0	0
		0		0	0	0
		0		0	0	0
		0		0	0	0

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

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

VISIT/ CHANGE HISTORY		Date	Type	IS	ID	Cd.	Purpose/Result
Permit ID	Issue Date	01/14/2015			KM	M	MEASURE
		09/06/2013			AR	AC	ADMIN DATA ENTRY
		04/12/2004			AR	AC	ADMIN DATA ENTRY
		08/19/2002			MH	NC	NO CHANGE (HEARING
		04/04/2002			TN	ML	MEASURE & LIST

LAND LINE VALUATION SECTION		Zone	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	ST. Idx	Notes-Adj	Special Pricing	S.Adj Fact	Adj. Unit Price	Land Value
B #	Use Description	R2	100	15,800	4.78	1.0000	4	1.0000	1.00	13		1.00	26.29	415,400
1	LL SUNAPEE													
Total Card Land Units: 0.36 AC Parcel Total Land Area: 0.36 AC														
Total Land Value: 415,400														

VISION

CONSTRUCTION DETAIL		Element		Cd. Ch.		Description	
04	Cape Cod						
01	Residential						
04	Average +						
1.75	1 3/4 Stories						
1	Occupancy						
11	Exterior Wall 1						
11	Exterior Wall 2						
03	Roof Structure						
03	Roof Cover						
05	Interior Wall 1						
12	Interior Wall 2						
02	Interior Fir 1						
02	Interior Fir 2						
02	Heat Fuel						
04	Heat Type						
01	AC Type						
02	Total Bedrooms						
2	Total Bthrms						
0	Total Half Baths						
0	Total Xtra Fixtrs						
5	Total Rooms						
02	Bath Style						
02	Kitchen Style						

CONSTRUCTION DETAIL (CONTINUED)		Element		Cd. Ch.		Description	
<b>MIXED USE</b>							
Code	Description						Percentage
1015	LL SUNAPEE						100

COST/MARKET VALUATION		Adj. Base Rate:	
		92.27	
	Net Other Adj:	191,284	
	Replace Cost	0.00	
	AYB	191,284	
	EYB	1955	
	Dep Code	1985	
	Remodel Rating	G	
	Year Remodeled		
	Dep %	29	
	Functional Obslnc	0	
	External Obslnc	0	
	Cost Trend Factor	1	
	Condition		
	% Complete	71	
	Overall % Cond		
	Apprais Val	135,800	
	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)		L/B Units		Unit Price		Yr. Gde		Dp Rt		Cnd		%Cnd		Apr Value	
FGRI	GARAGE-AVE	L	308	25.00	2003	0									5,800
FPLI	FIREPLACE 1	B	1	2,400.00	1985	1									1,700
FPO	EXTRA FPL O	B	1	1,000.00	1985	1									700

BUILDING SUB-AREA SUMMARY SECTION		Living Area		Gross Area		Eff. Area		Unit Cost		Undeprac. Value	
BAS	First Floor	924	924	924	924	924	924	85,261			
FHS	Half Story, Finished	174	348	174	348	174	348	16,056			
FOP	Open Porch	0	210	42	42	42	42	3,876			
SFB	Finish Walkout Bsmt	0	684	410	410	410	410	37,832			
TQS	Three Quarter Story	432	576	432	432	432	432	39,862			
UAT	Attic, Unfinished	0	30	3	3	3	3	277			
UBM	Unfinished Basement	0	240	48	48	48	48	4,429			
WDK	Deck	0	396	40	40	40	40	3,691			
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,530</b>	<b>3,408</b>	<b>2,073</b>	<b>2,073</b>	<b>2,073</b>	<b>2,073</b>	<b>191,284</b>			

CONSTRUCTION DETAIL		Element		Cd. Ch.		Description	
WDK							
26							
24							
29							
14							
24							
6							
12							
24							
10							
22							
49							
36							
5							
6							
5							
7							

