

EXHIBIT A1
APPLICATION FOR SUBDIVISION REVIEW

APPLICATION FOR: _____

DATE APPLICATION SUBMITTED: 8/24/21

- Phase I Conceptual Review Phase
- Phase II Preliminary Plan or Design Review Phase
- Phase III: Final Subdivision Plat Phase

NAME OF APPLICANT: CRIMI HOLDINGS OF NH LLC
 ADDRESS: 7 MILL POND RD MARBLEHEAD MA 01945
 DAYTIME PHONE NUMBER: _____

NAME OF PROPERTY OWNER: _____
 (If other than applicant)
 ADDRESS: _____
 DAYTIME PHONE NUMBER: _____

LOCATION OF PROPERTY: 216 Soo Nipi Park Rd.

TAX MAP(S): 127 LOT(S): 2 ZONE DISTRICT(S): R-2

NUMBER OF LOTS PROPOSED: 1 NEW LOT (LOT 10)

WATER SERVICE: _____ New London/Springfield Water System Precinct
 On-site Water Well
 Community Water System
 Other: _____

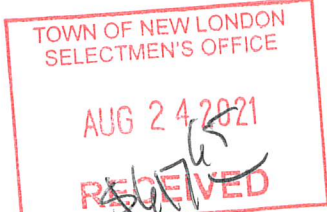
SEWER SERVICE: _____ New London Sewer
 On-site Septic System
 Community Septic System
 Other: _____

ROAD(S) PROVIDING ACCESS: _____ Town Road: Soo Nipi Park Rd.
 _____ State Highway: _____

The Zoning Administrator or Land Use Coordinator can assist applicants identify whether the following natural resources will be impacted and which sub-watershed the property is located in.

WETLAND IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
WETLAND BUFFERS IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STEEP SLOPE AREA IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STREAM(S) IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
STREAM BUFFER(S) IMPACTED?	_____	Yes	<input checked="" type="checkbox"/>	No
LOCATED OVER AN AQUIFER?	_____	Yes	<input checked="" type="checkbox"/>	No
LOCATED WITHIN A 100 YEAR FLOODPLAIN?	_____	Yes	<input checked="" type="checkbox"/>	No

SURFACE WATER – WATERSHED:
 Pleasant Lake, Blackwater River
 Little Lake Sunapee
 Goose Hole Pond
 Otter Pond
 Lake Sunapee
 Lyon Brook, Kezar Lake
 Messer Pond, Clark Pond, Kezar Lake



CURRENT USE:

Does the proposed subdivision affect land held in Current Use? Yes No

CONSERVATION EASEMENT:

Does the subdivision affect land held in a Conservation Easement? Yes No

I certify that this Subdivision Application, including the supporting plan and documents, has been completed in accordance with the latest adopted version of the Land Subdivision Control Regulations of the Town of New London.

I certify that this Subdivision Application, including the supporting plan and documents, complies with the standards specified in the New London Land Subdivision Control Regulations, unless a specific waiver has been applied for and granted by the Planning Board, and that I will continue to comply with those standards on an on-going basis.

I understand and agree that if I propose to change the subdivision and related materials from the approved application that I will contact the Planning Board, or their designee, to see if a new application for the amended subdivision application is required and file that amended application if required.

I agree to obtain all the subsequent Town permits needed for this Subdivision Application including all of the applicable Developers Responsibilities specified in SECTION VII of the Land Subdivision Control Regulations.

I agree to comply with all required inspections during construction and to pay for all required inspection services.

In making this application, I agree to permit the members of the Planning Board and their agents to enter upon the subject property for the purpose of inspecting the property for this application.

DATE: 8/24/21

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner if agent)

[Handwritten Signature]

CLAYTON PLATT FOR ROBT. GRIMI



EXHIBIT A2

MAJOR SUBDIVISION CHECKLIST of APPLICATION REQUIREMENTS

<u># in Regulations</u>	<u>Application Requirement</u>	<u>Submitted</u>	<u>Not Applicable</u>	<u>Waiver by PB</u>
1.	Application Form	✓		
2.	Letter of Authorization	✓		
3.	Impact Assessment		✓	
4.	Abutters List	✓		
5.	Application Fee	✓		
6.	Waiver Requests in Writing	✓	✓	
7.	a. Survey Plat	✓		
	b. Topographic Map	✓		
	c. Soils Map		✓	
	d. Utilities & Fire Protection Plan Map		✓	
	e. Drainage Plan Map		✓	
8.	Erosion & Sediment Control Plan		✓	
9.	Stormwater Management Plan		✓	
10.	Drainage Construction Plans & Details		✓	
11.	Soils Report		✓	
12.	Wildlife Habitat Impact Report		✓	
13.	Road Profiles, Cross Sections & Details		✓	
14.	Information on Special Flood Hazard Areas		✓	
15.	Legal Documents		✓	
	a. Agreement to convey land to be used for public purposes		✓	
	b. Easements & Rights-of-Way		✓	
	c. Drainage Easements		✓	
	d. Covenants - Refer to Exhibits B1, B2 & B3		✓	
	e. Security and/or Performance Bond		✓	



	f.	Covenant Restricting Lot Sales		✓	
	g.	Indemnification		✓	
	h.	Maintenance until Acceptance		✓	
	i.	Easements for Water Supplies for Firefighting Purposes		✓	
16.		Agency or Permit Approvals			
	a.	Access Permit		✓	
	b.	NHDES Subdivision Approval and/or approval of Community Water System		✓	
	c.	NHDES 485-A:17 Permit for Land Disturbance		✓	
	d.	NH Wetlands Board Dredge & Fill Permit (Wetlands Permit)		✓	
	e.	Approval of Water System Precinct		✓	
	f.	Approval from Public Works Director for Sewer Service		✓	
17.		Additional Information as required by the Planning Board			



PENNYROYAL HILL, LAND SURVEYING & FORESTRY LLC

CLAYTON E. PLATT, LICENSED SURVEYOR AND LICENSED FORESTER

414 PINE HILL ROAD, CROYDON NH 03773 Telephone (603) 863-0981 claytonplatt@pennyroyalhill.com

PROPOSED SUBDIVISION AND WAIVER REQUEST

**Tax Map 127 Lot 2 – 216 Soo Nipi Park Road
Crimi Land Holdings LLC**

August 23, 2021

EXISTING PARCELS:

Tax Map 127 Lot 2: 25.88 Acres

PROPOSED PARCELS:

Proposed Lot 10: 5.01 Acres
Tax Map 127 Lot 2: 20.57 Acres

ZONING DISTRICT: R-2

OVERVIEW:

This proposal is for the creation of one new 5.01 acre lot with an existing house, drive, and septic already in place. This 5 acre lot access off Soo-Nipi Park Road and the remainder land off Lighthouse View Road. This is considered a major subdivision as it follows a nine lot subdivision approved in 2019.

WAIVER REQUEST:

Given the size of the lot and the existing improvements, we are requesting waivers from items 7c,d,e and 8-19 of the checklist for major subdivisions. As there is no new development resulting from the one lot subdivision, the need to address items 7c-12 is minimal and would serve no public purpose. The majority of the lot in the area of the house and leachfield is flat and well drained (per NCRS soils mapping). The HISS lot sizing for these types of soils requires 1.5 acers of land and the lot is 5 acres. The existing leachfield is a large raised bed that has seen little use over the past 120 years. Both the driveway access and the utilities are existing.

With regards to Items 13-16, these requirements are not applicable to this subdivision. The lot will be conveyed to a family member and not new roads, covenants, or easements are anticipated. The lot is over 5 acres and no DES approvals are required.

TOWN OF NEW LONDON
SELECTMEN'S OFFICE

AUG 24 2021

RECEIVED

CERTIFICATE OF APPOINTMENT

I the undersigned Robert Crimi, of Crimi Holdings of NH LLC, owner of certain property in New London, NH, shown as Tax Map 127 Lot 2 on the assessor's maps of the Town, hereby appoint and authorize Clayton Platt of Pennyroyal Hill Land Surveying LLC, to represent me before the New London Planning Board and to act on my behalf with regards to the proposed Subdivision of our property. This includes the authority to speak on our behalf before the planning board and to sign all application documents. This authority will end when the New London Planning Board makes a final decision on the requested subdivision.



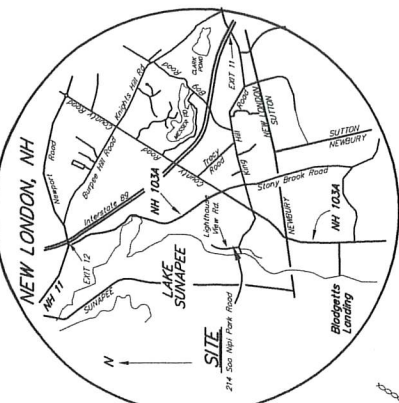
Robert Crimi

8/24/21
Date

TOWN OF NEW LONDON
SELECTMEN'S OFFICE

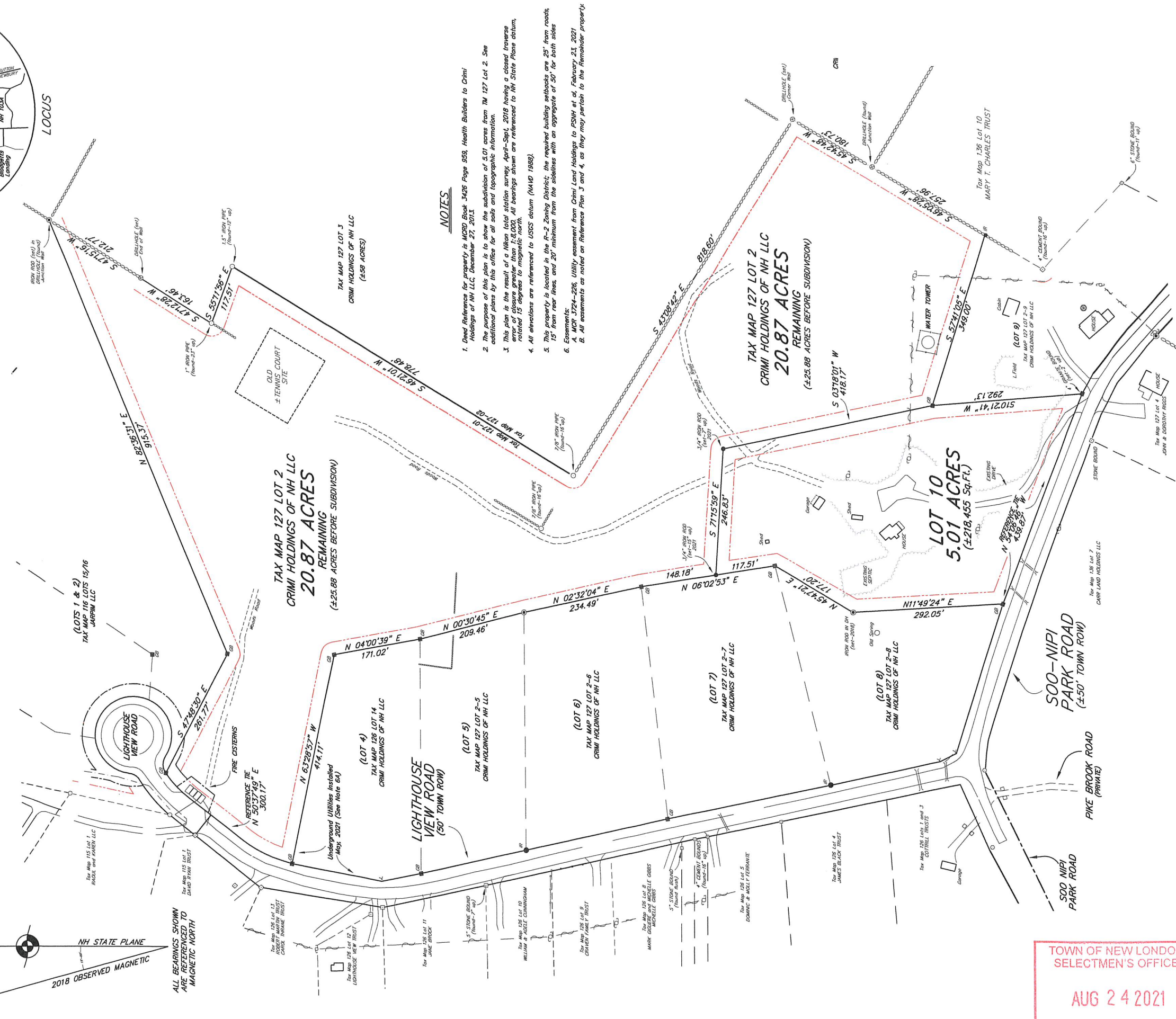
AUG 24 2021

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LOCUS

- KEY**
- Stone Wall
 - Easement Boundary
 - Building Setback Per Zoning
 - 1" Iron Pipe (found) - or as noted
 - 3/4" Iron Rod (not-2018)
 - 3/4" Iron Rod in Driveway (not-2018)
 - Stone Bound (found)
 - 4" Stone Bound (not-2018)
 - Utility Pole/Overhead Lines
 - Edge Road/Drive
 - Culvert
 - Treasure



NOTES

1. Deed Reference for property is MCRD Book 3428 Page 959, Health Builders to Crimi Holdings of NH LLC, December 27, 2011.
2. The purpose of this plan is to show the subdivision of 5.01 acres from TM 127 Lot 2. See additional plans by this office for all soils and topographic information.
3. This plan is the result of a Wilson total station survey, April-May, 2018 having a closed traverse error of closure greater than 1:8,000. All bearings shown are referenced to NH State Plane datum, rotated 15 degrees to magnetic north.
4. All elevations are referenced to USGS datum (NAVD 1988).
5. This property is located in the R-2 Zoning District; the required building setbacks are 25' from roads, 15' from rear lines, and 20' minimum from the sidelines with an aggregate of 50' for both sides.
6. Easements:
 - A. MCR 3724-226, Utility easement from Crimi Land Holdings to FSNH et al, February 23, 2021
 - B. All easements as noted on Reference Plan 3 and 4, as they may pertain to the Remainder property.

REFERENCE PLANS

1. Unrecorded Plan - "Boundary Plat of Land of Soo-Nipi Lodge Inc..." by Richard Bartlett and Assoc., June 9, 2008.
2. MCR Plan No.2111 - "Property Survey and Schematic, Soo-Nipi Lodge Inc..." by R.Bisiel and M.Brenckendorfs, dated June, 1995.
3. MCR Plan No.22839 - "Soo-Nipi Park, Plan of Subdivision..." Property of Crimi Land Holdings LLC., by this office, revised Dec. 10, 2018.
4. MCR Plan No.23515 - "Lighthouse View Road, As-Built Plan and Road Data..." by this office, dated November 19, 2018.

The Subdivision Regulations of the Town of New London are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

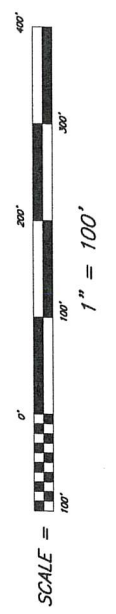
APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
AUG 24 2021
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SOO NIPI PARK - PLAN OF SUBDIVISION
TAX MAP 127 LOT 2 - 216 SOO NIPI PARK ROAD

PROPERTY OF
CRIMI HOLDINGS OF NH LLC
c/o PAMELA FANTINI, 7 MILL POND ROAD, WARLEHEAD MA 01945

LOCATED IN
NEW LONDON, N.H.

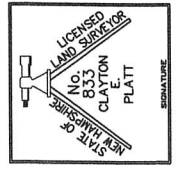


AUGUST 22, 2021

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT, LIC. SURVEYOR NO. 853
41.4 Pine Hill Road Croydon, NH 03773 (603) 863-0981

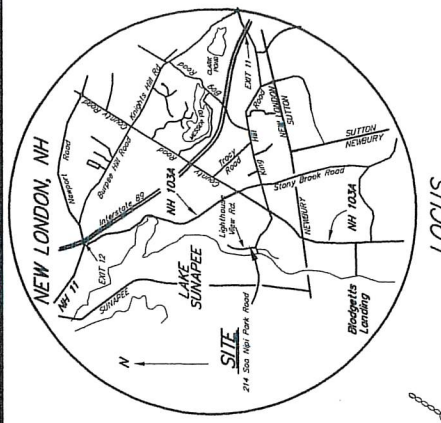
REVISIONS

Date	By	Description



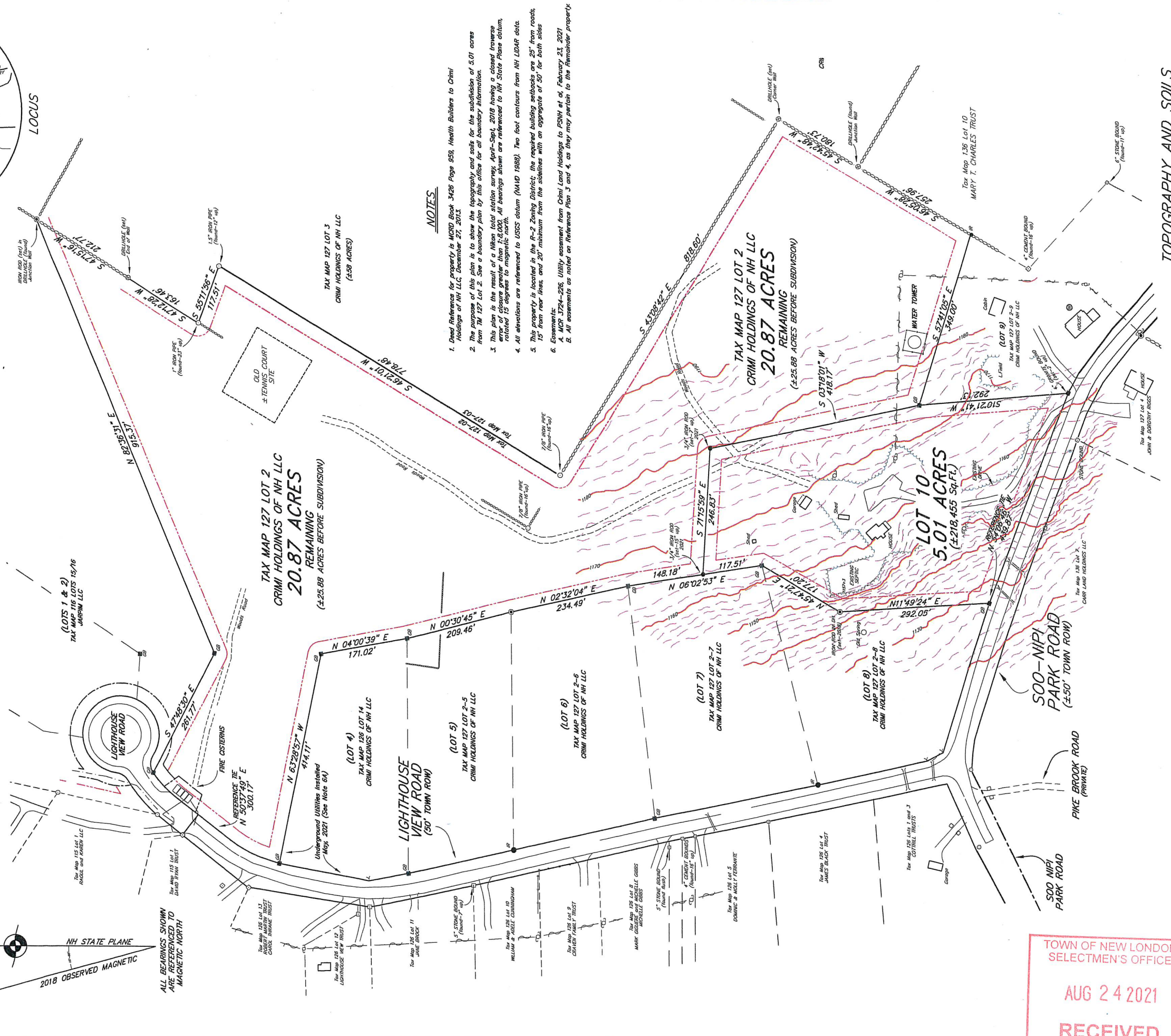
NRCS SOILS - LOT 10

57C - Beckett Fire Sandy Loom, Well Drained, B-15% slopes



LOCUS

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- Stone Wall
 - Easement Boundary
 - Building S setback Per Zoning
 - 1" Iron Pipe (found) - or as noted
 - 3/4" Iron Rod in Drilling (not-2018)
 - 3/4" Iron Rod in Drilling (not-2018)
 - Stone Bound (found)
 - Utility Pole/Overhead Lines
 - Edge Road/Drive
 - Culvert
 - Fencing
 - Two Foot Contour Line
 - Ten Foot Contour Line



NOTES

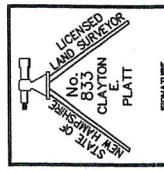
1. Deed Reference for property is MCRD Book 3426 Page 959, Health Builders to Crimi Holdings of NH LLC, December 27, 2013.
2. The purpose of this plan is to show the topography and soils for the subdivision of 5.01 acres from Tax Map 127 Lot 2. See a boundary plan by this office for all boundary information.
3. This plan is the result of a Nikon total station survey, April-Sept, 2018 having a closed traverse error of closure greater than 1:8,000. All bearings shown are referenced to NH State Plane datum, related 15 degrees to magnetic north.
4. All elevations are referenced to USGS datum (NAVD 1988). Two foot contours from NH LIDAR data.
5. This property is located in the R-2 Zoning District; the required building setbacks are 25' from roads, 15' from rear lines, and 20' minimum from the sidelines with an aggregate of 50' for both sides.
6. Easements:
 - A. MCR 3724-225, Utility easement from Crimi Land Holdings to PSNH et al, February 23, 2021
 - B. All easements as noted on Reference Plan 3 and 4, as they may pertain to the remainder property.

REFERENCE PLANS

1. Unrecorded Plan - Boundary Plat of Land of Soo-Nipi Lodge Inc., by Richard Bartlett and Assoc., June 9, 2009.
2. MCR Plan No.2711 - Property Survey and Schematics, Soo-Nipi Lodge Inc., by R.Bristol and W.Breckwoldge, dated June, 1965.
3. MCR Plan No.23935 - Soo-Nipi Park, Plan of Subdivision, Property of Crimi Land Holdings LLC, by this office, revised Dec. 10, 2018.
4. MCR Plan No.23515 - Lighthouse View Road, As-Built Plan and Road Detail, by this office, dated November 18, 2015.

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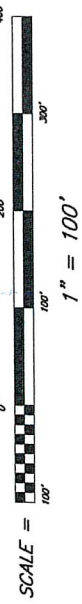
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AUG 24 2021
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**TOPOGRAPHY AND SOILS
500 NIPI PARK - PLAN OF SUBDIVISION
TAX MAP 127 LOT 2 - 216 500 NIPI PARK ROAD.**

PROPERTY OF
CRIMI HOLDINGS OF NH LLC
c/o PAMELA FANTINI, 7 MILL POND ROAD, MARBLEHEAD MA 01945

LOCATED IN
NEW LONDON, N.H.



AUGUST 22, 2021

REVISIONS

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 8339
414 Pine Hill Road Troydon, NH 03779 (803) 863-0981