



176 Newport Road – Suite 8, New London, NH 03257 • Ph 603-877-0116 • Fax 603-444-1343 • www.horizonsengineering.com

February 6, 2024

New London Planning & Zoning Department
375 Main Street
New London, NH 03257

**Re: Lot Line Adjustment – Tax Map 68, Lots 6, 6-2, 6-3, & 6-4
309 Davis Hill Road**

Dear Planning Board Members,

On behalf of the landowners, the Nicholas Gilman Sunapee Trust, the Deborah Gilman Sunapee Trust, and Secret Cove, LLC, we are pleased to submit a Lot Line Adjustment application for the above referenced lots. We have enclosed the following for your review:

- Lot Line Adjustment Application & Checklist
- Signed Agent Authorizations
- Notification List (Landowners, 200-Foot Abutters, Consultants)
- Stamped Lot Line Adjustment Plat
- Conceptual Driveway Overview, Plan & Profiles for subject lots

We look forward to meeting with you to discuss the project. Please contact us with any questions prior to the next hearing at 603-877-0116 or by email wdavis@horizonsengineering.com.

Respectfully,

A handwritten signature in black ink, appearing to read "Drew MacDermott".

Drew MacDermott, PE
Project Engineer

A handwritten signature in blue ink, appearing to read "Will Davis".

Will Davis, PE, LEED AP
Vice President

Town of New London
Selectmen's Office

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Horizons Engineering, Inc.
MAINE • NEW HAMPSHIRE • VERMONT

EXHIBIT F1
APPLICATION FOR ANNEXATIONS,
LOT LINE ADJUSTMENTS, & BOUNDARY AGREEMENTS

APPLICATION FOR: _____ DATE SUBMITTED: 02/06/2024 APPLICATION

- Phase I Conceptual Review Phase
- Phase II Preliminary Review Phase
- Phase III: Final Annexation Phase

NICHOLAS GILMAN SUNAPEE TRUST (1/2 INTEREST) & DEBORAH GILMAN

NAME OF APPLICANT: SUNAPEE TRUST (1/2 INTEREST), NICHOLAS & DEBORAH GILMAN, TRUSTEES
 ADDRESS: 620 SOUTH CAROLINA AVENUE SE, WASHINGTON, DC 20003
 DAYTIME PHONE NUMBER: _____

NAME OF PROPERTY OWNER: Same as applicant AND Secret Cove, LLC
 (If other than applicant) C/O HUDKINS LAW
 ADDRESS: PO BOX 800, NEW LONDON 03257
 DAYTIME PHONE NUMBER: _____

LOCATION OF PROPERTY: 309 Davis Hill Road

TAX MAP(S): 68 LOT(S): 6, 6.2, 6.3, 6.4 ZONE DISTRICT(S): ARR

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

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CURRENT USE:

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

CONSERVATION EASEMENT:

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

I certify that this Annexation 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 Annexation 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 annexation 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.

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: 02/06/2024

SIGNATURE OF PROPERTY OWNER

Will Davis Will Davis, Agent

SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner if agent)

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EXHIBIT F2

ANNEXATION CHECKLIST of APPLICATION REQUIREMENTS

<u># in Regulations</u>		<u>Application Requirement</u>	<u>Submitted</u>	<u>Not Applicable</u>	<u>Waived by</u> P B
1.	X	Application Form			
2.	X	Letter of Authorization			
3.	X	Abutters List			
4.	X	Application Fee			
5.		Waiver Requests in Writing		X	
6.	X	3 Fill-Scale & 10 Reduced-Scale Sets of Plans			
	X a.	Surveyor or Engineer Signature & Seal			
	X b.	Name of Town & Annexation			
	X c.	Names & Addresses of Property Owners			
	X d.	Names & Tax Map & Lot Numbers of Abutters			
	X e.	Boundary Survey of each Property in Annexation showing New & Old Property Lines			
	X f.	Notation explaining Parcel Sizes & Frontages before & after Annexation			
	X g.	North Point, Bar Scale, Dates of Preparation & Revisions & Tax Map & Lot Numbers of Properties in Annexation			
	X h.	Location of Easements or Covenants Benefiting or Bordering the Properties			
	X i.	Annexation Notation			
	X j.	Title Block			

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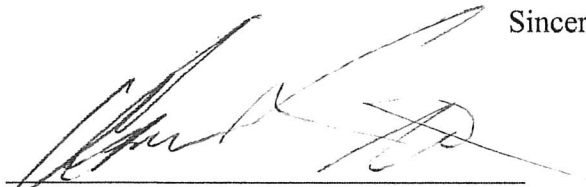
12/12/23
Date

Town of New London
Planning & Zoning Department
375 Main Street
New London, NH 03257

To Whom It May Concern:

By this letter, I/We hereby authorize Jim Bruss of Bruss Building Services Group, Jeremy Bonin of Bonin Architects, and Will Davis, P.E. of Horizons Engineering, Inc. or their personnel to act as my/our Agent to apply for and coordinate permit applications on my/our behalf in regard to the annexation of property located at 309 Davis Hill Road, Tax Map 68 Lots 6, 6.2, 6.3, and 6.4, in New London, NH.

Sincerely,


Signature
MANAGER
WOODROFFE ENTERPRISES LLC

Signature

(Written Name)

(Written Name)

Nicholas Gilman Sunapee Trust
(1/2 Interest)

Deborah Gilman Sunapee Trust
(1/2 Interest)

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12/12/2023
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Planning & Zoning Department
375 Main Street
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Sincerely,

Gabriela G. Piercy
Signature

Gabriela G. Piercy, Paralegal + Post-closing Manager
Written Name & Title

Secret Cove LLC
as Authorized Agent

Town of New London
Selectmen's Office

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CHETWOOD TRUST
GAIL BAADE, NANCY TODD AND SUS
454 MESSER HILL ROAD
NEW LONDON, NH 03257

LAURIDSEN LAURIDS III & HEIDI
PO BOX 573
NEW LONDON, NH 03257-0573

DAVIS HILL REALTY TRUST
SOLODAR ET AL TTS P GOODLIN E
8135 CORNELL CT
UNIVERSITY CITY, MO 63130

VOSE III REV LIV TRUST SETH M
VOSE III SETH M
180 DAVIS HILL ROAD
NEW LONDON, NH 03257

ABEL ET AL JENNIFER L
BROAS MATHEW J
156 DAVIS HILL ROAD
NEW LONDON, NH 03257

WIGGER BARRY
HITCHMOTH DOROTHY
PO BOX 302
NEW LONDON, NH 03257

235 PILOTHOUSE ROAD REALTY TRU
CARBONNEAU TRUSTEE DANIEL
C/O CASTLE ROCK ADVISORS
200 CLARENDON ST 34TH FLOOR
BOSTON, MA 02116

CERULLO BRUCE & KRISTEN M LYNC
42 HARVARD ST
CHARLESTOWN, MA 02129

TOWN OF NEW LONDON
375 MAIN STREET
NEW LONDON, NH 03257

HEDISON HARRY B & AMY S
PO BOX 1560
NEW LONDON, NH 03257

GILMAN SUNAPEE TRUST NICHOLAS
GILMAN SUNAPEE TRUST DEBORAH T
228 DAVIS HILL ROAD
NEW LONDON, NH 03257

SECRET COVE LLC
C/O HUDKINS LAW
PO BOX 800
NEW LONDON, NH 03257