



October 3, 2016

Town of New London
Planning Board Members
375 Main Street
New London, NH 03257

Re: Colonial Pharmacy – Site Plan Review
Tax Map 59, Lots 30 & 31

Dear Planning Board Members,

On behalf of the applicant, Colonial Pharmacy, and with authorization from the property owner, Horizons Engineering, Inc. is pleased to submit revisions to our original Site Plan Review application. Following a coordination meeting with Town representatives on September 29, we have prepared a revised plan set to incorporate comments and concerns raised by the Town. Our original application package was reviewed by the following town officials:

Ms. Lucy St. John, Planning & Zoning Administrator
Mr. Richard Lee, Public Works Director
Chief Jay Lyon, Fire Chief
Chief Ed Anderson, Police Chief
Ms. Deb Langner, Health Officer
Mr. Rob Thorp, New London – Springfield Water Precinct Superintendent

The following is a summary of the plan changes provided in the revised plan set.

Sheet C201

1. Provided a new fire hydrant on the west side of the east driveway. Moved the proposed water service gate valve from the right-of-way line to be immediately adjacent to the proposed connection to the water main on the south side of Newport Road. Changed the 4-inch diameter domestic water service to a 1-inch domestic water service.
2. Added top of wall and bottom of wall elevations and noted the maximum height of the proposed modular walls – one along the east side of the parking lot and one along the west side.

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176 Newport Rd., PO Box 1825
New London, NH 03257
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3. Added a boundary line note to the west and north boundary lines to clarify that the boundary line is shown on top of the stone wall because the stone wall is the boundary line in these areas.
4. The sidewalk proposed around the main entrance to the building (southeast corner) was modified to accommodate a crosswalk to a new section of sidewalk proposed to connect to Newport Road. The idea with the new section of sidewalk along the east side of the driveway is to provide better connectivity to the surrounding commercial area by providing a safe way for pedestrians move between the site and Newport Road.
5. A table was added to this sheet to summarize some of the key site plan review criteria.
6. The sewer service was modified to connect to the sewer main on Newport Road at the existing manhole instead of the sewer pipe.

Sheet C202

7. The east driveway was modified to be an entrance only. Proposed signage and pavement markings were modified accordingly.
8. A “Drive Thru” direction sign was added near the entrance to direct traffic around the back of the building for drive thru pick-ups.
9. The snow storage area near the northeast corner of the building was removed to avoid a conflict with the post indicator valve (PIV) located in that area. The PIV is an above ground feature that needs to be accessible year round. New snow storage areas were added to the north and south of this area to make up for the lost area.

Sheet C203

10. A second stabilized construction entrance/exit was added to the west side of the site.

Sheet C204

11. The sewer alignment and profile have been revised. As noted above on Sheet C201, the sewer service was modified to connect to the sewer main on Newport Road at the existing manhole instead of the sewer pipe.

Sheet C301

12. Erosion control general notes have been revised to eliminate notes that were not project specific.

Sheet C303

13. The sewer manhole detail has been revised to reflect the correct sewer pipe sizes as shown on the sewer plan and profile.

Sheet C305

14. The modular retaining wall detail has been revised to be project specific.

Sheet C306

15. More detail has been added to the R-Tank stormwater detention and infiltration detail.

In addition to the plan changes noted, we would also like to provide the following clarifications to the Planning Board prompted by questions from town representatives.

1. A Knox Box will be provided for emergency fire department access on the exterior of the building.
2. In our original narrative, we referred to the proposed building as a “pharmacy”. Our intent is for “pharmacy” to include the entire building with all associated uses.
3. A bicycle rack will be provided on site.
4. The HVAC unit will be located on the roof of the building and will not be visible from street level.
5. The suggested parking area landscaping guidelines found in the Site Plan Review Regulations recommend one tree be provided for every ten parking spaces. We have provided ten 2-2.5 caliper trees on site for the 58 parking spaces provided.
6. Article VII, Section C of the Zoning Ordinance states that parking requirements for all Commercial uses shall be governed by the Site Plan Review Regulations (SPRR). This section also states that unless prohibited by either the nature or disposition of the commercial building or causing unnecessary hardship to the owner, on-site parking shall be provided at the rear of commercial buildings.

Our parking lot plan complies with the SPRR. Parking is provided on three sides of the building including the rear of the building. Retail commercial use like the one proposed is best suited with parking provided near the main entrance to the building. Therefore, the majority of the proposed parking has been provided on the road side and east side of the building, nearest the main entrance.

We look forward to meeting with the Board to present and discuss the project. Please contact me with any questions at wdavis@horizonsengineering.com or 603) 877-0116.

Respectfully,



Will Davis, PE, LEED AP
Regional Office Manager