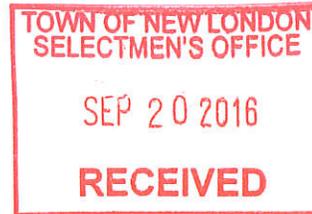




PO BOX 1825, 176 NEWPORT ROAD • NEW LONDON, NH 03257 • PHONE 603-877-0116 • FAX 603-526-4285 • www.horizonsengineering.com

September 20, 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 the enclosed application materials for Site Plan Review. The proposed project includes the construction of a new 14,319 square foot pharmacy building on Newport Road between Lake Sunapee Bank and Millstone at 74 Main. The proposed building will have retail space, a pharmacy, restrooms, and an unloading/storage area. Proposed site improvements include sidewalks, site lighting, retaining walls, drainage features, parking, landscaping, and utility connections.

The project will require a lot merger to combine Lots 30 and 31 into one lot. A lot merger application will be submitted separately.

Please find the following application materials enclosed:

- Application Form
- Abutters List
- Application & Notification Fee
- Letter of Authorization
- Site Plan Set with Building Elevations & Conceptual Floor Plans
- Site Lighting Plan
- Drainage Report

The following narrative describes how the proposed project complies with the design standards listed in the Site Plan Review Regulations, Article VI.

17 Sunset Terrace
Newport, VT 05855
Ph.: 802-334-6434
Fax: 802-334-5602

34 School Street
Littleton, NH 03561
Ph: 603-444-4111
Fax: 603-444-1343
www.horizonsengineering.com

176 Newport Rd., PO Box 1825
New London, NH 03257
Ph. 603-877-0116
Fax: 603-526-4285

- A. Zoning and Other Requirements: The proposed building site is located on Tax Map 59, Lots 30 and 31 within the Commercial zoning district. The proposed building and related site work comply with the New London Zoning Ordinance.
- B. Site Characteristics: The proposed building will be on one level with an at-grade loading dock for truck deliveries in the rear of the building. Much of the site will be disturbed to prepare the building and parking lot areas at a relatively flat (1%-4%) grade. The areas near the road will be filled and the areas on the north side of the property will be cut to create a buildable surface. Natural cover will be maintained where possible.
- C. Landscaped Open Space: A landscaping site plan that meets the standards set forth by this section has been included with the plan set submitted.
- D. Multi-Family Structures, Recreational Areas: N/A
- E. Solid Waste Collection & Storage Areas: A waste collection area has been provided in the rear of the building. The dumpster pad will be screened with landscaping and a screening fence with gate.
- F. Parking Loading & Safety: The proposed building best meets the parking requirements for mercantile - retail sales. Appendix A, Off Street Parking Regulations, as amended December 1, 2015, require 4.0 parking spaces per 1,000 gross square feet of mercantile retail space. The proposed building has 14,319 gsf total. The building requires 58 parking spaces. 58 parking spaces have been provided including 4 accessible spaces in accordance with the Americans with Disabilities Act and local regulations.

The parking areas have been designed in accordance with Appendix A of the Site Plan Review Regulations. Fifty (50) spaces are 10'x20' and eight (8) spaces are 8'x20'. Less than 30% of the parking spaces provided are compact spaces. The angled spaces are at a 45° angle and have an 18' wide aisle. Perpendicular spaces have a 24' wide aisle. The driveways and loading dock area in the rear of the building have been designed to accommodate a WB-62 tractor trailer vehicle. A WB-62 vehicle has 48' trailer and a total length from front of cab to rear of trailer of 68.5'.

Adequate access to all sides of the proposed building has been provided and the building will have a sprinkler fire protection system.

- G. Water Drainage: A detailed drainage report has been included with this application. Stormwater detention, treatment and infiltration for the site have been designed to comply with the Subdivision Regulations as required by the Site Plan Review Regulations since the project proposes over 2,500 sf of new impervious surfaces. The proposed drainage design uses deep sump catch basins for pretreatment and collection, and an underground detention and infiltration system.
- H. Outdoor Lighting: A site lighting plan has been included with this application.

- I. Signs: Traffic signs will include entrance and exit, accessible parking, and stop signs. Other signage may be proposed by the owner. Any additional signage will require a sign permit application approval.
- J. Snow Removal & Storage: Snow will be removed from walkways on site. Snow from the pitched roof sections will be removed as necessary to maintain pedestrian access and to prevent excessive snow piles near the building. Snow from the flat building roof will be removed and trucked off site. Snow plowed from the parking lot will be piled in the grassed strip on the road side of the parking lot and along the north side of the site. If necessary, snow will be moved off site. The proposed parking lot and walkways cover 38,782 sf and proposed snow storage areas total 10,140 sf. Snow storage areas depicted are greater than 26% of the parking surface area to be cleared.
- K. Snow Hazards: All exterior doors are proposed to be under low-slope roof sections with parapet wall or canopy areas except for one of the main entry doors.
- L. Consideration for Adjacent Land: The location and height of the proposed building and associated features is consistent with the adjacent land and it will not negatively affect the value of surrounding land.
- M. Harmonious Development: The proposed site development is consistent with the surrounding commercial development along Newport Road and is in keeping with the intent of the zoning ordinance for the Commercial district.
- N. Natural Resources: No natural resources will be adversely affected by the proposed project. The existing site was previously developed with two buildings and it is currently predominately grass. Stormwater discharge from the site will be reduced from the pre-development condition. In addition the stormwater will be treated by a tree box filters and an underground chamber system that will infiltrate some of the stormwater generated on site. No work is proposed in setbacks or buffers defined by the Zoning Ordinance.
- O. Undesirable Features: No noise or other pollution is anticipated as a result of the proposed project. All ventilation exhaust systems will meet current code requirements.
- P. Sediment & Erosion Control: A sediment and erosion control plan has been included with this application as part of the plan set. Temporary and permanent erosion controls for the site have been designed to comply with the New London Land Subdivision Regulations with respect to sediment and erosion control.
- Q. Fire Protection: The proposed building will have a sprinkler fire suppression system and there is a fire hydrant less than 300 feet to the west on Newport Road. The fire suppression system design will be reviewed and approved by the New London Fire Chief as part of the building permit application process.

- R. Noise: No obnoxious use is proposed.
- S. Screening Heavy Vehicles & Equipment: N/A
- T. Outside Display: N/A

This letter is intended to serve as the Executive Summary for the application. The following additional information has been provided to meet the requirements for an Executive Summary. The proposed hours of operation for the pharmacy will be 8AM-8PM Monday through Friday, 8AM-6PM Saturday, and 8AM-5PM Sunday. The building will require no more than 20 staff members at any given time. We do not anticipate any unusual utility demand required by the building.

Based on data from the Institute of Transportation Engineers, a pharmacy with a drive-through will generate approximately 96.91 daily vehicle trips per 1,000 gross square feet (gsf) of building. The PM peak hourly rate is 9.91 peak hour trips per 1,000 gsf. The estimated total daily vehicle trips for the building is 1,388 (694 in / 694 out). The PM peak hour trips are estimated to be 142 trips (71 in and 71 out). The project will require NHDOT driveway permit approval which will include a review of traffic impacts.

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

APPENDIX E
APPLICATION FOR SITE PLAN REVIEW
MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES



PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: _____

APPLICATION FOR:

- Phase I: Concept Site Plan Review
- Phase II: Preliminary Site Plan Review
- Phase III: Final Site Plan Review

NAME OF APPLICANT: Colonial Pharmacy

ADDRESS: 247 Newport Road, PO Box 10, New London, NH 03257

DAYTIME PHONE NUMBER: 603-526-2233 FAX: _____

NAME OF PROPERTY OWNER: Harold F. Oberkoter Revocable Trust
(If other than applicant)

ADDRESS: 115 Island Creek Drive, Vero Beach, FL 32963

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 86 & 98 Newport Road

TAX MAP/Lot: 59 - 30/34 ZONE DISTRICT: Commercial

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Proposed retail pharmacy

WATER SERVICE: New London/Springfield Water Precinct On-site Water Well

Other: _____

SEWER SERVICE: New London Wastewater On-site Septic System

ROAD(S) PROVIDING ACCESS: Town Road

State Highway NH 114 / Newport Road

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

SHORELAND OR SHORELAND BUFFER IMPACTED? Yes No

WETLAND OR WETLAND BUFFER IMPACTED? Yes No

STEEP SLOPE AREA IMPACTED? Yes No

PROTECTED STREAM(S) OR STREAM BUFFER(S) IMPACTED? Yes No

LOCATED OVER AN AQUIFER? Yes No

CURRENT USE:
Does the proposed Site Plan affect land held in Current Use? Yes No

CONSERVATION EASEMENT:
Does the Site Plan affect land held in a Conservation Easement? Yes No

SURFACE WATER B SUB-WATERSHED:

- | | |
|---|--|
| <input type="checkbox"/> Pleasant Lake - Blackwater River | <input type="checkbox"/> Lake Sunapee |
| <input type="checkbox"/> Little Lake Sunapee/Murray Pond | <input checked="" type="checkbox"/> Lyon Brook/Kezar Lake |
| <input type="checkbox"/> Goose Hole Pond | <input type="checkbox"/> Messer Pond/Clark Pond/Kezar Lake |
| <input type="checkbox"/> Otter Pond | |

CERTIFICATION BY APPLICANT

I certify that this Site Plan Review Application, including the supporting plan and documents, has been completed in accordance with the Site Plan Review Regulations of the Town of New London.

I certify that this Site Plan Review Application, including the supporting plan and documents, complies with the standards specified in the New London Site Plan Review Regulations, unless a specific waiver has been applied for and granted by the Planning Board.

I certify that I will continue to comply with the standards specified in the New London Site Plan Review Regulations on an on-going basis.

I understand and agree that if I propose to change the use or layout of the site from the approved site plan that I will contact the Planning Board, or its designee, to see if a new application for an amended Site Plan Review is required.

I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

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

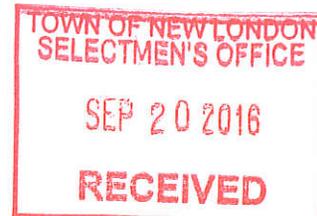
In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

DATE: 9/20/16

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER
(Need letter of authorization from property owner)

[Handwritten Signature]



APPENDIX F: MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES PRELIMINARY
SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#	Application Requirement	Submitted	Not Applicable	Waived by PB
2.a	Application Form			
2.b	Letter of Authorization			
2.c	Abutters List			
2.d	Application Fee			
2.e	Waiver Requests in Writing			
2.f	Site Plan Maps - # as directed by Town Planner			
1	Estimated area & distances & directions of boundaries			
2	Name(s) of owner(s) of record			
3	Abutters list			
4	Site location map			
5	North point, graphic scale, date of preparation & revisions			
6	Zone District(s) lines of demarcation			
7	Name, address & seal of person or firm preparing plans			
8	Preliminary plan of existing & proposed structures			
9	Existing structures - photos from all sides			
10	Proposed structures - architectural style concept & exterior for all proposed buildings & additions building materials			
11	General topography & steep slope areas			
12	Direction of flow of surface water			
13	Groundwater & surface water resources			
14	Rock outcroppings & depth to ledge			
15	Preliminary plan for streets, driveways, parking & sidewalks			
16	Preliminary wastewater treatment plans			
17	Preliminary landscaping plan			
18	Preliminary plans for domestic water supply			
19	Preliminary fire protection plan			
20	Existing & preliminary proposed utility plan			
21	Preliminary outdoor lighting plan			
22	Preliminary sign plan			
23	Preliminary plan for managing surface water drainage			
24	Prelim. erosion & sediment control plan during & after construction			
25	Prelim. plan of the ROW & traveled surface of fronting streets			
26	Preliminary snow storage plan			
27	Preliminary plan for solid waste disposal facility			
28	Prelim. plan for outdoor storage/display of materials/merchandise			
29	Executive Summary to include:			
	a Hours & days of operation			
	b Estimate of normal business traffic			
	c Description of proposed use(s)			
	d Number of employees			
	e Any unusual demand for utility service			
	f Additional information to clarify proposal			
30	Special impact studies required by PB			



Colonial Pharmacy Site

Tri Town, NH

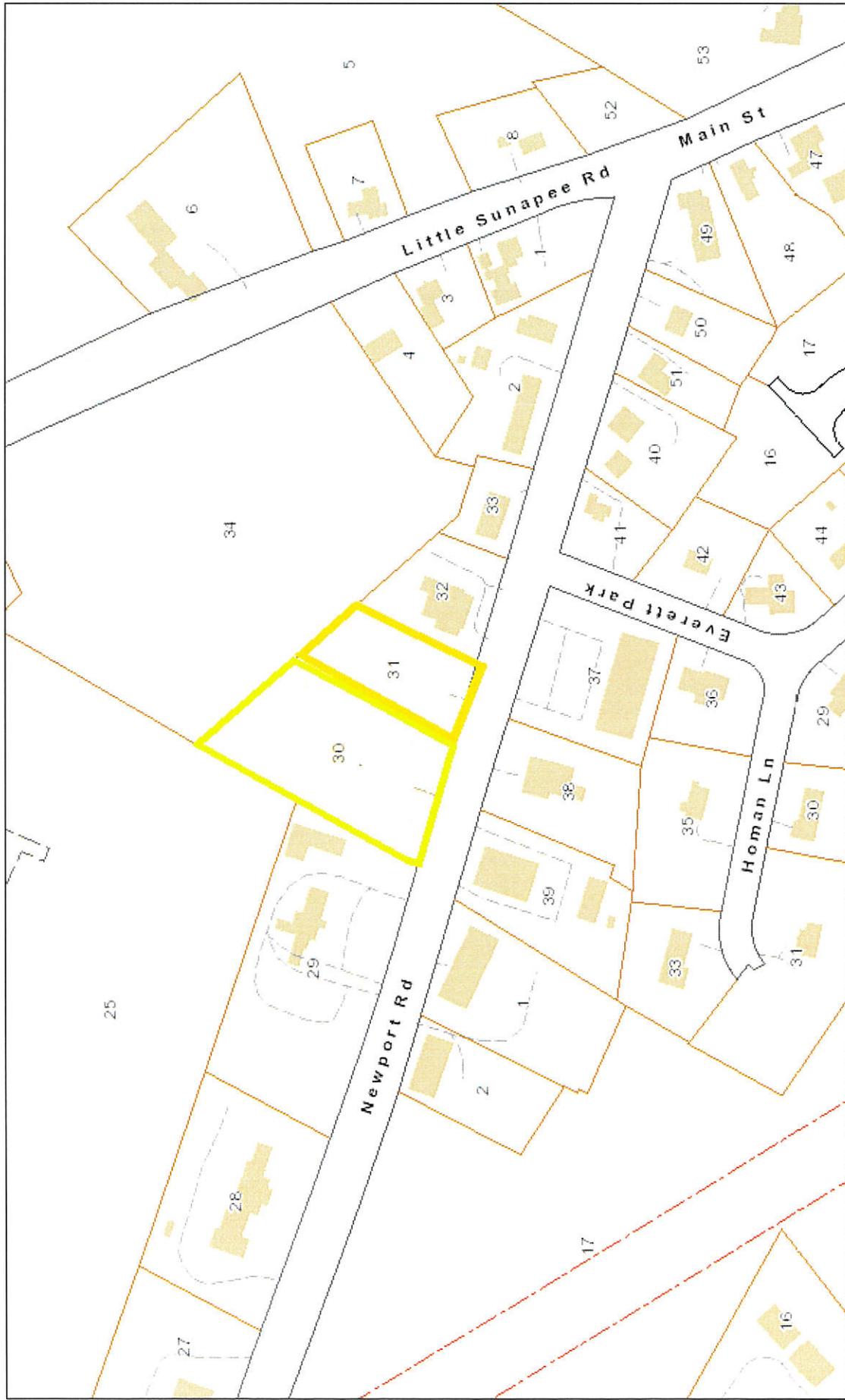


September 20, 2016

1 inch = 200 Feet



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.

**Harold F. Oberkotter Jr.
115 Island Creek Drive
Vero Beach, FL 32963**

September 16, 2016

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

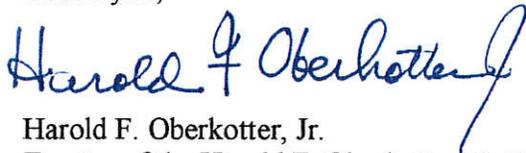
**Re: 86 and 98 Newport Road
Tax Map: 059, Lot 030 and Tax Map: 059, Lot 031**

To Whom It May Concern,

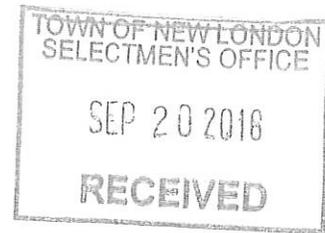
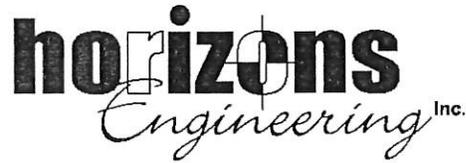
I, the undersigned, own the lots referenced above on Newport Road, New London, NH.

I have entered into a contract to sell the properties to a party planning to develop the lots and I hereby give my permission for the buyer, or their agent(s), to make application, attend hearings and present to the the town in order to gain the necessary permits and approvals for the development of the parcels.

Thank you,

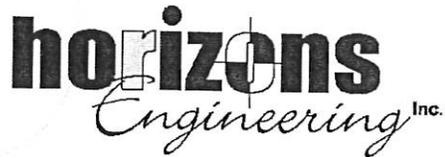
A handwritten signature in blue ink that reads "Harold F. Oberkotter, Jr." with a stylized flourish at the end.

Harold F. Oberkotter, Jr.
Trustee of the Harold F. Oberkotter, Jr. Revocable Trust



TOWN OF NEW LONDON DRAINAGE REPORT

COLONIAL PHARMACY
New London, New Hampshire



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**TOWN OF NEW LONDON DRAINAGE REPORT
FOR
COLONIAL PHARMACY
NEW LONDON, NH**

SEPTEMBER 2016

**PROJECT NUMBER 16826
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Horizons Engineering, Inc.**

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Newport, VT 05855
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