

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

PLANNING BOARD  
NEW LONDON, NH

DATE APPLICATION FILED: 10/19/2016

APPLICATION FOR:

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

NAME OF APPLICANT: MATT CONWAY  
 ADDRESS: 756 SEAMANS RD, NEW LONDON, NH 03257

DAYTIME PHONE NUMBER: 603-340-1974 FAX: 603-526-6012

NAME OF PROPERTY OWNER: MATTHEW T. CONWAY, LLC  
 (If other than applicant)

ADDRESS: 756 SEAMANS RD, NEW LONDON, NH 03257

DAYTIME PHONE NUMBER: 603-340-1974 FAX: 603-526-6012

LOCATION OF PROPERTY: 374 MAIN STREET, NEW LONDON, NH UNIT 1

TAX MAP/Lot: 087-003-000 ZONE DISTRICT: \_\_\_\_\_

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: MIXED USE COMMERCIAL + RESIDENTIAL RENTAL PROPERTY

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 MAIN STREET  
 State Highway \_\_\_\_\_

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

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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:

- Pleasant Lake - Blackwater River
- Little Lake Sunapee/Murray Pond
- Goose Hole Pond
- Otter Pond

- Lake Sunapee
- Lyon Brook/Kezar Lake
- Messer Pond/Clark Pond/Kezar Lake

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.

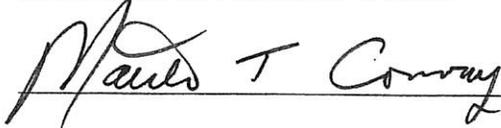
I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

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: 10/19/2016

SIGNATURE OF PROPERTY OWNER



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

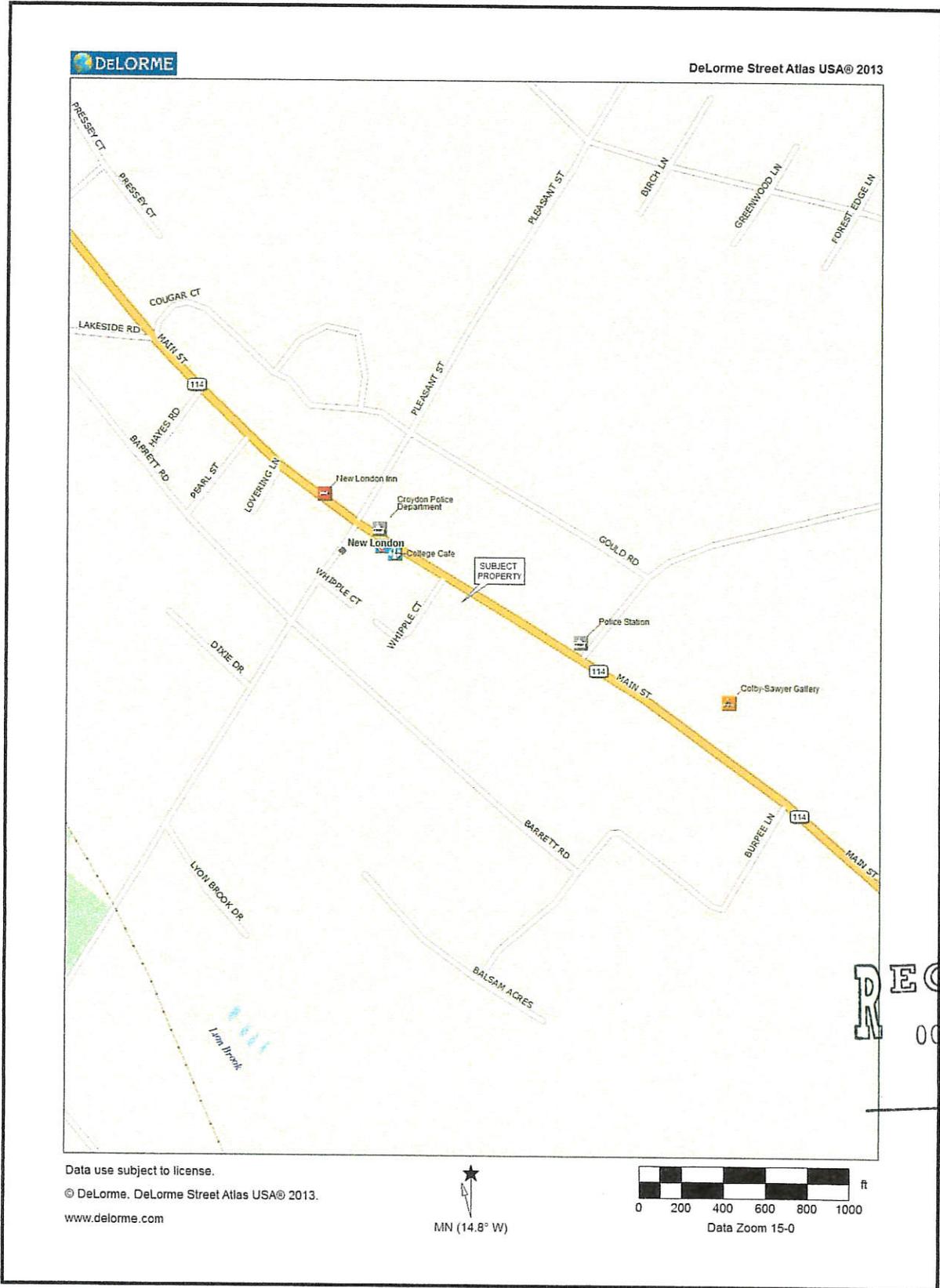
\_\_\_\_\_

## Executive Summary, 374 Main Street, Unit 1

- CB Coburn Fine Gifts & Candy occupies 1,378 square feet as Unit 1 of a mixed use rental property located at 374 Main Street
  - Current business conducted by CB Coburn is retailing gifts, apparel, cards, kitchen items, bath & body products, candy, and fine chocolates
- The other tenants include:
  - Dead River Oil Company
  - A Vision Ahead Hair Salon
  - 3 residential apartments
  - All 6 units are protected against fire damage by a centrally monitored fire alarm system, with a total of 78 smoke and heat detectors throughout the building
  - All 6 units have 2 walk out doors to allow flexibility for fire escape
- We are presenting our plan to remove many of our retail items and to reallocate the space to allow the addition of a "Coffee Café" within the existing unit
  - We would sell a limited selection of retail items that complement the Coffee Café
    - Candy and Fine Chocolates
    - Mugs, food items, kitchen
  - We would like to include 16 seats for the café – shown on diagram, subject to change
  - All changes will be minor renovations to the inside of the unit only. Refer to previous Site Plan for Exterior
- We have a 29' wide driveway that allows for delivery trucks and emergency vehicles
- We have 16 parking spaces in our parking lot at the rear of the building
  - One of the parking spaces is built specifically for large trucks including delivery trucks.
  - Parking Requirements:
    - CB Coburn Café (.3 parking spaces per customer seat) = 5 spaces
    - Dead River Oil Company (4 parking spaces per 1,000 sq ft) = 4 spaces
      - Very low customer traffic, average of 3 visitors per day
    - A Vision Ahead Hair salon (4 parking spaces per 1,000 sq ft) = 2 spaces
    - 3 residential apartments (2 parking spaces per unit) = 6 spaces
      - Residential Tenants are parked when businesses are closed – they are at work during business hours
    - Total parking spaces required is 17 spaces
    - We have a total of 16 spaces, and are asking the Planning Board to provide a waiver for the Site Plan requirements for 1 parking space
    - We believe that a Coffee Café will help New London become a more liveable, walkable town, and will offer a service and product that is demanded by a wide cross section of consumers
      - A large percentage of our customers will be walking to our location
      - Parking spaces include a truck space, and we have a large turn around area for trucks to deliver and leave without backing in from Main Street
- Hours of operation will be 8:00 am through 2:00 pm, Monday through Saturday
- We anticipate having 2 employees on site during these hours

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# NEIGHBORHOOD MAP



AERIAL MAP



**PHOTOGRAPHS OF SUBJECT PROPERTY**

**Taken By: Mr. Timothy R. Daniels, on October 10, 2013**



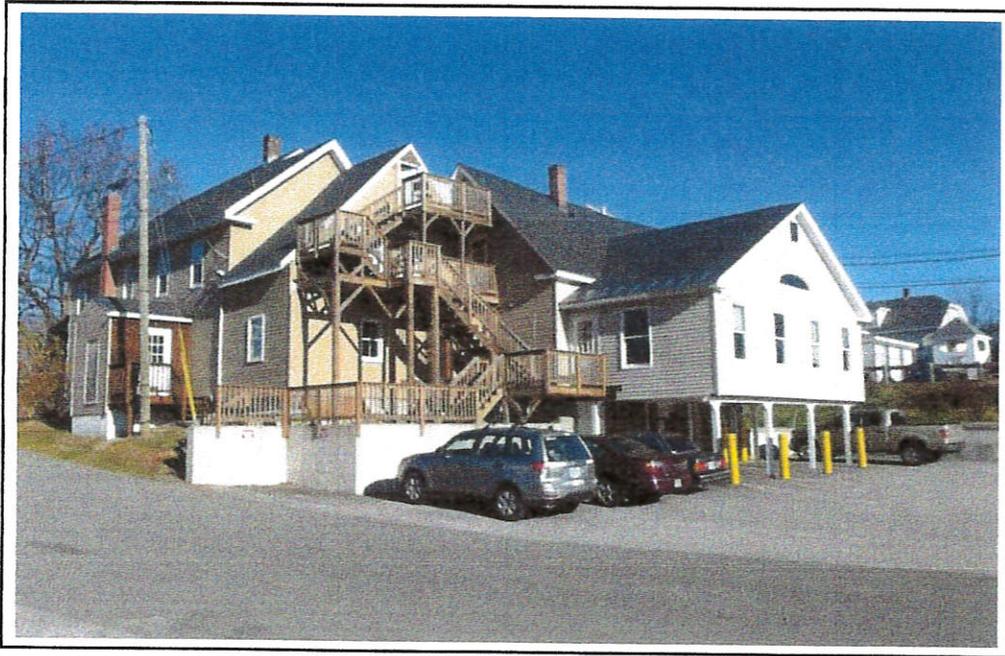
Identification: Front/side of the subject property



Identification: Front/side of the subject property

**PHOTOGRAPHS OF SUBJECT PROPERTY**

**Taken By: Mr. Timothy R. Daniels, on November 04, 2013**



Identification: Back/side of the subject property

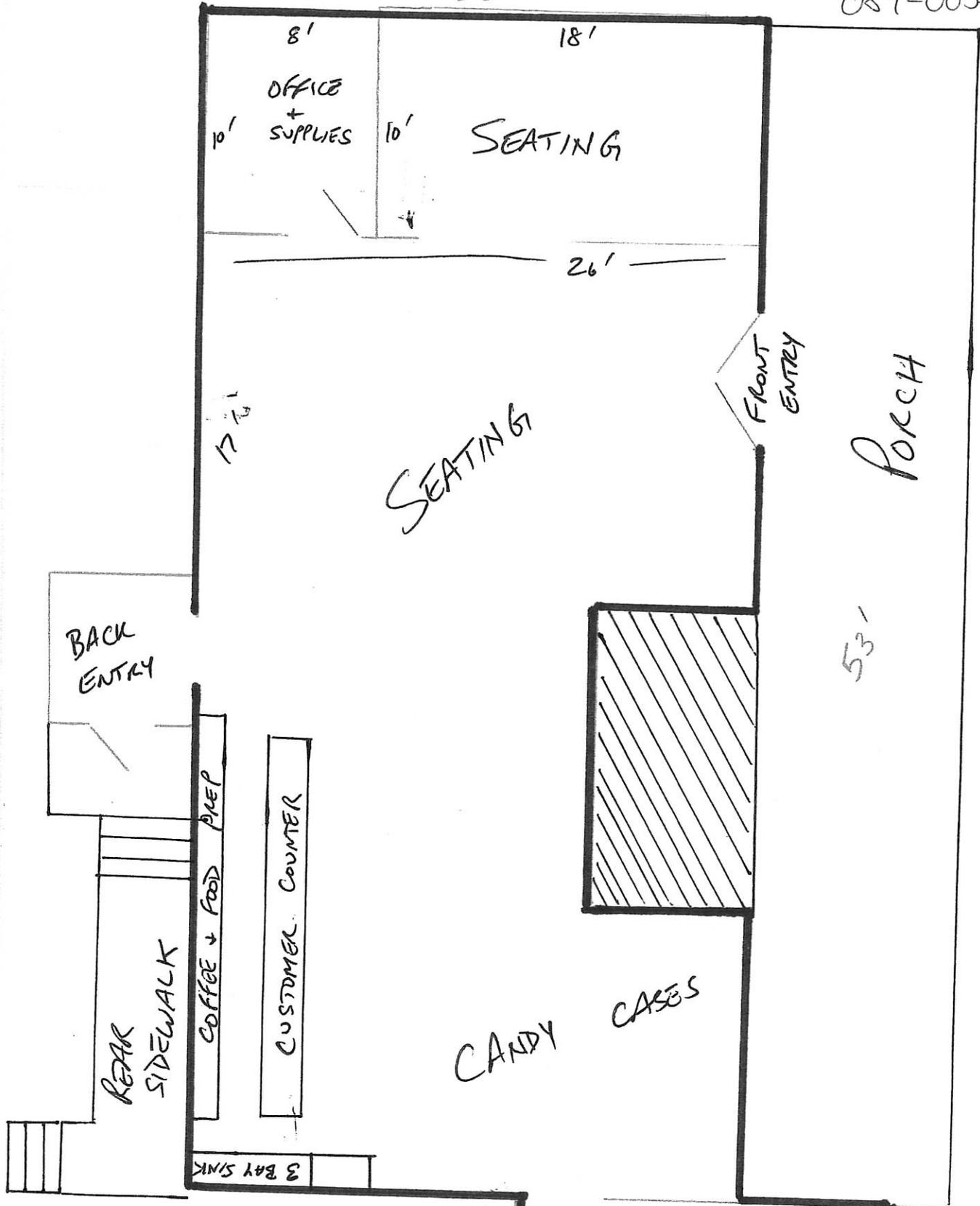


Identification: Back/side of the subject property

Main Street 26'

TM 084-003-000

DRIVEWAY



TRUCK SPACE  
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PARKING LOT

MOP ROOM WILL SWITCH WITH EXISTING BATHROOM



# Conway 084-003-000

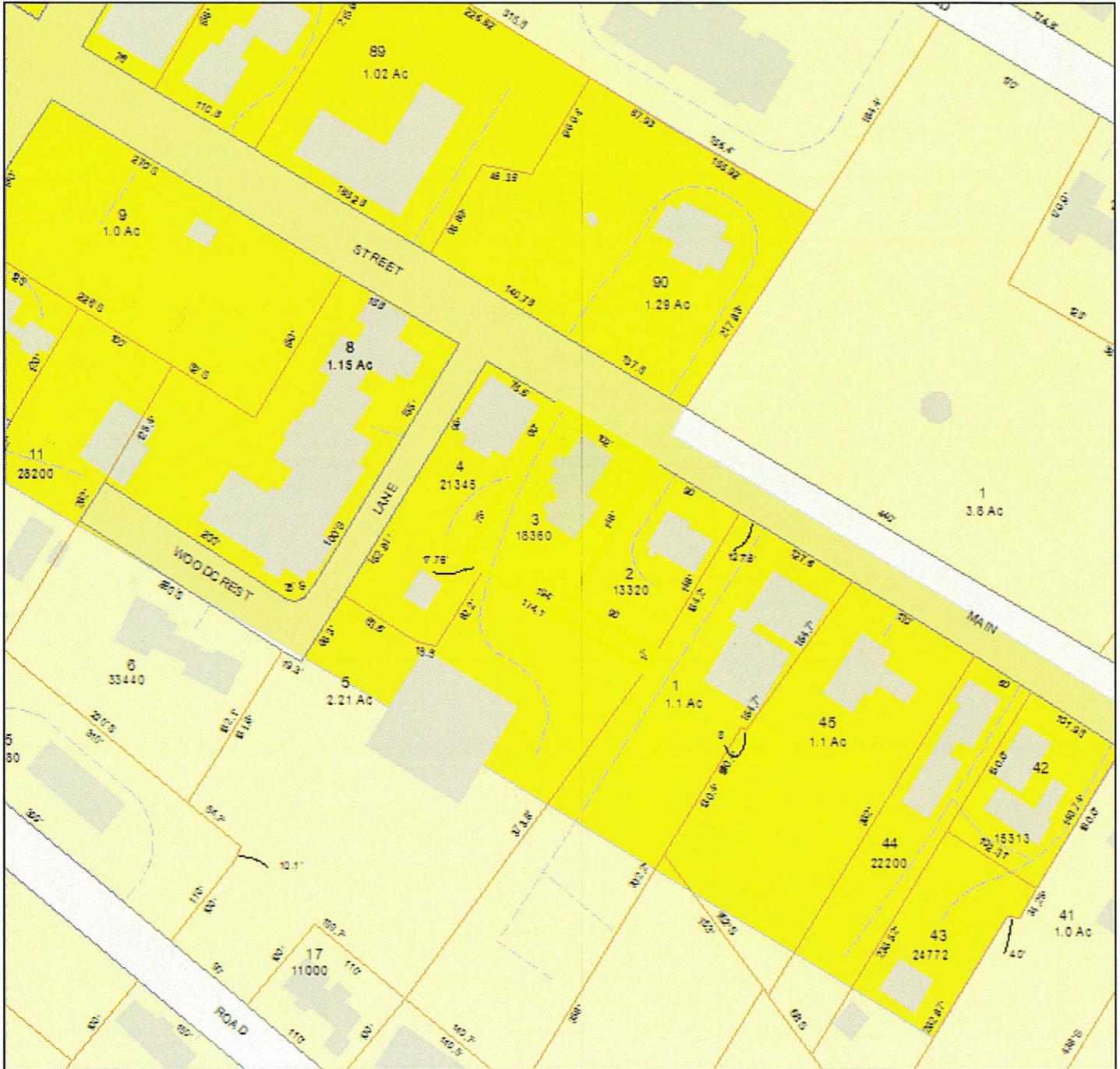
Tri Town, NH



October 25, 2016

1 inch = 134 Feet

www.cai-tech.com



	PROPERTYLINE		Right of Ways
	ROAD		X
	DW		COMMERCIAL
	New London Buildings		R-1

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.

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
CONWAY MATTHEW LLC	4 Rolling	2 Public Water 3 Public Sewer	1 Paved	4 Bus. District	COMMERC. COM LAND	Code 0322 Appraised Value 331,900 Assessed Value 220,100	Code 0322 Appraised Value 331,900 Assessed Value 220,100
NEW LONDON, NH 03257	SUPPLEMENTAL DATA						
Additional Owners:	Other ID: 00084 00012 00000						
	ZONE MP UTILITY WF Ward W/P Prec. CONSERVA ROADFF						
	GIS ID: 084-003-000						



RECORD OF OWNERSHIP	BR-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value
CONWAY MATTHEW LLC	2496/1611	05/01/2003	Q	1	482,500	00	2016 0322	331,900	2015 0322	331,900	2015 0322	331,900
ASH C & AM HERNANDEZ F &	1662/0219	07/01/1987	Q	1	303,000	00	2016 0322	220,100	2016 0322	220,100	2015 0322	220,100
Total: 552,000												

EXEMPTIONS			OTHER ASSESSMENTS			APPRaised VALUE SUMMARY		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
NBHD/SUB					TRACING			
77/A					BATCH			
C B COBURN CO OBI = BRKN								
2 BOILRS SM ORP CLGS								
4 RETAIL 3 APTS UPRR FLS								
CB COBURN GIFTS								
IS 1ST FL. TENANT.								
NOTES								
3-UPPER RESIDENTIAL APTS.								
3 APTS-1BR,2BR,2BR PER OWNER								
SFB=OWNERS OFFICE.								
4/08 DNPJ WDK APT ENTRIES								
Total:								

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
07-075	07/16/2007	11	Commercial	0	04/23/2008	100	04/01/2008	various minor alteration:	04/23/2008					BUILDING PERMIT
									09/29/2005					DF IN FIELD REVIEW
									03/26/2003					MG MEASURE
									01/07/2003					DG ML MEASURE & LIST
									04/30/1990					TB ML MEASURE & LIST

BUILDING PERMIT RECORD																			
LAND LINE VALUATION SECTION																			
B Use # Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value		
1	0322 STORE/SHOP MDL-94	C	102		18,295	SF	4.22	1.0000	4	1.0000	0.95	77	3.00	(ROW)		N	0.000	12.03	220,100
Total Card Land Units: 0.42 AC Parcel Total Land Area: 0.42 AC																			
Total Land Value: 220,100																			

VISIT/CHANGE HISTORY														
Date	Type	IS	ID	Cd.	Purpose/Result									
04/23/2008					BUILDING PERMIT									
09/29/2005					DF IN FIELD REVIEW									
03/26/2003					MG MEASURE									
01/07/2003					DG ML MEASURE & LIST									
04/30/1990					TB ML MEASURE & LIST									

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	80		Stores/Apt Com				
Model	94		Commercial				
Grade	06		Above Avg				
Stories	2						
Occupancy							
Exterior Wall 1	26		Aluminum Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphl/F Gls/Cmp				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2	05		Drywall/Sheet				
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	01		None				
Bldg Use	0322		STORE/SHOP MDL-94				
Total Rooms	00						
Total Bedrms	00						
Total Baths	00						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Prtss	02		AVERAGE				
Wall Height	9						
% Conn Wall	0						

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	2 STORY CHI			B	1	4,000.00	1992	2		100	2,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	2,764	2,764	2,764		272,778
EAF	Attic, Expansion, Finished	864	864	346		34,140
FAT	Attic, Finished	1,232	1,232	308		30,391
FCP	Carport	0	528	132		13,025
FEP	Enclosed Porch	0	32	21		2,072
FOP	Open Porch	0	320	80		7,894
FUS	Upper Story, Finished	1,232	1,232	1,232		121,563
SFB	Finish Walkout Bsmnt	864	864	691		68,182
UAT	Attic, Unfinished	140	140	14		1,381
UBM	Unfinished Basement	0	1,372	343		33,844
	<b>Ttl. Gross Liv/Lease Area:</b>	<b>6,956</b>	<b>9,348</b>	<b>5,931</b>		<b>588,773</b>

**MIXED USE**

Code	Description	Percentage
0322	STORE/SHOP MDL-94	100

**COST/MARKET VALUATION**

Adj. Base Rate:	98.67
Ner Other Adj:	588,773
Replace Cost	0.00
AYB	588,773
EYB	1880
Dep Code	1992
Remodel Rating	VG
Year Remodeled	
Dep %	44
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	56
Overall % Cond	329,700
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

