Proudstone Corporation/Peter Christains's/Edgewood Inn

195 Main Street Tax Map 073-077-000

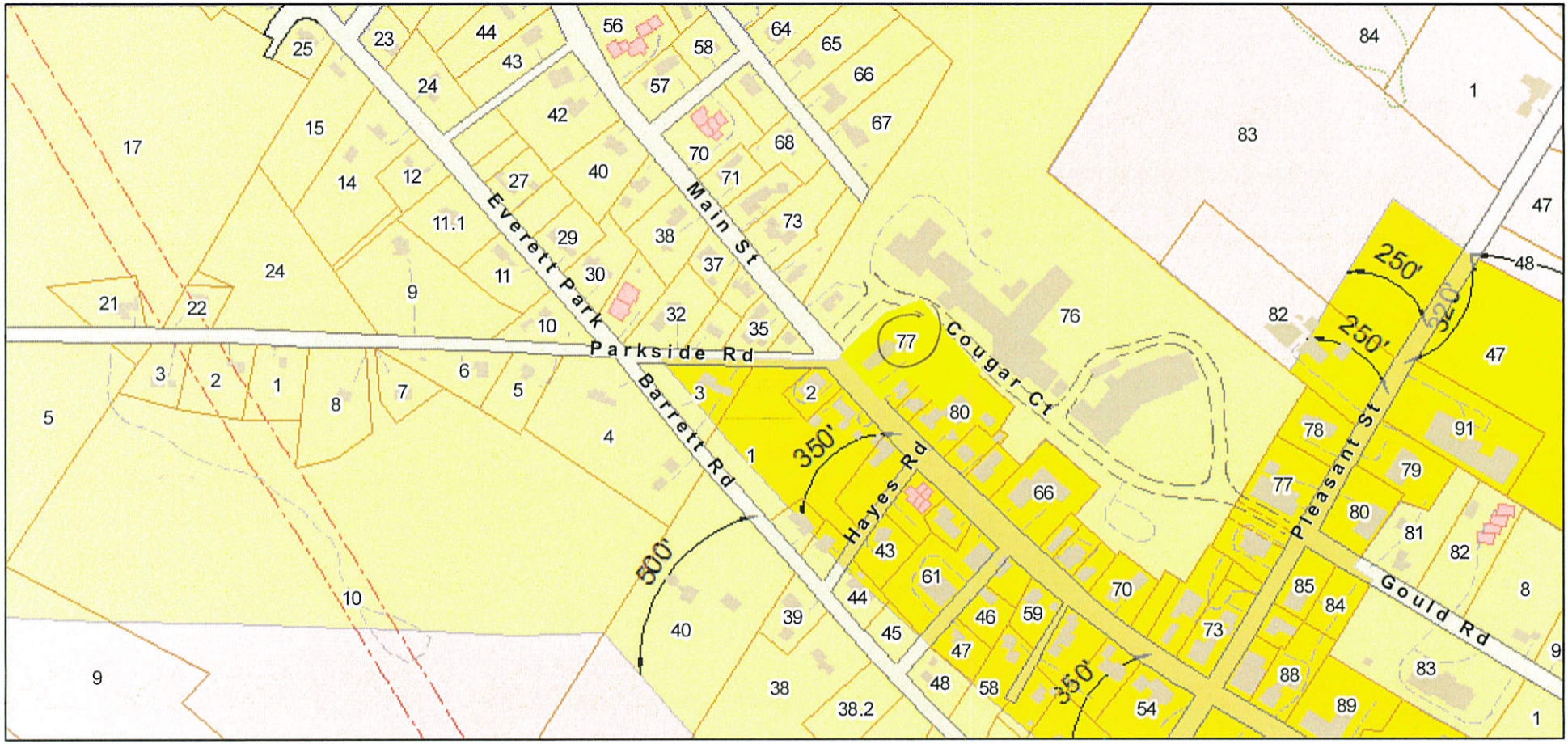
CAI Technologies

September 7, 2016

1 inch = 400 Feet

0 400 800 1200

www.cai-tech.com



COMMON	DW	New London Condos	Zone Arcs
PROPERTYLINE	ROAD-PVT-RW	New London Buildings	COMMERCIAL
ROAD	UTILITY	Right of Ways	R-1
ROAD-PVT-PAPER	WETLAND	Street Names	R-2

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.

Proudstone Corporation/Peter Christains's/Edgewood Inn

195 Main Street Tax Map 073-077-000

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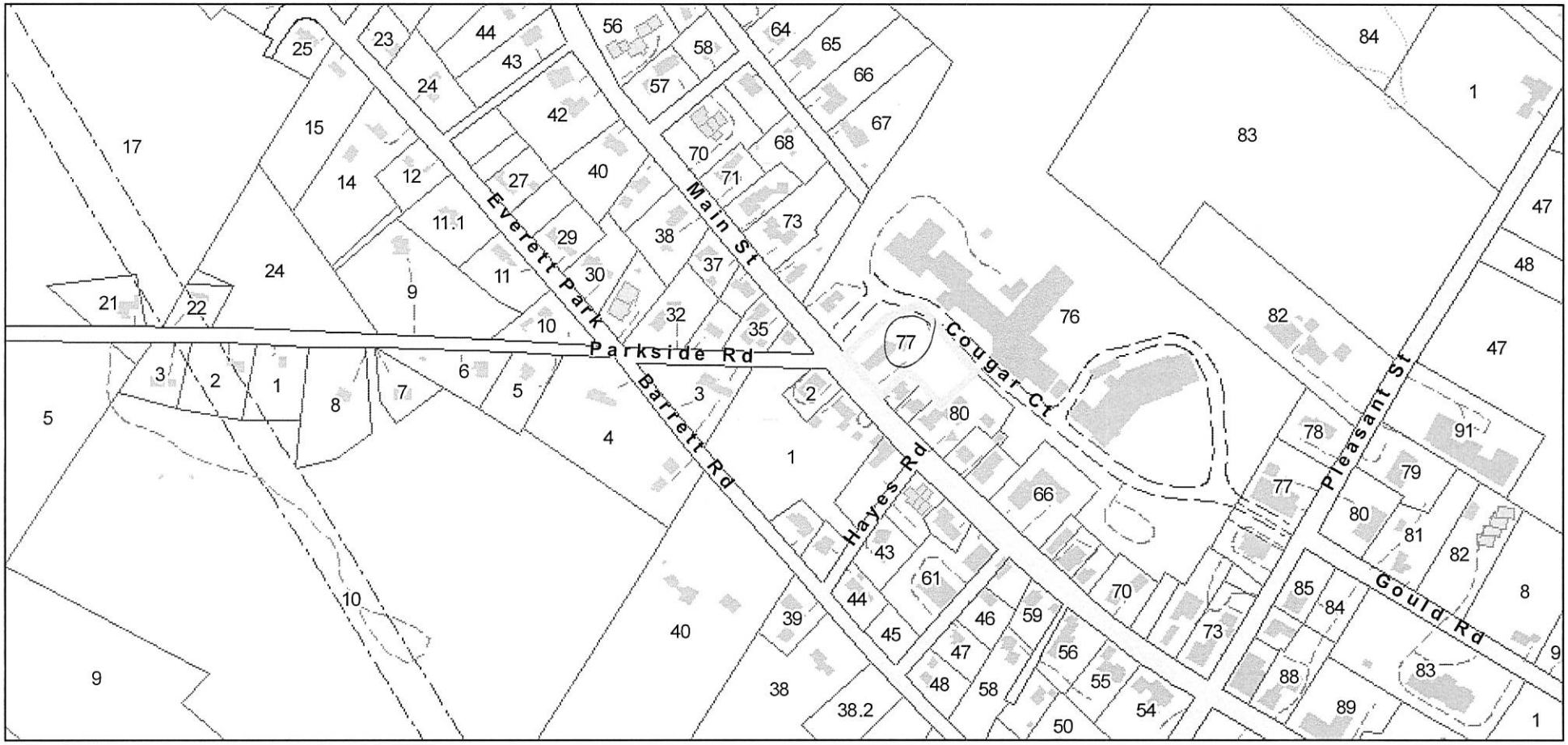


COMMON	DW	New London Condos
PROPERTYLINE	ROAD-PVT-RW	New London Buildings
ROAD	UTILITY	Right of Ways
ROAD-PVT-PAPER	WETLAND	Street Names

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.

Property Location: 195 MAIN STREET | MAP ID: 073/ 077/ 000/ / | Bldg Name: | State Use: 0326

Vision ID: 1103 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 08/16/2016 08:34

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PROUDSTONE CORP	4 Rolling	2 Public Water	1 Paved	4 Bus. District
11 ABBOTTVILLE ROAD		3 Public Sewer		
CONCORD, NH 03301				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	00073 00014 00000	Septic Infor	
ZONE		MP	
UTILITY		WF	
Ward		CONSERVAT	
Prec.			
ROADFF			
GIS ID: 073-077-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	0326	393,500	393,500
COM LAND	0326	260,100	260,100
COMMERC.	0326	17,300	17,300
Total		670,900	670,900

2119
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PROUDSTONE CORP	3209/ 888	08/23/2010	U	I	455,000	1I
TKR LLC					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	0326	393,500	2015	0326	393,500	2015	0326	393,500
2016	0326	260,100	2015	0326	260,100	2015	0326	260,100
2016	0326	17,300	2015	0326	17,300	2015	0326	17,300
	Total:	670,900		Total:	670,900		Total:	670,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.
			0	0
			0	0
			0	0
			0	0

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	388,500
Appraised XF (B) Value (Bldg)	5,000
Appraised OB (L) Value (Bldg)	17,300
Appraised Land Value (Bldg)	260,100
Special Land Value	0
Total Appraised Parcel Value	670,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**670,900**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
77/A				

NOTES

PETER CHRISTIAN'S-REST &
APTS-2 HTG SYSTM
20X30 STP=CONC NEW=16X16
3/3/95 COMP PER 5/94 BP
DI
7 APARTMENTS

OB7 ATTACHED TO BLDG
5BDRMS/2BATHS
6 LEGAL APTS COULD HAVE MORE BUT
CODE ISSUES
V.LOW BSMT

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/14/2010			NB	ML	MEASURE & LIST
09/09/2010			AR	AC	ADMIN DATA ENTRY
01/21/2003			DG	M	MEASURE
03/03/1995			DI	ML	MEASURE & LIST
07/21/1992			NB	ML	MEASURE & LIST

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	Frontage	Depth	Units		Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value
1	0326	REST/CLUBS	C	147		43,560	SF	1.99	1.0000	4	1.0000	1.00	77	3.00		N	0.000			5.97	260,100

Total Card Land Units: 1.00 AC | Parcel Total Land Area: 1 AC | Total Land Value: 260,100

Property Location: 195 MAIN STREET | MAP ID: 073/ 077/ 000/ / | Bldg Name: | State Use: 0326

Vision ID: 1103 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 08/16/2016 08:34

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	80		Stores/Apt Com
Model	94		Commercial
Grade	04		Average +
Stories	2		
Occupancy			
Exterior Wall 1	11		Clapboard
Exterior Wall 2	25		Vinyl Siding
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	02		Wall Brd/Wood
Interior Wall 2	06		Cust Wd Panel
Interior Floor 1	14		Carpet
Interior Floor 2	12		Hardwood
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bldg Use	0326		REST/CLUBS
Total Rooms			
Total Bedrms	00		
Total Baths	0		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtns	03		ABOVE AVERAGE
Wall Height	8		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

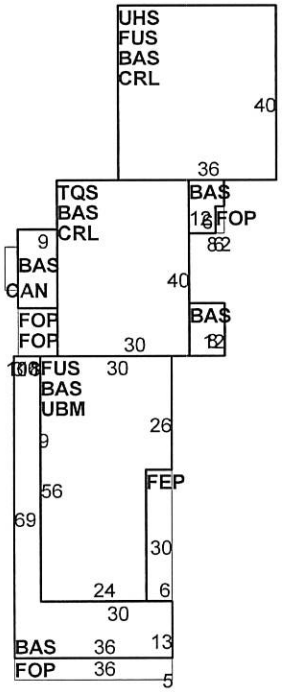
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
0326	REST/CLUBS	100

COST/MARKET VALUATION

Adj. Base Rate:	77.08
	777,090
Net Other Adj:	0.00
Replace Cost	777,090
AYB	1900
EYB	1989
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	50
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	388,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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
SHD1	SHED FRAME			L	150	20.00	2003		0		50	1,500
SHD1	SHED FRAME			L	448	20.00	2003		0		50	4,500
PAV1	PAVING-ASPH			L	10,000	1.50	2003		0		50	7,500
FOP	SCREEN HOUS			L	256	30.00	2003		0		50	3,800
CLR1	COOLER			B	120	25.00	1989		2		100	1,500
CLR1	COOLER			B	120	25.00	1989		2		100	1,500
FPL3	2 STORY CHIM			B	1	4,000.00	1989		2		100	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	5,286	5,286	5,286		407,429
CAN	Canopy	0	30	6		462
CRL	Crawl Space	0	2,640	0		0
FEP	Enclosed Porch	0	180	117		9,018
FOP	Open Porch	0	390	98		7,554
FUS	Upper Story, Finished	2,940	2,940	2,940		226,606
TQS	Three Quarter Story	900	1,200	900		69,369
UBM	Unfinished Basement	0	1,500	375		28,904
UHS	Half Story, Unfinished	0	1,440	360		27,748
	Ttl. Gross Liv/Lease Area:	9,126	15,606	10,082		777,090

4. The four angled parking spaces (east side of the property) be shown within the bounds of the property and these newly aligned parking spaces be clearly identified with pavement markings and direction of traffic flow in the aisles.
5. A revised plan be submitted reflecting the conditions of approval for the Planning Board's signature. **The motion was APPROVED UNANIMOUSLY.**

Conceptual discussion for a retail pharmacy business with a drive-thru. Oberkotter property located at 86 & 98 Newport Road. Tax Map 059-030 & 031-000. Zoned Commercial, Article VII, Commercial District.

Frank Anzalone, Architect and Will Davis, Horizons engineering presented a conceptual plan for a proposed 14,000 square foot, drive-thru retail pharmacy with approximately 60 parking spaces. The site has been surveyed and there are no wetlands. Working with NHDOT for the two new curb-cuts. Have been discussing the drainage system with Richard Lee, Public Works Director.

Comments from the Board, included potential to use pervious pavement, to create a walk-able store front, pathways leading to the retail store, crosswalk, shared parking, parking in the rea, landscaping features, and if any waivers would be requested. No action was taken, as this was just a conceptual presentation. Applicant anticipates submitting a Site Plan for review at the September meeting.

Conceptual discussion with John Chiarella. Kidder property located on South Pleasant Street. Tax Map 084-024-000. Approximately 20 acres. Zoned R1 & R 2, split zone.

There was no discussion, as no one was in attendance.

Other Business:

Tom Chadwick and Doug Dowe asked permission to speak to board on conceptual plan for the Peter Christian property on Main Street. Property located at 195 Main Street. Owned by Proudstone Corp. Chair Gorman granted 5 minutes time since this was not an item on the agenda. They explained they plan to convert the previously used rental apartment space to the former Edgewood Inn and Spa. The project would be done in phases. Phase 1 would be to reconfigure of the second floor from apartments to hotel space, along with this a medical spa is proposed for the first floor of the rear of the building, which is called the "annex building." Services performed in this area that will include Botox, laser hair removal and other therapeutic specialties. There will be major upgrades to the interior of the building and the patio will be placed at ground level. The core of the restaurant will not change but it will be expanded to the front of the building which is now occupied by a gift shop. No changes proposed to the parking site layout. It is the hope to recreate the ambiance of the Edgewood Inn from the past. Currently there are no residents in the building so there is not a relocation problem.

Comments from the Board were the apartments provided inexpensive work-force housing and this building fulfilled that need in the community. Lack of workforce housing opportunities in town.

CIP Subcommittee Update- Discussed the tour with Richard Lee, and upcoming meeting scheduled for September 19th.

Messer Pond Protective Association

Chair Gorman noted that the Messer Pond Protective Association recently completed a study and presented the information to the Planning Board, including suggesting ideas for possible zoning amendments, and other changes. Board discussed not enough time this year to propose any zoning amendments on these issues. Board suggested that a subcommittee of Planning Board, Conservation Commission and Lake Associations work on this over the next year.

Future Meeting Dates – Meeting Calendar to be updated per recent legislative changes and posted. Next meetings scheduled for September 20, 2016 at Whipple Memorial Town Hall and September 27, 2016 in the Sydney Crook Conference Room.

Motion to Adjourn

- ✓ MOTION TO ADJOURN the meeting at 8:30 PM. IT WAS MOVED (Liz Meller) AND SECONDED (Janet Kidder) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

Respectfully submitted,

Jennifer Vitiello,
Recording Secretary
Town of New London, NH

TOWN OF
NEW LONDON, NEW HAMPSHIRE
375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

NOTICE OF DECISION

New London Planning Board

RE: PROUDSTONE CORP. (PC'S)

FEBRUARY 22, 2011

MAP 073, LOT 077-000

You are hereby notified that on this date, the New London Planning Board reviewed a request by the Proudstone Corp, represented by Daren Sweat and Doug Dow, co-owners of the Corp, to waive full Site Plan Review for conversion of two existing spaces on the second floor of the building from office and retail storage, respectively, back to two separate efficiency apartments, as originally approved in 1991. A review of the site plan and the current mix of uses revealed a demand for 44 parking spaces and an existing site condition of 50 spaces available.

After hearing testimony regarding the proposed use, **by unanimous vote, the New London Planning Board APPROVED the applicant's request to waive the requirement for a full Site Plan Review, with the condition that the applicants complete a Fast Track Application for Site Plan Review and Certificate of Occupancy, approved by the Fire Chief for fire code compliance and approval of a plan for a phased automatic sprinkler system installation.**

Tom Cottrill, Chairman

APPROVED

TOWN OF
NEW LONDON, NEW HAMPSHIRE
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January 24, 2011

Sarah Cave
dba Gourmet Garden
PO Box 1646
New London, NH 03257

RE: Map 073, Lot 077-000, 195 Main Street, Site Plan Review & Certificate of Occupancy

Dear Sarah,

After reviewing the proposed change of tenant for the 300 square foot retail space at the front of the building (formerly Artisan's) with the Fire Chief and reviewing the most recent Site Plan Review for the property I am of the opinion that the subject space is in compliance with state and local fire codes and local zoning and site plan review regulations

Accordingly, pursuant to Article I, Section D of the New London Site Plan Review Regulations, this letter will serve as your Certificate of Occupancy for the front retail space at 195 Main Street to be used as Gourmet Garden. You must continue to comply with the requirements of the approved Site Plan and all applicable Fire Codes. Any deviation from the approved Site Plan, any change in occupancy of non-residential uses, or any change in layout of the facility will require further review and approval by the New London Planning Board.

If you have any questions regarding the review of your, please don't hesitate to call me. Thank your willingness to comply with Site Plan Review process and good luck with your endeavor.

Sincerely,

Peter S. Stanley, Planning & Zoning Administrator

CC: Tom Cottrill, Planning Board Chair
Jessie Levine, Town Administrator
Jason Lyon, Fire Chief
Amy Rankins, Land Use and Assessing Coordinator
Planning Board File/Tax File/eFile

TOWN OF
NEW LONDON, NEW HAMPSHIRE
375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

November 18, 2010

Dean Sweat & Douglas Dow
Proudstone Corp
11 Abbottville Road
Concord, NH 03301

RE: Map 073, Lot 077-000, 195 Main Street, Site Plan Review & Certificate of Occupancy

Dear Dean & Doug,

After reviewing the proposed change of tenant for the 300 square foot retail space at the front of the building (formerly Artisan's) with the Fire Chief and reviewing the most recent Site Plan Review for the property I am of the opinion that the subject space is in compliance with state and local fire codes and local zoning and site plan review regulations

Accordingly, pursuant to Article I, Section D of the New London Site Plan Review Regulations, this letter will serve as your Certificate of Occupancy for the front retail space at 195 Main Street to be used as PC's Specialty Foods. You must continue to comply with the requirements of the approved Site Plan and all applicable Fire Codes. Any deviation from the approved Site Plan, any change in occupancy of non-residential uses, or any change in layout of the facility will require further review and approval by the New London Planning Board.

If you have any questions regarding my review of the site, please don't hesitate to call me. Thank your willingness to comply with Site Plan Review process and good luck with your endeavor.

Sincerely,

Peter S. Stanley, Zoning Administrator

CC: Tom Cottrill, Planning Board Chair
Ken McWilliams, Town Planner
Jessie Levine, Town Administrator
Jason Lyon, Fire Chief
Amy Rankins, Land Use and Assessing Coordinator
Planning Board File/Tax File/eFile

TOWN OF
NEW LONDON, NEW HAMPSHIRE
375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

October 15, 2010

Douglas Dow
Proudstone Corp
11 Abbottville Road
Concord, NH 03301

RE: Map 073, Lot 077-000, 195 Main Street, Site Plan Review & Certificate of Occupancy

Dear Doug,

After reviewing the most recent site plan approvals for the subject property, the site is currently approved for a 118 seat restaurant (PC's), a 336 square foot retail space at the front of the building (occupant TBD and subject to this same review and approval), and 6 apartments (what appears to be two 2 bedroom, two 1 bedroom and 2 efficiency units). The parking requirements for the current mix of approved uses totals 45 spaces, and 48 spaces are available. In theory, this leaves room for some expansion in seating at the restaurant or some increase in the number of apartments, but any changes from the current mix of uses or layout of the building are subject to Planning Board review and approval, building permits, etc.

In addition, the Fire Chief has inspected the premise and indicates that the level of fire code compliance is sufficient for occupancy of the facility at this time, with the current mix of approved uses. However, this Certificate of Occupancy is granted contingent on the Fire Department receiving both plans and a timetable for installation of an automatic sprinkler system at the facility no later than January 1, 2011.

Accordingly, pursuant to Article I, Section D of the New London Site Plan Review Regulations, this letter will serve as your Certificate of Occupancy for the property at 195 Main Street. You must continue to comply with the requirements of the approved Site Plan and all applicable Fire Codes. Any deviation from the approved Site Plan, any change in occupancy of non-residential uses, or any change in layout of the facility will require further review and approval by the New London Planning Board.

If you have any questions regarding my review of the site, please don't hesitate to call me. Thank your willingness to comply with Site Plan Review process and good luck with your endeavor.

Sincerely,

Peter S. Stanley, Zoning Administrator

CC: Tom Cottrill, Planning Board Chair
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