

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: _____

RECEIVED
AUG 29 2016

APPLICATION FOR:

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

NAME OF APPLICANT: Proudstone Corp.

ADDRESS: PO Box 1973, New London, NH 03257

DAYTIME PHONE NUMBER: 603-454-8754 FAX: 603-526-8639
454

NAME OF PROPERTY OWNER: _____
(If other than applicant)

ADDRESS: _____

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 195 Main Str

TAX MAP/Lot: 073 077 000 ZONE DISTRICT: Commercial 1

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: RESTAURANT, RETAIL
Med-Spa Facility, 6 Room Inn, 1 Apartment

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 ROUTE 114

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:

- 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.

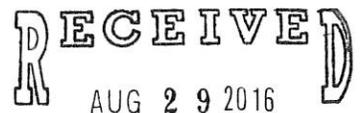
In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

DATE: 8/29/16

SIGNATURE OF PROPERTY OWNER



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



Proudstone Corporation
Executive Summary
Peter Christian's Building Renovation and Change of Use
195 Main Street, New London

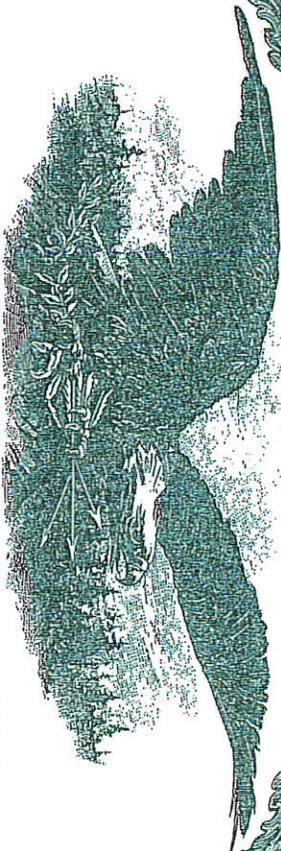
Summary:

- Conversion of Peter Christian's building back into the Edgewood Inn, with an Owner's apartment and Medical Spa Facility.
- Proposal and plans are for 6 hotel rooms. Hours of operation are dictated by guests potentially staying 7 days a week, 24 hours a day.
- Tom and Paige Chadwick will be moving into the Owner's Apartment as their primary residence, and to oversee hotel operations. An owner will be onsite most days.
- Paige Chadwick, RN, MSN, FNP – is proposing the establishment of a Medical Spa Facility, to include non-surgical cosmetic and esthetic services to guests and the community. Operating hours will start as appointment only with the goal of operating 20 hours per week, hours to be determined based on demand. There are no immediate plans for any employees.
- We expect hotel operations to only need 1-2 employees working at any time (concierge, housekeeping).
- Traffic could increase nominally from the prior use as 6 apartments. The increase would stem from the Med Spa and Owner's Apartment. An updated parking analysis has been included on the Site Plan. Traffic could also be nominally reduced based on the vacancy rate of the Inn.
- There are no unusual demands for utility services. There are no proposed traffic pattern changes, or other changes to the site plan. Water and sewer is provided by the Town. A sign plan will be proposed at a future meeting prior to commencing operations.

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AUG 29 2016

NUMBER 2

PAID UP 50



INCORPORATED UNDER THE LAWS OF THE STATE OF NEW HAMPSHIRE

Proudstone Corp

The Corporation is authorized to issue 100 Common Shares - No Par Value

Mr. Douglas Dow

DOUGLAS DOW

FIFTY (50)

is the owner of

non-assessable Shares of the above Corporation, transferable only on the books of the Corporation by the holder hereof in person or by duly authorized Attorney upon surrender of this Certificate properly endorsed.

I, Mr. Winous Woodcock, the said Corporation, has caused this Certificate to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation.

W. Woodcock



NUMBER

SHARES

50



INCORPORATED UNDER THE LAWS OF THE STATE OF NEW HAMPSHIRE

Proudstone Corp

The Corporation is authorized to issue 100 Common Shares - No-Par-Value

This Certificate that

THOMAS M. CHADWICK

FIFTY (50)

is the ownership

non-assessable Shares of the above Corporation, transferable only on the books of the Corporation by the holder hereon in person or by duly authorized Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation.

Dated July 29, 2016

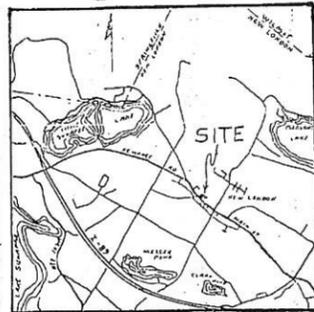
Douglas C. Dow

SECRETARY-TREASURER

Douglas C. Dow

PRESIDENT



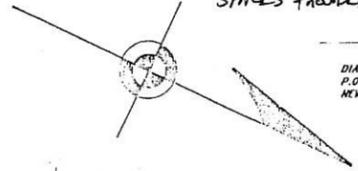


73-12
MARGARET & EDWARD A. DEXTER, JR.
P.O. BOX 405
NEW LONDON, N.H. 03257

COMMERCIAL
DIXTERS JEWELRY

Parking Analysis

USE	M.N. STD SPACES	SPACES REQUIRED
6 HOTEL ROOMS	1.25	7.5
OWNER'S APT	2.0	2.0
MED SPACE	1000 sq ft	4.0
GOURMET GARDENS	FI SPACE	4.0
RESTAURANT:		
91 YEAR-ROUND SEATS	.3	27.3
25 SEASONAL SEATS	.3	7.5
TOTAL		49
		SPACES PROVIDED 50



73-15
DIANE B. & ARTHUR J. DORLEY
P.O. BOX 63
NEW LONDON, N.H. 03257

NEW LONDON HARDWARE
073-077-000

SNOW REMOVAL:
Parking Lot Area - 22,900 SQ. FT.
15% Required for snow removal - 3,435 SQ. FT.
Total area provided - 5356 SQ. FT.

TRAFFIC CONTROL:
1. Arrows painted on blacktop surfaces.
2. Stanchions with one way and wrong way installed at aisles where needed.
3. "No parking" signs along inn side of parking lot.

LOTS WITHIN 200 FT. NOT SHOWN ON SITE PLAN:
73-51
GLENDA S. & ROBERT T. COTTRILL
R.R. 1 BOX 2460
NEW LONDON, N.H. 03257

84-61
EVERETT HOUSE PARTNERSHIP
C/O SHEER & McCRYSTAL, INC.
P.O. BOX 1500
NEW LONDON, N.H. 03257

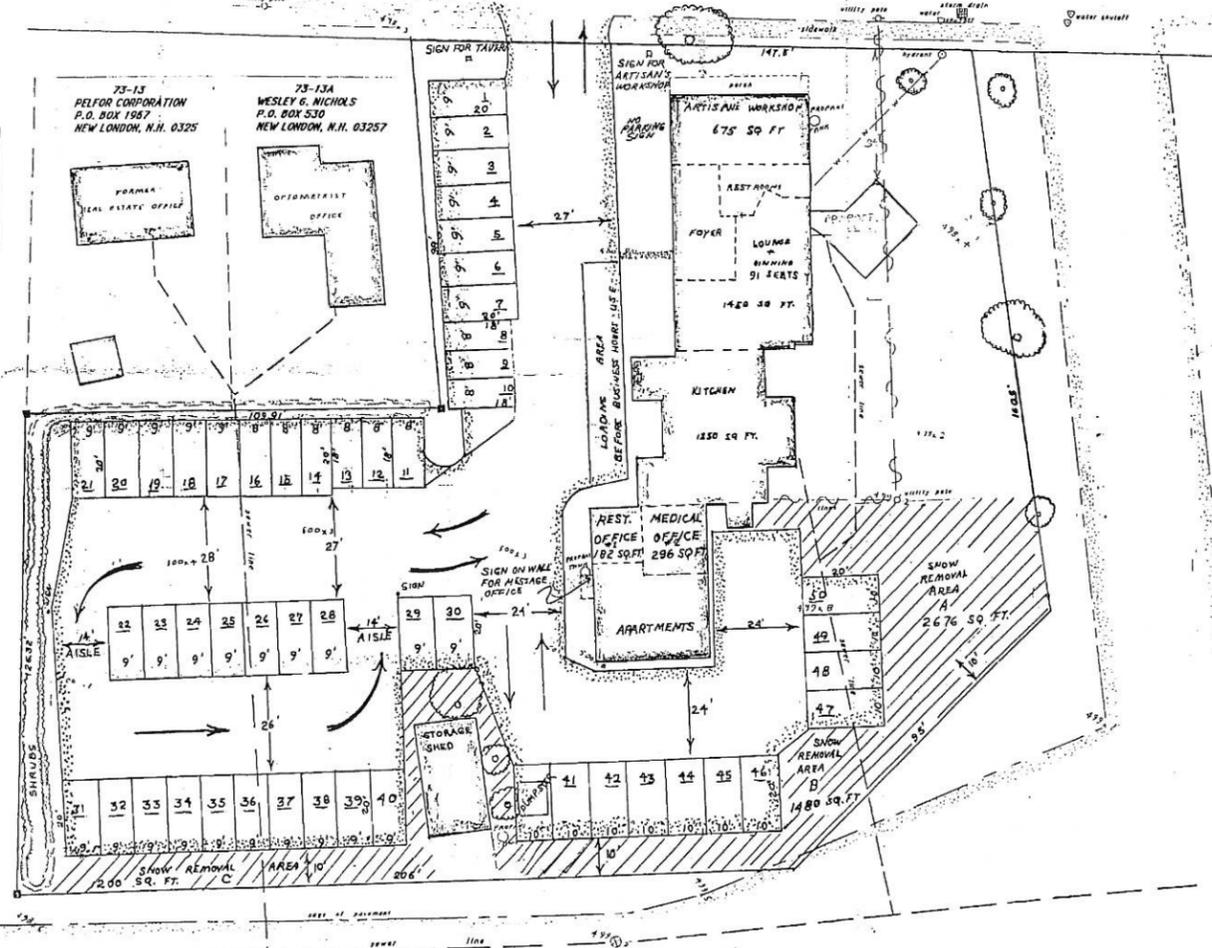
84-63
I.O.F. HALL
P.O. BOX 823
NEW LONDON, N.H. 03257

84-62
RALPH B. FIFIELD
P.O. BOX 535
NEW LONDON, N.H. 03257
COMMERCIAL

73-54
JANET A. BOWMAN
P.O. BOX 486
NEW LONDON, N.H. 03257
RESIDENTIAL

73-53
FRED W. SALVATORIELLO
P.O. BOX 751
HANOVER, N.H. 03755
COMMERCIAL AND RESIDENTIAL

73-52
HARRIETT G. KIDDER
P.O. BOX 99
NEW LONDON, N.H. 03257
RESIDENCE



73-11
KEARSAGE REGIONAL SCHOOL DISTRICT
P.O. BOX 2330
NEW LONDON, N.H. 03257

73-16
CORA K. & LELAND E. WELCH
MAIN ST.
NEW LONDON, N.H. 03257

SAU #65
OFFICE

RECEIVED
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CHANGE OF BUILDING USE:
Conversion of 478 sq. ft. first floor 1 bedroom apartment rental unit to two offices.
Office # 1 182 sq. ft. to be used for restaurant purposes only.
Office # 2 296 sq. ft. rental unit to be used as a Therapeutic Massage Office.

REQUIRED REVISIONS OF SITE PLAN:
1. Updated Parking Analysis.
2. Signs for Office # 2 to be mounted on the building by entrance door as indicated on plan.
3. Letter of understanding that any use of Office # 1 other than restaurant business must have prior approval of the Planning Board.
4. All other provisions of the June 1986 Site Plan remain the same and in force.

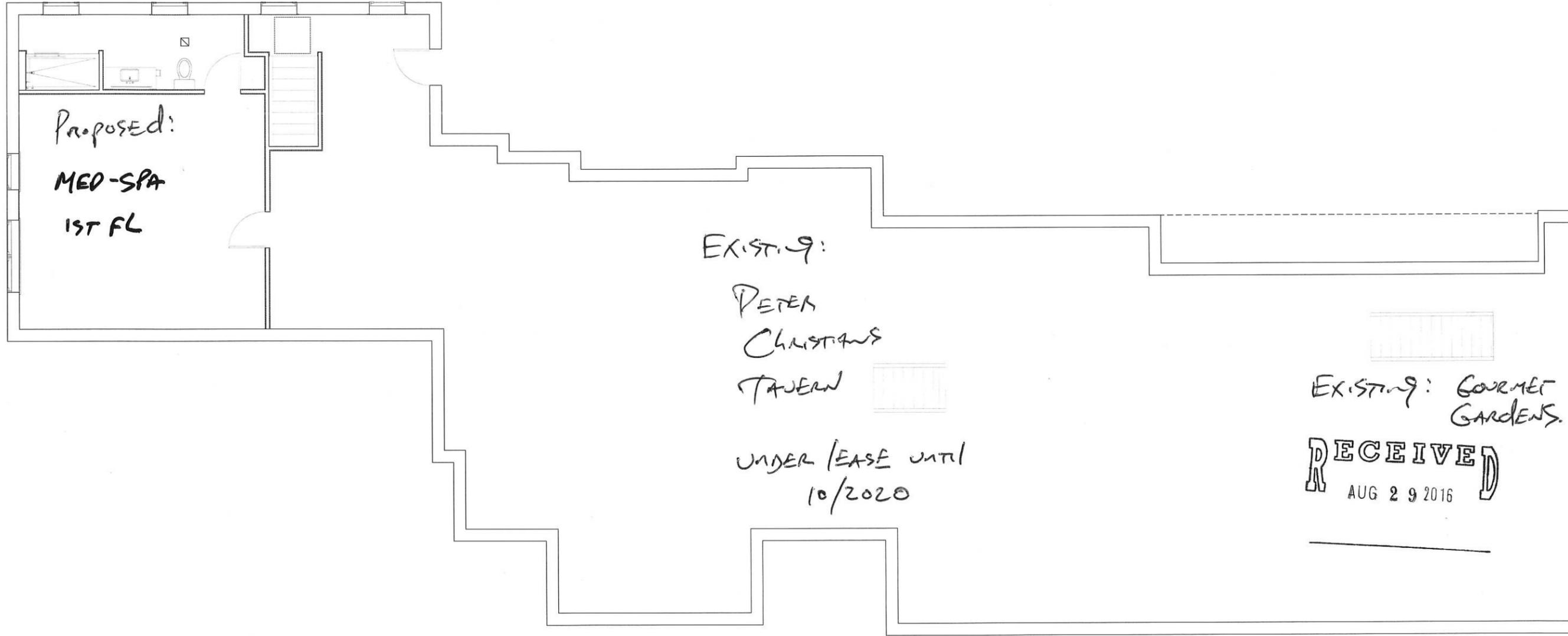
SITE PLAN

UPDATED PARKING ANALYSIS
CHANGE OF BUILDING USE

PREPARED FOR
PETER CHRISTIAN'S TAVERN
186 MAIN NEW LONDON, N.H.



PREPARED BY L. FRED FREDRICKSON
FROM JUNE 1986 SITE PLAN BY KEARWOOD, INC., WILMOT, N.H. 03287



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PLAN  NORTH  **First**
SECOND LEVEL SCHEMATIC HVAC
1/4" = 1'-0"

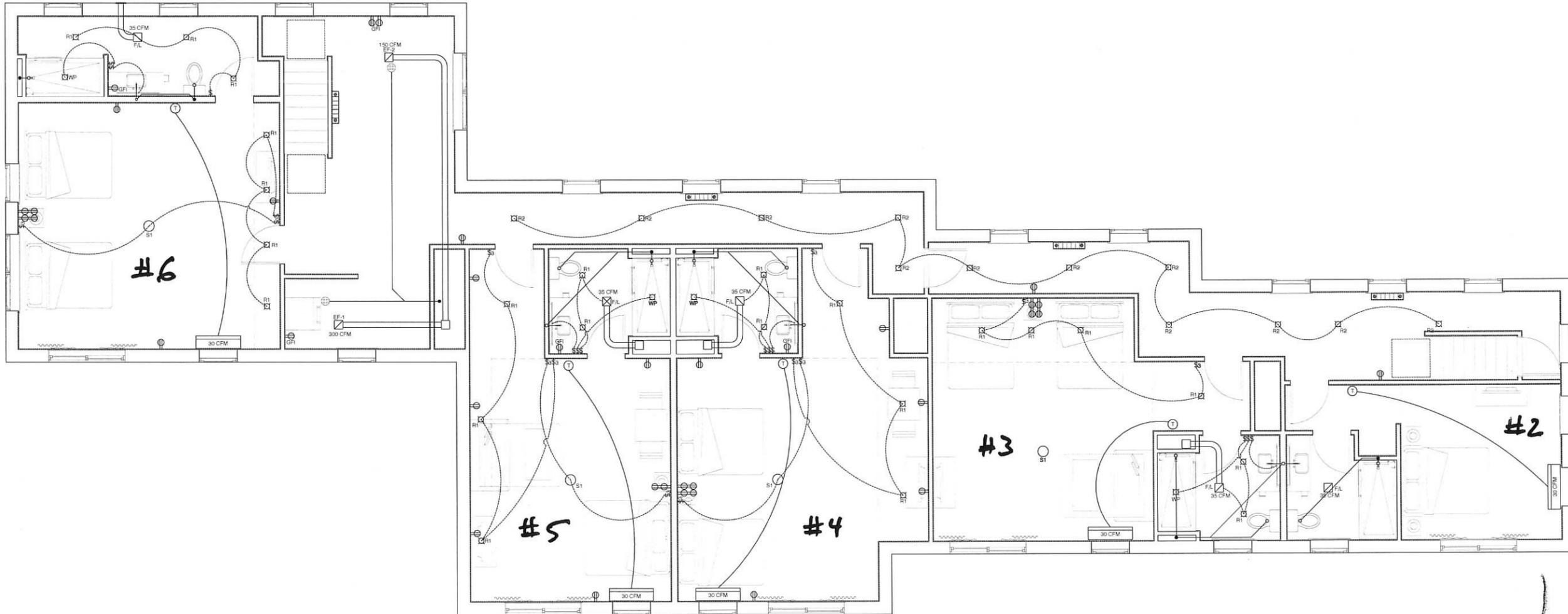
REVISION:

ISSUED:
08-22-16 CONCEPTUAL PLANS

DRAWN BY: DCD

PROPOSED FIRST
LEVEL
MEP PLANS

SHEET NO.
M1.01



PLAN  NORTH 1 SECOND LEVEL SCHEMATIC HVAC
 1/4" = 1'-0"

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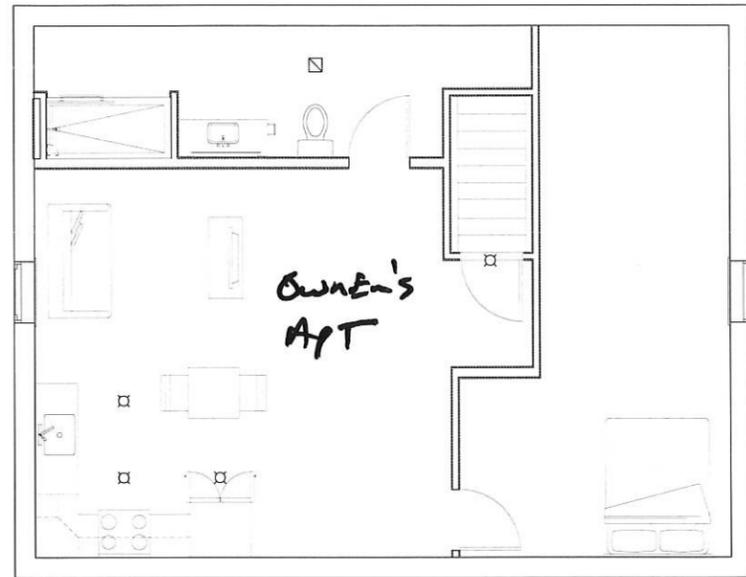
REVISION:

ISSUED:
 08-22-16 CONCEPTUAL PLANS

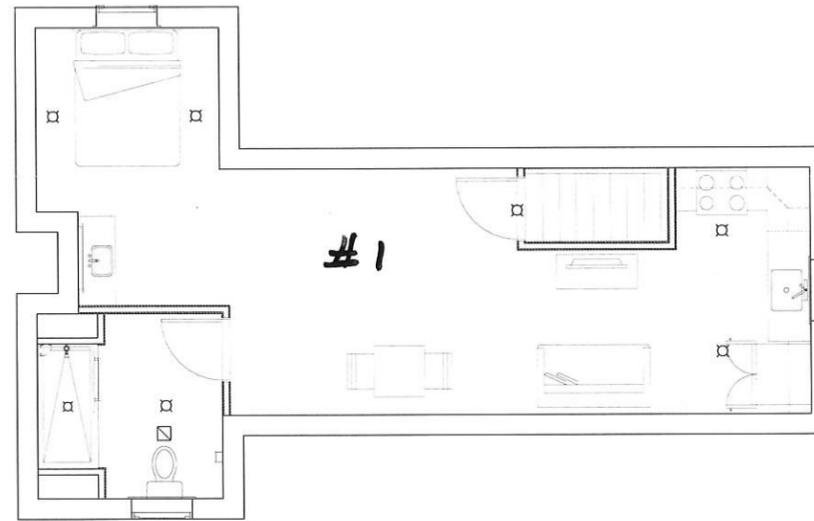
DRAWN BY: DCD

PROPOSED
 SECOND LEVEL
 MEP PLANS

SHEET NO.
M1.02



PLAN  NORTH **2** THIRD LEVEL (ANNEX) SCHEMATIC HVAC
1/4" = 1'-0"



PLAN  NORTH **1** THIRD LEVEL SCHEMATIC HVAC
1/4" = 1'-0"

RECEIVED
AUG 29 2016

REVISION:

ISSUED:
08-22-16 CONCEPTUAL PLANS

DRAWN BY: DCD

PROPOSED THIRD
LEVEL
MEP PLANS

SHEET NO.
M1.03