

Crosspoint

VIA ELECTRONIC MAIL

August 17, 2020

Ms. Nicole Gage
Zoning Administrator
375 Main Street
New London, NH 03257

**RE: New London Shopping Center (The “Center”)
255 Newport Road, Unit B
New Tenant – Dr. Dorothy L. Hitchmoth (Optometry)**

Dear Nicole,

Crosspoint Associates, Inc. (“Crosspoint”) is excited to welcome a new optometrist for Unit B within the building located at 255 Newport Road at our Center in New London. With the attached Application for Site Plan Review, we hope to make the Planning Board Agenda for Tuesday, **September 8, 2020**.

The façade of this building was recently updated with the occupancy of Concord Orthopaedics, the proposed work for this new Tenant would be all interior to the building. Please review the attached materials and let me know if you have any questions.

If you have any questions, please contact me on my cell at (617) 504-0582 or kmccormack@crosspointassociates.com.

Very truly yours,
MOUNTAIN VIEW SHOPPING CENTER LLC
By its authorized agent,
CROSSPOINT ASSOCIATES, INC.



Kerry A. McCormack, P.E., Director of Development

cc: Adam Ricker, Town Planner
Cary Lagace, Land Use Coordinator

Attachments:

- Application for Site Plan Review (8/17/2020)
- Abutters List
- Check #XXXX (\$XXX.00 – Application & Abutter Fee)
- Existing Conditions Plan of Land (10/28/2011)
- Exhibit A – Site Plan (8/17/2020)

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 8/17/2020

APPLICATION FOR:

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

NAME OF APPLICANT:

KERRY A. MCCORMACK, P.E.

NEW →

ADDRESS:

188 NEEDHAM ST, SUITE 255, NEWTON, MA 02464

DAYTIME PHONE NUMBER:

781.916.8680 FAX: 781.890.6600

NAME OF PROPERTY OWNER:
(If other than applicant)

MOUNTAIN VIEW SHOPPING CENTER, LLC

ADDRESS:

188 NEEDHAM ST, SUITE 255, NEWTON, MA 02464

DAYTIME PHONE NUMBER:

781.916.8680 FAX: 781.890.6600

LOCATION OF PROPERTY:

TAX MAP/Lot: 59-08- ZONE DISTRICT: COMMERCIAL

DESCRIPTION OF USE(S) OF BUILDINGS & LAND:

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

Newport Road & County Road

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

Site Plan Review Regulations

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.

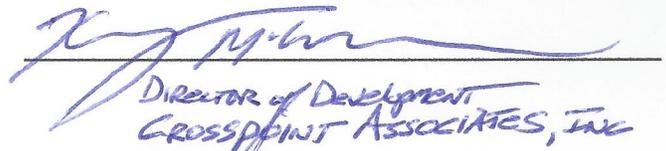
Further, I agree to comply with all required inspections during construction and to pay for all required inspection services.

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: 8/17/2020

SIGNATURE OF PROPERTY OWNER

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


 Director of Development
 CROSSPOINT ASSOCIATES, INC
 Agent For:
 New London Shopping Center

290 County Road LLC
Keith Faccone Mgr.
PO Box 2215
New London, NH 03257

James Cricenti
268 County Road
New London, NH 03257

Fenwood Comons Condo Assoc.
c/o Hodan Properties
PO Box 177
New London NH 03257

Fenwood Homeowners Assoc.
c/o Kosow Construction Corp.
822 Boylston Street Ste 205
Chestnut Hill MA 02167

Gallery Offices
c/o Hodan Properties
PO Box 177
New London, NH 03257

Ledyard National Bank
38 Main St.
Hanover, NH 03755

New London Hospital Assoc.
273 County Road
New London, NH 03257

New London Medical Center
249 County Road
New London, NH 03257

Hilltop Place Community Assoc.
1000 Hilltop Place
New London, NH 03257

Public Service of NH
PO Box 330
Manchester, NH 03105

United States Postal Service
319 Newport Road
New London, NH 03257

Public Service of NH
PO Box 270
Hartford, CT 06141-0270

John & Faith Heiden
PO Box 557
New London, NH 03257

Nancy J Anderson
PO Box 2362
New London, NH 03257

TQM Real Estate LLC
227 Mechanic Street
Lebanon, NH 03766

Huntley Family Revocable Trust
Leon Huntley Jr. & Doris Trustees
PO Box 2096
New London, NH 03257

Fitts Revocable Trust
Barbara Fitts & Pennryn Trustees
PO Box 705
New London, NH 03257

Helen Daley Sieburg Trustee
PO Box 995
New London, NH 03257

Bewley Dorothea G Revocable Trust
Bewley Trustee Dorna
20Lamas CT 14 Grantchester St
Cambridge CB39HY, EN CB39HY

MOUNTAIN VIEW SHOPPING CENTER LLC
300 Third Avenue, Suite 2
Waltham, MA 02451
(508) 655-0505

July 1, 2019

Town of New London
Attn: Adam Ricker
375 Main Street
New London, NH 03257

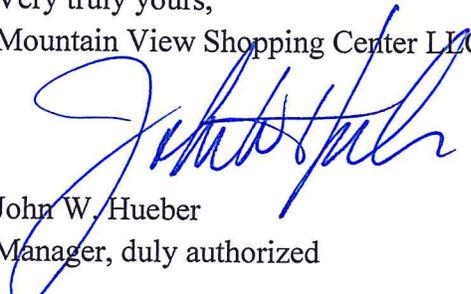
Re: New London Shopping Center.

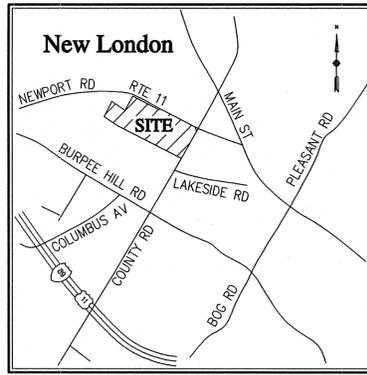
Dear Mr. Ricker:

Please be advised that Mountain View Shopping Center LLC has authorized Crosspoint Associates, Inc. to act as its manager and agent in all matters relating to the property at the intersection of Newport Road (N.H. Route 11) and County Road, New London, New Hampshire.

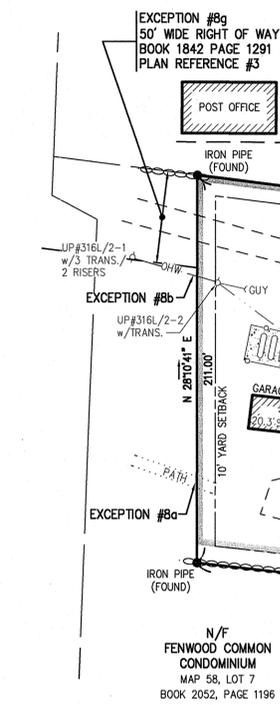
If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,
Mountain View Shopping Center LLC


John W. Hueber
Manager, duly authorized



Locus Map
(NOT TO SCALE)



General Notes

- THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED IN JULY 2005 AND FROM PLANS AND DEEDS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM AN ACTUAL FIELD SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN JULY 2005 AND UPDATED IN AUGUST 2011.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON FIELD OBSERVATION AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- BEARINGS ARE BASED ON NEW HAMPSHIRE GRID SYSTEM.
- THE SITE LIES ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEW LONDON, NEW HAMPSHIRE COMMUNITY PANEL NUMBER 330230 0095 E, EFFECTIVE DATE APRIL 19, 2010.
- THE SITE LIES ENTIRELY WITHIN THE COMMERCIAL ZONING DISTRICT AS SHOWN IN THE NEW LONDON ZONING ORDINANCE AS ADOPTED MARCH 11, 1958 INCLUDING SUBSEQUENT AMENDMENTS TO AND INCLUDING MARCH 9, 2010. DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL ZONE DISTRICT AT THE TIME OF THIS SURVEY, ARE AS FOLLOWS:

	REQUIRED
MINIMUM FRONT YARD SETBACK	30 FEET
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	10 FEET
CORNER LOT SETBACK	30 FEET EACH R.O.W.
- THERE ARE NO CEMETERIES OBSERVED ON SITE.
- THE SITE AS SHOWN INCLUDES TRACTS 1, 2, 3, AND 4 AND IS THE PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.

Plan References

- PLAN ENTITLED "PROPERTY OF NEW LONDON SHOPPING CENTER, INC. NEW LONDON, N.H.", RECORDED AS PLAN #6626 ON APRIL 16, 1981.
- PLAN ENTITLED "ANNEXATION PLAN PROPERTY OF NEW LONDON SHOPPING CENTER, INC.", DATED APRIL 1985 AND RECORDED AS PLAN #8244.
- PLAN ENTITLED "SUBDIVISION PLAN OF LAND OWNED BY CRICENTI PROPERTIES, INC.", DATED DECEMBER 12, 1989 AND RECORDED AS PLAN #11486.
- PLAN ENTITLED "SUBDIVISION AND LOT PLAN FENWOOD", DATED 2/5/95 AND RECORDED AS PLAN #13298.
- PLAN ENTITLED "FENWOOD MINOR SUBDIVISION PLAT AND PLAN ANNEXATION OF LOT 23 INTO FENWOOD SUBDIVISION AND P.U.D.", DATED SEPTEMBER 14, 1995 AND RECORDED AS PLAN #13904.

Per Town Assessors Cards

PARCEL 059-008-000 - THE SHOPPING CENTER:
BUILDING GROSS AREA 22118 SQUARE FEET
BUILDING FINISHED AREA 21248 SQUARE FEET
LAND AREA = 9 ACRES

PARCEL 059-008-001 - THE BANK:
GROSS AREA 3997 SQUARE FEET
FINISHED AREA 3880 SQUARE FEET
LAND AREA = 0 ACRES



Title Notes

MAP 59 BLOCK 8
REFERENCE SHOULD BE MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO. 110256 WITH AN EFFECTIVE DATE OF 10/20/2011

SCHEDULE B SECTION 2
-CONTINUATION SHEET-

ITEM	COMMENT
1	NOT ABLE TO PLOT
2-9	AS SHOWN ON PLAN

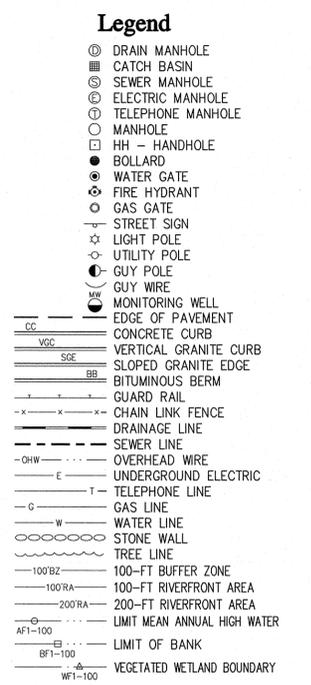
Certification

TO: MOUNTAIN VIEW SHOPPING CENTER LLC, BOSTON PRIVATE BANK & TRUST COMPANY, CHICAGO TITLE INSURANCE COMPANY, AND CROSSPOINT ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST, 2011.

OCTOBER 28, 2011
DATE

[Signature]
LICENSED LAND SURVEYOR NO. 898



No.	Revision	Date	Appr.
1	UPDATE TITLE COMMITMENT	10/25/2011	GEJ

Designed by _____ Drawn by _____ Checked by _____
CAD checked by _____ Approved by _____
Scale 1"=50' Date August 10, 2011
Project Title _____

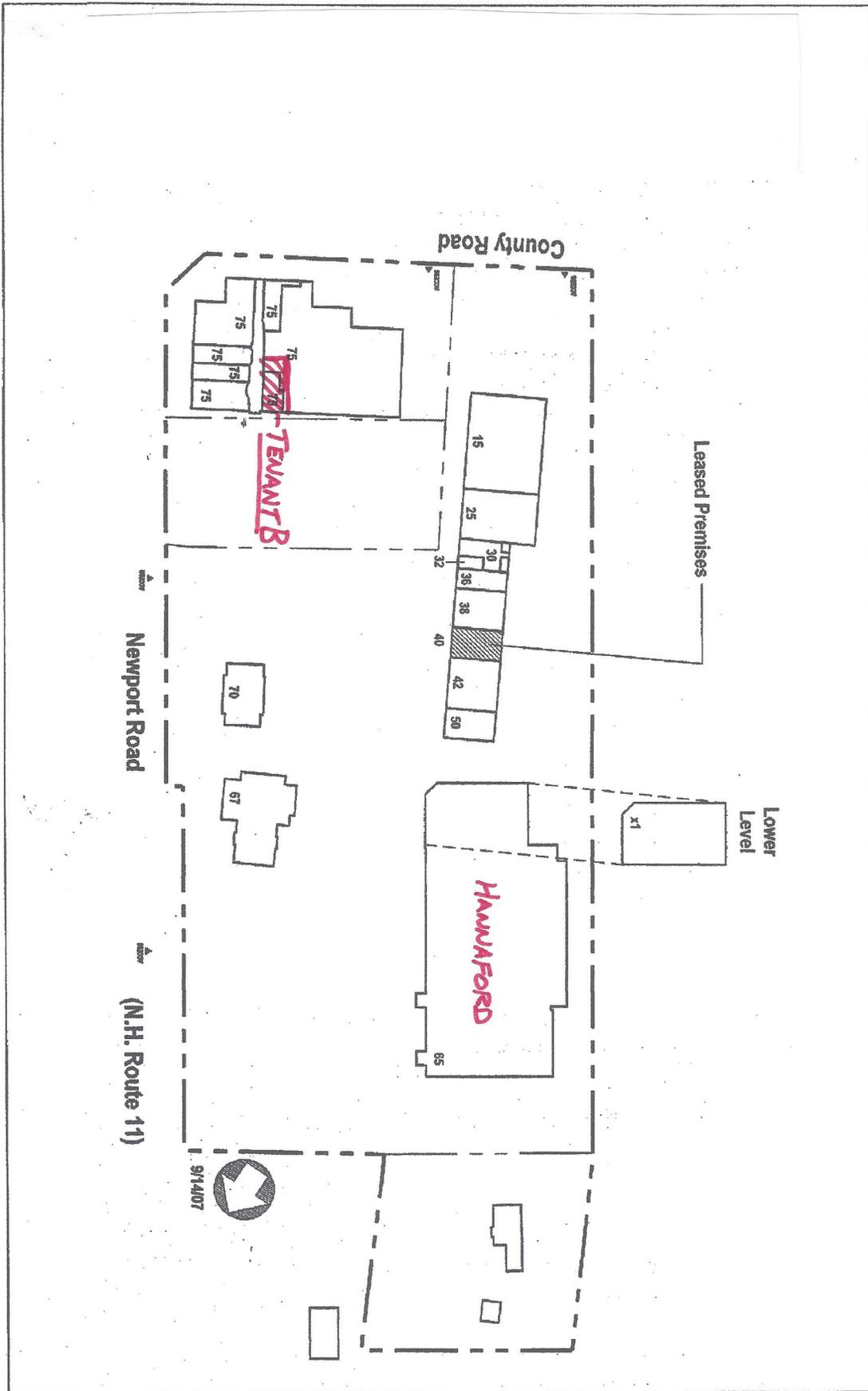
New London Shopping Center
277 Newport Road
Town Parcels 059-008-000 & 059-008-001
New London, New Hampshire

ALTA/ACSM
Land Title Survey

**Existing Conditions
Plan of Land**



Drawing Number _____
Sheet of 1 1
Project Number 51718.05



Crosspoint

EXHIBIT A

PD: 3/21/08
8/17/2020