

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 6/17/2019

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.

ADDRESS: 300 THIRD AVENUE, WALTHAM, MA 02451

DAYTIME PHONE NUMBER: 781.916.8680 FAX: 781.890.6600

NAME OF PROPERTY OWNER: MOUNTAIN VIEW SHOPPING CENTER, LLC
(If other than applicant)

ADDRESS: 300 THIRD AVENUE, WALTHAM, MA 02451

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: _____

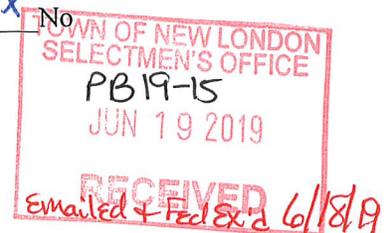
SEWER SERVICE: New London Wastewater On-site Septic System

ROAD(S) PROVIDING ACCESS: Town Road NEWPORT ROAD & COWLEY 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

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 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: 6/18/2019

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

[Handwritten Signature]
Asset Manager For Crosspoint Associates

ORIGIN ID:BXCA (508) 655-0505
ANI MANOUGIAN
CROSSPOINT ASSOCIATES
300 THIRD AVE
SUITE 2
WALTHAM, MA 02451
UNITED STATES US

SHIP DATE: 18JUN19
ACTWGT: 0.25 LB
CAD: 1388337/INET4100

BILL SENDER

TO **MS. NICOLE GAGE**

375 MAIN STREET

NEW LONDON NH 03257

(508) 655-0505

REF:

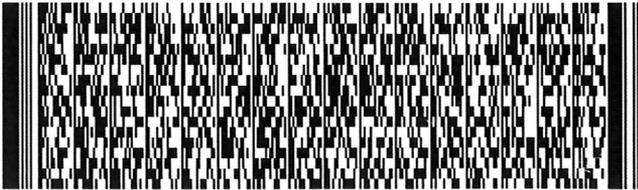
INV:

PO:

DEPT:

585J1/D210/23AD

FedEx Ship Manager - Print Your Label(s)



FedEx
Express



WED - 19 JUN 12:00P

PRIORITY OVERNIGHT

TRK#

0201

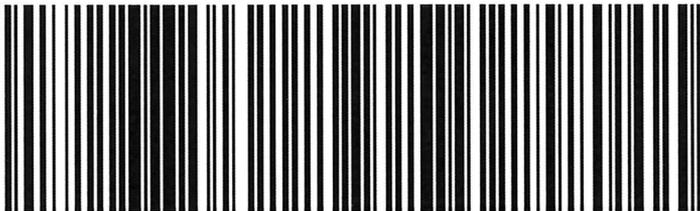
7755 0020 0625

03 LEBA

03257

NH-US

MHT



6/18/2019

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HH - HANDHOLE
- BOLLARD
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- BITUMINOUS BERM
- GRANULAR BERM
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100-FT BUFFER ZONE
- 100-FT RIVERFRONT AREA
- 200-FT RIVERFRONT AREA
- LIMIT NEAR ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED W/LAND BOUNDARY

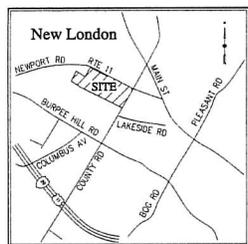
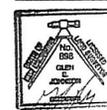
No.	DATE	BY	REVISION
1	10/27/2011	CL	ISSUED FOR PERMIT

New London Shopping Center 277 Newport Road

Town Records 059-008-000 & 059-008-001
New London, New Hampshire

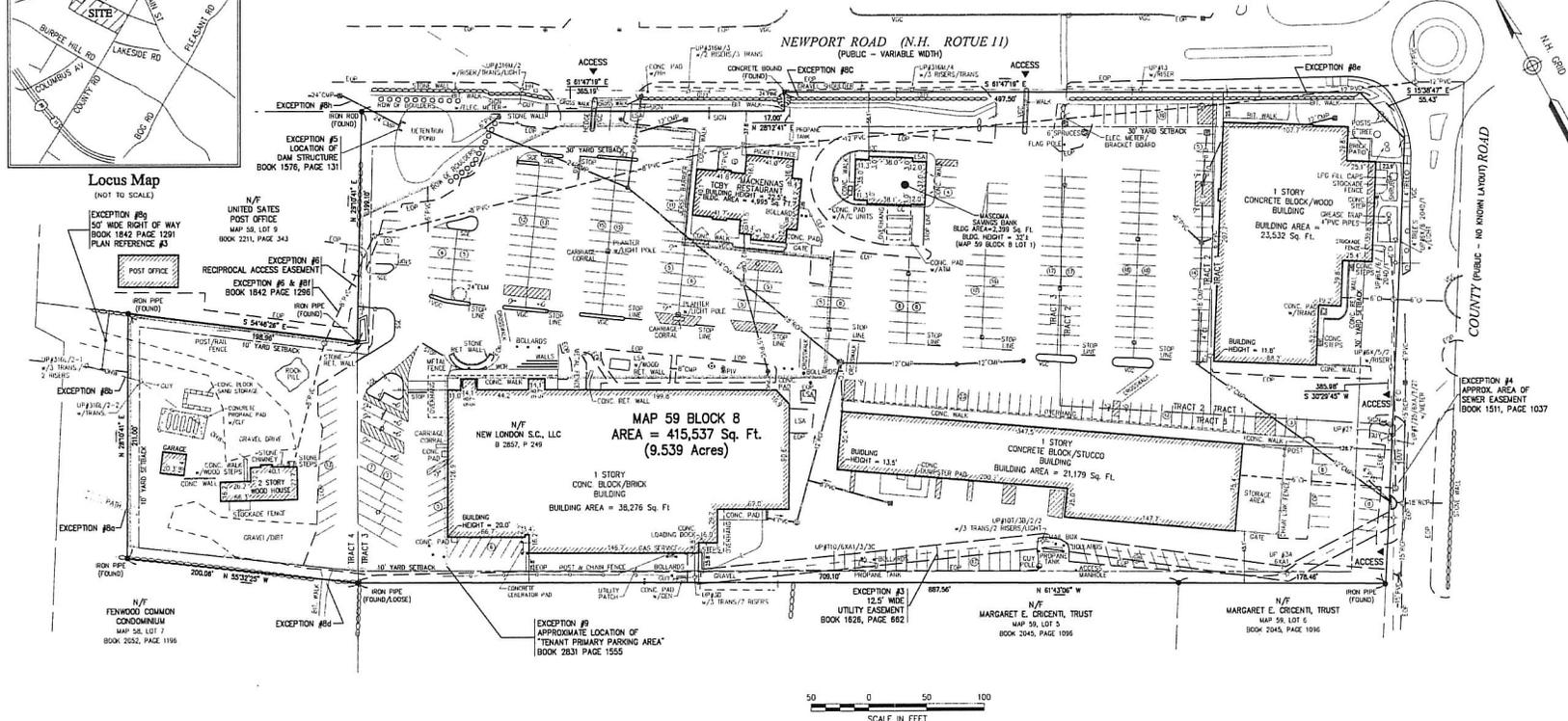
ALTA/ACSM
Land Title Survey

Existing Conditions Plan of Land



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, 1988 INCLUDING SUBSEQUENT AMENDMENTS TO AND INCLUDING MARCH 9, 2010. DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL ZONING DISTRICT AT THE TIME OF THIS SURVEY, ARE AS FOLLOWS:
MINIMUM FRONT YARD SETBACK _____ REQUIRED
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 #626 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 PLAN AND PLAN ANNEXATION OF LOT 23 INTO FENWOOD SUBDIVISION AND PLUD.", 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-

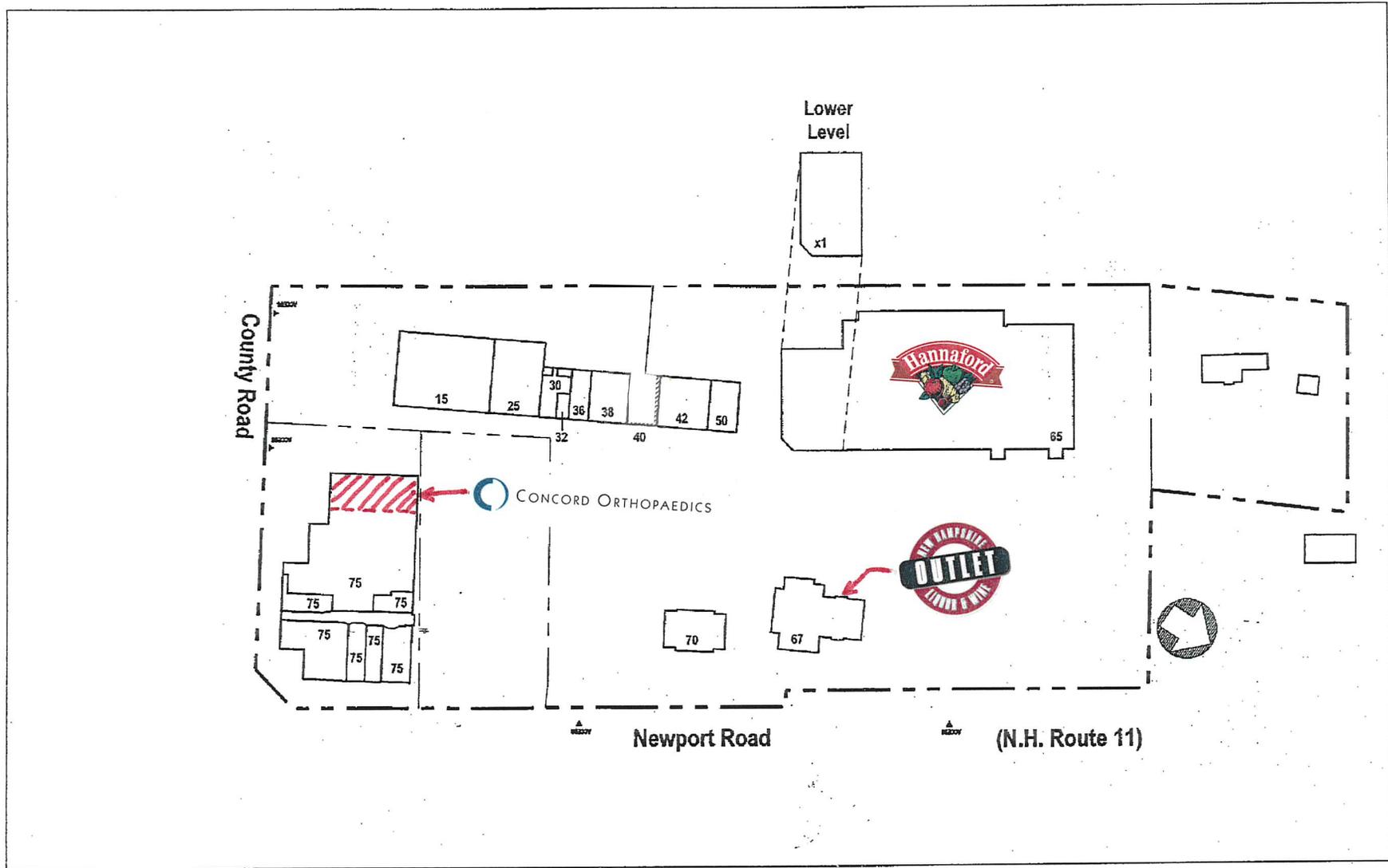
ITEM COMMENT
1 - NOT ABLE TO PLOT
2 - 9 - AS SHOWN ON PLAN

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 1, 4, 6(c), 6(d), 7(c), 7(d), 7(e), 6, 9, 11(c), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST, 2011.

OCTOBER 28, 2011
DATE
LICENSED LAND SURVEYOR NO. 898



June 18, 2019

EXHIBIT A

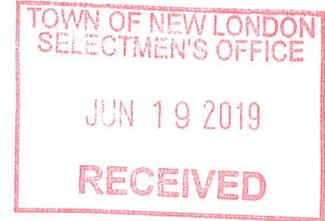
CROSSPOINT



VIA ELECTRONIC MAIL

June 17, 2019

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



**RE: New London Shopping Center (The "Center")
Tenant Relocation - New Hampshire Liquor & Wine Outlet (LWO)
New Tenant – Concord Orthopedic Associates (COPA)**

Dear Nicole,

Crosspoint Associates, Inc. ("Crosspoint") is excited to propose one (1) new tenant and the relocation of one (1) existing tenant that will require the modification of two (2) existing spaces at the Center. Please refer to Exhibit A for each location detailed in the summary below.

New Hampshire Liquor & Wine Outlet (LWO) (space #67)

LWO currently operates in 6,000 +/- SF at the basement level of the Hannaford building (#65). Crosspoint proposes moving LWO to the former MacKenna's Restaurant (#67) to occupy the entire 5,000 +/- SF. The current entrance would remain, but a vestibule would be constructed at the entry point under the existing canopy and loading would occur at the same location used by MacKenna's.

We believe the relocation of the Liquor & Wine Outlet will allow them to better serve the community with greater visibility and access.

Concord Orthopaedics Associates (COPA) (space #75)

Crosspoint proposes to build out 3,000 SF +/- at the southern end of the Colonial Building (#75) that was formerly occupied by the Colonial Pharmacy for a medical office. A new entrance would be created on the westerly side of the building facing the main parking field to provide customers direct access into the offices.

COPA has been in business for over 40 years providing orthopaedic and arthritis care for the communities they serve and will be a great addition to the New London community.

Crosspoint Associates, Inc.

300 Third Avenue, Suite 2 ■ Waltham, Massachusetts 02451

Tel: (508) 655 0505 ■ Fax (781) 890-6600 ■ Email: info@crosspointassociates.com

If approved, construction at both locations would commence this summer and be completed early fall 2019.

If you have any questions, please contact me at (781) 916-8680 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 (6/18/2019)
- Abutters List
- Check #1693 (\$282.00 – Application & Abutter Fee)
- Existing Conditions Plan of Land (10/28/2011)
- Exhibit A – Site Plan (6/18/2019)

Crosspoint Associates, Inc.

300 Third Avenue, Suite 2 ■ Waltham, Massachusetts 02451
Tel: (508) 655 0505 ■ Fax (781) 890-6600 ■ Email: info@crosspointassociates.com