

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 8/12/2019

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

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: 59-08-000 ZONE DISTRICT: COMMERCIAL (COMM)

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



Town of New London
 Site Plan Review Regulations
 As Amended December 1, 2015

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: 8/12/19

SIGNATURE OF PROPERTY OWNER

[Handwritten Signature]
 SIGNATURE OF AGENT FOR PROPERTY OWNER
 Asset Manager for Crosspoint Associates
 Authorized By
 Mountain View Shopping Center LLC

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

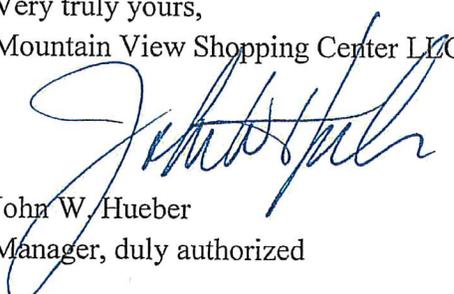
Re: New London Shopping Center.

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





VIA ELECTRONIC MAIL

August 19, 2019

Ms. Cary Lagace
Land Use Coordinator
375 Main Street
New London, NH 03257



**RE: New London Shopping Center (The "Center")
Tenant Expansion - New Hampshire Liquor & Wine Outlet (LWO)**

Dear Adam,

Crosspoint Associates, Inc. ("Crosspoint") is excited to propose the expansion of the New Hampshire Liquor & Wine Outlet.

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

At the July 9, 2019 Planning Board meeting, the LWO was approved to relocate from the basement level of the Hannaford building (#65) to the former MacKenna's Restaurant (#67). With the application, we request that the Planning Board grant the approval for the LWO to expand their footprint slightly as shown in Exhibit A.

This will allow the LWO, that was formerly in 6,000 SF, to offer a wider variety of offerings to the community. The parking requirement is reduced with the change from Restaurant (Assembly) to Retail (Mercantile).

Restaurant	<u>Seats</u>	<u>Spaces/Seat</u>	<u>Parking Required</u>
	160	0.3	48 Spaces
Retail	<u>Area (sf)</u>	<u>Spaces/1000 sf</u>	<u>Parking Required</u>
	6,000	4.0	25 Spaces

This is a reduction in the required parking spaces for the shopping center of 23 spaces.

We believe this moderate expansion of the Liquor & Wine Outlet will allow them to better serve the community with greater offerings.



If approved, construction at both locations would commence this fall and be completed early spring 2020.

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

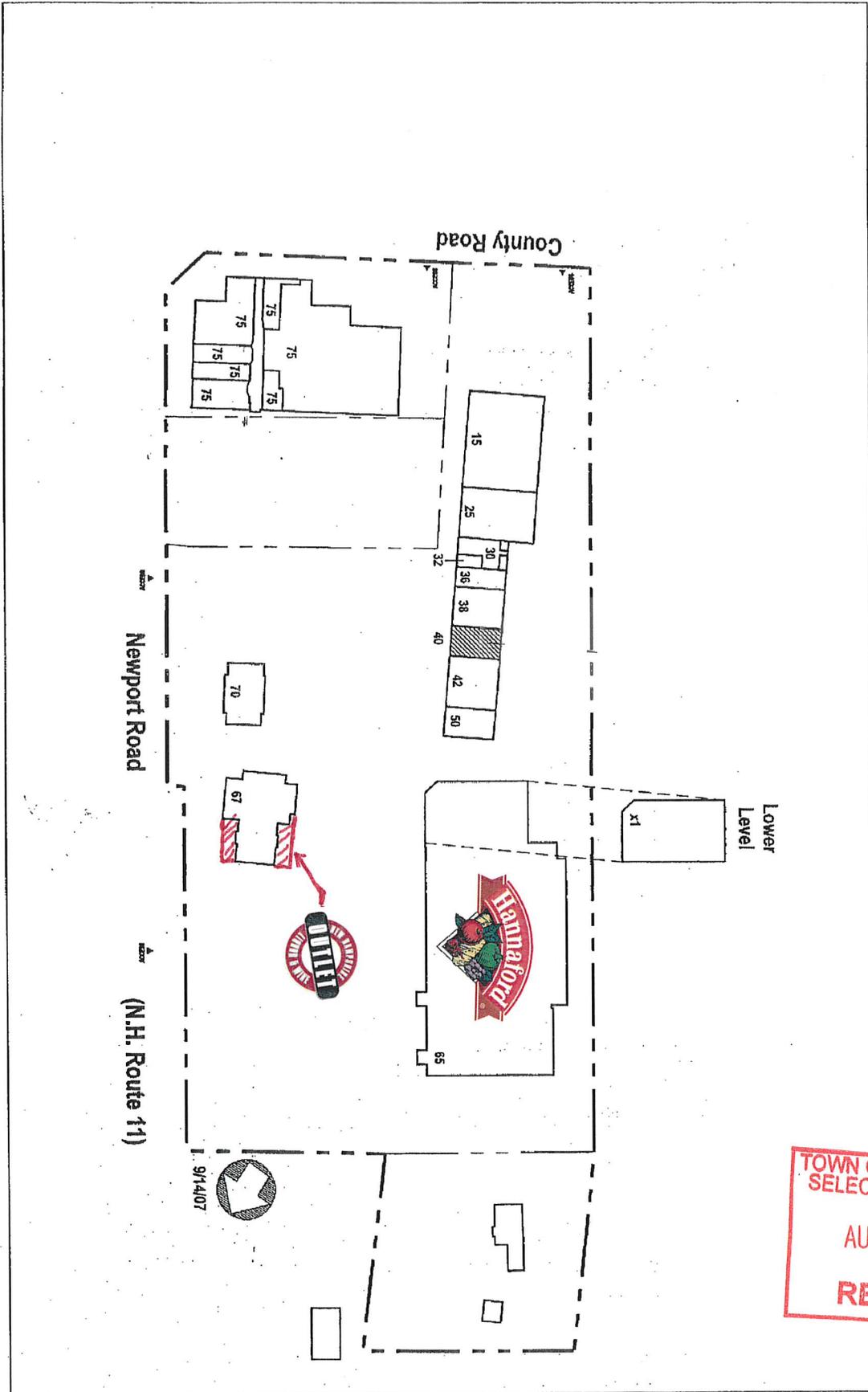
Attachments:

- Application for Site Plan Review (8/12/2019)
- Abutters List
- Check #1726 (\$340.00 – Application & Abutter Fee)
- Existing Conditions Plan of Land (10/28/2011)
- Exhibit A – Site Plan (8/11/2019)
- Authorization Letter from Mountain View Shopping Center LLC



Crosspoint Associates, Inc.

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



TOWN OF NEW LONDON
 SELECTMEN'S OFFICE
 AUG 20 2019
 RECEIVED

CROSSPOINT

EXHIBIT A

August 12, 2019