

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 9/14/18

APPLICATION FOR:

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

NAME OF APPLICANT: Barlo Signs for Mascoma Savings Bank

ADDRESS: 158 Greeley St, Hudson, NH 03051

DAYTIME PHONE NUMBER: 603-882-2638 FAX: _____

NAME OF PROPERTY OWNER: Paul Connolly
(If other than applicant)

ADDRESS: 300 Third Ave, Ste 2, Waltham, MA 02451

DAYTIME PHONE NUMBER: 781-916-8681 FAX: _____

LOCATION OF PROPERTY: 259 Newport Rd

TAX MAP/Lot: 059- 008 -001 ZONE DISTRICT: C

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Retail Plaza - Bank within the plaza

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 Rd

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

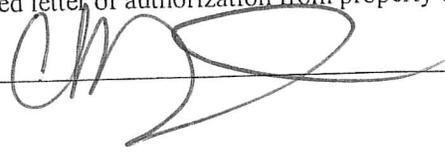
WETLAND OR WETLAND BUFFER IMPACTED? Yes No



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

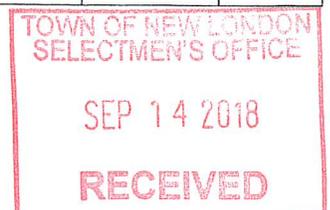
(Need letter of authorization from property owner)

Please see attached Owner Authorization

A handwritten signature in black ink, consisting of stylized initials and a surname, written over a horizontal line.

APPENDIX G - MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES
 FINAL SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#	Application Requirement	Submitted	Not Applicable	Waived by PB
2.a	Application Form			
2.b	Letter of Authorization			
2.c	Abutters List			
2.d	Application Fee			
2.e	Waiver Requests in Writing			
2.f	Site Plan Maps - # as directed by Town Planner			
	1	Boundary survey & lot area		
	2	Site location map		
	3	Name(s) of owner(s) of record		
	4	Abutting landowners within 200 feet of the property line		
	5	North point, graphic scale, date of preparation & revisions		
	6	Zone District(s) lines of demarcation		
	7	Name, address & seal of person or firm preparing plans		
	8	Shape, size & location of existing & proposed structures		
	9	Existing structures – photos from all sides		
	10	Proposed structures - conceptual floor plans & elevations		
	11	Topography at 2' intervals & steep slope areas existing & proposed grades & drainage systems		
	12	Groundwater & surface water resources		
	13	Rock outcroppings & depth to ledge		
	14	Final plan for streets, driveways, parking spaces, & sidewalks		
	15	Final wastewater treatment plans		
	16	Final landscaping plan		
	17	Final plans for domestic water supply		
	18	Final fire protection plan		
	19	Existing & final proposed utility plan		
	20	Final outdoor lighting plan		
	21	Final sign plan		
	22	Final plan for managing surface water drainage		
	23	Final erosion & sediment control plan during & after construction		
	24	Final plan of the ROW & traveled surface of all fronting streets		
	25	Final snow storage plan		
	26	Final plan for solid waste disposal facility		
	27	Final plan for outdoor storage/display of materials/merchandise		
	28	Executive summary		
	a	Hours & days of operation		
	b	Estimate of normal business traffic		
	c	Description of proposed use(s)		
	d	Number of employees		
	e	Any unusual demand for utility service		
	f	Additional information to clarify proposal		
	30	Special impact studies required by PB		



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

NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Final Site Plan Review Application.

NOTE #2: The Site Plan Review Regulations need to be consulted for the details of the items contained in this checklist.



PROPERTY OWNER AUTHORIZATION
FOR PERMIT(S), VARIANCE(S), HEARING(S)
< MUST BE SIGNED BY OWNER OF THE PROPERTY
ON WHICH SIGNAGE IS BEING INSTALLED >

This document verifies that you are authorizing BARLO SIGNS to submit an application for permits, variances, or hearings ON BEHALF OF THE OWNER OF THE PROPERTY.

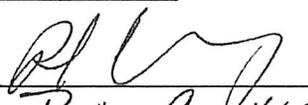
Barlo Signs cannot apply for permits or hearings until we receive PROPERTY OWNER'S authorization to do so.

- IF YOU ARE THE PROPERTY OWNER, please complete & sign.
- IF YOU ARE NOT THE OWNER: please provide your landlord's information to us, and we will contact & secure permission.

Sign location address: 259 Newport Road, New London NH 03257

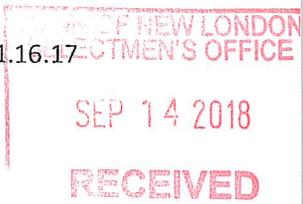
I hereby authorize Jenn Robichaud or an Authorized Representative of Barlo Signs of Hudson, N.H., to APPLY FOR SIGN PERMITS for this site.

I hereby authorize Jenn Robichaud or Authorized Representative of Barlo Signs of Hudson, N.H., to APPEAR BEFORE THE PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA for this site.

Property Owner's Signature:  Agent for Mountain View Shopping Center LLC
Printed Name: Paul Conway
Address: 300 3RD AVE, STE 2
WALTHAM, MA 02451
Phone number: (781) 916-8681

We cannot apply for permits or hearings until we receive your authorization.

Reference JOB NAME: Mascoma Bank Job #: _____





TOWN OF NEW LONDON
SIGN PERMIT APPLICATION

PERMANENT SIGN [X] TEMPORARY SIGN

DATE(S) 7/18/18

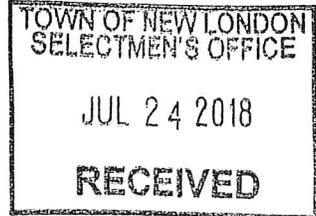
Name of Applicant/Owner: Barlo Signs/Melissa Naranjo

Address: 158 Greeley St, Hudson, NH 03051

Tax/Map#: 059-008-001

Telephone(s): 603-882-2638x0

Email address: melissa@barlosigns.com



Location/ Address of sign: 259 Newport Rd

Size in square feet: 14.91 SF

Means of sign support: 2 Posts

Wording on sign: "Logo" Mascoma Bank

*Please be sure to attach a sketch of the sign showing the dimensions and wording.

REPLACES EXISTING SIGN(S): No: [X] Yes:

THIS IS ADDITIONAL SIGNAGE: No: Yes: [X] (if yes, describe signage on back of sheet. Including square footage of each sign.)

In accepting this permit, the applicant and the owner of the property agrees that the proposed sign will conform with all the provisions of the New London Zoning Ordinance and will hold harmless the Town of New London, its duly appointed agents, officers and employees against any action for personal injury and/or property damaged sustained by reason of the exercise of this permit.

Authorization Enclosed 7/18/18
Signature of Property Owner Date Signature of Applicant Date

A permit is hereby granted/denied for the sign described in the attached application under the conditions stated therein and in accordance with the provisions of the New London Zoning Ordinance.

SIGN IS: APPROVED: [X] DENIED: DATE: 7-31-2018

Approved with Conditions Wall-mounted sign facing road
Reason if denied: (detailed in sign permit approved 4-26-2018 for "Item A") must be removed prior to installing this ground-mounted sign.

Nick Maje 7-31-2018 Zoning Administrator Date
Town Administrator Date

Rev 6/27/16 Pending approval by Planning Board for Site Plan amendment sign placement





TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

July 31, 2018

Melissa Naranjo
Barlo Signs
158 Greeley St.
Hudson, NH 03051

RE: Sign Permits for Mascoma Bank @ 259 Newport Rd., Parcel ID 059-008-001

Dear Ms. Naranjo:

I am sorry to hear you did not get the variance granted by the Zoning Board at their July 11th meeting. Enclosed please find a copy of the issued Sign Permit for a free-standing sign. **Please note the following conditions:**

1. **Wall-mounted sign facing road (detailed in Sign Permit approved 4/26/2018 for "Item A") must be removed prior to installing this ground-mounted sign.**
2. **Pending approval by Planning Board for Site Plan amendment, sign placement.**

Before installing the ground-mounted sign, you must first get approval for the sign placement from the New London Planning Board and you must remove the 2nd wall-mounted sign on the building. I would like to point out that the Town has not issued any approval for window signs that include logos. Also, I wish to point out that per New London Zoning Ordinance, Article II, Section 10:

General Provisions, (h): The maximum height permitted for a free standing sign is twelve (12) feet off the ground.

General Provisions, (b): All Signs or lighting of Signs shall not be placed in such a position as to endanger traffic on a Street or pedestrians on a sidewalk by interfering with motorist's vision by obscuring a clear view or with official Street signs or signals, and must be placed a minimum of six (6) feet from the edge of the pavement or travel surface. All signs shall be at an adequate height so as not to be interfering with pedestrian, vehicular traffic, or snow removal.

The application for Site Plan Review and the Planning Board's schedule is available on our website or by contacting our Land Use Coordinator, Cary Lagace at (603) 526-1243.

Sincerely,

Nicole Gage
Zoning Administrator
Email zoning@nl-nh.com / Web www.nl-nh.com
Direct (603) 526-1246 / Town Office (603) 526-4821

CC: Kimberly Hallquist, Town Administrator / Adam Ricker, Town Planner



ITEM B - D/F EXTERNALLY ILLUMINATED FREESTANDING SIGN W/ FCOS

APPROX. SCALE: 3/8"=1'-0"

COLOR SCHEDULE

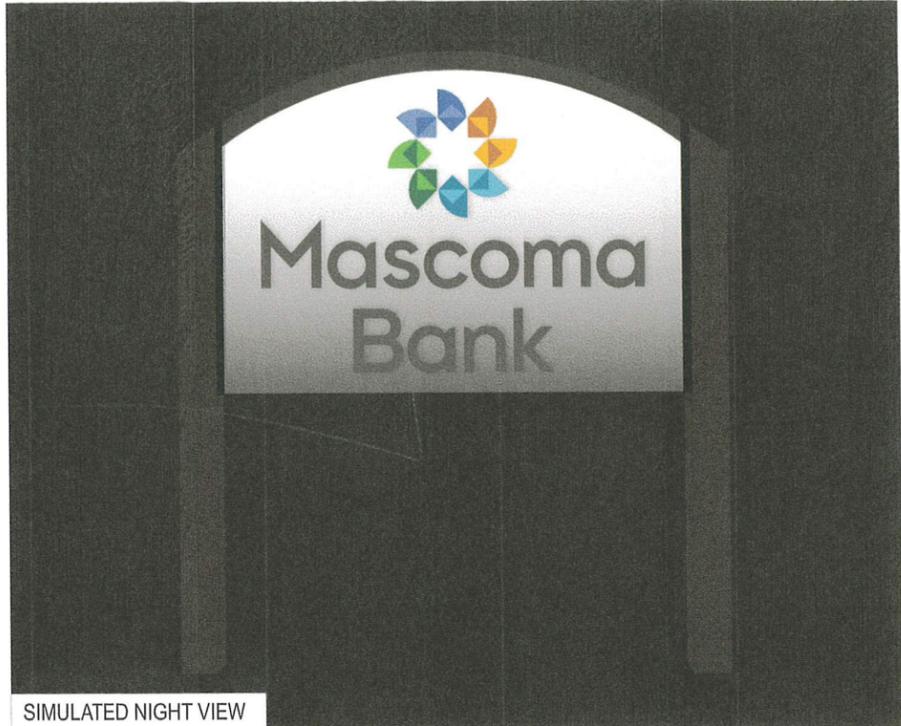


 PMS: 2117 C Purple	 PMS: 630 C Light Blue
 PMS: 2108 C Lavender	 PMS: 2390 C Teal
 PMS: 7414 C Orange	 PMS: 2418 C Dark Green
 PMS: 1235 C Gold	 PMS: 360 C Light Green
 Pms: Cool Gray 10 C (Mascoma Gray)	



PROPOSED

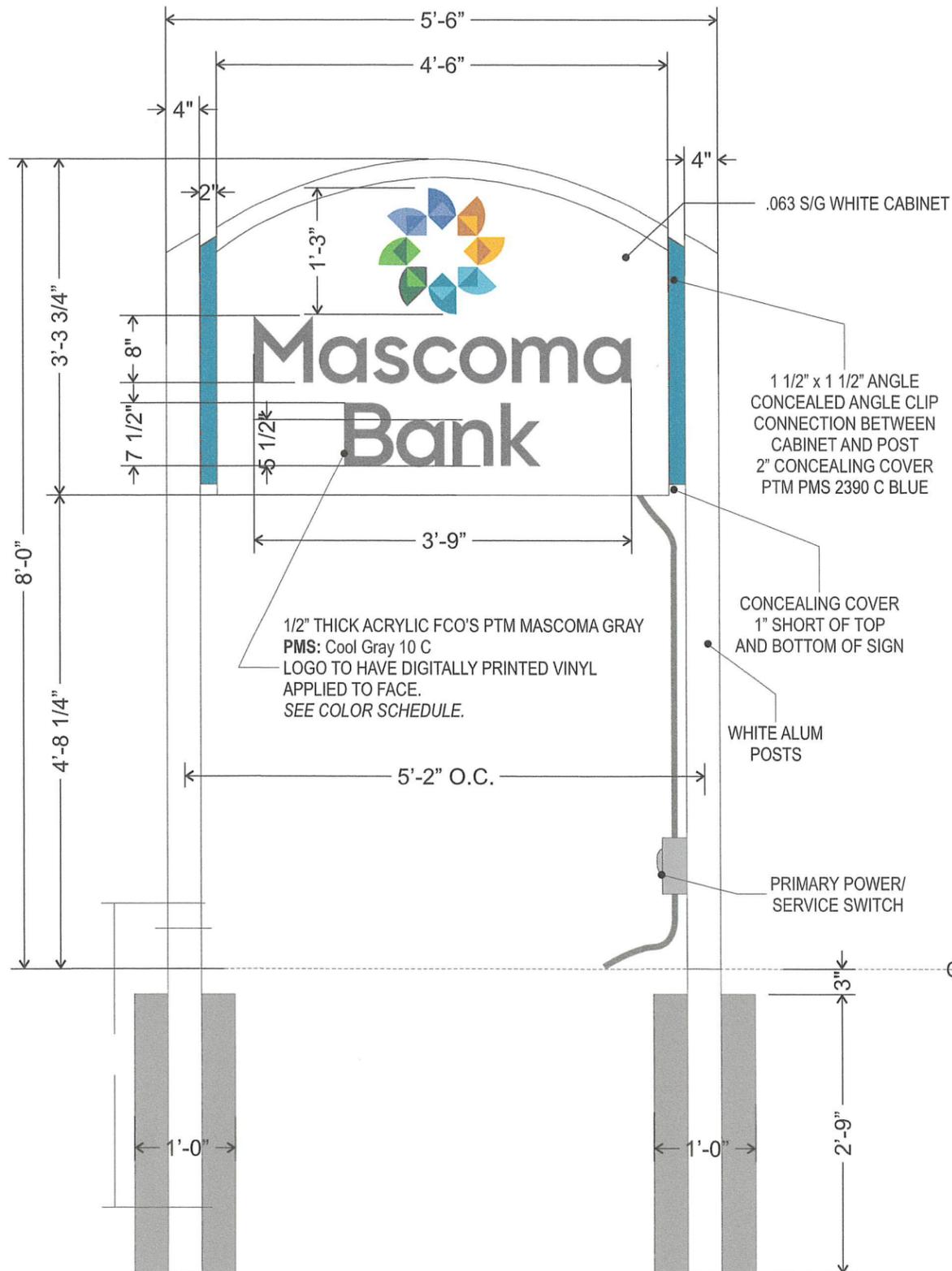
CODE ALLOWANCE = 15 SQ FT INCLUDING BACKER



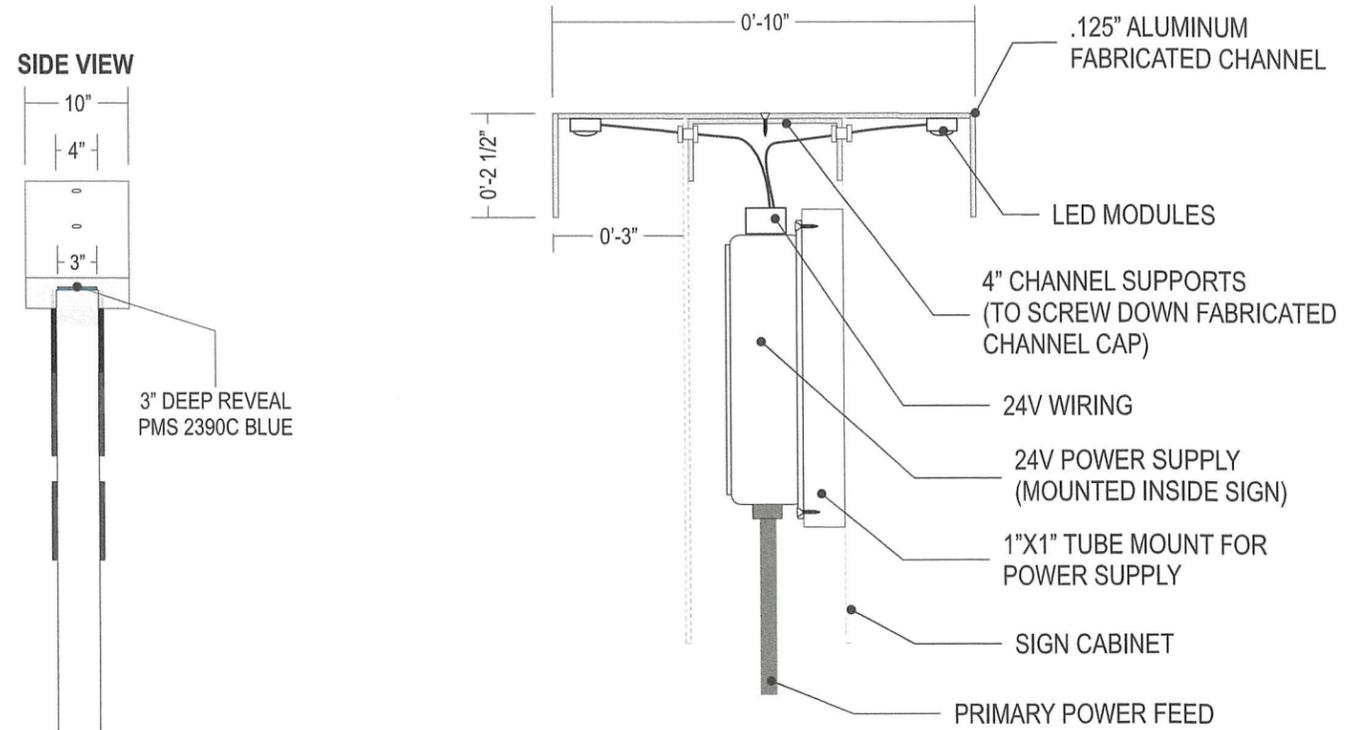
SIMULATED NIGHT VIEW

COLORS: FABRICATION		COLORS: COPY	
CABINET: WHITE		BACKGROUND: WHITE	
RETAINER: N/A - BLEED FACE		COPY: 1/2" THICK ACRYLIC FCOS;	
DIVIDER: N/A		PTM MASCOMA GRAY	
BACK: WHITE		LOGO: 1/2" THICK ACRYLIC FCO; PTM MASCOMA GRAY	
FACE: WHITE ALUM.		WITH DIGITALLY PRINTED VINYL APPLIED -	
		SEE COLOR SCHEDULE	
SCOPE OF WORK		Sign Area: 14.91	SQ. FT.
<p>MANUFACTURE & INSTALL (1) D/F EXTERNALLY ILLUMINATED FREESTANDING SIGN WITH ACRYLIC FCO LOGO WITH DIGITALLY PRINTED VINYL & PAINTED FCO'S FOR THE ID COPY.</p> <p>THE SIGN WILL BE MOUNTED BETWEEN 2 WHITE ALUM. POSTS WITH CURVED TOPS TO MATCH THE SIGN CURVE. THE POSTS WILL HAVE A REVEAL ON EACH SIDE PAINTED TO MATCH MASCOMA TEAL. POSTS TO BE SET IN CONCRETE. A WHITE ALUMINUM CHANNEL WILL BE MOUNTED TO THE TOP CURVE OF EACH SIDE TO HOUSE LED DOWN WASH LIGHTING.</p> <p>SEE SHEET 2.1 FOR MANUFACTURING SPECIFICATIONS.</p>			
Job Name: Mascoma Bank - New London		 <p>158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674</p>	
Location: 259 Newport Road New London, NH 03257			
Design Specifications Accepted By:	Drawn By: LP		
Client:	Sales Rep: BARN		
Landlord:	PM: RK Date: 03/01/18		
<p>PROJECT APPROVAL</p> <p>Design: _____ Date: _____</p> <p>Engineering: _____ Date: _____</p> <p>Estimating: _____ Date: _____</p> <p>Sales: _____ Date: _____</p> <p>Production: _____ Date: _____</p> <p>Installation: _____ Date: _____</p>		<p>© COPYRIGHT 2017 THE BARLO GROUP THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP, ALL PRODUCTION AND DUPLICATION RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS PRINT IS DESIGNED FOR YOUR PERSONAL USE AND IS NOT TO BE USED OUTSIDE YOUR ORGANIZATION OR EXHIBITED IN ANY FASHION.</p> <p> Underwriters Laboratories Inc.®</p> <p> UL Classified</p> <p> UL Classified</p> <p>File Name: Mascoma Bank New London 18030103702 U</p> <p>B-18-03-03702</p>	
		<p>NEW LONDON SELECTMEN'S OFFICE</p> <p>SHEET: 2.0 SEP 14 2018</p> <p>RECEIVED</p>	

ITEM B - D/F EXTERNALLY ILLUMINATED FREESTANDING SIGN W/ FCOS
 SCALE: 3/4"=1'-0"



ITEM B - CONSTRUCTION DETAIL - LIGHTING - CUTAWAY VIEW
 SCALE: 3"=1'-0"



INSTALLATION: POWER SUPPLIED BY NEW CIRCUIT SUPPLIED BY OTHERS

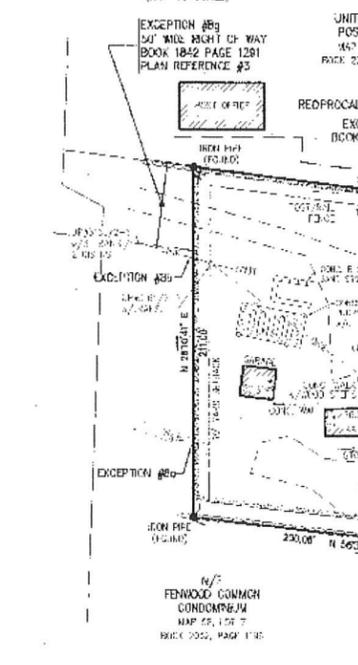
LIGHTING COMPONENTS:
 GE Tetra MiniMax LED White GEMM2471-W1
 (NOTE: May substitute tape light to eliminate hot spots.)
 GE Power Supply GEPS24-100U
 LED Cable Paige Rip Strip 2-wire #988182L

Site Electrical: <input checked="" type="checkbox"/> New	Circuits Req: 1	Amps: 20	Volts: 120
<input type="checkbox"/> Existing	Circuits:	Circuits Req:	Amps: Volts:
U.L. Req: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Location: <input checked="" type="checkbox"/> Wet <input type="checkbox"/> Damp <input type="checkbox"/> Dry	<input type="checkbox"/> Time Clock Req.	<input type="checkbox"/> Photo Eye Req.
Service Switch: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Electrical Work by: <input type="checkbox"/> Barlo <input checked="" type="checkbox"/> Others		
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.			
Job Name: Mascoma Bank - New London		 <p>158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674</p>	
Location: 259 Newport Road New London, NH 03257			
Design Specifications Accepted By:	Drawn By: LP		
Client:	Sales Rep: BARN		
Landlord:	PM: RK	Date: 03/01/18	
PROJECT APPROVAL		© COPYRIGHT 2017 THE BARLO GROUP	
Design: _____ Date: _____	THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP. ALL PRODUCTION AND DUPLICATION RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS PRINT IS DESIGNED FOR YOUR PERSONAL USE AND IS NOT TO BE USED OUTSIDE YOUR ORGANIZATION OR EXHIBITED IN ANY FASHION.		
Engineering: _____ Date: _____	 Underwriters Laboratories Inc.®		
Estimating: _____ Date: _____	  		
Sales: _____ Date: _____	File Name: Mascoma Bank New London 18030103702 U		
Production: _____ Date: _____	B-18-03-03702		
Installation: _____ Date: _____	SHEET: 2.1		

TOWN OF NEW LONDON
 SELECTMEN'S OFFICE
 SEP 14 2018
 RECEIVED



Locus Map
(NOT TO SCALE)



EXCEPTION #5
LOCATION OF
DAM STRUCTURE
BOOK 1576, PAGE 131

N/F
UNITED STATES
POST OFFICE
467 SQ. 00' 0"
BOOK 2211, PAGE 245

EXCEPTION #8
REPRODUCTION
ACCESS EASEMENT
BOOK 1842, PAGE 1296

EXCEPTION #9a
10' WIDE RIGHT OF WAY
BOOK 1842, PAGE 1291
PLAN REFERENCE #3

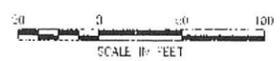
EXCEPTION #9b
10' WIDE RIGHT OF WAY
BOOK 1842, PAGE 1291
PLAN REFERENCE #3

MAP 59 BLOCK 8
AREA = 415,537 Sq. Ft.
(9.539 Acres)

N/F
NEW LONDON S.C. LLC
E 2307, 7 215

1 STORY
CONC. BLOCK/BRICK
BUILDING
3,110 SQ. FT.

3,110 SQ. FT.
3,110 SQ. FT.



General Notes

- 1) THE PROPERTY LINES SHOWN WERE DEFINED BY AN ACCURATE FIELD SURVEY CONDUCTED IN JULY 2005 AND FIELD PLANS AND NOTES OF 10-10-05.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JULY 2005 AND RECORDED IN AUGUST 2011.
- 3) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE FROM THE 2005 GROUND PENETRATING RADAR AND INFORMATION OF RECORD. THEY ARE NOT GUARANTEED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) DIMENSIONS ARE BASED ON NEW HAMPSHIRE GRID SYSTEM.
- 5) THE SITE LIES WITHIN ZONE 3 AREAS DETERMINED TO BE OUTSIDE THE 25 AMPERE CHARGE FLOORING AS SHOWN ON THE FLOOR FINISHES RATE MAP FOR THE TOWN OF NEW LONDON, NEW HAMPSHIRE CONDUCTED BY PARSONS BRINCKERHOFF, INC. IN JULY 2005 AND RECORDED IN AUGUST 2011.
- 6) THE SITE LIES ENTIRELY WITHIN THE CONVEGAL ZONING DISTRICT AS SHOWN IN THE NEW LONDON ZONING ORDINANCE AS AMENDED MARCH 11, 1998 INCLUDING SUBSEQUENT AMENDMENTS TO AND INCLUDING MARCH 9, 2005 DIMENSIONS ARE BASED ON THE 10' CONVEGAL ZONING DISTRICT AT THE TIME OF THIS SURVEY, ARE AS FOLLOWS:
 REQUIRED:
 MINIMUM FRONT YARD SETBACK _____ FEET
 MINIMUM SIDE YARD SETBACK _____ FEET
 MINIMUM REAR YARD SETBACK _____ FEET
 MINIMUM LOT SETBACK _____ FEET FROM BOUNDARY
- 7) THERE ARE NO OTHER NOTES OBSERVED ON SITE.
- 8) 1 - 5 AS SHOWN INCLUDES PARCELS 1, 2, 3, AND 4 AND IS IN FULLY RECORDED IN THE REFERENCED TITLE COMMITMENT.

Plan References

- 1) PLAN ENTITLED "PROCEEDING OF NEW LONDON SHOPPING CENTER, INC. NEW LONDON, N.H.", IS RECORDED AS PLAN #6626 ON APRIL 16, 1992.
- 2) PLAN ENTITLED "ANNEXATION PLAN PROPERTY OF NEW LONDON SHOPPING CENTER, INC., DATED JANUARY 12, 1999 AND RECORDED AS PLAN #2044.
- 3) PLAN ENTITLED "SUBDIVISION PLAN OF LAND OWNED BY CRICENT PROPERTIES, INC., DATED JULY 12, 1999 AND RECORDED AS PLAN #1865.
- 4) PLAN ENTITLED "SUBDIVISION AND LOT PLAN FENWOOD, DATED 7/3/98 AND RECORDED AS PLAN #1298.
- 5) PLAN ENTITLED "10' WIDE RIGHT OF WAY EASEMENT PLAN AND PLAN ANNEXATION DATED 10/10/05 INTO FENWOOD SUBDIVISION AND P.L.C., DATED SEPTEMBER 14, 1995 AND RECORDED AS PLAN #13094.

Per Town Assessors Cards

- PARCEL 059-008-000 - THE BANK
- CROSS AREA 3997 SQUARE FEET
FINISHED AREA 3580 SQUARE FEET
LAND AREA = 0 ACRES
- PARCEL 059-008-001 - THE BANK
- CROSS AREA 3997 SQUARE FEET
FINISHED AREA 3580 SQUARE FEET
LAND AREA = 0 ACRES

Title Notes

MAP 59 BLOCK 8
REFERENCED SHOULD BE MADE TO CHARGES TITLE INSURANCE COMPANY
COMMITMENT - No. 110786 WITH AN EFFECTIVE DATE OF 10/22/2011

SECTION 1 - 10' WIDE RIGHT OF WAY
- CONTINUATION SHEET -

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

Certification

TO: MOUNTAIN VIEW SHOPPING CENTER, INC., BOSTON AREA 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 NEPS, AND INCLUDES ITEMS 3, 4, 5(c), 6(b), 7(a), 7(d), 7(e), 8, 9, 10, 11, 12, 13, 14 AND 15 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST, 2011.

OCTOBER 28, 2011
DATE

[Signature]
LICENSED LAND SURVEYOR NO. 898

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- FLEETING MANHOLE
- MANHOLE
- HX - HANDHOLE
- BOLLARD
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- QUIET POLE
- GUY WIRE
- HIGH TENSION WIRE
- EDGE OF PAVEMENT
- CONCRETE CURB
- WEEDING GRANITE CURB
- SLOPE CURB
- DRAINAGE DRAIN
- GUARD RAIL
- CHAIN LINK FENCE
- DEBRIS LINE
- SEWER LINE
- WATER MAIN
- UNDERGROUND UTILITY
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SIGN
- TREE
- 100-FT BUFFER ZONE
- 100-FT BUFFER ZONE AREA
- 750-FT BUFFER ZONE AREA
- FUTURE BUFFER ZONE AREA
- LIMIT OF SURVEY
- UNRECORDED EASEMENT

NO.	DATE	BY	REVISION
1	10/28/11	ALTA/ACSM	FINAL

DATE: August 10, 2011

New London Shopping Center
277 Newport Road

Town Parcels 059-008-000 & 059-008-001

New London, New Hampshire

ALTA/ACSM
Land Title Survey

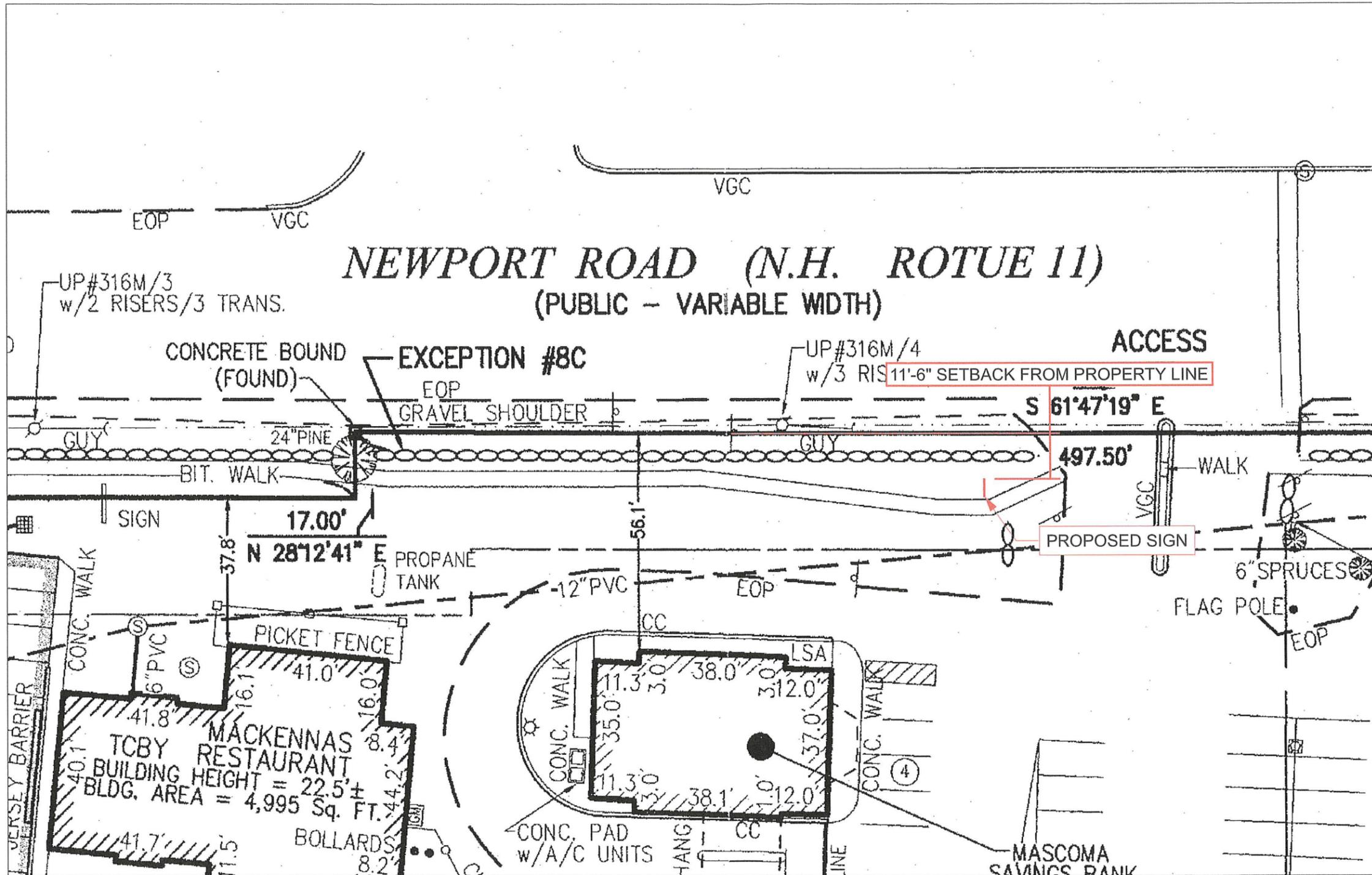
Existing Conditions
Plan of Land



NEW LONDON
SELECTMEN'S OFFICE

SEP 14 2018

RECEIVED



TOWN OF NEW LONDON
SELECTMEN'S OFFICE

SEP 14 2018

RECEIVED