



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

August 17, 2020

Adam Ricker
Planning Department
Town of New London NH
375 Main Street
New London NH 03257

Re: Bar Harbor Bank & Trust
Condominium Subdivision
Tax Map 59 Lot 28
Newport Road, New London NH

Dear Mr. Ricker:

On behalf of our client, Bar Harbor Bank & Trust (BHBT), TFMoran is submitting plans and supporting documents relative to the proposed Condominium Subdivision (116 Newport Road Condominium)) at 116 Newport Road in New London. The 1.92-acre property is currently developed and is occupied by Bar Harbor Bank & Trust branch bank and a freestanding building consisting of several commercial businesses known as "The Carriage House." The property is owned by BHBT LLC who is seeking to form a two-unit condominium on the property. We would request that this Subdivision application is considered for a hearing at the September Planning Board meeting.

The purpose of the overall project is to convert the property into a two-unit condominium. Unit 1 will comprise of the 7,708 SF BHBT branch property. Unit 2 will comprise of the 4,493 SF Carriage House property. Common Area will consist of the entire property other than the Units, and includes the lands, walks, landscaping, interior roads as shown on the plans. The parking in the immediate vicinity of each unit will be converted to Limited Common Area. The area on the west side of the site will be classified as withdrawable land, which will allow the condominium to remove from the condominium within a period of 7 years. Additionally, the condominium reserves the right to construct additional parking spaces if desired at a future point in time subject to applicable local, state, and /or Federal approvals, as necessary.

I have attached a completed Condominium Subdivision Application and supporting documents. We trust this information and enclosed plans are useful in your consideration of our request and look forward to meeting with the Board to discuss this project.

Sincerely,
TFMORAN INC.

A handwritten signature in blue ink, appearing to read 'Jason S. Hill', is written over a horizontal line.

Jason S. Hill

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



Adam Ricker
Re: Proposed Condominium
New London NH

Page 2 of 2

Cc: Jason Chapman, Bar Harbor Bank & Trust
Richard Pilla, Paramount Partners
File

Enclosures



EXHIBIT A2

MAJOR SUBDIVISION CHECKLIST of APPLICATION REQUIREMENTS

<u># in Regulations</u>	<u>Application Requirement</u>	<u>Submitted</u>	<u>Not Applicable</u>	<u>Waiver by PB</u>
1.	Application Form	✓		
2.	Letter of Authorization	✓		
3.	Impact Assessment		✓	
4.	Abutters List	✓		
5.	Application Fee	✓		
6.	Waiver Requests in Writing	✓		
7.	a. Survey Plat	✓		
	b. Topographic Map	✓		
	c. Soils Map		✓	
	d. Utilities & Fire Protection Plan Map		✓	
	e. Drainage Plan Map		✓	
8.	Erosion & Sediment Control Plan		✓	
9.	Stormwater Management Plan		✓	
10.	Drainage Construction Plans & Details		✓	
11.	Soils Report		✓	
12.	Wildlife Habitat Impact Report		✓	
13.	Road Profiles, Cross Sections & Details		✓	
14.	Information on Special Flood Hazard Areas		✓	
15.	Legal Documents	✓		
	a. Agreement to convey land to be used for public purposes		✓	
	b. Easements & Rights-of-Way		✓	
	c. Drainage Easements		✓	
	d. Covenants - Refer to Exhibits B1, B2 & B3	✓		
	e. Security and/or Performance Bond		✓	



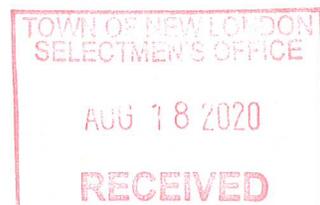
	f.	Covenant Restricting Lot Sales		✓	
	g.	Indemnification		✓	
	h.	Maintenance until Acceptance		✓	
	i.	Easements for Water Supplies for Firefighting Purposes		✓	
16.		Agency or Permit Approvals		✓	
	a.	Access Permit		✓	
	b.	NHDES Subdivision Approval and/or approval of Community Water System		✓	
	c.	NHDES 485-A:17 Permit for Land Disturbance		✓	
	d.	NH Wetlands Board Dredge & Fill Permit (Wetlands Permit)		✓	
	e.	Approval of Water System Precinct		✓	
	f.	Approval from Public Works Director for Sewer Service		✓	
17.		Additional Information as required by the Planning Board		✓	



EXHIBIT A3

MINOR SUBDIVISION CHECKLIST of APPLICATION REQUIREMENTS

<u># in Regulations</u>	<u>Application Requirement</u>	<u>Submitted</u>	<u>Not Applicable</u>	<u>Waived by PB</u>
1.	Application Form	✓		
2.	Letter of Authorization	✓		
3.	Abutters List	✓		
4.	Application Fee	✓		
5.	Waiver Requests in Writing		✓	
6.	Site Survey Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale	✓		
7.	Topographic Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale	✓		
8.	Soils Map - 3 Copies of Full-Scale & 10 Copies Reduced-Scale		✓	
9.	Information on Special Flood Hazard Areas		✓	
10.	Applicable agency or Permit Approvals		✓	
11.	Additional Information Required by the Planning Board		✓	



August 7, 2020

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

Re: Planning and Zoning Authorization Letter
Bar Harbor Bank & Trust
116 Newport Road

Dear Mr. Ricker

Please be advised that effective today, I have appointed Mr. Jason Hill of TFMoran Inc., and Mr. Richard Pilla of Paramount Partners, as my exclusive agents for the above noted property. As such, they are authorized to act on my behalf regarding the Planning Board and /or Zoning Board process. You are authorized to provide these agents with any information they request regarding the property. As such, they are authorized to sign any relevant document and act on our behalf with regards to all Planning, Zoning and /or other Land Use Panels.

Please contact me with any questions.

Sincerely,



Jason Chapman Director of Real Estate Management 8/7/20

Print Name / Title

Date

Print Name / Title

Date



DECLARATION OF CONDOMINIUM
OF
116 NEWPORT ROAD CONDOMINIUM

BAR HARBOR BANK & TRUST, successor by merger to Lake Sunapee Savings Bank FSB, successor by merger to Newport Savings Bank, a Maine banking corporation, with a mailing address of _____ (“Declarant”), does hereby declare:

1. Submission of Property. The Declarant hereby submits land located in New London, Merrimack County, New Hampshire, being Tax Map 59, Lot 28, consisting of approximately 1.92 acres, more or less, situate on the north side of Newport Road, and more particularly described in Exhibit A hereto (the “Land”), together with the buildings and other improvements heretofore or hereafter constructed thereon, and all easements, rights and appurtenances thereto described in said Exhibit A, or as shown on plans of said land, all of which are owned by the Declarant, to the provisions of the Condominium Act, in order to create a plan of condominium ownership in such property containing two (2) land units.

2. Definitions. As provided in Section 12, I. of the Condominium Act, capitalized terms not otherwise defined in this Declaration or in the Bylaws attached hereto as Exhibit C, as amended from time to time, shall have the meanings specified in Section 3 of the Condominium Act. The following terms are expressly defined herein:

(a) “Board of Directors” or “Directors” means the board of directors, or directors, of the Unit Owners’ Association.

(b) “Building” means any building constructed on a Unit or on the Limited Common Area assigned to a Unit as permitted herein, which Buildings shall be owned by the Unit Owner of the Unit.

(c) “Bylaws” mean the Bylaws provided for the self-government of the Condominium attached hereto as Exhibit C, as amended from time to time.

(d) “Common Area” means all parts of the Property other than the Units, as more fully set forth in Section 3(d) of this Declaration and in the Plans, and includes the Limited Common Area.



(e) “Condominium” means “116 Newport Road Condominium”, the condominium established by this Declaration.

(f) “Condominium Act” means Chapter 356-B of the New Hampshire Revised Statutes Annotated, as amended.

(g) “Condominium Plan” or “Plans” means the plan entitled “Tax Map 59 Lot 28 Condominium Site Plan Bar Harbor Bank and Trust 116 Newport Road, New London, New Hampshire Owned by/Prepared for Bar Harbor Bank and Trust” of the entire Property and all floor plans relative thereto, and any revisions thereof, recorded in the Registry simultaneously herewith or recorded subsequently pursuant to Section 20, III or Section 21 of the Condominium Act, and any updated or amended site or floor plans.

(h) “Land” shall have the meaning set forth above.

(i) “Limited Common Area” means all those certain portions of the Common Area which are assigned to a particular Unit or Units, and restricted for use by the owner(s) of each such Unit, as more fully set forth in Section 3(f)(ii) of this Declaration and in the Plans, and additional limited common area as Declarant may determine in the future.

(j) “Majority of the Owners” means the Owners of the Units to which more than fifty percent (50%) of the votes in the Unit Owners’ Association appertain. Any specified percentage of the Owners means the Owners of Units to which the specified percentage of the votes in the Unit Owners’ Association appertain.

(k) “Owner” or “Unit Owner” means any Person or Persons who holds or hold fee simple title to a Unit. No mortgagee shall be deemed to be an Owner until such mortgagee has acquired such title pursuant to foreclosure or any procedure in lieu of foreclosure.

(l) “Percentage Interest” or “Undivided Percentage Interest” means the interest of each Unit in the Common Area as set forth in Section 3(h) of this Declaration and as may be amended hereafter, which may be expressed as a fraction.

(m) “Registry” means the Merrimack County Registry of Deeds, or any then applicable real property recording office.

(n) “Property” means the Land and the buildings and all other improvements heretofore and hereafter constructed thereon, and all easements, rights and appurtenances thereto, and all articles of personal property intended for common use in connection therewith which are submitted to the Condominium by this Declaration, as amended from time to time.

(o) “Rules” means those rules and regulations adopted from time to time by the Board of Directors relative to the use of the Condominium, provided they are not in conflict with the condominium Act, the Declaration or the Bylaws.

(p) “Unit” means a single “Land Unit”, as more particularly described in

Section 4(d)(i) below.

(q) “Unit Owners’ Association” or “Association” means all of the Owners acting as a group in accordance with this Declaration and the Bylaws.

(r) “Withdrawable Land” means the portion of the Land described on Exhibit B, which Declarant reserves the right to remove from the Condominium.

3. Statutory Requirements. The following information is provided pursuant to the provisions of Section 16 of the Condominium Act:

(a) Name: The name of the Condominium is “116 Newport Road Condominium”.

(b) Location: The Condominium is located in New London, Merrimack County, New Hampshire.

(c) Description of Land: A legal description by metes and bounds of the Land submitted to the Condominium is contained in Exhibit A.

(d) Description of Units:

(i) The Units shall be Land Units, the vertical boundaries of which shall be coextensive with the area identified as such Unit on the Plan and the horizontal boundaries of which shall be from the center of the earth to the upper edge of the atmosphere and includes the entirety of any existing building any additional buildings or improvements to be constructed on the land and includes all rights above the land and any existing building and improvements or any building or improvements constructed within the Land Unit. For the purposes of RSA 356-B, the Condominium Plan shall serve as the Floor Plan for each Land Unit declared herein. In the event any new building is constructed within a Land Unit, upon completion of the foundation, a Floor Plan, certified as required by RSA 356-B:20 shall also be recorded, provided the boundary of the Land Unit shall remain the unit boundary.

(ii) There shall be two (2) Units in the Condominium as shown on the Plan.

(iii) Each of the Units shall be held in fee simple and may be retained, occupied, conveyed, transferred, encumbered, inherited or devised in the same manner as any other parcel of real property independent of the other Unit. The Units and the Limited Common Areas appurtenant to each Unit shall be located on the Condominium Plan and any amendment thereto.

(e) Buildings.

(i) The Buildings now existing or hereafter constructed on the Units,

while not a part of such Units, shall be owned by the Unit Owner of the Unit upon which they are located.

(ii) In addition, a Unit Owner shall have the right to construct additions to its Building (or demolish and rebuild a new Building) within the boundaries of its Unit, subject to the provisions of this Declaration and the following conditions and limitations: (A) the Unit Owner shall have obtained all required governmental approvals for such contemplated construction [**and the approval of the Declarant or the Condominium Board of Directors as provided herein**]; and (B) all of such construction shall be located within the boundaries of the Unit.

(f) Description of Common Area and Limited Common Area.

(i) Common Area consists of the entire Property other than the Units and includes, but not by way of limitation:

(A) The Land, and the walks, shrubbery and other plantings, interior roads, driveways, parking areas and other interests in land described in Exhibit A attached hereto, or as shown on the Plans;

(B) The water supply, sewage disposal, electrical, telephone and other utility systems serving the Condominium to the extent said systems are located within the Property and are not owned by the supplier of the utility service (but not including any portions thereof contained within and servicing a single Unit);

(C) Any other amenities constructed or to be constructed on the Land except Units; and all other parts of the Condominium, including personal property acquired by the Association, necessary or convenient to its existence, maintenance or safety or normally in common use, and including any easements serving the Property set forth in Exhibit A hereto.

(ii) Limited Common Area. Designations of the following Limited Common Area or of any other Limited Common Area are, or when assigned, will be, shown on the Plans, as they may be amended. Each Limited Common Area is owned in common by the Owners, but is restricted to the use and benefit of the Unit or Units which it is assigned. Each such Limited Common Area is reserved for the exclusive use of the Unit to which it is assigned.

(A) Limited Common Area Assigned to Unit 1: The following portions of the Common Area are assigned as Limited Common Area appurtenant to Unit 1: (1) the five (5) parking spaces located to the south of Unit 1; (2) the eight (8) parking spaces designated on the Plans as "Proposed Parking Spaces (NOT YET BEGUN)" to the south of Unit 1, which may be constructed by the Owner of Unit 1 in the future at its sole cost and expense; and (3) the largest, most prominent sign panel located on the pilon sign at the entrance to the Land.

(B) Limited Common Area Assigned to Unit 2: The following portions of the Common Area are assigned as Limited Common Area appurtenant to Unit 2: (1) the eleven (11) parking spaces located to the southwest of Unit 2; (2) the one (1) parking space designated on the Plans as “Proposed Parking Spaces (NOT YET BEGUN)” to the southwest of Unit 2, which may be constructed by the Owner of Unit 2 in the future at its sole cost and expense; and (3) the remaining sign panels located on the pilon sign at the entrance to the Land.

(iii) Use. The use of the Common Area subject to easements of record, shall be limited to the Owners and to their tenants in residence, and to their guests, invitees and licensees provided the walking trails, trailhead parking, and access thereto shall be open to the public. The use of each Limited Common Area shall be further restricted to the Owner of the Unit to which it is assigned, to his or her tenants in residence, and to his or her guests, invitees and licensees. The use, including responsibilities for maintenance and repair, of the Common Area and Limited Common Area, shall be governed by the Bylaws and the Rules as adopted and amended from time to time by the Board of Directors.

(iv) Water Supply Lines/Sewage Lines Systems. Notwithstanding anything in this Declaration to the contrary each Unit Owner shall have an easement for access to any water or sewage line servicing such Unit Owner’s respective Unit to the extent located within or under any Common Area or Limited Common Area. The Declarant reserves the right to create additional easements after the recordation of the original Condominium Plan in conformance with the provisions of this Section 3(f)(iv). These easements shall provide for, among other things: (A) the right to access, maintain, upkeep repair and replace said water and sewage lines, as the case may be; and (B) in the event the Unit Owner does not properly maintain, repair and replace the water or sewage lines, as would a reasonable Unit Owner under the same or similar circumstances, the rights to access, maintenance, upkeep, repair and replacement shall be vested in the Board of Directors at the sole cost and expense of the Unit Owner. Any and all Units shall be burdened with said easement in order to afford the Units benefiting from such easement the access required hereby, to the extent applicable. Any Unit Owner accessing the Common Area or Limited Common Area for the purposes specified hereunder shall repair and remediate all areas disturbed for such work to the extent practicable or as otherwise determined by the Board of Directors, acting in good faith. All costs and expenses for the installation, maintenance, upkeep, repair and replacement of the water and sewage lines shall be paid by the Unit Owner benefited thereby.

(g) Withdrawable Land. The Declarant retains the right, whether or not it owns any units, to withdraw all or a portion of the Withdrawable Land from the Condominium, without the consent of any Unit Owner or any Unit Owner’s mortgagee, and such right shall be assignable by Declarant without the consent of any Unit Owner. The Withdrawable Land is further described in Exhibit B. At the time that any such portion of the Withdrawable Land is withdrawn from the Condominium, the boundaries of such portions shall be fixed by a legal description setting forth the metes and bounds thereof. There are no limitations as to what portions may be withdrawn or concerning the future of the boundaries of those portions. The Declarant shall exercise its rights to

withdraw the Withdrawable Land no later than seven (7) years from the recording of this Declaration in the Registry, at which time the option to contract the condominium shall expire; provided, however, that the time limit contained in this paragraph may be extended by not more than seven (7) years by an amendment to this Declaration adopted pursuant to RSA 356-B:54, V. There are no circumstances under which the Declarant's right to exercise its option to contract the Condominium pursuant to this paragraph which will terminate such option prior to the expiration of the time limit specified herein.

(h) Allocation of Percentage Interests. The allocation of Undivided Percentage Interests in the Common Area will be determined on the basis of the ratio of the square footage of each Unit to the total square footage of both Units. The Undivided Percentage Interest of each Unit is as follows:

	<u>Size of Unit</u>	<u>Undivided Percentage Interest</u>
Unit 1:	7,708 square feet	63.2%
Unit 2:	4,493 square feet	36.8%

(i) Statement of Purposes and Restrictions of Use. The Condominium and each of the Units are intended primarily for commercial or retail use and the following provisions, together with the provisions of the Bylaws, are in furtherance of this purpose:

(i) Commercial Use. Each Unit shall be occupied and used only for commercial or retail use.

(ii) Easement to Facilitate Completion and Sales. Declarant shall be deemed to be the Owner of any Units which have not yet been constructed or any Units and the Buildings located thereon which have been completely constructed but not sold and conveyed. Declarant and its duly authorized agents, representatives (including independent contractors), successors and assigns, may make such reasonable use of the Condominium as may facilitate the completion of construction and both Units and Common Area, and the sale and conveyance of unsold Units.

(iii) Easements for Structural Encroachments. None of the rights and obligations of the Owners created herein, or in any deed conveying a Unit from the Declarant to a purchaser thereof, shall be altered in any way by encroachments as a result of construction of any structures or due to settling or shifting of structures. There shall be valid easements for the maintenance of such encroachments so long as they shall exist; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the negligent or willful conduct of said Owner or Owners.

(iv) Pipes. Ducts. Cables. Wires. Conduits and Public Utility Lines Located in Common Areas. Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, cables, conduits and public utility lines located in the Common Area which serve its Unit. Each Unit shall be subject to an

easement in favor of the Owners of the Owners of all other Units to use the pipes, ducts, cables, wires, conduits and public utility lines serving such other Units and located in the Common Area. The Board of Directors have a right of access to each Unit to inspect the same, to remove violations therefrom and to maintain, repair or replace such facilities which are in the unit serving the common area or another unit.

(v) Compliance and Enforcement of Declaration, Bylaws and Rules. Each Owner, tenant or occupant of a Unit shall comply with the provisions of the Declaration, Bylaws and Rules and any such decisions and resolutions resulting therefrom, and failure to comply with any such provision, decision, or resolution shall be grounds for an action to recover sums due, for damages or for injunctive relief. All such actions in law or at equity by the Association may be authorized by resolution of the Board of Directors, and the Association shall be entitled to recover all reasonable costs and expenses of such actions, including attorneys' fees, all as more particularly set forth in Article 8 of the Bylaws.

(vi) Condominium Subject to Easements for Ingress and Egress and Use. Subject to the provisions of the Declaration, the Bylaws and the Condominium Act, each Owner shall have an easement in common with the Owners of all other Units for ingress and egress through, and use and enjoyment of, all Common Area, except Limited Common Area. Each Owner's right and interest in the Common Area shall be subject to an easement for ingress and egress through, and use and enjoyment of, all Common Area by all persons lawfully using or entitled to the same.

(vii) Property Subject to Matters of Record. The submission of the Property is subject to all covenants, conditions, easements, and restrictions of record, including, without limitation, those which are set forth or referred to in Exhibit A.

(viii) Reservation of Utility Easements. The Declarant reserves on behalf of itself, its successors, and assigns, perpetual easements for the installation, construction, reconstruction, maintenance, repair, operation and inspection of all utility services necessary or desirable in connection with the operation of the Condominium, including water, sewage disposal, telephone, internet, cable, gas and electrical systems, all for the benefit of the respective Owners, which reservation includes the right to convey such easements directly to suppliers and/or distributors of such utility services.

(ix) Expansion of Buildings. Each Unit Owner shall have the right to expand the Building located on its Unit [**with the prior approval of the Board of Directors (pursuant to the By-Laws)**] and upon the receipt of all local and state approvals and permits, including, but not limited to, approvals and/or permits as required by the Town of New London Planning Board, Zoning Board or Building Department. All expansions shall be limited to the portion of the Land on which its Unit is located. Upon commencement of construction of an approved expansion, the construction shall be completed as soon as possible.

(j) Determination of Action Following Casualty Damage. In the event of

damage to any portion of the Common Area by fire or other casualty, the proceeds of the master casualty insurance policies maintained by the Association shall, pursuant to Section 43, III, of the Condominium Act, be used to repair, replace or restore such damaged portion of said Common Area, unless the Unit Owners vote or agree to terminate the Condominium pursuant to Section 34 of the Condominium Act. The Board of Directors of the Association are hereby irrevocably appointed the agent for each Owner of a Unit and for each mortgagee of a Unit and for each Owner of any other interest in the Condominium to adjust all claims arising under such policy.

(k) Insurance on Buildings owned by a Unit Owner; Obligation to Repair and Reconstruct. Each Unit Owner shall maintain casualty insurance on the Buildings which are owned by such Unit Owner for the full replacement cost of the Buildings owned by such Unit Owner and on the Unit's Limited Common Area assigned thereto. In the event of damage or destruction of any Buildings, the Unit Owner which owns such Building shall be entitled to repair and reconstruct such Building to its original condition prior to the damage or destruction or pursuant to plans as may be approved by the Town of New London.

4. Amendment of Declaration. Except as otherwise provided in the Condominium Act and this Declaration and Bylaws, this Declaration and Bylaws may only be amended by agreement of at least seventy-five percent (75%) of the Owners, provided, however, that (i) any such amendment shall be executed by such seventy-five percent (75%) of the Owners or by the president and Treasurer of the Association accompanied by a certification of vote of the Secretary; (ii) evidence of such amendment shall be duly recorded at the Registry pursuant to Section 34 IV, of the Condominium Act; (iii) no amendment to the Declaration shall be adopted that could interfere with the construction, sale, lease or other disposition or use of such Units; (iv) no such amendment shall be contrary to the provisions of the Condominium Act; and (v) no such amendment shall affect any rights reserved to the Declarant herein with regard to the Withdrawable Land or any other right reserved to Declarant herein, or in the Bylaws without the written consent of the Declarant.

5. No Revocation or Partition. Except in the case of the Declarant's exercise of its right to contract the Condominium by the withdrawal of the Withdrawable Land, the Common Area shall remain undivided and no Owner or any other Person shall bring any action for partition or division thereof, nor shall the Common Area be abandoned by act or omission, unless the Condominium is terminated pursuant to Section 34 of the Condominium Act.

6. Invalidity. It is the intention of the Declarant that the provisions of this Declaration are severable so that if any provision, condition, covenant, or restriction hereof shall be invalid or void under any applicable federal, state or local law or ordinance, the remainder shall be unaffected thereby. In the event that any provision, condition, covenant or restriction hereof is, at the time of recording of this Declaration, void, voidable or unenforceable as being contrary to any applicable law or ordinance, the Declarant, its successors and assigns and all persons claiming by, through or under this Declaration, covenant and agree that any future amendments or supplements to the said laws having the effect of removing said invalidity, voidability or unenforceability, shall be deemed to apply retrospectively to this Declaration thereby operating to validate the provisions of this instrument which otherwise might be invalid, and it is covenanted and agreed that any such

amendments and supplements to the said laws shall have the effect herein declared as fully as if they had been in effect at the time of this instrument.

7. Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same (except where a right is dependent upon notice to be given within a specified period) irrespective of the number of violations or breaches which may occur.

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SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this _____ day of _____, 2020.

BAR HARBOR BANK & TRUST

By: _____
Name:
Title:

STATE OF _____
COUNTY OF _____

On the _____ day of _____, 2020, before me, personally appeared _____, who acknowledged himself/herself to be the _____ of Bar Harbor Bank & Trust, a Maine banking corporation, on behalf of said bank.

Notary Public
My Commission Expires: _____
Seal or Stamp:

EXHIBIT A
SUBMITTED LAND

EXHIBIT B

WITHDRAWABLE LAND

EXHIBIT C

BYLAWS OF 116 NEWPORT ROAD CONDOMINIUM OWNERS ASSOCIATION

1. PURPOSE AND DEFINITIONS

a. Purpose. The administration of 116 Newport Road Condominium (the "Condominium") shall be governed by these By-Laws which are annexed to the Declaration of Condominium of 116 Newport Road Condominium (the "Declaration") and are made a part thereof.

b. Definitions. Certain of the terms used in these By-Laws have been defined in the Declaration and, when used herein, shall have the same meaning as set forth in the Declaration, unless the context clearly indicates a different meaning therefor.

c. Applicability of By-Laws. The provisions of these By-Laws are applicable to all of the property which now constitutes or hereafter may be added to the Condominium, and to the use and occupancy thereof.

2. MEMBERS AND MEETINGS

a. Members and Voting Rights. Each unit owner and the Declarant, until such time as all of the Declarant's development rights have expired or been terminated (each an "Owner" and collectively the "Owners") shall be a member of the 116 Newport Road Condominium Owner's Association. The membership of the Association shall consist of all of the Owners. Each Owner shall be entitled cast the number of votes equal to the Unit Owner's Undivided Percentage Interest in the Condominium.

b. Transfer of Membership. Membership in the Association may be transferred only as an incident to the transfer of title to a Unit and shall become effective upon recordation of a deed of conveyance to the said Unit.

c. Annual Meeting. The annual meeting of the members shall be held on the first Monday of January, for the purpose of electing directors and for the transaction of such other business as may come before the meeting.

d. Special Meetings. Special meetings of the Owners may be called at any time for the purpose of considering matters which, by the terms of the Declaration, these By-Laws, or the Condominium Act, (the "Act"), require the approval of the Owners, or for any other reasonable purposes. Special meetings shall be called by the President or by a majority of the Board of Directors (sometimes referred to herein as the "Board") upon at least three (3) days' written notice

prior to the date of the meeting.

e. Contents of Notice. Notices of all Owners' meetings shall state the time and place thereof and the objects or purposes for which the meeting is called. Any such notice shall be deemed waived by any Owner who expressly waives the same in writing or who is present in person or by proxy at any such meeting.

f. Quorum. A quorum shall exist where 2/3rds of the undivided interest in the Common Areas are represented. A majority of the Owners of such interests may elect the Board of Directors, and take all other actions except where the Condominium Act requires larger majorities of the Unit Owner's voting power.

g. Voting. At any meeting of the Association, the Owners who are in good standing shall be entitled to cast the vote for each condominium unit owned as provided in the Declaration. Any Owner may attend and vote at such meeting in person or by proxy. The provisions of Section 39 of the Condominium Act shall govern all votes (including proxy votes and the votes of units owned by more than one person) at meetings of the Association.

h. Voting Requirements. An Owner shall be deemed to be in good standing and entitled to vote at any annual meeting or at any special meeting of the Association if, and only if, he shall have fully paid all assessments made or levied and due against him and his condominium unit by the Board of Directors of the Association (hereinafter sometimes referred to as the "Board") as herein provided, together with all interest, costs, attorney's fees, penalties and other expenses, if any, properly chargeable to him and against his condominium unit, at least three (3) days prior to the date fixed for such annual or special meeting.

3. BOARD OF DIRECTORS

a. Number. The Board of Directors shall consist of the three (3) members. Until such time as the Declarant's rights to contract the Condominium by the withdrawal of the Withdrawable Land has expired or been terminated, the Declarant shall be entitled to appoint one (1) Director.

b. Vacancies. Vacancies in the Board of Directors may be filled until the date of the next Annual Meeting by a majority vote of the remaining Directors.

c. Meetings. Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the Directors. Special meetings of the Board may be called by or at the request of the president, the chairman, or any two directors. The person or persons authorized to call special meetings of the Board may fix any place, either within or without the State of New Hampshire, as the place for holding any special meeting of the Board called by such person or persons.

d. Presiding Officer. The presiding officer of the Board of Directors' meetings shall be the President of the Association. In the absence of a presiding officer, the Directors present shall designate one of their numbers to preside.

e. Quorum. The presence in person of a majority of the Board members will constitute a quorum for the transaction of any business. The Board members present at a duly organized meeting can continue to do business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum.

f. Majority Action. Every act or decision done or made by a majority of the Board present at any meeting duly held at which a quorum is present shall be the act of the Board.

g. Consent in Writing in Lieu of Meetings. Any action by the Board required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Board consent in writing to such action. Any written consent shall be filed with the Minutes of the proceedings of the Board.

h. Terms of Office. The Owner of Unit 1 shall name two (2) members to the Board and the Owner of Unit 2 shall name one (1) member to the Board at the annual meeting of the Unit Owners to hold office until the next annual meeting and until the appointment of his or her successor.

i. Removal from Office. Unit Owners may remove a member of the Board, for cause only, by seventy-five percent (75%) vote of the aggregate voting power of the Unit Owners. The Unit Owners shall elect a replacement member to the Board of Directors.

4. POWERS AND DUTIES OF THE BOARD OF DIRECTORS

a. Powers and Duties of Board of Directors. The Board of Directors shall have powers and duties specifically conferred upon it by the Act, the Declaration, and these By-Laws and all other powers and duties necessary for the administration of the affairs of the Condominium. The following items shall be the powers of the Board:

i. To make and collect assessments against Unit Owners to defray the costs of the Condominium.

ii. To use the proceeds of assessments in the exercise of its powers and duties.

iii. To provide for the acquisition, construction, management, maintenance, and care of the Common Area, whether real or personal.

iv. To provide for the reconstruction of improvements to the Common Area after casualty and for the further improvement to the Common Area.

v. To enforce by legal means the provisions of the Declaration and these By-Laws (collectively, and as may be amended from time to time, the "Condominium Instruments") for the use of the property in the Condominium.

vi. To contract for the management of the Condominium.

vii. Pay taxes and assessments which are liens against any part of the Condominium, and to assess the same against the unit owners subject to such liens.

viii. Carry insurance for the protection of unit owners and the Association on the Common Areas.

ix. To pay the cost of all power, water, sewer and other utility services rendered to the Condominium and not billed to owners of individual units.

x. To provide for such painting, maintenance, repair and landscaping of the Common Area and the Limited Common Area, and such furnishings, tools, equipment, appliances, and other personal property for the Common Area as the Board shall determine is necessary or proper.

xi. To provide for trash collection, snow removal from the Common Area and the Limited Common Area, water, electrical, telephone, and gas and any other necessary utility service for the Common Area (and to the extent not separately metered or charged, for the units).

xii. To provide for any other materials, supplies, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments which the Board is required to secure or pay for pursuant to the terms of the Declaration, these By-Laws, or the Act, or which in its opinion shall be necessary or proper for the operation of the Common Area or for the enforcement of the Declaration or of these By-Laws, provided that if any such materials, supplies, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments are provided for particular units and are necessitated by the negligence of the owner or occupants of such units, the cost thereof shall be specially assessed to the owners of such units.

xiii. The Board's power shall be limited in that it shall have no authority to acquire and pay for out of Common Expenses, as defined in Article 6 herein, capital additions and improvements or structural alterations (other than for the purposes of replacing portions of the Common Area, subject to the provisions of the Declaration) having a cost in excess of Ten Thousand Dollars (\$10,000.00) unless such additions, improvements, or alterations have been approved by a majority of the Owners' total voting power.

xiv. The Board shall have the exclusive right to contract for all such items referred to in this Article.

5. OFFICERS OF THE CORPORATION

a. Officers . The officers of the Association shall be a president, a treasurer and a secretary, all of whom shall be appointed by the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be appointed by the Board of Directors. Any two or more offices may be held by the same person.

b. Appointment and Term of Office. The officers of the Association shall be appointed annually by the Board of Directors at the first meeting of the Board of Directors held after each

Association; (b) receive and give receipts for monies due and payable to the Association from any source whatsoever and deposit all such monies in the name of the Association in such banks, trust companies, or other depositories as may be authorized by the Board of Directors; (c) in general perform all of the duties incident to the office of treasurer and such other duties as from time to time may be assigned to him by the president or by the Board of Directors.

i. Assistant Secretaries and Assistant Treasurers. The assistant secretaries or assistant treasurers, when authorized by the Board of Directors, shall perform such duties as shall be assigned to them by the secretary or the treasurer, respectively, or by the president or the Board of Directors.

6. FINANCE AND ASSESSMENTS

a. Depository. The funds of the Association shall be deposited in a financial institution designated by the Board of Directors, in an account or accounts for the Association under resolutions approved by the Board of Directors.

b. Adoption of and Contents of Budget. The Board of Directors shall adopt a budget for each calendar year which contains estimates of the cost of performing the functions of the Association, and the income of the Association, including but not limited to the following items (each, a “Common Expense” and collectively, “Common Expenses”); in connection with the operation of Common Area and excluding the Units and their Limited Common Areas:

i. maintenance and operation of Common Area, landscaping, street and walkways, and security guards, if any;

ii. capital funds established by vote of unit owners;

iii. Common Area utilities;

iv. liability insurance;

v. casualty insurance;

vi. administration, including legal and accounting;

vii. membership dues.

vii. proposed assessments against each member.

Assessments shall be paid by the Unit Owners in proportion to the Undivided Percentage Interest in the Condominium of each Unit Owner. The Association shall maintain the Limited Common Area and charge to each Unit Owner the entire cost of the maintenance of the Limited Common Area assigned to such Unit.

c. Delinquent Assessments. In the event an assessment is not paid within thirty (30)

days of the date it is due and payable, the Association, through its Board of Directors, may proceed to enforce and collect the said assessment, with interest at the maximum lawful rate of eighteen percent (18%) per annum, whichever is greater, against the unit Owner owing the same in the manner set forth in RSA 356-B:46. Each delinquent unit Owner shall be responsible for attorney's fees, interest and costs incurred by the Association incident to the collection of such delinquent assessments or enforcement of any lien held by the Association for unpaid assessments.

7. NOTICES TO OR FROM MORTGAGEES

a. Notice to Board. A unit Owner who mortgages his condominium unit shall notify the Board of the name and address of his mortgagee and the principal amount of such mortgage. The Board shall maintain suitable records pertaining to such mortgages.

b. Reporting. The Board, whenever so requested in writing by a mortgagee of a condominium unit, shall promptly report any then unpaid assessments for common expenses due from, or any other default by, the Owner of the mortgaged condominium unit. The Board shall be entitled to require a fee of Ten Dollars (\$10.00) for each report provided a mortgagee.

c. Default. The Board shall give written notice to an Owner of any default by the Owner in the performance of any obligations under the Condominium Instruments and, if such default is not cured within thirty (30) days, shall send a copy of such notice to each holder of a mortgage covering such unit whose name and address has theretofore been furnished to the Board. No suit or other proceeding may be brought to foreclose the lien for any assessment levied pursuant to the Declaration or these By-Laws except after ten (10) days written notice to the holder of the first mortgage on the unit which is the subject matter of such suit or proceeding.

8. VIOLATIONS

In the event of a violation other than non-payment violation of the Declaration, these By-Laws, or the applicable portions of the Act, the Association, by direction of its Board of Directors, may notify the unit owner by written notice of such breach, and if such violation shall continue for a period of thirty (30) days from the date of this notice, the Association, through its Board of Directors, shall have the right to treat such violation as an intentional and inexcusable and material breach of the Declaration, the By-Laws, or the pertinent provisions of the Condominium Act, and the Association may then, at its option, have the following election: (a) an action at law to recover for its damage on behalf of the Association or on behalf of the other unit owners; (b) an action in equity to enforce performance on the part of the unit owner; or (c) an action in equity for such equitable relief as may be necessary under the circumstances, including injunctive relief. Failure on the part of the Association to maintain such an action at law or in equity within ninety (90) days from date of a written request, signed by a unit owner, sent to the Board of Directors, shall authorize any unit Owner to bring an action in equity or suit at law on account of the violation. Any violations which are deemed by the Board of Directors to be a hazard to public health may be corrected immediately as an emergency matter. The Association shall be entitled to collect all legal fees incurred as a result of any such action or any action instituted for collection of any unpaid assessments.

9. AMENDMENTS TO THE BY-LAWS

These By-Laws may be amended only by vote of the Unit Owners holding at least 75% of the interests in the Common Areas, except as follows, provided that so long as the Declarant retains any rights with regard to contraction of the Condominium by the withdrawal of the Withdrawable Land or any other rights herein, no such amendment shall be effective without the written consent of the Declarant. No modification or amendment shall become effective until recorded in the Merrimack County Registry of Deeds. An amendment may be proposed by either the Board of Directors or by the membership of the Association.

10. RESALE BY PURCHASER

In the event of any resale of a condominium unit or any interest therein by any person other than the Declarant, the prospective unit owner shall have the right to obtain from the owners Association, prior to the contract date of the disposition, the following:

- a. Appropriate statements pursuant to RSA 356-B.46, VIII and, if applicable, RSA 356-B:47;
- b. A statement of any capital expenditures and major maintenance expenditures anticipated by the unit owners Association within the current or succeeding two fiscal years;
- c. A statement of the status and amount of any reserve for the major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the Board of Directors;
- d. A copy of the income statement and balance sheet of the unit owners Association for the last fiscal year for which such statement is available;
- e. A statement of the status of any pending suits or judgments in which the unit owners Association is a party defendant;
- f. A statement setting forth what insurance coverage is provided for all unit owners by the owners Association, and what additional insurance coverage would normally be secured by each individual unit owner;
- g. A statement that any improvements or alterations made to the unit, or the limited common areas assigned thereto, by the prior unit owner are not known to be in violation of the Condominium Instruments; and
- h. The principal officer of the Association, or such other officer or officers as the Condominium Instruments may specify, shall furnish the statements prescribed by this paragraph upon the written request of any prospective unit owner within 10 days of the receipt of such request.

LEGEND

- CONCRETE BOUND
STONE BOUND
IRON PIPE
IRON PIN
DRILL HOLE
NAIL OR RAILROAD SPIKE
GUARD RAIL
VERTICAL GRANITE CURB
CONCRETE CURB
EDGE OF PAVEMENT
EDGE OF GRAVEL
SINGLE SOLID WHITE LINE
STONEWALL

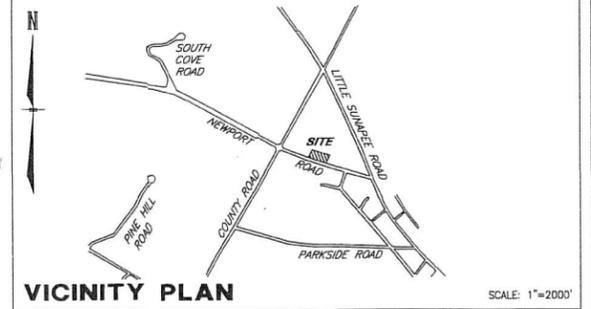
- EXISTING**
CBF
SBF
IPF
IPNF or IRF
DHF
PK or RRS
VGC
CC
SSLW

- TRAFFIC FLOW**
GAS GATE
LIGHT POLE
HYDRANT
TELEPHONE MANHOLE
SEWER MANHOLE
DRAIN MANHOLE
CATCH BASIN
TRANSFORMER PAD
WATER GATE
UTILITY POLE
WELL
IRON REBAR TO BE SET

- CHAIN LINK FENCE
WOOD FENCE
SIGN
TREELINE
TREES
SEWER LINE
WATER LINE RECORD
DRAIN LINE
GAS LINE
OVERHEAD UTILITIES
UNDERGROUND UTILITIES
RETAINING WALL
WIRE FENCE

- SPOT GRADE
INDEX CONTOUR
INTERMEDIATE CONTOUR
SINGLE SOLID YELLOW LINE
DOUBLE SOLID YELLOW LINE
LIMITED COMMON AREA

- x200.5
200
202
DSL.Y
LCA



REFERENCE PLANS

- "PLAN OF LAND, PROPERTY OF TOMIE dePAOLA, LOCATED IN NEW LONDON, N.H., SCALE: 1"=50', DATED JULY, 1993, PREPARED BY PIERRE J. BEDARD, L.L.S. M.C.R.D. PLAN NO. 12809.
- "PLAN OF SUBDIVISION, PROPERTY OF LAKE SUNAPEE GROUP INC., LOCATED IN NEW LONDON, N.H., SCALE: 1"=40', DATED FEBRUARY, 1990, PREPARED BY PIERRE J. BEDARD, L.L.S. M.C.R.D. PLAN NO. 13614.
- "PLAN OF ANNEXATION, PROPERTY OF TOMIE dePAOLA, LOCATED IN NEW LONDON, N.H., SCALE: 1"=50', DATED JULY, 1997, PREPARED BY PIERRE J. BEDARD, L.L.S. M.C.R.D. PLAN NO. 13901.
- "PROPERTY OF TOMIE dePAOLA, LOCATED IN NEW LONDON, N.H., SCALE: 1"=60', DATED NOVEMBER 27, 2001, PREPARED BY PIERRE J. BEDARD AND ASSOCIATES, M.C.R.D. PLAN NO. 15686.
- "BOUNDARY SURVEY AND SITE PLAN, PROPERTY OF HAROLD F. OBERKOTTER JR. REVOCABLE TRUST, LOCATED IN NEW LONDON, N.H., SCALE: 1"=30', DATED JULY 18, 2013, PREPARED BY PIERRE J. BEDARD AND ASSOCIATES, M.C.R.D. PLAN NO. 20160014480.
- "SUBDIVISION PLAN, TAX MAP 72, LOT 17, NEWPORT ROAD & COUNTY ROAD, NEW LONDON, NH, SCALE: 1"=50', DATED JANUARY 22, 2019, PREPARED BY JONES & BEACH ENGINEERS, INC. M.C.R.D. PLAN NO. 20190004501.
- STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT NO. F 241(3) SUNAPEE LAKE ROAD, NH PROJECT NO. P-2066.

NOTES

- OWNER OF RECORD OF MAP 56 LOT 28 IS BAR HARBOR BANK AND TRUST, ATTENTION: FACILITIES PO BOX 1089, ELLSWORTH, ME 04865-1089. PARCEL ADDRESS: 116 NEWPORT ROAD, NEW LONDON, NH. DEED REFERENCE TO PARCEL IS BK. 1427 PG. 6. AREA OF PARCEL = 63,464 S.F. OR 1.5161 ACRES±.
- [59-28] INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED CONDOMINIUM ON LOT 59-28.
- FIELD SURVEY PERFORMED BETWEEN JULY 9 AND 21, 2020.
- CURRENT ZONING IS IN THE COMMERCIAL ZONING DISTRICT.
MIN. LOT SIZE: NA
MIN. LOT FRONTAGE: NA
MIN. BUILDING SETBACKS: 30' FRONT, 10' SIDE AND REAR
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301300115E, EFFECTIVE DATE APRIL 19, 2010, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- HORIZONTAL DATUM: NH STATE PLANE NAD83/86
VERTICAL DATUM: NAVD83
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- EASEMENTS, RIGHTS & RESTRICTIONS
B. 2713 P. 257 WATER & SEWER EASEMENT
B. 1370 P. 221 WATER & SEWER EASEMENT
B. 916 P. 363 SEWER EASEMENT TO TOWN
B. 654 P. 336 STATE & TOWN RIGHT TO SLOPE & EMBANKMENTS
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TOWNMAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- PROPOSED FUTURE PARKING SPACES WILL BE DESIGNED BY A PROFESSIONAL ENGINEER AND WILL NEED TO BE APPROVED BY THE NEW LONDON PLANNING BOARD. THESE SPACES WILL BE LIMITED COMMON AREA FOR UNITS 1 & 2 AS INDICATED HEREON.

APPROVED BY THE NEW LONDON, NH PLANNING BOARD

ON _____
CHAIRMAN: _____

59-24
TOMIE A. DEPAOLA REVOCABLE TRUST
TOMIE A. DEPAOLA TRUSTEE
143 COUNTY ROAD
NEW LONDON, NH 03257
B. 3049 P. 519

A = 87.23'
R = 5497.00'
Δ = 00°44'27"

A = 71.07'
R = 5497.00'
Δ = 00°44'27"

WITHDRAWABLE LAND
AREA = 18,573 SF±
0.4264 ACRES±

59-27
BROOM PROPERTIES LLC
176 NEWPORT ROAD #4
NEW LONDON, NH 03257
B. 2713 P. 257

59-29
SPLIT RAIL PROPERTIES LLC
PO BOX 10
NEW LONDON, NH 03257
B. 3539 P. 2344

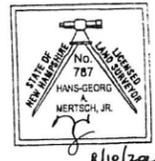
A = 132.18'
R = 5697.00'
Δ = 01°19'46"

A = 115.02'
R = 5697.00'
Δ = 01°09'24"

NEWPORT ROAD (PUBLIC) (CLASS II)

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



59-21
WILLIAM S. GRIFFITHS & DOROTHY J. GRIFFITHS IRREVOCABLE TRUST
WILLIAM G. GRIFFITHS TRUSTEE
28 EVERETT PARK
NEW LONDON, NH 03257
B. 3575 P. 2871

CONDOMINIUM CERTIFICATION

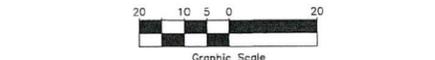
I HEREBY CERTIFY THAT THIS SITE PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON AS COMPLETE, HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. 356-B:20 1 AND V.



59-7
NEWPORT ROAD DENTAL OFFICES LLC
PO BOX 265
NEW LONDON, NH 03257
B. 3053 P. 167

72-46
LAKE SUNAPEE REGION VISITING NURSE ASSOCIATION
PO BOX 2209
NEW LONDON, NH 03257
B. 2661 P. 1285

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



REV.	DATE	DESCRIPTION	STB	HGM
1	8/10/20	ADD LCA'S	STB	HGM

TAX MAP 59 LOT 28
CONDOMINIUM SITE PLAN
116 NEWPORT ROAD CONDOMINIUM
116 NEWPORT ROAD, NEW LONDON, NEW HAMPSHIRE
OWNED BY/PREPARED FOR
BAR HARBOR BANK AND TRUST
SCALE: 1"=20'
AUGUST 06, 2020

95550.10	DR	STB	FB	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tf Moran.com
	CK	HGM	CADFILE	95550-10 Survey

TOWN OF NEW LONDON
SEAL OF TOWN OFFICE

AUG 18 2020

RECEIVED