March 24
April 14

APPENDIX C
APPLICATION FOR SITE PLAN REVIEW – HOME BUSINESS

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED:_____

APPLICATION FOR:
_____ Phase I: Concept Site Plan Review
_____ Phase II: Preliminary Site Plan Review
_____ Phase III: Final Site Plan Review

NAME OF APPLICANT: Danielle and Weston Blodgett

ADDRESS: 99 Sparrowhawk rd New London NH

DAYTIME PHONE NUMBER: 802 342 1211 FAX: _____

NAME OF PROPERTY OWNER: Same
(If other than applicant)

ADDRESS: _____

DAYTIME PHONE NUMBER: 802 342 1211 FAX: _____

LOCATION OF PROPERTY: 99 sparrowhawk RD
065-018-000-000-0000
TAX MAP/Lot: ___-___-___ ZONE DISTRICT: _____

DESCRIPTION OF HOME BUSINESS USE(S) OF BUILDINGS & LAND:
_____

WATER SERVICE: ____New London/Springfield Water Precinct X On-site Water Well

Other: _____

SEWER SERVICE: _____New London Wastewater X On-site Septic System

ROAD(S) PROVIDING ACCESS: Town Road Wilmont center rd

State Highway _____

2x2 sign

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 criteria for a Home Business as provided in the Home Business section of ARTICLE II of the Zoning Ordinance, unless a specific variance has been applied for and granted by the Zoning Board of Adjustment.

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no more than 35% 1,000 sq

I certify that I will continue to comply with the criteria for a Home Business as provided in the Home Business section of ARTICLE II of the Zoning Ordinance on an on-going basis.

Further, I understand and agree that if my home business changes such that it affects one or more of the criteria for a Home Business as provided in the Home Business section of ARTICLE II of the Zoning Ordinance that I will contact the Planning Board, or its designee, to see if a new application for an amended Site Plan Review is required.

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: 3/11/20

SIGNATURE OF PROPERTY OWNER

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

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AT&T 2:16 PM

zazzle.com

Will be on a white post
at the top of our driveway
as post shown in picture on
map of house

Danielle Blodgett

hair and makeup

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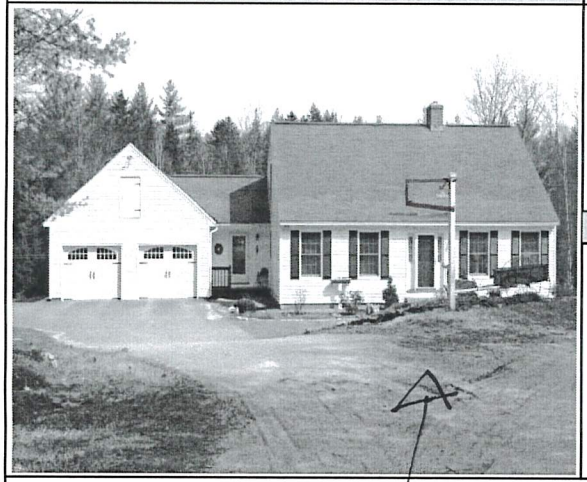
Map Lot Sub Bldg Condo: 65 / 18 / 0 / 0 / 0 | Card: 1 of 1 | 99 SPARROWHAWK RD | NEW LONDON | Printed: 09/06/2019

PICTURE



OWNER

BLODGETT WESTON & DANIELLE

413 BOUDRO ROAD

RANDOLPH CNTR, VT 05061

TAXABLE DISTRICTS

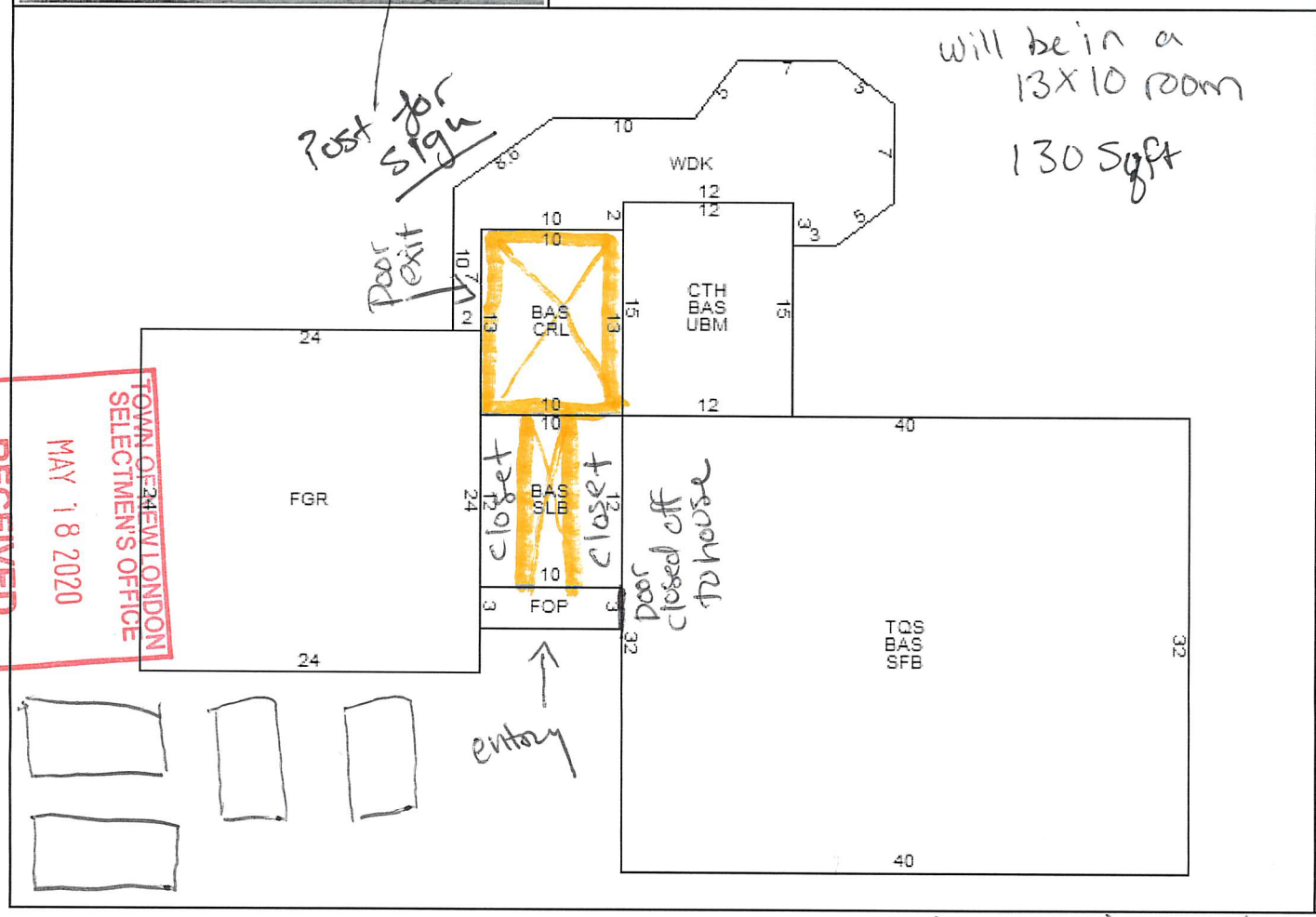
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/08/05	05-088	MISC	MISC IN-GROUND POOL

BUILDING DETAILS

Model: **1.75 STORY FRAME CAPE COD**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces: **1**
A/C: **No** Generators:
Quality: **04 AVG +/ 04**
Com. Wall:
Size Adj: **0.9517** Base Rate: **RSA 93.00**
Bldg. Rate: **1.0157**
Sq. Foot Cost: **$ 94.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQS	THREE QUARTER	1280	0.75	960
BAS	FIRST FLOOR	1710	1.00	1710
SFB	FINISH WALKOUT	1280	0.60	768
CTH	CATHEDRAL	180	0.00	0
UBM	UNFINISHED	180	0.20	36
CRL	CRAWL SPACE	130	0.00	0
SLB	SLAB	120	0.00	0
FOP	OPEN PORCH	30	0.20	6
WDK	DECK	266	0.10	27
FGR	ATTACHED	576	0.35	202
GLA:	**2,670**	**5,752**		**3,709**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		$ 350,352
Year Built:		1993
Condition For Age:	GOOD	12 %
Physical:		
Functional:	SIZE	5 %
Economic:		
Temporary:		
Total Depreciation:		17 %
Building Value:		$ 290,800

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will have small 2x2 sign black and white hanging on post.

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NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • 603-526-4821 • WWW.NL-NH.COM

Planning Board
Fee Schedule as of 10/27/09 (Revised 2/7/2020)

Applicant: Blodgett
Case # PB20-09 Date: 6/9/2020

Type of Application	Fees	Amount owed
All Applications - Abutter Notification and/or Public Notice, as required	Current postage rates for certified mail to each abutter & applicant($4.05), plus cost of published public notice($56.00), as required (Contact Town Offices) 9 x 4.05	56 + 36.45
All Applications - Recording Fees, as required	Current recording fees, costs and surcharges, as required, at the Merrimack County Registry of Deeds (Contact Town Offices)	
Minor Subdivision	$100 Concept Filing Fee (Credit to Final Application Fee, if Final is filed) $100 Final Filing Fee, Plus; $150 Per Lot/Site/Unit, Plus; Abutter Notification, Plus; Recording Fees	
Major Subdivision	$200 Concept Filing Fee (Credit to Final Application Fee, if Final is Filed) $200 Preliminary Filing Fee, Plus; Abutter Notification $200 Final Filing Fee, Plus; $300 Per Lot/Site/Unit, Plus; Abutter Notification, Plus; Recording Fees	
Site Plan Review (SPR)	$200 Concept SPR Filing Fee (Credit to Final Application Fee, if filed) $200 Preliminary SPR Fee, Plus; Abutter Notification $200 Final SPR Fee, Plus; $75 per 1000 SF BLDG, Plus; 130 sq ft. Abutter Notification	200 + 9.75
Site Plan Review – Filling and Excavating	$200 for a 1 acre site, Plus; $100 for each additional acre (or fraction there of) in size of the overall site, Plus; Abutter Notification	
Conditional Use Permit - ADU	$100 Application fee, Plus, Abutter Notification	
Sub-Committee Meeting, as required	$50 per meeting	
Site Plan Review - Home Business	$50 SPR Filing Fee, Plus; Abutter Notification	
Annexation/Lot Line Adjustment	$75 Filing Fee, Plus; Abutter Notification, Plus; Recording Fees	
Merger	$50/two lots, Plus; $25 each additional lot, Plus; Recording Fees	
Change of Occupancy/Tenant	No Charge	
Certificate of Site Plan Compliance (per Site Plan Review regulations)	$50	

Please make check payable to: **Town of New London**
Payment due at time of application & no later than meeting date.

TOTAL DUE:$ 302.20
Upon Receipt Ck#2448

APPENDIX D
HOME BUSINESS CHECKLIST of APPLICATION REQUIREMENTS
for SITE PLAN REVIEW

#		Application Requirement	Submitted	Not Applicable	Waived by PB
A		Application Form			
B		Letter of Authorization			
C		Abutters List			
D		Payment of Fee			
E		Waiver Requests in Writing			
F		Executive Summary to include:			
	1	Description of the proposed Home Business			
	2	Floor area & percentage of total floor area occupied by Home Business			
	3	Days & hours of operation			
	4	Number of non-resident employees & subcontractors using site as base of operations			
	5	Normal customer/business traffic			
	6	Any unusual demand for utility service			
	7	Provisions for fire protection			
	8	Any other descriptive information on the proposed Home Business			
G		Site Plan drawn at a scale of 1" = 20' to include:			
	1	Site Location Map			
	2	Site Plan of property showing boundaries & approximate size of the area			
	3	Names & addresses of owners or applicants			
	4	North point, graphic scale, date of preparation & revisions, name of person preparing the Site Plan			
	5	Zone District(s)			
	6	Location & dimensions of existing & proposed structures, parking areas, driveways, and landscaped open areas on the property			
	7	Location of water line & water service line, or on-site well serving the property			
	8	Location of sewer line & sewer service line, or on-site septic system serving the property			
	9	Location & dimensions of existing or proposed on-site parking			
	10	Any plans for screening any site features			
	11	Any plans for adding landscaped open space			
	12	Any plans for outdoor lighting			
	13	Location, elevation & dimension of any proposed sign for the Home Business			
H		Any required State permits			
I		Department Review by Fire Chief & Public Works Director			
J		Additional information required by the Planning Board			

NOTE #1: The numbering on this checklist corresponds with the numbering in the Site Plan Review Regulations for a Home Business.
NOTE #2: The SPR Regulations must be consulted for the details of the items contained in the checklist.

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Home Occupation, an accessory business in the home must meet the following requirements, on an ongoing basis:

a. Non-resident employees, including sub-contractors, are not permitted in association with a Home Occupation.

b. No on-premise Sign advertising the business.

c. No customer, client or employee traffic.

d. No additional off-street parking provided.

e. No more than two Company Vehicles may be parked outside at the site of a Home Occupation.

f. A Home Occupation shall be conducted within the Dwelling Unit or in an enclosed accessory Structure.

g. The area within the Structure(s) used by the Home Occupation shall not exceed 25% of the total finished floor area of the Dwelling Unit or a maximum of 750 square feet, whichever is less.

h. A Home Occupation shall not be permitted out-of-doors on the property. There shall be no outside operations, storage, or display of materials or products on an on-going basis.

i. A Home Occupation shall not involve the use and storage of Heavy Vehicles or Equipment used in the business such as back-hoes, graders, dump trucks, etc.

j. The operation of any wholesale or retail business is prohibited unless it is conducted entirely by mail or by other method of communication and does not involve the shipment or delivery of merchandise from the premises.

k. A Home Occupation shall conform to the nuisance provisions outlined in the first paragraph of Article II - General Provisions.

l. No activity shall be allowed which would interfere with radio or television reception in the area.

m. A Home Occupation shall be compatible with residential Uses.

n. A Home Occupation shall not detract from the residential character of the neighborhood.

2. Home Business: An Accessory Use of a Dwelling Unit for a business Use which results in a product or service. It is a business which is carried on by a resident or residents who shall have their domicile in the Dwelling Unit and which is clearly subordinate to the residential Use of the Dwelling Unit. The Planning Board must determine, through the Site Plan Review process, whether any proposed Home Business complies with the

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3. The event shall comply with the nuisance provision in the New London Zoning Ordinance.

4. The event organizer shall be required to obtain written permission/consent/approval from the individual property owner for the use of the property where the event is to be held.

5. Applicants for events shall obtain a permit in compliance with paragraph f.

6. One temporary on-premise sign is permitted the days(s) of the event only. The size of the Sign shall be controlled by that allowed by the underlying Zone District for permanent Signs.

f. Permits

1. Permits must be obtained from the Selectmen or their designated representative where application forms are available.

2. Approval must be obtained from the Police Chief regarding traffic flow and parking. Should the use of a police officer be required, the applicant shall be responsible for all costs incurred.

3. Approval must be obtained from the Fire Chief for gatherings of 50 or more people in a structure or in an enclosed tent for which there is no current permit of assembly. Should the use of a firefighter be required as a fire watch, the applicant shall be responsible for all costs incurred.

4. Any temporary Signs shall be in compliance with Article II, Paragraph 10. Signs, Subparagraph f.(2) or a temporary Sign no larger than the size permitted by the underlying zone district. A temporary Sign permit must be obtained from the Selectmen.

5. It is the responsibility of the business or organization to provide liability insurance.

15. Home Occupations/ Home Businesses

a. Intent and Purpose: It is the intent and purpose of these regulations to provide for opportunities for certain types of limited, Home Occupation or Home Business Uses within residential zone districts while providing safeguards for the residential Uses which are the principal Uses within the districts.

b. A Home Occupation that continuously meets the criteria listed below is a Use permitted by right and is not subject to the Site Plan Review process by the Planning Board. If a Home Occupation changes to a Home Business, then the Planning Board must determine, through the Site Plan Review process, that any proposed Home Business complies with the criteria outlined in section 2 below.

1. Home Occupation: An Accessory Use of a Dwelling Unit for a business Use which results in a product or service. It is an occupation which is carried on by a resident or residents who shall have their domicile in the Dwelling Unit and which is clearly subordinate to the residential Use of the Dwelling Unit. To qualify to be defined as a

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criteria outlined below. To qualify to be defined as a Home Business, an accessory business in the home must meet the following requirements, on an ongoing basis:

a. No more than two non-resident employees or subcontractors who use the site of the Home Business as their base of operations are permitted in association with the business. Non-resident employees or subcontractors who do not come and go from the site are permitted.

b. The number, type and size of Signs advertising the business shall be in conformance with the Sign regulations specified in Article II, Section 10.

c. A Home Business shall not generate customer or client traffic which is excessive for the road(s) providing access, and, as a guideline, the Home Business will generate no more than an average of 10 customer/client/delivery/service visits per day.

d. Adequate off-street parking shall be provided for a Home Business as determined by the Planning Board. As a guideline, a permissible Home Business should need no more than 3 parking spaces in excess of parking for the residential Use.

e. No more than three Company Vehicles may be parked outside at the site of the Home Business.

f. A Home Business shall be conducted within the Dwelling Unit or in an enclosed, accessory Structure.

g. The area within the Structure(s) used by a Home Business shall not exceed 35% of the total finished floor area of the Dwelling Unit or a maximum of 1,000 square feet, whichever is less. A Home Business Use, including either a new Home Business proposal or expansion of an existing Home Business, which does not comply with the area limitation of 35% of the total finished floor area of the Dwelling Unit or a maximum of 1,000 square feet, whichever is less, may apply to the Zoning Board of Adjustment for approval of a Use by Special Exception to permit a Home Business to occupy a maximum of 1,250 square feet or 35% of the total finished floor area of the Dwelling Unit whichever is less.

h. A Home Business shall not be permitted out-of-doors on the property. There shall be no outside operations, storage, or display of materials or products.

i. A Home Business shall not involve the use and storage of Heavy Vehicles or Equipment, as defined in Article III.

j. A Home Business shall conform to the nuisance provisions outlined in the first paragraph of Article II.

k. No activity shall be allowed which would interfere with radio or television reception in the area.

l. If a Home Business is the type in which classes are held or instruction is given, there shall be no more than 4 students or pupils at any one time.

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m. A Home Business shall be compatible with residential Uses.

n. A Home Business shall not detract from the residential character of the neighborhood.

o. If there is a change of ownership of the property where a Home Business has been approved by the Planning Board and the new property owner proposes to continue the same Home Business, then the new property owner must conduct the Home Business in the same manner and under the same conditions as originally approved by the Planning Board or must reapply to the Planning Board for a new Site Plan Review approval.

p. If a Final Site Plan Review application for a Home Business is approved by the Planning Board, then the Home Business approval is limited to the application as submitted and approved. If the terms of the approval are exceeded, then the applicant must return to the Planning Board for approval of an amended Final Site Plan Review.

16. Private Swimming Pool: A private swimming pool, permitted as an Accessory Use in the Residential Districts, shall:

a. Conform to the setback requirements of the Zone District where it is located; and

b. Be enclosed by a fence no less than 4 feet high, constructed in accordance with the provisions of the New Hampshire Building Code (RSA 155:A), as amended to prevent uncontrolled access by small children.

17. Restoration, Reconstruction and/or Replacement of Conforming Structures: Nothing herein shall prevent the substantial restoration, reconstruction and/or replacement within three years of a conforming Building destroyed in whole or in part by fire or other natural disaster without Site Plan Review so long as this Use does not result in a new safety or health hazard.

18. Accessory Dwelling Units

a. Purpose: The purpose and intent of allowing Accessory Dwelling Units within single-Family homes in all residential districts is to provide the opportunity for the Development of small rental housing units. These units will help improve New London's inventory of affordable housing, without significantly altering the rural character of the community. In addition, it makes more efficient use of existing housing stock.

b. Authorization: Accessory Dwelling Units shall be allowed by right in all Zone Districts, subject to compliance with the provisions of this regulation, and the granting of a permit by the Board of Selectmen.

c. Requirements and Limitations:

1. Accessory Dwelling Units are intended to be secondary to a principal Single-Family Dwelling Unit. In granting a permit, the Board of Selectmen must find that the Accessory Dwelling Unit is developed in a manner which does not alter the character or appearance

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