JONES & BEACH
ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

September 11, 2019

New London Planning Board
Attn: Paul Gorman, Chair
375 Main Street
New London, NH 03257

RE: Amended Final Site Plan Review Application
County & Parkside Road, NH
Tax Map ~~72, Lot 17~~ 072-019-0-0-0
JBE Project No. 17190

Dear Board Members:

Jones & Beach Engineers, Inc., respectfully submits an Application for Amended Final Site Plan Review on behalf of applicant, Continuum Health Services, Inc. The intent of this application is for an Assisted Living / Independent Living Facility and Independent Living Cottages serviced by municipal utilities. This site plan amendment will reduce the total impervious by 7,971 S.F. from the approved project.

The following items are provided in support of this Application:

1. Completed Planning Board Application for Amended Final Site Plan Review with checklist.
2. Letter of Authorizations.
3. Abutters List & Mailing Labels (3 sets).
4. Check in the amount of $564.00 for review fees.
5. Tax Map.
6. Three (3) Full-Size and Architectural Floor Plans.
7. Three (3) Reduced-Size and Architectural Floor Plans.
8. One (1) PDF of plans.
9. List of Site Plan changes following Town Site Plan Approval.
10. Copy of Town & State Permits.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Wayne G. Morrill
Vice President

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cc: Continuum Health Services, Inc. (application and plans via email)

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: September 17, 2019

APPLICATION FOR:

____ Phase I: Concept Site Plan Review
____ Phase II: Preliminary Site Plan Review
X Phase III: Final Site Plan Review

NAME OF APPLICANT: Continuum Health Services, Inc.

ADDRESS: 250 Goddard Road, Lewiston, ME 04240

DAYTIME PHONE NUMBER: 603-234-4027 FAX: _____

NAME OF PROPERTY OWNER: New London Hospital Association
(If other than applicant)

ADDRESS: 273 County Road, New London, NH 03257

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: County & Parkside Road

TAX MAP/Lot: 72 - 17 - ____ ZONE DISTRICT: R-1 Residential

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Amended Retirement / Continuing Care Facility and Independent Living Cottages

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

Other: _____

SEWER SERVICE: X New London Wastewater ____ On-site Septic System

ROAD(S) PROVIDING ACCESS: Town Road County & Parkside Road

State Highway _____

The Zoning Administrator or Land Use Coordinator can assist applicants to identify whether the following natural resource areas will be affected and in which sub-watershed the property is located.

SHORELAND OR SHORELAND BUFFER IMPACTED? ___ Yes X No

WETLAND OR WETLAND BUFFER IMPACTED? X Yes ___ No

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STEEP SLOPE AREA IMPACTED? ___ Yes X No

PROTECTED STREAM(S) OR STREAM BUFFER(S) IMPACTED? ___ Yes x No

LOCATED OVER AN AQUIFER? ___ Yes x No

CURRENT USE:
Does the proposed Site Plan affect land held in Current Use? ___ Yes x No

CONSERVATION EASEMENT:
Does the Site Plan affect land held in a Conservation Easement? ___ Yes x No

SURFACE WATER B SUB-WATERSHED:

___ Pleasant Lake - Blackwater River
___ Little Lake Sunapee/Murray Pond
___ Goose Hole Pond
___ Otter Pond
___ Lake Sunapee
x Lyon Brook/Kezar Lake
___ Messer Pond/Clark Pond/Kezar Lake

CERTIFICATION BY APPLICANT

I certify that this Site Plan Review Application, including the supporting plan and documents, has been completed in accordance with the Site Plan Review Regulations of the Town of New London.

I certify that this Site Plan Review Application, including the supporting plan and documents, complies with the standards specified in the New London Site Plan Review Regulations, unless a specific waiver has been applied for and granted by the Planning Board.

I certify that I will continue to comply with the standards specified in the New London Site Plan Review Regulations on an on-going basis.

I understand and agree that if I propose to change the use or layout of the site from the approved site plan that I will contact the Planning Board, or its designee, to see if a new application for an amended Site Plan Review is required.

I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

Further, I agree to comply with all required inspections during construction and to pay for all required inspection services.

In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

DATE: 9-13-19

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

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(Need letter of authorization from property owner)

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APPENDIX F: MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES PRELIMINARY SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#			Application Requirement	Submitted	Not Applicable	Waived by PB
2.a			Application Form	X		
2.b			Letter of Authorization	X		
2.c			Abutters List	X		
2.d			Application Fee	X		
2.e			Waiver Requests in Writing		X	
2.f			Site Plan Maps - # as directed by Town Planner	X		
	1		Estimated area & distances & directions of boundaries	X		
	2		Name(s) of owner(s) of record	X		
	3		Abutters list	X		
	4		Site location map	X		
	5		North point, graphic scale, date of preparation & revisions	X		
	6		Zone District(s) lines of demarcation	X		
	7		Name, address & seal of person or firm preparing plans	X		
	8		Preliminary plan of existing & proposed structures	X		
	9		Existing structures - photos from all sides		X	
	10		Proposed structures - architectural style concept & exterior for all proposed buildings & additions building materials	X		
	11		General topography & steep slope areas	X		
	12		Direction of flow of surface water	X		
	13		Groundwater & surface water resources	X		
	14		Rock outcroppings & depth to ledge		X	
	15		Preliminary plan for streets, driveways, parking & sidewalks	X		
	16		Preliminary wastewater treatment plans		X	
	17		Preliminary landscaping plan	X		
	18		Preliminary plans for domestic water supply	X		
	19		Preliminary fire protection plan	X		
	20		Existing & preliminary proposed utility plan	X		
	21		Preliminary outdoor lighting plan	X		
	22		Preliminary sign plan	X		
	23		Preliminary plan for managing surface water drainage	X		
	24		Prelim. erosion & sediment control plan during & after construction	X		
	25		Prelim. plan of the ROW & traveled surface of fronting streets	X		
	26		Preliminary snow storage plan	X		
	27		Preliminary plan for solid waste disposal facility	X		
	28		Prelim. plan for outdoor storage/display of materials/merchandise		X	
	29		Executive Summary to include:			
		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			

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		f	Additional information to clarify proposal			
	30		Special impact studies required by PB	x		

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

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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	x		
2.b			Letter of Authorization	x		
2.c			Abutters List	x		
2.d			Application Fee	x		
2.e			Waiver Requests in Writing		x	
2.f			Site Plan Maps - # as directed by Town Planner	x		
	1		Boundary survey & lot area	x		
	2		Site location map	x		
	3		Name(s) of owner(s) of record	x		
	4		Abutting landowners within 200 feet of the property line	x		
	5		North point, graphic scale, date of preparation & revisions	x		
	6		Zone District(s) lines of demarcation	x		
	7		Name, address & seal of person or firm preparing plans	x		
	8		Shape, size & location of existing & proposed structures	x		
	9		Existing structures – photos from all sides		x	
	10		Proposed structures - conceptual floor plans & elevations	x		
	11		Topography at 2' intervals & steep slope areas existing & proposed grades & drainage systems	x		
	12		Groundwater & surface water resources	x		
	13		Rock outcroppings & depth to ledge		x	
	14		Final plan for streets, driveways, parking spaces, & sidewalks	x		
	15		Final wastewater treatment plans	x		
	16		Final landscaping plan	x		
	17		Final plans for domestic water supply	x		
	18		Final fire protection plan	x		
	19		Existing & final proposed utility plan	x		
	20		Final outdoor lighting plan	x		
	21		Final sign plan	x		
	22		Final plan for managing surface water drainage	x		
	23		Final erosion & sediment control plan during & after construction	x		
	24		Final plan of the ROW & traveled surface of all fronting streets	x		
	25		Final snow storage plan	x		
	26		Final plan for solid waste disposal facility	x		
	27		Final plan for outdoor storage/display of materials/merchandise		x	
	28		Executive summary			
		a	Hours & days of operation	x		
		b	Estimate of normal business traffic	x		
		c	Description of proposed use(s)	x		
		d	Number of employees	x		
		e	Any unusual demand for utility service	x		
		f	Additional information to clarify proposal	x		
	30		Special impact studies required by PB	x		

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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.

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Planning Board
Fee Schedule as of 10/27/09 (Revised 7/18/19)

Applicant: Continuum Health Services, Inc.
Case #_____ Date: 9/17/19

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($4.00), plus cost of published public notice($56.00), as required (Contact Town Offices)	$364.00
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; Abutter Notification	$200.00
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 Occupancy (per Site Plan Review regulations)	$50	

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

TOTAL DUE:$ 564.00
Upon Receipt

Letter of Authorization

I, Joseph F. Hogan, Continuum Health Services, Inc., 250 Goddard Road, Lewiston, ME 04240, developer of property located in New London, NH, known as Tax Map 72, Lot 17, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf
concerning the previously-mentioned property. The parcel is located on County & Parkside Road in New London, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness

Joseph F. Hogan
Continuum Health Services, Inc.

5/1/2018
Date

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JONES & BEACH ENGINEERS INC.

Letter of Authorization

New London Hospital Association, 273 County Road, New London, NH 03257, owner of property located in New London, NH, known as Tax Map 72, Lot 17, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on County & Parkside Road in New London, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Erica M. Belisle
Witness

Douglas W. Lyon
New London Hospital Association
Chairman, Board of Trustees

7/2/2018
Date

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List of Site Plan Changes Following Town Site Plan Approval

1. Changed size of the MC/AL/IL building from 147,000 sq. ft. to 164,954 sq. ft.
2. Reduced the number of cottages from 33 to 24 units.
3. Amendment to Unit Type:

Approved	Now
20 M.C.	20 M.C.
47 A.L.	34 A.L.
39 I.L.	79 I.L.
108 Units	133 Units
33 Cottages	24 Cottages
139 Units	157 Units

4. Updated Drainage Plan for Amendment to NHDES Alteration of Terrain Permit.
5. Modified the Memory drop off per new building footprint.

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MAY 20 2019

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NEW LONDON PLANNING BOARD
NOTICE OF DECISION
Tuesday, May 14, 2019

Refer to the agenda and meeting minutes for additional details of the discussion.

1. **TREE CUTTING McElwee, Andrew & Connie Trust-** Located at 1026 Lakeshore Drive. Tax Map 64-010-000. Proposal to cut one (1) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on April 24, 2019.
   APPROVED UNANIMOUSLY

2. **TREE CUTTING Pope, John H Trust-** Located at 98 High Pine Lane. Tax Map 044-010-000. Proposal to cut four (4) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on April 30, 2019.
   APPROVED UNANIMOUSLY

3. **Continued PUBLIC HEARING –Snow, Harry III – Final Site Plan Review** Located at 33 Cottage Lane Map 085-015-000. .54 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
   APPROVED UNANIMOUSLY

4. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 63 Cottage Lane Map 085-016-000. .47 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

   Condition: The plan was approved to include the updated driveway detail dated May 14, 2019. The landscaping plan shall include an additional row (a total of 2 rows) of arborvitae in the corner adjacent to the arborvitae depicted on the landscape plane prepared by Pelleterri Associates dated April 23, 2019.

   APPROVED UNANIMOUSLY

5. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 68 Cottage Lane Map 085-018-000. .49 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance

was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
APPROVED UNANIMOUSLY

6. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 54 Cottage Lane Map 085-019-000. .53 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
APPROVED UNANIMOUSLY

7. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 42 Cottage Lane Map 085-020-000. .47 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
APPROVED UNANIMOUSLY

8. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 30 Cottage Lane, Map 085-021-000. .50 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
APPROVED UNANIMOUSLY

9. **PUBLIC HEARING – Woodcrest Village LLC – Final Site Plan Review** Located at 356 Main Street, Tax Map 084-008-000. 1.15 +/- acres. Zoned Commercial (COMM). The applicant is applying to construct a 336 square foot shed that measures 14'x24' with a height of 13'6". The Town received the application on April 18, 2019.
APPROVED UNANIMOUSLY

10. **PUBLIC HEARING – Continuum Health Services, Inc. –Final Site Plan Review and Subdivision for Planned Unit Development.** Located at Country Road and Parkside Road Tax Map 072-017-000, 43.39 +/- acres. Zoned Urban Residential (R-1). The applicant proposes to amend the approval for development of a Retirement Care Community. The Town received the application on April 23, 2019. The proposed changes to the Site Plan include:

    a. Reduce the size of the main building from 147,000 sqft to 130,000 sqft.
    b. Reduce the number of cottages from 33 to 30 units.
    c. Amend the number of each unit type, with the overall number of units staying the same at 139 units with 20 Memory Car, 40 Assisted Living, 49 Independent Living Apartment, and 30 Independent Living Cottages.
    d. Update the drainage plan to reflect the changes required by NH DES for the Alteration of Terrain Permit
    e. Modify the Memory Care Garden per the new building footprint.
    f. Upgrade the waterline from the Hospital to Parkside Road per the request of the New London/Springfield Water Precinct.
    g. The addition of two covered pedestrian bridges to eliminate impact to wetlands with sidewalk crossings.
    h. Install irrigation wells.

i. Modify roadway cross-section to add 6" of crushed glass to the bottom of the gravel sub-base, per request of the New London Department of Public Works.

Conditions: The approval is subject to the conditions of approval for the December 11, 2018 approval.

APPROVED UNANIMOUSLY

Town Planner
Town of New London

Please be advised that any persons aggrieved by a decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition. Such petition shall be presented within 30 days after the date upon which the board voted to approve or disapprove the application. Refer to RSA 677:15 Court Review, for the specific language and other details. It is the petitioner's responsibility to seek legal counsel as they deem appropriate. This notice is for general informational purposes and in no way shall convey any legal advice.

The State of New Hampshire

Department of Environmental Services

Robert R. Scott, Commissioner

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WETLANDS AND NON-SITE SPECIFIC PERMIT 2018-03641

NOTE CONDITIONS

PERMITTEE: **CONTINUUM HEALTH SERVICES, INC.**
C/O DOUGLAS LYON
250 GODDARD ROAD
LEWISTON ME 04240

PROJECT LOCATION: **PARKSIDE ROAD, NEW LONDON**
TAX MAP #72, LOT #17

WATERBODY: **UNNAMED WETLAND; INTERMITTENT STREAMS**

APPROVAL DATE: **APRIL 22, 2019** **EXPIRATION DATE:** **APRIL 22, 2024**

==========

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued by the New Hampshire Department of Environmental Services (NHDES). This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Dredge and fill 4,573 square feet of palustrine scrub-shrub wetland and 756 square feet within the beds and banks of two intermittent streams (tier 1, impacting 134 linear feet) for the conversion of an undeveloped lot to an assisted living facility with detached residential units. The easterly stream crossing will consist of a 46 foot long box culvert measuring 7.5 feet wide by two feet high, and the westerly stream crossing will consist of a 64 foot long HDPE pipe culvert measuring 24 inches in diameter.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with plans by Jones & Beach Engineers, Inc. dated May 17, 2018, and revised through March 1, 2019 as received by the NH Department of Environmental Services (NHDES) on March 26, 2019.
2. This permit is not valid unless an Alteration of Terrain permit or other method of compliance with RSA 485-A:17 and Env-Wq 1500 is achieved.
3. All wetland boundaries on the project site shall be flagged with pink, "Wetland Delineation" flagging prior to construction.
4. Orange construction fence shall be installed at the limits of construction to ensure wetland encroachment does not occur.
5. Sediment controls shall be installed up-gradient of wetland boundaries, parallel to contours.
6. Soil stockpiles shall be protected from stormwater run-on with temporary perimeter measures and have sediment barriers to prevent the migration of material.
7. The designated environmental monitor shall inspect erosion and sediment controls weekly and within 24 hours of a storm with rainfall of 0.5 inches or greater. Monitoring reports shall be available upon request by NHDES.
8. No person undertaking any activity shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards in RSA 485-A and Env-Wq 1700.
9. Not less than 5 state business days prior to starting work authorized by this permit, the permittee shall notify the NHDES Wetlands Bureau (Attn: Seta Detzel) and the local conservation commission in writing of the date on which work under this permit is expected to start.

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10. The permittee shall schedule a pre-construction meeting with NHDES Land Resources Management Program staff to occur at least 48 hours prior to the start of any work authorized by this permit to review the conditions of this wetlands permit and the Alteration of Terrain permit. The meeting shall be held at the NHDES offices in Concord. The meeting shall be attended by the permittee, his/her professional engineer(s), wetlands scientist(s), and the contractor(s) responsible for performing the work.
11. Work shall be done during low flow and in the dry only. The permittee shall monitor local weather forecasts to avoid working during or following precipitation events.
12. All in-stream work shall be conducted during low flow conditions and in a manner that will not cause or contribute to any violations of surface water quality standards in RSA 485-A or NH Code Admin. Rules Env-Wq 1700.
13. Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; c) set back as far as possible from wetlands and surface waters, with a preferred undisturbed vegetated buffer of at least 50 feet and a minimum undisturbed vegetative buffer of 20 feet.
14. Dredged materials, whether to be stockpiled or disposed of, shall be dewatered in sedimentation basins lined with siltation and erosion controls, and located outside of areas subject to RSA 482-A jurisdiction.
15. Native material removed from the streambed during culvert installation shall be stockpiled separately and reused to emulate a natural channel bottom within the culvert, between wing walls, and beyond.
16. Filter fabric shall be installed under the rip-rap.
17. Proper headwalls shall be constructed within seven days of culvert installation.
18. Any fill used shall be clean sand, gravel, rock, or other suitable material.
19. Precautions shall be taken to prevent import or transport of soil or seed stock containing nuisance or invasive species such as Purple Loosestrife, Knotweed, or Phragmites. The contractor responsible for work shall appropriately address invasive species in accordance with the NHDOT Best Management Practices for the Control of Invasive and Noxious Plant Species (2018).
20. To prevent the introduction of invasive plant species to the site, the permittee's contractor(s) shall clean all soils and vegetation from construction equipment and matting before such equipment is moved to the site.
21. Work shall be conducted in a manner so as to minimize turbidity and sedimentation to surface waters and wetlands.
22. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
23. Erosion control products shall be installed per manufacturers recommended specifications.
24. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
25. Construction equipment shall be inspected daily for leaking fuel, oil, and hydraulic fluid prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
26. The permittee's contractor shall maintain appropriate oil/diesel fuel spill kits on site that are readily accessible at all times during construction, and shall train each operator in the use of the kits.
27. All refueling of equipment shall occur outside of surface waters or wetlands during construction.
28. Machinery shall be staged and refueled in upland areas only.
29. Faulty equipment shall be repaired immediately prior to entering areas that are subject to RSA 482-A jurisdiction.
30. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
31. Where construction activities occur between November 30 and May 1, all exposed soil areas shall be stabilized within 1 day of establishing the grade that is final or that otherwise will exist for more than 5 days. Stabilization shall include placing 3-inches of base course gravels, or loaming and mulching with tack or netting and pinning on slopes steeper than 3:1.

32. A certified wetlands scientist or qualified professional, as applicable, shall monitor the project during construction to verify that all work is done in accordance with the approved plans and narratives, adequate siltation and erosion controls are properly implemented, and no water quality violations occur. A follow-up report including photographs of all stages of construction shall be submitted to the NHDES Wetlands Program within 60 days of final site stabilization.
33. Any further alteration of areas on this property that are subject to RSA 482-A jurisdiction will require a new application and further permitting.

GENERAL CONDITIONS THAT APPLY TO ALL NHDES WETLANDS PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The NHDES Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by NHDES;
6. This project has been screened for potential impacts to **known** occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have only received cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species;
7. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

APPROVED:

Seta A. Detzel
Wetlands Bureau
Land Resources Management

==========

BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

NOTICE TO RECIPIENTS OF MINOR IMPACT NH WETLANDS PERMITS

Your permit was approved by the New Hampshire Wetlands Bureau as a minor impact project. Your project will be reviewed by the US Army Corps of Engineers for possible approval under the Army Corps New Hampshire State Programmatic General Permit – SPGP. The Army Corps will notify you within thirty (30) days if they will require additional information, or an individual federal permit application.

If you do not hear from the Army Corps within thirty (30) days, and your project meets the conditions of the SPGP (attached), your project will automatically be approved under the SPGP. You should contact the Army Corps, at 1-800-343-4789 (ME, NH, VT, CT, RI), 1-800-362-4367 (MA), if your project does not meet the conditions of the SPGP.

NO WORK SHOULD BE DONE WITHOUT AUTHORIZATION FROM THE ARMY CORPS UNLESS THIRTY (30) DAYS HAVE PASSED AFTER NH WETLANDS BUREAU APPROVAL AND ALL CONDITIONS OF THE SPGP ARE MET.

THESE APPROVALS DO NOT RELIEVE YOU FROM OBTAINING ANY NECESSARY LOCAL PERMITS THAT MAY BE REQUIRED BY YOUR TOWN.

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO GIVE US A CALL AT 603-271-2147.

****

cc: US Army Corps of Engineers

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www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: 271-2867 • TDD Access: Relay NH 1-800-735-2964

State of New Hampshire
Department of Environmental Services
29 Hazen Drive, P.O. Box 95, Concord, NH 03302-0095
(603) 271-3503 FAX (603) 271-4128

SEWER CONNECTION PERMIT

Project Name: New London Place
Location :
Engineer : Jones & Beach - Barry Gier, PE

Municipality/POTW : New London
Official Signature : Robert Harrington, Public Works Director
Date of Request : 12/11/2018

PERMIT/REQUEST NUMBER **D2018-1207**

FLOW : **20,200** **gallons/day** APPROVAL DATE **2/7/2019**

The New Hampshire Department of Environmental Services (NHDES) has reviewed and hereby approves the request as follows:
Approval of the connection to the municipality's wastewater facilities is based on a review of the supporting information submitted and is subject to the conditions indicated below.

CONDITIONS :

Approval applies only to the sewerage plans and sewer connection application received by NHDES.

This approval will become void if the sewerage construction or discharge has not begun within three years of the approval date.

All sewerage construction must comply with the requirements of Chapter Env-Wq 700, the Standards of Design and Construction for Sewerage and Wastewater Treatment Facilities. No deviations from approved plans or specifications shall be made without prior written approval from DES.

DES approves design plans and specifications for sewer extension (2,140 LF, 8" PVC SDR 35)

Issued by : Dennis P. Greene
Dennis Greene, PE

WATER DIVISION - WASTEWATER ENGINEERING BUREAU - DESIGN REVIEW SECTION

cc: Jones & Beach - Barry Gier, PE

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

ZONING BOARD OF ADJUSTMENT
(ZBA)
NOTICE OF DECISION
Public Hearing held Tuesday, August 7, 2018

PUBLIC HEARING for Case #ZBA18-05. Applicants Mike Black of Continuum Development & Attorney James Callahan and Owners New London Hospital Association request a Special Exception for Wetlands Crossing, per XIII, E.1 to allow wetlands impact and crossing in connection with a proposed development for a senior living community (planned unit development). The lot is located on County Road in the R-1 (Residential) zone and is identified as Parcel ID 072-017-000.

In a unanimous vote, 5-0, the Board voted to **approve** the Special Exception **with the following conditions**:

1) satisfactory peer review by outside engineers;
2) no change in the number or location of wetland crossings;
3) no more than 20% change in the wetland impact area;
4) further assurance that plans do not result in additional downstream flow; and

that the Special Exception is based on the plans presented.

Nicole Gage, Zoning Administrator
Town of New London
August 8, 2018

Variances and Special Exceptions shall be valid if exercised within two (2) years. Refer to RSA 674:33, Powers of the Zoning Board of Adjustment, for the specific language. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures; RSA 674:33 Powers of the Zoning Board of Adjustment; RSA 676:5 Appeals to Board of Adjustment; RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

March 26, 2019

Mr. Mike Black
Continuum Health Services, Inc.
250 Goddard Road
Lewiston, ME 04240

Permit: AoT-1574

Re: New London Place
Tax Map 72, Lot 17 – New London, NH

Applicant:

Based upon the plans and application, approved on March 22, 2019, we are hereby issuing RSA 485-A:17 Alteration of Terrain Permit AoT-1574. The permit is subject to the following conditions:

PROJECT SPECIFIC CONDITIONS:

1. The plans in the file, last revision date March 12, 2019, are a part of this approval.

2. **This permit expires on March 22, 2024.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If an extension is required, the request must be received by the department before the permit expires. The Amendment Request form is available at: http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm

3. This project includes an underground detention and infiltration system. **A letter signed by a qualified engineer must be provided to DES** stating that the individual observed any underground detention, infiltration, or filtering systems prior to backfilling, and whether, in his or her professional opinion, the system(s) conform to the approved plans and specifications. Representative photographs of the system prior to being backfilled must be submitted with the letter.

4. **The project is to be phased** as shown on the plans. No more than 5 acres shall be disturbed at any time, and each phase shall be stabilized pursuant to Env-Wq 1505.04 before advancing to a successive stage.

5. The permittee or their successors or assigns shall employ a **New Hampshire Certified Green SnowPro Salt Applicator** for winter snow and ice management activities.

6. **A qualified Soil Scientist, Geologist or Engineer shall be retained to design the soil amendment and perform the infiltration testing** at Infiltration Basin 4 as shown on the plans, and shall provide the information and test results to the DES Alteration of Terrain Bureau within 7 days of testing.

7. The permittee shall employ the services of an Environmental Monitor (EM) for the purposes of providing independent professional environmental inspections of the project. The permittee shall receive prior approval of the EM by the Department. The EM shall inspect the project at a minimum frequency of once per week and following rainfall events of 0.5-inch or greater in a 24-hour period. The inspections shall be for the purposes of determining compliance with the permit. The Monitor shall submit a written report, stamped by a qualified engineer or a Certified Professional in Erosion and Sediment Control to the Department within 24 hours of the inspections. The reports shall describe, at a minimum, whether the project is being constructed in accordance with the approved sequence, shall identify any deviation from the conditions of this permit and the approved plans, and identify any other noted deficiencies. Reports should be submitted to bethann.mccarthy@des.nh.gov.

8. In accordance with Env-Wq 1503.21 (c)(1), a written notice signed by the permit holder and a qualified engineer shall be submitted to DES stating that the project was completed in accordance with the approved plans

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and specifications. The submittal by the qualified engineer shall include a statement as to whether the roof drains for Units 18 – 29 were constructed as per the plans. If deviations were made, the permit holder shall review the requirements in Env-Wq 1503.21(c)(2).

GENERAL CONDITIONS:

1. **No activity shall occur until a Wetlands Permit is obtained from the Department.** Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.

2. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.

3. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.

4. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms can be submitted electronically at: https://forms.nh.gov/onlineforms/. Paper forms are available at that same web page or at: http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm.

5. All stormwater practices shall be inspected and maintained in accordance with Env-Wq 1507.07 and the project Inspection and Maintenance (I&M) Manual. All record keeping required by the I&M Manual, including records of salt usage, shall be maintained by the identified responsible party, and be made available to the department upon request.

6. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: http://des.nh.gov/organization/divisions/water/stormwater/construction.htm.

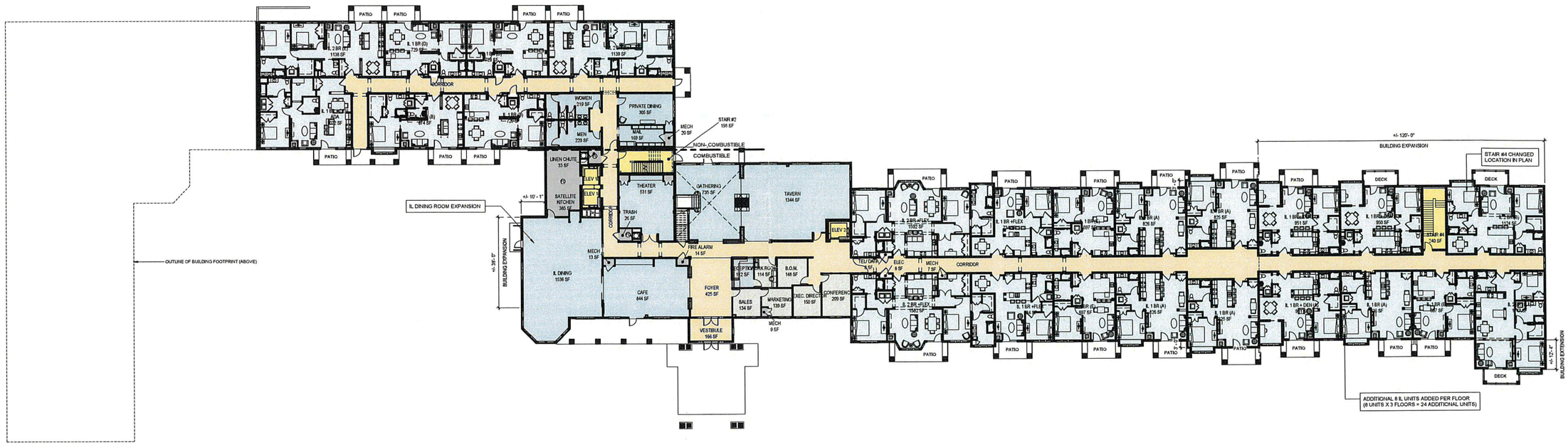
7. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have not been surveyed in detail, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.

Sincerely,

Bethann McCarthy

Bethann McCarthy, P.E.
Alteration of Terrain Bureau

cc: New London Planning Board
Wayne Morrill, Jones and Beach Engineers Inc. (via email)



AREA SCHEDULE	
LEVEL	AREA
BASEMENT	28961 SF
FIRST FLOOR	38099 SF
SECOND FLOOR	48742 SF
THIRD FLOOR	49152 SF
	164954 SF

UNIT MIX SCHEDULE	
ROOM NAME	COUNT
UNIT AL	
AL STUDIO	28
AL STUDIO ADA	3
AL 1 BR	14
AL 1 BR ADA	2
	47
UNIT IL	
IL 1 BR (A)	16
IL 1 BR (B)	1
IL 1 BR (D)	3
IL 1 BR (E)	9
IL 1 BR (G)	1
IL 1 BR (H)	1
IL 1 BR +FLEX	6
IL 1 BR ADA	1
IL 1 BR + DEN (A)	9
IL 1 BR + DEN (D)	1
IL 1 BR + DEN (E)	1
IL 1 BR + DEN ADA	1
IL 2 BR (B)	3
IL 2 BR (B,1)	3
IL 2 BR (E)	2
IL 2 BR (G)	1
IL 2 BR +FLEX	6
IL 2 BR + DEN	1
IL 2 BR ADA	1
	65
UNIT MC	
MC STUDIO	18
MC STUDIO ADA	2
	20
Grand total	133

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NEW LONDON PLACE *ITERATION 18* - 24 IL UNIT ADDITION

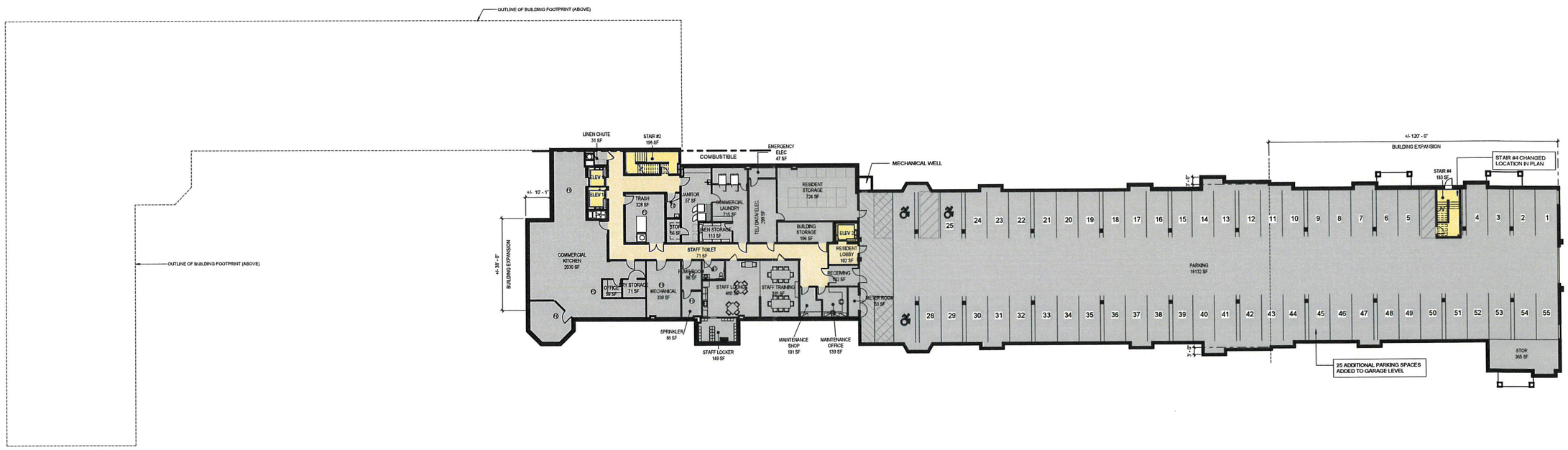
CONTINUUM Health Services

FIRST FLOOR PLAN

28 AUGUST 2019

0 16 32 48

PROCON
CONNECT • CREATE • CONSTRUCT



AREA SCHEDULE	
LEVEL	AREA
BASEMENT	28961 SF
FIRST FLOOR	38069 SF
SECOND FLOOR	48742 SF
THIRD FLOOR	49152 SF
	164954 SF

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NEW LONDON PLACE *ITERATION 18* - 24 IL UNIT ADDITION

CONTINUUM Health Services

LOWER LEVEL PLAN

28 AUGUST 2019

0 16 32 48

PROCON
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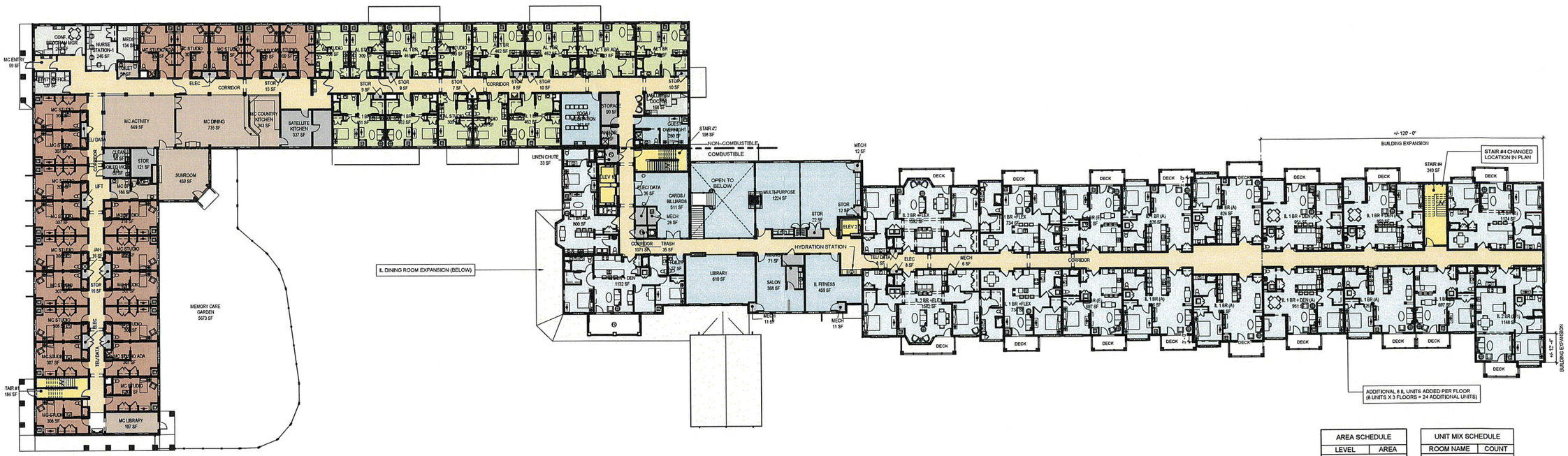

AREA SCHEDULE	
LEVEL	AREA
BASEMENT	28961 SF
FIRST FLOOR	38099 SF
SECOND FLOOR	48742 SF
THIRD FLOOR	49152 SF
	164954 SF

UNIT MIX SCHEDULE	
ROOM NAME	COUNT
UNIT AL	
AL STUDIO	28
AL STUDIO ADA	3
AL 1 BR	14
AL 1 BR ADA	2
	47
UNIT IL	
IL 1 BR (A)	15
IL 1 BR (B)	1
IL 1 BR (D)	3
IL 1 BR (E)	9
IL 1 BR (G)	1
IL 1 BR (H)	1
IL 1 BR +FLEX	6
IL 1 BR ADA	1
IL 1 BR + DEN (A)	9
IL 1 BR + DEN (D)	1
IL 1 BR + DEN (E)	1
IL 1 BR + DEN ADA	1
IL 2 BR (B)	3
IL 2 BR (B.1)	3
IL 2 BR (E)	2
IL 2 BR (G)	1
IL 2 BR +FLEX	6
IL 2 BR + DEN	1
IL 2 BR ADA	1
	66
UNIT MC	
MC STUDIO	18
MC STUDIO ADA	2
	20
Grand total	133

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NEW LONDON PLACE *ITERATION 18* - 24 IL UNIT ADDITION

CONTINUUM Health Services

SECOND FLOOR PLAN

28 AUGUST 2019

0 16 32 48

PROCON
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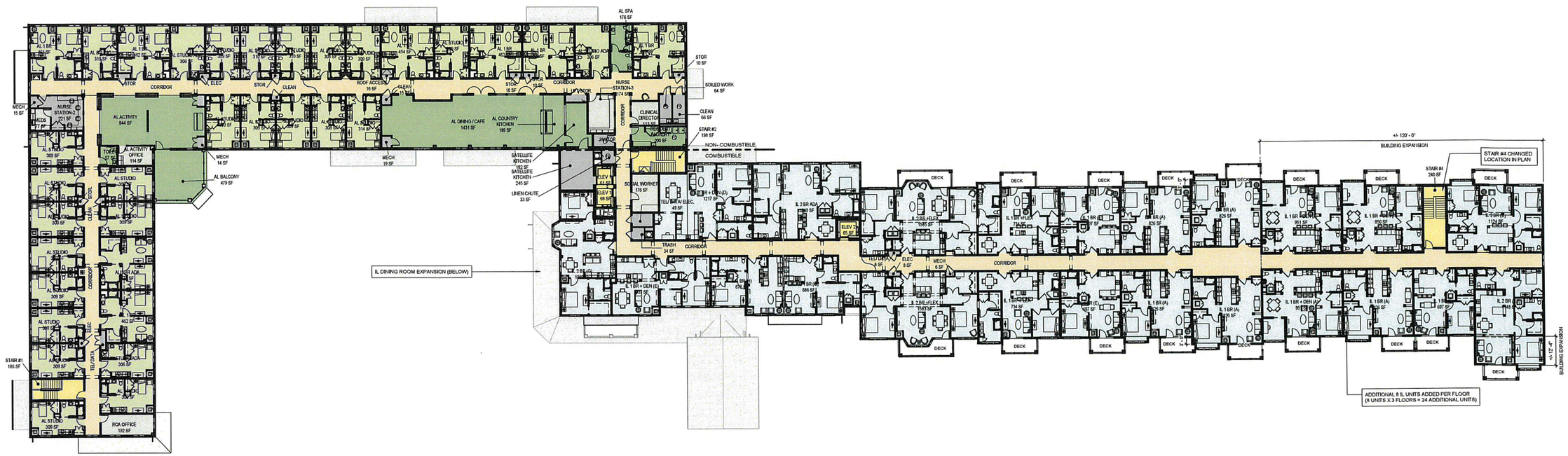

AREA SCHEDULE	
LEVEL	AREA
BASEMENT	28961 SF
FIRST FLOOR	38059 SF
SECOND FLOOR	48742 SF
THIRD FLOOR	49152 SF
	164954 SF

UNIT MIX SCHEDULE	
ROOM NAME	COUNT
UNIT AL	
AL STUDIO	28
AL STUDIO ADA	3
AL 1 BR	14
AL 1 BR ADA	2
	47
UNIT IL	
IL 1 BR (A)	15
IL 1 BR (B)	1
IL 1 BR (D)	3
IL 1 BR (E)	9
IL 1 BR (G)	1
IL 1 BR (H)	1
IL 1 BR +FLEX	6
IL 1 BR ADA	1
IL 1 BR + DEN (A)	9
IL 1 BR + DEN (D)	1
IL 1 BR + DEN (E)	1
IL 1 BR + DEN ADA	1
IL 2 BR (B)	3
IL 2 BR (B.1)	3
IL 2 BR (E)	2
IL 2 BR (G)	1
IL 2 BR +FLEX	6
IL 2 BR + DEN	1
IL 2 BR ADA	1
	66
UNIT MC	
MC STUDIO	18
MC STUDIO ADA	2
	20
Grand total	133

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NEW LONDON PLACE

ITERATION 18 - 24 IL UNIT ADDITION

CONTINUUM Health Services

THIRD FLOOR PLAN

28 AUGUST 2019

0 16 32 48

PROCON
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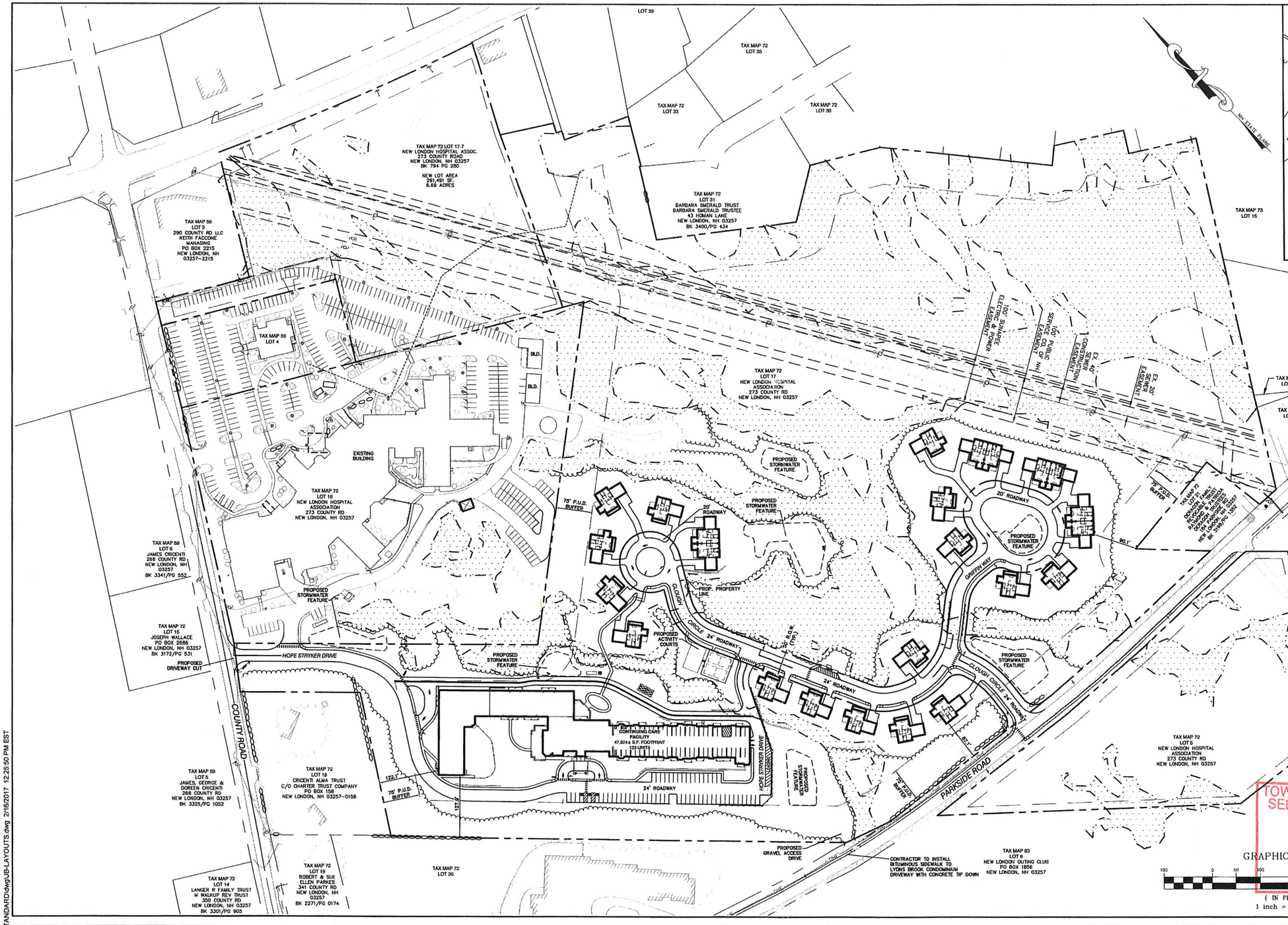

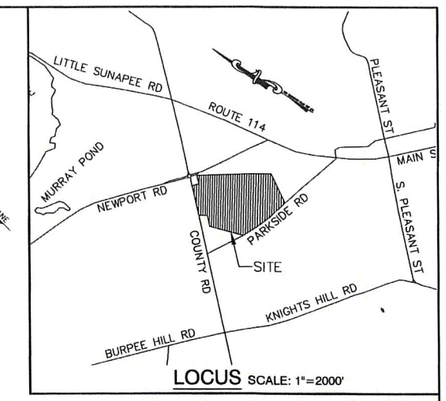

LOCUS SCALE: 1"=2000'

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.) ON TAX MAP 72, LOT 17 IN THE TOWN OF NEW LONDON. THE DEVELOPMENT WILL CONSIST OF A MULTI-LEVEL CONTINUING CARE BUILDING AND THIRTY (30) INDEPENDENT LIVING COTTAGES. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY MUNICIPAL SEWER AND WATER WITH ALL BUILDINGS SPRINKLERED FOR FIRE PROTECTION.

2. ZONING DISTRICT: URBAN RESIDENTIAL (R-1)
   MIN. LOT AREA = 20,000 S.F. (5 AC FOR P.U.D.)
   MIN. FRONTAGE = 150'
   BUILDING SETBACKS (MIN.):
   FRONT = 25'
   SIDE = 15'
   REAR = 15'
   P.U.D. BUFFER = 75'
   P.U.D. INTERNAL BUILDING SEP. = 25'
   P.U.D. MIN. OPEN SPACE = 50%
   OPEN SPACE PROVIDED = 85.4 % (276,434 SF)

3. THIS PLAN IS TO AMEND THE UNIT DENSITY OF THE PREVIOUSLY APPROVED NEW LONDON PLACE PROJECT, DATED MAY 14, 2019. THIS AMENDED PROJECT WILL UTILIZE THE RESIDENTIAL DENSITY ALLOWED ON TAX MAP 72, LOT 5. THERE WILL BE NO RESIDENTIAL/COMMERCIAL DEVELOPMENT ALLOWED ON TAX MAP 72, LOT 5. TAX MAP 72, LOT 5 WILL BE CONSIDERED OPEN SPACE FOR THE PROJECT, RECREATIONAL USES WILL ONLY BE ALLOWED ON THIS PARCEL.

DENSITY CALCULATIONS:

MAP 72 LOT 17:
AREA = 1,890,041±
STEEP SLOPES AREA (>25%) = 12,615 S.F.
WETLAND AREA = 647,991 S.F.
UPLAND AREA = 1,229,435 S.F.

DENSITY = 1 UNIT/10,000 SF
1,229,435 /10,000 = 122.9 UNITS
647,991x(0.25) / 10,000 = 16.2 UNITS
TOTAL UNITS PERMITTED = 139.1 UNITS

MAP 72 LOT 5:
AREA = 218,631±
STEEP SLOPES AREA (>25%) = 8,505 S.F.
WETLAND AREA = 36,104 S.F.
UPLAND AREA = 182,527 S.F.

DENSITY = 1 UNIT/10,000 SF
182,527 /10,000 = 18 UNITS
TOTAL UNITS PERMITTED = 18 UNITS

TOTAL UNITS PERMITTED = 157 UNITS

UNIT CALCULATIONS:

CONTINUING CARE FACILITY:
INDEPENDENT LIVING UNITS = 79 UNITS
ASSISTED LIVING UNITS = 34 UNITS
MEMORY CARE UNITS = 20 UNITS

INDEPENDENT COTTAGES = 24 UNITS

TOTAL UNITS = 157 UNITS

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PROJECT PARCEL
TOWN OF NEW LONDON
TAX MAP 72, LOT 17

APPLICANT
CONTINUUM HEALTH SERVICES, INC.
250 GODDARD ROAD
LEWISTON, ME 04240

TOTAL LOT AREA
1,890,228 SQ. FT.
43.39 ACRES

Design: BWG	Draft: EMP	Date: 7/3/18
Checked: WGM	Scale: AS NOTED	Project No.: 17190
Drawing Name: 17190-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
6	9/16/19	AMENDED SITE LAYOUT	EMP
5	9/10/19	AMENDED UNIT CALCULATION	EJM
4	7/23/2019	REVISED PER PHASING PLAN ADJUSTMENT	EMP
3	7/23/2019	REVISED PER UNDERWOOD WATERMAIN COMMENTS	EMP
2	7/16/2019	REVISED PER UNDERWOOD WATERMAIN COMMENTS	BWG

Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: AMENDED OVERALL SITE PLAN

Project: "NEW LONDON PLACE"
COUNTY ROAD & PARKSIDE ROAD, NEW LONDON, NH

Owner of Record: NEW LONDON HOSPITAL ASSOCIATION
273 COUNTY ROAD, NEW LONDON, NH 03257

DRAWING No.
C2
SHEET 7 OF 49
JBE PROJECT NO. 17190

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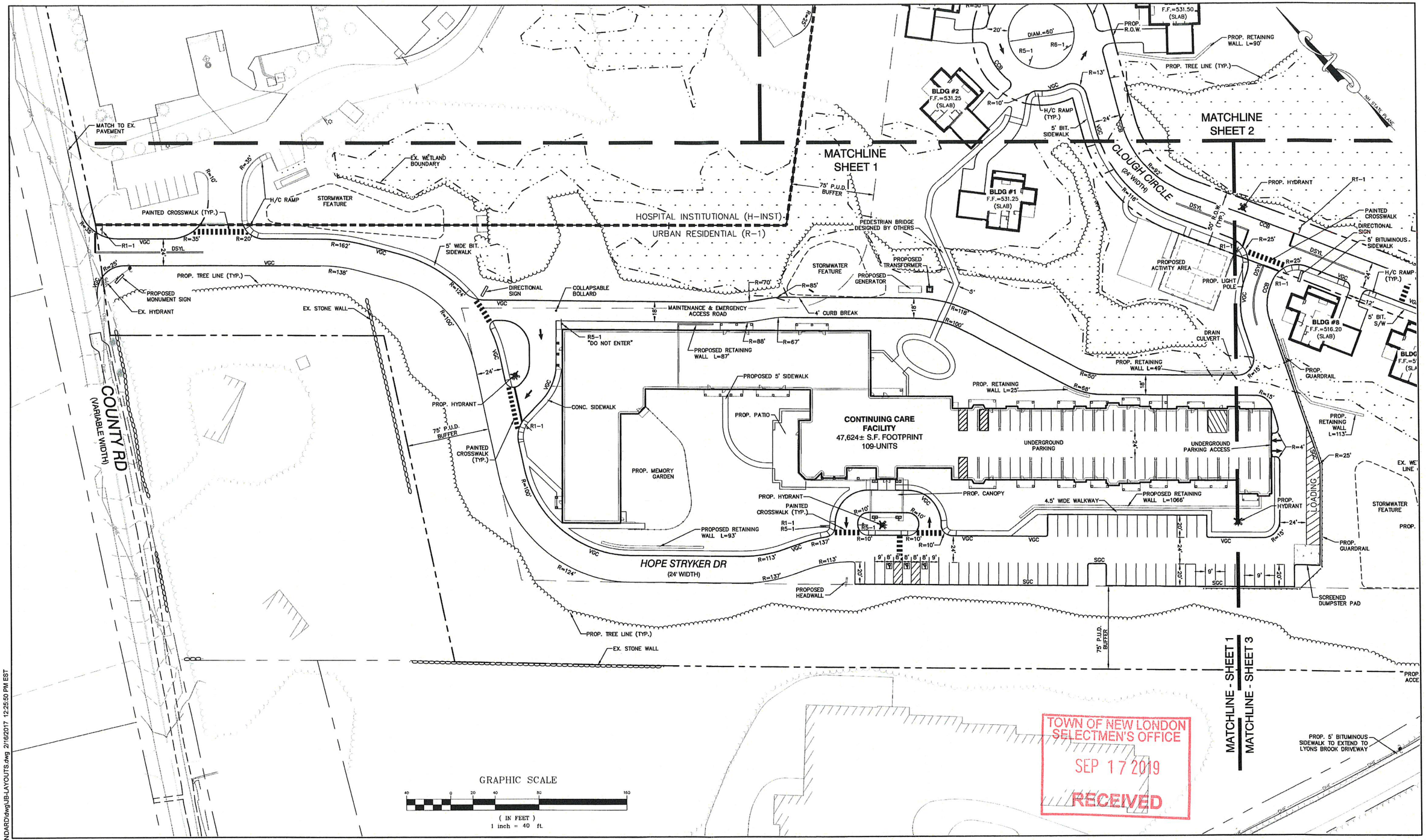

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Design: BWG	Draft: EMP	Date: 7/3/18
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2	7/16/2019	REVISED PER UNDERWOOD WATERMAIN COMMENTS	BWG

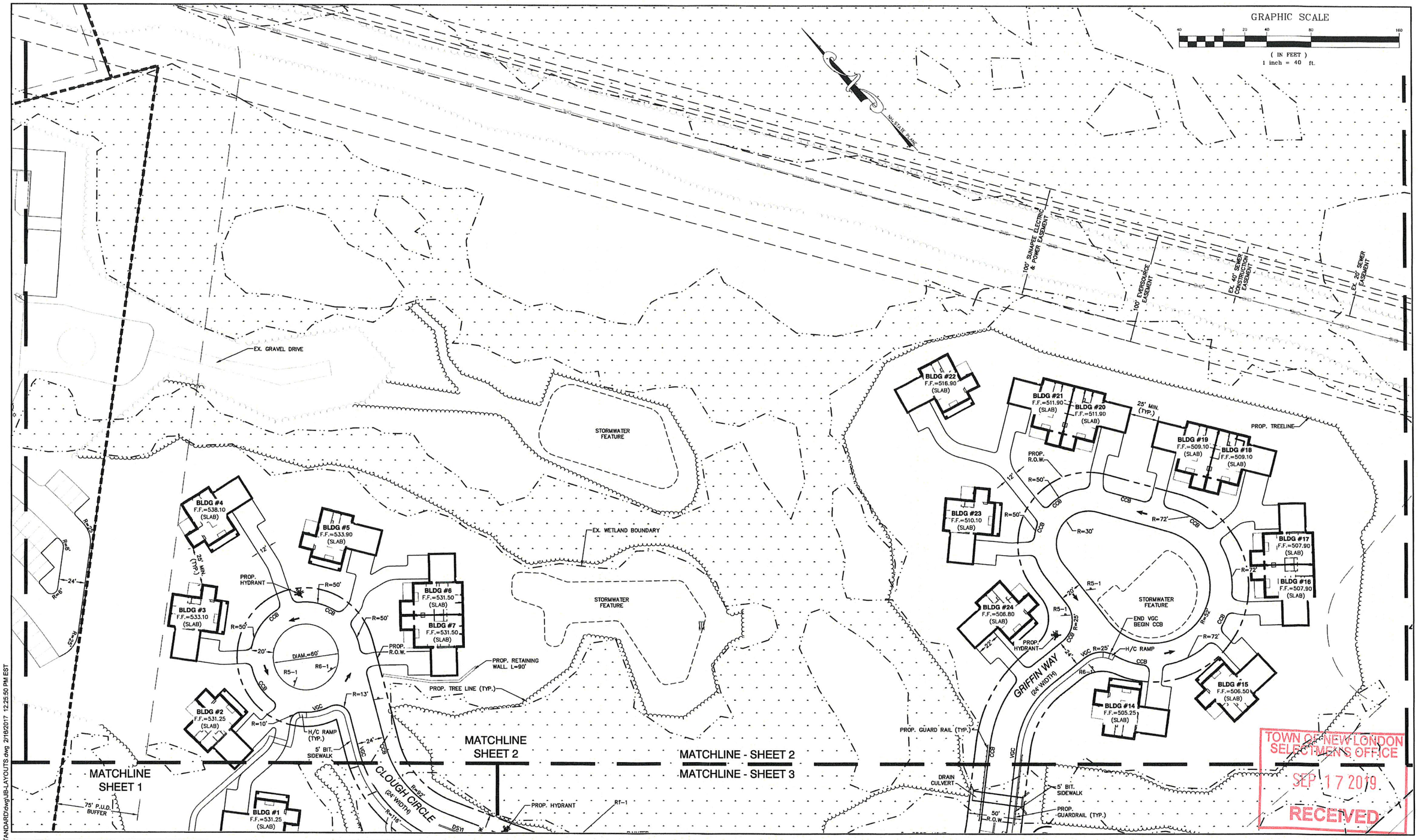
Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: SITE PLAN

Project: "NEW LONDON PLACE"
COUNTY ROAD & PARKSIDE ROAD, NEW LONDON, NH

Owner of Record: NEW LONDON HOSPITAL ASSOCIATION
273 COUNTY ROAD, NEW LONDON, NH 03257

DRAWING No.
C2-1
SHEET 8 OF 49
JBE PROJECT NO. 17190



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Design: BWG	Draft: EMP	Date: 7/3/18
Checked: WGM	Scale: AS NOTED	Project No.: 17190
Drawing Name: 17190-PLAN.dwg		

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2	7/16/2019	REVISED PER UNDERWOOD WATERMAIN COMMENTS	BWG

Designed and Produced in NH

Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: SITE PLAN

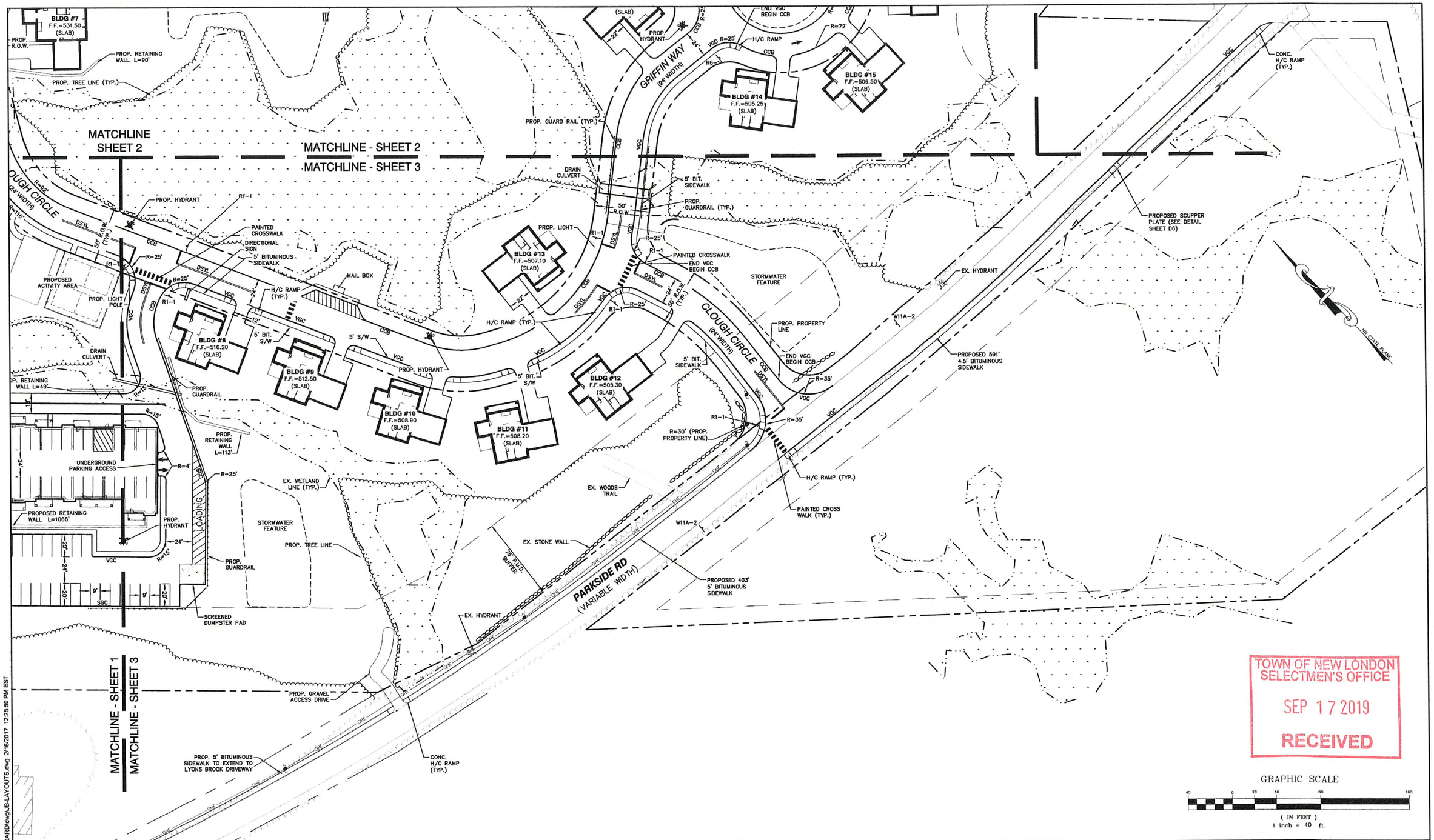
Project: "NEW LONDON PLACE"
COUNTY ROAD & PARKSIDE ROAD, NEW LONDON, NH

Owner of Record: NEW LONDON HOSPITAL ASSOCIATION
273 COUNTY ROAD, NEW LONDON, NH 03257

DRAWING No.

C2-2

SHEET 9 OF 49
JBE PROJECT NO. 17190



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Checked: WGM	Scale: AS NOTED	Project No.: 17190
Drawing Name: 17190-PLAN.dwg		

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REV.	DATE	REVISION	BY
6	9/16/19	AMENDED SITE LAYOUT	EMP
5	9/10/19	AMENDED UNIT CALCULATION	EJM
4	7/23/2019	REVISED PER PHASING PLAN ADJUSTMENT	EMP
3	7/23/2019	REVISED PER UNDERWOOD WATERMAIN COMMENTS	EMP
2	7/16/2019	REVISED PER UNDERWOOD WATERMAIN COMMENTS	BWG

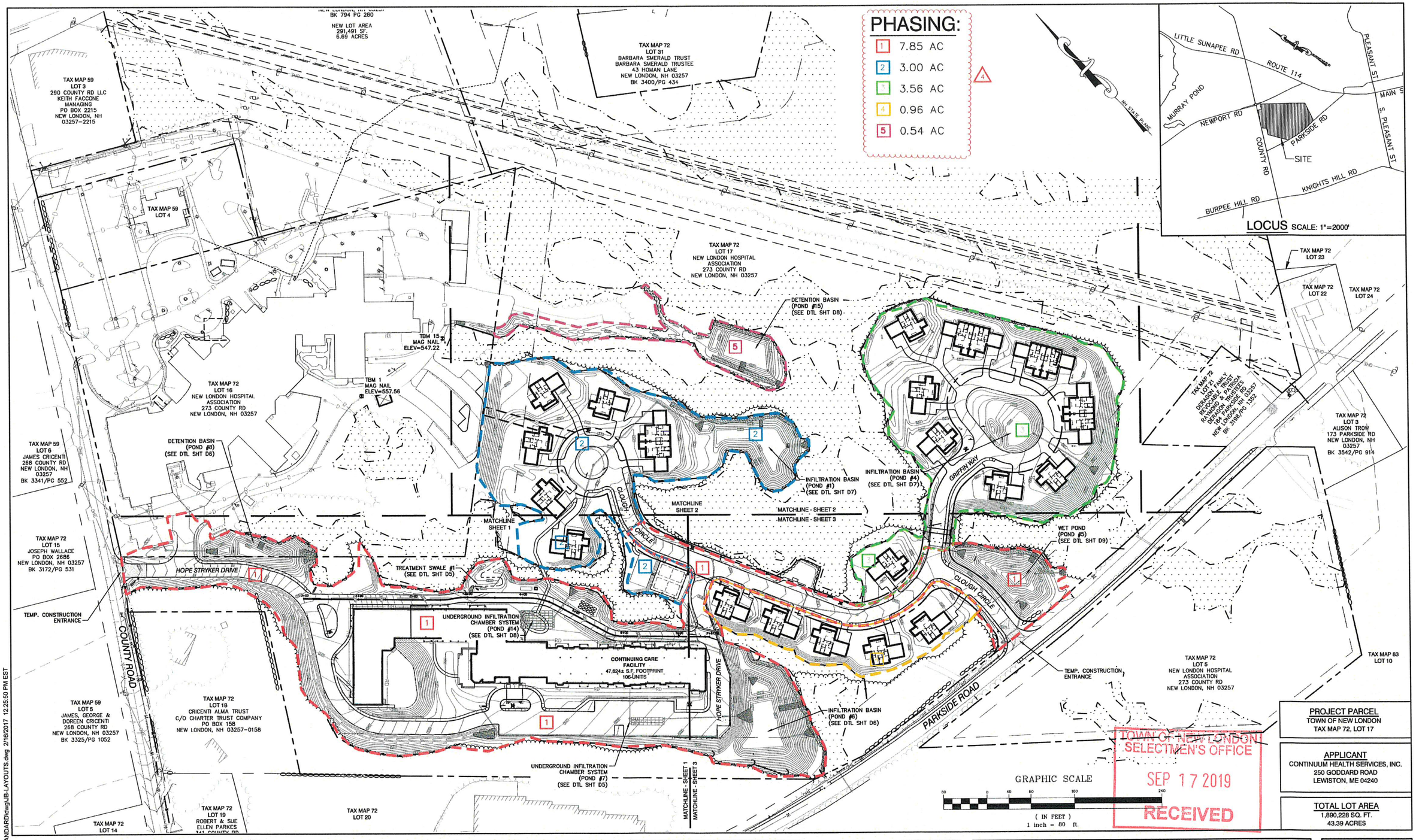
Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: SITE PLAN

Project: "NEW LONDON PLACE"
COUNTY ROAD & PARKSIDE ROAD, NEW LONDON, NH

Owner of Record: NEW LONDON HOSPITAL ASSOCIATION
273 COUNTY ROAD, NEW LONDON, NH 03257

DRAWING No.
C2-3
SHEET 10 OF 49
JBE PROJECT NO. 17190



PROJECT PARCEL
TOWN OF NEW LONDON
TAX MAP 72, LOT 17

APPLICANT
CONTINUUM HEALTH SERVICES, INC.
250 GODDARD ROAD
LEWISTON, ME 04240

TOTAL LOT AREA
1,890,228 SQ. FT.
43.39 ACRES

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Design: BWG	Draft: EMP	Date: 7/3/18
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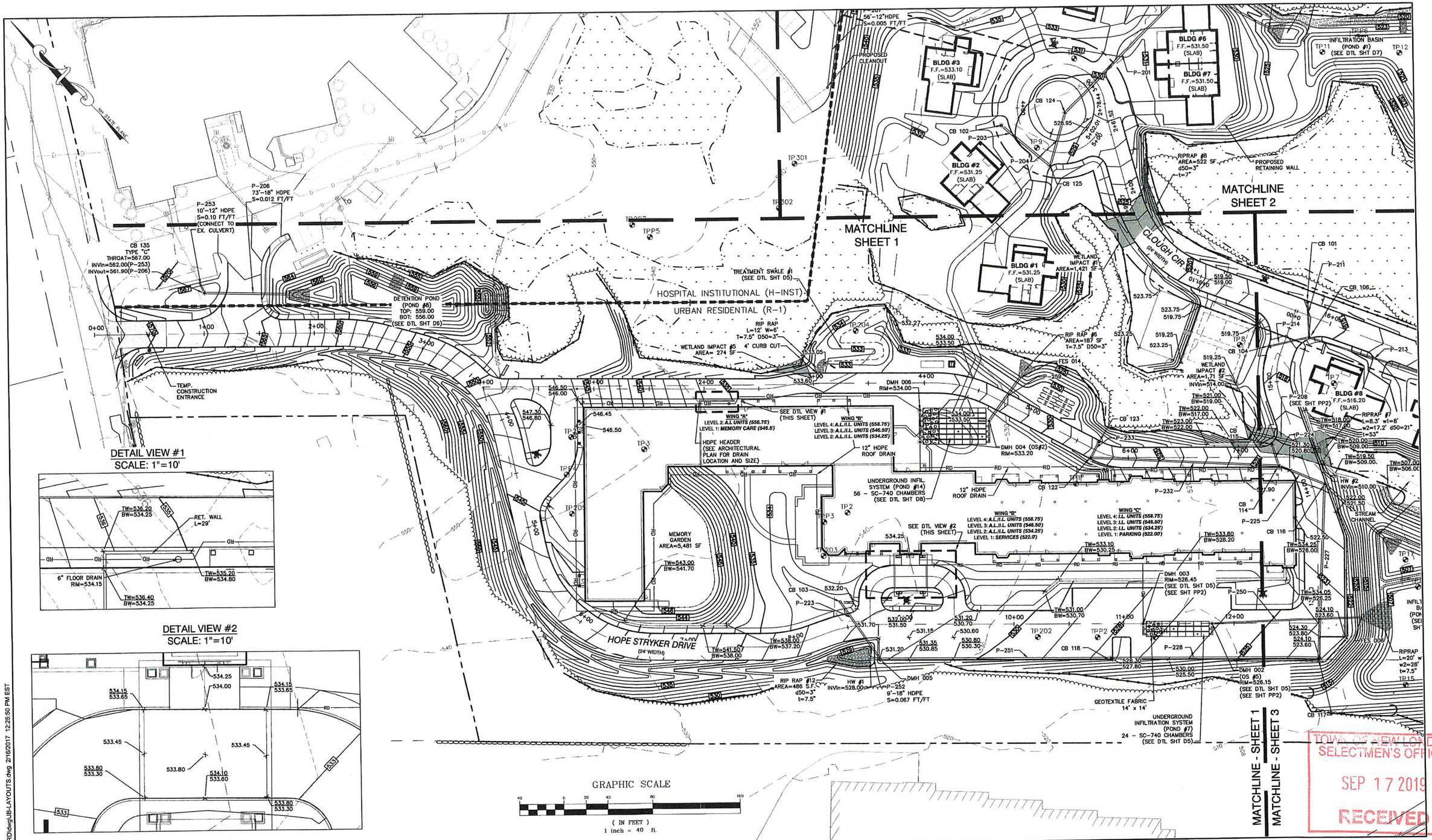
Plan Name: **OVERALL GRADING & DRAINAGE PLAN**

Project: "NEW LONDON PLACE"
COUNTY ROAD & PARKSIDE ROAD, NEW LONDON, NH

Owner of Record: NEW LONDON HOSPITAL ASSOCIATION
273 COUNTY ROAD, NEW LONDON, NH 03257

DRAWING No.
C3
SHEET 11 OF 49
JBE PROJECT NO. 17190



DETAIL VIEW #1
SCALE: 1"=10'

DETAIL VIEW #2
SCALE: 1"=10'

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 17 2019
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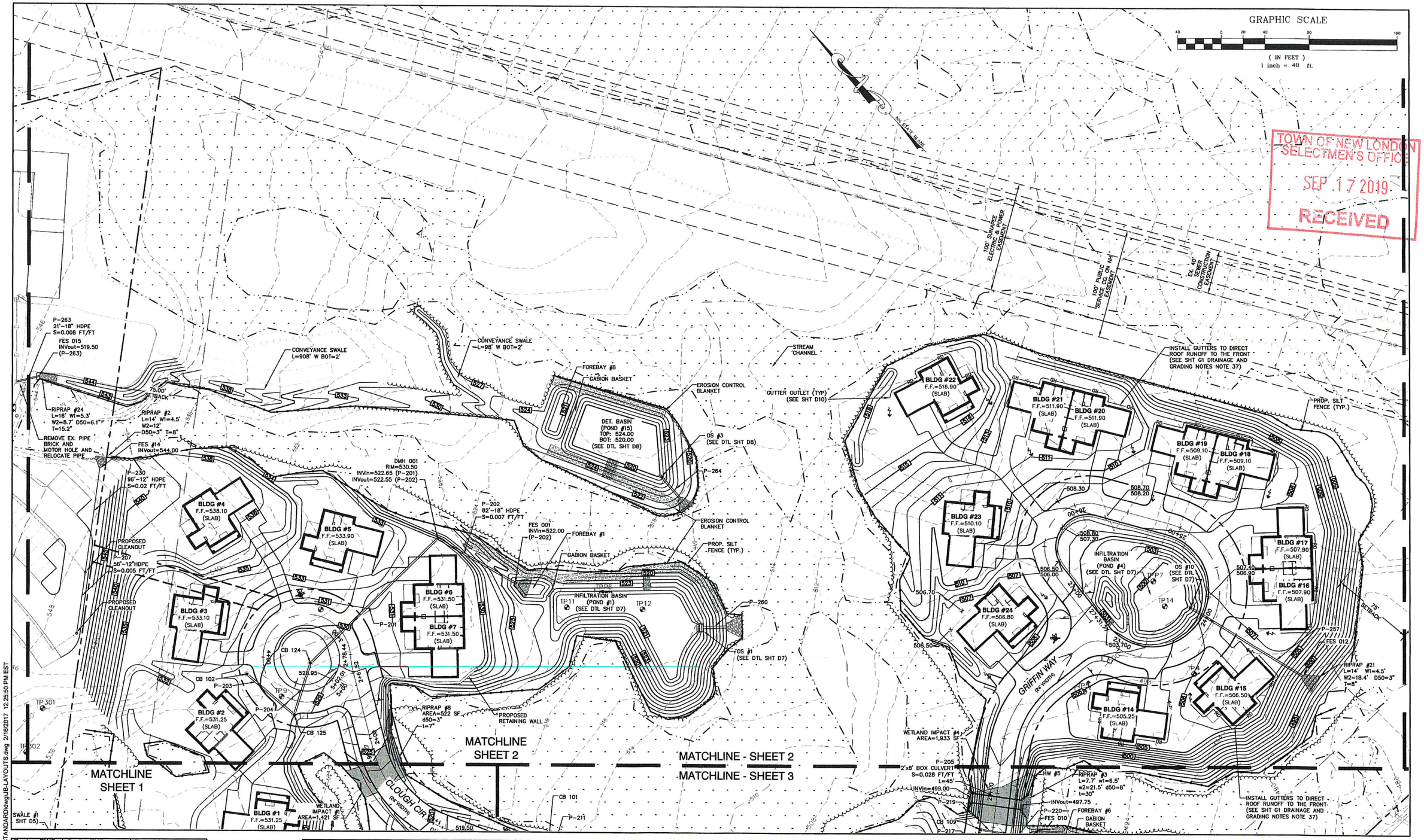
Plan Name: GRADING & DRAINAGE PLAN

Project: "NEW LONDON PLACE"
COUNTY ROAD & PARKSIDE ROAD, NEW LONDON, NH

Owner of Record: NEW LONDON HOSPITAL ASSOCIATION
273 COUNTY ROAD, NEW LONDON, NH 03257

DRAWING No.
C3-1
SHEET 12 OF 49
JBE PROJECT NO. 17190



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Plan Name: GRADING & DRAINAGE PLAN

Project: "NEW LONDON PLACE"
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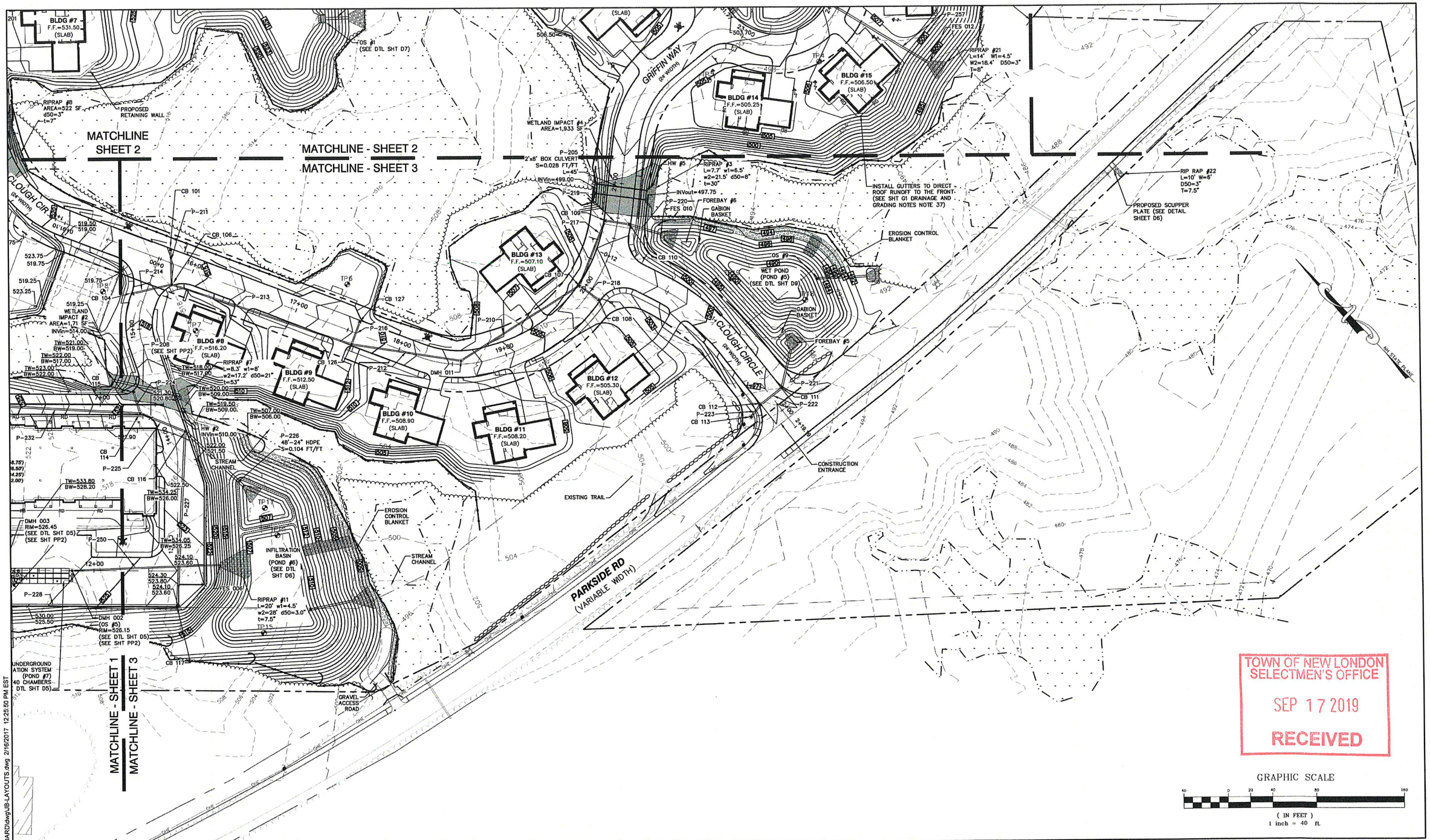
DRAWING No.

C3-2

SHEET 13 OF 49
JBE PROJECT NO. 17190



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Plan Name: GRADING & DRAINAGE PLAN

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DRAWING No.
C3-3
SHEET 14 OF 49
JBE PROJECT NO. 17190