

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

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: Frank Anzalone Associates

ADDRESS: 224 Main Street

DAYTIME PHONE NUMBER: (603) 526-8911 FAX: _____

NAME OF PROPERTY OWNER: Benjamin K. Barton
(If other than applicant)

ADDRESS: 52 Main Street

DAYTIME PHONE NUMBER: (603) 748 - 0528 FAX: _____

LOCATION OF PROPERTY: 52 Main Street

TAX MAP/Lot: 073- 044 - 000 ZONE DISTRICT: Commercial

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Proposed covention of existing
second floor storage to an apartment.

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

Other: _____

SEWER SERVICE: New London Wastewater On-site Septic System

ROAD(S) PROVIDING ACCESS: Town Road Main Street

State Highway Route 114

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

SHORELAND OR SHORELAND BUFFER IMPACTED? Yes No

WETLAND OR WETLAND BUFFER IMPACTED? Yes No

Town of New London
Planning Board's Office

MAY 11 2020

RECEIVED

Benjamin K. Barton
52 Main Street New London, NH 03257

May 04, 2020

Town of New London
375 Main Street
New London, NH 03257

Re: Barton Residence

 Main Street, New London

 Map: 073 Lot: 044

To Whom It May Concern,

We, the undersigned, own the property located at 52 Main Street, New London NH. Recently we have decided to convert the existing storage area above the garage into an apartment.

To facilitate this, we hereby authorize Frank Anzalone, AIA of Frank Anzalone Associates to represent us in whatever applications, hearings and/or discussions necessary to obtain a variance and building permit.

Thank you,



Benjamin K. Barton

Town of New London
Selectmen's Office

MAY 11 2020

RECEIVED

Frank Anzalone Associates
Architects and Planners

May 06, 2020

Town of New London
Planning Board
375 Main Street
New London, NH 03257

Re. 52 Main Street – Site Plan Review
Tax Map/Lot: 073-044-000

Dear Planning Board,

On behalf of Benjamin K. Barton, we are pleased to submit the enclosed application materials for Final Site Plan Review.

The project includes the change in use from a storage area above an existing garage to a one-unit apartment space.

The proposed site improvement associated with this work will be drainage features.

Please find the following application materials enclosed:

Application form
Authorization Letter
Abutters list and map
Waiver request
Survey
Storm water calculations
Parking calculations
Site Plan
Drawing set
Site photos

Town of New London
Selectmen's Office

MAY 11 2020

RECEIVED

Barton Residence

52 Main Street New London, NH 03257

The following describes how the proposed project complies with the design standards listed in the Site Plan Review Regulations, Article VI:

- A. **Zoning and Other Requirements:** the proposed work is located on a site within the commercial zoning district. The proposed use change complies with the New London Zoning Ordinances.
- B. **Site characteristics:** the proposed work is to change an existing second floor storage area to a one-unit apartment space. No changes to the physical site are proposed in this project, other than the drainage described in section G.
- C. **Landscape open space:** no change to landscaping
- D. **Multi-family structures, recreation area:** N/A
- E. **Solid waste:** there is a minimal amount of solid waste on site and the owners will collect the waste and dispose of the waste. No change
- F. **Parking, loading and safety:** No change to the existing parking.
- G. **Water drainage:** Installation of a new french drain system to manage storm water. See the storm water detail for information.
- H. **Outdoor lighting:** there is no change in lighting.
- I. **Signs:** there is no change in signage.
- J. **Snow storage:** The required 20% snow storage is 1,106 Sq.Ft. the proposed snow storage is 1,124 Sq.Ft.
- K. **Snow hazards:** no vehicles will be parked near the structure where falling snow may occur.
- L. **Consideration for adjacent lands:** the proposed change of use will not have a negative effect on neighboring property values.
- M. **Harmonious development:** the current use, and the proposed change of use shall have no impact on the neighboring properties.
- N. **Natural resources:** No natural resource will be affected on this site.
- O. **Undesirable features:** no noise or other pollution is anticipated as a result of the proposed project.
- P. **Sediment and erosion control:** the change of use shall have no impact on sediment and erosion control.
- Q. **Fire protection:** sprinklers are not required by code.
- R. **Noise:** no obnoxious noise or use is proposed.
- S. **Screening of heavy vehicles and equipment:** there will be no heavy equipment on site after construction.
- T. **Outside displays:** there will be no outside displays.

(Continued on Next Page)

Town of New London
Selectmen's Office

MAY 11 2020

RECEIVED

Barton Residence

52 Main Street New London, NH 03257

The proposed hours of operation will not change from the current times. We do not anticipate any unusual utility demand for this site.

We look forward to meeting with the Board to present and discuss this project. Please contact us if you have any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read 'Frank Anzalone', written in a cursive style.

Frank Anzalone, AIA

Town of New London
Selectmen's Office

MAY 11 2020

RECEIVED

Frank Anzalone Associates

Architects and Planners

May 04, 2020

Town of New London
375 Main Street
New London NH 03257

To the New London Planning Board,

The purpose of this letter is to request waivers from the New London Planning Board regarding an application for Benjamin K. Barton, 52 Main Street site plan review. The items we are asking to be waived are as follows...

- Groundwater & Surface Water Resources (No Change)
- Final Wastewater Treatment Plans (No Change)
- Final Landscaping Plan (No Change)
- Final Plans For Domestic Water Supply (No Change)
- Final Fire Protection Plan (No Change)
- Existing & Final Proposed Utility Plan (No Change)
- Final Outdoor Lighting Plan (No Change)
- Final Sign Plan (No Change)
- Final Plan of The ROW & Traveled Surface of All Frontage Streets (No Change)
- Final Plan For Solid Waste Disposal Facility (No Change)
- Final Plan For Outdoor Storage/ Display of Materials/ Merchandise (Not Applicable)

If you should have any further questions regarding any of the items listed above, please do not hesitate to contact me here at the office.

Best Regards,



Frank Anzalone, AIA



BARTON RESIDENCE
52 MAIN STREET
NEW LONDON, NH 03257
MAY 4, 2020



BARTON RESIDENCE
52 MAIN STREET
NEW LONDON, NH 03257
MAY 4, 2020



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MAY 4, 2020

BARTON RESIDENCE

52 MAIN STREET

NEW LONDON, NH 03257

MAY 4, 2020



BARTON RESIDENCE
52 MAIN STREET
NEW LONDON, NH 03257
MAY 1, 2020





BARTON RESIDENCE
52 MAIN STREET
NEW LONDON, NH 03257
MAY 1, 2020



BARTON RESIDENCE
52 MAIN STREET
NEW LONDON, NH 03257
MAY 1, 2020

Frank Anzalone Associates

Architects and Planners

P.O. Box 1016

New London, NH 03257

Phone 603.526.8911

Fax 603.526.8922

Project : BARTON

Project Number : _____

Date : 5/5/20

Drawn By : _____ Page _____ of _____

DRAINAGE CALCS

$$\text{AREA} = 4,116 \text{ sq ft}$$

$$\text{GPM} = 106.94$$

$$\text{TOTAL GALLONS} = 3208 = 429 \text{ cu ft.}$$

$$\text{VOLUME PROVIDED} = 2.5' \text{ WIDE} \times 3'-0" \text{ DEEP} \times 130' \text{ LONG} = 975 \text{ cu ft}$$

$$975 \text{ cu ft} \times 48\% \text{ VOID} = 468 \text{ cu ft}$$

$$\text{REQ'D} = 429 \text{ cu ft}$$

$$\text{PROVIDED} = 468 \text{ cu ft}$$



[Home](#) ▶ Drainage Calculator

Step 1:

Enter the Square Feet Drained:

4116

Step 2:

Choose the Coefficient of Runoff:

1.0 (Concrete/Asph

Step 3:

Choose the 25 Year Rainfall: 2.5

Note: To get your 25 Year Rainfall,
[Click here to view the US 25-year rainfall map.](#)

Step 4:

Press the Calculate button for results

[Calculate](#) | [Reset](#)

Step 5:

View your results below

Liquid Flow:

106.94 Gallons per Minute (GPM)

0.24 Cubic Feet of Water per
Second

Volume of water to be stored:

3208.20 Gallons

428.90 Cubic Feet

Also of Interest

[Tools Overview](#)

[Drainage Pipe Calculator](#)

[EZ-Drain Calculator](#)

Frank Anzalone Associates
Architects and Planners

P.O. Box 1016
New London, NH 03257
Phone 603.526.8911
Fax 603.526.8922

Project : _____
Project Number : _____
Date : _____
Drawn By : _____ Page _____ of _____

Snow Storage

Req'd = 20% of Parking

$$.20(5528 \text{ sq ft}) = \boxed{1106 \text{ sq ft}}$$

$$\text{Provided} = \boxed{1124 \text{ sq ft}}$$

Frank Anzalone Associates
Architects and Planners

P.O. Box 1016
New London, NH 03257
Phone 603.526.8911
Fax 603.526.8922

Project : Barton
Project Number : 17003
Date : 5/8/20
Drawn By : _____ Page _____ of _____

52 MAIN ST. - PARKING
OFF-STREET

EXISTING COMMERCIAL (OFFICE) = 1362 SQ.FT.

EXISTING RESIDENCE = 1,108 SQ.FT.

PROPOSED RESIDENCE = 753 SQ.FT.

PARKING

(2) RESIDENCE (SINGLE FAMILY) = 4 SPACES

OFFICE , 1362 SQ.FT.
4 SPACE / 1000 SQ.FT. = 5.4 SPACE

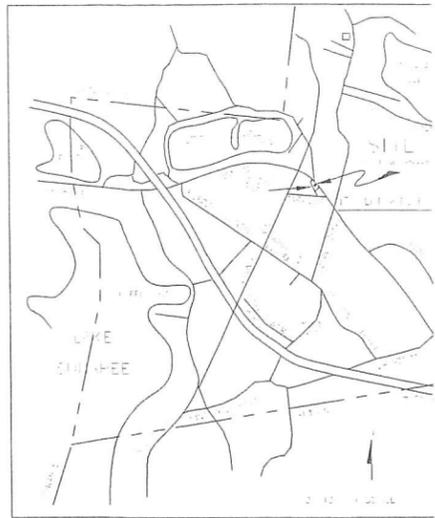
TOTAL SPACES REQ'd = 9

PROVIDED = 9 SPACES

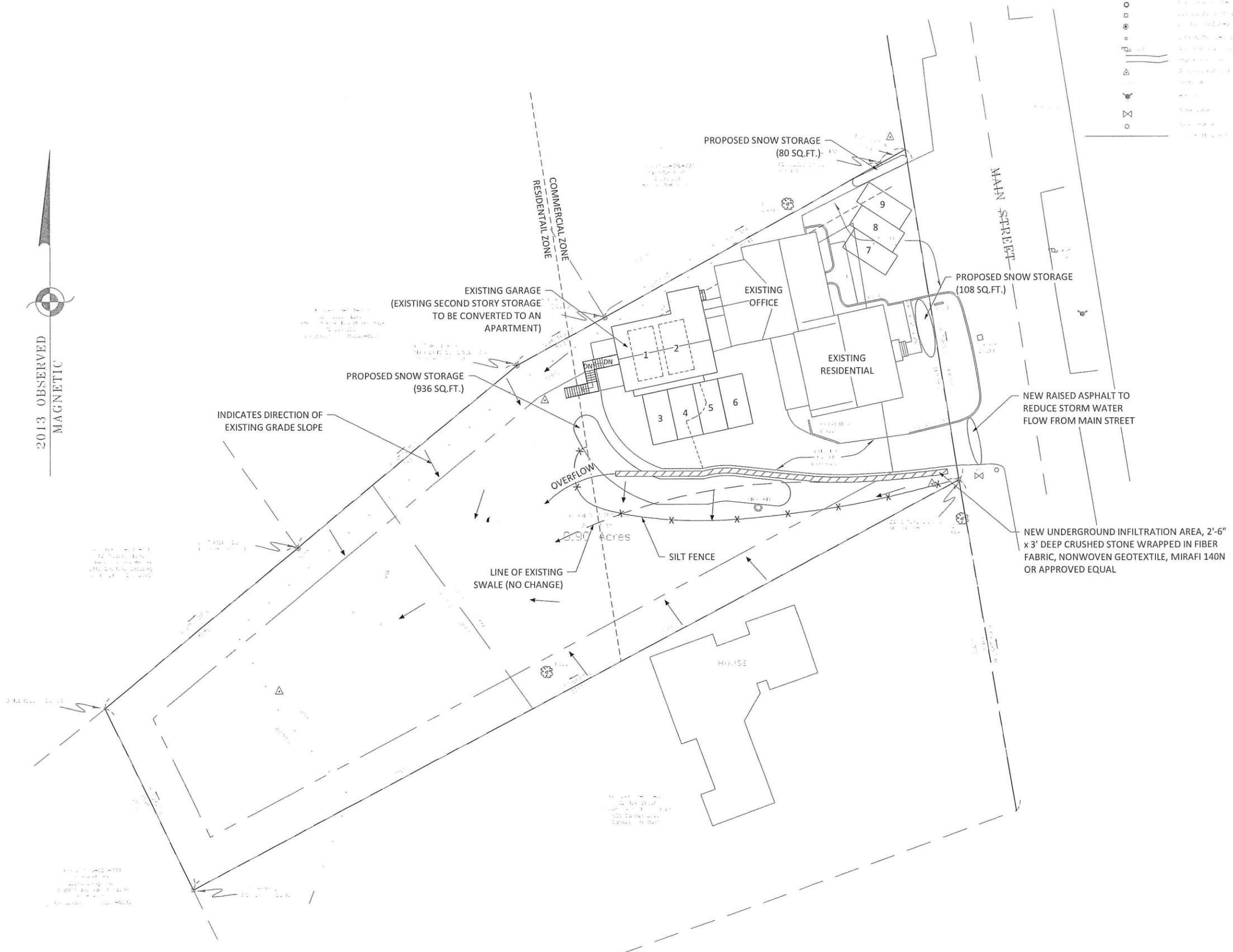


2013 OBSERVED
MAGNETIC

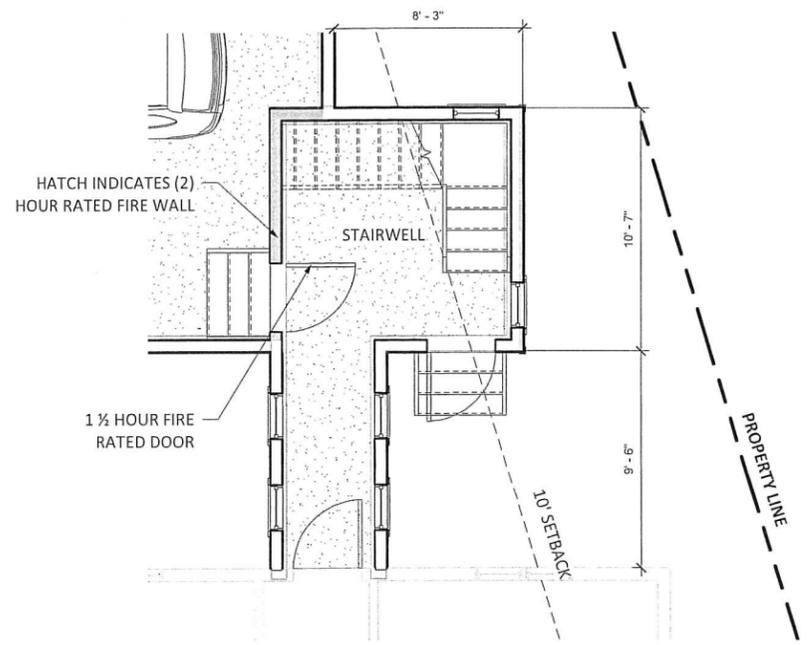
	PROPOSED SNOW STORAGE
	EXISTING RESIDENTIAL
	EXISTING OFFICE
	EXISTING GARAGE
	EXISTING RESIDENTIAL UNITS
	EXISTING SWALE
	SILT FENCE
	NEW RAISED ASPHALT
	NEW UNDERGROUND INFILTRATION AREA
	COMMERCIAL ZONE
	RESIDENTIAL ZONE



LOCATION MAP
52 MAIN STREET



INFORMATION BASED ON SURVEY BY PIERRE J. BEDARD AND ASSOCIATES DATED 07-19-13



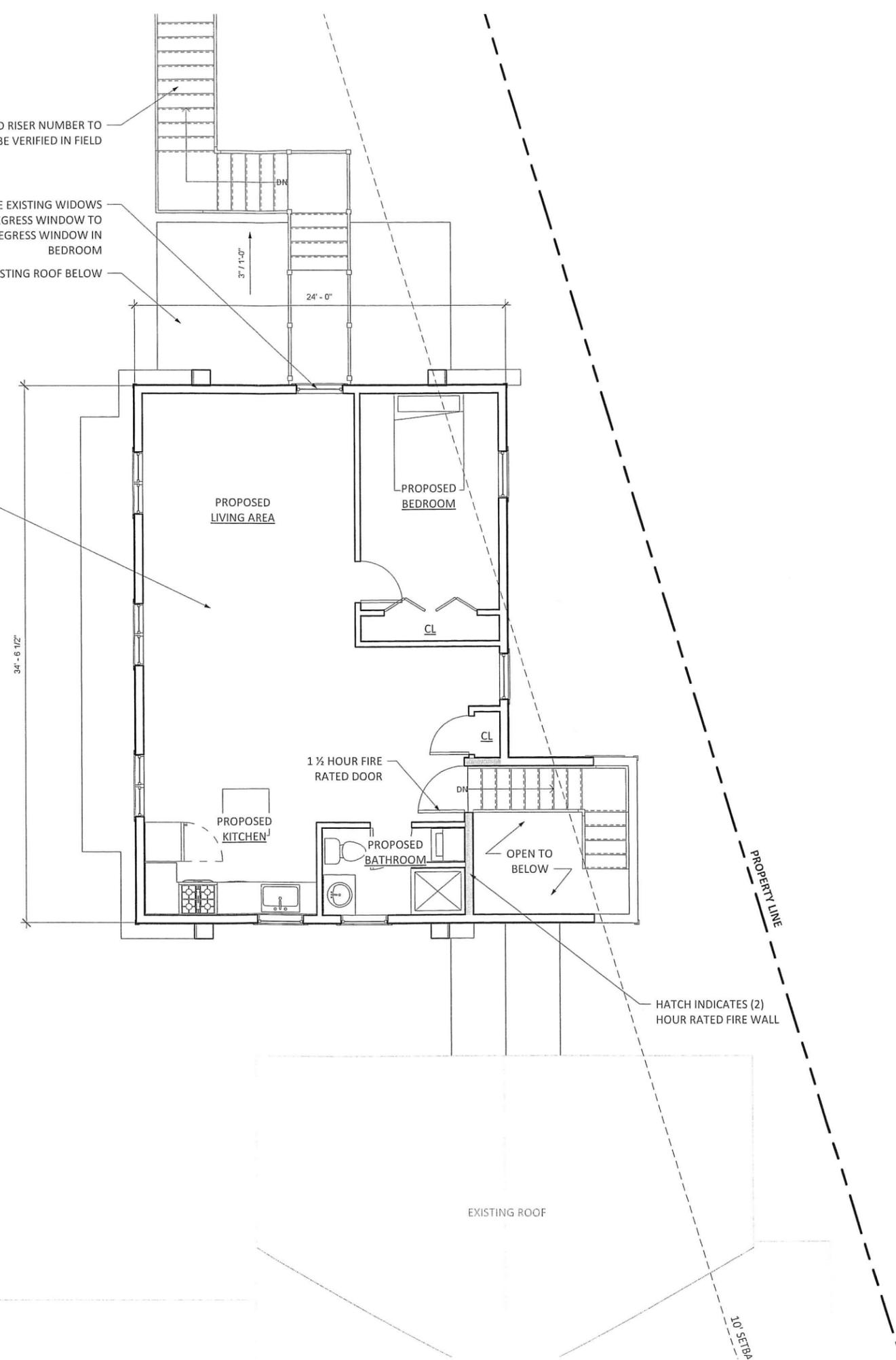
2 PROPOSED PARTIAL GROUND FLOOR
SCALE: 1/4" = 1'-0"

TREAD AND RISER NUMBER TO BE VERIFIED IN FIELD

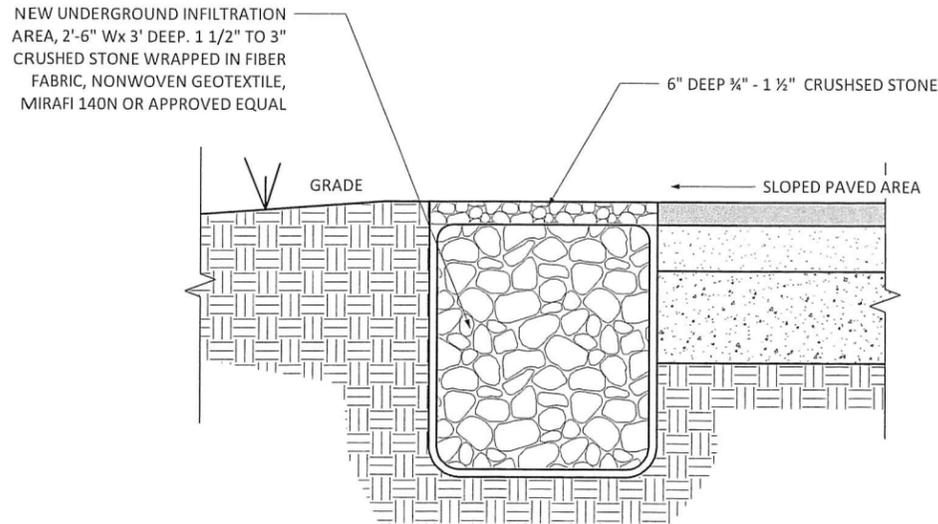
REPLACE EXISTING WINDOWS w/ NEW EGRESS WINDOW TO MATCH EGRESS WINDOW IN BEDROOM

EXISTING ROOF BELOW

EXISTING STORAGE AREA TO BE CONVERTED TO A ONE BEDROOM APARTMENT



1 GARAGE SECOND FLOOR
SCALE: 1/4" = 1'-0"

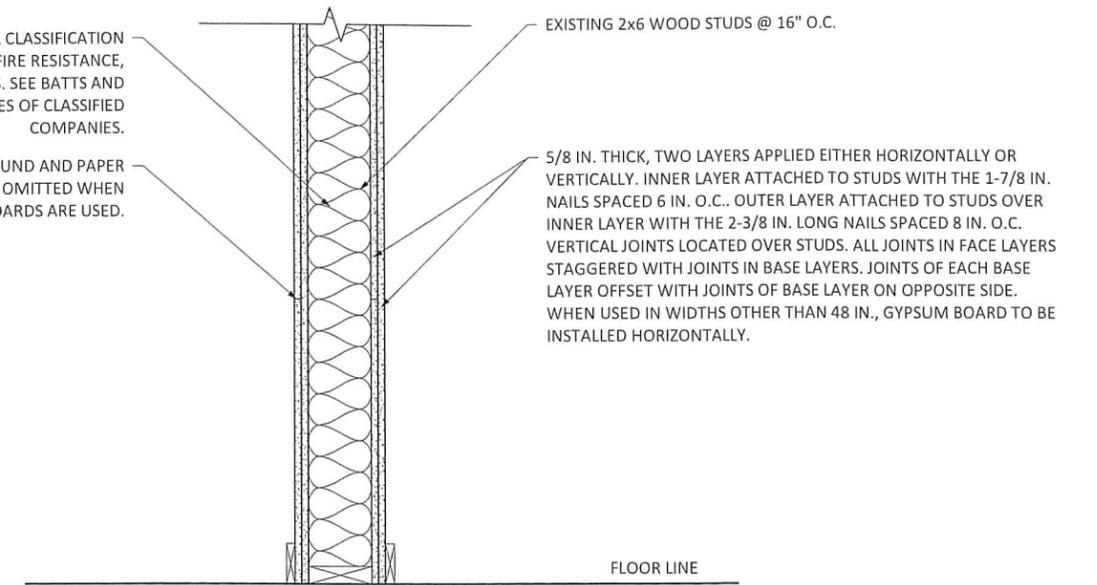


STORM WATER DRAINAGE DETAIL

SCALE: 1" = 1'-0"

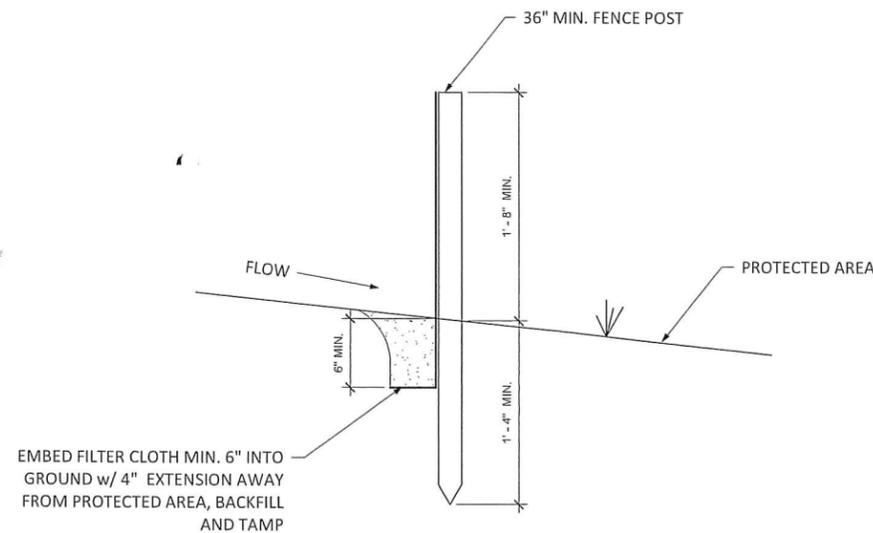
MIN. 3 IN. THICK GLASS FIBER BATTS BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING AND/OR FIRE RESISTANCE, FRICTION-FITTED TO FILL THE STUD CAVITIES. SEE BATTS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

EXPOSED JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED.



1 INTERIOR WOOD STUD WALL, FINISH BOTH SIDES
FIRE RATING: 2 HR. | DESIGN: U301 | STC:42

- NOTE:
- FOR THE FIRST LAYER OF GYPSUM USE, 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM, 1/4 IN. DIAM HEADS
 - FOR THE SECOND LAYER OF GYPSUM USE, 8D CEMENT COATED NAILS 2-3/8 IN. LONG, 0.113 IN. SHANK DIAM, 9/32 IN. DIAM HEADS.



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT "BULGES" IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE REQUIREMENTS

- INSPECT SILT FENCE IMMEDIATELY AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON THE SILT FENCE SHOULD DECOMPOSE OR BECOME INFECTED DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

3 SILT FENCE DETAIL
SCALE: 1 1/2" = 1'-0"