



176 Newport Road, PO Box 1825, New London, NH 03257 • Ph 603-877-0116 • Fax 603-526-4285 • www.horizonsengineering.com

August 20, 2020

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

Re: 29 Little Sunapee Road, LLC – Site Plan Review
Tax Map 73, Lot 52

Dear Planning Board Members,

On behalf of our client and applicant, 29 Little Sunapee Road, LLC., Horizons Engineering, Inc. is pleased to submit the enclosed application materials for Site Plan Review.

The proposed project includes the demolition of the existing building located at 29 Little Sunapee Road, formerly known as “The Garden Spa”, and the construction of a new 3850 SF building for use as a Health Club. The proposed business will offer personal training services as well as boutique small group fitness classes. The kitchen component of the building will be utilized for nutritional education and meal preparation classes. The applicant’s goal in opening the business is to create a service that provides health and wellness education as well as a community center for its members in New London and the surrounding area. They hope to enhance the New London downtown area by building a business that creates jobs, promotes healthy living and eating, and becomes a family-friendly social hub for those interested in exercise and longevity.

Proposed Hours & Days of Operation

Monday- Friday 5:30am – 8:30 pm
Saturday 9am-12pm

Normal Business Traffic

~56* Customers per Day (Max 84)
Class Sizes Capped at 12 people
**Estimate: 8 customers/hour - 3 hours in the Morning, Noon, 3 hours in the Evening*

Number of Employee’s

2-3 Employee’s during business hours

The proposed site improvements will also include a new driveway location, parking area grading and paving, site grading, site landscaping, site lighting and stormwater bioretention area. A

Horizons Engineering, Inc.

New London, NH • Newport, VT • Littleton, NH • Pomfret, VT • Kennebunk, ME • Conway, NH

NHDOT driveway permit approval is needed for the shift in access location and the change in use. Site lighting will be mounted on the building, as shown in the elevation drawings herein, no pole mounted lighting is proposed. Information has been provided for the lighting fixture proposed. Trash and Recycling will be stored within the garage area, therefore no outdoor trash receptacle is needed. The applicant will manage the collection and disposal of said refuse.

The current structure utilizes a 4” sewer service connection to the 8” sewer main, as well as a connection to the New London-Springfield Water System Precinct both located within the Little Sunapee Road ROW. These services will be utilized by the proposed facility, with connection details finalized during the demolition of the existing infrastructure. Sewer and water service connection permits will be obtained from the Department of Public Works and New London-Springfield Water System Precinct respectively.

Please find the following application materials enclosed:

- Application Form
- Notification List
- Application & Notification Fee Calculation
- Site Plan Set with Building Elevations & Conceptual Floor Plans

We look forward to discussing the proposed project further at the upcoming hearing.

Respectfully,



Will Davis, PE, LEED AP
Vice President

Horizons Engineering, Inc.

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: August 18, 2020

APPLICATION FOR:

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

NAME OF APPLICANT: 29 LITTLE SUNAPEE ROAD LLC ; C/O ECKHARD BRAUSE

ADDRESS: 29 LAKEWOOD MANOR ROAD NEWBURY, NH 03255

DAYTIME PHONE NUMBER: 413-297-2614 FAX: _____

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

ADDRESS: _____

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 29 LITTLE SUNAPEE ROAD

TAX MAP/Lot: ___ - 73 - 52 ZONE DISTRICT: COMMERCIAL - C

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: CURRENT USE: RESIDENCE & SPA
PROPOSED USE: GYM (MERCANTILE - RETAIL SALES)

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 _____

State Highway NH ROUTE 114 ; LITTLE SUNAPEE ROAD

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

STEEP SLOPE AREA IMPACTED?

Yes No

PROTECTED STREAM(S) OR STREAM BUFFER(S) IMPACTED?

Yes No

LOCATED OVER AN AQUIFER?

Yes No

CURRENT USE:

Does the proposed Site Plan affect land held in Current Use?

Yes No

CONSERVATION EASEMENT:

Does the Site Plan affect land held in a Conservation Easement?

Yes No

SURFACE WATER B SUB-WATERSHED:

Pleasant Lake - Blackwater River
 Little Lake Sunapee/Murray Pond
 Goose Hole Pond
 Otter Pond

Lake Sunapee
 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.

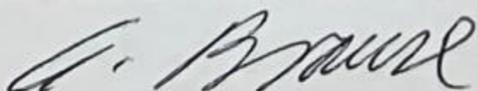
I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

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: 08/18/2020

SIGNATURE OF PROPERTY OWNER



SIGNATURE OF AGENT FOR PROPERTY OWNER



TOWN OF 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: 29 LITTLE SUNAPEE ROAD LLC

Case # _____ Date: _____

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)	\$124.85
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	\$488.75
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:\$ \$613.60

Upon Receipt

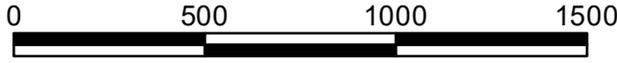


29 Little Sunapee Road 200FT Abutters

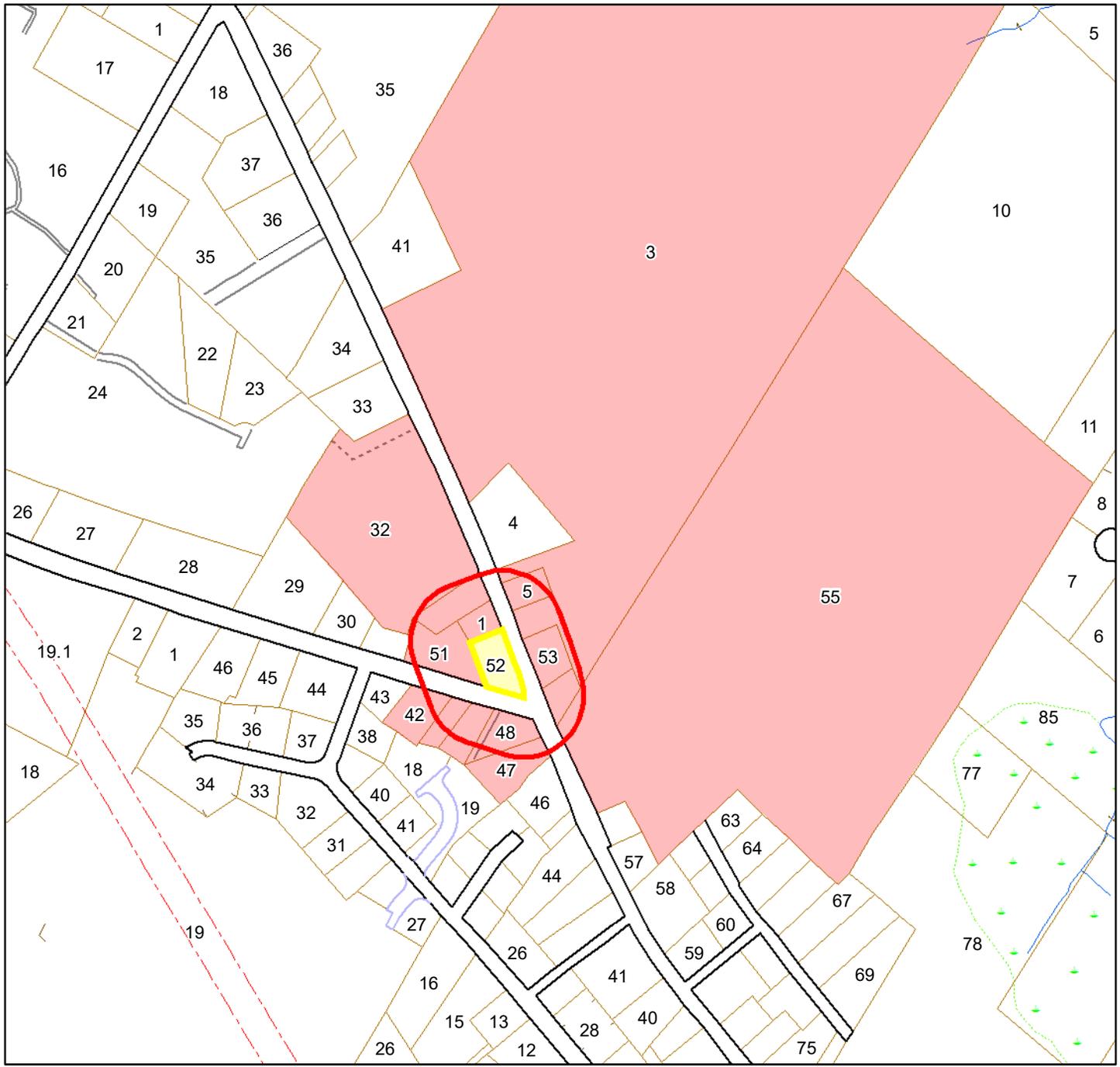
New London, NH



1 inch = 500 Feet



August 20, 2020



	Private Road		Right of Way		Property TIC
	Property Line		Private Road ROW		Wetland
	Public Road		Utility		WaterLines
	Undeveloped Public Road		Property Hook		Wet Areas

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 foot Abutters List Report

New London, NH

August 18, 2020

Subject Property:

Parcel Number: 073-052-000
CAMA Number: 073-052-000-0000-00000
Property Address: 29 LITTLE SUNAPEE RD

Mailing Address: 29 LITTLE SUNAPEE RD LLC
29 LAKEWOOD MANOR RD
NEWBURY, NH 03255

Abutters:

Parcel Number: 059-032-000
CAMA Number: 059-032-000-0000-00000
Property Address: LITTLE SUNAPEE RD

Mailing Address: MOSES ADAMS FARM LLC
37 MAIN STREET
NEW LONDON, NH 03257

Parcel Number: 060-001-000
CAMA Number: 060-001-000-0000-00000
Property Address: 35 LITTLE SUNAPEE RD

Mailing Address: 35 LITTLE SUNAPEE ROAD LLC
PO BOX 2513
NEW LONDON, NH 03257

Parcel Number: 060-002-000
CAMA Number: 060-002-000-0000-00000
Property Address: 45 LITTLE SUNAPEE RD

Mailing Address: FRYCKOWSKI WALDEMAR & ELZBIETA
45 LITTLE SUNAPEE ROAD
NEW LONDON, NH 03257

Parcel Number: 060-003-000
CAMA Number: 060-003-000-0000-00000
Property Address: LITTLE SUNAPEE RD

Mailing Address: DORR FAMILY FARMS LLC
1365 LITTLE SUNAPEE ROAD
NEW LONDON, NH 03257

Parcel Number: 060-005-000
CAMA Number: 060-005-000-0000-00000
Property Address: 42 LITTLE SUNAPEE RD

Mailing Address: LARRABEE ELIZABETH & MARK
42 LITTLE SUNAPEE ROAD
NEW LONDON, NH 03257

Parcel Number: 072-042-000
CAMA Number: 072-042-000-0000-00000
Property Address: 35 NEWPORT RD

Mailing Address: 35 NEWPORT ROAD LLC
35 NEWPORT ROAD
NEW LONDON, NH 03257

Parcel Number: 073-047-000
CAMA Number: 073-047-000-0000-00000
Property Address: 10 MAIN ST

Mailing Address: HANSEN MICHAEL PROPERTIES LLC
1325 COUNTY ROAD
NEW LONDON, NH 03257

Parcel Number: 073-048-000
CAMA Number: 073-048-000-0000-00000
Property Address: 9 NEWPORT RD

Mailing Address: MOUNTAINYARD ASSOCIATES INC
33 WINN HILL ROAD
SUNAPEE, NH 03782

Parcel Number: 073-049-000
CAMA Number: 073-049-000-0000-00000
Property Address: 19 NEWPORT RD

Mailing Address: BARBILL PROPERTIES INC
19 NEWPORT ROAD
NEW LONDON, NH 03257

Parcel Number: 073-050-000
CAMA Number: 073-050-000-0000-00000
Property Address: 27 NEWPORT RD

Mailing Address: WICENSKI BRIAN J & MARY E DMD
PO BOX 1017
NEW LONDON, NH 03257



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200 foot Abutters List Report

New London, NH

August 18, 2020

Parcel Number: 073-051-000
CAMA Number: 073-051-000-0000-00000
Property Address: 34 NEWPORT RD

Mailing Address: COLLIER ERNEST
34 NEWPORT ROAD
NEW LONDON, NH 03257

Parcel Number: 073-053-000
CAMA Number: 073-053-000-0000-00000
Property Address: 22 LITTLE SUNAPEE RD

Mailing Address: SWEATT JANE A
PO BOX 604
NEW LONDON, NH 03257

Parcel Number: 073-054-000
CAMA Number: 073-054-000-0000-00000
Property Address: MAIN ST

Mailing Address: CALERIN LLC
PO BOX 1911
NEW LONDON, NH 03257

Parcel Number: 073-055-000
CAMA Number: 073-055-000-0000-00000
Property Address: 37 MAIN ST

Mailing Address: CALERIN LLC
PO BOX 1911
NEW LONDON, NH 03257

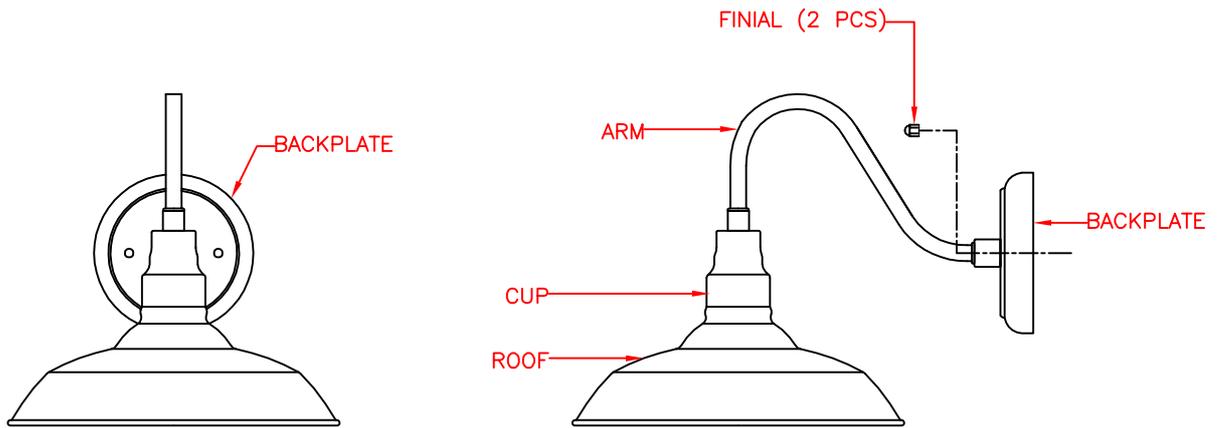


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8/18/2020

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FRONT VIEW

SIDE VIEW

PRODUCT SPECIFICATIONS

OVERALL ASSEMBLED DIMENSIONS

HEIGHT: 25.2 CM (9-7/8"), WIDTH: 25.2 CM (9-7/8"), EXTENSION: 34.8 CM (13-5/8").

1 LIGHT: UL LISTED. 120V, 60HZ, 60 WATT. MEDIUM BASE E-26 CERAMIC SOCKET.

BACKPLATE: POWDER COATED STEEL IN BLACK FINISH, 12.2 CM (4-3/4") DIA. x 2.5 CM (1") HEIGHT. (2) HOLES IN BACKPLATE FOR MOUNTING SCREWS TO PASS THROUGH, SHAPED AS SHOWN.

CUP: POWDER COATED STEEL IN BLACK FINISH, 4.8 CM (1-7/8") DIA. MAX. x 5.8 CM (2-1/4") HEIGHT. SHAPED AS SHOWN.

ROOF: POWDER COATED STEEL IN BLACK FINISH ROOF, 25 CM (9-7/8") DIA. MAX. x 9 CM (3-1/2") HEIGHT.

ARM: POWDER COATED STEEL IN BLACK FINISH, 1.2 CM (1/2") DIA. TUBING, 18.2 CM (7-1/8") WIDTH x 12.7 CM (5") HEIGHT.

SUPPLY WIRE: UL LISTED. 18 AWG, 150°C, MUST EXTEND A MINIMUM OF 15.2 (6") PAST CENTER OF BACKPLATE, BLACK/WHITE COLOR. COPPER MATERIAL. WIRES MUST BE LEAD FREE.

LABELS: ETL, MANUFACTURE DATE, MODEL # AND COUNTRY OF ORIGIN LABELS PROVIDED ON INSIDE OF BACKPLATE. WARNING LABEL FOR PARTS AND PARTS ARROW LABEL WERE STUCK ON INSIDE OF BOX. RELAMPING LABEL FOR 60 WATT TYPE "A" BULB PROVIDED NEAR SOCKET. RELAMPING LABELS ARE NOT ALLOWED TO BE PLACED ON THE OUTSIDE OF THE PRODUCT OR CUP.

PACKAGING AND SHIPPING

THE ITEM IS ASSEMBLED FOR SHIPPING AS SHOWN. THE WHOLE LANTERN IS SECURED SO THEY CAN NOT MOVE DURING SHIPPING.

HARDWARE PACK (3) WIRE CONNECTORS AND (2) MOUNTING SCREWS PROVIDED. ENTIRE FIXTURE IS COVERED IN A CLOSED PLASTIC BAG WITH A SMALL BAG OF SILICA INSIDE.

THE CARTON IS MADE OF DOUBLE WALL CORRUGATED CARDBOARD "A MA A". BROWN IN COLOR. THE INNER PACKING IS DIE-CUT CARDBOARD OR STYROFOAM TO PROTECT AND SECURE THE FIXTURE AND MUST PASS THE FEDEX AND ISTA-3A DROP TEST REQUIREMENTS.

OTHER DETAILS:

ENTIRE BACKPLATE ASSEMBLY MUST SIT FLUSH AGAINST WALL SURFACE.

ALL VISIBLE METAL PARTS MUST MATCH FIXTURE FINISH UNLESS OTHERWISE SPECIFIED.

ALL BAGS MUST BE LABELED WITH OFFICIAL "THIS BAG IS NOT A TOY" STATEMENT.

THIS FIXTURE IS RATED FOR WET LOCATION, THE ETL NUMBER IS 4001800.

DIMS OF UNIT BOX: 40.5 CM (15-15/16") LENGTH x 31 CM (12-3/16") WIDTH x 29 CM (11-7/16") HEIGHT. (CUFT.: 1.29')

NET WEIGHT: 1.7 LBS. GROSS WEIGHT: 3.3 LBS.

DIMS OF MASTER BOX: 60 CM (23-5/8") LENGTH x 64 CM (25-3/16") WIDTH x 42.5 CM (16-3/4") HEIGHT. (CUFT.: 5.76'). (4 PCS/CTN)

NET WEIGHT: 6.7 LBS. GROSS WEIGHT: 15 LBS. (4 PCS/CTN)