

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: Calerin, LLC dba Spring Ledge Farm

ADDRESS: 37 MAIN ST.

DAYTIME PHONE NUMBER: 603-843-5483 FAX: _____

NAME OF PROPERTY OWNER: ~~Calerin~~ Greg Berger
(If other than applicant)

ADDRESS: 37 MAIN ST.

DAYTIME PHONE NUMBER: 603-843-5483 FAX: _____

LOCATION OF PROPERTY: 37 MAIN ST.

TAX MAP/Lot: 073-053-000 ZONE DISTRICT: R-1

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: High Tunnel Cold Frame
for Season Extension for growing vegetables

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 ST.
State Highway RT. 114 / RT. 11

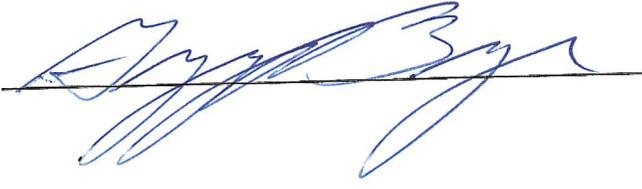
The Zoning Administrator or Land Use Coordinator can assist applicants to identify whether the following natural resource areas will be affected and in which sub-watershed the property is located.

SHORELAND OR SHORELAND BUFFER IMPACTED? Yes No

WETLAND OR WETLAND BUFFER IMPACTED? Yes No



(Need letter of authorization from property owner)

A handwritten signature in blue ink, appearing to be "Robert J. ...", is written over a horizontal line.

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
PB18-20
JUL 24 2018
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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			
2.b	Letter of Authorization			
2.c	Abutters List			
2.d	Application Fee			
2.e	Waiver Requests in Writing			
2.f	Site Plan Maps - # as directed by Town Planner			
1	Estimated area & distances & directions of boundaries			
2	Name(s) of owner(s) of record			
3	Abutters list			
4	Site location map			
5	North point, graphic scale, date of preparation & revisions			
6	Zone District(s) lines of demarcation			
7	Name, address & seal of person or firm preparing plans			
8	Preliminary plan of existing & proposed structures			
9	Existing structures - photos from all sides			
10	Proposed structures - architectural style concept & exterior for all proposed buildings & additions building materials			
11	General topography & steep slope areas			
12	Direction of flow of surface water			
13	Groundwater & surface water resources			
14	Rock outcroppings & depth to ledge			
15	Preliminary plan for streets, driveways, parking & sidewalks			
16	Preliminary wastewater treatment plans			
17	Preliminary landscaping plan			
18	Preliminary plans for domestic water supply			
19	Preliminary fire protection plan			
20	Existing & preliminary proposed utility plan			
21	Preliminary outdoor lighting plan			
22	Preliminary sign plan			
23	Preliminary plan for managing surface water drainage			
24	Prelim. erosion & sediment control plan during & after construction			
25	Prelim. plan of the ROW & traveled surface of fronting streets			
26	Preliminary snow storage plan			
27	Preliminary plan for solid waste disposal facility			
28	Prelim. plan for outdoor storage/display of materials/merchandise			
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			

Town of New London
Site Plan Review Regulations
As Amended December 1, 2015

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

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.



Spring Ledge Farm
37 Main St.
New London, NH 03257

July 23, 2018

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

Dear Members of the Planning Board,

Spring Ledge Farm is applying for a permit to construct the following:

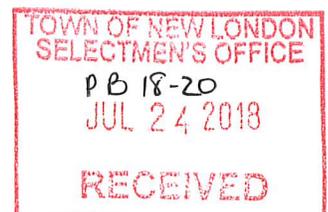
- Cold Frame (30'x144') for growing vegetables and small fruits. To be set up next to existing cold frames in lower fields.

Spring Ledge Farm is situated at 37 Main Street on land owned by Calerin, LLC. Both Spring Ledge Farm and Calerin, LLC are owned by Greg Berger. Spring Ledge Farm has been in business as a farmstand growing vegetables and ornamental plants since 1975. We employ 40 people in the summer season. Of those, twelve employees are on staff ten months of the year and six employees are full time/year round. We hire local high school and college students for the seasonal posts.

Spring Ledge Farm is open for retail operations starting in April and ending in December. Hours are Monday-Friday 9-6, Saturdays 9-5:30 and Sundays 9-4. We are open for Winter Market hours (Friday 3-5:30pm & Saturday 10-1) in January, February and March.

Spring Ledge grows its own vegetables and ornamental plants on the acreage at the property and rents several fields around the town of New London for sweet corn and strawberry growing. The fields at Spring Ledge at 37 Main St. are under a conservation easement held by the Town of N.L. The easement allows for activities that "...shall include agriculture, animal husbandry, floricultural and horticultural activities...".

The High Tunnel Cold Frame will be used to grow vegetables and small fruits. Season extension and crop protection are the main goals of this cold frame. The frame is built over existing field soil, and we grow directly in that soil. The plastic skin of the frame protects the crops from early and late frosts, heavy downpours and hail, and provides some level of deer protection. High Tunnel cold frames are an integral part of farming in the Northeast; most growers in New England utilize these structures to extend the growing season.



The proposed high tunnel cold frame will grow spinach in January, February and March, lettuces starting in April through June, tomatoes, squashes and basil in the summer, back to lettuces in the fall and planting spinach again in October for harvest through the winter. The additional covered space allows us to dedicate other lands to cover crops, which help secure and build the organic matter in the soils.

Completing these projects would enhance the quality of farm-grown produce offered by Spring Ledge, as well as extending the season to meet demand in early spring and late fall.

Thank you for your consideration. Please contact me with any questions.

Sincerely,



Greg Berger

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NewL-073-053-000 - CALERIN LLC
37 MAIN STREET

HOUSE

Proposed 30' x 144' High Tunnel Cold Frame

FARMSTAND

18' TALL

240'

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JUN 24 2018
PB18-20



Proposed 30' x 144' High Tunnel C

61
19990

62
24100

60
12000

55
19000

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Spring Ledge Farm
37 Main St.
New London, NH 03257

July 23rd, 2018

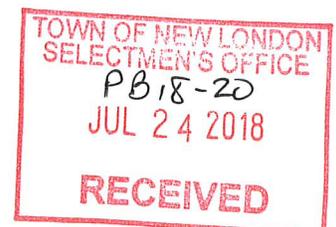
Town of New London Planning Board
375 Main Street
New London, NH 03257

Dear Members of the Planning Board,

We request the following waivers from the New London Planning Board for an application by Spring Ledge Farm – Parking Area.

The items we are asking to be waived are as follows:

- Item 15 – Preliminary plan for streets, driveways, parking and sidewalks. We are not making changes to the street entrance, driveway or sidewalks. We would be only increasing parking availability.
- Item 16 – Preliminary wastewater treatment plans. This project will not affect the existing wastewater treatment system that is currently in place.
- Item 18 – Preliminary plans for domestic water supply. None of the projects will add to the current use of water. We are adding a cover over existing cropland, so water use will be the very similar.
- Item 19 – Preliminary fire protection plan. The high tunnel cold frame has many points of egress. There are no fire hazards with growing the vegetable crops.
- Item 20 – Existing & Preliminary proposed utility plan. The projects do not need any utilities.
- Item 21 – Preliminary outdoor lighting plan. The projects do not require any outdoor lighting.
- Item 22 – Preliminary sign plan. No new signs are intended.



- Item 25 – Preliminary plan of the ROW & traveled surface of fronting streets. There are no changes being made to the current right of way and travel surfaces of fronting streets.
- Item 26 – Preliminary snow storage plan. No changes are being made to the current snow storage plan.
- Item 27 – Preliminary plan for solid waste disposal facility. We are not making any changes to the existing solid waste disposal facility currently in place.
- Item 28 – Preliminary plan for outdoor storage or display of materials or merchandise. No changes to any outdoor storage or display of materials.

Thank you for your consideration and please contact me with any further questions.

Sincerely,



Greg Berger
Spring Ledge Farm

