

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 8/19/20

APPLICATION FOR:

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

NAME OF APPLICANT: ROADSTONE CORPORATION

ADDRESS: 195 MAIN STR

DAYTIME PHONE NUMBER: 603 454 8754 FAX: —

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

ADDRESS: _____

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 195 MAIN STR

TAX MAP/Lot 073-079-000 ZONE DISTRICT: Commercial

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: RESTAURANT,
INN, SPA, OWNER APT.

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

Other: _____

SEWER SERVICE: New London Wastewater On-site Septic System

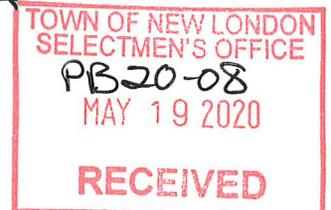
ROAD(S) PROVIDING ACCESS: Town Road _____

State Highway RT 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



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: 5/19/20

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER



(Need letter of authorization from property owner)



PuB/TSM.



Proudstone Corporation

195 Main Street
New London, NH 03257
603-454-8754
tchadwick42@gmail.com

MEMO

May 18, 2020

To: New London Planning and Zoning

RE: Site Plan Update and Requests

Notes regarding submitted Site Plan request:

- No changes to parking based on previous waiver.
- Site plan has been updated to reflect landscaping, fencing, lighting, window boxes, and new signage.
- Solar panels on roof, to be installed during 2020, upon approval. (Permit to be submitted)
- Paint the back "Annex" section of the building and the dumpster enclosure a dark grey (not on site plan).
- Our shed converted to a gift shop, with a new deck, ADA ramp, and green space around the deck. Granite posts to protect against traffic. (Permit for deck to be submitted).
- The gift shop is part of the restaurant and not a separate entity. No new entities are being created with this request.
- Previous site elements remain unchanged:
 - Restaurant
 - Inn
 - Owner Apt
 - Day Spa (to be part of the Inn, not a separate business).

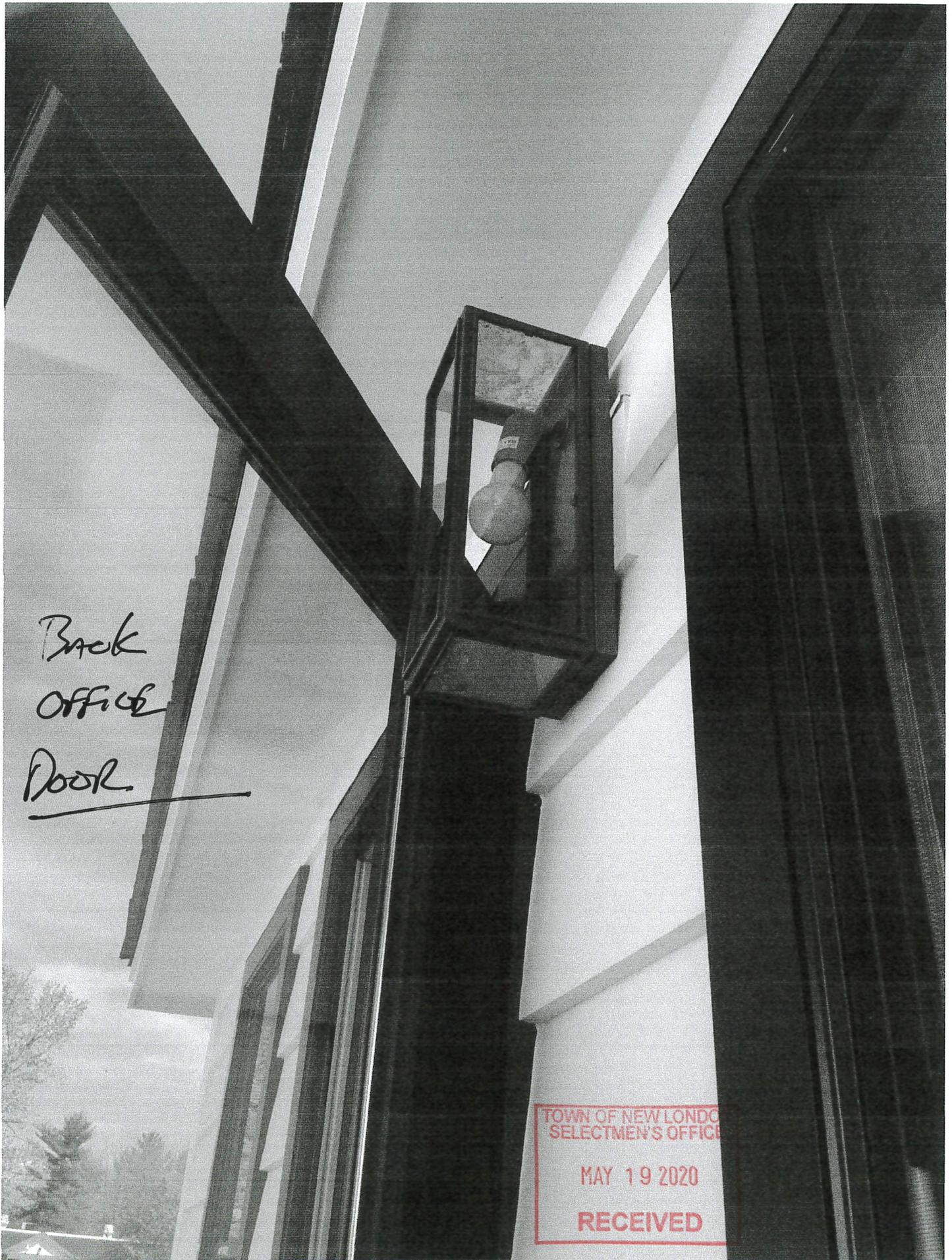
I look forward to reviewing these items on June 9th. Thank you.

Respectfully,

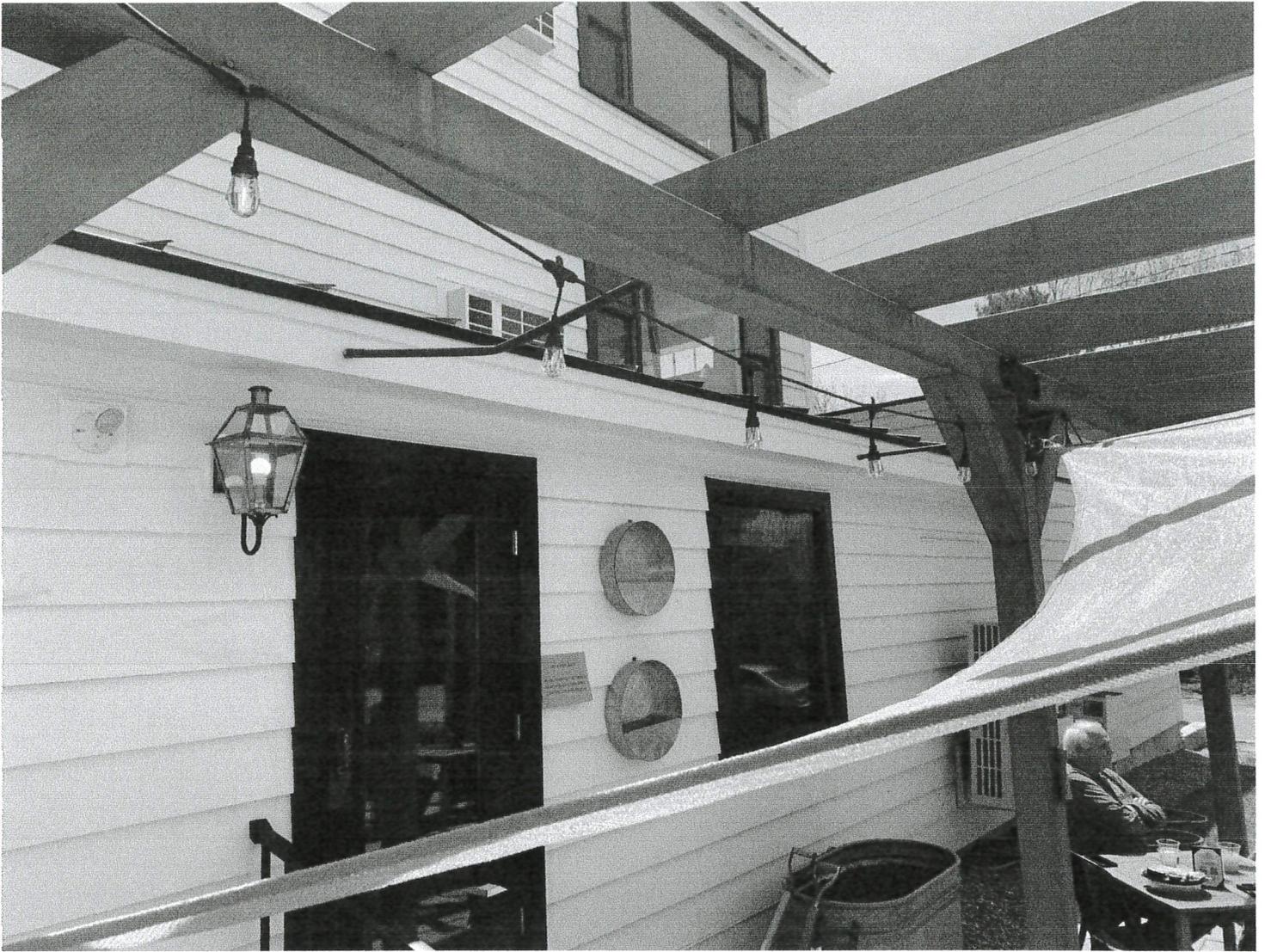


Thomas M. Chadwick
Pres, Tsr



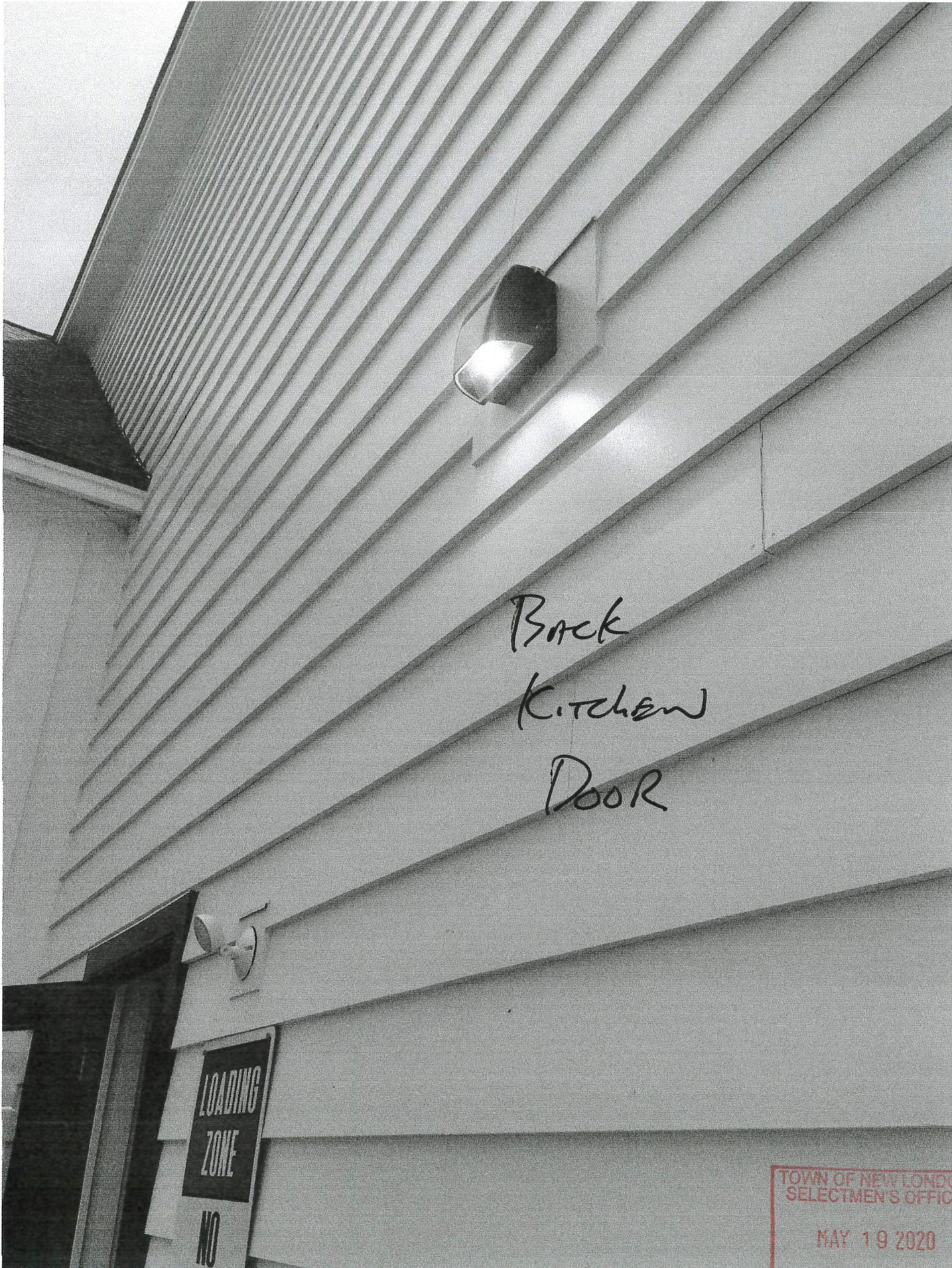






Patio String Lights

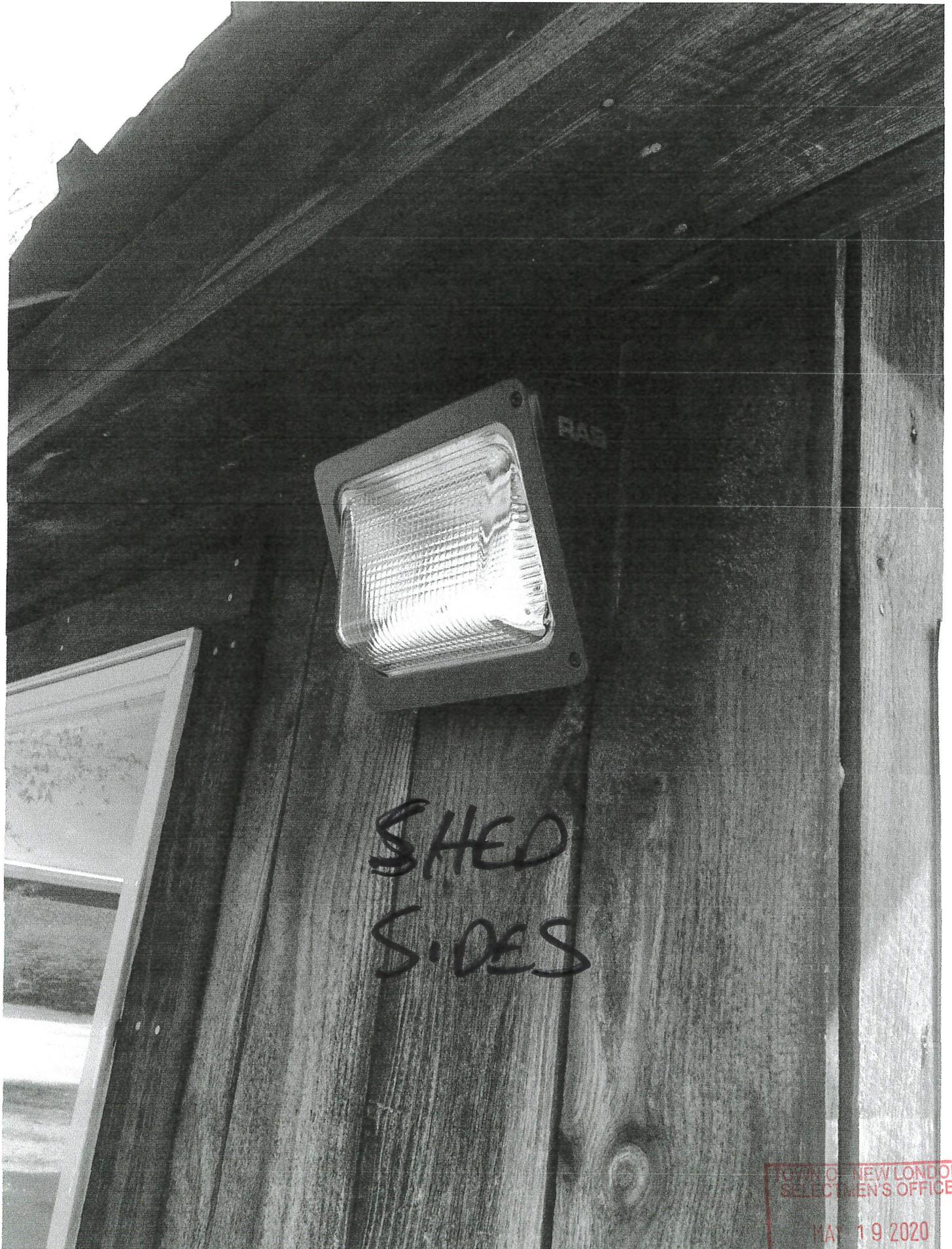
TOWN OF NEW LONDON
SELECTMEN'S OFFICE
MAY 19 2020
RECEIVED 1/1



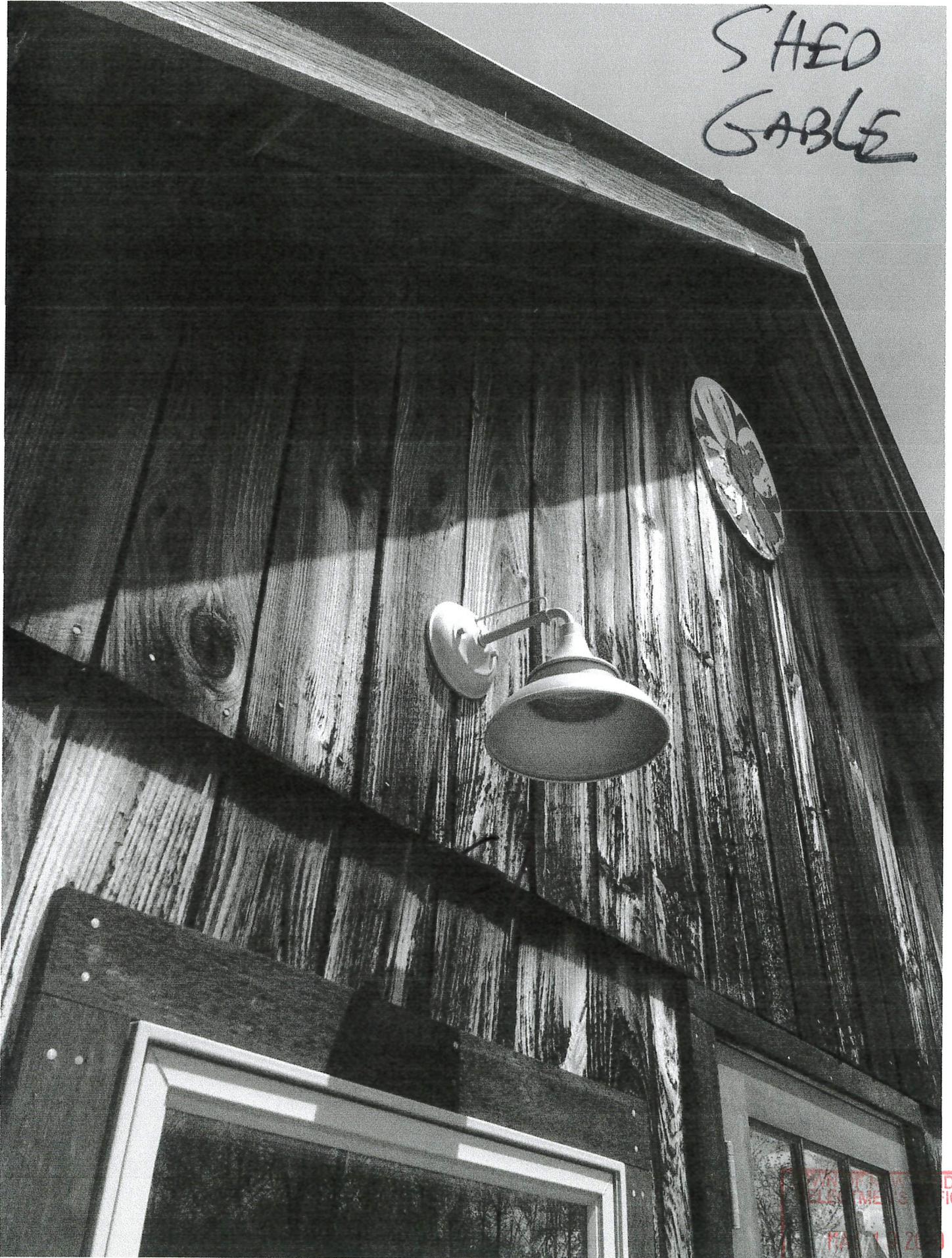
Back
Kitchen
Door

LOADING
ZONE
NO

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SELECTMEN'S OFFICE
MAY 19 2020
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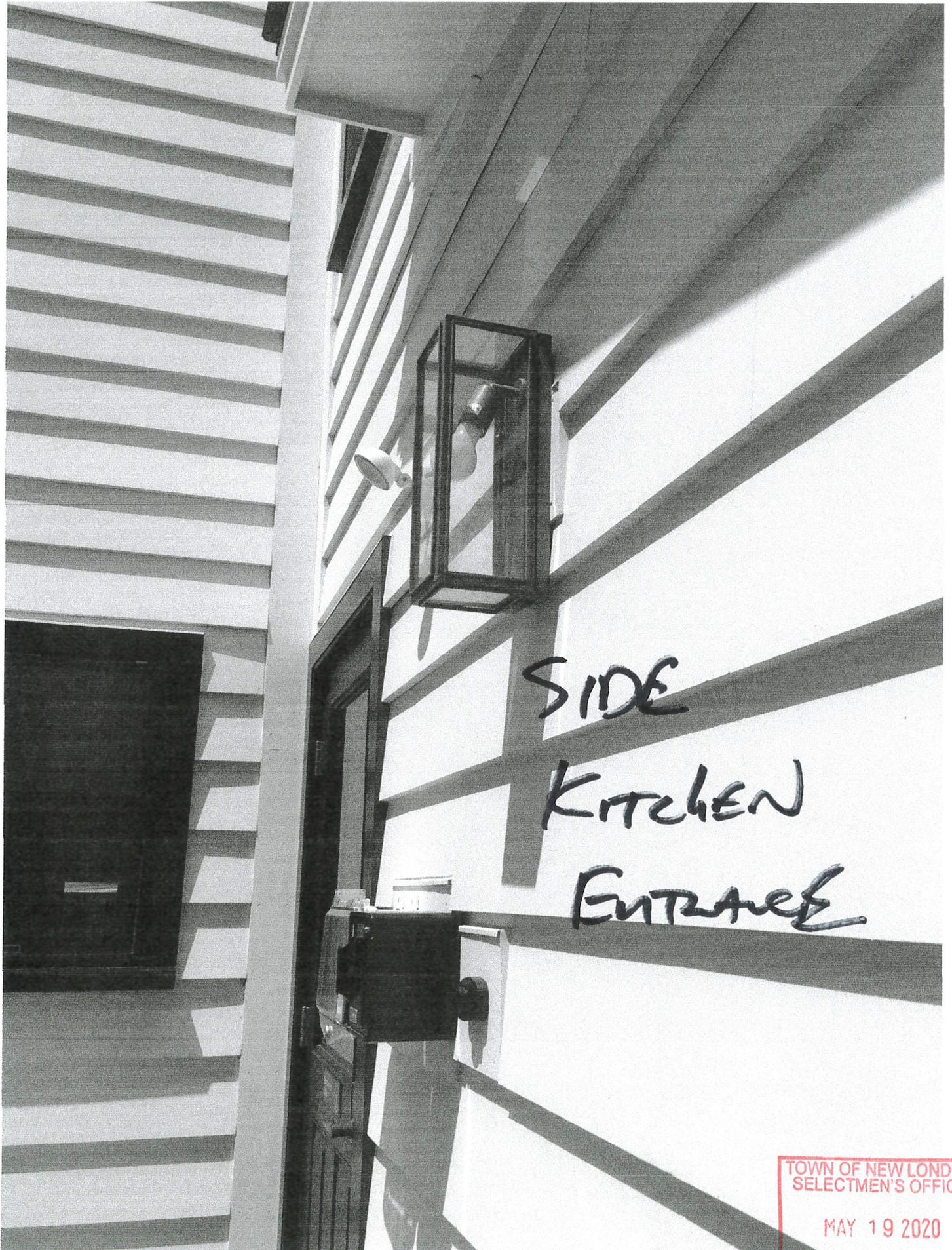
SHED
GABLE

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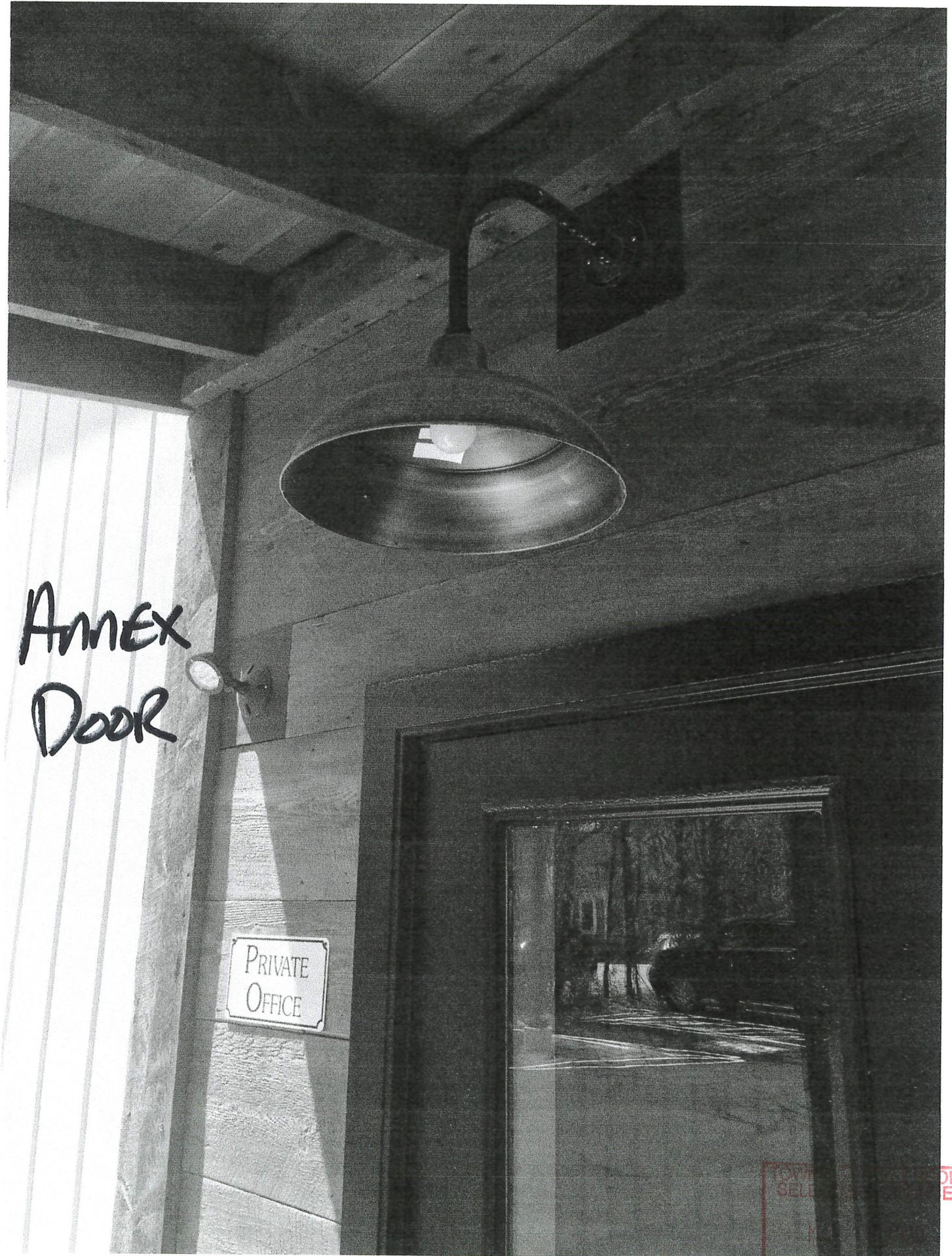
Front
Entrance

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SIDE
KITCHEN
ENTRANCE

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SELECTMEN'S OFFICE
MAY 19 2020
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Annex
Door

PRIVATE
OFFICE

RECEIVED

PARKING CALCULATIONS

HOTEL = 8 UNITS		
8x1.25 =	10 CARS (NO CHANGE)	
OWNER APARTMENT = 1 UNIT		
	2 CARS (NO CHANGE)	
EXISTING RESTAURANT = 67 PEOPLE		
PROPOSED ADDITIONAL = 38 PEOPLE		
TOTAL = 105 PEOPLE		
105x.3 =	32 CARS (NO CHANGE)	
SPA = 350 sq.ft.		
350/1000 = 0.35x4 =	2 CARS	
GIFT SHOP (RETAIL) = 375 sq.ft.		
375/1000 = 0.38x4 =	2 CARS	
SEASONAL SEATING = 20 PEOPLE		
20x.3 =	6 CARS	
TOTAL REQUIRED=	54 CARS	
TOTAL PROVIDED =	52 CARS	

GREEN SPACE ALTERATIONS

GREEN SPACE REDUCED (DECK, RAMP & WALKWAY)	=242 sq.ft.
GREEN SPACE INCREASED (PAVEMENT REMOVED)	=244 sq.ft.
TOTAL GREEN SPACE INCREASE	= 2 sq.ft.

PREVIOUS APPLICATION:

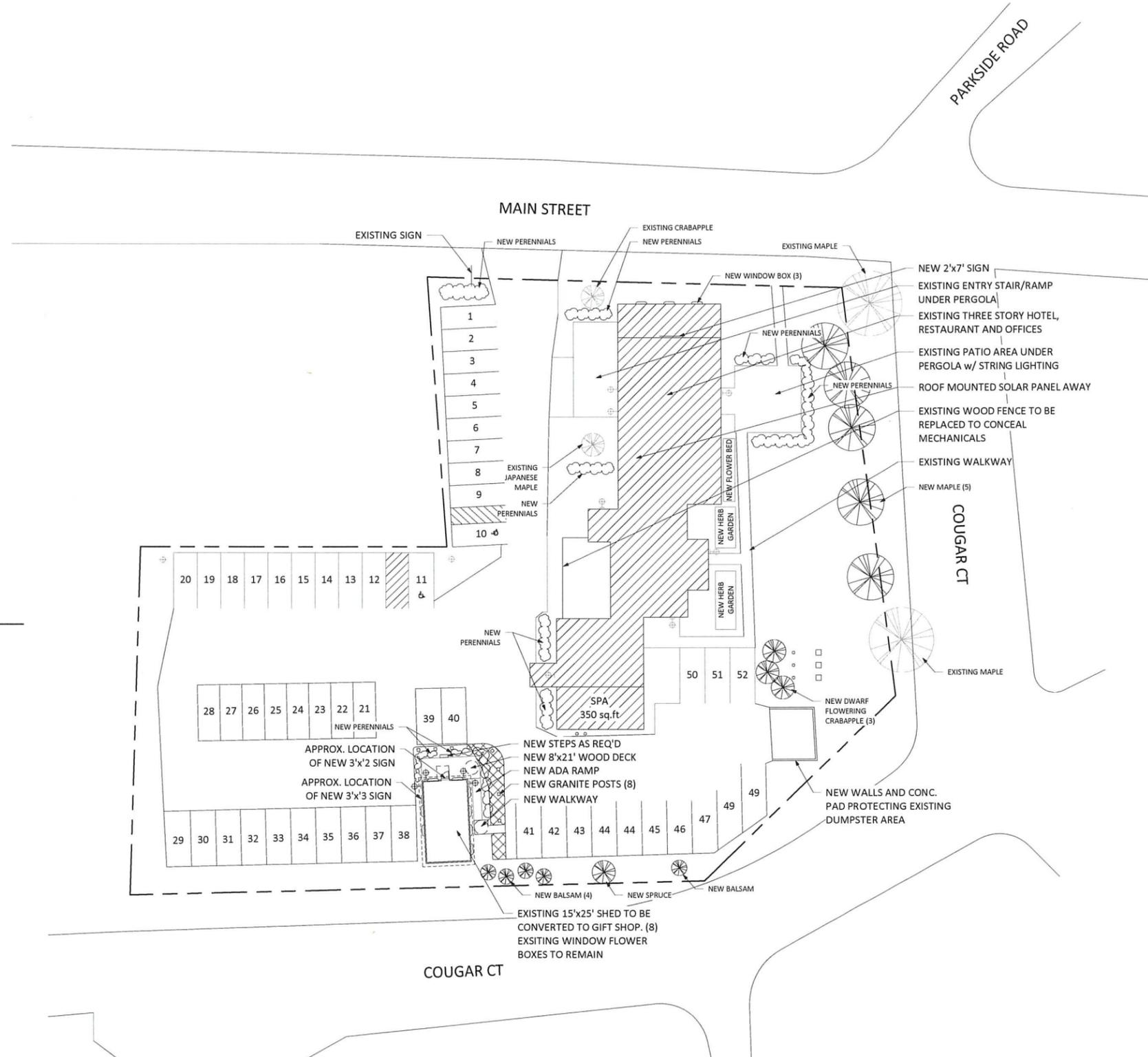
TOTAL REQUIRED	= 55 CARS
TOTAL PROVIDED	= 52 CARS

WAIVER GRANTED FOR 50 CARS

LEGEND

-  = EXISTING EXTERIOR LIGHT FIXTURE
-  = EXISTING LIGHT POLE
-  = NEW EXTERIOR LIGHT FIXTURE
-  = EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH LANDSCAPING

1 SITE LAYOUT
SCALE: 1" = 20'-0"



BASED ON SURVEY/SITE PLAN PREPARED BY FRED FREDRICKSON, JUNE 1991 & VISUAL OBSERVATION

Frank Anzalone Associates
Architects and Planners
P.O. Box 1016
New London, NH
03257
Phone: 603.526.8911
Fax: 603.526.8922
www.faa-arch.com

GENERAL NOTES
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.
ISSUED FOR:
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

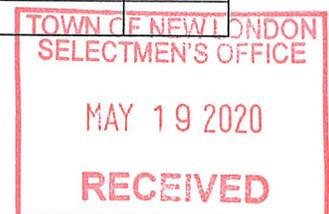
PETER CHRISTIAN'S GIFT SHOP
195 MAIN STREET
NEW LONDON, NH 03257

RENOVATION
SITE PLAN
Project Number: 16016
Date: 05/18/20
Scale: As indicated
Sheet: A-0.1
TOWN OF NEW LONDON
SELECTMEN'S OFFICE
MAY 19 2020

RECEIVED

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.

