

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

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 - Amended

NAME OF APPLICANT: Laurie Schine for Morgan Point LLC

ADDRESS: P.O. Box 1204 New London NH 03257

DAYTIME PHONE NUMBER: 526-8847 FAX: \_\_\_\_\_

NAME OF PROPERTY OWNER: Morgan Point LLC  
(If other than applicant)

ADDRESS: P.O. Box 1204, New London NH 03257

DAYTIME PHONE NUMBER: \_\_\_\_\_ FAX: \_\_\_\_\_

LOCATION OF PROPERTY: 12 Lovering Lane

TAX MAP/Lot: 084-059-000 ZONE DISTRICT: Commercial

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Commercial - Bakery, office + PM school

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 Lovering Lane  
State Highway State Route 114 (Main St)

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:

<input type="checkbox"/> Pleasant Lake - Blackwater River	<input type="checkbox"/> Lake Sunapee
<input type="checkbox"/> Little Lake Sunapee/Murray Pond	<input type="checkbox"/> Lyon Brook/Kezar Lake
<input type="checkbox"/> Goose Hole Pond	<input checked="" type="checkbox"/> Messer Pond/Clark Pond/Kezar Lake
<input type="checkbox"/> Otter Pond	

#### 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: 6/7/18

SIGNATURE OF PROPERTY OWNER



SIGNATURE OF AGENT FOR PROPERTY OWNER

~~20~~ 20

## Planning Board Application for Amended Site Plan Review

Property: 12 Lovering Lane (Tax Map ID: 084-059-000)

Waiver Request:

Waiver of Fee: At the request of the town planner and zoning administrator, we are submitting a second amended site plan review for our property located at 12 Lovering Lane. Because we have already paid site plan review fees for two previous Planning Board reviews, and because this amended application covers only minor changes to our site plan as approved by the Planning Board on February 13, 2018.



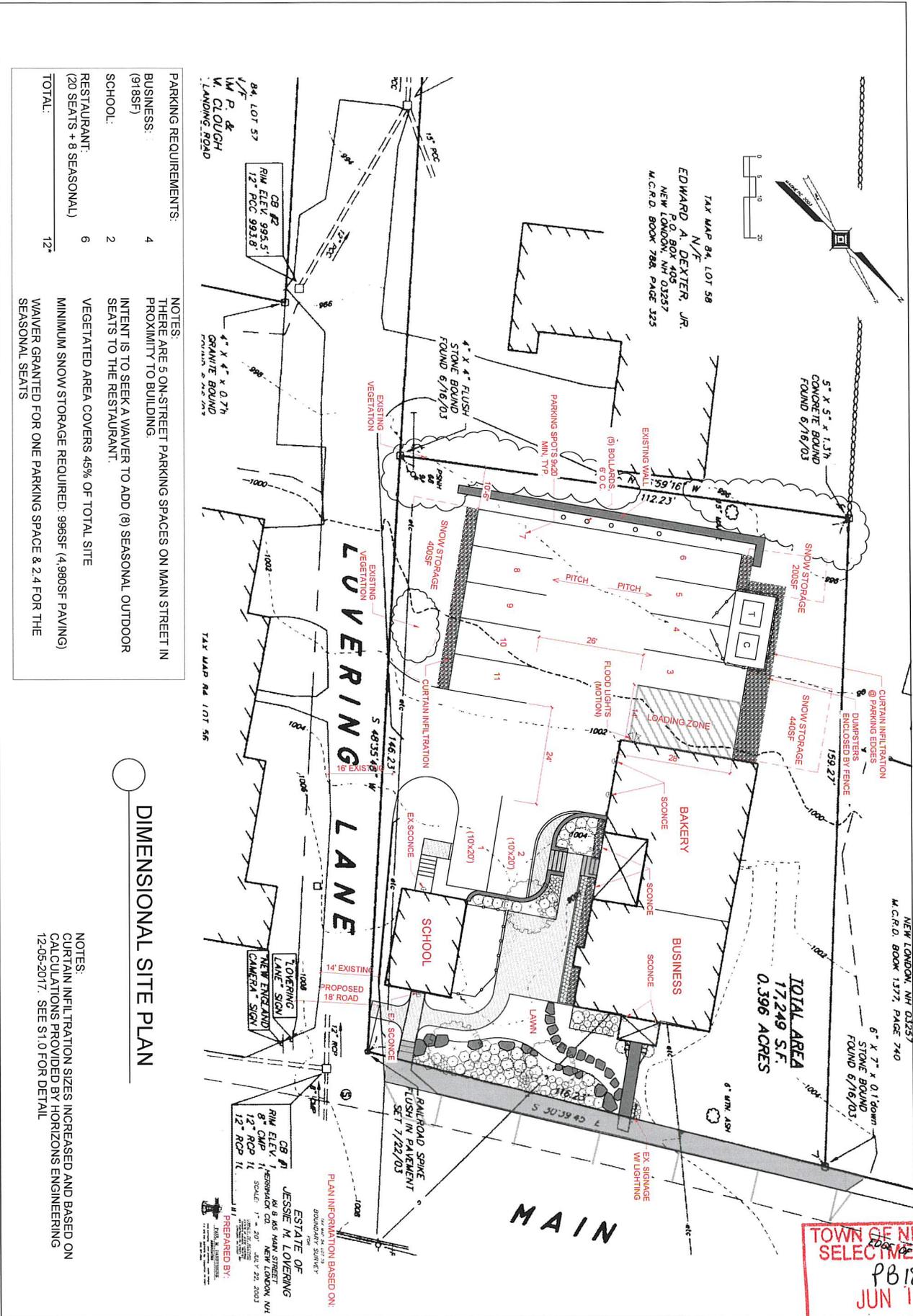
APPENDIX G - MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES  
 FINAL SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#	Application Requirement	Submitted	Not Applicable	Waived by PB
2.a	Application Form	✓		
2.b	Letter of Authorization		✓	
2.c	Abutters List	✓		
2.d	Application Fee <i>Waiver requested</i>			
2.e	Waiver Requests in Writing	✓		
2.f	Site Plan Maps - # as directed by Town Planner	✓		
1	Boundary survey & lot area	✓		
2	Site location map	✓		
3	Name(s) of owner(s) of record	✓		
4	Abutting landowners within 200 feet of the property line	✓		
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	Shape, size & location of existing & proposed structures	✓		
9	Existing structures – photos from all sides	✓		
10	Proposed structures - conceptual floor plans & elevations	<del>✓</del>	✓	
11	Topography at 2' intervals & steep slope areas existing & proposed grades & drainage systems	✓		
12	Groundwater & surface water resources	✓		
13	Rock outcroppings & depth to ledge	✓		
14	Final plan for streets, driveways, parking spaces, & sidewalks	✓		
15	Final wastewater treatment plans		✓	
16	Final landscaping plan	✓		
17	Final plans for domestic water supply		✓	
18	Final fire protection plan	✓		
19	Existing & final proposed utility plan	✓		
20	Final outdoor lighting plan	✓		
21	Final sign plan	✓		
22	Final plan for managing surface water drainage	✓		
23	Final erosion & sediment control plan during & after construction	✓		
24	Final plan of the ROW & traveled surface of all fronting streets		✓	
25	Final snow storage plan	✓		
26	Final plan for solid waste disposal facility	✓		
27	Final plan for outdoor storage/display of materials/merchandise		✓	
28	Executive summary	✓		
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		✓	
f	Additional information to clarify proposal	✓		
30	Special impact studies required by PB		✓	

*Submitted and approved by P/S 12/10/17*



2.f. 1, 2, 5, 7, 11, 12, 13, 14, 16, 19, 20, 25, 26



**PARKING REQUIREMENTS:**

BUSINESS: (918SF)	4
SCHOOL: (20 SEATS)	2
RESTAURANT: (20 SEATS + 8 SEASONAL)	6
<b>TOTAL:</b>	<b>12*</b>

**NOTES:**  
 THERE ARE 5 ON-STREET PARKING SPACES ON MAIN STREET IN PROXIMITY TO BUILDING.  
 INTENT IS TO SEEK A WAIVER TO ADD (8) SEASONAL OUTDOOR SEATS TO THE RESTAURANT.  
 VEGETATED AREA COVERS 45% OF TOTAL SITE  
 MINIMUM SNOW STORAGE REQUIRED: 996SF (4,980SF PAVING)  
 WAIVER GRANTED FOR ONE PARKING SPACE & 2.4 FOR THE SEASONAL SEATS

**DIMENSIONAL SITE PLAN**

**NOTES:**  
 CURTAIN INFILTRATION SIZES INCREASED AND BASED ON CALCULATIONS PROVIDED BY HORIZONS ENGINEERING 12-05-2017. SEE S1.0 FOR DETAIL

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
1	10-11-2017	SCHEMATIC DESIGN
2	12-05-2017	DIMENSIONAL SITE PLAN

**NOT FOR CONSTRUCTION**

**12 Lovering Lane**  
 New London, NH

**Bojin Architects**  
 200 Daniel Webster Hwy  
 New London, NH 03257  
 Phone: 603.533.8271  
 Fax: 603.533.8200  
 www.bojinarchitects.com

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 reproduction or use of any drawing embodied in it, in whole or in part, without the written permission of Bojin Architects & Associates, LLC.

**TOWN OF NEW LONDON**  
**SELECTMEN'S OFFICE**  
 PB 18-16  
 JUN 11 2018  
**RECEIVED**

2. P. 21



### TOWN OF NEW LONDON SIGN PERMIT APPLICATION

PERMANENT SIGN  TEMPORARY SIGN

DATE(S) 23 Jun 2018

Name of Applicant/Owner: Laurie Schive

Address: 12 Loversing Lane / P.O. Box 1204 New London NH

Tax/Map#: 084-059-000

Telephone(s): 603-526-8847 | 703-350-9445

Email address: LAUR730@gmail.com

Location/ Address of sign: 12 Loversing Lane, New London

Size in square feet: 9 sf

Means of sign support: Existing post

Wording on sign: "Blue Loon Bakery"

\*Please be sure to attach a sketch of the sign showing the dimensions and wording.

REPLACES EXISTING SIGN(S): No:  Yes:  - Previously by "Ellen's Interiors"

THIS IS ADDITIONAL SIGNAGE: No:  Yes:  (if yes, describe signage on back of sheet. Including square footage of each sign.)

In accepting this permit, the applicant and the owner of the property agrees that the proposed sign will conform with all the provisions of the New London Zoning Ordinance and will hold harmless the Town of New London, its duly appointed agents, officers and employees against any action for personal injury and/or property damaged sustained by reason of the exercise of this permit.

[Signature] \_\_\_\_\_ [Signature] \_\_\_\_\_  
Signature of Property Owner Date Signature of Applicant Date

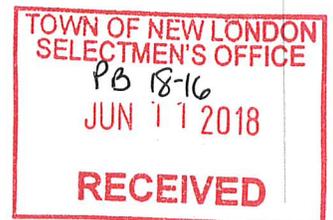
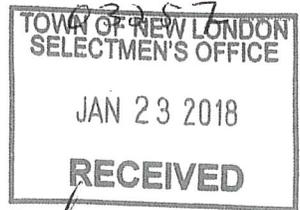
Commercial district

A permit is hereby granted/denied for the sign described in the attached application under the conditions stated therein and in accordance with the provisions of the New London Zoning Ordinance.

SIGN IS: APPROVED:  DENIED:  DATE: \_\_\_\_\_

Reason if denied: \_\_\_\_\_

[Signature] 1-24-2018 [Signature] 1/25/2018  
Zoning Administrator Date Town Administrator Date



2.6.21

TOWN OF NEW LONDON  
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JAN 23 2018  
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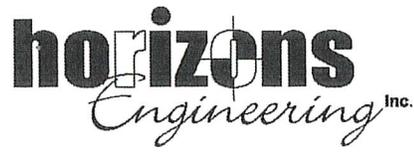
← 3 ft →

← 3 ft →



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PB 18-16  
JUN 11 2018  
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2.f.22



PO BOX 1825, 176 NEWPORT ROAD • NEW LONDON, NH 03257 • PHONE 603-877-0116 • FAX 603-526-4285 • [www.horizonsengineering.com](http://www.horizonsengineering.com)

Project No. 17834  
December 5, 2017  
Morgan Point, LLC  
PO Box 1204  
New London, NH 03257

**SUBJECT: 12 Lovering Lane  
Stone Infiltration Trench Sizing**

Dear Ms. Laurie Schive and Mr. Mike Morgan,

It has been our pleasure to analyze and size stone infiltration edges serving the parking lot of 12 Lovering Lane. Our design is based on "S1.1 Dimensional Site Plan" by Bonin Architects, and the additional understanding that the parking lot will be graded to direct stormwater to each infiltration trench from the middle of the aisle.

According to the New Hampshire Stormwater Manual, "the Water Quality Volume (WQV) is the amount of stormwater runoff from a rainfall event that should be captured and treated to removed the majority of stormwater pollutants." The trench dimensions have been designed to detain the entire WQV within the void space of the stone, assumed to be 40% of the total volume of the trench. The northern trench has a larger contributing area, and provides a 'worse-case' scenario. Trench dimensions calculated for the northern trench were then applied to the southern trench as well. It should be noted that Horizons completed no subsurface investigation for this project, and the infiltration rate of the soil beneath the trench has not been determined. We do not anticipate the lack of infiltration rate data to present any issues. The trenches include no other outlets, so all stormwater flowing to the trenches will eventually infiltrate.

A detail of the proposed trench section is provided with this letter, as are calculations of the Water Quality Volume and the volume of the trench.

Our work on this project was limited to sizing of the infiltration trenches; no other civil design or design review was completed.

As you review these documents, please do not hesitate to contact me if you have you have any questions. Thank you for the opportunity to serve you.

Sincerely,  
*Christopher J. Hernick*  
Christopher J. Hernick, PE  
Project Engineer

17 Sunset Terrace  
Newport, VT 05855  
Ph.: 802-334-6434  
Fax: 802-334-5602

34 School Street  
Littleton, NH 03561  
Ph: 603-444-4111  
Fax: 603-444-1343  
[www.horizonsengineering.com](http://www.horizonsengineering.com)

176 Newport Rd., PO Box 1825  
New London, NH 03257  
Ph. 603-877-0116  
Fax: 603-526-4285

176 NEW LONDON  
SELECTMEN'S OFFICE  
PB 18-16  
JUN 11 2018  
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2.8.22

### General Calculations - WQV

<b>DRAINAGE AREA:</b>	1920 SF = 0.044 ACRES
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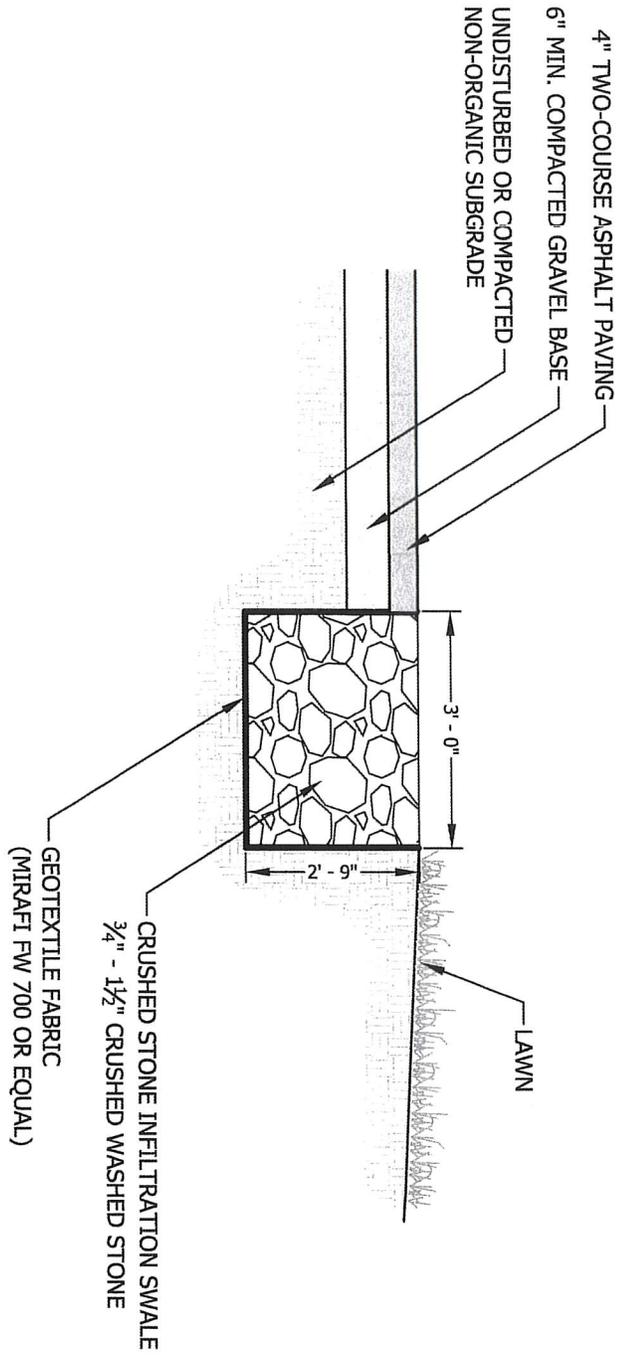
#### Water Quality Volume (WQV)

0.04 ac	A = Area draining to the practice
0.04 ac	A <sub>i</sub> = Impervious area draining to the practice
1.00 decimal	I = % impervious area draining to the practice (decimal)
0.95 unitless	R <sub>v</sub> = Runoff coefficient = 0.05 + (0.9 x I)
0.04 ac-in	WQV = 1" x R <sub>v</sub> x A
152 cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")

DRIP EDGE SIZING	
	TRENCH
LENGTH DRIP EDGE [FT]:	50
DEPTH DRIP EDGE [FT]:	2.75
WIDTH DRIP EDGE [FT]:	3
TOTAL VOLUME [CF]:	413
(40% VOID SPACE) [CF]	165
WQV REQ'D (CF)	152

**TOWN OF NEW LONDON**  
**SELECTMEN'S OFFICE**  
 PB18-16  
 JUN 11 2018  
**RECEIVED**

**STONE INFILTRATION DETAIL**  
NOT TO SCALE



**horizons**  
*Engineering Inc.*

Littleton NH • New London NH • Newport VT  
603-444-4111 603-877-0116 802-334-6434

MORGAN POINT, LLC.  
12 LOVERING LANE  
NEW LONDON, NEW HAMPSHIRE

**STONE INFILTRATION DETAIL**

PROJECT #:	17862
ENGIN'D BY:	CJH
DRAWN BY:	CEW
DATE:	DEC 2017

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
PB18-16  
JUN 11 2018  
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## 12 Lovering Lane Amended Site Plan Application

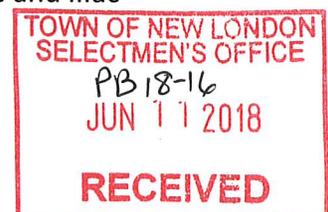
June 11, 2018

### Executive Summary

On October 10<sup>th</sup> 2017, we received approval from the Planning Board for our initial site plan to convert 12 Lovering Lane to a bakery and a business office. On February 13<sup>th</sup>, 2018 we received approval from the Planning Board for an amended site plan to enclose the deck area of the building to create seating space and to change the total interior square footage of the bakery.

We are returning to the Planning Board at the recommendation of the town planner and zoning administrator to obtain Planning Board approval for the following changes to our previously-approved site plan. These changes resulted in modifications needed during the course of construction. Below is a list of changes from the site plan approved on February 13<sup>th</sup>, all of which are indicated on the revised dimensional site plan. We request Planning Board approval for these changes to our approved final site plan.

- 1) Addition of one exterior sconce on the parking lot side of the garage. (Planning Board approved one sconce).
- 2) Change of existing flood lights outside the newly-enclosed sitting area to two small sconces. (Planning Board had approved existing lights.). This will decrease lighting from that approved previously.
- 3) Addition of a sconce to the front entrance to increase lighting (Planning Board-approved plan had only one existing sconce)
- 4) Addition of a motion-detector flood light on the front corner of the garage, for safety of employees/vendors in loading zone and trash area in early morning hours. The light is pointed down and away from neighboring properties.
- 5) Change to the shape of the patio/hardscape area and the fenced in area of the Sparrow School playground. See attached updated dimensional site plan. The changed shape reduced the planned impermeable surface area. The fenced area for the Sparrow School is slightly smaller, but this new fence has already been approved by the NH state licensing agency for daycares.
- 6) Change the direction of the stairs on the back entrance of the Sparrow School, due to the steeper than planned incline where the steps originally ended. The state had no objection to this change.
- 7) Deletion of planned installation of 9 shrubs in area between parking lot and rear property line, because of lack of space for planting between retaining wall and parking lot. I have discussed this with the abutter (Ed Dexter), who advised he did not object to omitting the shrubs.
- 8) Addition of three parking bollards in the aisle area at the western edge of the parking - to reduce risk of cars driving over the edge of the retaining wall.
- 9) Retention of vegetation at southern edge of property between Lovering Lane and the parking lot. (Planning Board-approved plan had called for removing the existing maple tree and lilac bush.)





TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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

NEW LONDON PLANNING BOARD  
NOTICE OF DECISION (NOD)  
Tuesday, October 10, 2017

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

1. **Guimond, David B Revocable Trust Tree Cutting Application.** Located at 17 Wilmot Center Road. Tax Map 077-01-000. Proposal to cut (7) seven trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received September 14, 2017. **APPLICATION APPROVED.**
2. **Schweizer Susan R Trust Tree Cutting Application.** Located at 813 Little Sunapee Road. Tax Map 032-001-000. Proposal to cut (2) two trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received September 19, 2017. **APPLICATION APPROVED.**
3. **Barton, Benjamin – Site Plan Review.** Located at 52 Main Street. Tax Map 073-045-000. .9 +/- acres. Zoned Commercial (COMM). Applicant is applying to add additions of approximately 360 square feet to house office space and 155 square feet to house a screen porch. Town received the application on September 14, 2017. **SITE PLAN APPROVED.**
4. **Bonin Architects & Ellen Winkler – Continuation of Site Plan Review.** Located at 12 Lovering Lane. Tax Map 084-059-000. .27 +/- acres. Zoned Commercial (COMM). Applicant is applying to change the use of the property to a restaurant/bakery establishment. Town received the application on August 8, 2017 and the hearing is continued from the September 26, 2017 New London Planning Board meeting. The applicant requested waivers from the Site Plan Regulations for Off-Street Parking and they were granted. **SITE PLAN APPROVED with the following conditions:**
  - i. The applicant will submit engineered drainage calculations provide by a Civil Engineer to the Zoning Administrator prior to the granting of a building permit.
  - ii. All state and local fire codes will be met prior to the opening of the establishment.
  - iii. The property will conform to the Americans with Disabilities Act (ADA) standards for handicap parking to the fullest extent possible.

Adam Ricker  
Town Planner  
Town of New London





TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD  
NOTICE OF DECISION (NOD)  
Tuesday, February 13, 2018

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

1. **PUBLIC HEARING - Bartlett, Christopher for a Conditional Use Permit – Accessory Dwelling Unit Application.** Located at 140 Forty Acres Road., Tax Map 039-003-000. 7.0 +/- acres. Zoned Agricultural/Rural Residential (ARR). Applicant is applying to build an accessory dwelling unit of 901 square feet above a garage. Town received application on December 14, 2017. **APPROVED**
2. **PUBLIC HEARING - Morgan Point LLC - Site Plan Review.** Located at 12 Lovering Lane. Tax Map 084-059-000. .27 +/- acres. Zoned Commercial (COMM). Applicant is applying to convert existing deck to interior space for bakery/restaurant and to reconfigure interior space. Town received the application on January 23, 2018. **APPROVED.**

Adam Ricker  
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.

