

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 6/5/18

APPLICATION FOR:

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

NAME OF APPLICANT: George Newirth (George M Newirth Const LLC)
ADDRESS: PO Box 663 Sunapee NH 03782

DAYTIME PHONE NUMBER: _____ FAX: _____

NAME OF PROPERTY OWNER: Canary Systems Inc
(If other than applicant)

ADDRESS: PO Box 2155 New London NH

DAYTIME PHONE NUMBER: 526-9088 FAX: _____

LOCATION OF PROPERTY: 5 Gould Rd.

TAX MAP/Lot: 084-080-000 ZONE DISTRICT: Comm(C)

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Location of Current business
Canary Systems -

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 Gould + Pleasant
State Highway _____

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 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.

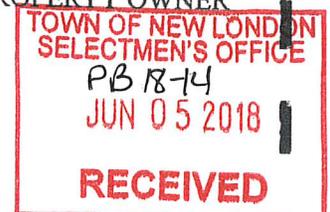
Further, I agree to comply with all required inspections during construction and to pay for all required inspection services.

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: 6/5/18

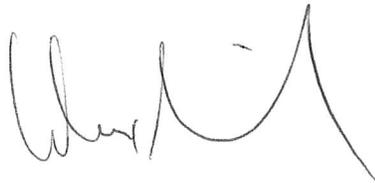
SIGNATURE OF PROPERTY OWNER


SIGNATURE OF AGENT FOR PROPERTY OWNER



(Need letter of authorization from property owner)

I, ALEX NEUWINT, MANAGING
MEMBER OF CANARY ENTERPRISES LLC
AUTHORIZE GEORGE M. NEUWINT OF
GEORGE NEUWINT CONSTRUCTION TO
REPRESENT ME AT ALL PLANNING
BOARD MEETINGS PERTAINING TO MY
ADDITION PROJECT AT 5 GOULD
ROAD IN NEW LONDON.



SIGNED

JUNE 5, 2018

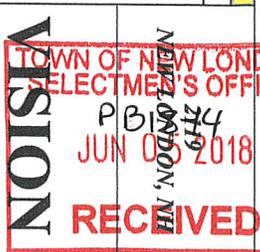


APPENDIX G - MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES
 FINAL SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#	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			
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	✓		
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 <i>On Plan</i>	✓		
20	Final outdoor lighting plan <i>No Lights</i>			
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			



CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
CANARY SYSTEMS INC.	4 Rolling	2 Public Water	1 Paved	4 Bus District	COMMERC. COM LAND	Code 3220 Appraised Value 180,200 Assessed Value 181,000	Code 3220 Yr. 2017 Value 180,200 Code 3220 Yr. 2017 Value 181,000
NEW LONDON, NH 03257		3 Public Sewer			COMMERC.	Code 3220 Appraised Value 12,000 Assessed Value 12,000	Code 3220 Yr. 2017 Value 12,000 Code 3220 Yr. 2017 Value 12,000
Additional Owners:	SUPPLEMENTAL DATA Other ID: 00084 00002 00000 Septic Infor ZONE MAP W/F CONSERVA1 UTILITY Ward Prec. ROADFF GIS ID: 084-080-000 ASSOC PID#						



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	W/V	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CANARY SYSTEMS INC.	3313/1063	05/08/2012	Q	269,000	00	2018	3220	180,200	2017	3220	181,000	2017	3220	180,200
VALLEY LAND CORPORATION						2018	3220	181,000	2017	3220	181,000	2017	3220	181,000
						2018	3220	12,000	2017	3220	12,000	2017	3220	12,000
Total:						373,200		373,200		373,200		373,200		373,200

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.	APPRaised VALUE SUMMARY
						0	Appraised Bldg. Value (Card)
						0	Appraised XF (B) Value (Bldg)
						0	Appraised OB (L) Value (Bldg)
						0	Appraised Land Value (Bldg)
						0	Special Land Value
Total:							180,200

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm. Int.	APPRaised VALUE SUMMARY
						0	Appraised Bldg. Value (Card)
						0	Appraised XF (B) Value (Bldg)
						0	Appraised OB (L) Value (Bldg)
						0	Appraised Land Value (Bldg)
						0	Special Land Value
Total:							12,000

5/13- CANARY SYSTEMS INC.
 MAINLY OFFICE SPACE, SMALL SHIPPING AREA
 5/16- BP= UPGRADES TO CABINETS, ENTRY
 AND PAVING, BATH ADDED
 3/17- ANNEX 1245 SQ FT TO LOT 84-79

Net Total Appraised Parcel Value: 373,200

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	Cd.	Purpose/Result
	15-029	05/04/2015	11	Commercial	100,000	05/12/2015	100	04/01/2016	New bathroom, upgrade	03/08/2017	KM	AC	AC	ADMIN DATA ENTRY
	12-084	08/20/2012	11	Commercial	0	05/01/2013	100	04/01/2013	interior renovations	05/12/2016	KM	BP	BP	BUILDING PERMIT
										08/31/2014	NB	FR	FR	IN FIELD REVIEW
										05/01/2013	KM	BP	BP	BUILDING PERMIT
										05/24/2012	AR	AC	AC	ADMIN DATA ENTRY

LAND LINE VALUATION SECTION	Use	Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. Disc	A. Factor	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Unit Price	Land Value
	3221	STORE/SHOP MDL-96	C	335	27,175	SF	2.96	1.0000	4	1.0000	0.90	76	2.50	REMOVED FROM TOV	N	0.0000		6.66	181,000
Total Card Land Units: 0.62 AC Parcel Total Land Area: 0.62 AC																			
Total Land Value: 181,000																			

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	96		Office/Warehs				
Model	96		Industrial				
Grade	03		Average				
Stories	1						
Occupancy							
Exterior Wall 1	20		Brick/Masonry				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	01		Minimum/Masonry				
Interior Wall 2	05		Drywall/Sheet				
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2	14		Carpet				
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	03		Central				
Bldg Use	3221		STORE/SHOP MDL-96				
Total Rooms	00						
Total Bedrms	2						
Total Baths	02						
Heat/AC	02		HEAT/AC SPLIT				
Frame Type	03		MASONRY				
Baths/Plumbing	01		LIGHT				
Ceiling/Wall	03		SUS-CEL/MN WL				
Rooms/Prtis	02		AVERAGE				
Wall Height	14						
% Conn Wall	0						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Ypr Value
PAVI	PAVING-ASPH			L	8,000	1.50	2003		0		100	12,000

BUILDING SUB-AREA SUMMARY SECTION

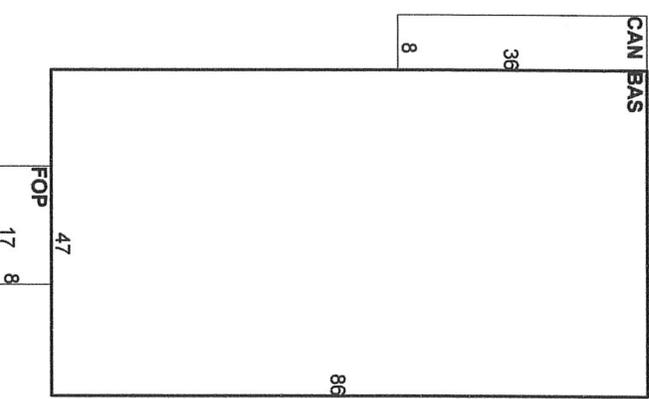
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	4,042	4,042	4,042		284,112
CAN	Canopy	0	288	58		4,077
FOP	Open Porch	0	136	34		2,390
Ttl. Gross Liv./Lease Area:		4,042	4,466	4,134		290,579

MIXED USE

Code	Description	Percentage
3221	STORE/SHOP MDL-96	100

COST/MARKET VALUATION

Adj. Base Rate:	70.29
Net Other Adj:	290,579
Replace Cost	0.00
AYB	290,579
EYB	1971
Dep Code	1995
Remodel Rating	G
Year Remodeled	
Dep %	38
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	62
Overall % Cond	
Apprais Val	180,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



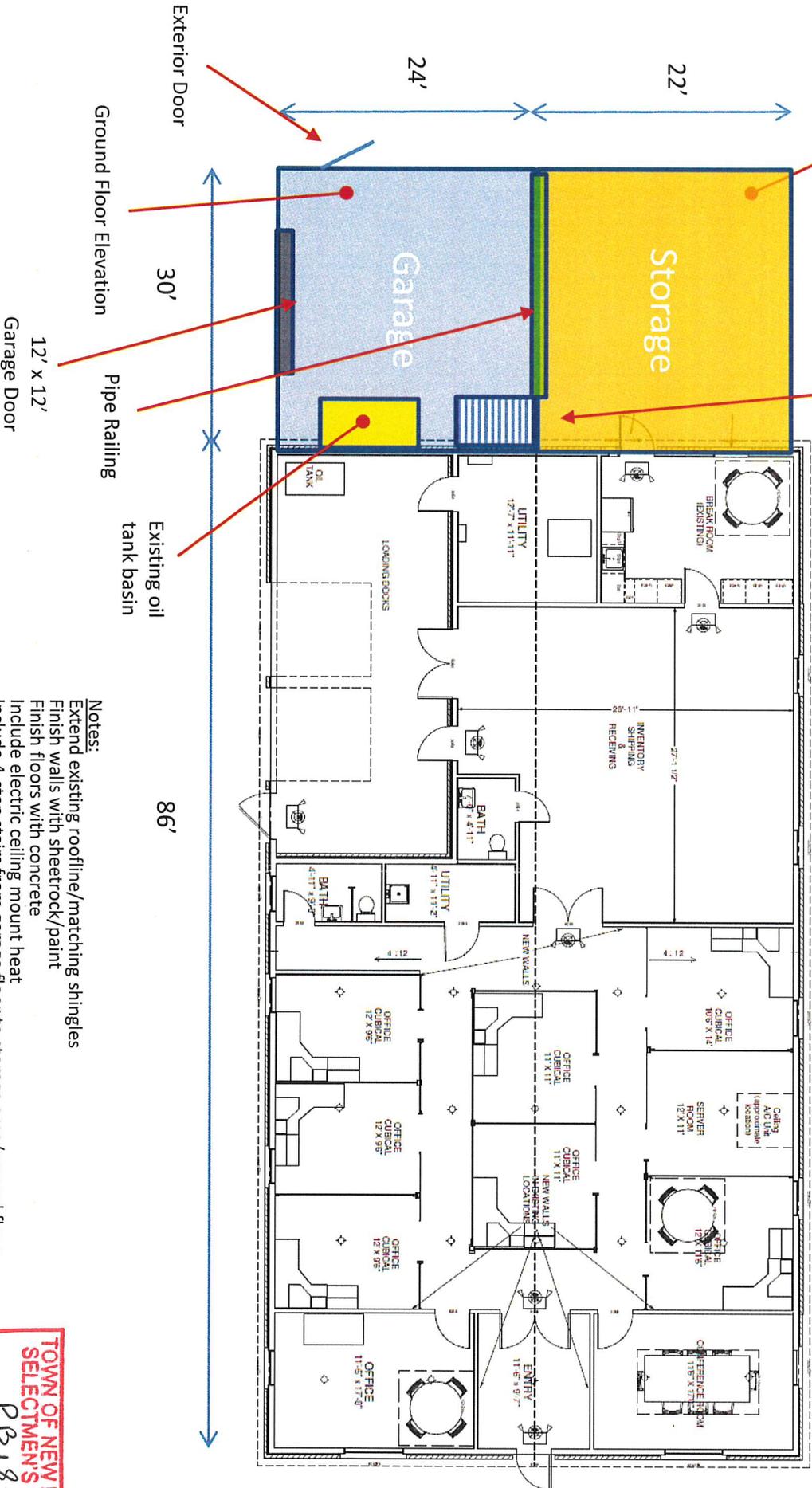
TOWN OF NEW LONDON
 SELECTMEN'S OFFICE
 PB 18-14
 JUN 05 2018
 RECEIVED



Existing Floor
Elevation

4' wide
Stairs
(or ramp)

Addition Plan (adds 1380 sq ft)



- Notes:
- Extend existing roofline/matching shingles
 - Finish walls with sheetrock/paint
 - Finish floors with concrete
 - Include electric ceiling mount heat
 - Include 4-step stairs from garage floor to storage area/ground floor
 - Include garage access door
 - Access for heating oil must be accommodated

TOWN OF NEW LONDON
 SELECTMEN'S OFFICE
 PB 1874
 JUN 05 2018
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