

A

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: 3/19/19

APPLICATION FOR:

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

NAME OF APPLICANT: Harry M Snow III

ADDRESS: Po Box 1372, New London NH 03257

DAYTIME PHONE NUMBER: 603-667-0039 FAX: \_\_\_\_\_

NAME OF PROPERTY OWNER: \_\_\_\_\_  
(If other than applicant)

ADDRESS: \_\_\_\_\_

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

LOCATION OF PROPERTY: 30 Cottage Lane

TAX MAP/Lot: 085-021-000 ZONE DISTRICT: R-1

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Proposed 4 unit apartment  
units with associated parking & landscaping

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 SEYMOUR ROAD / COTTAGE LANE  
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 checked="" type="checkbox"/> Pleasant Lake - Blackwater River	___ Lake Sunapee
___ Little Lake Sunapee/Murray Pond	___ Lyon Brook/Kezar Lake
___ Goose Hole Pond	___ Messer Pond/Clark Pond/Kezar Lake
___ 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.

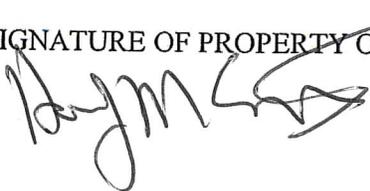
I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

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: 3/19/19

SIGNATURE OF PROPERTY OWNER



SIGNATURE OF AGENT FOR PROPERTY OWNER



(Need letter of authorization from property owner)

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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			

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

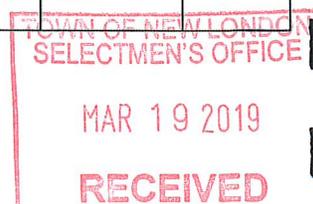
NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Preliminary Site Plan Review Application.

NOTE #2: The SPR Regulations must be consulted for the details of the items contained in this checklist.

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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			
	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			



Town of New London  
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NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Final Site Plan Review Application.

NOTE #2: The Site Plan Review Regulations need to be consulted for the details of the items contained in this checklist.



APPENDIX H  
SUGGESTED FORM OF ACCEPTABLE IRREVOCABLE LETTER OF CREDIT

Board of Selectmen  
Town of New London  
New London Town Offices  
375 Main Street  
New London, N.H. 03257

Dear Town Officials:

RE: \_\_\_\_\_ Site Plan

By this document, the \_\_\_\_\_ Bank (hereinafter "issuer") hereby issues an irrevocable letter of credit in the amount of \$ \_\_\_\_\_ to the Town of New London on behalf of \_\_\_\_\_ (hereinafter "developer"). This irrevocable letter of credit is issued to guaranty completion of all improvements required by the New London Planning Board and the Town of New London Site Plan Review Regulations in conjunction with a site plan entitled " \_\_\_\_\_ ", dated \_\_\_\_\_, prepared by \_\_\_\_\_, and approved by the New London Planning Board on \_\_\_\_\_.

It is understood that the improvements guaranteed by this irrevocable letter of credit include but are not limited to the following:

- 1.
- 2.
- 3.

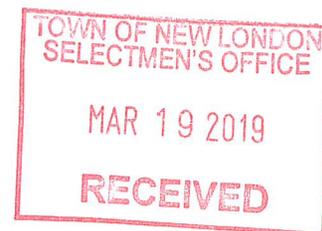
It is agreed and understood by the issuer of this letter of credit that it shall be issued for a period of \_\_\_\_\_ months. If all improvements guaranteed by this letter of credit are not completed by \_\_\_\_\_ (date) and if an Certificate of Occupancy Permit indicating completion of all improvements has not been issued by the Town of New London Board of Selectmen, then this letter of credit shall be automatically considered to have been called and without further action by the Town of New London or its Board of Selectmen, the \_\_\_\_\_ Bank shall forward a check in the amount of \$ \_\_\_\_\_ to the Treasurer of the Town of New London. The funds so forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this letter of credit. Any funds not needed by the Town to complete improvements required by the site plan referred to above shall be returned to the \_\_\_\_\_ Bank.

\_\_\_\_\_  
(Signature of Bank Official)

Date: \_\_\_\_\_

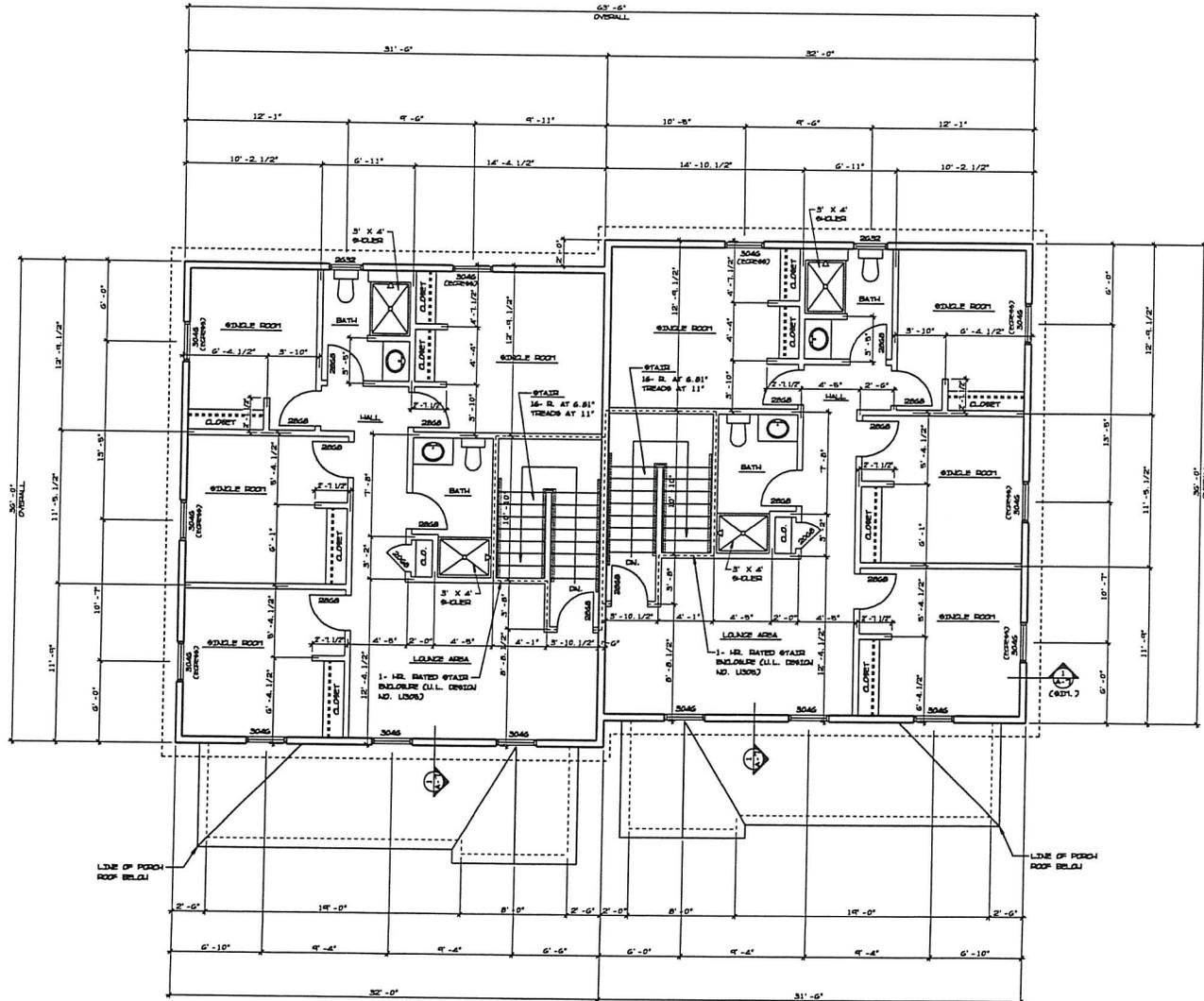
I have read this letter of credit and agree to its terms.

\_\_\_\_\_  
(Signature of Developer)





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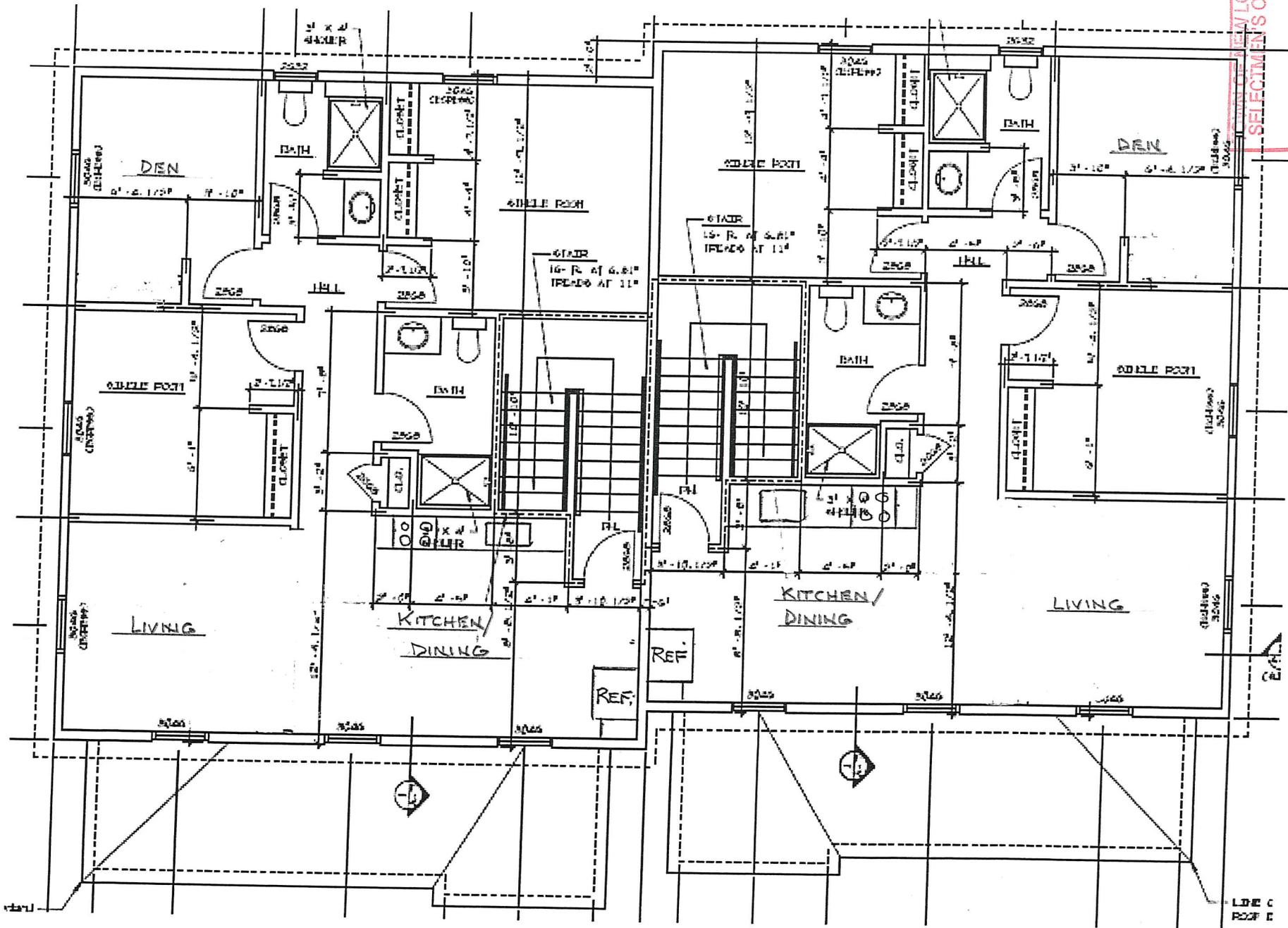


SECOND FLOOR PLAN  
 SCALE 1/4" = 1'-0"

GENERAL NOTES

- ALL SLEEPING UNIT WALLS TO BE ONE LAYER OF 1/2" FIRE-RATED GYPSUM HALFBOD EACH SIDE OF 2 X 4 @16" @ 16' O.C. (TYP.) (1/2 HOUR RATED U.L. DIVISION NO. US117).
- STAIR ENCLOSEURES TO BE ONE LAYER OF 5/8" FIRE-RATED GYPSUM HALFBOD EACH SIDE OF 2 X 4 @16" @ 16' O.C. (TYP.) (1-HR. RATED U.L. DIVISION NO. US090).
- THIS BUILDING IS EQUIPPED WITH AN APPROVED SPREADER SYSTEM.

PROJECT:	DUPLEX STUDENT HOUSING "A"	DATE:	10/11/18
CLIENT:	NEW LONDON	DRAWN BY:	T.J.L.
SUBJECT:	NEW STRUCTURE	CHECKED BY:	
NO. 1	GENERAL REVISIONS	NO. 2	DESCRIPTION OF REV.
REV. NO.		REV. DATE	
10/18/18			
ARCHITECTURAL DRAFTING SERVICES	415 LONG HILL RD. MIDDLETOWN, N.H. 03461	PHONE 603-862-2332 FAX 603-862-2333	
CAD			
SHEET NO.	A-2		



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PLAN A

LINE C  
 ROOM E

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MAK 19 2019

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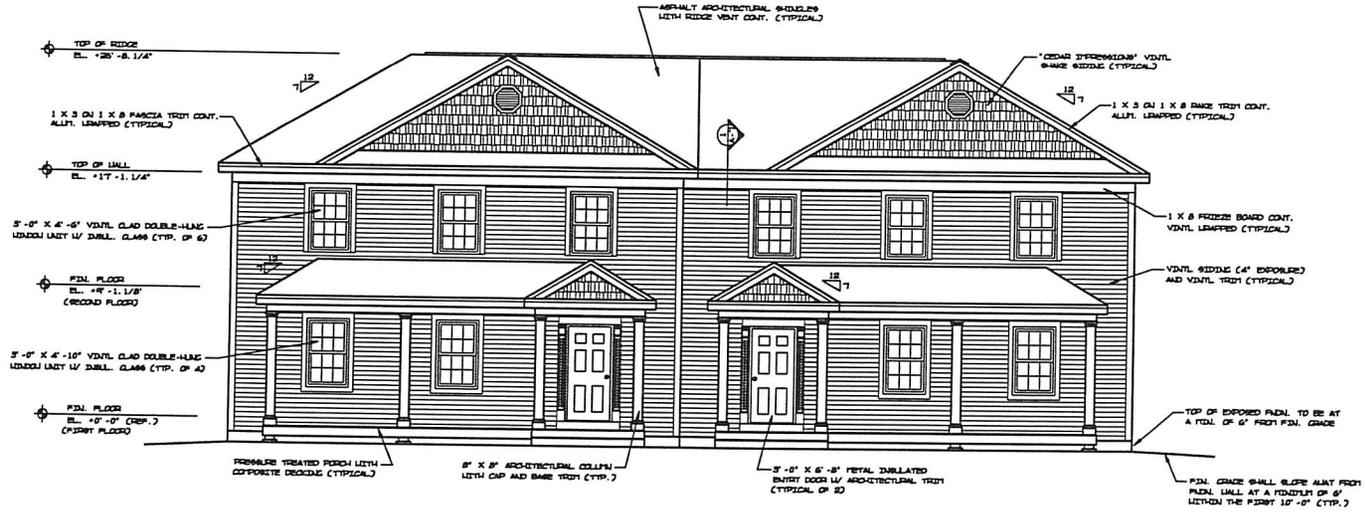
CAAD ARCHITECTURAL DRAFTING SERVICES  
415 LEWIS HALL, RD.  
PINEHURST, N.H. 03481  
PHONE: 603-853-2323  
FAX: 603-892-2525

NO.	REVISIONS	REV. DATE
1	GENERAL REVISIONS	10/16/12

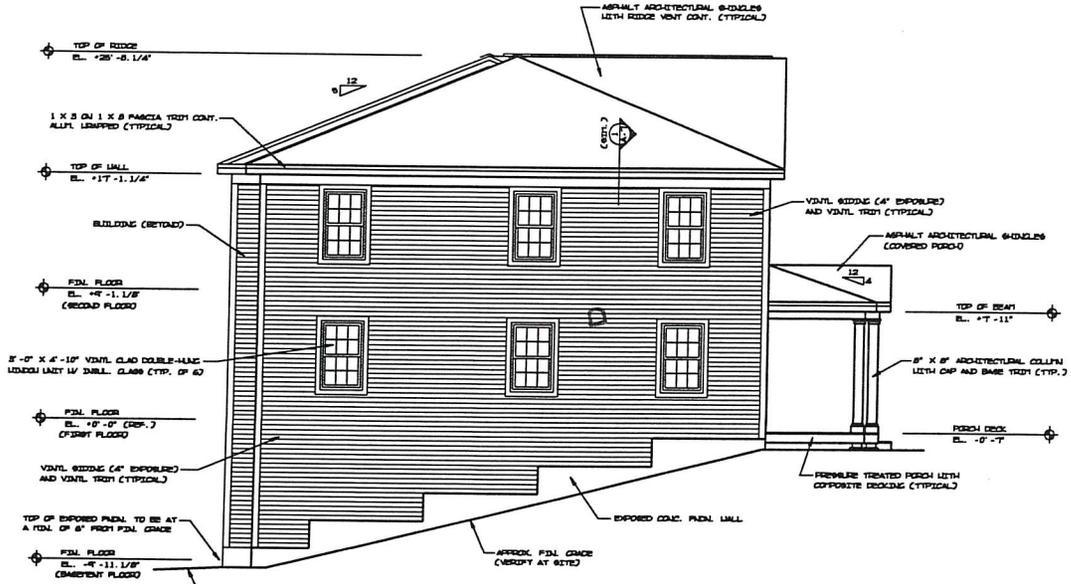
PROJECT: DUPLEX STUDENT HOUSING "A"  
NEW LONDON, NH  
SUBJECT: FRONT AND LEFT SIDE ELEVATION

DATE: 12/20/18  
SCALE: AS NOTED  
DATE: 4/24/18  
DRAWN BY: T.J.L.L.  
CHECKED BY:

SHEET NO. A-4



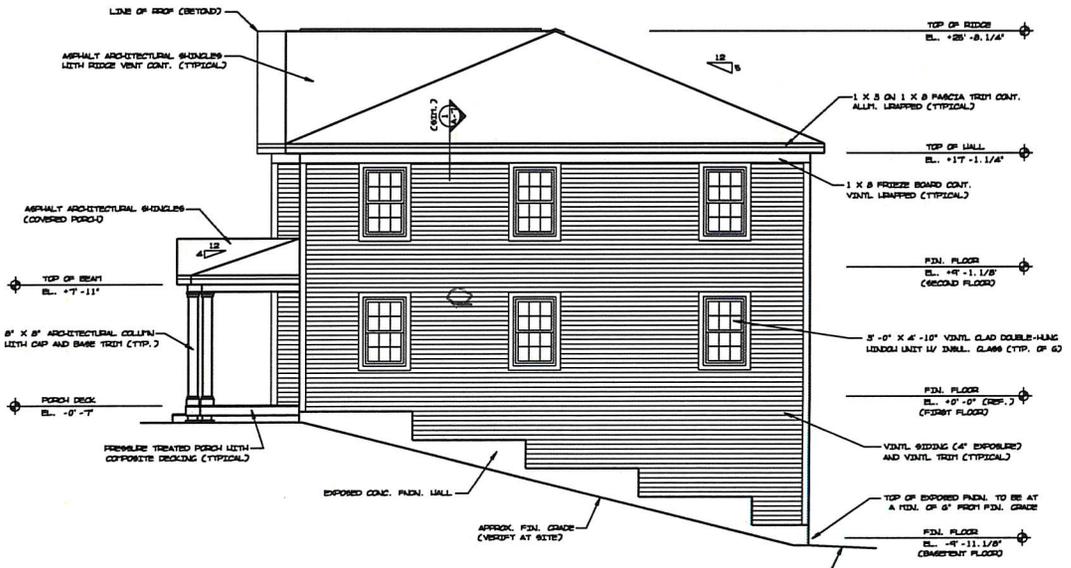
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"

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PROJECT: DUPLEX STUDENT HOUSING, "A" NEW LONDON		NO. 1	10/16/18	REV. DATE
USER NO. 18180	DATE: 4/4/18	NO. 1	10/16/18	REV. DATE
DESIGN: 46 NOTED	DATE: 4/4/18	NO. 1	10/16/18	REV. DATE
DRAWN BY: ENGINEER	DATE: 4/4/18	NO. 1	10/16/18	REV. DATE
PROJECT: DUPLEX STUDENT HOUSING, "A" NEW LONDON		DESCRIPTION OF REV.		
SUBJECT: REAR AND RIGHT SIDE ELEVATION				
SHEET NO. A-5				

RECEIVED  
CAD ARCHITECTURAL DRAFTING SERVICES  
46 LORD HILL RD. WINDSOR, N.Y. 03461  
PHONE 603-889-2322 FAX 603-889-2626