

TOWN OF
NEW LONDON
APR 16 2018
PB18-09
PLANNING & ZONING

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: Sunapee Shade and Blind LLC
ADDRESS: 295 Andover Rd New London PO Box 1504

DAYTIME PHONE NUMBER: 748-5782 FAX: _____

NAME OF PROPERTY OWNER: Preston King
(If other than applicant)

ADDRESS: _____

DAYTIME PHONE NUMBER: 748-5782 FAX: _____

LOCATION OF PROPERTY: 295 Andover Rd New London

TAX MAP/Lot: 98-33-000 ZONE DISTRICT: _____

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Residential and
home business

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 Andover Rd / 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

STEEP SLOPE AREA IMPACTED? ___ Yes X No
PROTECTED STREAM(S) OR STREAM BUFFER(S) IMPACTED? ___ Yes X No
LOCATED OVER AN AQUIFER? ___ Yes X No

CURRENT USE:
Does the proposed Site Plan affect land held in Current Use? ___ Yes X No

CONSERVATION EASEMENT:
Does the Site Plan affect land held in a Conservation Easement? ___ Yes X No

SURFACE WATER B SUB-WATERSHED:

- | | | | |
|-----|----------------------------------|-----|-----------------------------------|
| ___ | 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.

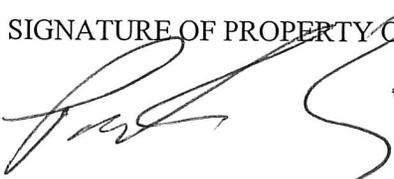
I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

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: 4/16/18

SIGNATURE OF PROPERTY OWNER



SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner)

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

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		X	
2	Name(s) of owner(s) of record			
3	Abutters list		X	
4	Site location map			
5	North point, graphic scale, date of preparation & revisions		X	
6	Zone District(s) lines of demarcation		X	
7	Name, address & seal of person or firm preparing plans		X	
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		X	
11	General topography & steep slope areas		X	
12	Direction of flow of surface water		X	
13	Groundwater & surface water resources		X	
14	Rock outcroppings & depth to ledge		X	
15	Preliminary plan for streets, driveways, parking & sidewalks			
16	Preliminary wastewater treatment plans		X	
17	Preliminary landscaping plan		X	
18	Preliminary plans for domestic water supply		X	
19	Preliminary fire protection plan		X	
20	Existing & preliminary proposed utility plan		X	
21	Preliminary outdoor lighting plan		X	
22	Preliminary sign plan			
23	Preliminary plan for managing surface water drainage		X	
24	Prelim. erosion & sediment control plan during & after construction		X	
25	Prelim. plan of the ROW & traveled surface of fronting streets		X	
26	Preliminary snow storage plan		X	
27	Preliminary plan for solid waste disposal facility		X	
28	Prelim. plan for outdoor storage/display of materials/merchandise		X	
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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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.

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

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			

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.

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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)



200 foot Abutters List Report

Tri Town, NH
April 15, 2018

PB18-09

Subject Property:

Parcel Number: NewL-098-033-000
CAMA Number: NewL-098-033-000
Property Address: 295 ANDOVER ROAD

Mailing Address: KING PRESTON & CHRISTINE
131 EATON GRANGE ROAD-
WARNER, NH 03278
*PO Box 1504
New London, NH 03257*

Abutters:

Parcel Number: NewL-098-009-000
CAMA Number: NewL-098-009-000
Property Address: ANDOVER ROAD

Mailing Address: GARZIA JUSTIN & ERIN
683 SEAMANS ROAD
NEW LONDON, NH 03257

Parcel Number: NewL-098-027-000
CAMA Number: NewL-098-027-000
Property Address: 344 ANDOVER ROAD

Mailing Address: LAKE SUNAPEE COUNTRY CLUB
PO BOX 2460
NEW LONDON, NH 03257

Parcel Number: NewL-098-028-000
CAMA Number: NewL-098-028-000
Property Address: WELLS WOOD ROAD

Mailing Address: HOYT LYNNE R
PO BOX 1131
NEW LONDON, NH 03257-1131

Parcel Number: NewL-098-032-000
CAMA Number: NewL-098-032-000
Property Address: 69 WELLSWOOD ROAD

Mailing Address: WILLIAMS DONALD G FAMILY TRUST
WILLIAMS DAVID R & CYNTHIA M CO
TTEES
PO BOX 1425
NEW LONDON, NH 03257

Parcel Number: NewL-098-034-000
CAMA Number: NewL-098-034-000
Property Address: 774 SEAMANS ROAD

Mailing Address: LAFRENIERE PAUL M & FICHTINGER
GAYLE
774 SEAMANS ROAD
NEW LONDON, NH 03257

Parcel Number: NewL-098-035-000
CAMA Number: NewL-098-035-000
Property Address: 756 SEAMANS ROAD

Mailing Address: CONWAY MATTHEW & KAREN
756 SEAMANS ROAD
NEW LONDON, NH 03257

Parcel Number: NewL-098-036-000
CAMA Number: NewL-098-036-000
Property Address: 742 SEAMANS ROAD

Mailing Address: PRESCOTT TRACY TRUST TRACY
PRESCOTT TRUSTEE
PO BOX 128
ELKINS, NH 03233

Parcel Number: NewL-110-006-000
CAMA Number: NewL-110-006-000
Property Address: 227 ANDOVER ROAD

Mailing Address: LIPTON PAUL A SIMS GABRIELLE
17 PEMBROKE STREET
NEWTON, MA 02458

Parcel Number: NewL-110-007-000
CAMA Number: NewL-110-007-000
Property Address: 226 ANDOVER ROAD

Mailing Address: LAKE SUNAPEE COUNTRY CLUB
PO BOX 2460
NEW LONDON, NH 03257

Parcel Number: NewL-146-003-000
CAMA Number: NewL-146-003-000
Property Address: COUNTRY CLUB LANE

Mailing Address: STRIPED BASS PROPERTIES INC
PO BOX 2460
NEW LONDON, NH 03257



www.cai-tech.com

INTRODUCTION

Sunapee Shade and Blind LLC is a well-established shop at home custom window treatment dealer based out of New London, New Hampshire. We are a Domestic Limited Liability Company that is currently entering its fourth year in business. We are looking to utilize our 288 sqft enclosed seasonal porch as a means to house additional color and fabric samples as well as some working products. The showrooms intent is not to conduct business but to provide customers with the ability to borrow/return and view products that prove difficult for display in the client’s home. These products are to be viewed by appointment only. Appointments will be available Thursday through Saturday and will need to be scheduled ahead of time. We are anticipating no more than one to two appointments a day. The owner of Sunapee Shade and Blind LLC currently houses all products and samples in a van which are brought to the clients’ home. 99% of all business is, and will continue to be, conducted at the clients’ residence.

COMPANY OWNERSHIP

Preston and Christine King, the owners of Sunapee Shade and Blind LLC, have over 35 years’ combined experience in the window treatment industry.

Preston has 21 years’ experience working as a window treatment consultant and installer for another company prior to branching out on his own and opening Sunapee Shade and Blind LLC. Christine has approximately 6 years’ experience prior to the opening of Sunapee Shade and Blind LLC.

SERVICES

Sunapee Shade and Blind LLC is not a traditional retail store. Product is not manufactured on-site. Product is custom ordered from our manufacturers. We do not hold inventory. Once a product is received in our home-based office it is typically installed in the customers home within 7 days.

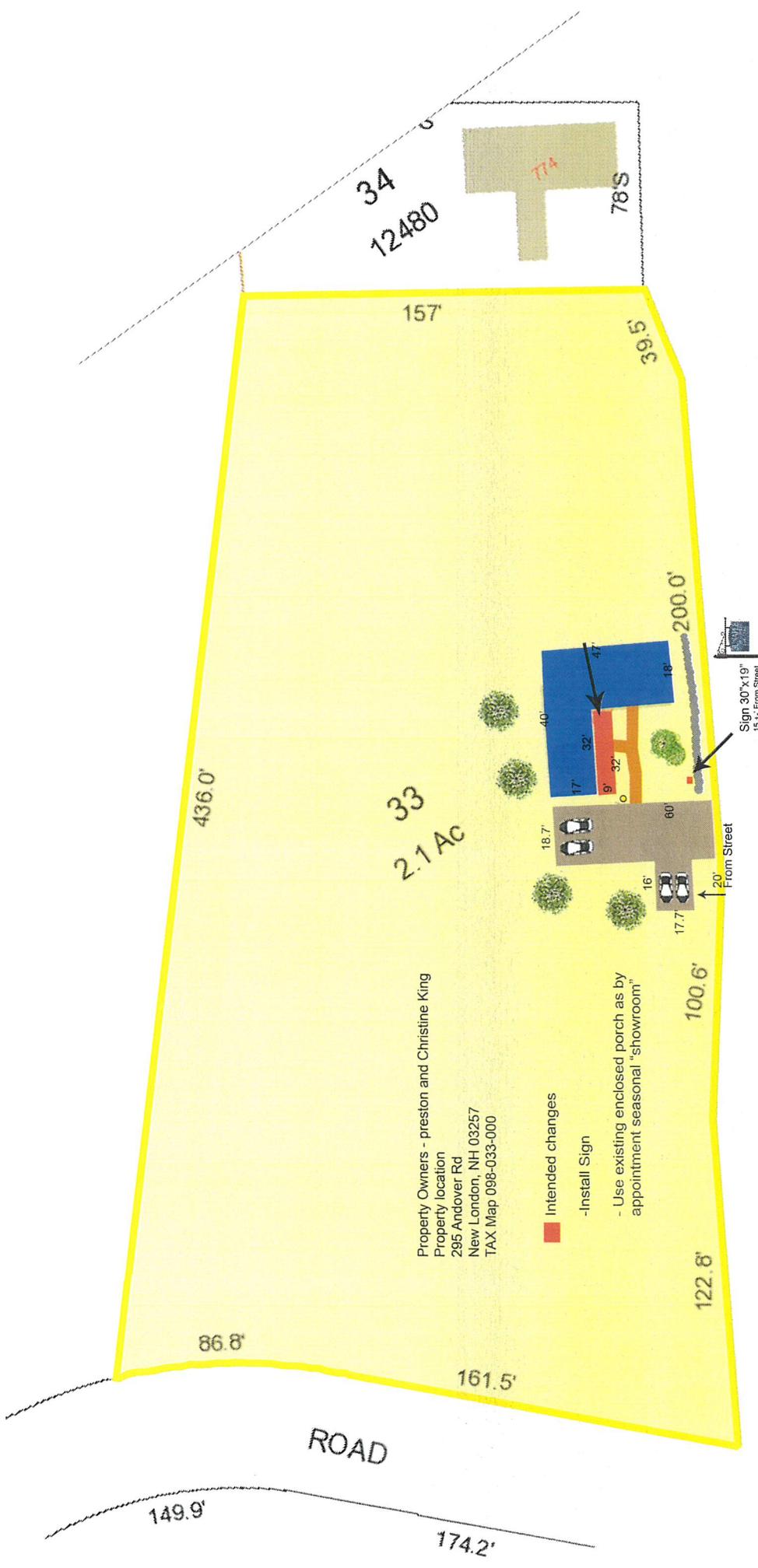
PROPERTY CHANGES

The only intended physical property changes to be made is to add a business sign, as a landmark, no larger than 4sqft

Proposed sign:



TOWN OF
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PLANNING & ZONING



Property Owners - Preston and Christine King
 Property location
 295 Andover Rd
 New London, NH 03257
 TAX Map 098-033-000

- Intended changes**
- Install Sign
 - Use existing enclosed porch as by appointment seasonal "showroom"

Andover Road

81.86'

203'

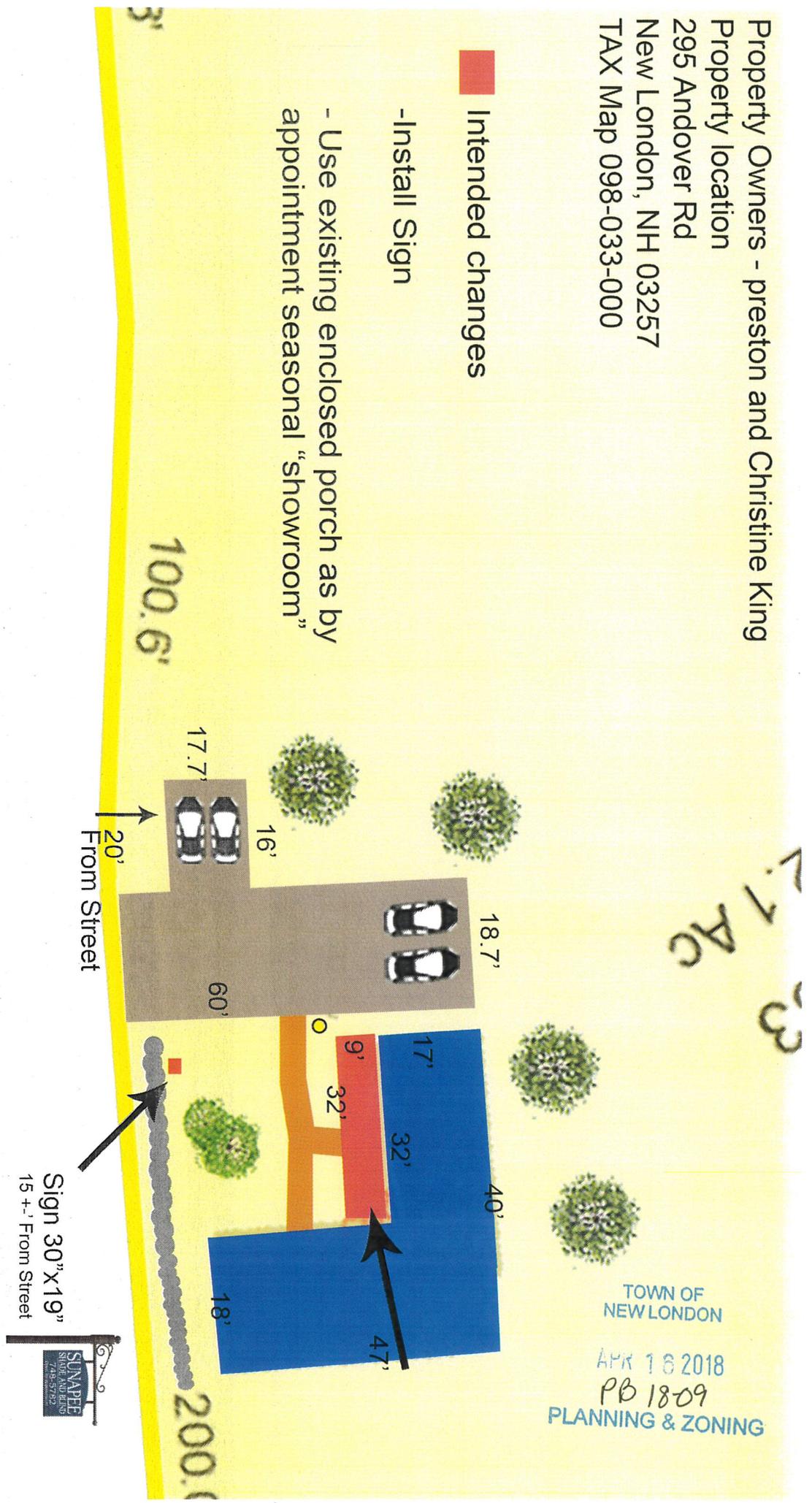
208.81'

TOWN OF
 NEW LONDON
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Property Owners - Preston and Christine King
Property location
295 Andover Rd
New London, NH 03257
TAX Map 098-033-000

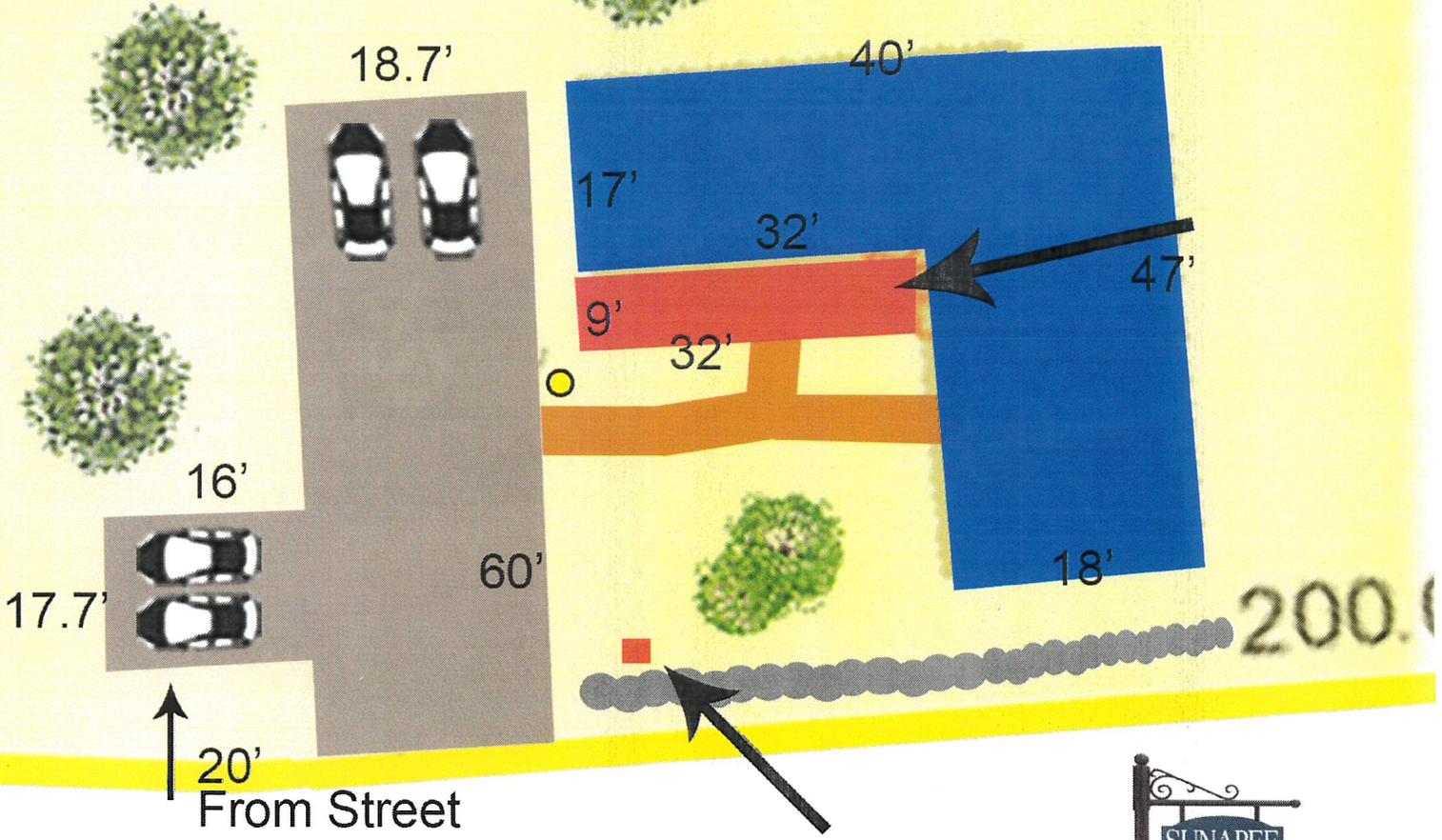
■ Intended changes

- Install Sign
- Use existing enclosed porch as by appointment seasonal "showroom"



Andover Road

27 AC 33



Sign 30"x19"
15 +/- From Street



Road

TOWN OF
 NEW LONDON
 APR 18 2018
 P B18-09
 PLANNING & ZONING