

APPENDIX C
APPLICATION FOR SITE PLAN REVIEW – HOME BUSINESS

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: Abigail Courtemanche

ADDRESS: 75 Quail Run New London, NH 03257

DAYTIME PHONE NUMBER: 603-252-8477 FAX: _____

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

ADDRESS: _____

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 75 Quail Run, New London, NH

TAX MAP/Lot: 108-001-000 ZONE DISTRICT: _____

DESCRIPTION OF HOME BUSINESS USE(S) OF BUILDINGS & LAND:
Custom cake studio

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 Main Street

State Highway Route 114

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 criteria for a Home Business as provided in the Home Business section of ARTICLE II of the Zoning Ordinance, unless a specific variance has been applied for and granted by the Zoning Board of Adjustment.



APPENDIX D
HOME BUSINESS CHECKLIST of APPLICATION REQUIREMENTS
for SITE PLAN REVIEW

#	Application Requirement	Submitted	Not Applicable	Waived by PB
A	Application Form			
B	Letter of Authorization		✓	
C	Abutters List			
D	Payment of Fee			
E	Waiver Requests in Writing		✓	
F	Executive Summary to include:			
	1 Description of the proposed Home Business			
	2 Floor area & percentage of total floor area occupied by Home Business			
	3 Days & hours of operation			
	4 Number of non-resident employees & subcontractors using site as base of operations			
	5 Normal customer/business traffic			
	6 Any unusual demand for utility service			
	7 Provisions for fire protection			
	8 Any other descriptive information on the proposed Home Business			
G	Site Plan drawn at a scale of 1" = 20' to include:			
	1 Site Location Map			
	2 Site Plan of property showing boundaries & approximate size of the area			
	3 Names & addresses of owners or applicants			
	4 North point, graphic scale, date of preparation & revisions, name of person preparing the Site Plan			
	5 Zone District(s)			
	6 Location & dimensions of existing & proposed structures, parking areas, driveways, and landscaped open areas on the property			
	7 Location of water line & water service line, or on-site well serving the property			
	8 Location of sewer line & sewer service line, or on-site septic system serving the property			
	9 Location & dimensions of existing or proposed on-site parking			
	10 Any plans for screening any site features		✓	
	11 Any plans for adding landscaped open space		✓	
	12 Any plans for outdoor lighting		✓	
	13 Location, elevation & dimension of any proposed sign for the Home Business		✓	
H	Any required State permits			
I	Department Review by Fire Chief & Public Works Director			
J	Additional information required by the Planning Board			

NOTE #1: The numbering on this checklist corresponds with the numbering in the Site Plan Review Regulations for a Home Business.

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



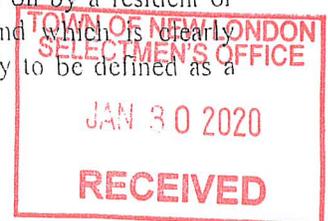
3. The event shall comply with the nuisance provision in the New London Zoning Ordinance.
4. The event organizer shall be required to obtain written permission/consent/approval from the individual property owner for the use of the property where the event is to be held.
5. Applicants for events shall obtain a permit in compliance with paragraph f.
6. One temporary on-premise sign is permitted the days(s) of the event only. The size of the Sign shall be controlled by that allowed by the underlying Zone District for permanent Signs.

f. Permits

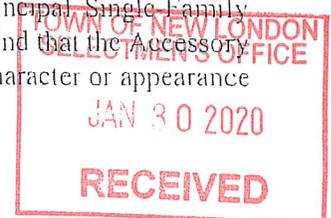
1. Permits must be obtained from the Selectmen or their designated representative where application forms are available.
2. Approval must be obtained from the Police Chief regarding traffic flow and parking. Should the use of a police officer be required, the applicant shall be responsible for all costs incurred.
3. Approval must be obtained from the Fire Chief for gatherings of 50 or more people in a structure or in an enclosed tent for which there is no current permit of assembly. Should the use of a firefighter be required as a fire watch, the applicant shall be responsible for all costs incurred.
4. Any temporary Signs shall be in compliance with Article II, Paragraph 10. Signs, Subparagraph f.(2) or a temporary Sign no larger than the size permitted by the underlying zone district. A temporary Sign permit must be obtained from the Selectmen.
5. It is the responsibility of the business or organization to provide liability insurance.

15. Home Occupations/ Home Businesses

- a. Intent and Purpose: It is the intent and purpose of these regulations to provide for opportunities for certain types of limited, Home Occupation or Home Business Uses within residential zone districts while providing safeguards for the residential Uses which are the principal Uses within the districts.
- b. A Home Occupation that continuously meets the criteria listed below is a Use permitted by right and is not subject to the Site Plan Review process by the Planning Board. If a Home Occupation changes to a Home Business, then the Planning Board must determine, through the Site Plan Review process, that any proposed Home Business complies with the criteria outlined in section 2 below.
 1. Home Occupation: An Accessory Use of a Dwelling Unit for a business Use which results in a product or service. It is an occupation which is carried on by a resident or residents who shall have their domicile in the Dwelling Unit and which is clearly subordinate to the residential Use of the Dwelling Unit. To qualify to be defined as a



- m. A Home Business shall be compatible with residential Uses.
 - n. A Home Business shall not detract from the residential character of the neighborhood.
 - o. If there is a change of ownership of the property where a Home Business has been approved by the Planning Board and the new property owner proposes to continue the same Home Business, then the new property owner must conduct the Home Business in the same manner and under the same conditions as originally approved by the Planning Board or must reapply to the Planning Board for a new Site Plan Review approval.
 - p. If a Final Site Plan Review application for a Home Business is approved by the Planning Board, then the Home Business approval is limited to the application as submitted and approved. If the terms of the approval are exceeded, then the applicant must return to the Planning Board for approval of an amended Final Site Plan Review.
16. Private Swimming Pool: A private swimming pool, permitted as an Accessory Use in the Residential Districts, shall:
- a. Conform to the setback requirements of the Zone District where it is located; and
 - b. Be enclosed by a fence no less than 4 feet high, constructed in accordance with the provisions of the New Hampshire Building Code (RSA 155:A), as amended to prevent uncontrolled access by small children.
17. Restoration, Reconstruction and/or Replacement of Conforming Structures: Nothing herein shall prevent the substantial restoration, reconstruction and/or replacement within three years of a conforming Building destroyed in whole or in part by fire or other natural disaster without Site Plan Review so long as this Use does not result in a new safety or health hazard.
18. Accessory Dwelling Units
- a. Purpose: The purpose and intent of allowing Accessory Dwelling Units within single-Family homes in all residential districts is to provide the opportunity for the Development of small rental housing units. These units will help improve New London's inventory of affordable housing, without significantly altering the rural character of the community. In addition, it makes more efficient use of existing housing stock.
 - b. Authorization: Accessory Dwelling Units shall be allowed by right in all Zone Districts, subject to compliance with the provisions of this regulation, and the granting of a permit by the Board of Selectmen.
 - c. Requirements and Limitations:
 - 1. Accessory Dwelling Units are intended to be secondary to a principal Single-Family Dwelling Unit. In granting a permit, the Board of Selectmen must find that the Accessory Dwelling Unit is developed in a manner which does not alter the character or appearance



GENERAL NOTES

- THIS DESIGN IS FOR THE CLEAN SOLUTION FROM SEPTIC SYSTEMS BY ADVANCED ON-SITE SOLUTIONS (AOS), AND IS INTENDED TO REPLACE NORMAL TREATMENT ONLY FROM A 3-BEDROOM RESIDENTIAL HOME.
- THE OWNER OF THE LOT SHALL SECURE A VALID MAINTENANCE CONTRACT WITH AOS.
- THIS LOT WAS ESTABLISHED IN 1972 PER NHSPCC APPROVAL #4170, AND IS APPROXIMATELY 2.80 ACRES BASED ON THE SUBDIVISION PLAN THAT IS RECORDED AT THE SHERBORN COUNTY REGISTRY OF DEEDS PLAN #4227 AND THE TOWN OF NEW LONDON'S TAX MAPS.
- THE TEST HOLE (TH) AND PERCOLATION HOLE (PH) FOR THIS SYSTEM WERE COMPLETED ON DECEMBER 2, 2017, AND THEIR LOCATIONS DEPICTED ON THIS PLAN ARE APPROXIMATE.
- NO LEACH OUTCROPS WERE OBSERVED WITHIN 75 FEET OF THE PROPOSED WASTEWATER DISPOSAL SYSTEM. A SEASONAL RUNOFF CHANNEL WAS OBSERVED WITHIN 75 FEET SOUTHWEST OF THE PROPOSED WASTEWATER DISPOSAL SYSTEM.
- NO SURFACE WATER WAS OBSERVED WITHIN 75 FEET OF THE PROPOSED WASTEWATER DISPOSAL SYSTEM.
- AN OPEN DRAINAGE DITCH (MANMADE) WAS OBSERVED LESS THAN 75 FEET AND GREATER THAN 35 FEET SOUTHEAST OF THE PROPOSED WASTEWATER DISPOSAL SYSTEM, AND THE OPEN DRAINAGE DITCH DOES NOT INTERCEPT THE SEASONAL HIGH GROUND WATER TABLE.
- THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGES TO THE SYSTEM SHALL BE MADE UNLESS APPROVED IN WRITING BY THE DESIGNER PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN THE APPROVED PLANS AND ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE DESIGNER BY THE INSTALLER PRIOR TO CONSTRUCTION OF THE SYSTEM.
- ALL OTHER NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER PRIOR TO CONSTRUCTION.
- A FUTURE REPLACEMENT SYSTEM SHALL BE CONSTRUCTED IN THE SAME AREA AS THE ORIGINAL.
- NO VERTICAL CURBS SHALL BE PERMITTED OVER THE PROPOSED SYSTEM.
- ACCESS SHALL BE PROVIDED TO THE SEPTIC TANK AND PUMP CHAMBER FOR ROUTINE PUMPING/MAINTENANCE.
- THE STAKES FOR LOCATING THE SYSTEM SHALL BE SET BY THE DESIGNER AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

DESIGN NOTES

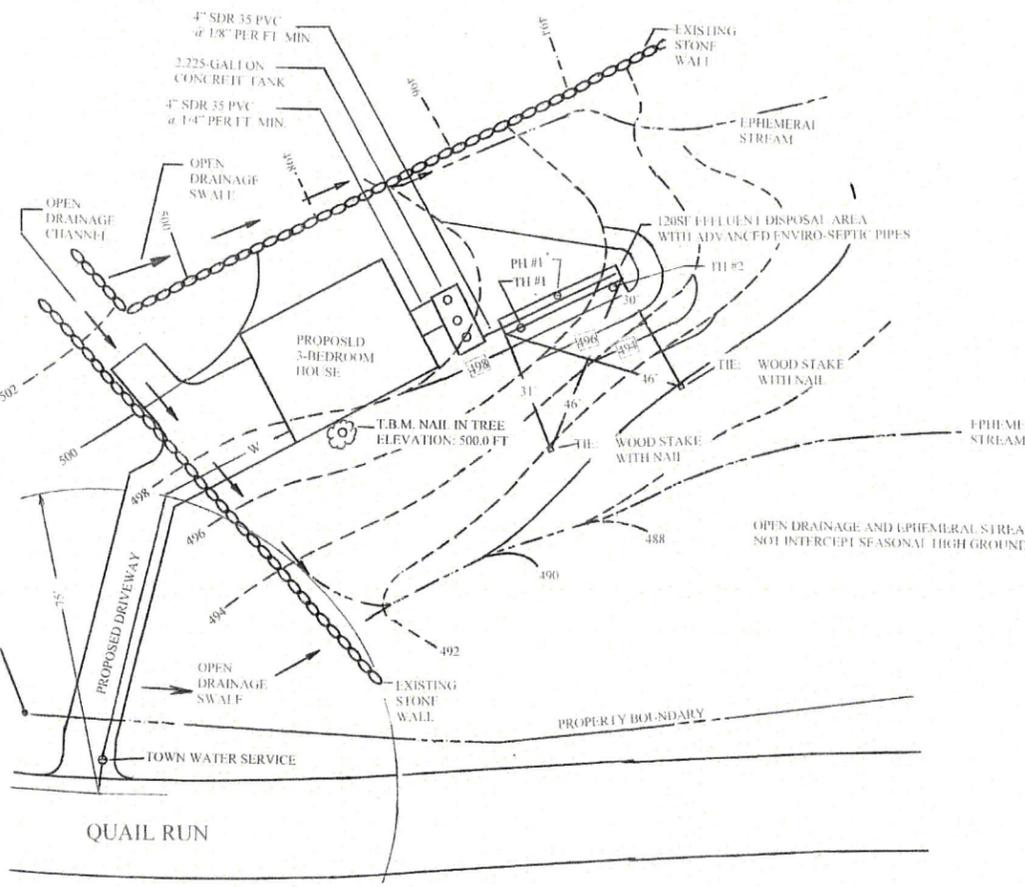
- SYSTEM DESIGNER: SCOTT A. HAZELTON, NHDES PERMIT NO. 1572
- U.S.D.A. NRCS SOIL CLASSIFICATION: PERMID
- PERCOLATION RATE: 9 MIN./INCH, DATE OF TEST: DECEMBER 2, 2017
- DEPTH OF PERCOLATION HOLE: 18"
- DEPTH TO ESTIMATED SEASONAL HIGH WATER TABLE: 26"
- DEPTH OF GROUNDWATER: NO GROUNDWATER OBSERVED IN TEST HOLE
- DEPTH OF LEDGE OR IMPERMEABLE SUBSTRATE: NO LEDGE OBSERVED IN TEST HOLE
- DESIGN INTENT: THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT ELEV. 487.6, AND THIS IS AT THE APPROXIMATE ORIGINAL GROUND SURFACE ON THE HIGH CONTOUR OF THE DESIGNED EDS.
- WASTEWATER DESIGN FLOW: 3-BEDROOM RESIDENTIAL HOME - 150 GALLONS PER DAY
- DESIGN SIZING PER ADVANCED ON-SITE SOLUTIONS "THE CLEAN SOLUTION" ALTERNATIVE WASTEWATER TREATMENT SYSTEM: 100 SQUARE FEET OF EFFLUENT DISPOSAL AREA REQUIRED
- TOTAL EFFLUENT DISPOSAL AREA: 4' X 30' = 120 SQUARE FEET PROVIDED.

CONSTRUCTION NOTES

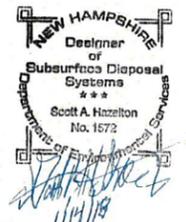
- LOCATE AND STAKE OUT THE EDS SYSTEM SAND BED ACCORDING TO THE APPROVED PLAN.
- INSTALL EROSION AND SEDIMENT CONTROL BARRIERS PRIOR TO CONSTRUCTION.
- EXCAVATION EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE EDS AREA, INCLUDING ANY AREAS THAT ARE RECEIVING SYSTEM SAND, SAND FILL EXTENSIONS OR RECEIVING LAYER FILL.
- MATERIALS OR EQUIPMENT SHALL NOT BE STOCKPILED OR STORED WITHIN THE EDS AREA, INCLUDING ANY AREAS THAT ARE RECEIVING SYSTEM SAND OR SAND FILL EXTENSIONS.
- EQUIPMENT SHALL BE OPERATED FROM AROUND THE PERIMETER OF THE EDS AREA, SAND FILL EXTENSIONS AND RECEIVING LAYER FILL AREA.
- SYSTEM CONSTRUCTION SHALL NOT BE PERMITTED DURING WET OR FROZEN SOIL CONDITIONS, AND SHALL BE AVOIDED IMMEDIATELY AFTER OR PRIOR TO PRECIPITATION.
- PROTECT ALL SYSTEM COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- REMOVE ALL TREE STUMPS, MAIN ROOT SYSTEMS AND VEGETATION WITH AN EXCAVATOR OR BACKHOE WITH A MECHANICAL THUMB TO MINIMIZE SOIL DISTURBANCE.
- FILL ALL VOIDS CREATED BY STUMP REMOVAL WITH SYSTEM SAND.
- RAKE OR TILL EDS AREA RECEIVING SYSTEM SAND OR FILL EXTENSION AREAS WITH THE TILTH OF AN EXCAVATOR OR BACKHOE PER MANUFACTURER'S RECOMMENDATIONS.
- REMOVE ALL STONES GREATER THAN 6" STUMPS, ROOTS, GRASS, BRUSH AND OTHER ORGANIC MATERIAL OR DEBRIS FROM THE EDS AREA AND SAND FILL EXTENSIONS.
- INSTALL SYSTEM SAND IMMEDIATELY AFTER TILING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL PVC CONNECTIONS TO AND FROM THE PROPOSED SEPTIC TANK SHALL BE SEALED WITH A FLEXIBLE JOINT CONNECTOR THAT WILL ACCOMMODATE NORMAL MOVEMENT OF THE SEPTIC TANK WITHOUT LEAKING OR BREAKING.
- SEPTIC TANK SHALL BE PER ADVANCED ON-SITE SOLUTIONS MATERIALS AND INSTALLATION SPECIFICATIONS.
- SEPTIC TANK EXCAVATION: CONTRACTOR SHALL PROVIDE AN EXCAVATION FREE OF DEBRIS AND OBSTRUCTIONS FOR A MINIMUM CLEARANCE OF 18" AROUND THE PERIMETER OF THE STRUCTURES. PROVIDE 12" OF 1/2" CRUSHED LEDGE FOR BEDDING. BEDDING MATERIAL SHALL BE OF A UNIFORM THICKNESS, COMPACTED AND LEVEL PRIOR TO TANK INSTALLATION.
- SEPTIC TANK INSTALLATION: LOWER BASE SECTIONS INTO THE EXCAVATION. CONFIRM THAT THE BASE IS LEVEL AND THAT THE ALIGNMENT IS IN ACCORDANCE WITH THE APPROVED PLAN. CLEAN TANK JOINT AND PLACE 1" OF 1/2" RIBBER SEALANT ON THE TANK JOINT. PLACE TOP SECTION OF TANK AND SEAL TANK JOINT WITH NON-SHINK GROUT PRIOR TO BACKFILLING. STRUCTURE ASSEMBLY AND INSTALLATION SHALL BE BY THE TANK MANUFACTURER OR BY THE CONTRACTOR PER MANUFACTURER'S RECOMMENDATIONS.
- STRUCTURE BACKFILL: BACKFILL AND COMPACT AROUND THE TANK AND PUMP CHAMBER WITH CLEAN SAND OR GRAVEL IN 12" LIFTS, SUCH THAT NO VOIDS EXIST BETWEEN THE TANK AND THE ORIGINAL EXCAVATION. SAND FILL MATERIAL: THE FIRST 6 INCHES DIRECTLY UNDER THE BED AND EXTENDING LATERALLY ACROSS THE FILL EXTENSION SHALL BE MEDIUM TO COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.24 TO 2.0 mm, NO GREATER THAN 5% PASSING THE NUMBER 200 SIEVE, AND NO PARTICLE SIZE LARGER THAN 5 INCH, OR THE MATERIALS MUST MEET THE ASTM C-33 SPECIFICATIONS. ADDITIONAL FILL REQUIRED TO RAISE THE EDS SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL OR HUMUS, DREDGINGS, OR STONES MORE THAN 6 INCHES IN ANY DIMENSION.
- SYSTEM SAND: MUST BE CLEAN, GRANULAR SAND, FREE OF ORGANIC MATTER AND MUST ADHERE TO THE FOLLOWING PERCENTAGE AND QUALITY RESTRICTIONS: 0% RETAINED OF THE #30 SIEVE (0.60 mm), 0%-35% RETAINED OF THE #10 SIEVE (2 mm), 40%-90% RETAINED ON THE #5 SIEVE (0.50 mm). FINES QUALITY RESTRICTIONS: A MAXIMUM OF 2% OF TOTAL SAND MAY PASS THROUGH A #200 SIEVE (0.075 mm). ASTM C-33 (concrete sand) MAY BE ACCEPTABLE FOR USE AS SYSTEM SAND PROVIDING THAT NO MORE THAN 2% CAN PASS A #200 SIEVE PER MANUFACTURER'S STANDARDS.
- FILL PLACEMENT: PLACE THE SELECTED FILL MATERIAL PER THE DETAILED THICKNESSES FROM AROUND THE LEDGE OF THE PREPARED EDS AREA, FILL EXTENSIONS, AND RECEIVING LAYER AREAS. KEEP WHEELS OF TRUCKS AND HEAVY EQUIPMENT OUT OF PREPARED AREAS. PLACE FILL WITH TRACK-TYPE EQUIPMENT WITH A BLADE AND ALWAYS KEEP A MINIMUM OF 6" OF SAND BENEATH TRACKS TO PREVENT COMPACTION AND/OR SMEARING OF THE PREPARED INTERLAYER SURFACE.
- TOPSOIL: SUITABLE EARTH COVER SIMILAR TO THE NATURALLY OCCURRING SOIL AT THE SITE AND CAPABLE OF SUSTAINING PLANT GROWTH. THE TOPSOIL LAYER SHALL BE A MINIMUM OF 4 INCHES THICK AND SHOULD BE IMMEDIATELY SEALED AND MULCHED.
- NHDES INSPECTIONS: NHDES SHALL BE CONTACTED TO PERFORM AN INSPECTION PRIOR TO BACKFILLING OF THE SYSTEM.

TH #1	TH #2
0'-2"	0'-2"
2'-8"	2'-7"
8'-16"	7'-18"
16'-24"	18'-26"
24'-38"	26'-30"
38'-48"	

ESTIMATED SEASONAL HIGH WATER TABLE @ 26"
NO GROUNDWATER OBSERVED
NO LEDGE OBSERVED



THERE IS NO KNOWN BURIAL SITE WITHIN 100 FEET OF THE PROPOSED ISDS
NO WETLANDS WERE OBSERVED WITHIN 75 FEET OF THE PROPOSED ISDS

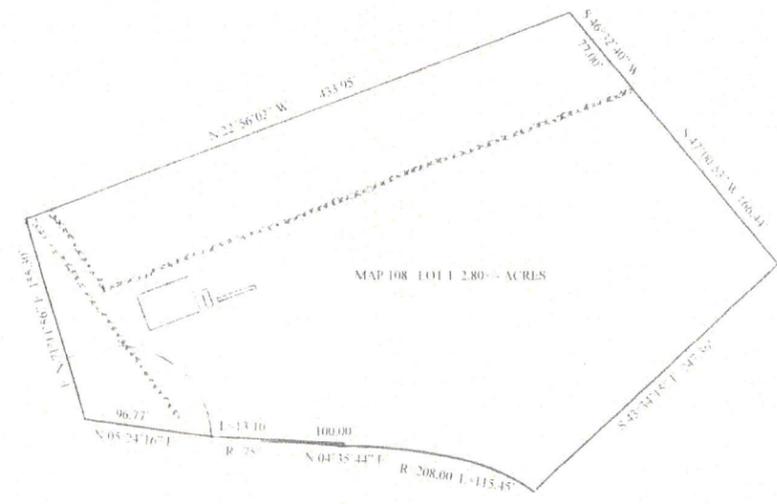
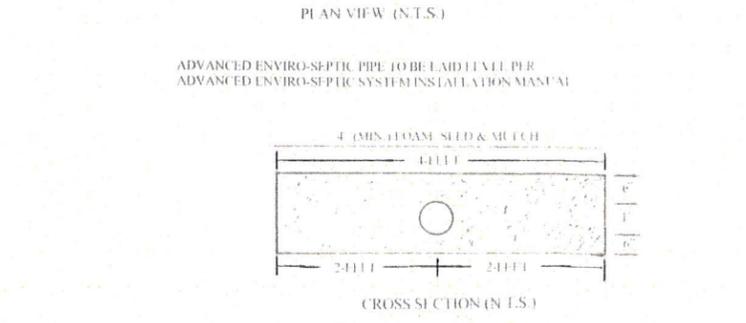
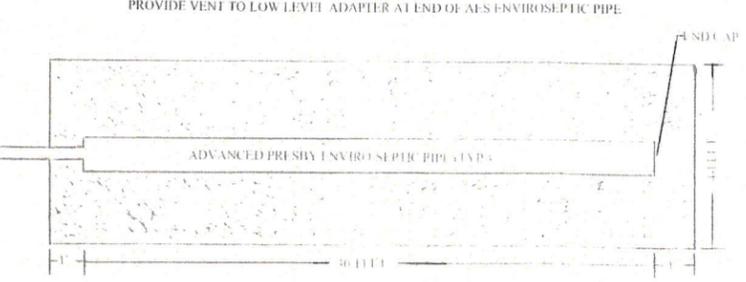
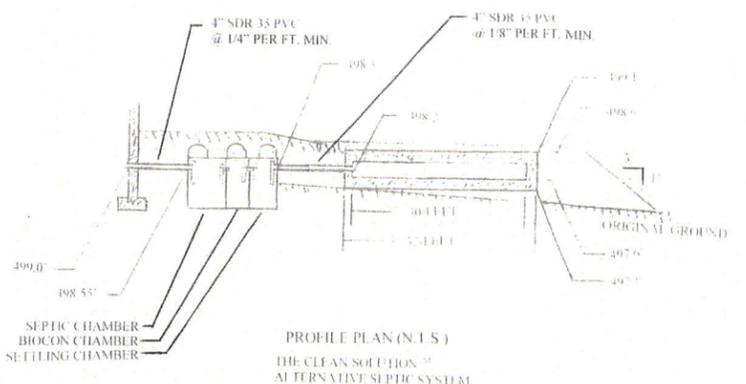
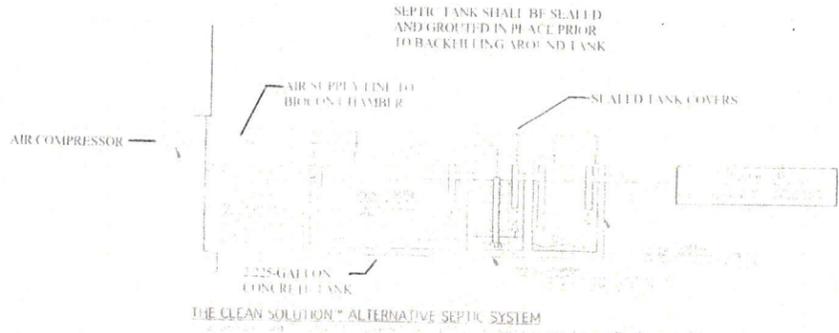


BOUNDARY INFORMATION OBTAINED FROM BOUNDARY LINE ADJUSTMENT PLAN DATED JUNE 20, 2007, PREPARED BY PIERRE J. BEDARD, AND ASSOCIATES, P.C. SAID PLAN INCLUDED REFERENCE TO M.C.R. PLAN #4227 (111) SUBDIVISION 1 AND OF GEORGE B. LEMAY, JR. AND WILLIAM P. CLOUGH, JR. PREPARED BY K.LARWOOD INC. DATED SEPTEMBER 1975 AND M.C.R. PLAN #3377 (111) SUBDIVISION 1 AND OF W.P. CLOUGH, JR. PREPARED BY ALAN EVANS ASSOCIATES, DATED AUGUST 5, 1972.

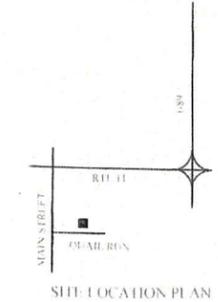
**WASTEWATER DISPOSAL SYSTEM FOR
JAMES R. FULLER
MAP 108 LOT 1, QUAIL RUN
NEW LONDON, NEW HAMPSHIRE**

**REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION**

Date: 1/18/2018	MADE BY	RVWD. BY	APPV. BY
#eCA2018011811			



**TOWN OF NEW LONDON
SELECTMEN'S OFFICE
JAN 30 2020
RECEIVED**



DIRECTIONS TO THE SITE: TAKE INTERSTATE 89 NORTH TO EXIT 16. GO RIGHT OF EXIT ON TO ROUTE 11 EAST. GO APPROXIMATELY 1 MILE AND GO LEFT ON TO MAIN STREET (ROUTE 11). GO APPROXIMATELY 0.6 MILES AND TAKE A LEFT ON TO QUAIL RUN. SITE IS ON THE LEFT.

Innovative Environmental Solutions, Inc.
31 Philbrick Hill Road
Springfield, New Hampshire 03284
Telephone: (603) 443-0027

DESIGNED BY: SAH	1
DRAWN BY: SAH	
REVIEWED BY: SAH	
SCALE: 1"=20'	
DATE: 12/2/17	
EIS PROJECT # 1026	SHEET 1 OF 1

A to Z Cakes, LLC

Owner - Abbi Courtemanche, 603.252.8477

Custom wedding & celebration cakes - private events only

Operating hours - 8am-6pm (owner operated)

Appointment hours - Saturdays 2pm-5pm on selected weekends only - November- May (1-3 cars per appointment slot)

Private appointments only (such as event cake tastings)

All goods to be delivered by owner to event site - no goods sold in studio

No exterior signage



Property Owners - Daniel & Abigail Courtemanche

75 Quail Run, New London, NH 03257

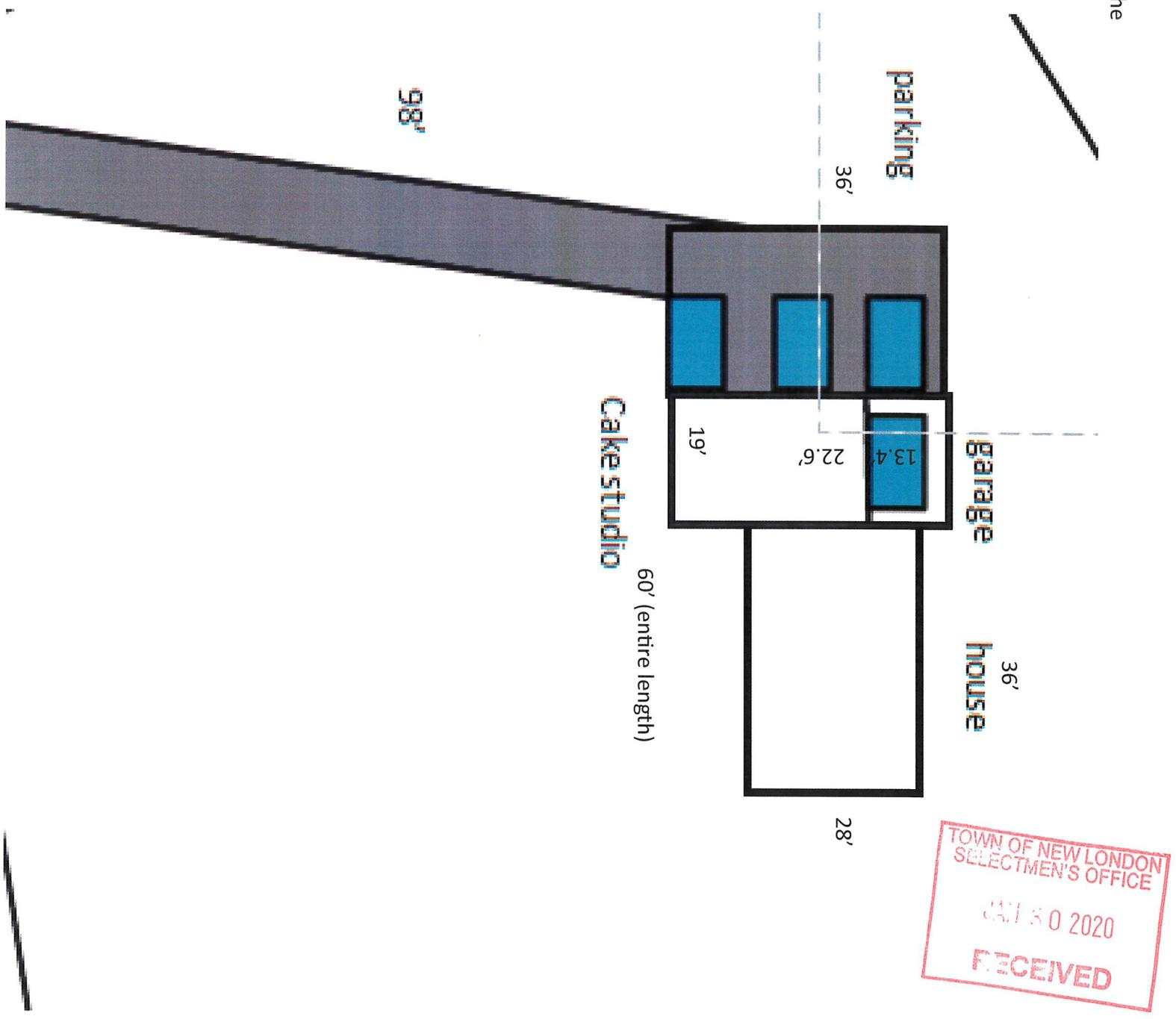
MAP 108, LOT 001 - 2.8 AC

Custom cake studio - A to Z cakes, LLC

Weddings & celebrations -

Private events only

All goods delivered



TOWN OF NEW LONDON
SELECTMEN'S OFFICE
JAN 30 2020
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Property Owners - Daniel & Abigail Courtemanche

75 Quail Run, New London, NH 03257

MAP 108, LOT 001 - 2.8 AC

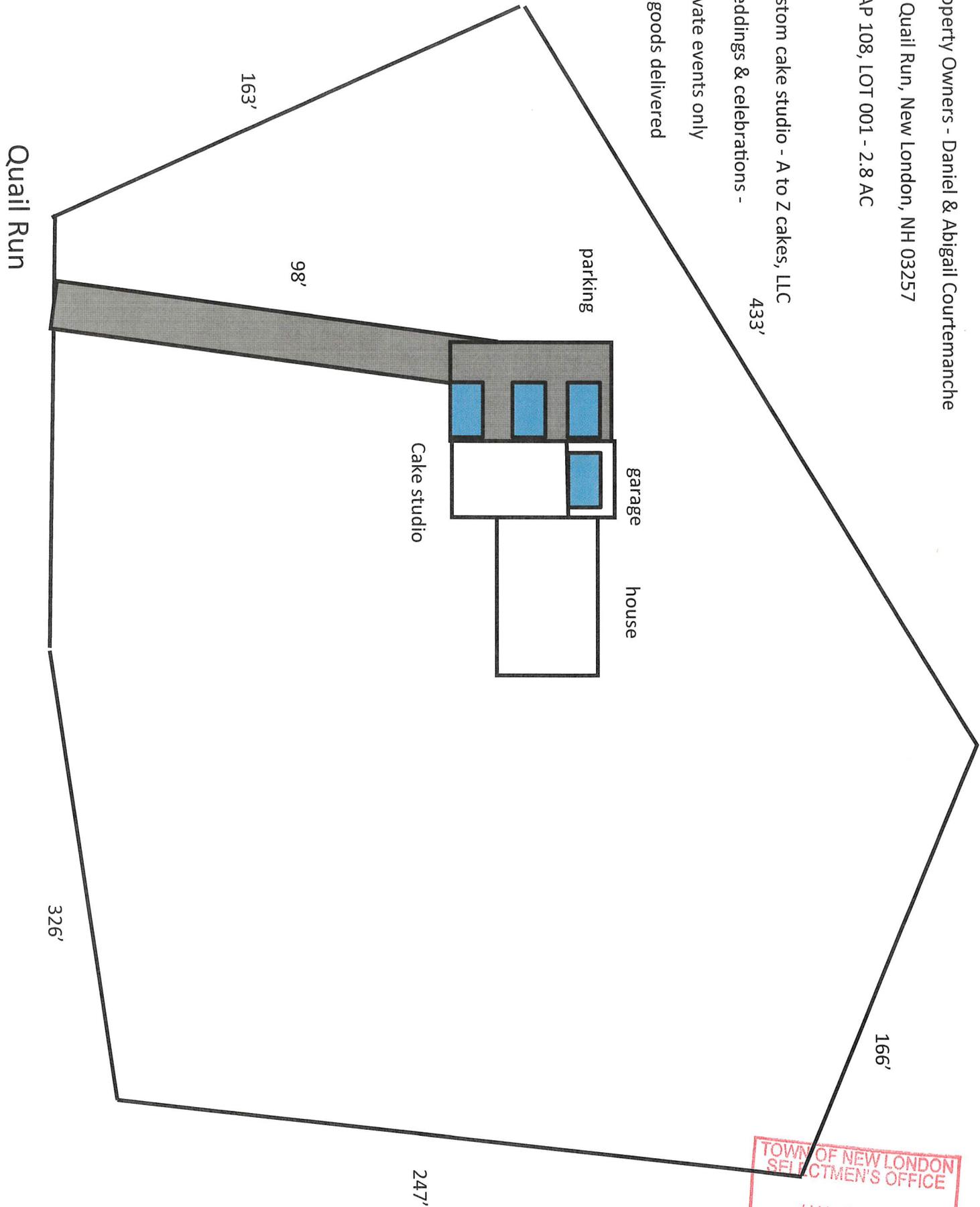
Custom cake studio - A to Z cakes, LLC

Weddings & celebrations -

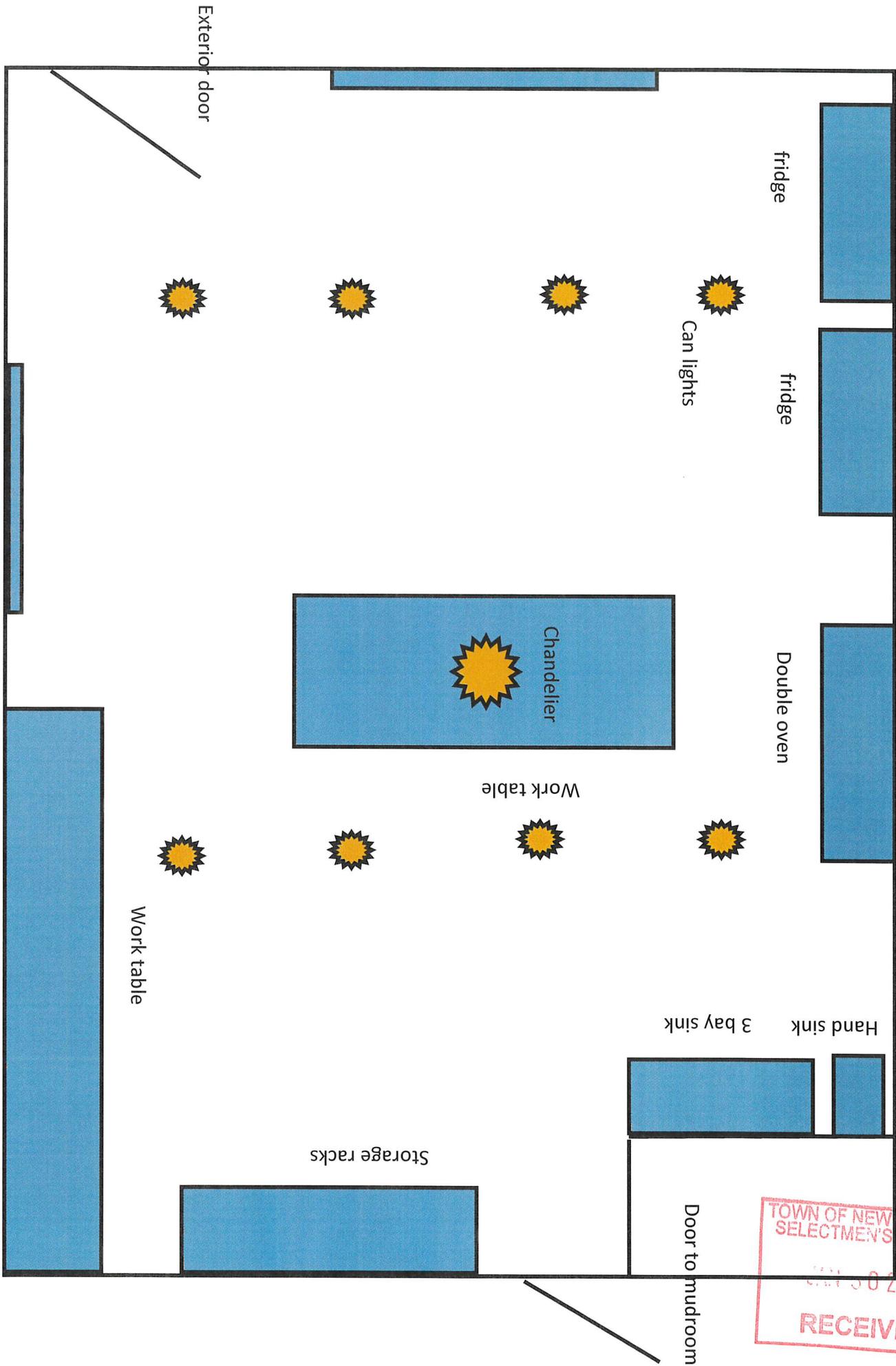
Private events only

All goods delivered

433'

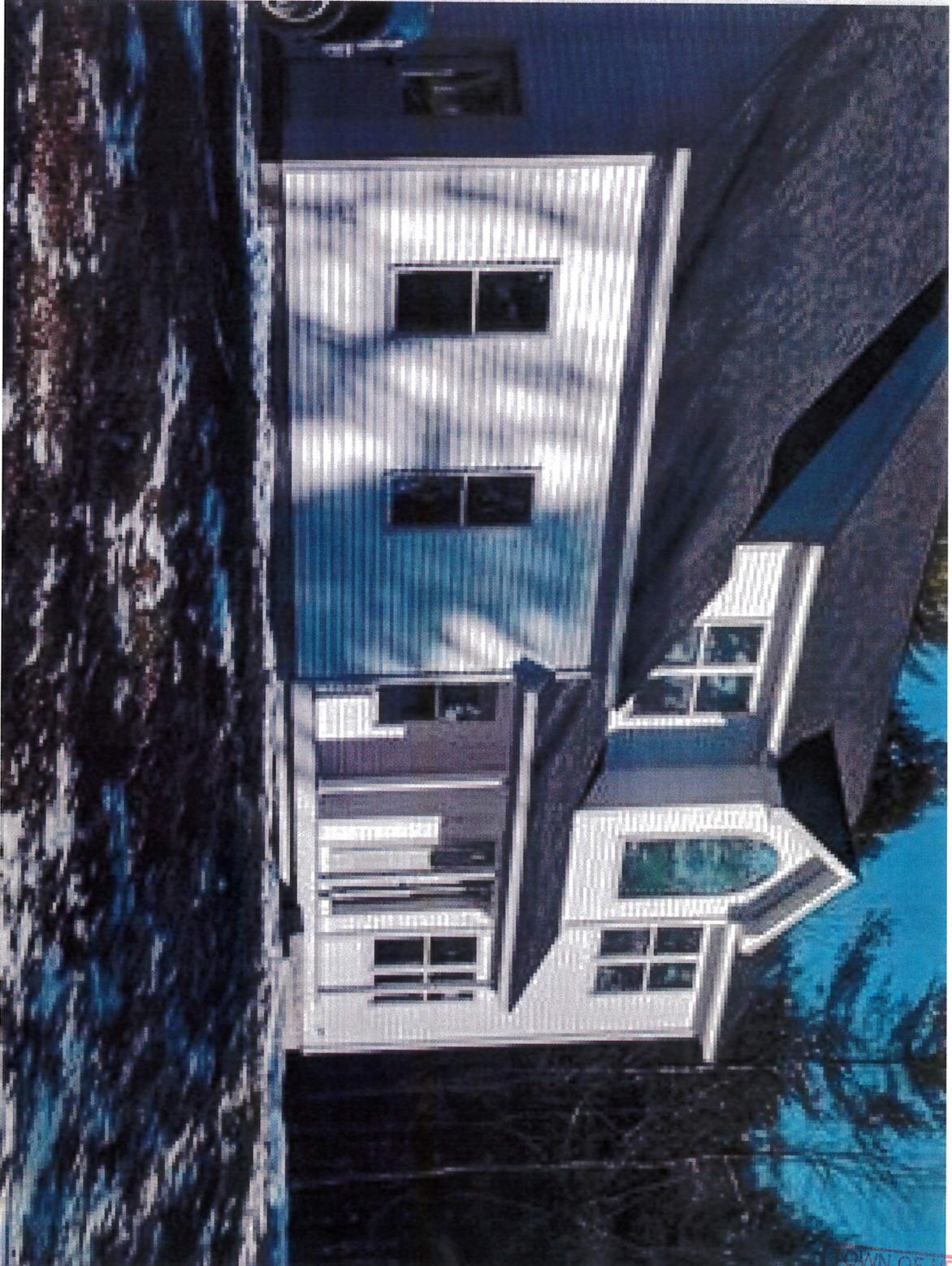


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SELECTMEN'S OFFICE
JAN 30 2020
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SELECTMEN'S OFFICE
MAY 30 2020
RECEIVED

Studio entrance



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