

Received March 10, 2017

TaxMAP 084-001-000



**Allison Coy**

**Owner**

PO Box 890, 394 Main Street  
New London, NH 03257  
(603)526-2398  
allioopsflowers@gmail.com

**Attn: Lucy St. John**

Town of New London  
375 Main Street  
New London, NH 03257

To whom it may concern:

I am writing this letter to address the recent changes that have taken place in the Allioops! Flowers and Gifts storefront at 394 Main Street in New London, New Hampshire as requested by Lucy St. John, Planning and Zoning Administrator.

Allioops! Flowers and Gifts has occupied the retail space at 394 Main Street, New London, New Hampshire since June of 2013. Although our storefront has expanded, we still occupy the same space, with the same address.

In June of 2013, when our space was shared with Little Dolce's Salon, the only division between the spaces was a temporary wall; all of the utilities, as well as the bathroom and storage spaces were shared between our Shop and the Salon. The two spaces were one, with two separate businesses operating within it.

When Little Dolce's Salon vacated their share of the unit, the Landlord approached me about moving into the open space. My business has been growing: our daily workload has increased and our offerings have become more popular within the community. With that in mind, I was excited to accept the extra space knowing the room would benefit Allioops! Flowers and Gifts.

We planned our simple renovations along a quick, one-week timeline. The only structural changes that needed to be made were the removal of the temporary wall, to open the space into an open floor plan; as well as removing the double doors

that separated the two stores. Our Landlord approved our desired changes: to turn the unit back into one rental space.

When Chief Lyons came by to inspect fire exits, he was pleased to see we now had an additional door to be used as an emergency exit if ever needed.

Within a few days the temporary wall came down and the wood was repurposed into the design of our renovated storefront. The remaining renovations were purely cosmetic. With a fresh coat of paint our Shop looks brand new.

My Shop is a full-service florist with a wide variety of plants and a selection of gifts. We delivery our products daily throughout our community and book 30+ weddings every wedding season. In addition, our head Designer Annavitte Bender, has taught classes and put together presentations for the areas garden clubs, and other private speaking events.

Today, what we do has not changed. We remain Allioops! Flowers and Gifts. Our larger space has only enabled us to do what we do more efficiently and offer our services on a grander scale. Our intent was to create a space where the community and it's visitors can gather: where we can share knowledge, develop skill sets and most importantly, have fun. Our new in-Shop class offerings will be another wonderful reason to visit our small town, furthering the mission of Destination New London, building up our tourism.

I look forward to the continued growth of my small business and the relationship between my Shop and this community.

Thank you,  
Allison Coy  
*Owner*  
*Allioops! Flowers and Gifts*

# Allioops!

FLOWERS AND GIFTS

shop hours  
MONDAY - FRIDAY 9 to 6  
SATURDAY 10 to 4  
SUNDAY closed

 **394 MAIN STREET  
NEW LONDON, NH**

[WELCOME](#)   [ABOUT US](#)   [FLOWERS](#)   [WEDDINGS](#)   [THE SHOP](#)   [SAY HI](#)   [BLOG](#)

## WELCOME

FRESH FLOWERS  
LIVE PLANTS  
PERMANENT BOTANICALS  
PAPER GOODS  
& GREAT GIFTS



Be the first of your friends to like this



Allioops! updated their cover photo.  
February 25 at 8:08am

Come check out our renovated space, explore our fun gift lines and get the 411 on all our new classes and parties starting up!

The Shop

394 Main Street, New London, NH... See More



15 1 Share



Tulips are BACK!



call  
us 603.526.2398

visit us **394 MAIN STREET  
NEW LONDON, NH 03257**

house and the lot is heavily wooded. He noted all of the existing site improvements; house and deck are closer to the lake than the proposed parking area, with reference maps to the maps provided.

Mr. Hollinger thought they should approve the cutting as long as they stay above the minimum point total.

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Emma Crane) to approve the tree cutting request contingent upon the approval of the Conservation Commission at the May 15, 2013 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

Mr. Hirshberg explained that it is a private road and is almost a private driveway. Mr. Hirshberg said he spoke with Mr. Lee about this. He said he planned to get a driveway permit. Ms. St. John referred to several provisions of the Zoning Ordinance including Article XIII, Wetlands Conservation Overlay District and the Shoreland Protection Overlay District. Mr. Hirshberg explained they would be creating a new parking area, but he is not filling a wetland or filing for a wetlands permit. This scenario doesn't fit with their regulations. They will seek clarification from the ZBA via the special exception process.

Mr. Hirshberg said he planned to go to the Conservation Commission meeting but wondered if he needed to go to the ZBA. It was the consensus of the Planning Board that Mr. Hirshberg goes ahead and file for a special exception and abutters would be notified.

**X** **Fast Track Application discussion.** Ms. St. John noted that Allison Coy of Allioops Flowers and Gifts also submitted an application April 20<sup>th</sup>. She will be moving into 394 Main Street (near the Pizza Chef). Allison Coy from Allioops would like a fast track application to move her business from the shopping plaza to where OMG was located. She would like to take the signs from her current location and put them at her new location. 84-1

The Board felt that this was an OK move. Ms. St. John said she is currently circulating the application for Department Heads comments, and she would review it and bring any issues to them, if necessary.

**Discussion regarding Tax Map 055-015-000 at 1386 Newport Road near the Exit 12 interchange across from the park-n-ride lot.** Prospective owner interested in purchasing the property for a towing and recovering business, as a home business. Parcel 2.3 acres. Zoned ARR.

Ms. St. John explained that Martin Doughty came in to discuss to the parcel with her. He is interested in purchasing the property to operate a home business- a towing and recovering business. She explained that in her discussion with him, they discussed the Home Business provisions, which really don't apply. She also discussed that the Zoning provision for the ARR district don't permit this type of use. With the close proximity to the I-89 Interchange, he thought this would be an ideal location for this type of use, and would like the Board to keep this in mind as they considered possible future zoning amendments in the future. The Planning Board noted that the recently adopted Master Plan, clearly articulates the Town's desire to not allow commercial uses near the Interstate exchanges. They expressed that this would not be allowed and felt it went against the long-term plan for the Town. Mr. Doughty wasn't in attendance at the meeting, update provided by staff.

**Letter to the Board of Selectmen and Planning Board, received April 4, 2013 from Mark Vernon regarding the subdivision process and costs to the applicant.**

Ms. St. John said that Mark Vernon submitted a letter to the Selectmen and Planning Board regarding the costs incurred for the recent subdivisions on Pingree Road. She said she spoke with Mr. Vernon about this and explained why they needed to notice abutters three times (and why they could not be combined) and why they had to pay the various fees. The fees they paid the Town represented a small portion of the total cost of \$19,000 discussed in the letter. Much of the cost was associated with retaining other professionals including a surveyor, wetland scientist, engineers and legal assistance. She also explained that the current Zoning Ordinance doesn't allow a conditional use permit option, which would be a function of the Planning Board rather than the ZBA; instead the applicant had to pay abutter fees for three separate hearings- Planning Board, ZBA and State Wetland process. That would have eliminated some cost, but this isn't currently an option in



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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

May 24, 2013

Allison Coy  
Allioops Flowers and Gifts, LLC  
394 Main Street  
New London, NH 03257

RE: Fast Track Application  
New Location at 394 Main Street  
Tax Map 084-001-000  
Certificate of Occupancy/Change of Occupancy

Dear Allison:

At the April 23, 2013 Planning Board meeting, the Board reviewed and approved your request for consideration of the Fast Track option, per Appendix I of the Site Plan Review Regulations. The application has been reviewed by selected Department Heads, per the requirements. This letter serves as an approved Certificate of Occupancy/Change of Occupancy.

If the natures of the business changes or other uses or activities are proposed you will need further review and approval by the New London Planning Board. If you have any further questions, please contact me at 526-4821, ext. 16.

Sincerely,

A handwritten signature in cursive script that reads "Lucy A. St. John".

Lucy A. St. John, AICP  
Planning and Zoning Administrator

cc: 084-01-000 Property Account File  
Jason Lyon, Fire Chief  
Amy Rankins, Land Use and Assessing Coordinator  
Kim Hallquist, Town Administrator

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)	
SOU LIOTS JOHN & FRANK CO REAL ESTATE RENTALS PO BOX 335 ANDOVER, NH 03216 Additional Owners:	4 Rolling	2 Public Water 3 Public Sewer	1 Paved	4 Bus. District	RESIDENTL RES LAND RESIDENTL COMMERC. COM LAND COMMERC. COMMERC. COMMERC.	Code 0105 0105 0105 0322 0322 3260 3260	Appraised Value 54,050 98,075 2,050 162,150 294,225 280,200 2,600	Assessed Value 54,050 98,075 2,050 162,150 294,225 280,200 2,600
SUPPLEMENTAL DATA					Other ID: 00084 00010 00000	Septic Infor	2119 NEW LONDON, NH	
ZONE UTILILITY Ward Prec. ROADFF					MP WVF CONSERVAI			
ASSOC PID#								
RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	SALE PRICE	V.C.
SOU LIOTS JOHN & FRANK					1617/1064	12/01/1986	390,000	10

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NBHD/SUB 77/A								
STREET INDEX NAME TRACING								
BATCH								
NOTES								
HAIR SALON AND 3 APTS								
4/08 DNPU RAMP								
5/13- VINYL SIDED, TOP FLOOR TO PHS								
RES=1800-COMM=2320SF								
2 RETAIL/3 APTS								
SBDRM/2BATHS								

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
BUILDING PERMIT RECORD								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
09-047	10/01/2007	11	Commercial	0	05/01/2013	100	04/01/2013	Front entrance ramp, aft
07-120		11	Commercial	0	04/23/2008	100	04/01/2008	Adding a new entrance to
VISIT/CHANGE HISTORY								
ID	CD	Purpose/Result						
KM	FR	IN FIELD REVIEW						
KM	BP	BUILDING PERMIT						
DG	ML	MEASURE & LIST						
JL								
DI	ML	MEASURE & LIST						

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card)								
Appraised XF (B) Value (Bldg)								
Appraised OB (L) Value (Bldg)								
Appraised Land Value (Bldg)								
Special Land Value								
Total Appraised Parcel Value								
Valuation Method:								
Adjustment:								
Net Total Appraised Parcel Value								

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	CD	Purpose/Result
09-047	10/01/2007	11	Commercial	0	05/01/2013	100	04/01/2013	Front entrance ramp, aft	05/01/2013		KM	FR	IN FIELD REVIEW
07-120		11	Commercial	0	04/23/2008	100	04/01/2008	Adding a new entrance to	04/23/2008		KM	BP	BUILDING PERMIT
					05/06/2000				05/06/2000		DG	ML	MEASURE & LIST
					02/17/1995				02/17/1995		JL		
											DI	ML	MEASURE & LIST

B	Use	Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. Area	A. Disc	C. Factor	ST. Idx	S.I. Adj.	Notes	Adj.	Land Value
1	0322	STORE/SHOP MDL-94	C	43.560		SF	1.99	1.0000	4	1.0000	1.50	77	3.00		8.96	390,300
1	0322	STORE/SHOP MDL-94	C	0.10		AC	5,000.00	1.0000	4	1.0000	1.35	77	3.00		20,250.00	2,000
Total Card Land Units: 1.10 AC Parcel Total Land Area: 1.1 AC Total Land Value: 392,300																

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	80		Stores/Apt Com				
Model	94		Commercial				
Grade	04		Average +				
Stories	3						
Occupancy							
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	08		Irregular				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2	14		Carpet				
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	01		None				
Bldg Use	0322		STORE/SHOP MDL-94				
Total Rooms							
Total Bedrms	00						
Total Baths	00						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Pumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Prtns	02		AVERAGE				
Wall Height	8						
% Conn Wall	0						

**OB-OUTBUILDING & YARD ITEM(S) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dn	Rt	Cnd	%Cnd	Apr Value
PAVI	PAVING-ASPH			L	9,000	1,50	2003				60	8,100
FNS	FENCE-6' CHA			L	10	14,00	2003				60	100

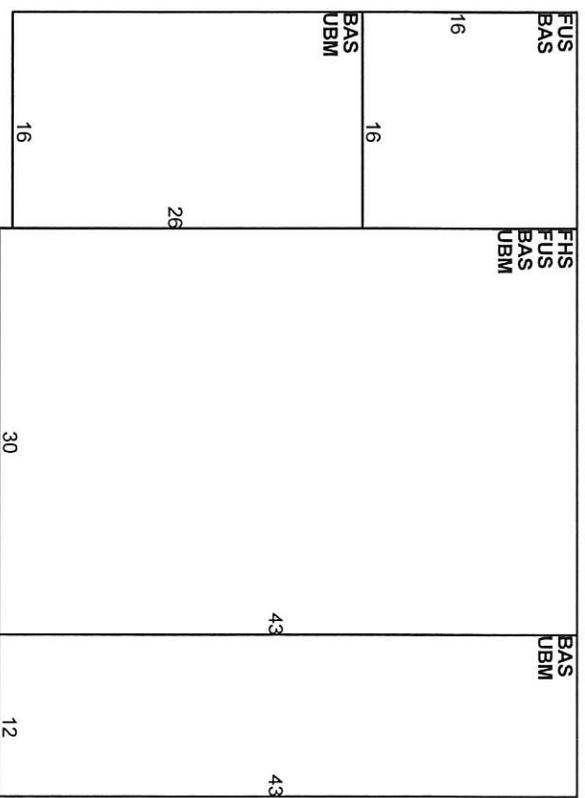
**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,478	2,478	2,478		205,035
FHS	Half Story, Finished	645	1,290	645		53,369
FUS	Upper Story, Finished	1,546	1,546	1,546		127,919
UBM	Unfinished Basement	0	2,222	556		46,005
<b>Ttl. Gross Liv/Lense Area:</b>		<b>4,669</b>	<b>7,536</b>	<b>5,225</b>		<b>432,327</b>

MIXED USE		
Code	Description	Percentage
0322	STORE/SHOP MDL-94	75
0105	THREE FAM	25

**COST/MARKET VALUATION**

Adj. Base Rate:	82.74
Net Other Adj:	432,327
Replace Cost	0.00
AYTB	432,327
EYB	1880
Dep Code	1989
Remodel Rating	G
Year Remodeled	
Dep %	50
Functional Obshc	0
External Obshc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	216,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	30		Restaurant				
Model	94		Commercial				
Grade	04		Average +				
Stories	1						
Occupancy							
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2	11		Clapboard				
Roof Structure	03		Gable/Hip				
Roof Cover	09		Enam Mtl Shing				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2	14		Carpet				
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	3260		REST/CLUBS				
Total Rooms	00						
Total Bedrms	00						
Total Baths	0						
Heat/AC	01		HEAT/AC PKGS				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	03		ABOVE AVERAGE				
Ceiling/Wall	05		SUS-CELL & WL				
Rooms/Ptms	02		AVERAGE				
Wall Height	10						
% Conn Wall	0						

**OB-OUTBUILDING & YARD ITEM(S) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PATI	PATIO-AVG			L	880	5.00	2003		0		60	2,600
CLRI	COOLER			B	20	25.00	1998		2		100	500
CLR2	FREEZER TEN			B	108	32.00	1998		2		100	2,400

**BUILDING SUB-AREA SUMMARY SECTION**

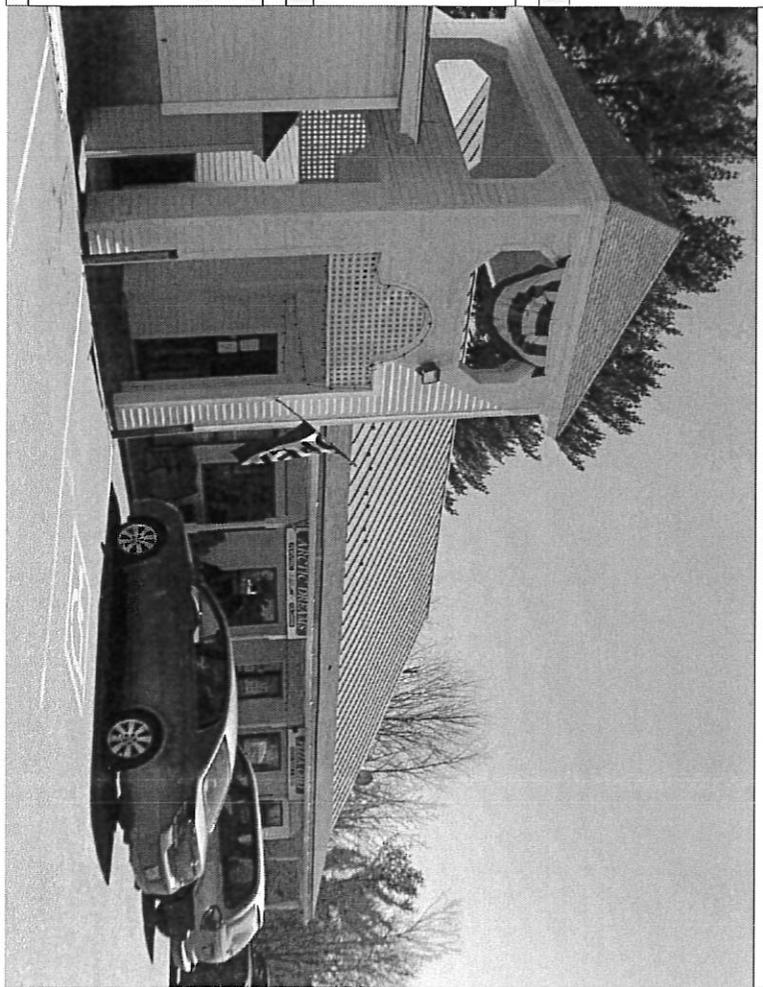
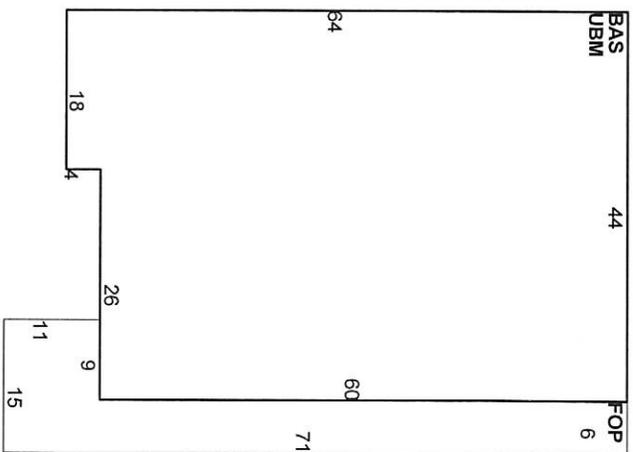
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,712	2,712	2,712		314,280
FOP	Open Porch	0	525	131		15,181
UBM	Unfinished Basement	0	2,712	678		78,570
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,712</b>	<b>5,949</b>	<b>3,521</b>		<b>408,031</b>

**MIXED USE**

Code	Description	Percentage
3260	REST/CLUBS	100

**COST/MARKET VALUATION**

Adj. Base Rate:	115.89
Net Other Adj:	408,031
Replace Cost	0.00
AYB	408,031
EYB	1988
Dep Code	1998
Remodel Rating	A
Year Remodeled	
Dep %	32
Functional Obsolescence	0
External Obsolescence	0
Cost Trend Factor	0
Condition	
% Complete	68
Overall % Cond	277,500
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





# 394 Main Street - Aliioops Flowers & Gifts

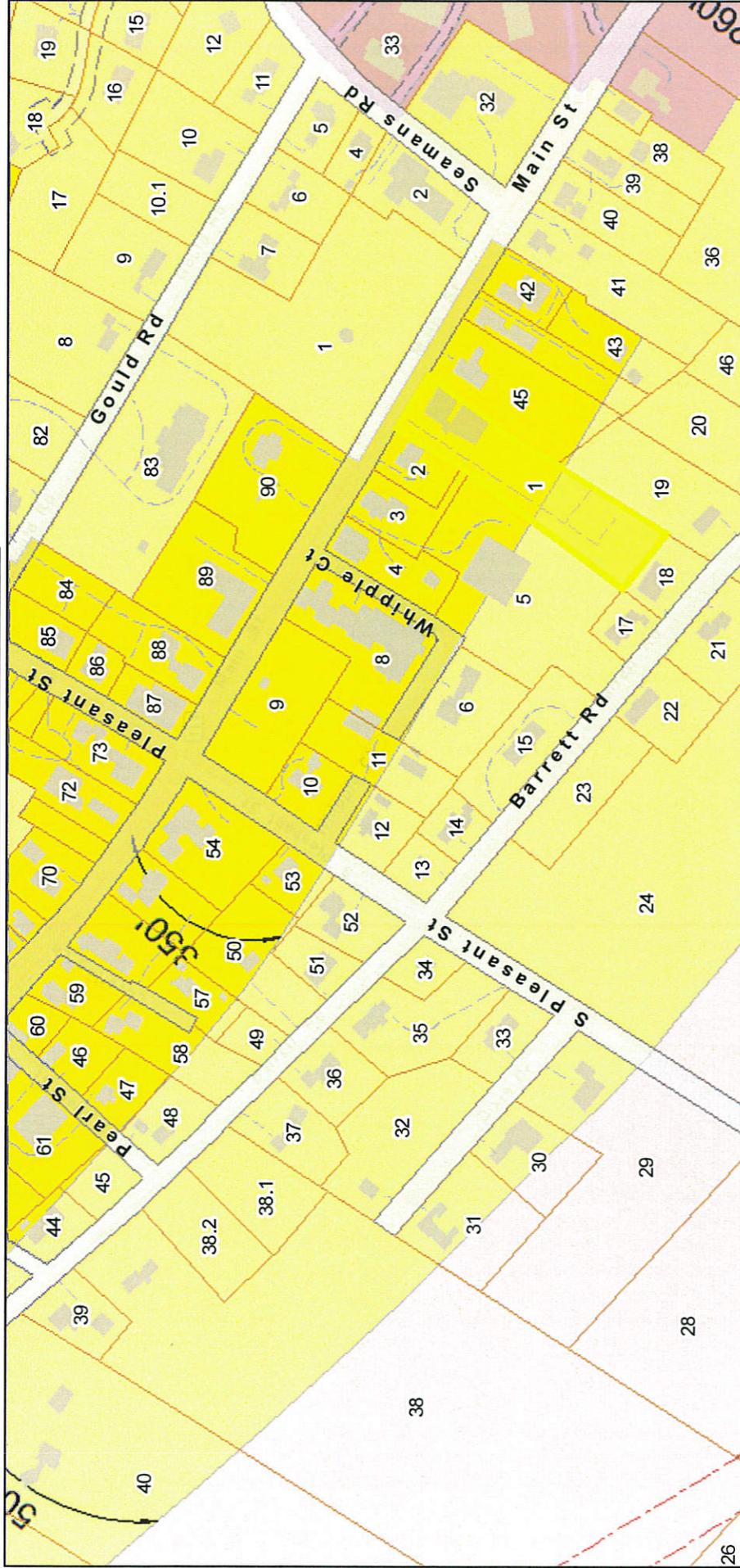
Tax Map 084-001-000

March 16, 2017

1 inch = 300 Feet



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PROPERTYLINE		RW		Street Names	
	PROPERTYLINE		RW		R-1
	ROAD		UTILITY		R-2
	DW		Zone Arcs		COMMERCIAL
	ROAD-PVT-RW		Right of Ways		INSTITUTIONAL
	New London Buildings				

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