



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: BENJAMIN K. BARTON

ADDRESS: 52 MAIN ST., PO BOX 154, NEW LONDON, NH 03257

DAYTIME PHONE NUMBER: 603-748-0528 FAX: 603-526-9677

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

ADDRESS: _____

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 52 MAIN ST.

TAX MAP/Lot: 073-045-000 ZONE DISTRICT: COMMERCIAL

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: SINGLE FAMILY RESIDENCE + ATTACHED OFFICE SPACE

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 52 MAIN ST.

State Highway ROUTE 114

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.

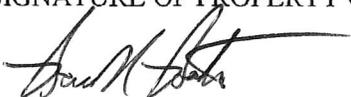
I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

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: 9/14/17

SIGNATURE OF PROPERTY OWNER



SIGNATURE OF AGENT FOR PROPERTY OWNER

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	X		
2.b	Letter of Authorization		X	
2.c	Abutters List	X		
2.d	Application Fee	X		
2.e	Waiver Requests in Writing		X	
2.f	Site Plan Maps - # as directed by Town Planner	X		
1	Estimated area & distances & directions of boundaries	X		
2	Name(s) of owner(s) of record	X		
3	Abutters list	X		
4	Site location map	X		
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	X		
9	Existing structures - photos from all sides	X		
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		X	
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		X	
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:		X	
a	Hours & days of operation	X		
b	Estimate of normal business traffic	X		
c	Description of proposed use(s)	X		
d	Number of employees	X		
e	Any unusual demand for utility service	X		

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

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

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.

Frank Anzalone Associates
Architects and Planners

P.O. Box 1016
New London, NH 03257
Phone 603.526.8911
Fax 603.526.8922

Project: BARTON
Project Number: 17003
Date: 9/25/17
Drawn By: FA Page ____ of ____

52 MAIN ST. - PARKING
OFF-STREET

EXISTING COMMERCIAL (OFFICE) = 1,002 SQ. FT.
EXISTING RESIDENCE = 1,108 SQ. FT.
PROPOSED OFFICE SPACE = 360 SQ. FT.

PARKING

RESIDENCE (SINGLE FAMILY) 2 SPACES

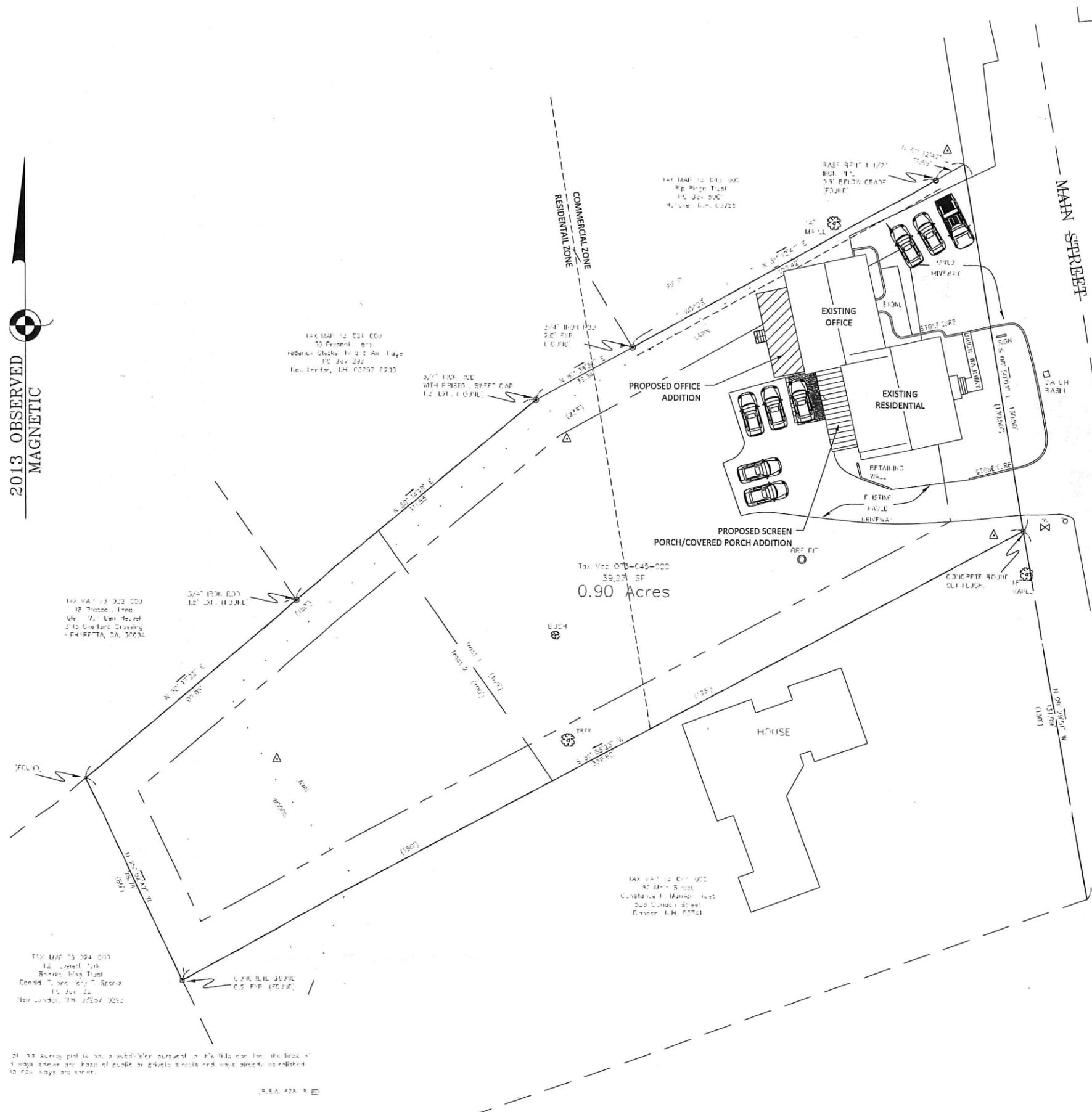
OFFICE 1,362 SQ. FT.
4 SPACE / 1,000 SQ. FT. = 5.4 SPACE

TOTAL SPACES REQ'D. = 8

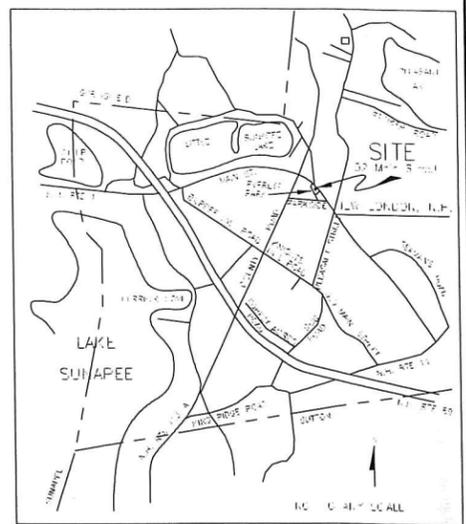
PROVIDED = 8 SPACES



2013 OBSERVED
MAGNETIC



- KEY**
- Street
 - 1" Iron Pipe (Chase) - as noted
 - Concrete Block (Found) - as noted
 - 3/4" Iron Pipe (Cast) - as noted
 - 2" Iron Pipe (Found) - as noted
 - Utility File and Number
 - Edge Bank/Trim
 - Survey Control Point
 - Corner Call
 - Marker
 - Water Shut Off
 - Iron Building Setback



NOTES

1. This plan is the result of a Leica robotic total station survey June 2012, having a control traverse relative error of 1:60000 greater than 10:0000 (1st Category 1, Definition 1, Unsurv).
2. Each reference is based on MCR 800:001, Pg. 2175.
3. This property is located in the B Residential Zoning District with a maximum building height of 35 feet and a maximum lot area of 20,000 sq. ft.
4. LOMA 1:2000 2011 Edition: This property is located in Zone X (Map 300250, Parcel 12), Area determined to be outside the 100 year flood floodplain.

REFERENCE PLANS

1. Vermont State Registry of Deeds Plan # 2536, Title "Easement of Spring Edge Farm Inc." by Robert L. Bristol recorded Sep. 15, 1979.
2. Merrimack County Registry of Deeds Plan # 2087, Title "Property of Barton, Deeds Inc." by Robert L. Bristol recorded Sep. 15, 1972.
3. Merrimack County Registry of Deeds Plan # 2753, Title "Boundary Agreement Property of David T & Mary T Spaulding" by FRANK ANZALONE ARCHITECTS recorded August 7, 1999.

STANDARD PROPERTY SURVEY

PROPERTY OF
BENJAMIN K. BARTON
PO BOX 215, New London, NH, 03257

LOCATED AT
50 Meter S. side, New London, NH, 03257
NEW LONDON, NEW HAMPSHIRE



JULY 19, 2013

PREPARED BY: FRANK ANZALONE ARCHITECTS ASSOCIATES, P.C., BOX 238, WILMOUTH, NH 03257
1111 BURY HILL, S. WEST DISPOSE, 4 BURN, NEW LONDON, NH 03257

Frank Anzalone Associates
Architects and Planners
Phone: 603.526.8911
Fax: 603.526.8922
www.faa-arch.com
P.O. Box 1016
New London, NH 03257

GENERAL NOTES
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

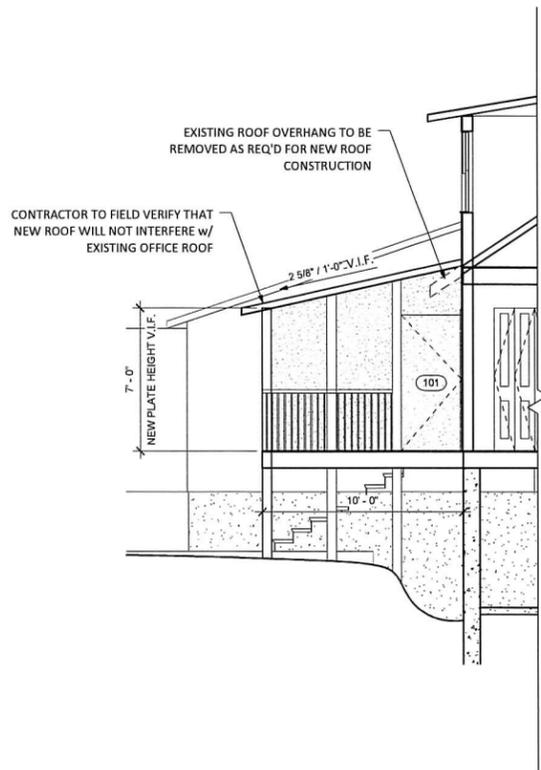
No.	Description	Date

BARTON
52 MAIN STREET
NEW LONDON, NH 03257

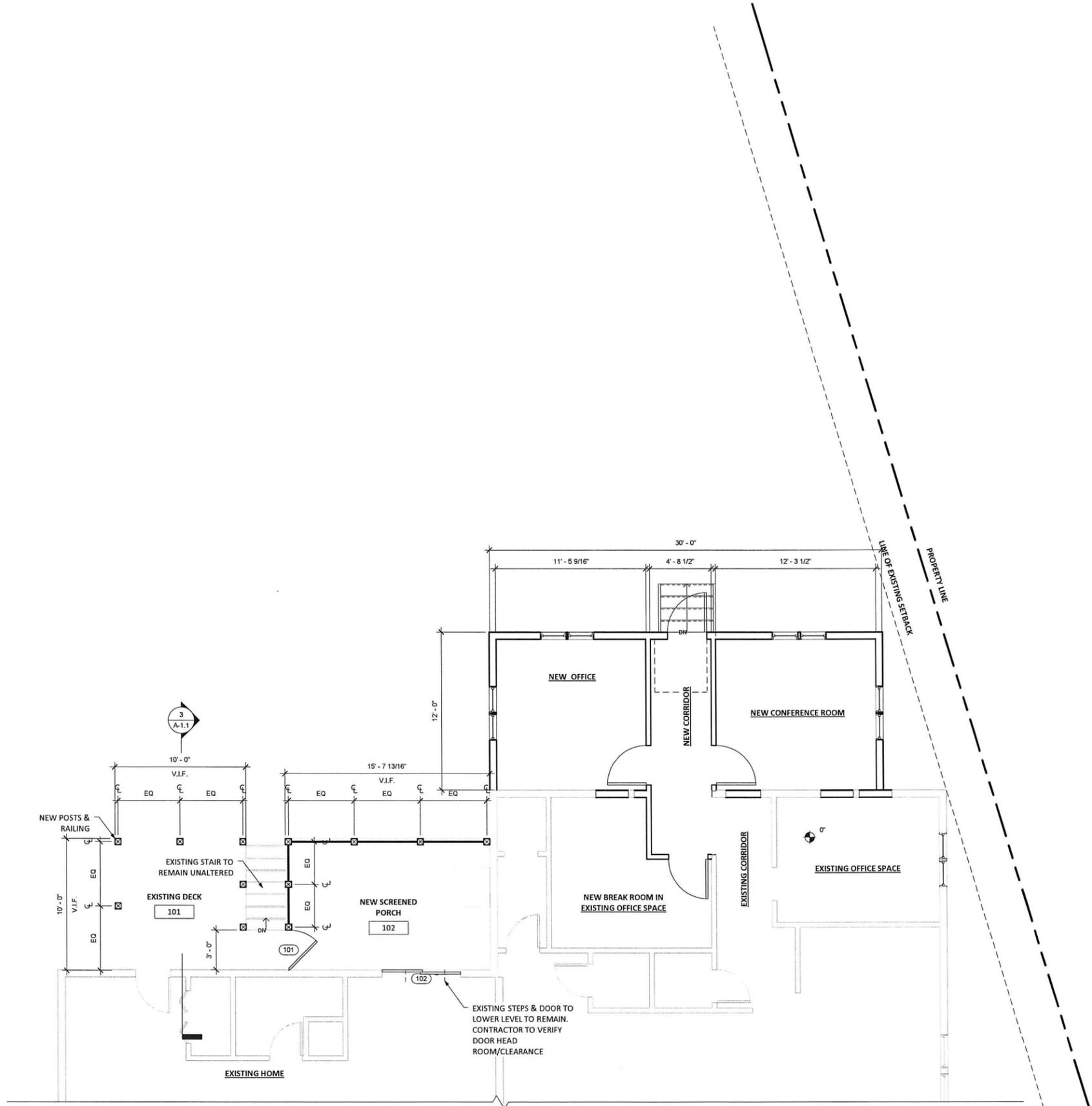
GARAGE ADDITION

SITE PLAN

Project Number:	17003
Date:	09/25/13
Scale:	1" = 20'-0"
Sheet:	A-0.1



3 PORCH SECTION
SCALE: 1/4" = 1'-0"



1 PROPOSED GROUND FLOOR
SCALE: 1/4" = 1'-0"

Frank Anzalone Associates
Architects and Planners
P.O. Box 1016
New London, NH 03257
Phone: 603.526.8911
Fax: 603.526.8932
www.faa-arc1.com

GENERAL NOTES
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

No.	Description	Date

BARTON
52 MAIN STREET
NEW LONDON, NH 03257

GARAGE ADDITION
GROUND FLOOR PLAN

Project Number: 17003
Date: 09/25/17
Scale: 1/4" = 1'-0"
Sheet:

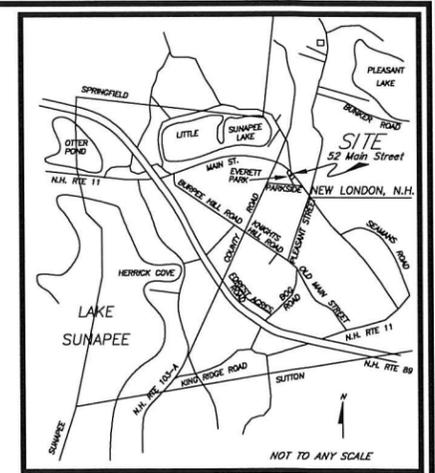
A-1.1

For Registry use only

2013 OBSERVED
MAGNETIC

KEY

○	Stonewall
○	1" Iron Pipe (found)-or as noted
□	Concrete Bound (found)-or as noted
●	3/4" Iron Rod (sa)-or as noted
○	Drill Hole (found)-or as noted
□	Utility Pole and number
—	Edge Road/ Drive
△	Survey Control Point
○	Deed Call
○	Hydrant
○	Water Valve
○	Water Shut Off
○	Town Building Setback



NOTES

1. This plan is the result of a Leica Robotic total station survey, June, 2013, having a control traverse relative error of closure greater than 1:15,000 (NH Category 1, Condition 1, Urban)
2. Deed reference to parcel is MCR Bk. 1851, Pg. 2176.
3. This property is located in the R-1 Residential Zoning District with water and sewer. Structure setbacks are Front yard 25 Feet, Side and Rear yard 15 Feet. Minimum Lot size is 20,000 SF.
4. FEMA FLOOD ZONE DETERMINATION: This property is located in Zone X (Map 330230, Panel 115), Areas determined to be outside the 0.2% annual chance floodplain.

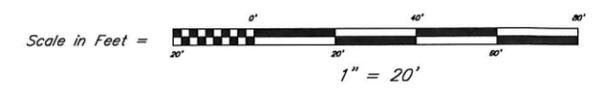
REFERENCE PLANS

1. Merrimack County Registry of Deeds Plan # 2508, Titled "Property of Spring Ledge Farm Inc..." by Robert S. Bristol recorded Sep. 9, 1970.
2. Merrimack County Registry of Deeds Plan # 2987, Titled "Property of Barton Prescott Corporation..." by Robert S. Bristol recorded Sep. 15, 1972.
3. Merrimack County Registry of Deeds Plan # 12150, Titled "Boundary Line Agreement Property of Donald T. & Mary T. Sparks..." by DiBernardo Associates, Recorded August 2, 1991.

STANDARD PROPERTY SURVEY

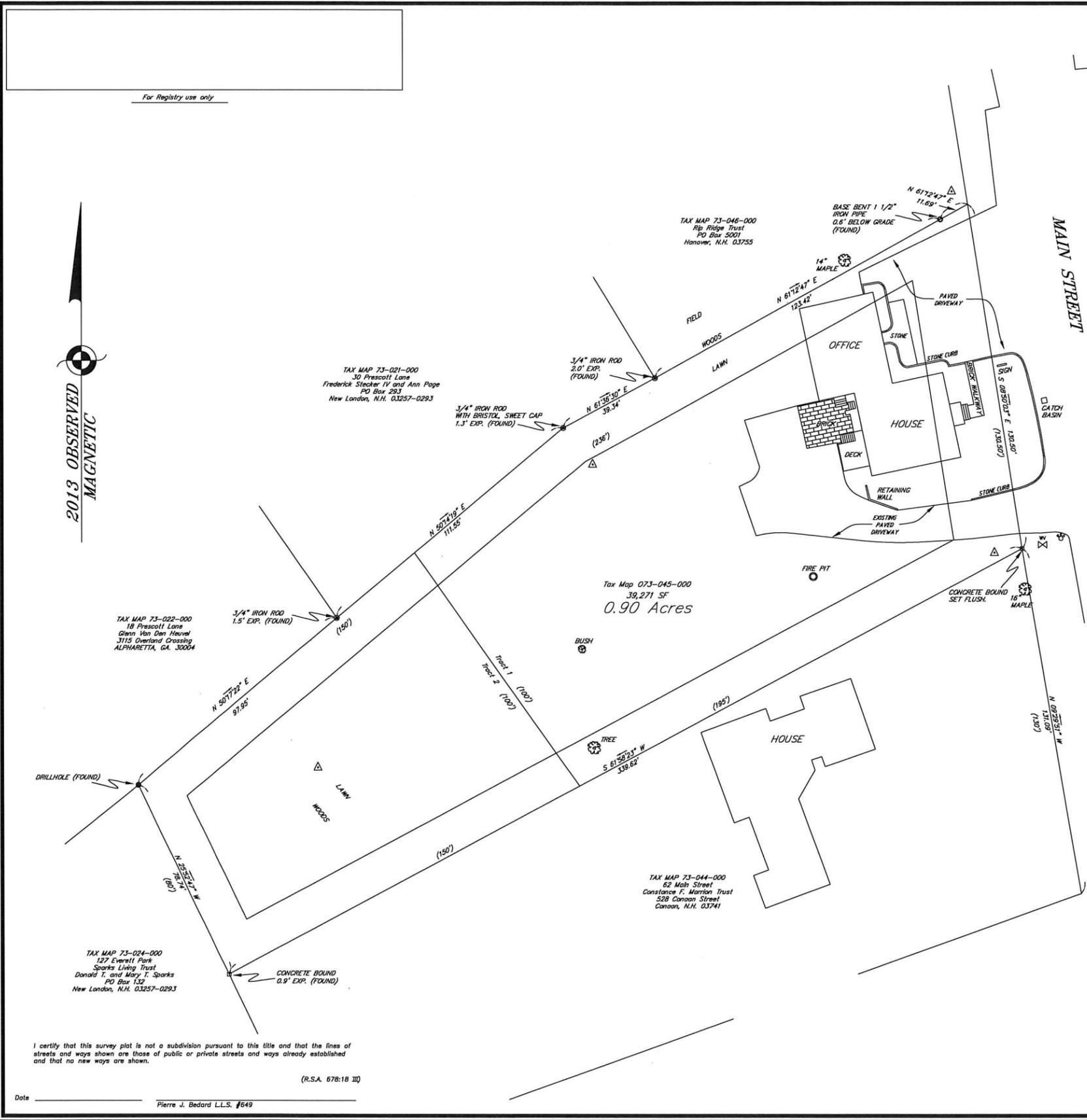
PROPERTY OF
BENJAMIN K. BARTON
 PO BOX 249, New London, N.H. 03257

LOCATED AT
 52 Main Street, New London, N.H. 03257
NEW LONDON, NEW HAMPSHIRE



JULY 19, 2013

PREPARED BY PIERRE J. BEDARD, and ASSOCIATES, P.C., P.O. BOX 238, WILMOT, N.H. 03287.
 LAND SURVEYING, SEWAGE DISPOSAL DESIGN, and NATURAL RESOURCE CONSULTANTS.



I certify that this survey plot is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets and ways already established and that no new ways are shown.

(R.S.A. 678:18 III)

Date _____ Pierre J. Bedard L.L.S. #649