

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

RECEIVED  
MAY 30 2017

NAME OF APPLICANT: BENJAMIN K. BARTON

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

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

NAME OF PROPERTY OWNER: BBARTON@NHINS.COM  
(If other than applicant)

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

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

LOCATION OF PROPERTY: 52 MAIN STREET

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

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: SINGLE FAMILY RESIDENCE + ATTACHED OFFICE SPACE w/2 CAR GARAGE + OFFICE SPACE ABOVE

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

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



TM

073-045-000

Executive Summary

**Benjamin K. Barton**  
**52 Main Street**  
**New London, NH 03257**

5/30/17

Town of New London  
Planning Board  
New London, NH 03257

RECEIVED  
MAY 30 2017

Re: Barton – Site Plan Review Application - Question #29

Dear Members of the Board,

My property at 52 Main Street is currently being used as my primary residence, and rental office space with approximately a 1000 sq. ft of space. My business, Barton Insurance Agency, Inc., occupies 100% of the space, and has office hours consistent with a small business in New London, NH. The office is not open on weekends, but I will take appointments after hours to suite the needs of my client base.

With the acceptance of the attached plan, I intend to have a General Contractor build a 2 Car Attached Garage with finished Office Space above to accommodate the staff with a Break Room with Kitchen Appliances, a Full Bathroom with a Shower Stall, a Conference Room, and a Vestibule sitting area. There will be a second means of egress from the 2<sup>nd</sup> Floor by attaching a balcony with stairs leading to the ground level. The building will be situated behind the current structure with an enclosed 12 Ft. Walkway connecting the buildings via the back door in the existing office space. Access to the Garage will be by using the existing left side driveway that goes to the back of the building. Normal business traffic will not change with the additon of this office space, as I do not anticipate any additional staffing needs for the business in the foreseeable future. The Agency employs 6 Professional Agents with 3 working in New London, a P/T Bookkeeper working an avg of 20 Hours/Week in New London, and 3 others working at an office at 25 Dolly Road, Contoocook, NH. I split my time between the two offices by appointment only.

With regard to the residence changes shown on the plan, there will be a new roofline extending out over the existing and future deck area to eliminate the potential for bodily injury from the ice cakes that fall from the rooftop during the winter/spring season. A 2-3 Season room will be created to allow access to the Office Space by use of the side door that exists presently.

I do not anticipate any unusual demand for utility services. The plan for Snow Removal will be plowing the snow to the left of the new Building as has been done over the years. Thank you for your consideration of my site plan, and I look forward to the meeting on 6/26/17.

Sincerely,  
  
Benjamin K. Barton







(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	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:			
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.



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			

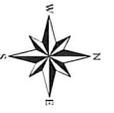


Town of New London  
Site Plan Review Regulations  
As Amended December 1, 2015

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.





May 31, 2017

# Barton 52 Main Street

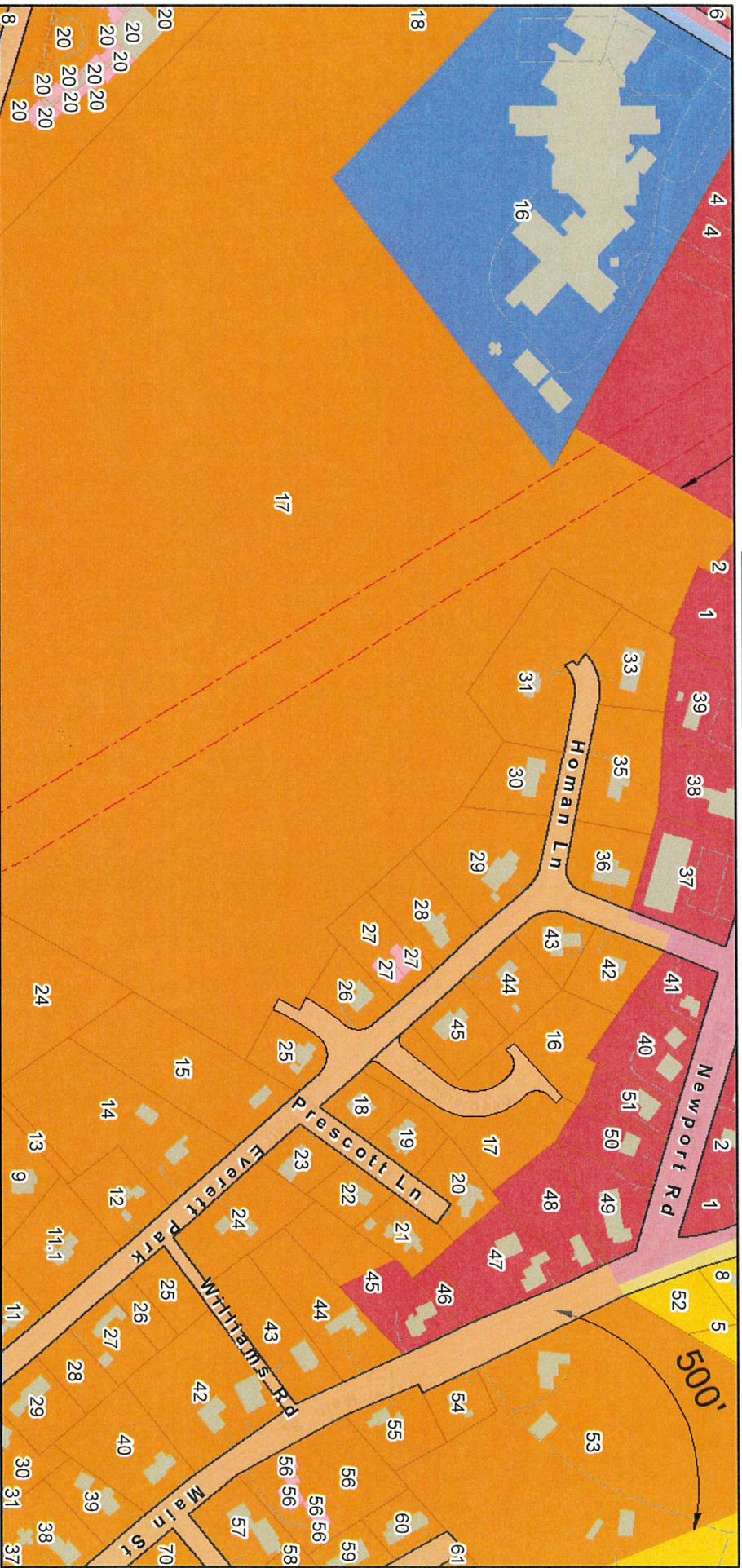
Tax Map 073-045-000

1 inch = 300 Feet



**CAI Technologies**  
Precision Mapping. Operational Solutions.

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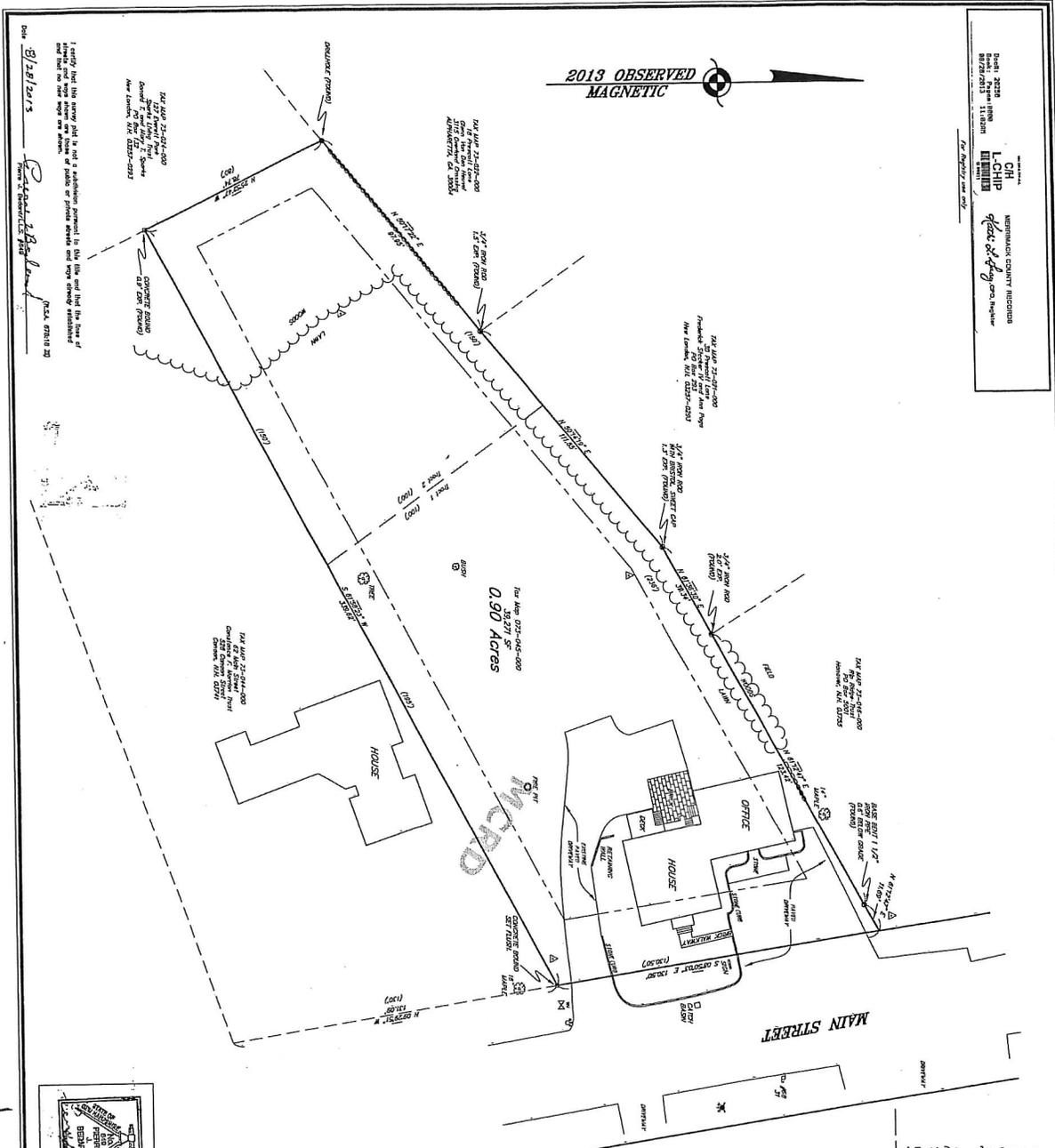
Street Names	----- DW	Right of Ways	COMMERCIAL - C
PROPERTY LINE	- - - - UTILITY	Zone Arcs	HOSPITAL INSTITUTIONAL DISTRICT - H Inst
ROAD	New London Condos	URBAN RESIDENTIAL - R1	
ROAD-PVT-PAPER	New London Buildings	RESIDENTIAL - R2	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



2013 OBSERVED  
 MAGNETIC

CHS  
 L-CHIP  
 FEDERAL COUNTY RECORDS  
 1000 N. 10th Street  
 Lincoln, NE 68502



1. This plan is the result of a field observation...  
 2. The property is bounded by the 4th of July...  
 3. The property is bounded by the 4th of July...  
 4. THE FIELD SURVEY...

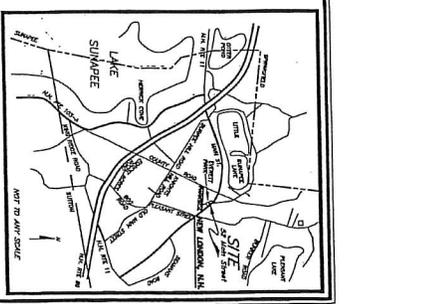
**NOTES**  
 1. This plan is the result of a field observation...  
 2. The property is bounded by the 4th of July...  
 3. The property is bounded by the 4th of July...  
 4. THE FIELD SURVEY...

**KEY**  
 1. 1/4" iron nail (found) or as noted  
 2. 1/4" iron nail (found) or as noted  
 3. 1/4" iron nail (found) or as noted  
 4. 1/4" iron nail (found) or as noted  
 5. 1/4" iron nail (found) or as noted  
 6. 1/4" iron nail (found) or as noted  
 7. 1/4" iron nail (found) or as noted  
 8. 1/4" iron nail (found) or as noted  
 9. 1/4" iron nail (found) or as noted  
 10. 1/4" iron nail (found) or as noted

**REFERENCE PLANS**  
 1. Mainland County Plat of James P. & Susan...  
 2. Mainland County Plat of James P. & Susan...  
 3. Mainland County Plat of James P. & Susan...  
 4. Mainland County Plat of James P. & Susan...

**STANDARD PROPERTY SURVEY**  
**BENJAMIN K. BARTON**  
 123 Main Street, New London, NH 03257  
 NEW LONDON, NEW HAMPSHIRE  
 LOCKED AT  
 JULY 19, 2013

Scale in Feet = 1" = 20'  
 PREPARED BY FRANK A. BROWN and ASSOCIATES, P.C., P.O. BOX 218, HAZARD, NH 03229.  
 LAND SURVEYING, SURVEYING, CONSTRUCTION AND ARCHITECTURAL CONSULTANTS.







# Barton 52 Main Street

Tax Map 073-045-000

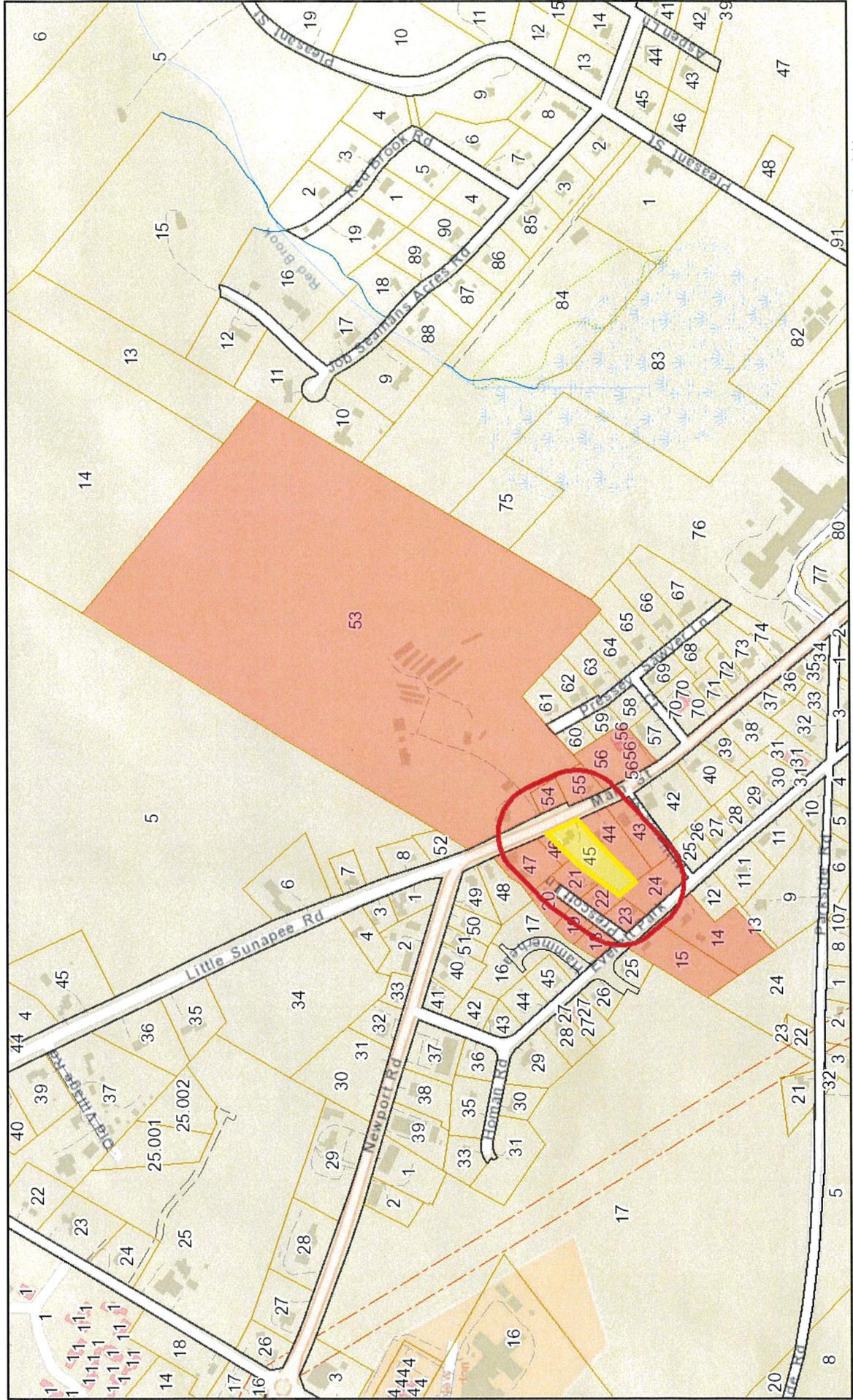
1 inch = 550 Feet



May 31, 2017



www.cai-tech.com



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CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
BARTON BENJAMIN K	4 Rolling	2 Public Water 3 Public Sewer	1 Paved	3 Rural	Code 0101 0101 0101 0340 0340 0340	Appraised Value 131,025 143,175 1,275 43,675 47,725 425
NEW LONDON, NH 03257 Additional Owners:	SUPPLEMENTAL DATA				0101 0101 0101 0340 0340 0340	131,025 143,175 1,275 43,675 47,725 425
	Other ID:	00073 00042 00000	Septic Infor		0340	47,725
	ZONE		MP		0340	47,725
	UTILITY		WF		0340	425
	Ward		CONSERVA			
	Prec.					
	ROADFF					
	GIS ID:	073-045-000	ASSOC PID#			
<b>RECORD OF OWNERSHIP</b>					<b>Total</b>	<b>367,300</b>
BARTON BENJAMIN K		BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE
BARTON BENJAMIN K & DEBORAH L		3432/1374	03/06/2014	U	1	0
						1A
						Yr. Code
						2017 0101
						2017 0101
						2017 0101
						2017 0340
						2017 0340
						2017 0340
						<b>Total:</b>
						367,300

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Inlt.	APPRaised VALUE SUMMARY
							0	0	Appraised Bldg. Value (Card)
							0	0	Appraised XF (B) Value (Bldg)
							0	0	Appraised OB (L) Value (Bldg)
							0	0	Appraised Land Value (Bldg)
							0	0	Special Land Value
									Total Appraised Parcel Value
									Valuation Method:
									Adjustment:
									Net Total Appraised Parcel Value
									367,300

**EXEMPTIONS**

**OTHER ASSESSMENTS**

**ASSESSING NEIGHBORHOOD**

NBHD/ SUB: NBHD NAME: STREET INDEX NAME: TRACING: BATCH:

77/A

**NOTES**

AIR HEAT

05/04 ADJ COND, INT REHAB

5/14- NO START TO GARAGE, CHK 2015

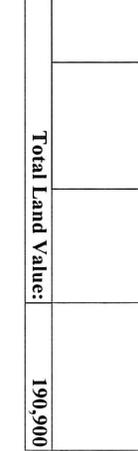
2/14 CORRECT ACREAGE PER SURVEY

DOC # 20250-.85 ACRE TO .90 ACRE

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Ch.	Purpose/Result
13-009	03/05/2013	EX	EXPIRED	0	05/07/2015	100	01/01/2015	build 2 car garage w/liv	10/07/2014			KM	CV	CHANGE IN VALUE (HI)
10-098	09/07/2010	2	Porch/Deck	0	05/01/2013	100	04/01/2013	Replace existing deck an	08/31/2014			FR	IN	FIELD REVIEW
03-025	05/05/2003	4	Addition/Conv	0	05/05/2004	100	05/05/2004	SMALL ADDITION FO	04/10/2014			NB	BP	BUILDING PERMIT
									03/26/2014			AR	AC	ADMIN DATA ENTRY
									02/20/2014			KM	AC	ADMIN DATA ENTRY

B Use #	Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I Factor	S Factor	A Disc	C. Factor	ST. Ldx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	0340	OFFICE BLD MDL-94	/COM	131		39,271	2.16	1.0000	4	1.0000	0.75	77	3.00	25 % grandfathered use	N	0.000		4.86	190,900
<b>Total Card Land Units: 0.90 AC Parcel Total Land Area: 0.9 AC</b>																			
<b>Total Land Value:</b>																			190,900



**CONSTRUCTION DETAIL**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	81		Office/Apt				
Model	94		Commercial				
Grade	05		Average +25				
Stories	1.75						
Occupancy							
Exterior Wall 1	11		Clapboard				
Exterior Wall 2	04		Single Siding				
Roof Structure	03		Gable/Hip				
Roof Cover	09		Enam Mt Shing				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2	12		Hardwood				
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	03		Central				
Bldg Use	0340		OFFICE BLD MDL-94				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	05		SUS-CELL & WL				
Rooms/Ptms	02		AVERAGE				
Wall Height	8						
% Comm Wall	0						

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Appr Value
PAVI	PAVING-ASPH			L	2,300	1.50	2003	0			50	1,700
A/C	AIR CONDITI			B	980	2.00	1992	2			100	1,100

**BUILDING SUB-AREA SUMMARY SECTION**

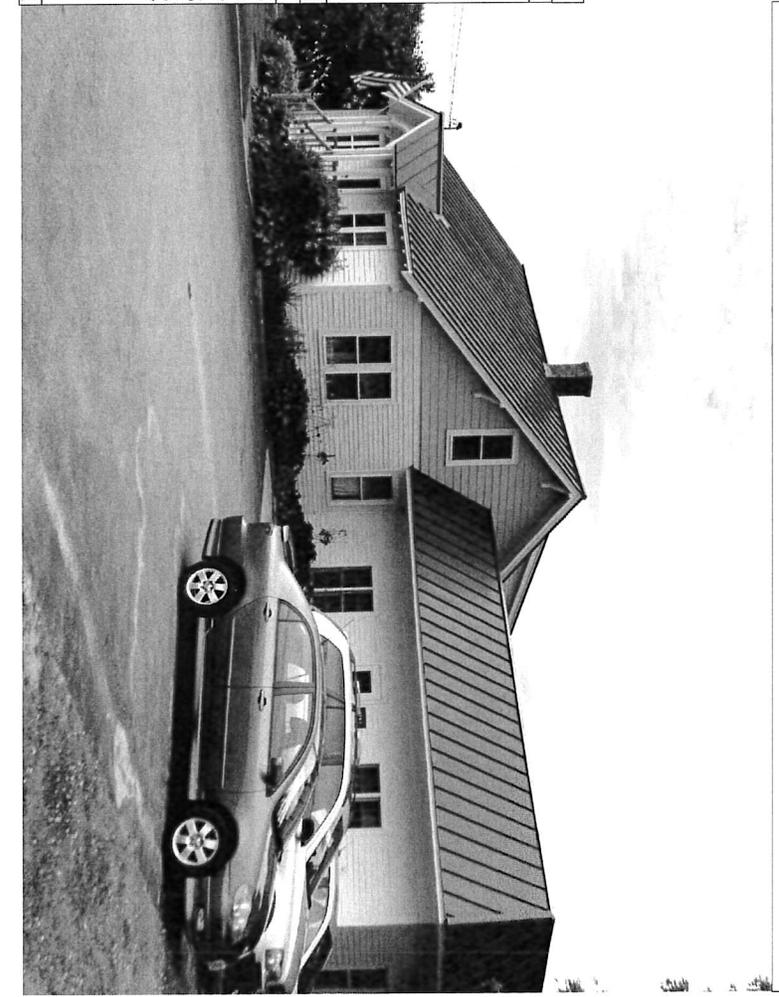
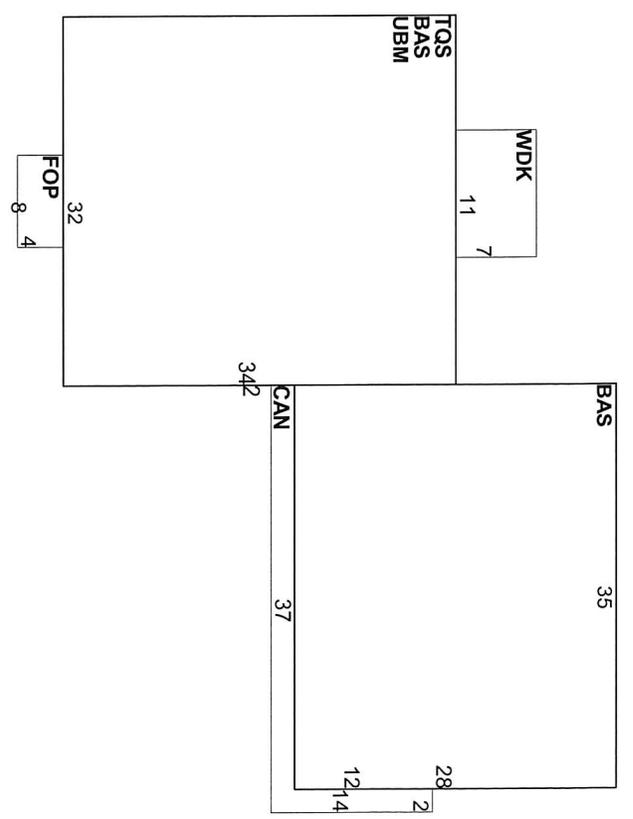
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	2,068	2,068	2,068		200,886
CAN	Canopy	0	98	20		1,943
FOP	Open Porch	0	32	8		777
TOS	Three Quarter Story	816	1,088	816		79,266
UBM	Unfinished Basement	0	1,088	272		26,422
WDK	Deck	0	77	8		777
<b>Total</b>		<b>2,884</b>	<b>4,451</b>	<b>3,192</b>		<b>310,071</b>

**MIXED USE**

Code	Description	Percentage
0340	OFFICE BLD MDL-94	25
0101	SINGLE FAM MIXED	75

**COST/MARKET VALUATION**

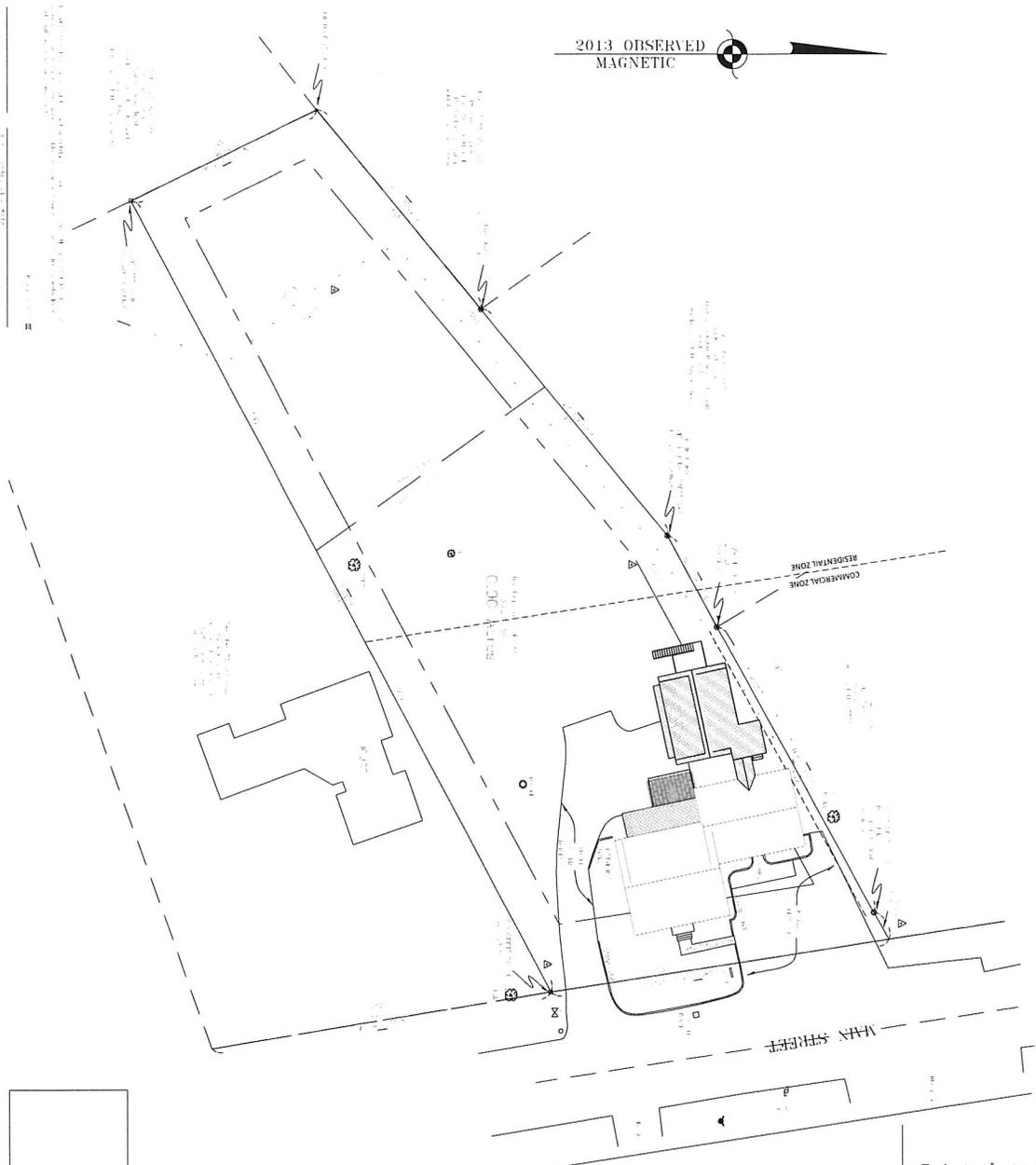
Adj. Base Rate:	97.14
Net Other Adj:	310.071
Replace Cost:	0.00
AVB	310.071
EYB	1930
VG	1992
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	44
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	56
Overall % Cond	173,600
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



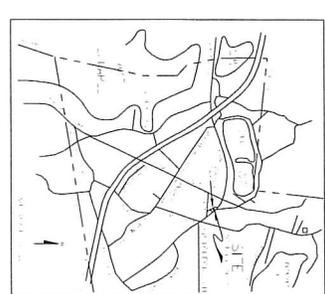
2013 OBSERVED  
MAGNETIC



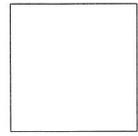
1 PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



- LEGEND**
- Proposed Building
  - Existing Building
  - Proposed Parking
  - Existing Parking
  - Proposed Driveway
  - Existing Driveway
  - Proposed Easement
  - Existing Easement
  - Proposed Boundary
  - Existing Boundary
  - Proposed Survey
  - Existing Survey
  - Proposed Utility
  - Existing Utility



STANDARD PROPERTY SURVEY  
BY  
**BENJAMIN K. BARTON**  
REGISTERED PROFESSIONAL SURVEYOR  
NEW LONDON, NEW HAMPSHIRE  
JULY 19, 2013



**A-0.1**

Garage Addition  
**SITE PLAN**

**BARTON**  
52 MAIN STREET  
NEW LONDON, NH 03257

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

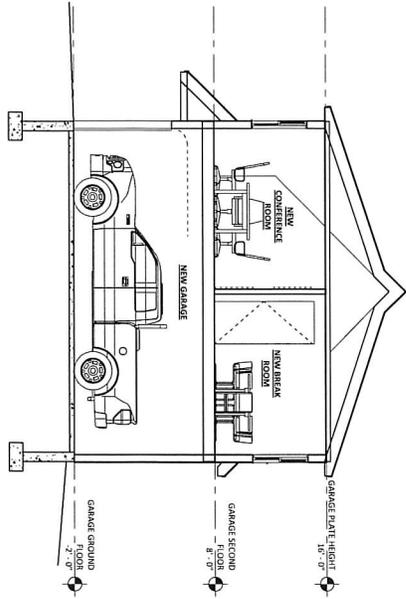
**DESIGN DEVELOPMENT**  
NOT FOR CONSTRUCTION

No.	Description	Date

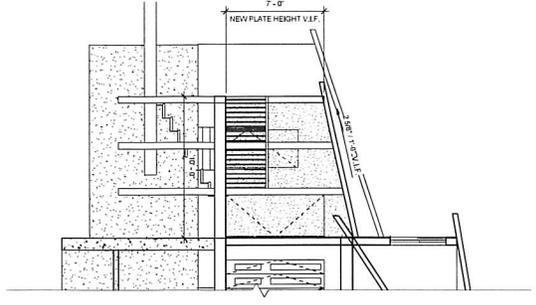
**Frank Anzalone Associates**  
Architects and Planners  
P O Box 1016  
New London, NH 03257  
Phone: 603 526 8911  
Fax: 603 526 8922  
www.faa-arch.com

10/20/2013 10:00 AM  
10/20/2013 10:00 AM

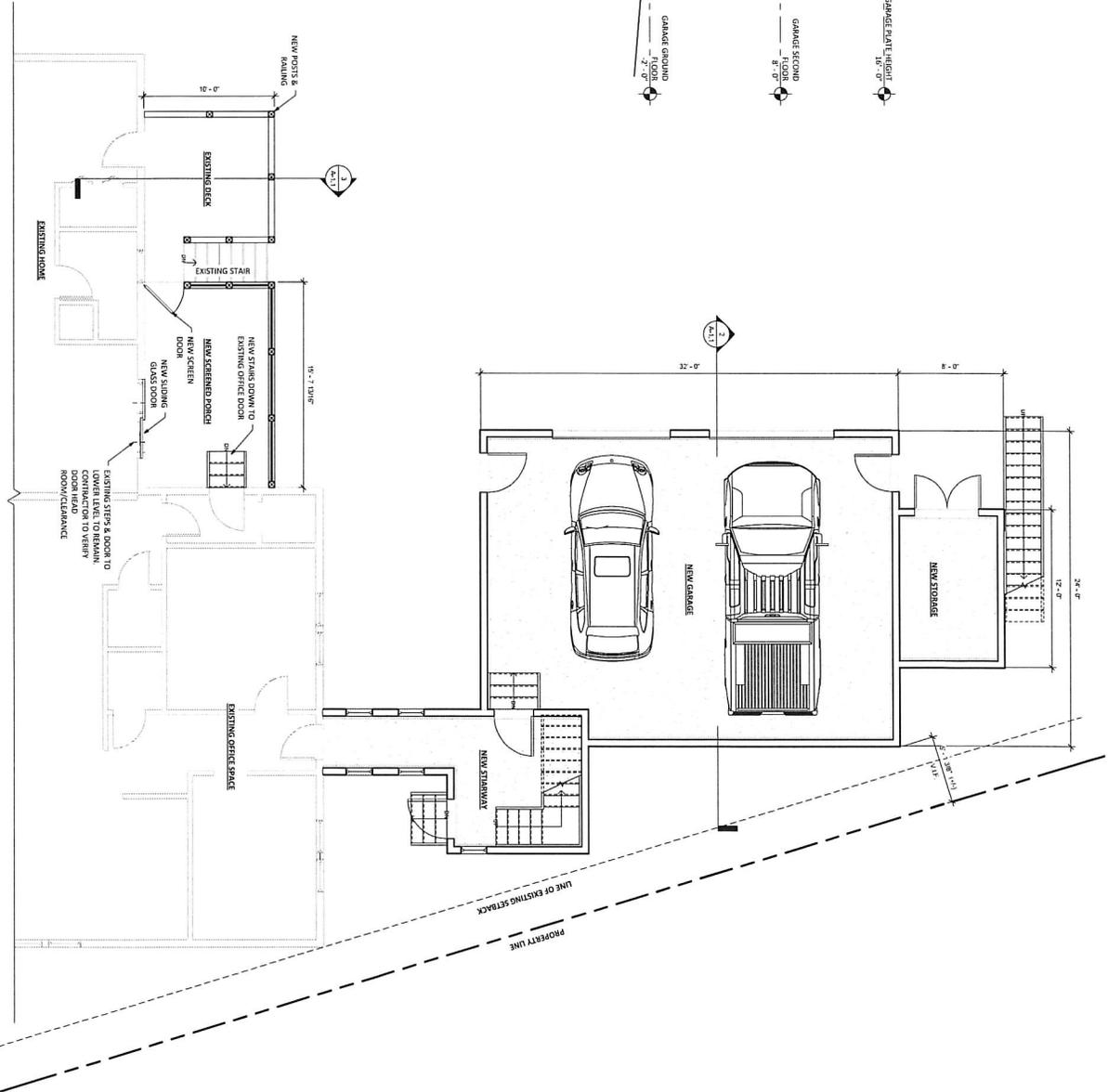




2 GARAGE SECTION  
SCALE: 1/4" = 1'-0"



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



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



N

A-1.1

GARAGE ADDITION	
GROUND FLOOR PLAN	
PROJECT NUMBER	17000
DATE	03/25/12
SCALE	1/4" = 1'-0"

**BARTON**  
52 MAIN STREET  
NEW LONDON, NH 03257

GENERAL NOTES	
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DESIGN DEVELOPMENT NOT FOR CONSTRUCTION	
No.	Description

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

2:04/2012 11:00 AM, "New\_Garage\_Ground\_Floor\_Plan.dwg", 2012-03-25 10:00:00 AM, 17000.dwg

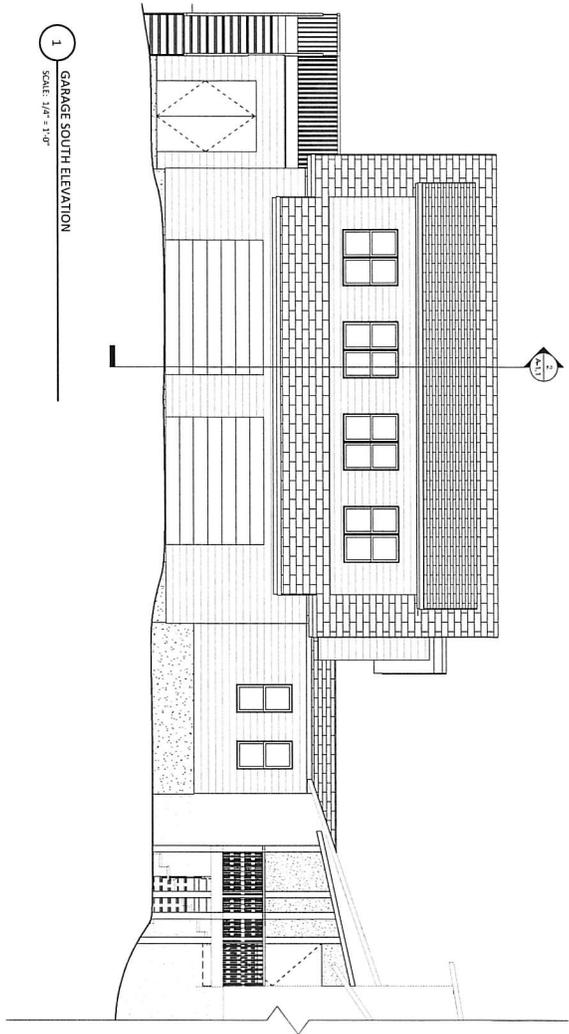




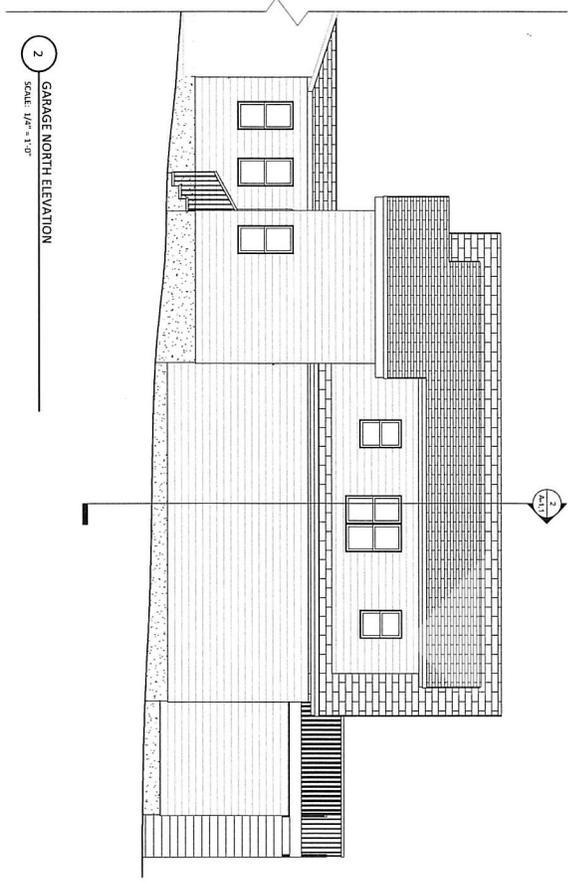








1 GARAGE SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 GARAGE NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT: GARAGE ADDITION  
 DATE: 08/20/12  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**A-2.1**

**BARTON**  
 52 MAIN STREET  
 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

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





