

APPENDIX E
APPLICATION FOR SITE PLAN REVIEW
MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 4/20/15

APPLICATION FOR:

- Phase I: Concept Site Plan Review
- Phase II: Preliminary Site Plan Review
- Phase III: Final Site Plan Review

NAME OF APPLICANT: George M. Neuwirt (George M. Neuwirt Construction)

ADDRESS: PO Box 663 Sunapee, NH 03782

DAYTIME PHONE NUMBER: 603-252-0011 FAX: N/A

NAME OF PROPERTY OWNER: Canary Systems Inc. (Alex Neuwirt)
(If other than applicant)

ADDRESS: 18 Chalk Pond Road Newbury, NH 03255

DAYTIME PHONE NUMBER: 603-526-9088 FAX: 603-526-9004

LOCATION OF PROPERTY: 5 Gould Road

TAX MAP/Lot: 084 080-000 ZONE DISTRICT: Commercial

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Company headquarters for
Canary Systems Inc. (Data Acquisition Systems and Software)

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 Gould & Pleasant
State Highway Route 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 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:

- Pleasant Lake - Blackwater River
- Little Lake Sunapee/Murray Pond
- Goose Hole Pond
- Otter Pond

- Lake Sunapee
- Lyon Brook/Kezar Lake
- Messer Pond/Clark Pond/Kezar Lake

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: 4/20/15

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER
(Need letter of authorization from property owner)

George M. Neuwirt

Lucy St. John

From: George M. Neuwirt <gmnconstruction@comcast.net>
Sent: Monday, April 20, 2015 10:37 AM
To: Lucy St. John; 'Alex Neuwirt'; 'Diana Piotrow'; 'Roger Rodewald'
Subject: FW: PLAN
Attachments: CanaryProposedNewLondon.pdf

Good morning Lucy

This should be the finished site plan...attached and the follow up on the details to the inside work. It shows:

Side facing Gould Street:

Front entry:

- 1: New front entry plan matches drawing submitted by the Bruce parsons plan that I sent you.
- 2: It shows the plantings on the front gable of the building according to the schedule with the stamped concrete walk and the patio under the roof as stamped concrete too.
- 3: It shows only the lights that are on the building now. No additional lights being added as the use of the building is not changing. No second shift, no night time deliveries of pickups or anything like that. The only lighting that is changing is the existing light that faces Gould is just being moved to the face of the new gable entry sidewall. The underside of the new roof would have 3 new can lights to illuminate the new entry stamped concrete patio.

On the side facing Pleasant:

- 1: This side shows the new sewer line configuration.
- 2: It shows the plantings spelled out according to the schedule..near the building and on Pleasant
- 3: It shows the improvements to the parking area with the entrance closest to the intersection removed and that filled in according to the landscaping plan. Along with that it shows the center divider gone.
- 4: It shows the addition of a storm drain on the downhill side of the entrance that is remaining to pick up runoff from the parking area. Currently there is no drain there and the water from the parking area just goes into the street and down the swale on the side of the road.
- 5: It shows the part of the parking area that is being removed at the left of the loading docks and how that is being improved according to the landscaping plan. This is designated the "snow storage area" as all the snow from the parking lot will be going here this coming winter.
- 6: It shows the grade of the loading dock area dropped 10 inches (to 105) to accommodate the trucks that Canary has loading and unloading at the loading dock

On the rear gable:

- 1: New window cut into the building for the new bathroom according to the plan submitted.
- 2: New window in the break room according to the plan submitted.
- 3: It shows the oil tank placement outside...Look at the spec that I will send you as to how this is being handled. Basically an enclosure with a concrete base to provide containment in case the tank leaks.

Alterations to building inside:

- 1: New bathroom layout to the left of the loading dock.

2: New break room layout

3: Elimination of the existing half bath in the assembly area and the conversion of that space to a work station.

I think I have it all in there according to what the board asked. If not please let me know. Please let me know what I owe as far as permitting and I will get you a check as soon as I get back on Wed.

Job spec to follow.

G

-----Original Message-----

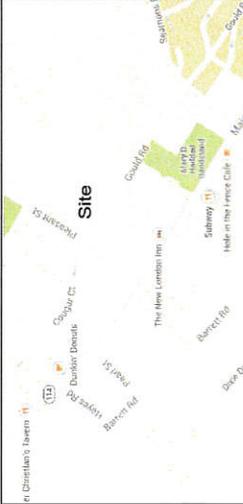
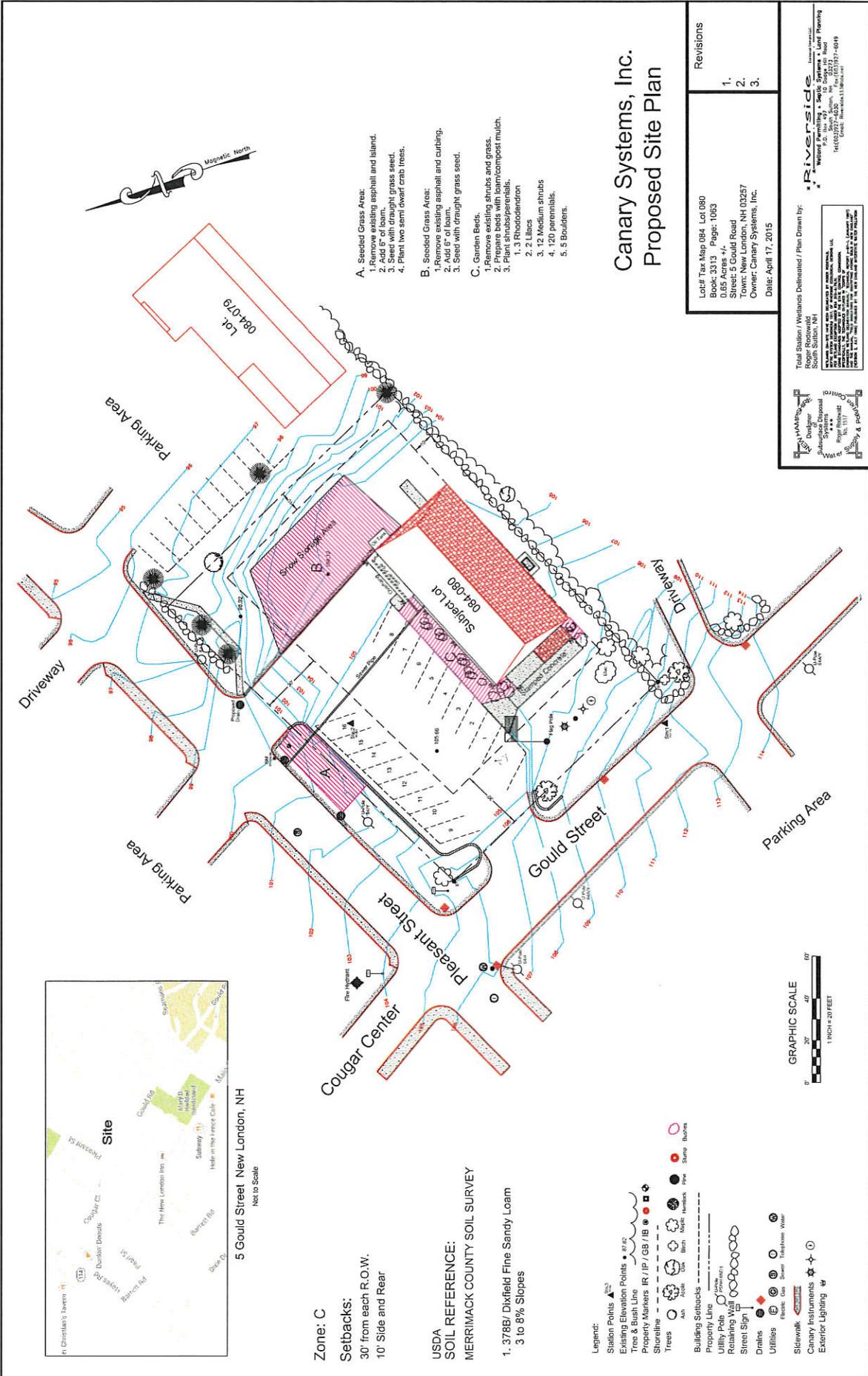
From: riverside333@tds.net [mailto:riverside333@tds.net]

Sent: Monday, April 20, 2015 4:54 AM

To: George M. Neuwirt

Subject: PLAN

HERE WE ARE AGAIN. GOOD MORNING



Zone: C

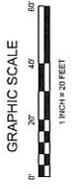
Setbacks:

30' from each R.O.W.
10' Side and Rear

USDA
SOIL REFERENCE:
MERRIMACK COUNTY SOIL SURVEY

- 1. 378B/Dixfield Fine Sandy Loam
- 3 to 8% Slopes

- Legend:**
- Station Points
 - Existing Elevation Points
 - Trees & Bush Line
 - Property Markers IR/JP/GB/IB
 - Shoreline
 - Trees
 - Building Setbacks
 - Property Line
 - Utility Pole
 - Retaining Wall
 - Street Sign
 - Drains
 - Utilities
 - Stairwalk
 - Canary Instruments
 - Exterior Lighting



Revisions

- 1.
- 2.
- 3.

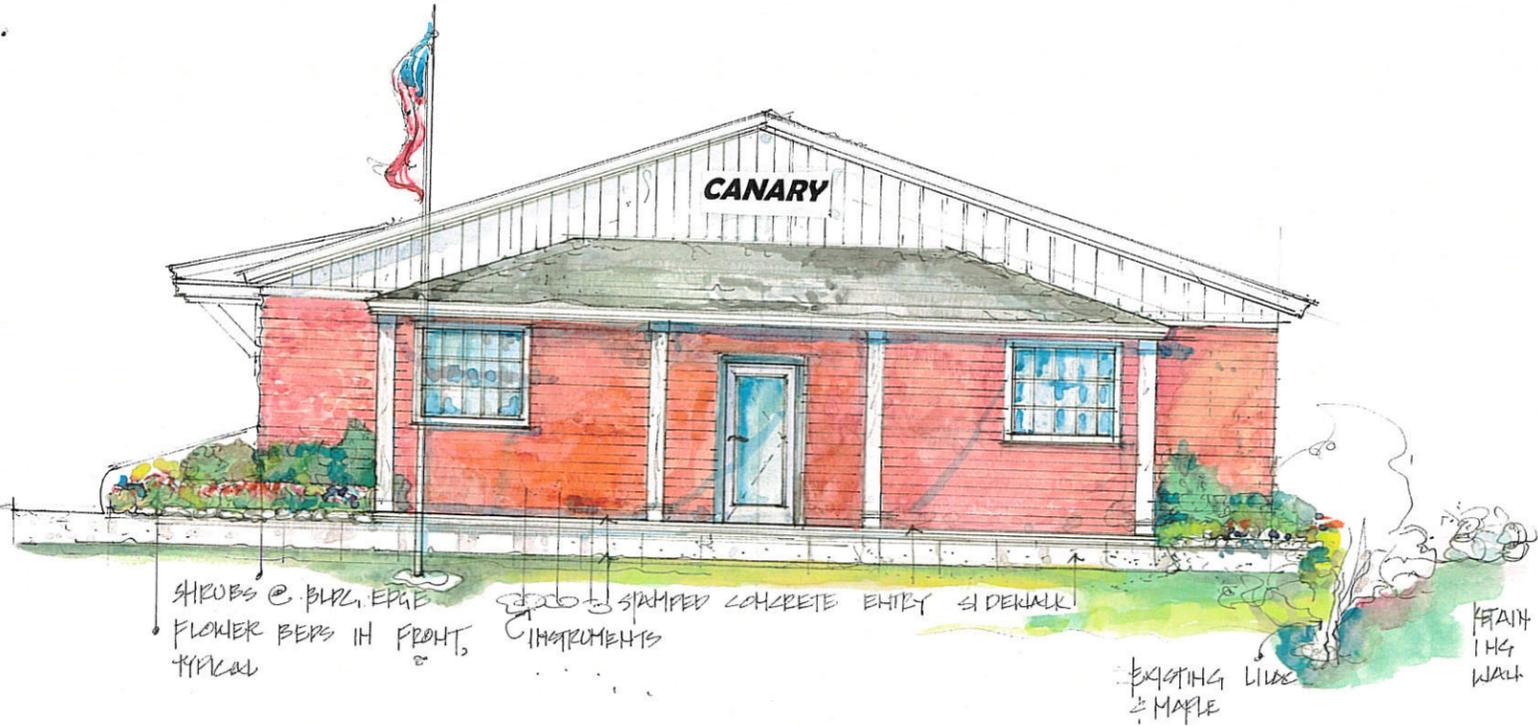
Lot/ Tax Map 084 Lot 080
Book: 3313 Page: 1063
0.65 Acres +/-
Street: 5 Gould Road
Town: New London, NH 03257
Owner: Canary Systems, Inc.
Date: April 17, 2015

Total Station / Wetlands Delineated / Plan Drawn by:
Roger Reinwald
South Station, NH

Riverside
Landscape Architecture & Site Planning
14100 State St., Suite 100
New London, NH 03257
Tel: (603) 751-8049
Fax: (603) 751-8049

**Canary Systems, Inc.
Proposed Site Plan**

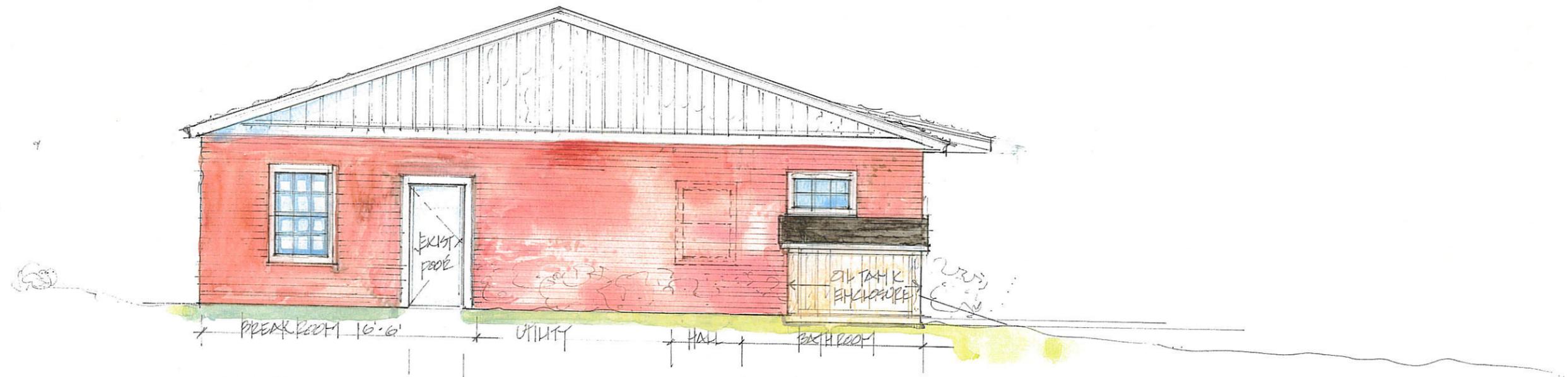
Canary Systems Building Site Upgrade/Interior Renovations
 5 Gould Street Elevation
 Scale 1/4"=1'-0"



Canary Systems Building Site Upgrade/Interior Renovations
 Pleasant Street Elevation
 Scale 1/4"=1'-0"



RECEIVED
 APR 21 2015



Backside Elevation

Scale 1/4"=1'-0"

Canary Systems Building Site Upgrade

5 Gould Street Elevation

Scale 1/4"=1'-0"