

APPLICATION FOR A VARIANCE

Application
RECEIVED
DEC 11 2017
Town of New London
Zoning office

To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: ^{Properties} Split Rail LLC / Frank Anzalone Associates

Mailing Address: PO Box 10, New London State: NH Zip 03257

Home Telephone: Work Telephone: 603-526-8911 Cell:

Email address: frank@faa-arch.com, gperreault@colonialpharmacy.com

Owner of property: SAME
(if same as applicant, write "same")

✓ Location of property 82 Newport Road

✓ Tax Map Number: 059 Lot Number: 030 Zone: commercial

A variance is requested from the provisions of Article: II Section: 10 of the Zoning Ordinance to permit A 19 sq.ft. Freestanding Sign in addition to the allowable 2 building signs.

Facts supporting this request:

1. The variance will not be contrary to the public interest:
See Attached

2. The spirit of the ordinance is observed:
See Attached

3. Substantial justice is done:
See Attached

4. The values of surrounding properties are not diminished; and:
See Attached

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

A. For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; See Attached

_____ and

(2) The proposed use is a reasonable one; See Attached

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Owner/applicant(s) Signature: _____ Date: _____

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:

Zoning Administrator
603-526-4821, ext. 16
Email: zoning@nl-nh.com

Or

Assessing Coordinator
603-526-4821, ext. 20
Email: landuse@nl-nh.com

Variance requested from provisions of Article: II Section: 10
Of the Zoning Ordinance to permit three signs

1. *The variance will not be contrary to the public interest:*

The additional freestanding sign and additional 4 square feet of freestanding sign does not present a hazard to vehicular and/or pedestrian traffic. This variance will allow Colonial Pharmacy to effectively & efficiently communicate with the public. The sign will support economic development for the community and Colonial Pharmacy and still enhance the community character.

2. *The spirit of the ordinance is observed:*

The intent of the ordinance is to prevent hazards to vehicular & pedestrian traffic. Signs perform several functions other than public safety & general welfare. The proposed sign will provide information and direction for people visiting our town. The visual effects of the additional signage will not have any negative visual effects on the community

3. *Substantial justice is done:*

The requested additional signage will allow Colonial Pharmacy to properly communicate with the community & visitors of the town, in a safe method; this will ensure and assist in the economic viability of Colonial Pharmacy.

4. *The values of surrounding properties are not diminished; and*

The additional freestanding sign and additional 4 sq. ft. for the freestanding sign will have no impact on the surrounding properties. This request is very minimal. Several of the businesses on Newport Road have signs similar in size as the requested freestanding sign. These properties have not had a negative impact on the surrounding commercial properties.

5. *Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.*

A. *(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property:*

The purpose of the ordinance is to regulate the quantity & size of signs in order to help maintain public safety & general welfare of the residents & visitors to the town. It also regulates and helps facilitate efficient & effective communication between the local businesses and the community. The ordinance also supports economic development & community vitality by providing communication between local business & the community. The majority of businesses along Main Street & Newport Road are significantly smaller than the new Colonial Pharmacy. The properties these businesses sit on are also smaller than the property Colonial Pharmacy sits on. Applying sign regulation generally intended for smaller properties & smaller businesses to Colonial Pharmacy is unfair. The scale of the sign ordinance is not proportional to the size of this property.

Variance requested from provisions of Article: II Section: 10
Of the Zoning Ordinance to permit three signs

(2) The proposed use is a reasonable one;

The intent of the signs is for Colonial Pharmacy to effectively communicate with the local residents and visitors to the town. A smaller sign that meets the ordinance will be difficult to see for people in vehicles. This will cause them to miss the entrance and attempt to turn around on Newport Road which will cause unnecessary traffic and potential incidences.

The proposed sign is proportional to the scale of the property and the structure. A sign that meets the ordinance would be out of place, too small and would have a negative visual effect on the community.

**Split Rail Properties LLC
247 Newport Road
New London, NH 03257**

December 1, 2017

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

**Re: 82 Newport Road
Tax map: 059, Lot 030**

To Whom It May Concern,

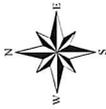
I, the undersigned, own the lot referenced above on Newport Road, New London, NH.

I hereby give my permission for Frank Anzalone to make application, attend hearings and present to the town in order to gain the necessary permits and approvals for the signs at the property referenced above.

Thank you,

A handwritten signature in black ink that reads "Glenn L. Perreault". The signature is written in a cursive style with a long, sweeping underline.

Glenn Perreault



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DEC 11 2017

Town of New London

360 Zoning office

Tri Town, NH

1 inch = 120 Feet

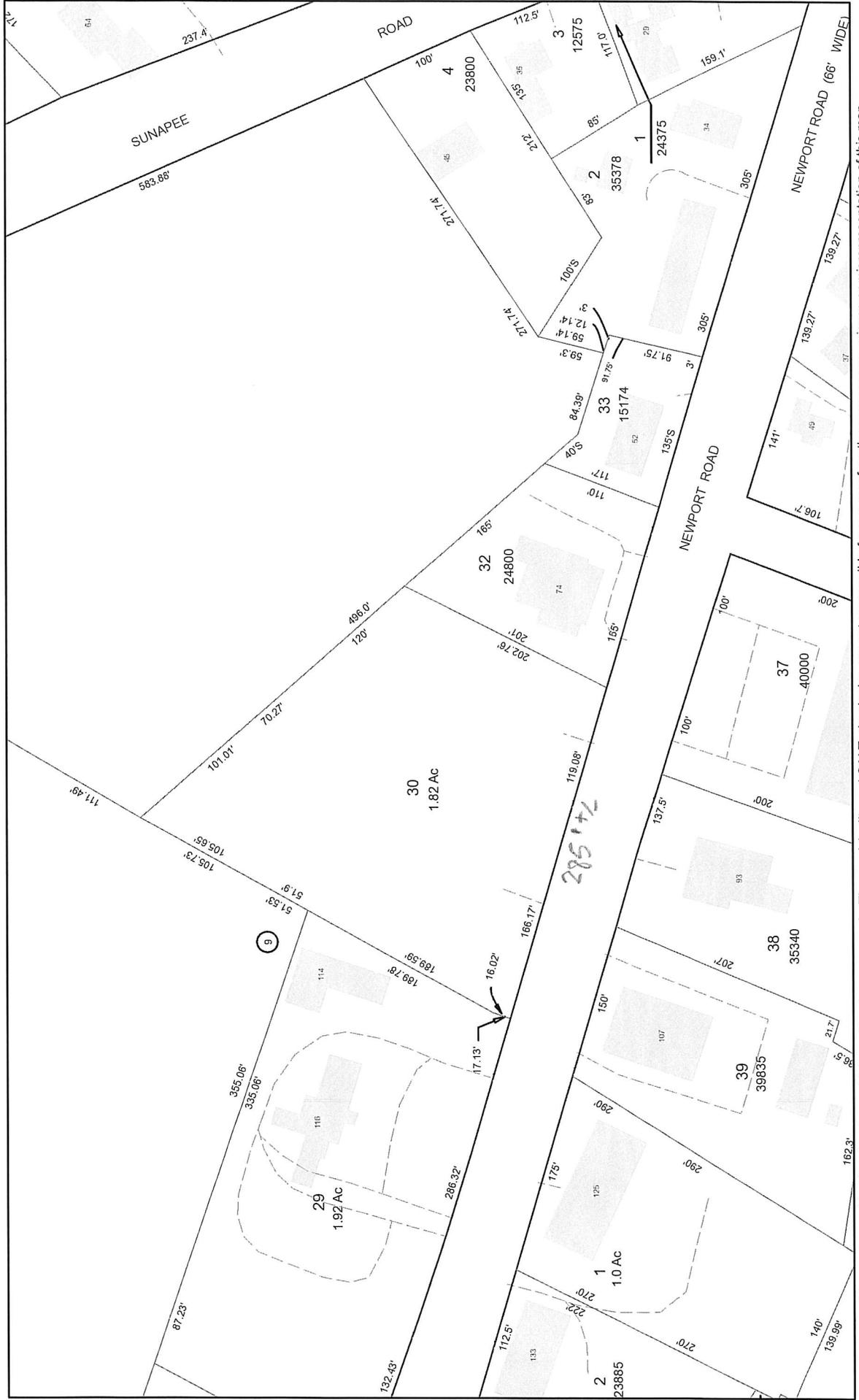


November 28, 2017



CAI Technologies
Precision Mapping, Geospatial Solutions

www.cai-tech.com



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.

COLONIAL PHARMACY
11/30/17
VIEW OF SOUTH ENTRANCE

RECEIVED
DEC 11 2017
Town of New London
Zoning office



COLONIAL PHARMACY
11/30/17
VIEW OF EAST ENTRANCE

RECEIVED

DEC 1 1 2017

Town of New London
Zoning office



RECEIVED
DEC 1 1 2017
Town of New London
Zoning office

Colonial Pharmacy
12/01/17
View of Building Frontage



COLONIAL PHARMACY
11/30/17
VIEW OF SOUTH AND EAST
ENTRANCES

RECEIVED
DEC 11 2017
Town of New London
Zoning office



Split Rail Properties 82 Newport Rd. 059-030-000

Article Number/Name & Address TM	Owner	Co-Owner	Addr1	Addr2	POST	CERT	RR FEE	TOTAL
7017 0530 0000 2916 7635	DEPAOLA TOMIE A REVOCABLE TRUST	DEPAOLA TOMIE TRUSTEE	143 COUNTY ROAD	NEW LONDON, NH 03257	0.46	3.35		3.81
7017 0530 0000 2916 7642	LAKE SUNAPEE BANK		PO BOX 29	NEWPORT, NH 03773	0.46	3.35		3.81
7017 0530 0000 2916 7659	LAKE SUNAPEE REGION VISITING NURSE ASSOC		PO BOX 2209	NEW LONDON, NH 03257	0.46	3.35		3.81
7017 0530 0000 2916 7666	LDS CHURCH TAX ADMINISTRATION	FILE #538-6691	50 E. NORTH TEMPLE, ROOM 2225	SALT LAKE CITY, UT 84150-0022	0.46	3.35		3.81
7017 0530 0000 2916 7673	MILLS THOMAS & VICKY MILLS TRUSTS	MILLS THOMAS & VICKY MILLS TRUSTEES	96 BURPEE HILL ROAD	NEW LONDON, NH 03257	0.46	3.35		3.81
7017 0530 0000 2916 7680	NEWPORT ROAD DENTAL OFFICES LLC		PO BOX 265	NEW LONDON, NH 03257	0.46	3.35		3.81
7017 0530 0000 2916 7697	OWEN JEFFREY W & MELISSA O		PO BOX 84	GEORGES MILLS, NH 03751	0.46	3.35		3.81
7017 0530 0000 2916 7598	SCYTHEVILLE ROW ASSOC LLC		PO BOX 177	NEW LONDON, NH 03257	0.46	3.35		3.81
7017 0530 0000 2916 7604	TWELVE NEWPORT ROAD LLC		PO BOX 719	SUNAPEE, NH 03782-0719	0.46	3.35		3.81
7017 0530 0000 2916 7611	SPLIT RAIL PROPERTIES LLC		PO BOX 10	NEW LONDON, NH 03257	0.46	3.35		3.81
7017 0530 0000 2916 7628	FRANK ANZALONE ASSOC		PO BOX 1016	NEW LONDON, NH 03257	0.46	3.35		3.81
					4.60	33.50	150.00	38.10
							Subtotal	
							Advertising	56.00
							Grand Total	244.10

381

335

146

381

247.91





200 foot Abutters List Report

Tri Town, NH
November 28, 2017

RECEIVED
DEC 11 2017

Town of New London
Zoning Office

Subject Property:

Parcel Number: NewL-059-030-000
CAMA Number: NewL-059-030-000
Property Address: 82 NEWPORT ROAD

Mailing Address: ✓ SPLIT RAIL PROPERTIES LLC
247 NEWPORT ROAD *PO Box 10*
NEW LONDON, NH 03257

Abutters:

Parcel Number: NewL-059-001-000
CAMA Number: NewL-059-001-000
Property Address: 125 NEWPORT ROAD

Mailing Address: ✓ NEWPORT ROAD DENTAL OFFICES LLC
PO BOX 265
NEW LONDON, NH 03257

Parcel Number: NewL-059-025-000
CAMA Number: NewL-059-025-000
Property Address: 143 COUNTY ROAD

Mailing Address: ✓ DEPAOLA TOMIE A REVOCABLE TRUST
DEPAOLA TOMIE TRUSTEE
143 COUNTY ROAD
NEW LONDON, NH 03257

Parcel Number: NewL-059-029-000
CAMA Number: NewL-059-029-000
Property Address: 116 NEWPORT ROAD

Mailing Address: ✓ LAKE SUNAPEE BANK
PO BOX 29
NEWPORT, NH 03773

Parcel Number: NewL-059-032-000
CAMA Number: NewL-059-032-000
Property Address: 74 NEWPORT ROAD

Mailing Address: ✓ MILLS THOMAS & VICKY MILLS TRUSTS
MILLS THOMAS & VICKY MILLS
TRUSTEES
96 BURPEE HILL ROAD
NEW LONDON, NH 03257

Parcel Number: NewL-059-033-000
CAMA Number: NewL-059-033-000
Property Address: 52 NEWPORT ROAD

Mailing Address: ✓ TWELVE NEWPORT ROAD LLC
PO BOX 719
SUNAPEE, NH 03782-0719

Parcel Number: NewL-059-034-000
CAMA Number: NewL-059-034-000
Property Address: LITTLE SUNAPEE ROAD

Mailing Address: ✓ LDS CHURCH TAX ADMINISTRATION
FILE #538-6691
50 E. NORTH TEMPLE ROOM 2225
SALT LAKE CITY, UT 84150-0022

Parcel Number: NewL-072-037-000
CAMA Number: NewL-072-037-000
Property Address: 75 NEWPORT ROAD

Mailing Address: ✓ SCYTHEVILLE ROW ASSOC LLC
PO BOX 177
NEW LONDON, NH 03257

Parcel Number: NewL-072-038-000
CAMA Number: NewL-072-038-000
Property Address: 93 NEWPORT ROAD

Mailing Address: ✓ OWEN JEFFREY W & MELISSA O
PO BOX 84
GEORGES MILLS, NH 03751

Parcel Number: NewL-072-039-000
CAMA Number: NewL-072-039-000
Property Address: 107 NEWPORT ROAD

Mailing Address: ✓ LAKE SUNAPEE REGION VISITING
NURSE ASSOC
PO BOX 2209
NEW LONDON, NH 03257



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Data shown on this report 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 report.



200 foot Abutters List Report

Tri Town, NH
December 13, 2017

Subject Property:

Parcel Number: NewL-059-030-000
CAMA Number: NewL-059-030-000
Property Address: 82 NEWPORT ROAD

Mailing Address: SPLIT RAIL PROPERTIES LLC
247 NEWPORT ROAD
NEW LONDON, NH 03257

Abutters:

Parcel Number: NewL-059-001-000
CAMA Number: NewL-059-001-000
Property Address: 125 NEWPORT ROAD

Mailing Address: NEWPORT ROAD DENTAL OFFICES LLC
PO BOX 265
NEW LONDON, NH 03257

Parcel Number: NewL-059-025-000
CAMA Number: NewL-059-025-000
Property Address: 143 COUNTY ROAD

Mailing Address: DEPAOLA TOMIE A REVOCABLE TRUST
DEPAOLA TOMIE TRUSTEE
143 COUNTY ROAD
NEW LONDON, NH 03257

Parcel Number: NewL-059-029-000
CAMA Number: NewL-059-029-000
Property Address: 116 NEWPORT ROAD

Mailing Address: LAKE SUNAPEE BANK
PO BOX 29
NEWPORT, NH 03773

Parcel Number: NewL-059-032-000
CAMA Number: NewL-059-032-000
Property Address: 74 NEWPORT ROAD

Mailing Address: MILLS THOMAS & VICKY MILLS TRUSTS
MILLS THOMAS & VICKY MILLS
TRUSTEES
96 BURPEE HILL ROAD
NEW LONDON, NH 03257

Parcel Number: NewL-059-033-000
CAMA Number: NewL-059-033-000
Property Address: 52 NEWPORT ROAD

Mailing Address: TWELVE NEWPORT ROAD LLC
PO BOX 719
SUNAPEE, NH 03782-0719

Parcel Number: NewL-059-034-000
CAMA Number: NewL-059-034-000
Property Address: LITTLE SUNAPEE ROAD

Mailing Address: LDS CHURCH TAX ADMINISTRATION
FILE #538-6691
50 E. NORTH TEMPLE ROOM 2225
SALT LAKE CITY, UT 84150-0022

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CAMA Number: NewL-072-037-000
Property Address: 75 NEWPORT ROAD

Mailing Address: SCYTHEVILLE ROW ASSOC LLC
PO BOX 177
NEW LONDON, NH 03257

Parcel Number: NewL-072-038-000
CAMA Number: NewL-072-038-000
Property Address: 93 NEWPORT ROAD

Mailing Address: OWEN JEFFREY W & MELISSA O
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Parcel Number: NewL-072-039-000
CAMA Number: NewL-072-039-000
Property Address: 107 NEWPORT ROAD

Mailing Address: LAKE SUNAPEE REGION VISITING
NURSE ASSOC
PO BOX 2209
NEW LONDON, NH 03257

*paid \$239.93 01/15/235
owes \$7.98*



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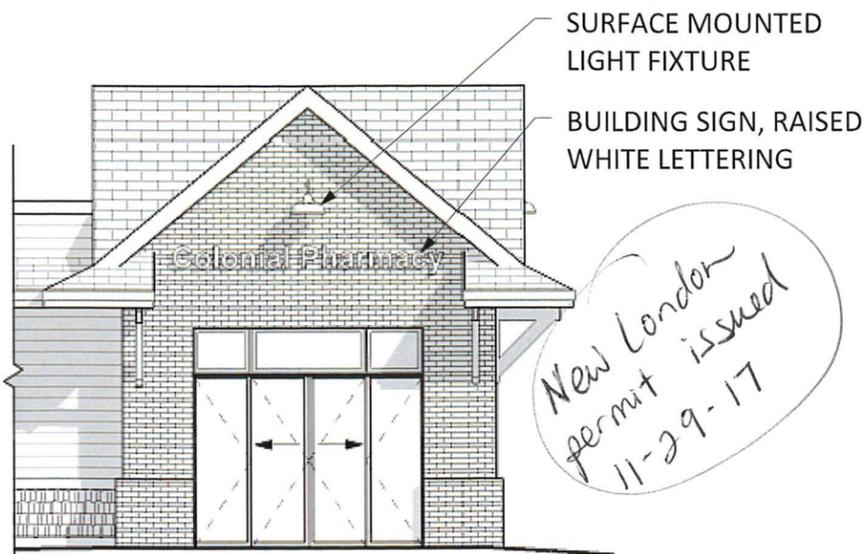
12/13/2017

Page 1 of 1

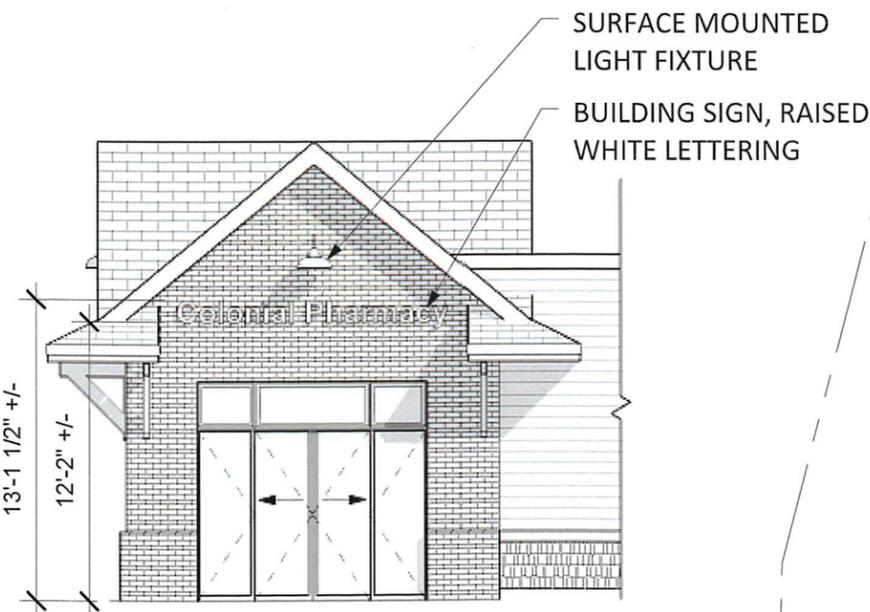
Colonial Pharmacy

142.00"

BUILDING SIGN
(NOT TO SCALE)



SOUTH ENTRANCE



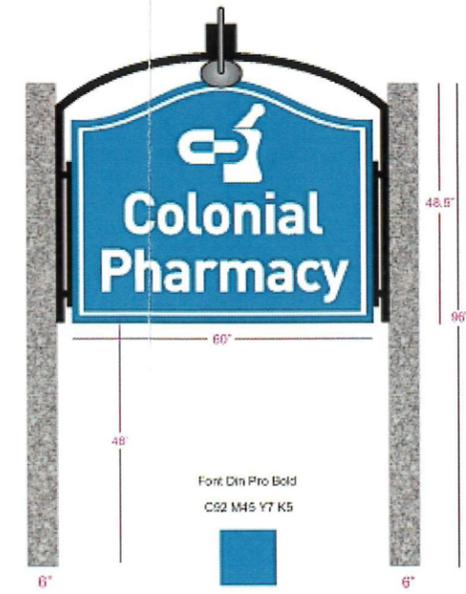
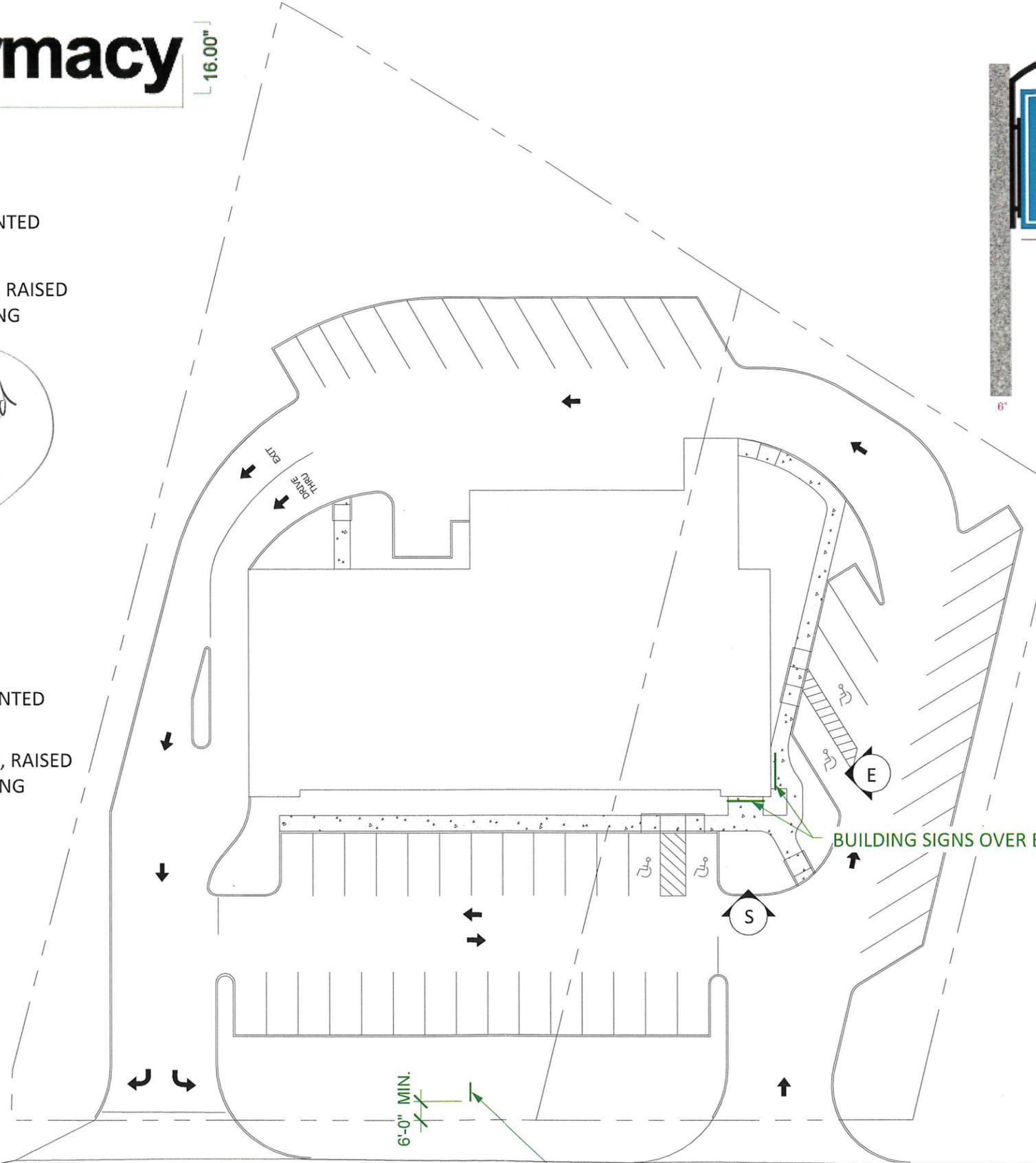
EAST ENTRANCE

1

BUILDING SIGNAGE

SCALE: 1" = 40'-0"

NEWPORT ROAD



FREE STANDING SIGN
(NOT TO SCALE)

Font: Din Pro Bold
C62 M45 Y7 K5

GENERAL NOTES

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

No.	Description	Date

COLONIAL PHARMACY
NEWPORT ROAD
NEW LONDON, NH

Frank Anzalone Associates
Architects and Planners

P.O. Box 1016
New London, NH 03257
Phone: 603.526.8911
www.faa-arch.com

BUILDING SIGNAGE

Sheet:	SN-1
Project No.	16010
Date:	11/28/17
Scale:	As indicated

RECEIVED
DEC 14 2017
Town of New London
Zoning Office