

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

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 5/1/2017

APPLICATION FOR:

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

NAME OF APPLICANT: MATTHEW T. CONWAY, LLC

ADDRESS: 756 SEAMANS RD, NEW LONDON, NH 03257

DAYTIME PHONE NUMBER: 603-340-1974 FAX: _____

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

ADDRESS: _____

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 374 MAN STREET, NEW LONDON

TAX MAP/Lot: 084-003-000 ZONE DISTRICT: _____

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: MIXED USE BUILDING
WITH A COFFEE CAFE, OFFICE SPACE, HAIR SALON, + 3 APARTMENTS

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 MAN STREET

State Highway _____

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

RECEIVED
MAY 02 2017

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: 5/1/2017

SIGNATURE OF PROPERTY OWNER

Marta T Conway

46

SIGNATURE OF AGENT FOR PROPERTY OWNER

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MAY 02 2017

(Need letter of authorization from property owner)

Mario T Cruz

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MAY 02 2017

To: New London Planning Board

From: Matthew T. Conway, LLC

Date: May 1, 2017

Re: Executive Summary, Site Plan Application for Patio

We would like to install a 12' x 15' ground level stone patio in the front of the large picture window of Unit 1, 374 Main Street, in New London. That unit is occupied by Grounds, a coffee café and candy shop. The patio would be used by Grounds' customers.

We would like to offer 8 seats on the patio – our plan is to use 4 tables, with 2 chairs at each table. We would like to place flower boxes around the perimeter of the patio, standing 2 – 3 feet tall.

We do not have the parking for these 8 seats as required by the Planning Board, and are asking for a waiver for these 8 seats.

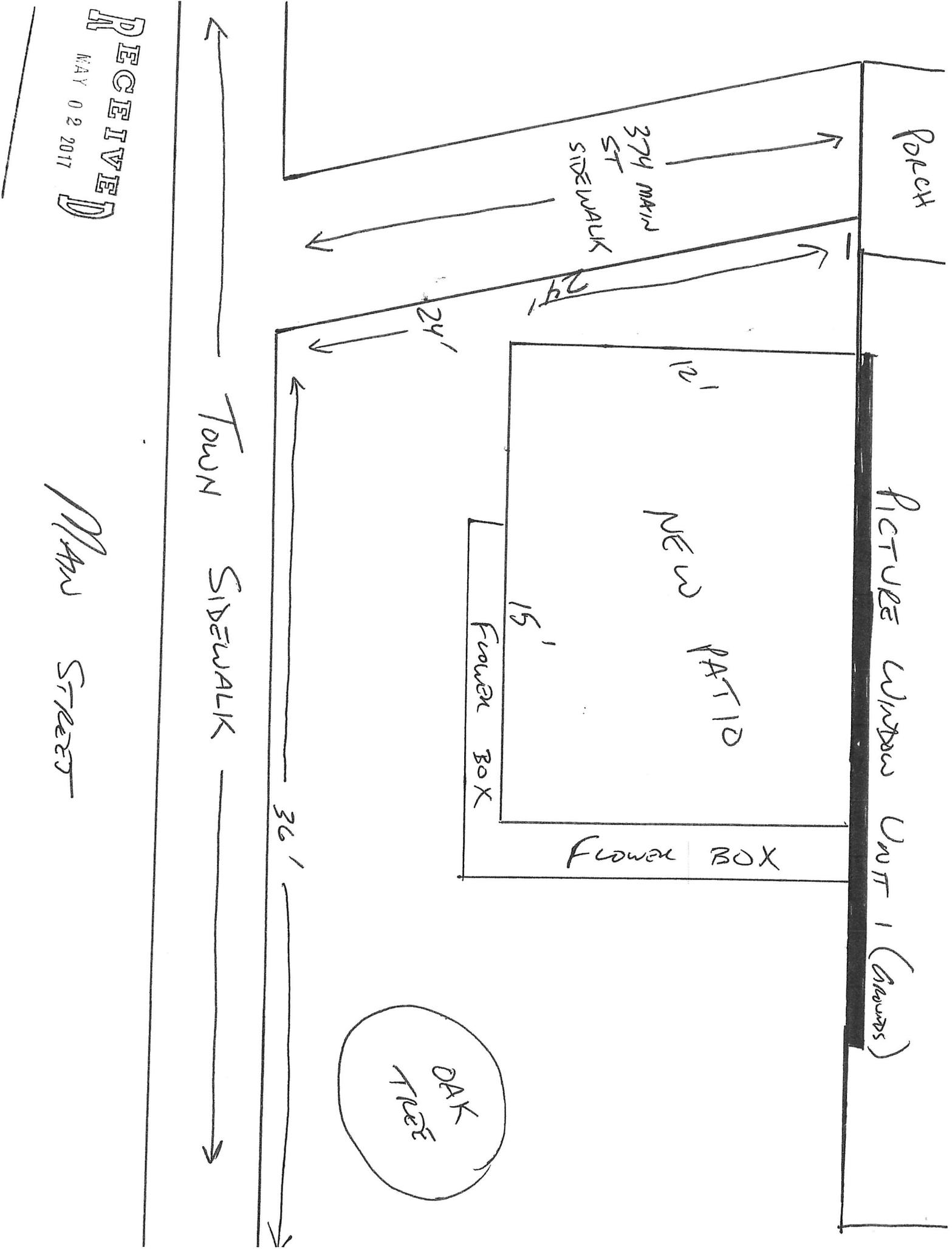
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MAY 02 2017

AERIAL MAP

374 MAIN STREET



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MAY 02 2017



RECEIVED
 MAY 02 2017

MAN STREET

PROPOSED PATIO



LOOKING EAST



LOOKING WEST

RECEIVED
MAY 02 2017

CURRENT PHOTO



LOOKING EAST



LOOKING WEST

RECEIVED
MAY 02 2017

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		
CONWAY MATTHEW LLC	4 Rolling	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised Value	Assessed Value
756 SEAMANS ROAD		3 Public Sewer			COMMERC. COM LAND	0322	331,900	331,900
NEW LONDON, NH 03257						0322	220,100	220,100
Additional Owners:								
SUPPLEMENTAL DATA					Total		552,000	552,000
Other ID: 00084 00012 00000					Septic Infor			
ZONE MP					WF			
UTILITY WARD					CONSERVA1			
ROADFR					ROADFR			
GIS ID: 084-003-000					ASSOC PID#			



RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/u	w/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CONWAY MATTHEW LLC		2496/1611	05/01/2003	Q	1	482,500	00	2016	0322	331,900	2015	0322	331,900	2015	0322	331,900
ASH C & AMHERNANDEZ R &		1662/0219	07/01/1987	Q	1	303,000	00	2016	0322	220,100	2015	0322	220,100	2015	0322	220,100
Total: 552,000																

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Value (Card)	Appraised Bldg. Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	0	0	0	0
									0	0	0	0
Total: 0												

ASSESSING NEIGHBORHOOD		STREET INDEX NAME	TRACING	BATCH
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
77/A				

NOTES
 3-UPPER RESIDENTIAL APTS.
 3 APTS-1BR,2BR,2BR PER OWNER
 4 RETAIL, 3 APTS UPPR FLS
 SFB=OWNERS OFFICE.
 4/08 DNPU WDK APT ENTRIES
 CB COBURN GIFTS
 IS 1ST FL. TENANT.

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result		
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type <th>IS</th> <th>ID</th> <th>Cd.</th> <th>Purpose/Result</th>	IS	ID	Cd.	Purpose/Result
07-075	07/16/2007	11	Commercial	0	04/23/2008	100	04/01/2008	various minor alterations	04/23/2008					BUILDING PERMIT
									09/29/2005					DF
									03/26/2003					MIG
									01/07/2003					DG
									04/30/1990					TB
														ML
														ML
														MEASURE & LIST
														MEASURE & LIST

LAND LINE VALUATION SECTION																			
Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I Factor	S Area	C Area	ST Idx	S.I. Adj.	Notes	Adj.	Rec Y/N	CU Cond	Special Pricing	Unit Price	Land Value	
I 0322	STORE/SHOP MDL-94	C	102		18.295	SF	4.22	1.0000	4	1.0000	0.95	77	3.00	(ROW)	N	0.000		12.03	220,100
Total Card Land Units: 0.42 AC Parcel Total Land Area: 0.42 AC																			
Total Land Value: 220,100																			

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	80		Stores/Apt Com				
Model	94		Commercial				
Grade	06		Above Avg				
Stories	2						
Occupancy							
Exterior Wall 1	26		Aluminum Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2	05		Drywall/Sheet				
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	01		None				
Bldg Use	0322		STORE/SHOP MDL-94				
Total Rooms	00						
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Prtns	02		AVERAGE				
Wall Height	9						
% Conn Wall	0						

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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Appr Value
FPL3	2 STORY CHN			B	1	4,000.00	1992		2		100	2,200

BUILDING SUB-AREA SUMMARY SECTION

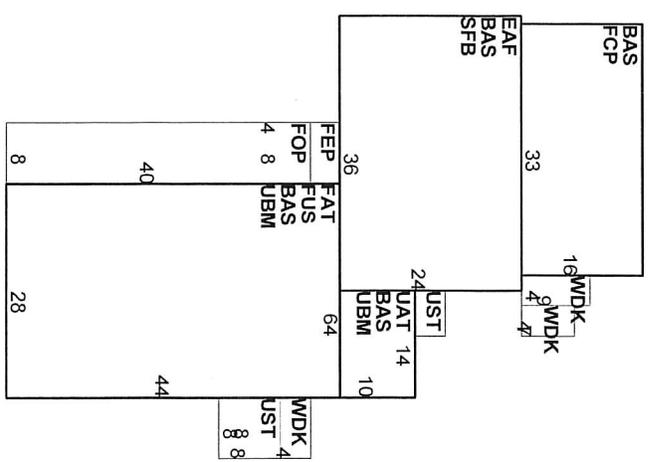
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,764	2,764	2,764		272,728
EAF	Attic, Expansion, Finished	864	864	346		34,140
FAT	Attic, Finished	1,232	1,232	308		30,391
FCP	Carport	0	528	132		13,025
FEP	Enclosed Porch	0	32	21		2,072
FOP	Open Porch	0	320	80		7,894
FUS	Upper Story, Finished	1,232	1,232	1,232		121,563
SFB	Finish Walkout Bsmt	864	864	691		68,182
LAT	Attic, Unfinished	0	140	14		1,381
UBM	Unfinished Basement	0	1,372	343		33,844
		6,956	9,348	5,931		588,773

Ttl Gross Liv/Lease Area:

Code	Description	Percentage
0322	STORE/SHOP MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	98.67
Net Other Adj:	588,773
Replace Cost	0.00
AYB	588,773
EYB	1880
Dep Code	1992
Remodel Rating	VG
Year Remodeled	
Dep %	44
Functional Obslinc	0
External Obslinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	56
Apprais Val	329,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





200 foot Abutters List Report

Tri Town, NH
May 03, 2017

Subject Property:

Parcel Number: NewL-084-003-000
CAMA Number: NewL-084-003-000
Property Address: 374 MAIN STREET

Mailing Address: CONWAY MATTHEW LLC
756 SEAMANS ROAD
NEW LONDON, NH 03257

Abutters:

Parcel Number: NewL-084-001-000
CAMA Number: NewL-084-001-000
Property Address: 394 MAIN STREET

Mailing Address: SOULIOTIS JOHN & FRANK C/O REAL
ESTATE RENTALS
PO BOX 335
ANDOVER, NH 03216

Parcel Number: NewL-084-002-000
CAMA Number: NewL-084-002-000
Property Address: 384 MAIN STREET

Mailing Address: ARIGEO REALTY LLC & GEOARI REALTY
LLC
PO BOX 126
NEW LONDON, NH 03257

Parcel Number: NewL-084-004-000
CAMA Number: NewL-084-004-000
Property Address: 370 MAIN STREET

Mailing Address: LOS QUATROS AMIGOS
PO BOX 1113
NEW LONDON, NH 03257

Parcel Number: NewL-084-005-000
CAMA Number: NewL-084-005-000
Property Address: 372 MAIN STREET

Mailing Address: COLBY-SAWYER COLLEGE
541 MAIN STREET
NEW LONDON, NH 03257

Parcel Number: NewL-084-006-000
CAMA Number: NewL-084-006-000
Property Address: 41 WOODCREST LANE

Mailing Address: WOODCREST VILLAGE LLC
356 MAIN STREET
NEW LONDON, NH 03257

Parcel Number: NewL-084-008-000
CAMA Number: NewL-084-008-000
Property Address: 356 MAIN STREET

Mailing Address: WOODCREST VILLAGE LLC
356 MAIN STREET
NEW LONDON, NH 03257

Parcel Number: NewL-084-019-000
CAMA Number: NewL-084-019-000
Property Address: 281 BARRETT ROAD

Mailing Address: WALLACE DAVID & JANIS TRUST
WALLACE DAVID & JANIS TRUSTEE
PO BOX 1603
NEW LONDON, NH 03257

Parcel Number: NewL-084-089-000
CAMA Number: NewL-084-089-000
Property Address: 353 MAIN STREET

Mailing Address: NEW LONDON HOSPITALITY HOLDINGS
LLC
PO BOX 177
NEW LONDON, NH 03257

Parcel Number: NewL-084-090-000
CAMA Number: NewL-084-090-000
Property Address: 375 MAIN STREET

Mailing Address: TOWN OF NEW LONDON
375 MAIN STREET
NEW LONDON, NH 03257

Parcel Number: NewL-085-001-000
CAMA Number: NewL-085-001-000
Property Address: 401 MAIN STREET

Mailing Address: TOWN OF NEW LONDON
375 MAIN STREET
NEW LONDON, NH 03257



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over



200 foot Abutters List Report

Tri Town, NH
May 03, 2017

Parcel Number: NewL-085-045-000
CAMA Number: NewL-085-045-000
Property Address: 406 MAIN STREET

Mailing Address: PRINCE SALLY
8519 LONGFELLOW PLACE
CHEVY CHASE, MD 20815



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5/3/2017

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