



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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 08.08.2017

APPLICATION FOR:

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

NAME OF APPLICANT: Bonin Architects

ADDRESS: PO Box 2571

DAYTIME PHONE NUMBER: 603.526.6200 FAX: _____

NAME OF PROPERTY OWNER: Ellen Winkler
(If other than applicant)

ADDRESS: PO Box 2067

DAYTIME PHONE NUMBER: 603.526.8662 FAX: _____

LOCATION OF PROPERTY: 12 Lovering Lane (165 Main Street)

TAX MAP/Lot: 084 - 059 - 000 ZONE DISTRICT: Commercial

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Commercial - Interior Design/Retail

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 Lovering Lane

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 checked="" 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.

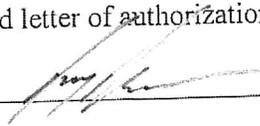
In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

DATE: 08.08.2017

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner)

A handwritten signature in black ink, appearing to be "J. H. [unclear]", is written over a horizontal line that spans the width of the page.

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 <i>Pd # 6287</i> | ✓ | | |
| 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 | | ✓ | |

Subject: Planning Board

Date: Tuesday, August 8, 2017 at 2:04:14 PM Eastern Daylight Time

From: Ellen Winkler

To: Jeremy Bonin

Hi Jeremy,

I authorize Bonin Architects to represent me at the August 29, 2017 Planning Board Meeting.

Best regards,

Ellen

Ellen Winkler, ASID

Ellen's Interiors, Inc.

www.ellensinteriors.com

Showroom & Design Center:

12 Lovering Lane

PO Box 2067

New London, NH 03257

603.526.8662

With offices in

Cambridge, MA 02138

Subject: Representation before New London Planning Board

Date: Tuesday, August 8, 2017 at 11:54:25 AM Eastern Daylight Time

From: Laurie Schive

To: Jeremy Bonin

CC: Kim Bonin, Greg Rusnica, Michael Morgan

We give permission to Bonin Architects & Associates PLLC to represent us before the New London Planning Board for the site plan review (SPR) of commercial property we have contracted to purchase, located at 12 Lovering Lane (currently Ellen's Interiors).

Laurie Schive and Michael Morgan



165 Main Street Waivers Request:

- 2F:4 Abutting landowners within – abutting landowners 200' – Indicated on abutters list.
- 2F:6 Zone Districts Lines of Demarcation - No site worked proposed or change of use.
- 2F:10 Proposed Structures; Conceptual Floor Plans/Elevations – No proposed new structures.
- 2F:11 Topography at 2' Intervals & steep Slope Areas Existing & Proposed Grades & Drainage systems – See note below
- 2F:12 Ground Water & Surface Water Resources - See note below
- 2F:13 Rock Outcroppings & Depth to Ledge - See note below
- 2F:15 Wastewater treatment plans – NA
- 2F:16 Landscape Plan - See note below
- 2F:17 Domestic Water – NA, no proposed change
- 2F:18 Fire Protection – Will be required with building permit application
- 2F:19 Utility plan – NA, no proposed change
- 2F:20 Lighting Plan - See note below
- 2F:21 Sign Plan - See note below
- 2F:22 Drainage Plan - See note below
- 2F:23 Erosion Control Plan - See note below
- 2F:24 ROW Plan – NA, no changes
- 2F:25 Snow Storage Plan - See note below
- 2F:27 Final Plan for Outdoor Storage/ Display of Materials/Merchandise - N/A
- 2F:30 Special Impact Studies Required by PB – N/A

NOTE: Request/Suggest that if Board grants approval it is Conditional upon final submittal of Site plan containing; Topography, rock outcroppings, landscaping plan, outdoor lighting plan, sign plan & application, surface water drainage, erosion/sediment control measures, and snow storage plan.

Site Plan Application for 12 Lovering Lane

Laurie Schive and Michael Morgan have executed a purchase and sales agreement with Ellen Winkler for 12 Lovering Lane (current location of Ellen's Interiors and The Sparrow School). Ms. Schive and Mr. Morgan want to continue to use the site as a multi-use commercial location. They plan to lease the front portion of the first floor and the second floor as business offices and establish a small retail bakery in the rear portion of the first floor, in addition to continuing to lease the existing secondary building as a preschool. They believe this planned multi-purpose use will contribute to Main Street's livable, walkable community while preserving a historic Main Street building and supporting the continuation of a local preschool.

Laurie and Mike plan for the leased business offices to have normal business operating hours—Monday-Friday, 9am-5pm—these are the same operating hours currently used for Ellen's Interiors. They plan to operate the bakery from 7am to 4:30pm, Tuesday through Sunday, providing a commercial location for residents to stop for a coffee or a snack after Tucker's and Grounds close at 2pm.

For the bakery, Laurie and Mike plan to have two or three part-time employees assist them with the operation of the bakery at start up, which is planned for mid-2018. The bakery will have onsite baking and counter sales of artisan breads and sweets (muffins, scones, tea breads). We plan for the bakery to also sell a limited selection of drinks and sandwiches at breakfast and lunch. While this will not be a full-service restaurant, we are requesting indoor and outdoor seating to provide a location for residents to gather. As the bakery will be focused on small batches of baked goods, there will be no unusual demand for utility services.







