



PO BOX 1825, 176 NEWPORT ROAD • NEW LONDON, NH 03257 • PHONE 603-877-0116 • FAX 603-526-4285 • [www.horizonsengineering.com](http://www.horizonsengineering.com)

March 4, 2016

Town of New London  
Planning Board Members  
375 Main Street  
New London, NH 03257

**Re: Colby-Sawyer College Fine & Performing Arts Center – Site Plan Review**  
Tax Map 85, Lot 33

Dear Planning Board Members,

On behalf of our client, Colby-Sawyer College (CSC), Horizons Engineering, Inc. is pleased to submit the enclosed supplemental application materials for Final Site Plan Review. During our public hearing on February 16, the Board requested additional information, application modifications, and clarifications.

Please find the following supplemental materials enclosed:

- Site Plan Set (Revised 3/4/16)
- Construction Delivery Narrative (North Branch Construction)
- Email from Fire Chief Jay Lyon

The following narrative provides additional information requested and describes revisions made to the site plans.

Screening at Main Street Entrance (adjacent to 623 Main St): The evergreen trees along the access road were cut down to provide longer sunlight exposure to the permaculture learning garden on campus. This is a part of the curriculum at the college and the garden is an important learning tool. The existing buffer between 623 Main Street and campus in this area includes a screening fence, evergreen trees on both sides of the access road, split rail fence, and deciduous shrubs. We believe the existing screening is appropriate and no additional screening is being proposed.

Construction Hours & Deliveries: Please see the letter from North Branch Construction, which addresses hours of deliveries, campus safety, and use of each Main Street entrance.

17 Sunset Terrace  
Newport, VT 05855  
Ph.: 802-334-6434  
Fax: 802-334-5602

34 School Street  
Littleton, NH 03561  
Ph: 603-444-4111  
Fax: 603-444-1343

176 Newport Rd., PO Box 1825  
New London, NH 03257  
Ph. 603-877-0116  
Fax: 603-526-4285

[www.horizonsengineering.com](http://www.horizonsengineering.com)

New London Planning Board Members

March 4, 2016

Page 2 of 2

Fire Access & Hydrants: Please see the revised plans and email from Fire Chief Jay Lyon. The 6' wide bluestone walkway along the rear of the building has been widened to 14' and will be suitable for truck traffic to provide code compliant fire access to the building. The existing fire hydrant along the stone wall between Ivey and the proposed building site is served by the 12" main that comes from the booster pump station on campus. This hydrant will provide the appropriate protection for the building.

Sewer Department Note: The inspection prior to backfilling requirement has been noted on Sheet C201, Note 6.

Water Precinct Easement: The limits of the New London-Springfield Water Precinct access easement have been shown on the plans.

Art Yard view from Abutters: The art yard will be an area used by students to construct sculptures and complete other art work outside. The area will be cleared of equipment and materials after each use and they will be stored either inside the building or behind the proposed screening wall in the canopy area (see revised plans, Sheet A002, East Elevation). In addition to the screening provided under the building canopy, there is a row of trees along the stone wall and a grove of nine apple trees. The existing buffer trees and apple trees will remain and they are directly between the abutters on Main Street and the proposed building. The art yard is over 400 feet from any abutting property and we do not believe additional screening is needed.

Tennis Court Parking Lot Landscaping: Please see revised plans, Sheet L402, for proposed plantings around the parking lot in compliance with town regulations.

Stormwater Pond Fence: Please see revised plans for proposed fence to be provided around the pond itself. No change to Windy Hill School fencing has been proposed.

Mechanical Equipment: Final design development required the exterior mechanical equipment to be moved from the grassed island in the parking lot to an area between the parking lot and the proposed building. The equipment pad and landscaping screening has been shown in the revised plans.

Storm Water Pollution Prevention Plan (SWPPP): A SWPPP plan will be prepared prior to construction in compliance with Environmental Protection Agency (EPA) regulations. A copy will be kept on site during construction for review by Town officials if requested

We look forward to meeting with the Board to discuss this additional information. Please contact me with any questions at [wdavis@horizonsengineering.com](mailto:wdavis@horizonsengineering.com) or 603) 877-0116.

Respectfully,



Will Davis, PE, LEED AP  
Regional Office Manager