

Pd. # 289.82 (AO)
Ch # 4650

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 7/18/2017



APPLICATION FOR:

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

NAME OF APPLICANT: HANNAFORD BROS CO, LLC c/o MAPLE ROCK LLC

ADDRESS: PO BOX 28, 500 SOUTH ROAD, RYE BEACH, NH 03871

DAYTIME PHONE NUMBER: 603-502-3650 FAX: _____

NAME OF PROPERTY OWNER: MOUNTAIN VIEW SHOPPING CTR LLC c/o CROSSPOINT ASSOCIATES INC
(If other than applicant)

ADDRESS: 300 THIRD AVE, SUITE 2, WALTHAM MA 02451

DAYTIME PHONE NUMBER: 508-655-0505 FAX: _____

LOCATION OF PROPERTY: NEWPORT ROAD (NH ROUTE 11)

TAX MAP/Lot: 054-008-000 ZONE DISTRICT: COMMERCIAL

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: COMMERCIAL SHOPPING CENTER

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 COUNTY ROAD
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.

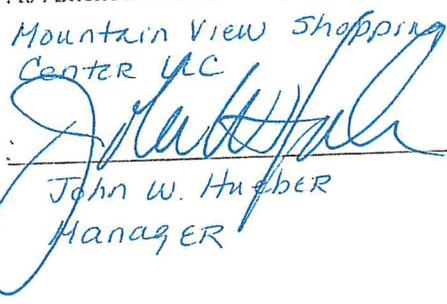
SHORELAND OR SHORELAND BUFFER IMPACTED? Yes No

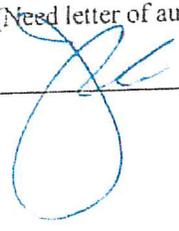
WETLAND OR WETLAND BUFFER IMPACTED? Yes No

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As Amended December 1, 2015

Mountain View Shopping
Center LLC

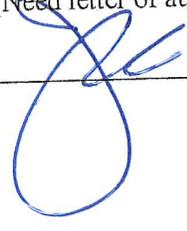
(Need letter of authorization from property owner)

By: 
John W. Hubber
Manager



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(Need letter of authorization from property owner)

A handwritten signature in blue ink, consisting of a large loop and several strokes, positioned above a horizontal line.

APPENDIX F: MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES PRELIMINARY
 SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#	Application Requirement	Submitted	Not Applicable	Waived by PB
2.a	Application Form	X		
2.b	Letter of Authorization			
2.c	Abutters List			
2.d	Application Fee	X		
2.e	Waiver Requests in Writing		X	
2.f	Site Plan Maps - # as directed by Town Planner	X		
1	Estimated area & distances & directions of boundaries		X	
2	Name(s) of owner(s) of record	X		
3	Abutters list	X		
4	Site location map	X		
5	North point, graphic scale, date of preparation & revisions	X		
6	Zone District(s) lines of demarcation	X		
7	Name, address & seal of person or firm preparing plans		X	
8	Preliminary plan of existing & proposed structures	X		
9	Existing structures - photos from all sides		X	
10	Proposed structures - architectural style concept & exterior for all proposed buildings & additions building materials	X		
11	General topography & steep slope areas		X	
12	Direction of flow of surface water		X	
13	Groundwater & surface water resources		X	
14	Rock outcroppings & depth to ledge		X	
15	Preliminary plan for streets, driveways, parking & sidewalks		X	
16	Preliminary wastewater treatment plans		X	
17	Preliminary landscaping plan		X	
18	Preliminary plans for domestic water supply		X	
19	Preliminary fire protection plan		X	
20	Existing & preliminary proposed utility plan		X	
21	Preliminary outdoor lighting plan		X	
22	Preliminary sign plan		X	
23	Preliminary plan for managing surface water drainage		X	
24	Prelim. erosion & sediment control plan during & after construction		X	
25	Prelim. plan of the ROW & traveled surface of fronting streets		X	
26	Preliminary snow storage plan		X	
27	Preliminary plan for solid waste disposal facility		X	
28	Prelim. plan for outdoor storage/display of materials/merchandise		X	
29	Executive Summary to include:		X	
a	Hours & days of operation		X	
b	Estimate of normal business traffic		X	
c	Description of proposed use(s)		X	
d	Number of employees		X	
e	Any unusual demand for utility service		X	

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	f	Additional information to clarify proposal	✓		
30		Special impact studies required by PB		✗	

NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Preliminary Site Plan Review Application.

NOTE #2: The SPR Regulations must be consulted for the details of the items contained in this checklist.

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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	X		
2.b	Letter of Authorization			
2.c	Abutters List	X		
2.d	Application Fee	X		
2.e	Waiver Requests in Writing		X	
2.f	Site Plan Maps - # as directed by Town Planner	X		
1	Boundary survey & lot area		X	
2	Site location map	X		
3	Name(s) of owner(s) of record	X		
4	Abutting landowners within 200 feet of the property line		X	
5	North point, graphic scale, date of preparation & revisions	X		
6	Zone District(s) lines of demarcation	X		
7	Name, address & seal of person or firm preparing plans		X	
8	Shape, size & location of existing & proposed structures	X		
9	Existing structures – photos from all sides		X	
10	Proposed structures - conceptual floor plans & elevations		X	
11	Topography at 2' intervals & steep slope areas existing & proposed grades & drainage systems		X	
12	Groundwater & surface water resources		X	
13	Rock outcroppings & depth to ledge		X	
14	Final plan for streets, driveways, parking spaces, & sidewalks		X	
15	Final wastewater treatment plans		X	
16	Final landscaping plan		X	
17	Final plans for domestic water supply		X	
18	Final fire protection plan		X	
19	Existing & final proposed utility plan		X	
20	Final outdoor lighting plan		X	
21	Final sign plan		X	
22	Final plan for managing surface water drainage		X	
23	Final erosion & sediment control plan during & after construction		X	
24	Final plan of the ROW & traveled surface of all fronting streets		X	
25	Final snow storage plan		X	
26	Final plan for solid waste disposal facility		X	
27	Final plan for outdoor storage/display of materials/merchandise		X	
28	Executive summary		X	
a	Hours & days of operation		X	
b	Estimate of normal business traffic		X	
c	Description of proposed use(s)		X	
d	Number of employees		X	
e	Any unusual demand for utility service		X	
f	Additional information to clarify proposal	X	X	
30	Special impact studies required by PB		X	

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Site Plan Review Regulations
As Amended December 1, 2015

NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Final Site Plan Review Application.

NOTE #2: The Site Plan Review Regulations need to be consulted for the details of the items contained in this checklist.

APPENDIX H
SUGGESTED FORM OF ACCEPTABLE IRREVOCABLE LETTER OF CREDIT

Board of Selectmen
Town of New London
New London Town Offices
375 Main Street
New London, N.H. 03257

Dear Town Officials:

RE: _____ Site Plan

By this document, the _____ Bank (hereinafter "issuer") hereby issues an irrevocable letter of credit in the amount of \$ _____ to the Town of New London on behalf of _____ (hereinafter "developer"). This irrevocable letter of credit is issued to guaranty completion of all improvements required by the New London Planning Board and the Town of New London Site Plan Review Regulations in conjunction with a site plan entitled "_____", dated _____, prepared by _____, and approved by the New London Planning Board on _____.

It is understood that the improvements guaranteed by this irrevocable letter of credit include but are not limited to the following:

- 1.
- 2.
- 3.

It is agreed and understood by the issuer of this letter of credit that it shall be issued for a period of _____ months. If all improvements guaranteed by this letter of credit are not completed by _____ (date) and if an Certificate of Occupancy Permit indicating completion of all improvements has not been issued by the Town of New London Board of Selectmen, then this letter of credit shall be automatically considered to have been called and without further action by the Town of New London or its Board of Selectmen, the _____ Bank shall forward a check in the amount of \$ _____ to the Treasurer of the Town of New London. The funds so forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this letter of credit. Any funds not needed by the Town to complete improvements required by the site plan referred to above shall be returned to the _____ Bank.

(Signature of Bank Official)

Date: _____

I have read this letter of credit and agree to its terms.

(Signature of Developer)

NA

General Notes

- THE INTENT OF THIS PLAN IS TO SHOW PROPOSED PARKING LOT IMPROVEMENTS AT THE HANNAFORD SUPERMARKET PLAZA IN NEW LONDON, NH.
- LOT 8 LIES ENTIRELY WITHIN THE COMMERCIAL ZONING DISTRICT AS SHOWN IN THE NEW LONDON ZONING ORDINANCE AS ADOPTED MARCH 11, 1958 INCLUDING SUBSEQUENT AMENDMENTS TO AND INCLUDING MARCH 8, 2005. DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL ZONE DISTRICT AT THE TIME OF THIS SURVEY, ARE AS FOLLOWS:
 REQUIRED
 MINIMUM FRONT YARD SETBACK 30 FEET
 MINIMUM SIDE YARD SETBACK 10 FEET
 MINIMUM REAR YARD SETBACK 10 FEET
 CORNER LOT SETBACK 30 FEET EACH R.O.W.
- PARKING:
 EXISTING 422 SPACES (INCLUDES 13 HANDICAP SPACES)
 PROPOSED 450 SPACES (INCLUDES 16 HANDICAP SPACES)
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM AN ACTUAL FIELD SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN JULY 2005.
- PROVIDE A MINIMUM OF 3 FEET OF COVER OVER PROPOSED 12" DRAIN LINE AT DMH 1.
- PARKING STALLS AND PAINTED END ISLANDS TO BE DESIGNATED WITH 4 INCH YELLOW STRIPING.
- CONTRACTOR TO VERIFY THAT PAVEMENT GRADES COMPLY WITH ADA REQUIREMENTS FOR HANDICAPPED PARKING AND ACCESSIBLE ROUTES PRIOR TO COMMENCING WORK.

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1 R1-1A	30" 18"	30" 18"	STOP
R6-1L	36"	12"	ONE WAY
R6-2S	18"	24"	ONE WAY
R5-1	30"	30"	DO NOT ENTER
R7-B	12"	18"	RESERVED PARKING
R7-BA	12"	6"	VAN ACCESSIBLE
W11A-2	30"	30"	WALKING
NPSS	12"	18"	NO PARKING STANDING OR STOPPING



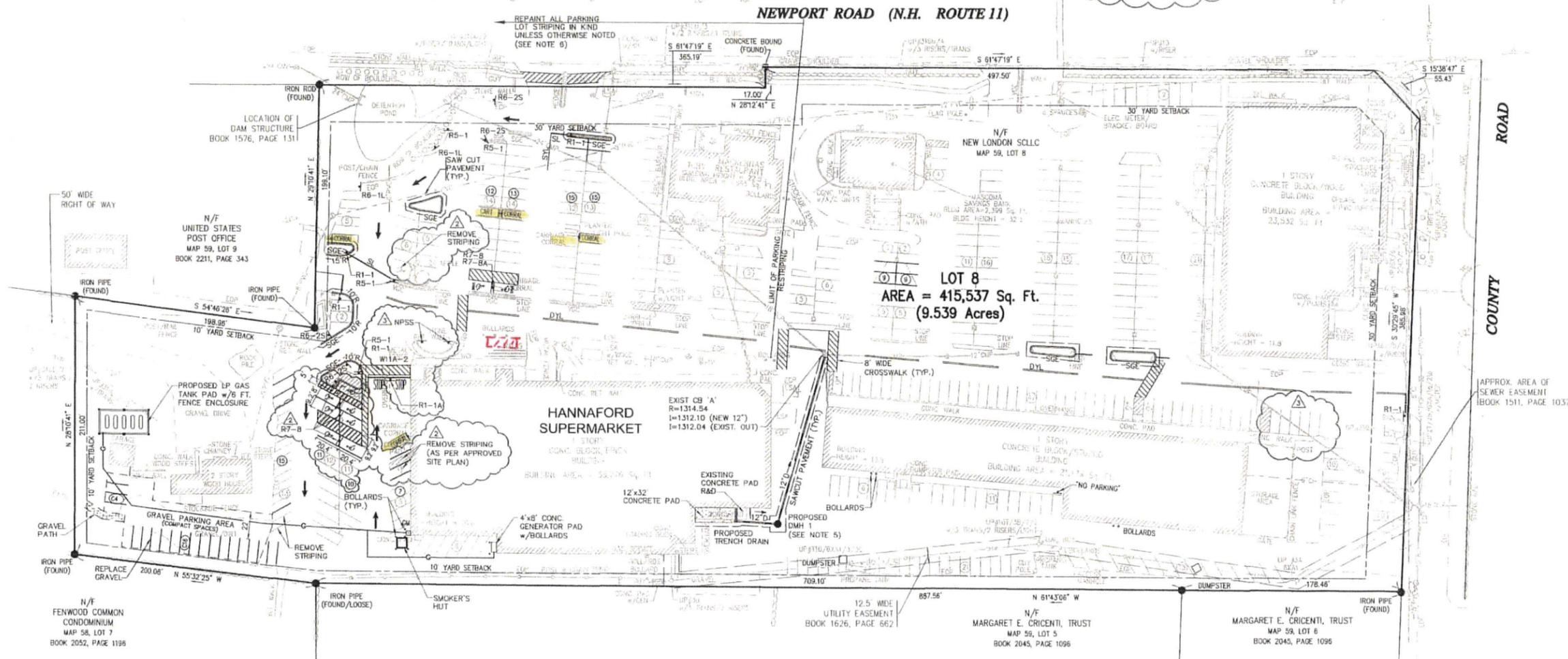
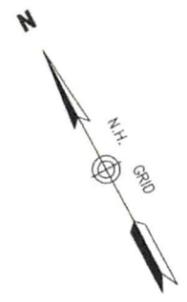
Locus Map (NOT TO SCALE)



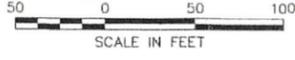
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

Six Bedford Farms Drive, Suite 607
Bedford, New Hampshire 03110
603-644-0888 · FAX 603-644-2385



APPROVED CART CORRAL LOCATIONS 2009
 1771 PROPOSED NEW CART CORRAL LOCATION



No.	Revision	Date	Appr.
3	ADDRESS TOWN COMMENTS	05/12/09	
2	ADD HANDICAP ACCESSIBLE PARKING	04/08/09	
1	PARKING COUNTS	05/19/06	

Designed by: _____ Drawn by: _____ Checked by: _____
 CAD checked by: _____ Approved by: _____
 Scale: 1"=50' Date: April 21, 2006
 Project Title: _____

Proposed Parking Lot Improvements

Newport Road (N.H. Route 11)
New London, New Hampshire

Planning Board Approval

Not Approved for Construction
Drawing Title

Site Plan

Drawing Number: **C-2**
 Sheet 2 of 3
 Project Number: 51770

