

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: 1/23/18

APPLICATION FOR:

- Phase I: Concept Site Plan Review
- Phase II: Preliminary Site Plan Review
- Phase III: Final Site Plan Review - Amended to site plan approved 10/10/17

NAME OF APPLICANT: Laurie Schive for Morgan Point LLC

ADDRESS: P.O. Box 1204 New London NH 03257

DAYTIME PHONE NUMBER: 526-8847 FAX: _____

NAME OF PROPERTY OWNER: Morgan Point LLC
(If other than applicant)

ADDRESS: P.O. Box 1204 New London NH 03257

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 12 Lovering Lane

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

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Commercial - Bakery + Office

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

PB 18-03



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.

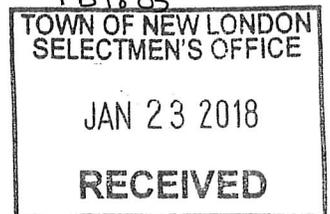
In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

DATE: 1/22/15

SIGNATURE OF PROPERTY OWNER



SIGNATURE OF AGENT FOR PROPERTY OWNER



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	✓		
2.b	Letter of Authorization		✓	
2.c	Abutters List	✓		
2.d	Application Fee		✓	
2.e	Waiver Requests in Writing		✓	
2.f	Site Plan Maps - # as directed by Town Planner	✓		
1	Estimated area & distances & directions of boundaries	✓		
2	Name(s) of owner(s) of record	✓		
3	Abutters list	✓		
4	Site location map	✓		
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	Preliminary plan of existing & proposed structures	✓		
9	Existing structures - photos from all sides	✓		
10	Proposed structures - architectural style concept & exterior for all proposed buildings & additions building materials	✓		
11	General topography & steep slope areas	✓		
12	Direction of flow of surface water	✓		
13	Groundwater & surface water resources	✓		
14	Rock outcroppings & depth to ledge	✓		
15	Preliminary plan for streets, driveways, parking & sidewalks	✓		
16	Preliminary wastewater treatment plans		✓	
17	Preliminary landscaping plan	✓		
18	Preliminary plans for domestic water supply		✓	
19	Preliminary fire protection plan	✓		
20	Existing & preliminary proposed utility plan	✓		
21	Preliminary outdoor lighting plan	✓		
22	Preliminary sign plan	✓		
23	Preliminary plan for managing surface water drainage	✓		
24	Prelim. erosion & sediment control plan during & after construction	✓		
25	Prelim. plan of the ROW & traveled surface of fronting streets		✓	
26	Preliminary snow storage plan	✓		
27	Preliminary plan for solid waste disposal facility	✓		
28	Prelim. plan for outdoor storage/display of materials/merchandise		✓	
29	Executive Summary to include:	✓		
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		✓	

PB18-03
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Submitted & approved previously

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

(Need letter of authorization from property owner)

A handwritten signature in cursive script, appearing to read "J. Smith", is written over a horizontal line that extends across the page.

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2.C



200 foot Abutters List Report

Tri Town, NH
January 18, 2018

Subject Property:

Parcel Number: NewL-084-059-000
CAMA Number: NewL-084-059-000
Property Address: 12 LOVERING LANE

Mailing Address: ✓ MORGAN POINT LLC
PO BOX 1204
NEW LONDON, NH 03257

Abutters:

Parcel Number: NewL-073-076-000
CAMA Number: NewL-073-076-000
Property Address: 114 COUGAR COURT

Mailing Address: ✓ KEARSARGE REGIONAL SCHOOL DIST
SAU #65
114 COUGAR COURT
NEW LONDON, NH 03257

Parcel Number: NewL-084-046-000
CAMA Number: NewL-084-046-000
Property Address: 19 PEARL STREET

Mailing Address: ✓ NUTTELMAN SETH D
PO BOX 1367
LACONIA, NH 03246-1367

Parcel Number: NewL-084-047-000
CAMA Number: NewL-084-047-000
Property Address: 27 PEARL STREET

Mailing Address: ✓ WHEELER ERICA ANN
PO BOX 1293
NEW LONDON, NH 03257

Parcel Number: NewL-084-048-000
CAMA Number: NewL-084-048-000
Property Address: 37 PEARL STREET

Mailing Address: ✓ FLETCHER K. ALLEN
37 PEARL STREET
NEW LONDON, NH 03257 ✓

Parcel Number: NewL-084-049-000
CAMA Number: NewL-084-049-000
Property Address: 145 BARRETT ROAD

Mailing Address: CLOUGH III WILLIAM & MARTA REV
TRUSTS WILLIAM CLOUGH III & MARTA
TRUSTEES
PO BOX 1997
NEW LONDON, NH 03258

Parcel Number: NewL-084-050-000
CAMA Number: NewL-084-050-000
Property Address: 149 BARRETT ROAD

Mailing Address: BERNARD ROSEMARI & DOUGLAS
FRAIZE
PO BOX 431
NEW LONDON, NH 03257

Parcel Number: NewL-084-055-000
CAMA Number: NewL-084-055-000
Property Address: 292 MAIN STREET

Mailing Address: ✓ OLIVER WIGHT AMERICAS INC
PO BOX 368
NEW LONDON, NH 03257

Parcel Number: NewL-084-056-000
CAMA Number: NewL-084-056-000
Property Address: 280 MAIN STREET

Mailing Address: ✓ MCSWINEY FAMILY TRUST&CARROLL
JONES TRST MSCWINEY & JONES
TRUSTEES
49 BALSAM ACRES
NEW LONDON, NH 03257

Parcel Number: NewL-084-057-000
CAMA Number: NewL-084-057-000
Property Address: 23 LOVERING LANE

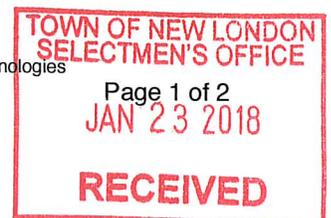
Mailing Address: CLOUGH III WILLIAM & MARTA REV
TRUSTS WILLIAM CLOUGH III & MARTA
TRUSTEES
PO BOX 1997
NEW LONDON, NH 03257



www.cai-tech.com

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.

1/18/2018



12 Lovering Lane Explanation of Checklist:

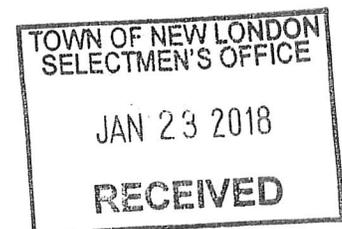
- 2.F.4: Abutting landowners within 200 feet of property line indicated on abutters list.
- 2.F.6: Zone district(s) lines of demarcation: No site work proposed or change of use related to zoning district lines
- 2.F.15: Preliminary plan for streets, driveways, parking and sidewalks: The parking lot and driveway plan was submitted and approved by the Planning Board in October 2017. A driveway permit was submitted and approved by the Town of New London in January 2017
- 2.F.16: Wastewater treatment plan – Grease trap requirements discussed with Richard Lee
- 2.F.17: Preliminary Landscaping Plan: This was submitted and approved by the Planning Board in October 2017.
- 2.F.18: Preliminary plans for domestic water supply: not applicable as no change planned
- 2.F.19: Preliminary Fire Protection Plan: Owners met with Chief Lyon in December 2017 to review fire protection requirements, to include ingress/egress plans, sprinkler systems and fire alarm systems. At Chief Lyon's recommendation, we altered the floor plan to include two separate egresses for the business space and the bakery and an enclosed front entry area.
- 2.F.20: Preliminary Proposed Utility Plan: Owners spoke with Eversource and met with commercial electrical contractor to review electricity requirements for bakery equipment. As a result of those discussions, owners plan to upgrade the existing power supply to the building to 400 amps. Power supply will remain single phase.
- 2.F.21: Preliminary Outdoor Lighting Plan: This was submitted and approved by the Planning Board in October 2017.
- 2.F.23: Preliminary plan for managing surface water drainage: A preliminary plan was submitted and approved by the Planning Board in October 2017. An infiltration and storm water runoff assessment was completed by Horizons Engineering and is attached to this submission.
- 2.F.24: Preliminary erosion and sediment control plan during and after construction: Owners will work with Old Hampshire Designs, the construction general contractor, as well as the general landscaping contractor to ensure appropriate erosion and sediment control practices such as silt fences are used.
- 2.F.25: Preliminary plan of the ROW and traveled surface of fronting street: Not applicable.



2.F.26: Preliminary snow storage plan: Snow storage plan was submitted to and approved by the Planning Board in October 2017

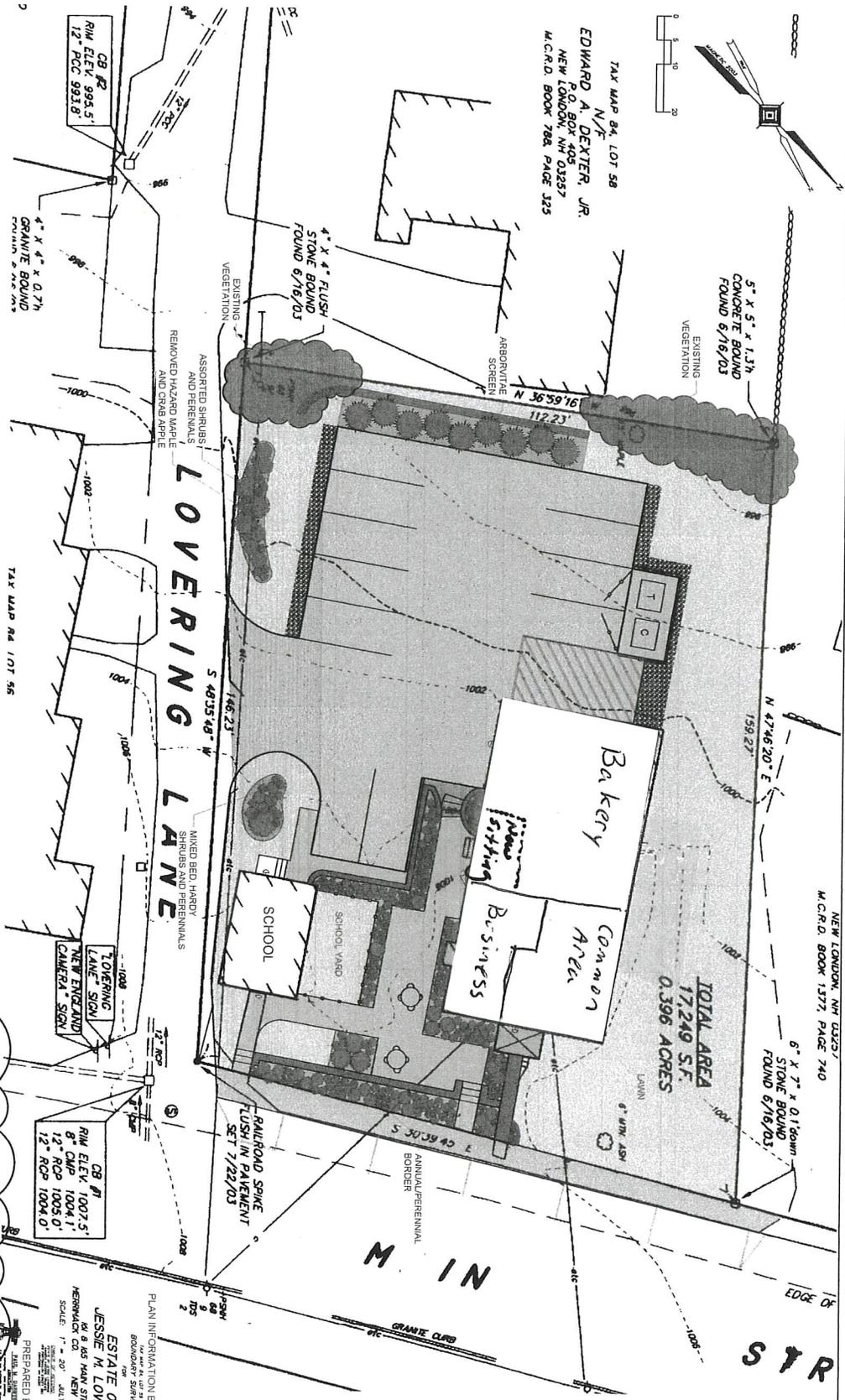
2.F.27: Preliminary plan for solid waste disposal facility: Solid waste disposal plan was submitted to and approved by the Planning Board in October 2017

2.F.28: Preliminary plan for outdoor storage/display of materials/merchandise: Not applicable, as no materials/merchandise will be stored outdoors

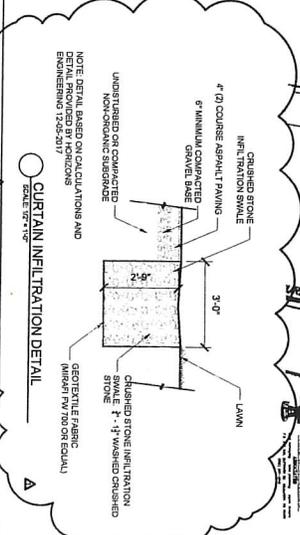


2. F. 0
2. F. 11
2. B. 177

LANDSCAPE PLAN



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PLAN INFORMATION BASED ON:
ESTATE OF
JESSIE M. LOVERING
NO. 8 1/2 MAIN STREET
NEW LONDON, NH
SCALE: 1" = 20'
DATE: 11/22/03
PREPARED BY:
BONIN ARCHITECTS

12 Lovering Lane
New London, NH

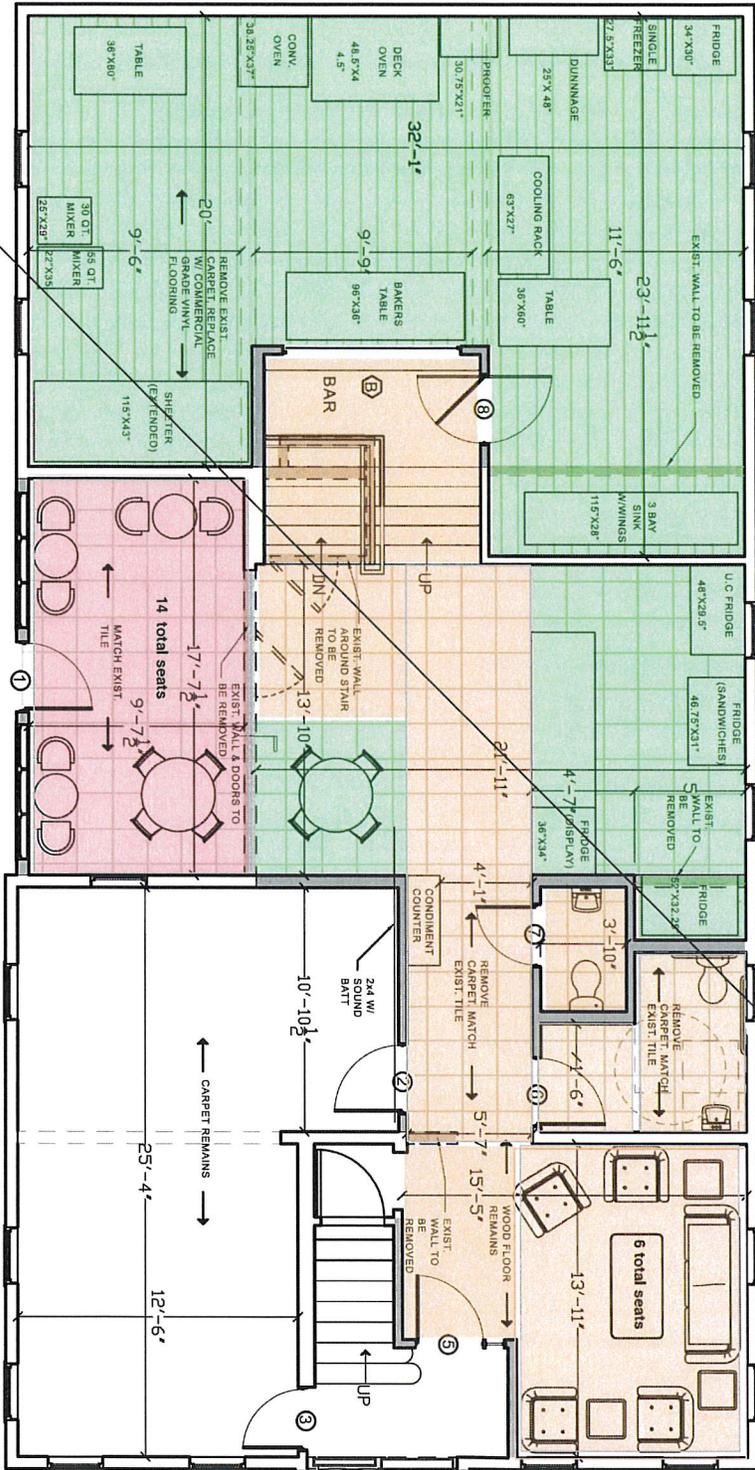
Bonin Architects
210 Main Street, P.O. Box 2271
New London, NH 03257
300 Broad Street, 3rd Floor
Manchester, NH 03103
www.boninarchitects.com
info@boninarchitects.com

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	10/13/07	ISSUED FOR PERMIT
2	11/22/03	ISSUED FOR PERMIT
3	11/22/03	ISSUED FOR PERMIT
4	11/22/03	ISSUED FOR PERMIT
5	11/22/03	ISSUED FOR PERMIT
6	11/22/03	ISSUED FOR PERMIT
7	11/22/03	ISSUED FOR PERMIT
8	11/22/03	ISSUED FOR PERMIT
9	11/22/03	ISSUED FOR PERMIT
10	11/22/03	ISSUED FOR PERMIT

DATE: 10/13/07
SCALE: 1" = 20'
Schematic Design
Landscape Plan
S1.0

NOT FOR CONSTRUCTION



FLOOR PLAN 3/16"=1'-0"

- Common
- Bakery
- Bakery

Common space/egress route
 Approximately 786 square feet
 Approximately 169 square feet



- DOORS**
- 1) 3'-0" X 6'-8" EXTERIOR DOOR
 - 2) 3'-0" X 6'-8" INTERIOR
 - 3) 2'-8" X 6'-8" INTERIOR
 - 4) 3'-0" X 6'-8" EXTERIOR
 - 5) *EXISTING* FRONT DOOR RELOCATED
 - 6) 3'-0" X 6'-8" INTERIOR
 - 7) 2'-8" X 6'-8" INTERIOR
 - 8) 3'-0" X 6'-8" FULL SWING DOOR

NOTE: REVIEW HEATING LOCATIONS, MOVE AS REQ'D

WINDOWS

A) IFCA 2050 3 WIDE OPERATOR
 B) CUSTOM FIXED WINDOW 8050



Bonin Architects
 210 Main Street, PO Box 2571,
 New London, New Hampshire 03257
 290 Daniel Webster Hwy,
 Meredith, New Hampshire 03253
 603.526.6200

BLUE LOON BAKERY
 12 LOVERING LANE, NEW LONDON, NH.

Sheet Title: FLOOR PLAN
 Scale: Date: 11/20/2017
 Sketch Number: SK-PLAN

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6.7.2

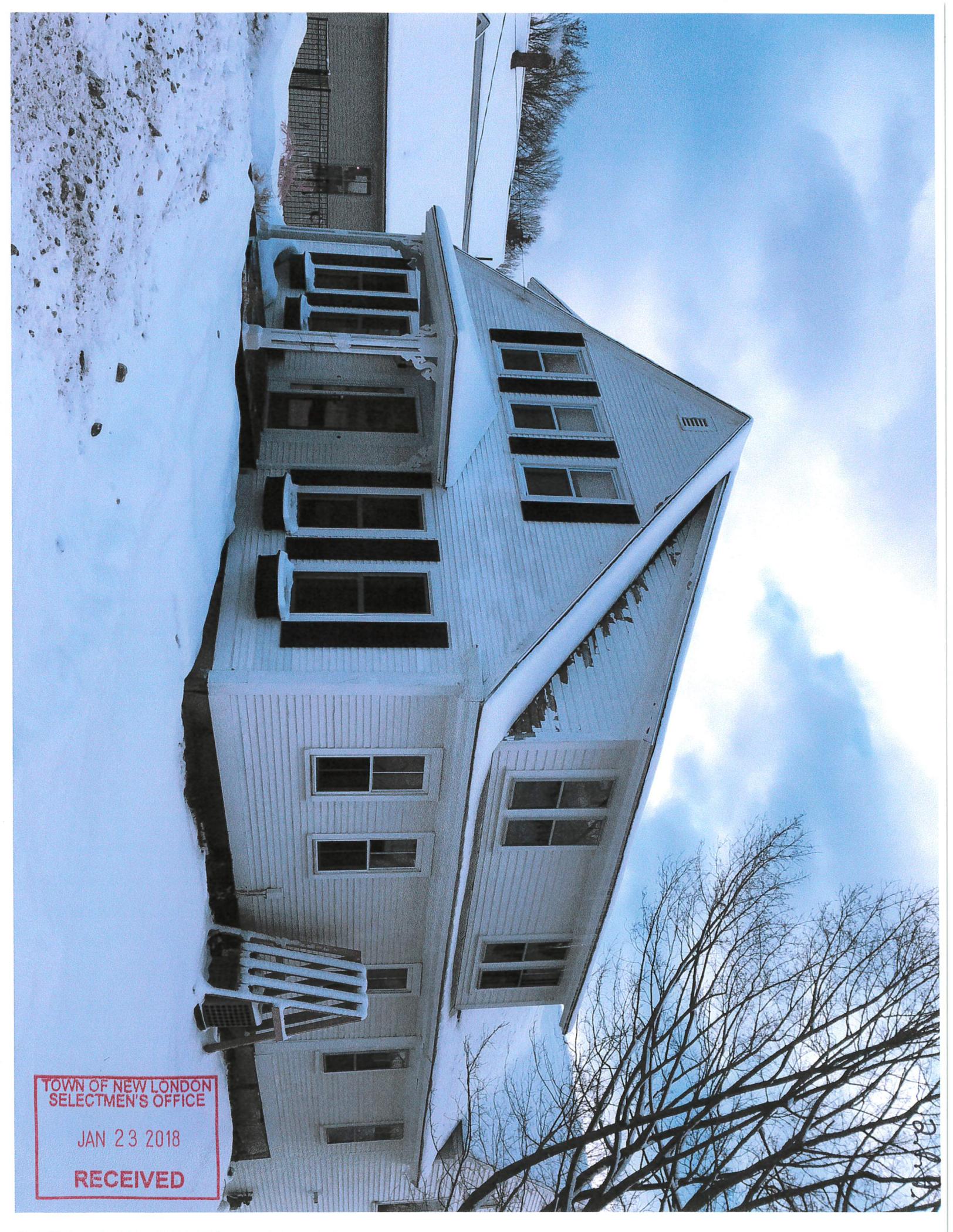
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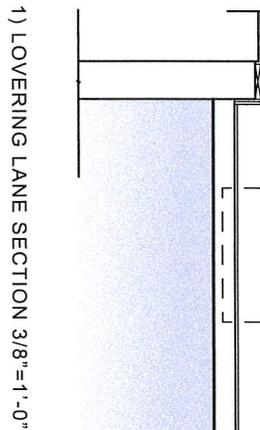
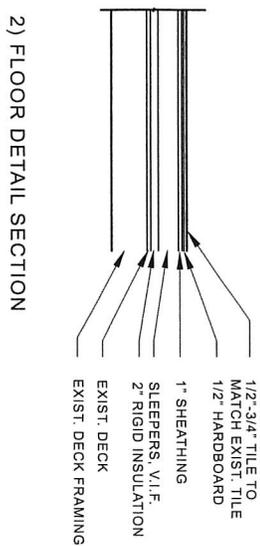
2.f.9



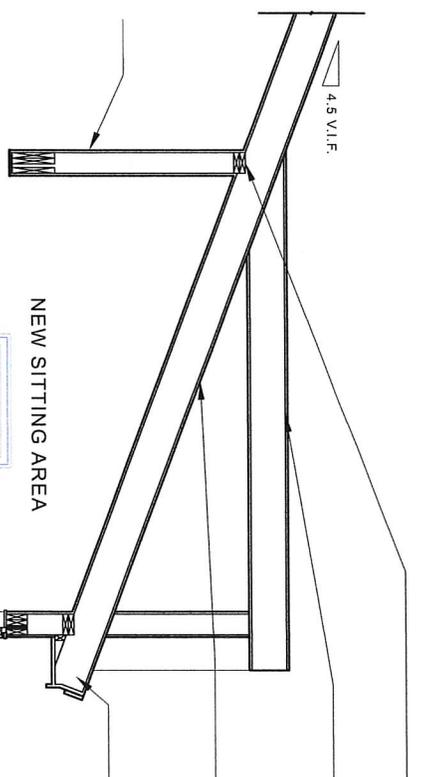
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EXIST. EXTERIOR WALL.
REMOVE DOOR, AND CREATE
NEW ROUGH OPENING W/
HEADER. FINISH MATERIALS
TBD.



EXTEND EXISTING WALL TO SUPPORT NEW RAFTERS

DORMER TO BE BUILT ON TOP OF ROOF FRAMING

2 X 10 RAFTERS, @ 16" O.C.

RAFTER DETAIL TO MATCH EXIST.

ALL NEW WINDOWS TO BE INTEGRITY

NEW 2X6 EXTERIOR WALL, @ 16" O.C.

NEW FLOOR SYSTEM TO BE ADDED TO TOP OF EXIST. DECK STRUCTURE. INSULATE AND SEAL AS REQ'D. FINISH MATERIAL TO MATCH EXIST. TILE.

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2.f.10

■ SIDE WALLS
■ DEMOLISHED WALLS



EXTERIOR RENDERING

↳ Note: No deck planned.

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TOWN OF NEW LONDON SIGN PERMIT APPLICATION

PERMANENT SIGN TEMPORARY SIGN

DATE(S) 23 Jun 2018

Name of Applicant/Owner: Laurie Schive

Address: 12 Loversing Lane / P.O. Box 1204 New London NH

Tax/Map#: 084-059-000 03257

Telephone(s): 603-526-8847 | 703-350-9445

Email address: LAUR730@gmail.com

Location/ Address of sign: 12 Loversing Lane, New London

Size in square feet: 95f

Means of sign support: Existing post

Wording on sign: "Blue Loon Bakery"

**Please be sure to attach a sketch of the sign showing the dimensions and wording.*

REPLACES EXISTING SIGN(S): No: Yes: - Previously by "Ellen's Interiors"

THIS IS ADDITIONAL SIGNAGE: No: Yes: (if yes, describe signage on back of sheet. Including square footage of each sign.)

In accepting this permit, the applicant and the owner of the property agrees that the proposed sign will conform with all the provisions of the New London Zoning Ordinance and will hold harmless the Town of New London, its duly appointed agents, officers and employees against any action for personal injury and/or property damaged sustained by reason of the exercise of this permit.

[Signature] Signature of Property Owner Date [Signature] Signature of Applicant Date

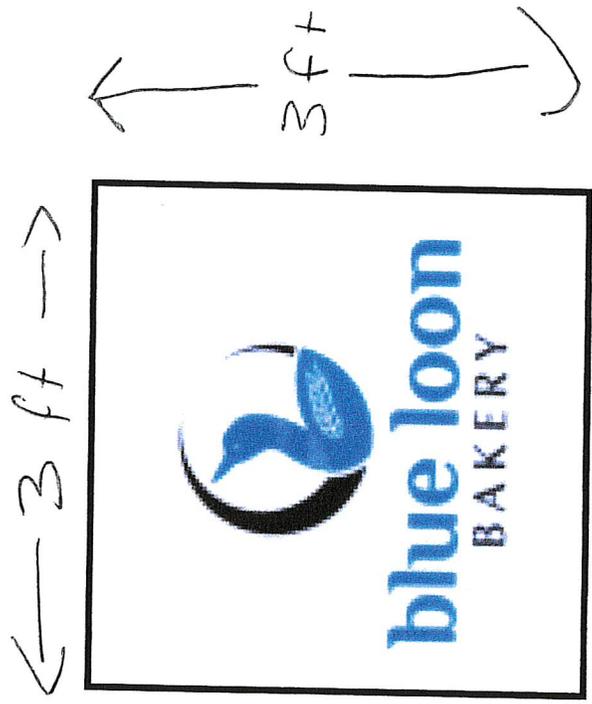
A permit is hereby granted/denied for the sign described in the attached application under the conditions stated therein and in accordance with the provisions of the New London Zoning Ordinance.

SIGN IS: APPROVED: DENIED: DATE: _____

Reason if denied: _____

Zoning Administrator Date Town Administrator Date





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2.8.23



PO BOX 1825, 176 NEWPORT ROAD • NEW LONDON, NH 03257 • PHONE 603-877-0116 • FAX 603-526-4285 • www.horizonsengineering.com

Project No. 17834
December 5, 2017

Morgan Point, LLC
PO Box 1204
New London, NH 03257

**SUBJECT: 12 Lovering Lane
Stone Infiltration Trench Sizing**

Dear Ms. Laurie Schive and Mr. Mike Morgan,

It has been our pleasure to analyze and size stone infiltration edges serving the parking lot of 12 Lovering Lane. Our design is based on "S1.1 Dimensional Site Plan" by Bonin Architects, and the additional understanding that the parking lot will be graded to direct stormwater to each infiltration trench from the middle of the aisle.

According to the New Hampshire Stormwater Manual, "the Water Quality Volume (WQV) is the amount of stormwater runoff from a rainfall event that should be captured and treated to removed the majority of stormwater pollutants." The trench dimensions have been designed to detain the entire WQV within the void space of the stone, assumed to be 40% of the total volume of the trench. The northern trench has a larger contributing area, and provides a 'worse-case' scenario. Trench dimensions calculated for the northern trench were then applied to the southern trench as well. It should be noted that Horizons completed no subsurface investigation for this project, and the infiltration rate of the soil beneath the trench has not been determined. We do not anticipate the lack of infiltration rate data to present any issues. The trenches include no other outlets, so all stormwater flowing to the trenches will eventually infiltrate.

A detail of the proposed trench section is provided with this letter, as are calculations of the Water Quality Volume and the volume of the trench.

Our work on this project was limited to sizing of the infiltration trenches; no other civil design or design review was completed.

As you review these documents, please do not hesitate to contact me if you have you have any questions. Thank you for the opportunity to serve you.

Sincerely,

Christopher J. Hernick, PE
Project Engineer



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
www.horizonsengineering.com

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

General Calculations - WQV

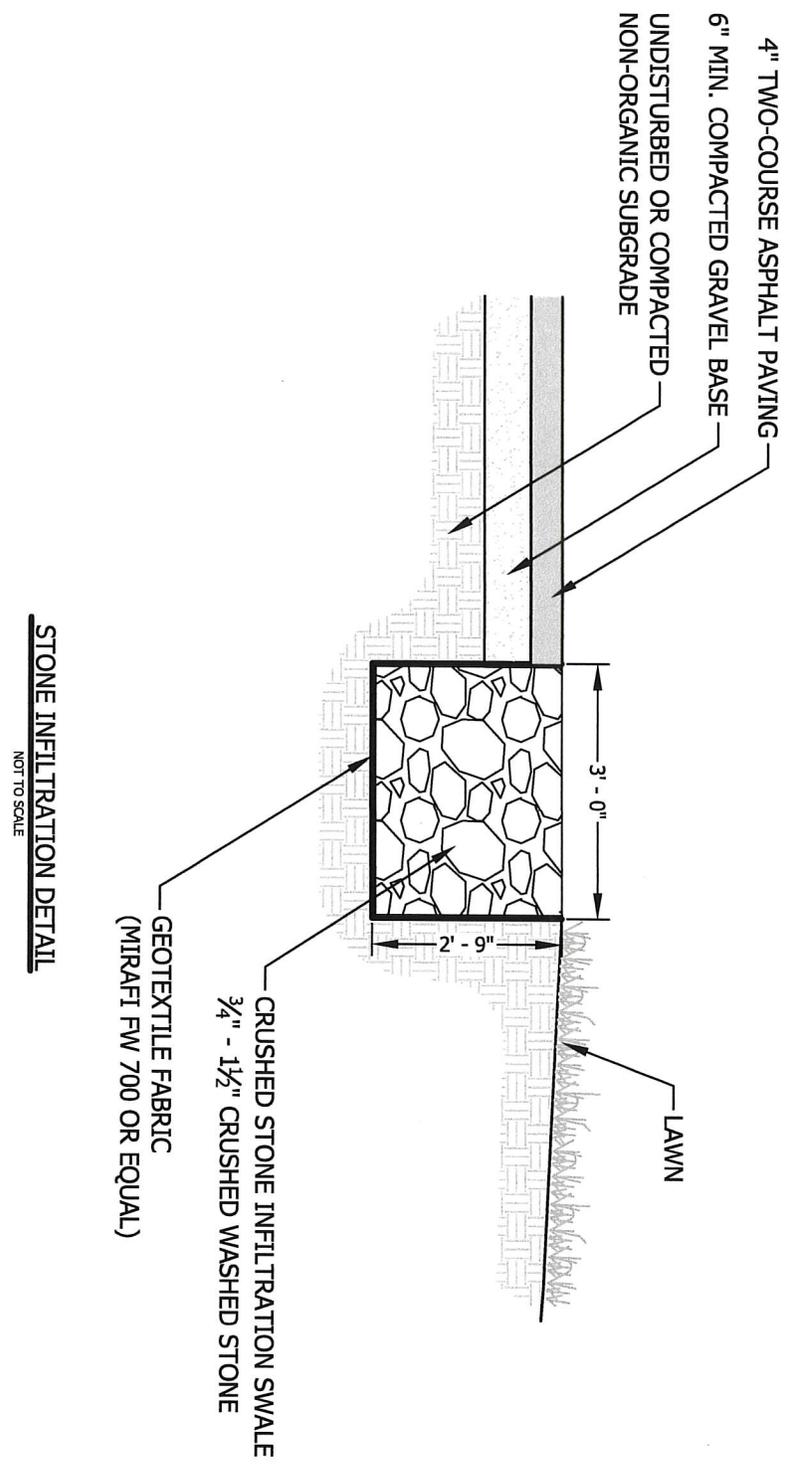
DRAINAGE AREA:	1920 SF = 0.044 ACRES
-----------------------	-----------------------

Water Quality Volume (WQV)

0.04	ac	A = Area draining to the practice
0.04	ac	A_i = Impervious area draining to the practice
1.00	decimal	I = % impervious area draining to the practice (decimal)
0.95	unitless	R_v = Runoff coefficient = $0.05 + (0.9 \times I)$
0.04	ac-in	WQV = 1" x R_v x A
152	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")

DRIP EDGE SIZING

	TRENCH
LENGTH DRIP EDGE [FT]:	50
DEPTH DRIP EDGE [FT]:	2.75
WIDTH DRIP EDGE [FT]:	3
 TOTAL VOLUME [CF]:	 413
(40% VOID SPACE) [CF]	165
WQV REQ'D (CF)	152



STONE INFILTRATION DETAIL

NOT TO SCALE

TOWN OF NEW LONDON
SELECTMEN'S OFFICE

JAN 23 2018

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horizons
Engineering Inc.

Littleton NH • New London NH • Newport VT
603-444-4111 603-877-0116 802-334-6434

MORGAN POINT, LLC.

12 LOVERING LANE
NEW LONDON, NEW HAMPSHIRE

STONE INFILTRATION DETAIL

PROJECT #:	17862
ENGIN'D BY:	CJH
DRAWN BY:	CEW
DATE:	DEC. 2017

12 Lovering Lane Amended Site Plan Application Executive Summary

On October 10th, we the now-owners of 12 Lovering Lane, obtained Planning Board approval for a change of use from an interior design shop to a bakery and a business office. In the approved site plan, the business office was to be located in the front half of the building, encompassing a total of 918 square feet (sf). The approved site plan also indicated that the 166 sf area on the side of the building would remain as an outside deck. We are now requesting an amendment to our approved site plan to allow for a smaller (360SF) business office space in one half of the front part of the building, and to allow for the enclosure of the side deck to provide a seating area for the bakery.

We are submitting this amended site plan for approval for two reasons. First, in a December 2017 meeting with Fire Chief Jay Lyon to discuss fire code compliance, Chief Lyon advised that the business office required two egresses and these could not be into the same common area. We therefore decided to decrease the footprint of the business office space to allow for the building of appropriate egresses.

Second, on reviewing the requirements for the bakery kitchen in the barn area, we realized we needed more space for the bakery equipment, and could not put seating in the barn area as originally envisioned. To accommodate the approved 20 indoor seats for the bakery, we need to enclose the side deck

On January 3, 2018, the Town Administrator issued a building permit for renovation work on the site, but required that we submit an amended site plan application to the Planning Board for the following two items:

- 1) Enclosing the deck to create a new sitting area, Lovering Lane side.
- 2) Changes from the approved Site Plan to the amount of interior square footage dedicated to business versus bakery.

There are no plans to change the approved number of seats for the bakery, and no plans to change the approved number of parking spaces. The planned hours and days of operation, estimate of business traffic, description of proposed uses, number of employees and demands for utility service remain the same as in our previously approved site plan.





TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

*Blue Room
Construction
Building Permit*

**Building Permit and or Demolition Permit
Issuance of Permit by the Board of Selectmen**

Date: January 3, 2018

Permit Number: 17-148

Applicant Name: Morgan Point LLC

Address: 12 Lovering Lane

Tax Map & Lot Number: 084-059-000

Permit to: Interior renovation – offices & bakery.

Dear Applicant:

We are pleased to inform you that the Building Permit and or Demolition Permit application you submitted to the Board of Selectmen has been approved. The permit must be posted in a prominent place on the building or site until the work is completed. The permit is valid for a period of one calendar year from the date of approval, including interior and exterior components of the work. This permit is only for the work approved in this application and for any conditions which may have been attached to the approval of said application. If additional work or changes are needed, a new permit must be applied for and approved before this additional work can proceed.

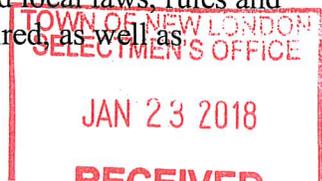
CONDITIONS

- 1) The following two items are not approved as part of this building permit:
 - a. Enclosing the deck to create a new sitting area, Lovering Lane side. This requires an approved amendment to Site Plan, and a separate Building Permit.
 - b. Changes from the approved Site Plan to the amount of interior square footage dedicated to business versus bakery. This requires an approved amendment to Site Plan, and a separate Building Permit.
- 2) The roof height may not change from the existing roof height for enclosing the 60 sq. ft. porch area.
- 3) At least 2 weeks prior to opening, Town must be notified to begin review for Certificate of Site Plan Compliance.

The state building code established in RSA 155-A is effective in all towns and cities in the state and is enforced as provided in RSA 155-A: 7 and RSA 674:51.

RSA 155-A, State Building Code, requires that all buildings, building components, and structures constructed in New Hampshire shall comply with the state building code and state fire code. The construction, design, structure, maintenance, and use of all buildings or structures to be erected and the alteration, renovation, rehabilitation, repair, removal, or demolition of all buildings and structures previously erected shall be governed by the provisions of the state building code.

Disposal of all construction materials must be in compliance with all Federal, State and local laws, rules and regulations. Furthermore, compliance with RSA 155-D- Energy Conservation is required, as well as





TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
NOTICE OF DECISION (NOD)
Tuesday, October 10, 2017

Refer to the agenda and meeting minutes for additional details of the discussion.

1. **Guimond, David B Revocable Trust Tree Cutting Application.** Located at 17 Wilmot Center Road. Tax Map 077-01-000. Proposal to cut (7) seven trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received September 14, 2017. **APPLICATION APPROVED.**
2. **Schweizer Susan R Trust Tree Cutting Application.** Located at 813 Little Sunapee Road. Tax Map 032-001-000. Proposal to cut (2) two trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received September 19, 2017. **APPLICATION APPROVED.**
3. **Barton, Benjamin – Site Plan Review.** Located at 52 Main Street. Tax Map 073-045-000. .9 +/- acres. Zoned Commercial (COMM). Applicant is applying to add additions of approximately 360 square feet to house office space and 155 square feet to house a screen porch. Town received the application on September 14, 2017. **SITE PLAN APPROVED.**
4. **Bonin Architects & Ellen Winkler – Continuation of Site Plan Review.** Located at 12 Lovering Lane. Tax Map 084-059-000. .27 +/- acres. Zoned Commercial (COMM). Applicant is applying to change the use of the property to a restaurant/bakery establishment. Town received the application on August 8, 2017 and the hearing is continued from the September 26, 2017 New London Planning Board meeting. The applicant requested waivers from the Site Plan Regulations for Off-Street Parking and they were granted. **SITE PLAN APPROVED with the following conditions:**
 - i. The applicant will submit engineered drainage calculations provide by a Civil Engineer to the Zoning Administrator prior to the granting of a building permit.
 - ii. All state and local fire codes will be met prior to the opening of the establishment.
 - iii. The property will conform to the Americans with Disabilities Act (ADA) standards for handicap parking to the fullest extent possible.

Adam Ricker
Town Planner
Town of New London



Please be advised that any persons aggrieved by a decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition. Such petition shall be presented within 30 days after the date upon which the board voted to approve or disapprove the application. Refer to RSA 677:15 Court Review, for the specific language and other details. It is the petitioner's responsibility to seek legal counsel as they deem appropriate. This notice is for general informational purposes and in no way shall convey any legal advice.

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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 Loving 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 Loving 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

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- 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.

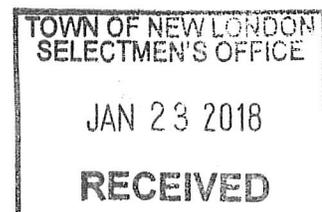
Further, I agree to comply with all required inspections during construction and to pay for all required inspection services.

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

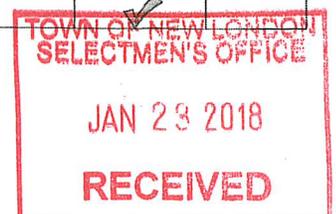
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER



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>PB # 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			





Bonin Architects

Beauty in Design

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.





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