

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: _____

APPLICATION FOR:

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

Doug Dow
- 491-2697

NAME OF APPLICANT: _____

Proudstone Corporation

ADDRESS: _____

PO Box 1973, New London, NH 03257

DAYTIME PHONE NUMBER: _____

603 526 2409 FAX: *526-8639*
454-8754

NAME OF PROPERTY OWNER:
(If other than applicant)

OWNERS: Doug Dow
Tam Chadwick

ADDRESS: _____

DAYTIME PHONE NUMBER: _____

FAX: _____

LOCATION OF PROPERTY: _____

175 Main Street

TAX MAP/Lot: _____

073-077-000

ZONE DISTRICT: _____

Commercial

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: _____

RESTAURANT, HOTEL,
OFFICE, MED SPA (MEDICAL OFFICE), OWNERS APARTMENT

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

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

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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:

- Pleasant Lake - Blackwater River
- Little Lake Sunapee/Murray Pond
- Goose Hole Pond
- Otter Pond

- Lake Sunapee
- Lyon Brook/Kezar Lake
- Messer Pond/Clark Pond/Kezar Lake

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: 2/7/17

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER
(Need letter of authorization from property owner)



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Proudstone Corporation
Executive Summary
Peter Christian's Building Renovation and Change of Use
195 Main Street, New London

Summary (from Sept 2016):

- Conversion of Peter Christian's building back into the Edgewood Inn, with an Owner's apartment and Medical Spa Facility.
- Proposal and plans are for 6 hotel rooms. Hours of operation are dictated by guests potentially staying 7 days a week, 24 hours a day.
- Tom and Paige Chadwick will be moving into the Owner's Apartment as their primary residence, and to oversee hotel operations. An owner will be onsite most days.
- Paige Chadwick, RN, MSN, FNP – is proposing the establishment of a Medical Spa Facility, to include non-surgical cosmetic and esthetic services to guests and the community. Operating hours will start as appointment only with the goal of operating 20 hours per week, hours to be determined based on demand. There are no immediate plans for any employees.
- We expect hotel operations to only need 1-2 employees working at any time (concierge, housekeeping).
- Traffic could increase nominally from the prior use as 6 apartments. The increase would stem from the Med Spa and Owner's Apartment. An updated parking analysis has been included on the Site Plan. Traffic could also be nominally reduced based on the vacancy rate of the Inn.
- There are no unusual demands for utility services. There are no proposed traffic pattern changes, or other changes to the site plan. Water and sewer is provided by the Town. A sign plan will be proposed at a future meeting prior to commencing operations.

February 2017 Update

- Demolition of the hotel and office space has revealed structural issues that require changes beyond the scope of our original plan.
- The changes do afford the opportunity to extend the 3rd floor space across the entire building and increase the number of hotel rooms from 6 to 8.
- We also want to move forward with renovations to the first floor since more extensive demo is required to the middle part of the building. We want to take this opportunity to close-in the front porch, increase inside seating, and install a new kitchen while reducing outside seating.
- We are requesting a parking waiver to achieve our entire plan, as we are currently short 5 spaces. Many of the spaces will not be used by the restaurant during the day, while the office space is open, and the office space will be closed during peak restaurant service hours.
- The entire building will have a sprinkler system installed and comply with all relevant codes.

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 | Town | | |
| 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 | Town. | | |
| 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 | | | |
| f | Additional information to clarify proposal | | | |
| 30 | Special impact studies required by PB | | | |

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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 | | | |
| 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 | 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 | | | |

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

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Frank Anzalone Associates
Architects and Planners

October 13, 2016

To: Town of New London, New Hampshire
Re: 195 Main Street, New London, NH

Address: 195 Main Street, New London, NH

Parcel ID:
Map ID: 073/077/0000

County: Merrimack

Owner: Proudstone Corp
PO Box 1973
New London, NH 03257
603-454-8754

Builder: Chris Dinger
122 Borough Road
Penacook, NH 03303

Phone: 603-496-9778

The proposed structure has been designed and reviewed by myself, the architect, and determined to be in compliance with all applicable requirements of RSA 155-D and the energy code adopted pursuant thereto.



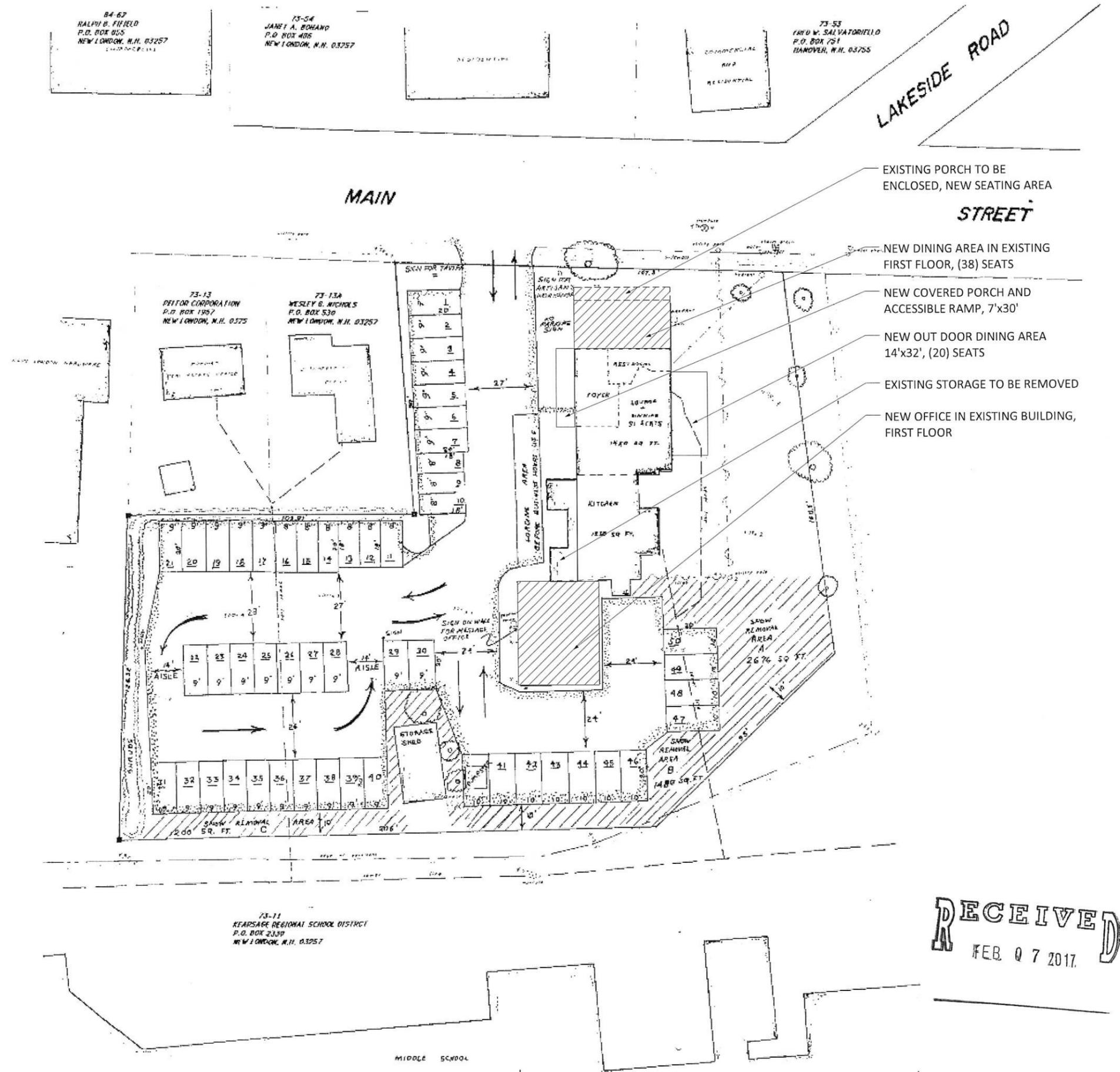
Frank Anzalone, AIA
Frank Anzalone Associates
PO BOX 1016
New London NH 03257
603.526.8911
frank@faa-arch.com



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PARKING CALCULATIONS

| | | |
|---------------------------------|---------|--|
| HOTEL = 9 UNITS | | |
| 9x1.25 = | 12 CARS | |
| EXISTING RESTAURANT = 67 PEOPLE | | |
| PROPOSED ADDITIONAL = 38 PEOPLE | | |
| TOTAL = 105 PEOPLE | | |
| 105x.3 = | 32 CARS | |
| OFFICE = 1200 sq.ft. | | |
| 1200/1000 = 1.2x4 = | 5 CARS | |
| SEASONAL SEATING = 20 PEOPLE | | |
| 20x.3 = | 6 CARS | |
| TOTAL REQUIRED = | 55 CARS | |
| TOTAL PROVIDED = | 50 CARS | |



- EXISTING PORCH TO BE ENCLOSED, NEW SEATING AREA
- NEW DINING AREA IN EXISTING FIRST FLOOR, (38) SEATS
- NEW COVERED PORCH AND ACCESSIBLE RAMP, 7'x30'
- NEW OUT DOOR DINING AREA 14'x32', (20) SEATS
- EXISTING STORAGE TO BE REMOVED
- NEW OFFICE IN EXISTING BUILDING, FIRST FLOOR

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BASED ON SURVEY/SITE PLAN PREPARED BY FRED FREDRICKSON, JUNE 1991

Frank Anzalone Associates
Architects and Planners

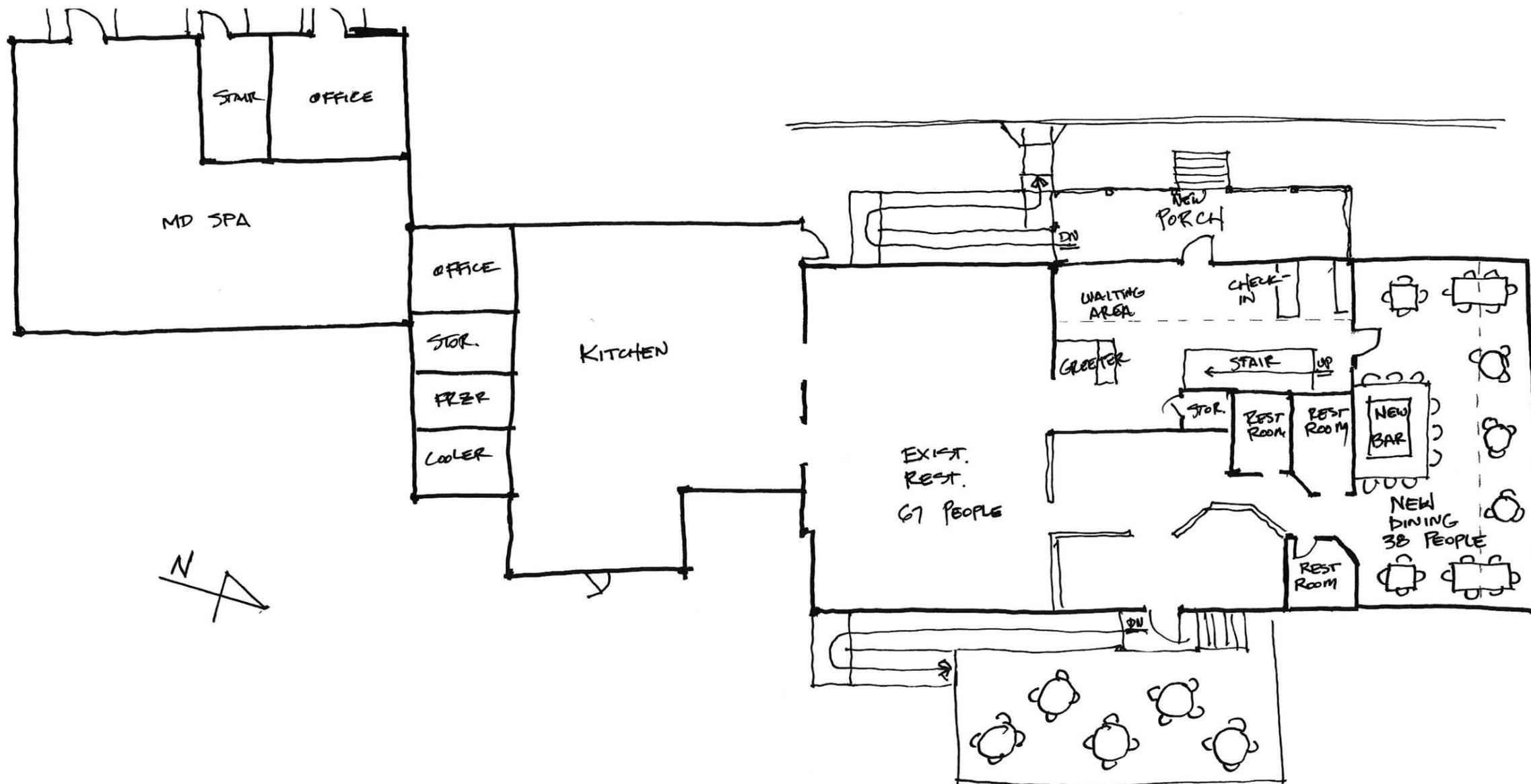
GENERAL NOTES
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

PETER CHRISTIAN'S TAVERN

RENOVATION

Project Number:
Date:
Scale:
Sheet:





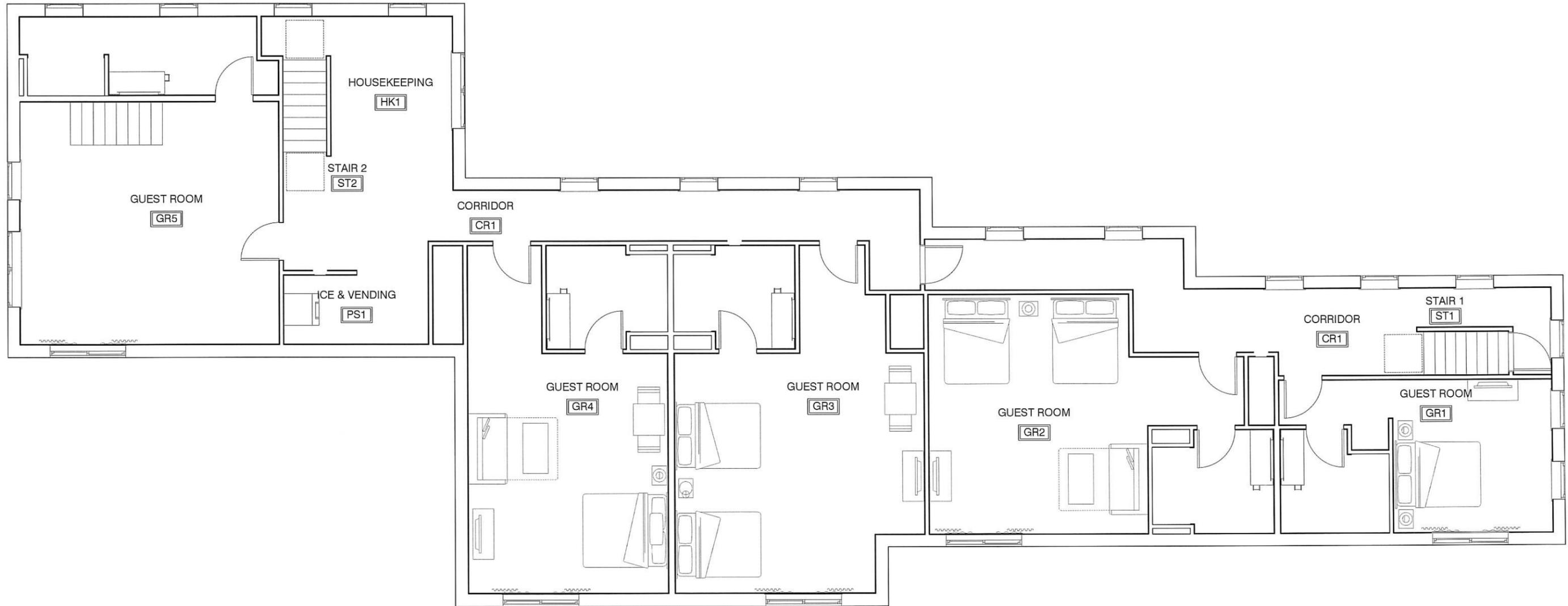
PRELIMINARY FIRST FLOOR PLAN:

195 MAIN ST
NEW LONDON, NH

1/26/17 1/8" = 1'-0"

Frank Anzalone Associates
Architects and Planners
PO Box 1016
New London, NH 03257

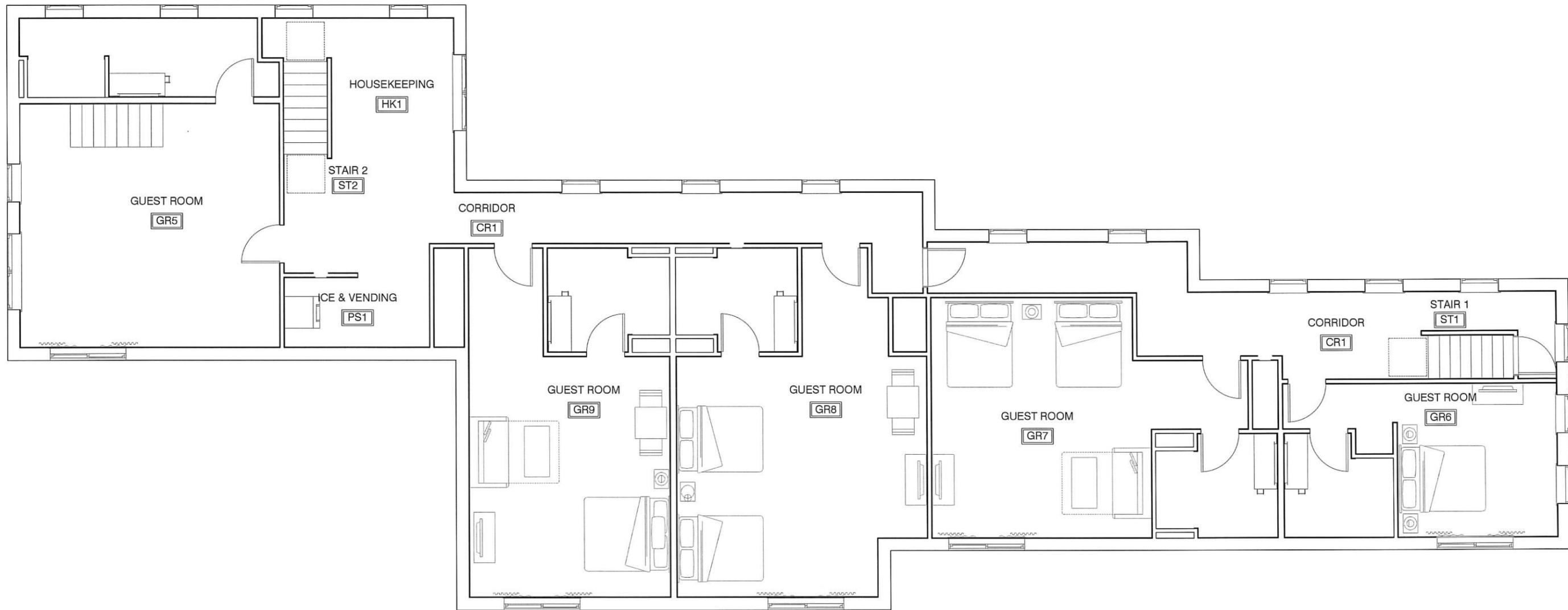
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PLAN  NORTH **1** SECOND LEVEL PROPOSED FLOOR PLAN
 1/4" = 1'-0"

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ISSUED:
 DRAW:
 F:
 SE:
 FL:
 SHEE:
 A



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REVISION:

ISSUED:

DRAW

PRO
 LEV
 PLAN

SHEE

A