

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

PLANNING BOARD  
NEW LONDON, NH

DATE APPLICATION FILED: 10/11/16

APPLICATION FOR:

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

NAME OF APPLICANT: Deb and Craig Langner / Soonipi Hollow Farm

ADDRESS: 1850 King Hill Rd

DAYTIME PHONE NUMBER: 603-763-3167 FAX: \_\_\_\_\_

NAME OF PROPERTY OWNER: Deb and Craig Langner  
(If other than applicant)

ADDRESS: 1299 Route 103a

DAYTIME PHONE NUMBER: 603-763-3167 FAX: \_\_\_\_\_

LOCATION OF PROPERTY: 1850 King Hill Rd, New London

TAX MAP/Lot: 128-010-000 ZONE DISTRICT: ARR

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Pick Your Own Blueberry Farm, small farmstand

WATER SERVICE:  New London/Springfield Water Precinct  On-site Water Well

Other: \_\_\_\_\_

SEWER SERVICE:  New London Wastewater  On-site Septic System

*X none at present*

ROAD(S) PROVIDING ACCESS: Town Road Stoney Brook Rd  
State Highway King Hill Rd

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.

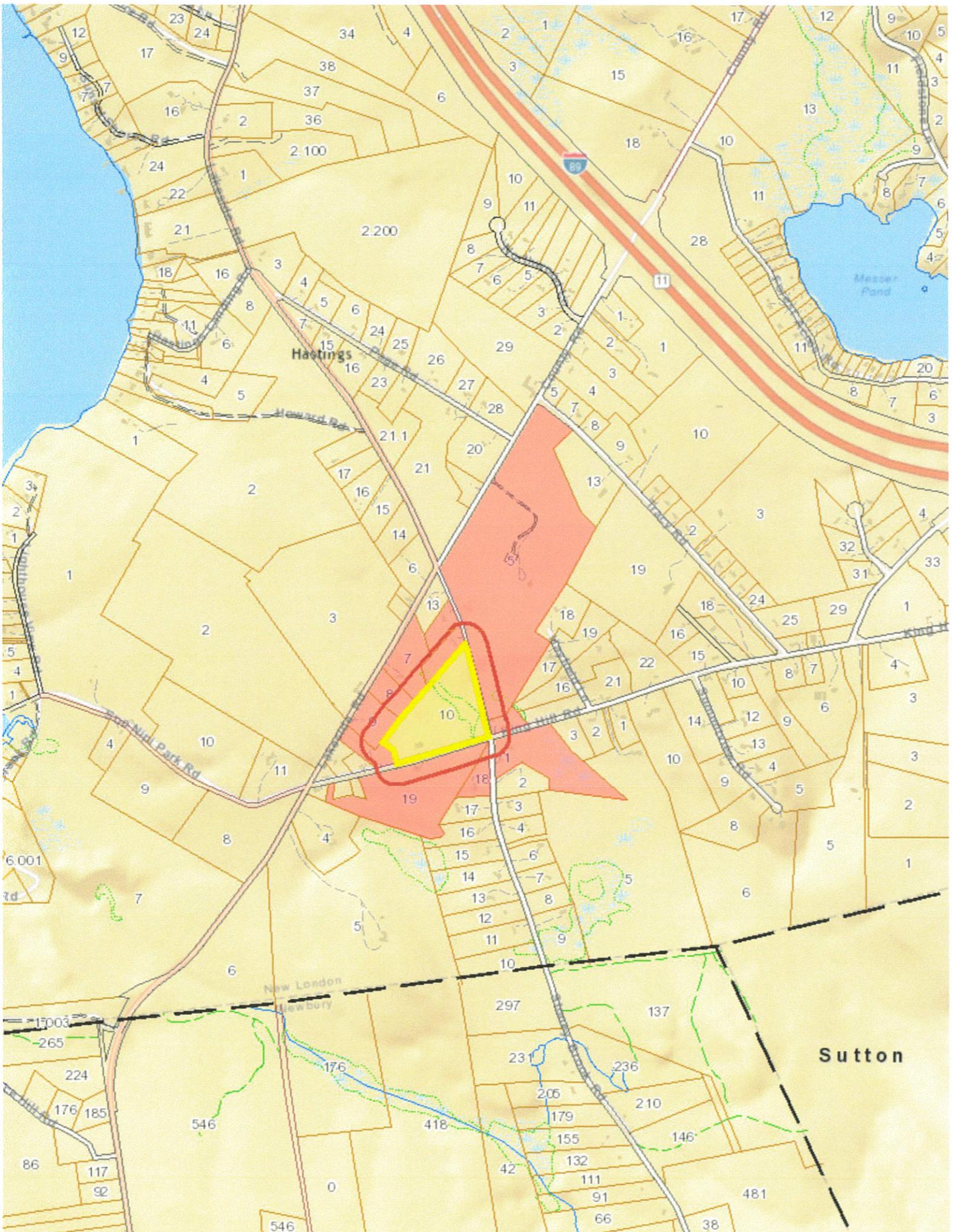
DATE: 10/11/16

SIGNATURE OF PROPERTY OWNER

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

*[Handwritten Signature]*  
 Deborah Whangner

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**SOONIPI HOLLOW FARM**  
**SITE PLAN APPLICATION**

In October of 2015, we presented our conceptual plan for a pick-your-own blueberry farm to be located at the corner of Stoney Brook Road and King Hill Road in the heart of the original West Part agricultural community. We have spent the intervening year preparing the site for this activity, clearing and re-creating fields on about 6.5 acres of the 13.3 acre parcel. We are now ready to pursue our application for site plan review of Soonipi Hollow Farm. We are requesting a waiver to site plan regulations for this agricultural activity.

Our goal is to have approximately 2000 highbush blueberry plants surrounding the existing barn at 1850 King Hill Road (see Attachment A). We will plant these bushes in April/May 2017, and the first harvest will be in the summer of 2019, although the plants will not reach full maturity until 2022. The proposed field layout utilizes about 3 acres for blueberries, and additional farmland may be planted in raspberries or pumpkins, depending on soil type and sun potential.

Pest management will be through integrated methods; at this time all supplements used on the fields have been organic, and we intend to maintain best management practices as suggested by UNH Extension Services. In partnership with the NRCS, we plan to develop a pollinator habitat around the periphery of the fields to support the crops. The fields will be fenced with a typical orchard-style fencing on the back sides and a more decorative but critter-proof fence along King Hill Road. The use of overhead netting has not been determined at this time.

Hours of operation will vary over the beginning years as plants establish themselves, but it is estimated that once maturity is reached, there will be sufficient production to allow a picking schedule of 5 days a week from 9am to 6pm. The fields will include mainly early and mid-season blueberry varieties, but depending on other crops, operation could extend into the fall months.

The barn will serve as the farm stand, with a patio on the east side having tables and chairs. We anticipate that beverages and refreshments will be sold to pickers, as well as already harvested blueberries. Additionally, we are interested in having occasional blueberry pancake breakfasts during the picking season, with all food preparation under compliance with State Food Safety guidelines. Currently there is no septic system at the barn, but we intend to have a system installed within the next few years, and running water will be supplied by a well on the property.

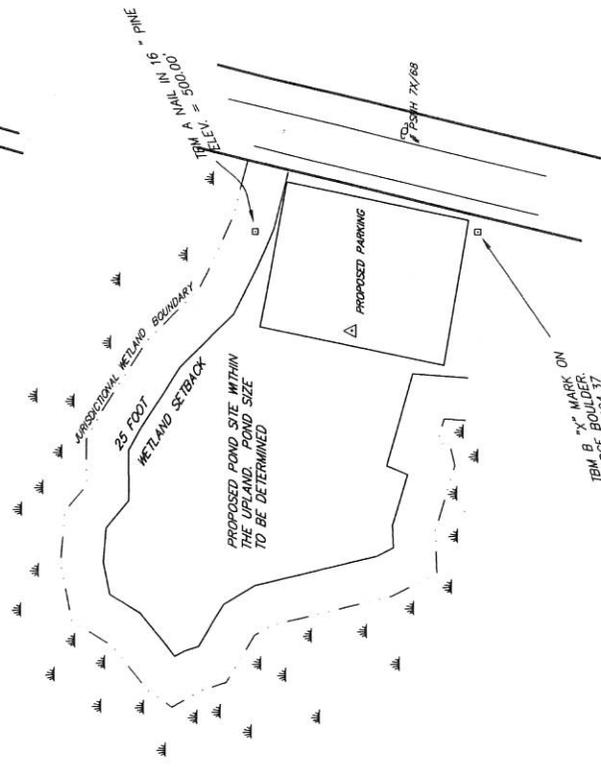
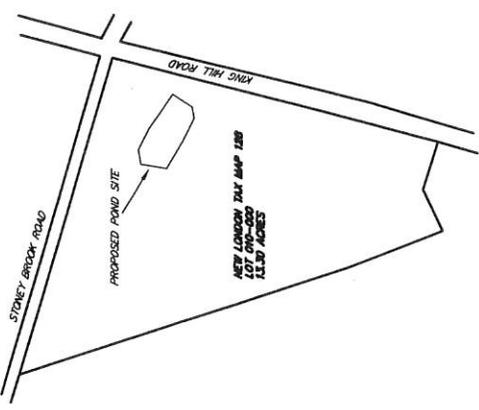
We had expected to use the two existing wells for plant irrigation, but the summer of 2016 dissuaded us from this plan. We propose to dig an irrigation pond to supply the approximately 2 million gallons of water needed during the season to maintain adequate water reserves (see Attachment B). The pond will reclaim wetlands filled in by NHDOT 50 years ago, and also will serve as a fire pond if needed.

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The main parking for Soonipi Hollow Farm will be in this area as well, with 15 to 18 parking spots created. An additional 5-6 spots will be available up at the barn. We anticipate that any overflow parking may use space at the Old St. Andrew's Church, and church activities will be able to use our parking area when needed. Related traffic will be mainly on King Hill Road, a well-travelled state road. The driveway permit for this parking area has received verbal approval from the NHDOT region 2 Engineer at time of application.

This land has been used for farming since before New London existed. One of the pioneer settlers, Jedidiah Jewett, purchased the property on May 30, 1776 according to Myra Lord's "A History of the Town of New London", and it has been maintained in various fashion as a farm ever since. We are excited to continue this long tradition, and look forward to addressing any further questions.

- KEY**
- Stone Wall
  - Granite Bound (found)-or as noted
  - Utility Pole and number
  - Edge Road/ Drive
  - △ Survey Control Point



**NOTES**

1. This plan is the result of a Leica robotic total station survey, OCTOBER 4, 2016
2. Deed references to parcel are MCR Book 3498 Page 1424, 11/02/2015
3. This property is located in zoning District 499. The required building setbacks are 50' from all roads and 25' from abutter's lines.
4. Wetlands were delineated on the basis of hydrophytic vegetation, hydroic soils, and wetlands hydrology in accordance with the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report 1-87-1 "Methods for Identifying and Delineating Wetlands" (1987), the "Field Indicators for Identifying Hydroic Soils in New England, Version 2," July 1998" By Christopher S. Spaulding, Certified Wetlands Scientist # 222

PROPOSED POND SITE

PROPERTY OF

**SOONIPI HOLLOW FARM, LLC**  
1850 KING HILL RD., NEW LONDON, NH 03257

LOCATED IN

**NEW LONDON, NEW HAMPSHIRE**



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PREPARED BY PIERRE J. BEDARD, and ASSOCIATES, P.C., P.O. BOX 248, MILFORD, N.H. 03057.  
LAND SURVEYING, SEWAGE DISPOSAL DESIGN, and NATURAL RESOURCE CONSULTANTS.

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

*waivers requested*

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