

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

PLANNING BOARD  
NEW LONDON, NH

DATE APPLICATION FILED: 9-30-15

APPLICATION FOR:

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



NAME OF APPLICANT: ROBERT L. STAHLMAN

ADDRESS: 20 MT VIEW ACRES RD, PO BOX 84, WILMOT, NH 03287

DAYTIME PHONE NUMBER: 603-877-0119 <sup>Cell:</sup> FAX: 603-496-2195

NAME OF PROPERTY OWNER: ROBERT L. STAHLMAN  
(If other than applicant) FORMER OWNER: DONALD & ELAINE GREANEY

ADDRESS: STAHLMAN (SAME)

DAYTIME PHONE NUMBER: \_\_\_\_\_ FAX: \_\_\_\_\_

LOCATION OF PROPERTY: 74 PLEASANT ST., 21 Gould Rd - New London

<sup>OFFICE BLDG</sup> TAX MAP/Lot: 84-79 - \_\_\_\_\_ ZONE DISTRICT: COMMERCIAL  
<sup>PARKING Lot</sup> 84-81 <sup>Residential</sup>

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Office bldg - 7800 SF - 74 Pleasant St.  
- PARKING Lot - Formerly 21 Gould Rd - Residential Property

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 Pleasant St

State Highway \_\_\_\_\_

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

Town of New London Site Plan Review Regulations  
As Amended March 3, 2015

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 checked="" 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 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: 9-30-15

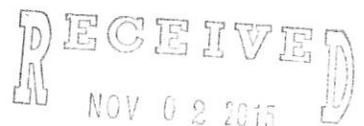
SIGNATURE OF PROPERTY OWNER

(Present Owner) → Robert L. Stahlman

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

Robert L. Stahlman

(New Owner) → Robert L. Stahlman



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 1/4 Acre			
2	Name(s) of owner(s) of record ROBERT L. STAHLMAN ✓			
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 ROBERT STAHLMAN, PE NW			
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		East to Creek	
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		7 days-daytime	
b	Estimate of normal business traffic		22 CARS	
c	Description of proposed use(s)		PARKING lot	
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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Town of New London Site Plan Review Regulations  
As Amended March 3, 2015

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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Town of New London Site Plan Review Regulations  
As Amended March 3, 2015

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	ROBERT STEHLMAN, PE		NH
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		7 days - daytime	
b	Estimate of normal business traffic		22 cars	
c	Description of proposed use(s)		Parking lot	
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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Town of New London Site Plan Review Regulations  
As Amended March 3, 2015

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

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## Lucy St. John

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**From:** Alex Neuwirt <Alex@canarysystems.com>  
**Sent:** Monday, November 02, 2015 3:43 PM  
**To:** Lucy St. John  
**Subject:** Bob Stahlmans plans

Hi Lucy – I've sent Bob a proposal, if he is agreeable to it then I'll grant the easement he requests.  
Alex

-----  
Canary Systems, Inc.  
5 Gould Road  
New London, NH 03257 USA  
V:(603) 526-9800 x301  
C:(603) 318-6164  
[www.canarysystems.com](http://www.canarysystems.com)

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2015 OBSERVED MAGNETIC

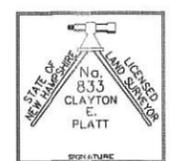
- KEY**
- x—x—x— Old Barbed Wire Fence
  - ..... 1" Iron Rod (found) - or as noted
  - ..... 3/4" Iron Rod (set - 2015) or as noted
  - ..... Granite Bound (set - 2015)
  - ⊙ ..... Iron Rod in Driveway (set - 2015)
  - Edge Paved Road/ Drive
  - - - Proposed Gravel Road
  - - - Culvert
  - Utility Pole w/ Overhead Lines
  - - - Line To Be Vacated
  - - - Tree Line/ Edge Field
  - - - Edge Antedotal Wetlands
  - ⊙ ..... Sewer Manhole
  - - - One Foot Contour Line
  - - - Proposed One Foot contour Line



**NOTES**

1. Deed references for property are:
  - A. TM 84 Lot 79 - MCR Book 1460 Page 845, Rose and Barbara Hendrick to Robert and Ellen Stahlman, Nov. 22, 1983.
  - B. TM 84 Lot 79 (Parcel A) - Deed To Be Recorded, Donald and Elaine Greaney to Robert Stahlman Trust.
2. This plan is the result of a Nikon DTM 522 total station survey, August 10, 2015, having a closed traverse relative error of closure greater than 1:15,000.
3. The purpose of this plan is to show the construction of a proposed driveway along the southerly side of the office building.
4. This property is located in the following zoning districts:
  - A. TM 84-79 is located in the Commercial District; the required building setbacks are 10' from property lines and 30' from the edge of road right of ways.
  - B. TM 84-81 is located in the R-1 District; the required building setbacks are 15' from property lines and 25' from the edge of road right of ways. A variance request is pending for the use of Parcel A as a parking area (see Note 5).
5. As a condition of Planning Board Approval, it is noted that Parcel A shall remain in the Residential 1 zoning district subject to all setback and use provisions of said Ordinance for land located in the R-1 zone, until such time as zoning relief is granted for the property and/or changes are made to the relevant zoning district boundary.
6. Easements of Record:
  - A. Unrecorded, signed easement on file at the New London Town Hall: Bob Stahlman to the Town of New London for a 3' sidewalk over TM 84-79, near Pleasant Street, dated May 27, 1988.
7. Proposed Easements:
  - A. Driveway easement along the northerly portion of TM 84-80 (as shown) to allow for the construction of a driveway to the rear parking area, for the benefit of TM 84-79.

NOTE - THE CERTIFICATION ON THIS PLAN EXTENDS TO THE BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON. ALL PROPOSED DRIVEWAY, GRADING, AND DRAINAGE DESIGN IS BY ROBERT STAHLMAN, P.E.



**STAHLMAN OFFICE BUILDING**  
**74 PLEASANT STREET**  
**SITE PLAN FOR PROPOSED DRIVE**

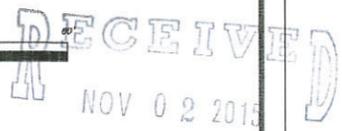
TAX MAP 84 LOT 79 - PROPERTY OF THE  
**ROBERT L. STAHLMAN REVOCABLE TRUST**  
 PO BOX 84 WILMOT NH 03287

LOCATED IN  
**NEW LONDON, N.H.**



NOVEMBER 1, 2015

**PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC**  
 CLAYTON E. PLATT LIC. SURVEYOR NO. 833  
 418 Pine Hill Road Croydon, NH 03773 (603) 863-0981



REVISIONS

The Subdivision Regulations of the Town of New London are a part of this plan and approval of this plan is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date \_\_\_\_\_

\_\_\_\_\_  
 (NAME)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PROPOSED EASEMENT FOR DRIVE OVER  
 TM 84-80 (CANARY SYSTEMS)  
 ±1185 Sq.Ft.

Tax Map 84 Lot 80  
 CANARY SYSTEMS Inc  
 PO Box 2155  
 New London, NH 03257  
 MCR J313-1063, 2012

**Notes and Bounds At South Corner**

- ① Granite Bound (set)
- ② N 46°26'35" E 8.86'
- ③ 1" Iron Pipe (found)
- ④ N 44°19'29" E 9.84'
- ⑤ 1.5" IRON PIPE (found) At Lot Corner
- ⑥ N 44°56'23" W 149.81'
- ⑦ OR. AT FACE WALL - PLEASANT ST

Tax Map 84 Lot 78  
 GAVIN CAMPBELL HOLDINGS LLC  
 PO Box 156  
 New London, NH 03257

Tax Map 84 Lot 77  
 JEANNE BERGER Trust  
 PO Box 580  
 New London, NH 03257

Tax Map 84 Lot 81  
 ROBERT STAHLMAN TRUST  
 0.74 ACRES

Tax Map 73 Lot 91  
 NH HOUSING AUTHORITY  
 C/O EMILE LEGERE MANAGEMENT CO.  
 PO Box 565  
 Keene, NH 03431

Tax Map 84 Lot 82  
 VILLAGE HOUSE CONDOMINIUMS  
 C/O MARGARET McFADDEN  
 PO Box 1116  
 New London, NH 03257

Tax Map 84 Lot 81  
 DONALD and ELEANE GREANEY  
 2 Mill Street Extension  
 Graveland MA 01834  
 MCR 3487-532, 2015

