

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

PLANNING BOARD  
NEW LONDON, NH

DATE APPLICATION FILED: 3/2/21

APPLICATION FOR:

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

NAME OF APPLICANT: PROVOSTONE Corp

ADDRESS: 195 MAIN STR

DAYTIME PHONE NUMBER: 603 454 8754 FAX: - Tchadwick 4209001.

NAME OF PROPERTY OWNER: \_\_\_\_\_  
(If other than applicant)

ADDRESS: \_\_\_\_\_

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

LOCATION OF PROPERTY: \_\_\_\_\_

TAX MAP/Lot 00730079 0009 ZONE DISTRICT: C

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: RESTAURANT, INN,  
Gift Shop

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 Rt 114, Main Str.

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: N/A.

- 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.

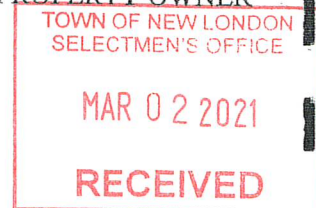
Further, I agree to comply with all required inspections during construction and to pay for all required inspection services.

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: 3/2/21

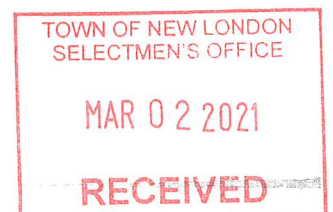
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER



(Need letter of authorization from property owner)

RSK, Pres.



**Proudstone Corporation**

195 Main Street  
New London, NH 03257  
603-454-8754  
[tchadwick42@gmail.com](mailto:tchadwick42@gmail.com)

**MEMO**

March 1, 2021

To: New London Planning and Zoning

**RE: Site Plan Update and Requests**

Notes regarding conceptual Site Plan request:

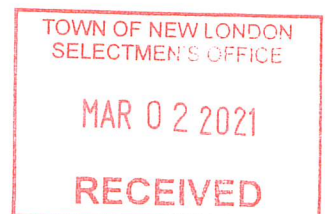
- **Construction of 24x40 outdoor dining pavilion with hardscape.**
  - Post and beam construction with the same hardscape as existing patio. A 3x15 covered walk-way from the pavilion to our kitchen office exit (no new hardscape).
  - We would only seat a combined 67 customers between our inside dining room and the new pavilion. If a guest is sat inside, we would cross off the relevant available table outside. Please see attached seating plans for further explanation and discussion. No changes to parking.
  - Stormwater runoff would be channeled into a French drain, that in turn would be connected to the existing drainage to the Main Street storm drain. Water issues related to this part of the property have been solved since connecting to Main Str.
  - Lighting attached to each pavilion post.
  - Removable screening will be used, if necessary.
  - **Post pandemic:** any larger outside events would require closing the restaurant to the public.
- Permission for outside music May-Oct, on either Tues **OR** Wed evening. Reasonable amplification, local performers, and not past 9pm. Will adjust as necessary based on feedback from our neighbors. Most of our neighbors are businesses closed at 5pm. We can also move any music inside after 9pm, in the case of special events. We sat customers and had a Sunday morning church service under the tent all last summer, with no known noise issues. Proposed landscaping should provide a great deal of noise abatement.

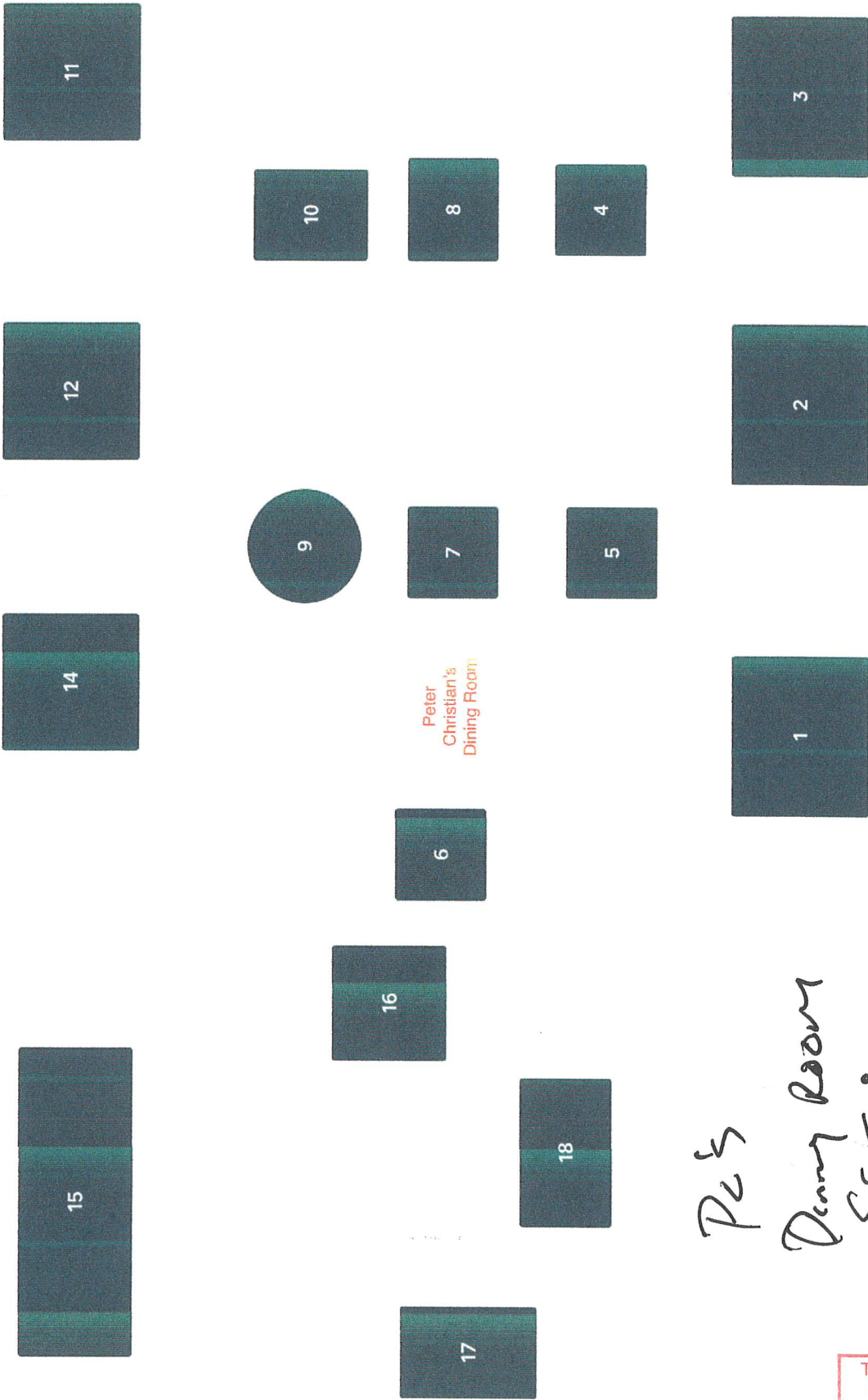
Thank you for your consideration.

Respectfully,



Thomas M. Chadwick  
Pres, Tsr





Peter Christian's Dining Room

*Pe's  
Dining Room  
Seating.*

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What are you looking for today?

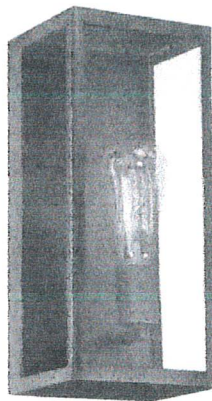


N. Conway Lowe's Open until 9 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Lighting & Ceiling Fans Outdoor Lighting Outdoor Wall Lighting Outdoor Wall Lights



\$264.00

Yare GEA

Europease Metal Panel Framework Outdoor Sconce Clear Glass Weathered Bronze Metal Finish

Clear glass paneling with weathered bronze metal framework. Dimmable LED included. Clear glass.

+

Free Store Pickup

Delivery

+ Sconce for Earth Pavilion Post.

### OVERVIEW

This wall sconce is a unique piece to add to your outdoors this one-light wall sconce has a weathered bronze metal finish that gives it a rustic chic yet industrial look and the clear glass allows the filament bulb to be seen in all their glory.

- Clear glass paneling with weathered bronze metal framework
- Dimmable LED included
- Clear glass
- Hardwire connection

CA Prop 65 PDF

CA Residents: Prop 65 Warning(s)

### SPECIFICATIONS

Collection Name	Retto	Lumens (Lumens)
Type	Outdoor sconce	Glass Color

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Attribute	Value	Attribute	Value
Package Quantity	1	Style	Craftsman
Bulb Type	Incandescent	Dark Sky	X
Number of Bulbs Required	1	Hardware Included	☑
Bulb(s) Included	☑	Weather Resistant	☑
Recommended Light Bulb Shape	N/A	Weatherproof	☑
Light Bulb Base Type	Medium base (E-26)	Weight (lbs.)	3.7
Power Source	Hardwired	ENERGY STAR Certified	X
Material	Metal	Lowe's Exclusive	X
Fixture Height (Inches)	12	Warranty	1-year
Fixture Width (Inches)	6	Dusk-to-Dawn Sensor	X
Fixture Depth (Inches)	4	Safety Listing	cETL safety listing
Manufacturer Color/Finish	Bronze	Motion Sensor	X
Fixture Color Family	Bronze	CA Residents: Prop 65 Warning(s)	Prop 65 WARNING(S)
Fixture Finish	N/A	Wattage	60
Wattage Equivalent	60		

## REVIEWS

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## COMMUNITY Q & A

0 Questions

Be the first to ask a question.

[Ask a Question](#)

COMPARE



**EXISTING PARKING CALCULATIONS**

HOTEL = 8 UNITS 8x1.25 =	10 CARS (NO CHANGE)
OWNER APARTMENT = 1 UNIT	2 CARS (NO CHANGE)
EXISTING RESTAURANT = 67 PEOPLE	
PROPOSED ADDITIONAL = 38 PEOPLE	
TOTAL = 105 PEOPLE	
105x.3 =	32 CARS (NO CHANGE)
SPA = 350 sq.ft. 350/1000 = 0.35x4 =	2 CARS
GIFT SHOP (RETAIL) = 375 sq.ft. 375/1000 = 0.38x4 =	2 CARS
SEASONAL SEATING = 20 PEOPLE 20x.3 =	6 CARS
<b>TOTAL REQUIRED=</b>	<b>54 CARS</b>
<b>TOTAL PROVIDED =</b>	<b>52 CARS</b>

**PROPOSED PARKING CALCULATIONS**

HOTEL = 8 UNITS 8x1.25 =	10 CARS (NO CHANGE)
OWNER APARTMENT = 1 UNIT	2 CARS (NO CHANGE)
OFFICE = 350 sq.ft. 350/1000 = 0.35x4 =	2 CARS
GIFT SHOP (RETAIL) = 375 sq.ft. 375/1000 = 0.38x4 =	2 CARS
EXISTING PATIO UNDER PURGOLA = 20 PEOPLE 20x.3 =	6 CARS
TOTAL INDOOR/OUTDOOR SEATING = 67 PEOPLE (PAVILION TO REPLACE INDOOR DINING WHEN PAVILION DINING IS AVAILABLE)	
EXISTING BAR = 38 PEOPLE	
TOTAL = 105 PEOPLE	
105x.3 =	32 CARS (NO CHANGE)
<b>TOTAL REQUIRED=</b>	<b>54 CARS</b>
<b>TOTAL PROVIDED =</b>	<b>52 CARS</b>
<b>TOTAL PREVIOUSLY APPROVED=</b>	<b>52 CARS</b>

**PREVIOUS APPLICATION:**

TOTAL REQUIRED	= 55 CARS
TOTAL PROVIDED	= 52 CARS

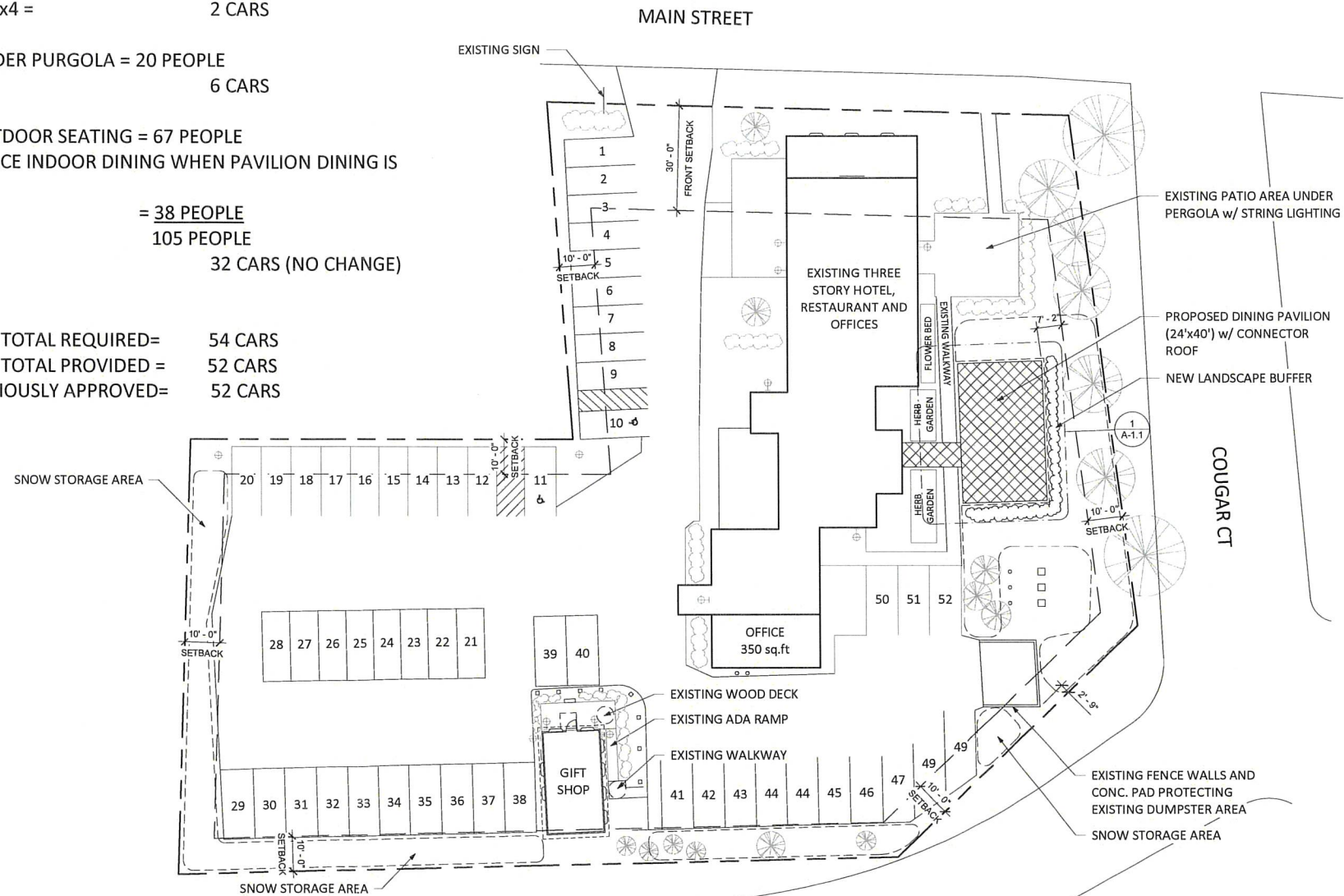
**WAIVER GRANTED FOR 50 CARS**

**GREEN SPACE ALTERATIONS**

TOTAL LOT SIZE	=45,034 sq.ft.
REQ'D GREEN SPACE PERCENTAGE	=35%
PROVIDED GREEN SPACE PERCENTAGE	=33.6%(+/-)(15,174 sq.ft.)

**SNOW STORAGE CALCULATIONS**

PARING, DRIVEWAY & ISLE AREA	=21,540 sq.ft.
REQUIRED SNOW STORAGE 21,540/0.2	=4,308 sq.ft.
PROVIDED SNOW STORAGE	=5,840 sq.ft.



**1 SITE LAYOUT**  
SCALE: 1" = 20'-0"

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

**LEGEND**

- = EXISTING EXTERIOR LIGHT FIXTURE
- = EXISTING LIGHT POLE
- = SNOW STORAGE AREA
- = NEW DINING PAVILION AREA

**Frank Anzalone Associates**  
Architects and Planners  
P.O. Box 1016  
New London, NH 03257  
Phone: 603.526.8911  
Fax: 603.526.8922  
www.faa-arch.com

GENERAL NOTES:  
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.  
ISSUED FOR:  
**SITE PLAN REVIEW**  
NOT FOR CONSTRUCTION

No.	Description	Date

**PETER CHRISTIAN'S TAVERN**  
195 MAIN STREET  
NEW LONDON, NH 03257

**DINING PAVILION SITE PLAN**

Project Number: 20036  
Date: 02/23/21  
Scale: As Indicated

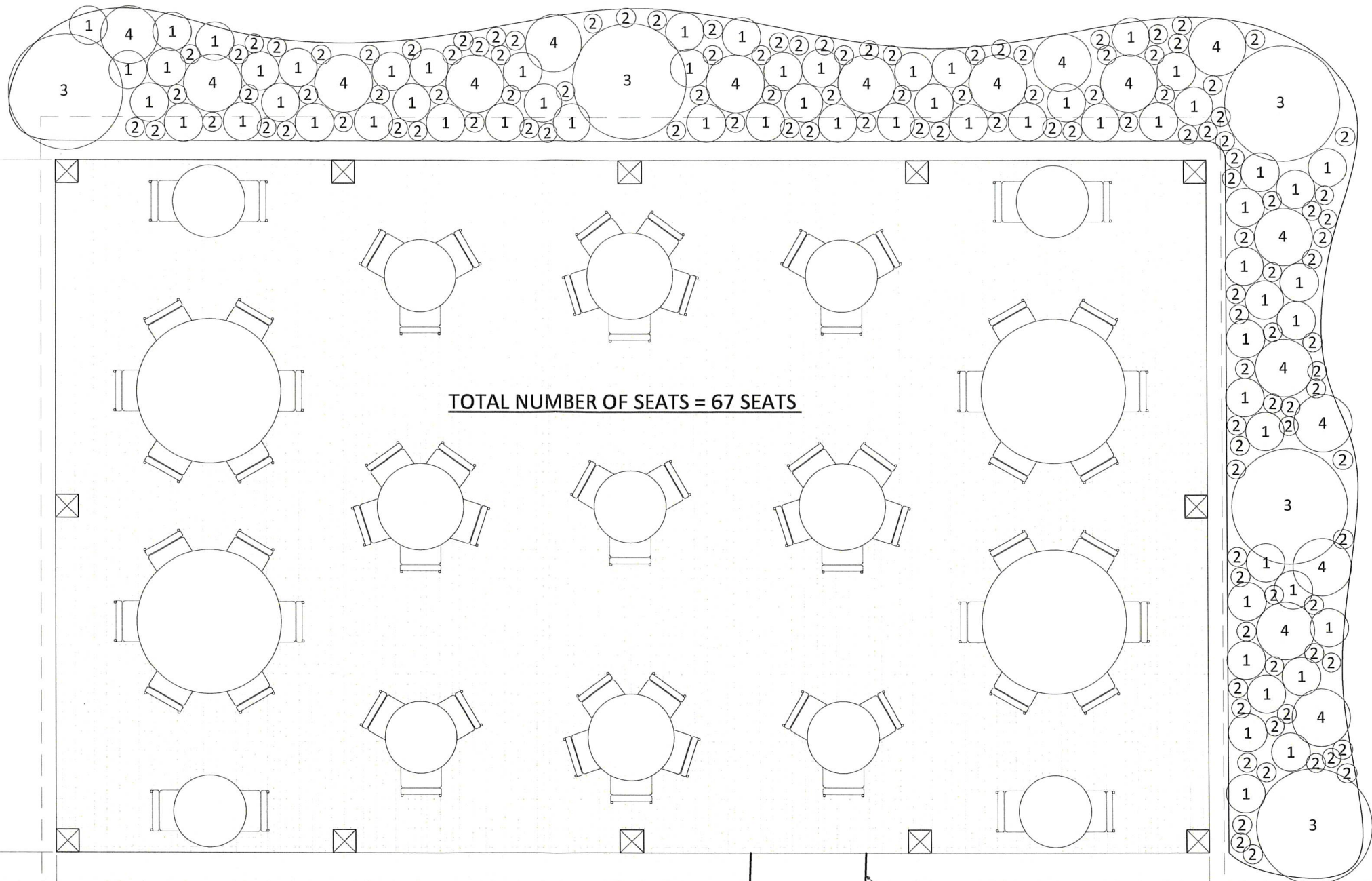
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2/23/2021 8:16:35 AM

**PROPOSED PLANTINGS**

1 PERENNIALS (TBD)	3 ARISTOCRAT FLOWERING PEAR
2 ANNUALS (TBD)	4 DWARF KOREAN LILAC TREE



**TOTAL NUMBER OF SEATS = 67 SEATS**

24'-0"

40'-0"

OUTLINE OF NEW DINING PAVILION ROOF ABOVE

EXISTING WALKWAY

NEW PATH TO CONNECT EXISTING WALKWAY TO NEW PAVILION

NEW POST AS REQ'D

OUTLINE OF NEW CONNECTOR ROOF ABOVE

**1 DINING PAVILION FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

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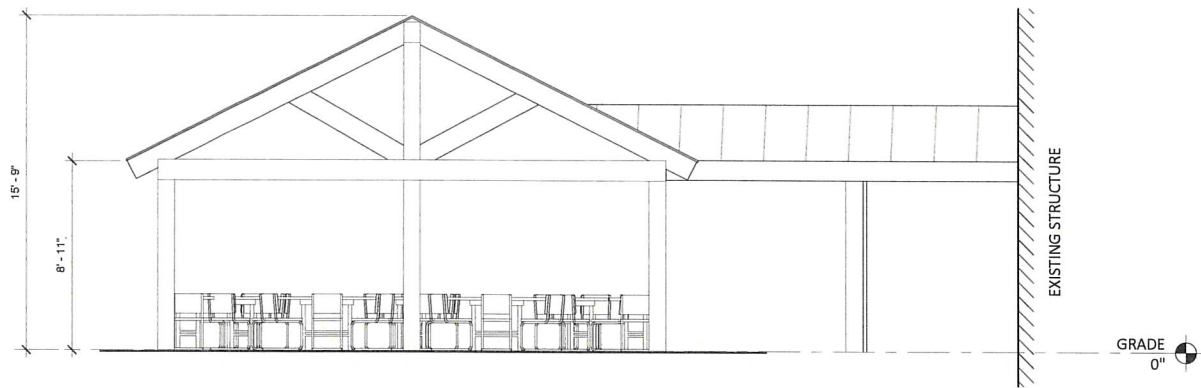
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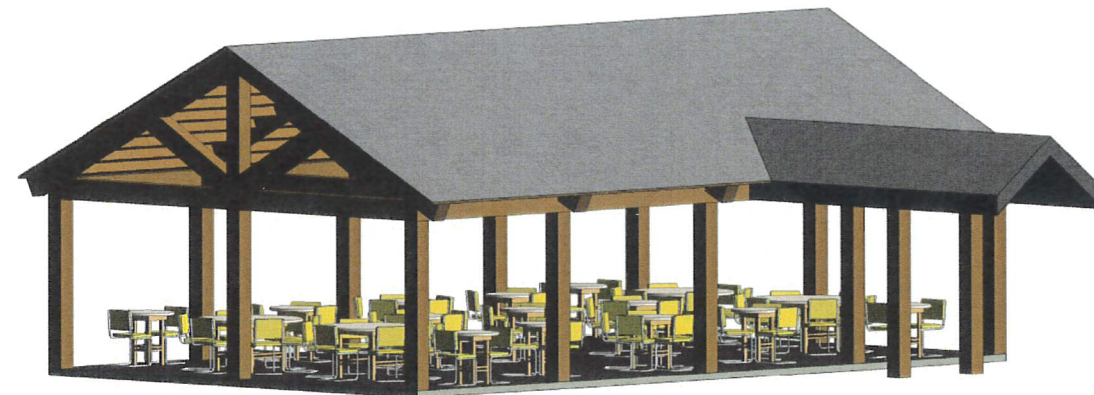
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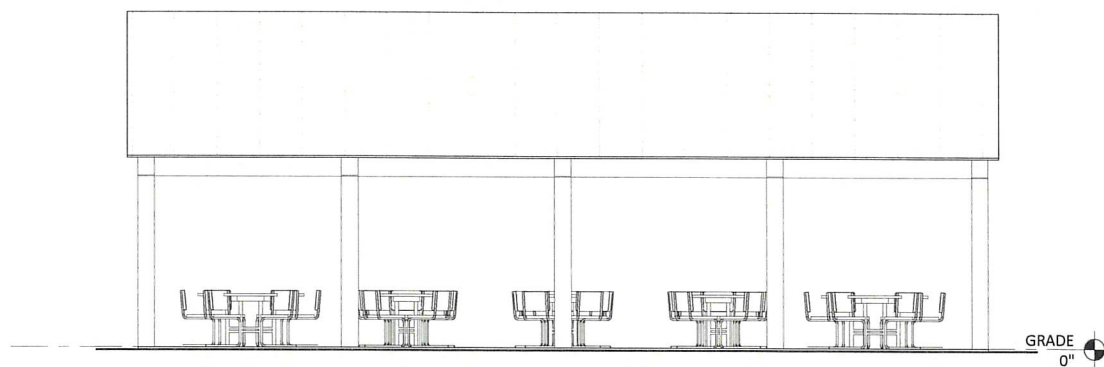
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1 PROPOSED SOUTH WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2 PERSPECTIVE  
SCALE:



3 PROPOSED NORTH WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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No.	Description	Date

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**TAVERN**  
195 MAIN STREET  
NEW LONDON, NH 03257

DINING PAVILION  
**PERSPECTIVE**

Project Number: 20036  
Date: 02/23/21  
Scale: 1/4" = 1'-0"  
Sheet:

**A-13**  
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