

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

PLANNING BOARD  
NEW LONDON, NH

DATE APPLICATION FILED: 6/1/21

APPLICATION FOR:

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

NAME OF APPLICANT: John Sullivan LA

ADDRESS: 72 Snaker St POB 57 N. Sutton NH

DAYTIME PHONE NUMBER: 848-4532 FAX: \_\_\_\_\_

NAME OF PROPERTY OWNER: Linda Brenner  
(If other than applicant)

ADDRESS: Woodcrest Village 356 Main St. 03257

DAYTIME PHONE NUMBER: 526-2300 FAX: \_\_\_\_\_

LOCATION OF PROPERTY: 356 Main St.

TAX MAP/Lot: 084 008-000 ZONE DISTRICT: \_\_\_\_\_

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Assisted Living

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 main St.

State Highway RT 11

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 checked="" type="checkbox"/> Pleasant Lake - Blackwater River | ___ Lake Sunapee                      |
| ___ Little Lake Sunapee/Murray Pond                                  | ___ Lyon Brook/Kezar Lake             |
| ___ Goose Hole Pond  | ___ Messer Pond/Clark Pond/Kezar Lake |
| ___ 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.

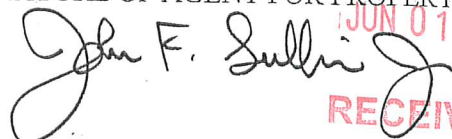
In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

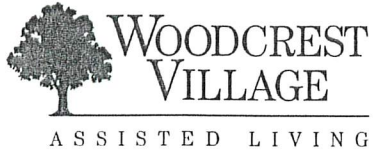
DATE: \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

  
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May 28, 2021

To Whom It May Concern:

I authorize John Sullivan, Landscape Architect, owner of JSLA, LLC to represent me, the owner of the property at 356 Main street through the zoning, planning and building permitting process. We will be hiring John Sullivan to conduct the proposed work.

Thank you,

A handwritten signature in black ink, appearing to read "Linda M. Brenner", written in a cursive style.

Linda M. Brenner  
Owner

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system that was installed in 1998 was re-worked and upgraded to prevent run off from abutters on Barret Road. Woodcrest Village has a formal arrangement with certain abutters to maintain the integrity of these drains indefinitely. The addition of a 336 square foot shed should have no impact on current or future drainage as the land itself will not be disrupted. The addition of two retaining walls, fill and plantings should a positive impact on any previous sloping areas in that strip of land.

Our lot is 1.15 acres or 50,094 square feet. Our building and non-permeable surfaces is approximately 44,250. Based upon the Green Space calculation, 11.7% is green space (88.3% of our lot is non-permeable and building surfaces). With the town's current green space requirement of 35%, it is our assumption that a waiver was granted upon our addition back in 1998. We would be seeking a continuation of this initial waiver moving forward healing garden.

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356 Main St

Proposed  
or your strip  
lease, & your

Woodcrest Village  
Assisted Living

Coldwell Banker  
Lifes

Woodcrest Lane

Woodcrest Lane

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BUILDING 1

UNITS 1

NDON

ROUTE 114



*Set enlarged plan  
for greater detail  
location*

*Proposed*

*Patio*

**Woodcrest Village**

356

1.08 Ac

**6**

1.08 Ac

**3**

0.49 Ac

**WOODCREST**

**LANE**

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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			

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