

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

PLANNING BOARD  
NEW LONDON, NH

DATE APPLICATION FILED: 8/10/2021

APPLICATION FOR:

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

NAME OF APPLICANT: Paola Andrea Avila-Marin

ADDRESS: 246 King Hill Rd

DAYTIME PHONE NUMBER: 603-369-9452 FAX: \_\_\_\_\_

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

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

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

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

TAX MAP/Lot: 129 - 026 - 000 ZONE DISTRICT: \_\_\_\_\_

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: \_\_\_\_\_

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 SR 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 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.

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SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

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(Need letter of authorization from property owner)

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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			

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Site Plan Review Regulations  
As Amended December 1, 2015

	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 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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Hi,

Please find here the changed site plan review for SnowHouse.

I think I have added everything that is needed.

Please let me know if something is missing so I can bring that in.

Please let me know how much to pay, and I can drop off a check.

Regards,

Bregt Eerlingen

603-369-9452

Eerlingen.bregt@gmail.com

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# The SnowHouse

## **Background:**

I started to bake since I was a little girl, but my life turned me around and it took several Universities and degrees before I realized what always was my real vocation. After my second pregnancy I decided to change my lifestyle and work on just what I really loved, and what brings me peace and happiness.

After Several little courses and a few years of working as an amateur baker working on my own in Belgium, I decided to take a big step and went to study in Paris, France. I studied real high end French professional pastry in the best place, The Ritz in Paris. I worked with the best pastry chefs in the world and finished my training. I also took a special training in Ritz Tea Service Sommelier.

I decided to work from home, just because I do not want to lose track of my children's lives. I do not want to just see them while they are sleeping, and I want to be there for them, and teach them what I do. I want to be able to make decent food and take care of them whenever they need me. So this is most important for me, and that is why I decided to work from my home, as I can not be leaving my pastry shop behind for emergencies with my children.

For this reason, I want to do something small a cozy, and cottage style like bakery with pastries.

At special occasions I may need some extra help with managing thing, but not with any of the baking or cooking.

## **The Idea : High-End Bakery-Pastry Shop / Catering /Tea Service /School**

My idea/dream in a place like this is to have a cottage business, help to promote local culture through a small pastry shop and salon de the (Tea Room), where I can sell anything related with tea time, sweet and savory products, French press coffee, European style hot chocolate, French (imported) tea, sparkling water, pain water, orange juice, beer wine. Also small bakery and

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pastry shop, European style bread, viennoiserie, tarts (pies), all kinds of cakes, mignardises (mini-pastry),...

I also want to offer baking lessons from time to time and also cater to special requests/events (small amount because I am a single baker). Also cater for tea service, restaurants, hotels, and participate in events, markets, ..

**Where :**

We bought this beautiful place (246 King Hill Rd, New London NH), it is a log cabin in the middle of 6.7 acres of forest (Agricultural / Residential). This log cabin has 3 stories, where the first floor is not really used, and where we have water pump, water heater, laundry machines, and house central heater is located with some storage space. There are 2 larger rooms, a bathroom, and a pantry, so this would be the perfect location for my little kitchen and pastry shop. The second floor of the house is where we have our regular kitchen, and living rooms, and the third floor has the bedrooms and bathroom.



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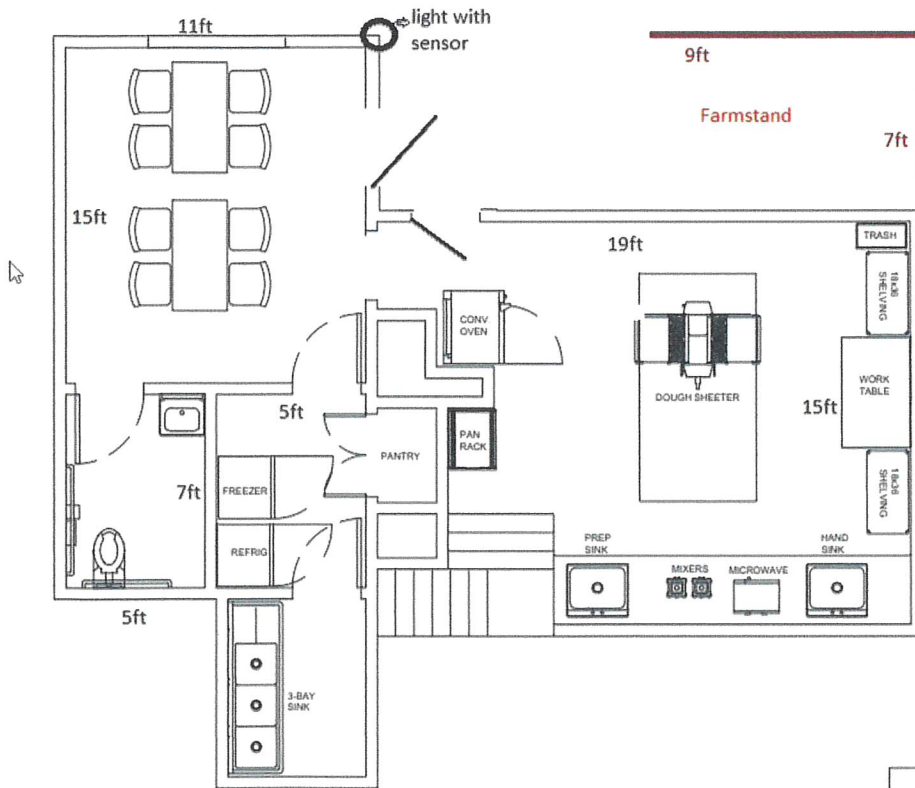
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We transformed the first floor to a pastry kitchen with professional oven, prover and professional fridges. And we would have a little bit of space for guests, and a pantry. The farmstand would not be part of the pastry place. We might setup a gazebo for sitting.



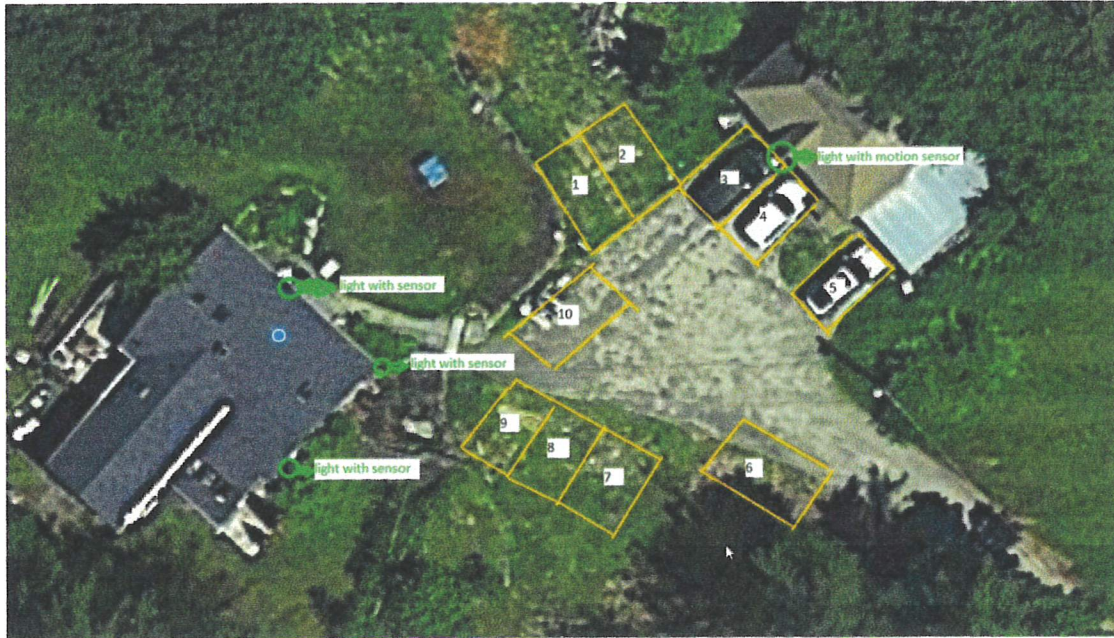
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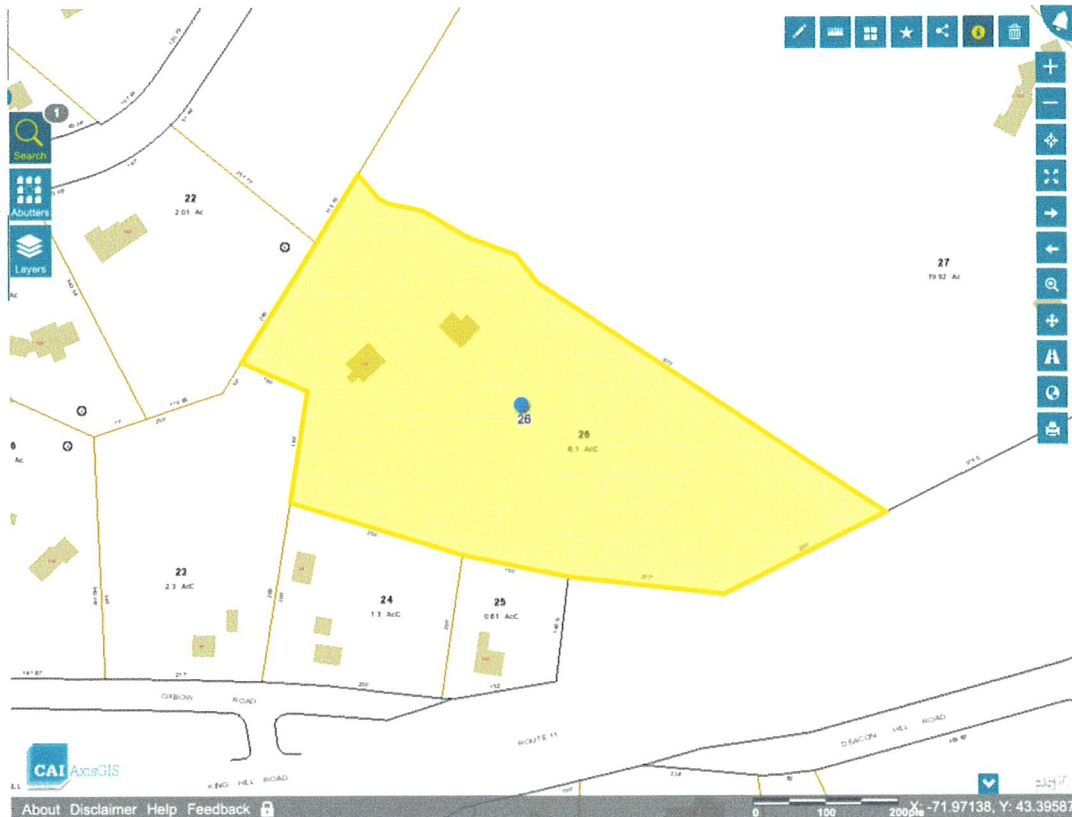
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We would not have place for a lot of guests, and guests would be there on appointment, or just to pick up pastry.

We have some parking space available and are in the process of getting more parking space.



Location :

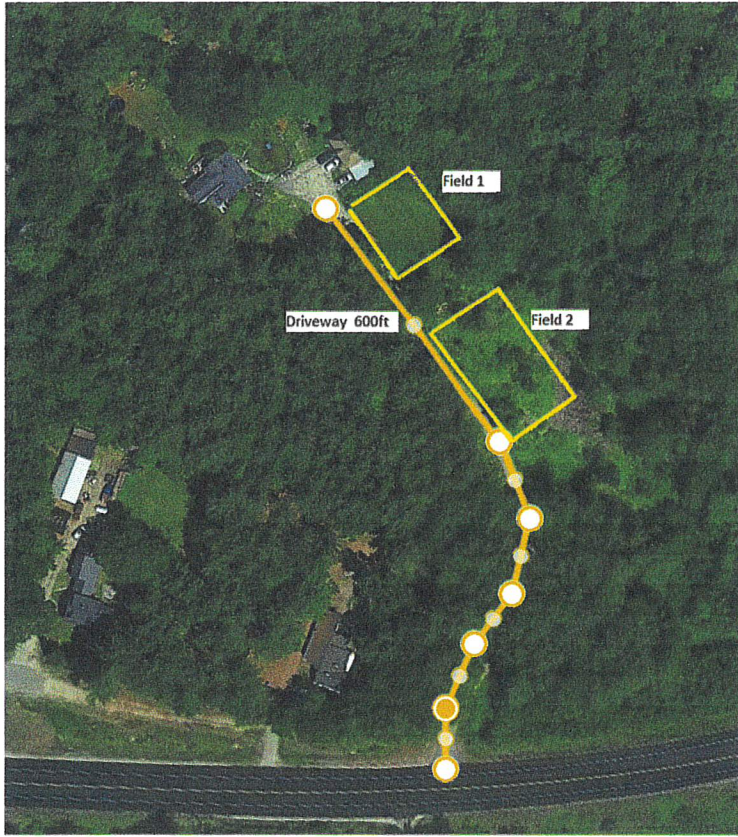


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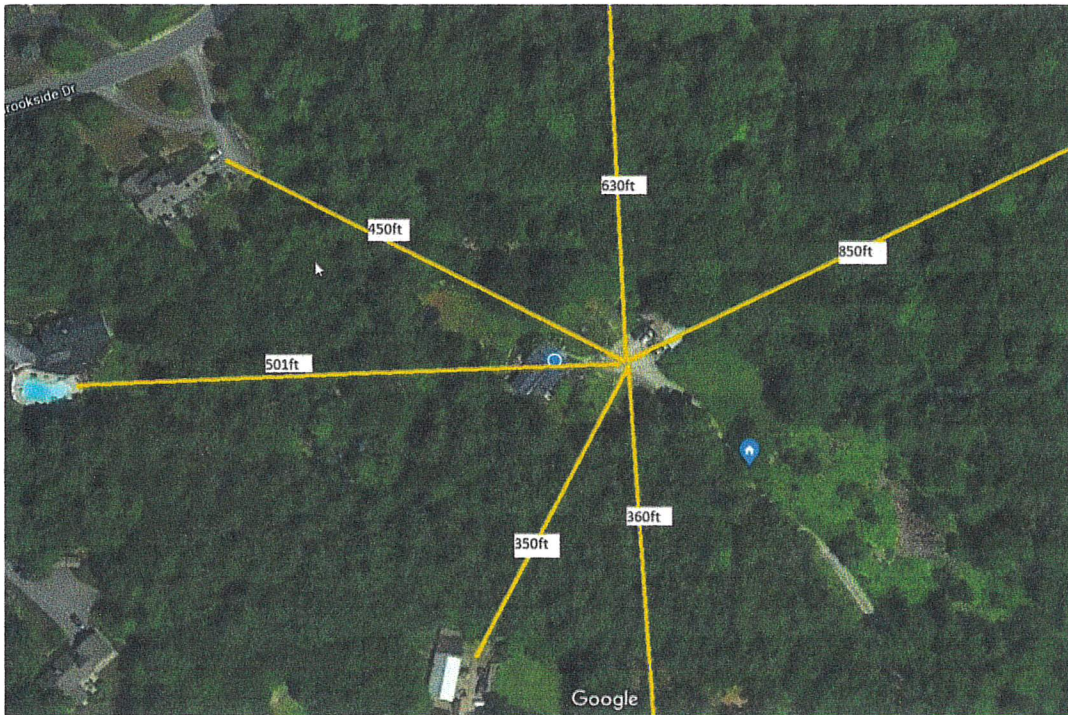
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**Access :**



**Neighbor distance:**



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**Hours :**

We would be have hours Monday to Friday from 8am to 4pm

Most people would just come to pick up orders and maybe talk a bit about the products, or come to setup a special request order.

**Sign:**

We want to put a small sign next to the road showing the name, so people can find it. Sign is 36" high and 24" wide, and would be 2 sided so it can be seen from both direction along the road.

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