

TRANSMITTAL

October 4, 2022

Town of New London Planning Board
375 Main Street
New London, New Hampshire 03257

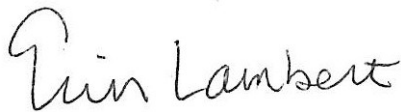
**RE: Preliminary Site Plan Application – County Road Apartments
Twin Pines Housing Trust
268 County Road, New London, New Hampshire**

| Item No. | Quantity | Description |
|----------|----------|--|
| 1 | 1 | Preliminary Site Plan Application |
| 2 | 1 | Owner Authorization Letter |
| 3 | 1 | Abutters List |
| 4 | 1 | Project Narrative |
| 5 | 1 | Site Photos |
| 6 | 1 | Preliminary Site Plan Checklist |
| 7 | 1 | Waiver Narrative |
| 8 | 3 | Site Plans (24x36) |
| 9 | 5 | Site Plans (11x17) |
| 10 | 5 | Architectural Elevations |
| 11 | 3 | Architectural Floor Plans |
| 12 | 2 | Preliminary Stormwater Management Plan |

Twin Pines will mail a check for the application fee in the near future. If you have any questions, or require additional information, please contact me at (603) 731-9883.

Very truly yours,

WILCOX & BARTON, INC.



Erin R. Lambert, P.E, LEED AP
Vice President of Civil Engineering

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 10/04/2022

APPLICATION FOR:

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

NAME OF APPLICANT: Twin Pines Housing Trust

ADDRESS: 266 Holiday Drive, Suite 20, White River Junction, VT 05001

DAYTIME PHONE NUMBER: (802) 291-7000 FAX: _____

NAME OF PROPERTY OWNER: George James & Doree Cricenti
(If other than applicant)

ADDRESS: 268 County Road, New London NH 03257

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 268 County Road

TAX MAP/Lot: Map 72/Lots 15, 17 ZONE DISTRICT: Commercial / R-2

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Multi-family residential

The project proposes 60 units of residential housing in four two-story buildings.

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 County Road
State Highway N/A

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

Town of New London
Site Plan Review Regulations
As Amended December 1, 2015

(Need letter of authorization from property owner)

Robert B. Wister
APPLICANT

Jan A. C. [unclear]
owner

PROPERTY OWNER LETTER OF AUTHORIZATION

We, the undersigned, as the Property Owners for approximately forty (40) acres located at 268 County Road, New London, NH (parcels on Tax Map 72, Lot 17 and Tax Map 72, Lot 15) authorize Twin Pines Housing Trust to submit an Application for Site Plan Review to the New London Planning Board and any other permit applications required by the Town in connection with the project shown on the site plan.

Sincerely,

James A. Cunt

Property Owner(s) for Parcel 72-15 (Land)

James A. Cunt

Property Owner(s) for Parcel 72-17 (House)

Date 10/3/22

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pipes &
(OT)

jazz

(sics)

268 County Road
New London, NH, 03257

| Map | Lot | Property Owner | Mailing Address | |
|-------------------------|-----|--|---|-----------|
| Owner/Applicant: | | | | |
| 72 | 15 | George James & Doree Cricenti | 268 County Road New London, NH 03257 | 1 |
| 72 | 17 | George James & Doree Cricenti | 268 County Road New London, NH 03257 | Duplicate |
| | | Andrew Winter | Twin Pines Housing Trust 266 Holiday Drive, Suite 20 White River Junction, VT 05001 | 2 |
| Abutters: | | | | |
| 59 | 4 | New London Medical Center | 249 Country Road New London, NH 03257 | 3 |
| 59 | 5 | Mountain View Shopping Center c/o Crosspoint Associates | 188 Needham Street, Suite 255 Newton, MA 02464 | 4 |
| 59 | 7 | Fenwood Commons Condominium Assoc. , c/o Hodan Properties | PO Box 177 New London, NH 03257 | 5 |
| 58 | 22 | Fenwood Commons Condominium Assoc. , c/o Manfred Wiese | PO Box 1474 New London, NH 03257 | 6 |
| 71 | 26 | Highland Ridge Master Condo | PO Box 717 New London, NH 03257 | 7 |
| 72 | 7 | David D. & Dinka Novak | 419 County Road New London, NH 03257 | 8 |
| 72 | 9 | Mark R. Kozikowski Trust | 369 NH Route 4A Wilmington, NH 03287 | 9 |
| 72 | 10 | Kozikowski Family Trust | 461 County Road New London, NH 03257 | 10 |
| 72 | 11 | Cynthia H. Currier | 392 County Road New London, NH 03257 | 11 |

Abbuter List (Continued)

| | | | | |
|----------|----|---|--|-----------|
| 72 | 12 | Walter & Rebecca Partridge Family Trust | PO Box 1353 New London, NH 03257 | 12 |
| 72 | 13 | Christina M. Donovan | 368 County Road New London, NH 03257 | 13 |
| 72 | 14 | Langer R. Family Trust | 350 County Road New London, NH 03257 | 14 |
| 72 | 16 | Joseph K. Wallace | PO Box 1725 New London, NH 03257 | 15 |
| 72 | 18 | New London Hospital Association | 273 County Road New London, NH 03257 | 16 |
| 72 | 19 | New London Hospital Association | 273 County Road New London, NH 03257 | Duplicate |
| 72 | 20 | Alma H. Cricenti Trust c/o Charter Trust Co. | 90 North Main Street Concord, NH 03301 | 17 |
| 72 | 21 | Byron L. Aubrey & Chad M. Payson | 341 County Road New London, NH 03257 | 18 |
| 72 | 22 | Lyon Brook Condominium Homeowners Attn: President Board of Directors | 332 Parkside Drive New London, NH 03257 | 19 |
| 83 | 8 | New London Outing Club | PO Box 1856 New London, NH 03257 | 20 |
| Engineer | | Erin Lambert, PE | Wilcox & Barton, Inc. 2 Capital Plaza, Suite 305 Concord, NH 03301 | 21 |
| Surveyor | | Jacques Belanger, LLS | J.E. Belanger Land Surveying, PLLC 61 Old Hopkinton Road Dunbarton, NH 03046 | 22 |

Abutters list verified: 10/03/2022

Project Narrative

Project: County Road Apartments
Address: 268 County Road, New London, NH
Owner/Applicant: Twin Pines Housing Trust (“Twin Pines”)

Twin Pines is a regional nonprofit affordable housing developer and property manager serving the Upper Valley region of New Hampshire and Vermont. Twin Pines has a portfolio of 539 rental units with 150+ units in various stages of development. Twin Pines has completed 11 new construction or renovation projects over the last 10 years, meeting the needs of the workforce, homeless, seniors and homeowners.

County Road Apartments is intended to meet the dire need for affordable workforce housing in New London. New London Hospital and Colby Sawyer College, major local employers with nearly 800 employees between them, as well as other employers are vocal about their persistent inability to attract and retain staff due to a lack of available housing. New London Hospital is paying for nurses to commute more than 30 miles to work from other towns because there is no housing stock in New London.

The proposed project represents a unique and timely opportunity for providing workforce housing in New London. The site is an untouched farmland owned by a single family for generations, and it is directly across the street from New London Hospital. The site is also adjacent to Hannaford grocery store and a shopping center, and within walking distance to New London’s commercial core. The site is located on public water (provided by the New London-Springfield Water System Precinct) and municipal sewer, and multifamily development is allowed by right in the commercial district where the project would be located.

The project site is located at 268 County Road, (Map 72, Lots 15 and 17) and the project area is in the Commercial district. A lot line adjustment is proposed for the two parcels along the Commercial/R-2 Residential zoning district line on Lot 15. The proposed lot line adjustment adds ~6 acres to Lot 17 from Lot 15 and will be submitted concurrently with the site plan application. The proposed project limits are located within the adjusted Lot 17 parcel boundary.

County Road Apartments will be comprised of 4 buildings, each containing 15 units, for a total of 60 units of workforce housing. The apartments will be a mix of one and two-bedroom units limited to 60% and 80% Area Median Income bands. There would be one resident manager’s unit on site. This income-mix is to target the specific needs for workforce housing.

The reconfigured Lot 17 will include existing structures, including a home, historic barn and garage. Twin Pines proposes to maintain the garage for resident storage as well as storage of maintenance equipment and supplies. The historic barn is proposed to be renovated for use as a community center, including an office and mailroom.

Site improvements include a driveway, parking areas, sidewalks, a pavilion, community gardens, a playground, landscaping, site lighting, and stormwater mitigation systems. Pedestrian

connections are proposed to County Road as well as the shopping plaza to the north. There are 2 dumpster locations proposed on the site, each will be screened by a vinyl stockage fence. The buildings are designed to passive house standards and as such, the buildings are oriented north-south to optimize solar gain. Roof-mounted solar panels are proposed on each building.

Design of site lighting is underway. The site lighting will be dark-sky compliant and will be the minimum required for safety. The project proposes site light poles along the driveway, bollard lights along the sidewalks, and a light at each building door. A photometric plan demonstrating proposed light levels on the property and at the property line will be submitted with the final site plan application.

A Waiver request is being submitted concurrently for relief from the parking requirements, Article VI, Section F of the Site Plan Review Regulations, to allow for 1.5 parking spaces per dwelling unit where 2 parking spaces per dwelling unit is required. In Twin Pines experience work force housing generally produces lower parking demand, and they would like to maximize green space on the site. The total number of parking spaces provided is 104 spaces, where a total of 120 spaces is required for the 60 proposed residential units. The parking spaces are strategically distributed throughout the site, adjacent to each building with additional spaces located near the community building and dumpsters.

Water and municipal sewer are available in County Road. A new 6-inch water main is proposed for the new buildings to provide both fire and domestic demand for the multi-family residential uses. A 6-inch sewer service connection is proposed for the four buildings. The sewer services will combine on the property into an 8-inch sewer main prior to connection to the Town sewer. Both sewer and water services will be connected to the Town sewer and water mains within the County Road right-of-way. Underground electric service to each building will be provided from a proposed transformer near the entrance drive. Each building will be served by a dedicated underground propane tank.

The proposed stormwater controls are comprised of perimeter drip edges, bioretention areas, treatment swales, and a Stormfilter system with underground storage. The project area of disturbance exceeds 100,000 square feet; therefore, a NH Department of Environmental Services Alteration of Terrain (AoT) permit is required. The AoT permit application will be submitted concurrent with the final site plan application.

The pre- and post-development stormwater conditions are modeled as a part of this design. The post-development peak flow rate for the site will match the existing rate, or will decrease, in the 2-year, 10-year, 25-year, 50-year, and 100-year storm events for parcel. A Stormwater Management Plan for the analyzed model and tabulated data will be submitted with the final site plan application.

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 | 10/4/2022 | | |
| 2.b | Letter of Authorization | 10/4/2022 | | |
| 2.c | Abutters List | 10/4/2022 | | |
| 2.d | Application Fee | 10/4/2022 | | |
| 2.e | Waiver Requests in Writing | 10/4/2022 | | |
| 2.f | Site Plan Maps - # as directed by Town Planner | x | | |
| 1 | Estimated area & distances & directions of boundaries | x | | |
| 2 | Name(s) of owner(s) of record | x | | |
| 3 | Abutters list | x | | |
| 4 | Site location map | x | | |
| 5 | North point, graphic scale, date of preparation & revisions | x | | |
| 6 | Zone District(s) lines of demarcation | x | | |
| 7 | Name, address & seal of person or firm preparing plans | x | | |
| 8 | Preliminary plan of existing & proposed structures | x | | |
| 9 | Existing structures - photos from all sides | x | | |
| 10 | Proposed structures - architectural style concept & exterior for all proposed buildings & additions building materials | x | | |
| 11 | General topography & steep slope areas | x | | |
| 12 | Direction of flow of surface water | x | | |
| 13 | Groundwater & surface water resources | x | | |
| 14 | Rock outcroppings & depth to ledge | x | | |
| 15 | Preliminary plan for streets, driveways, parking & sidewalks | x | | |
| 16 | Preliminary wastewater treatment plans | x | | |
| 17 | Preliminary landscaping plan | x | | |
| 18 | Preliminary plans for domestic water supply | x | | |
| 19 | Preliminary fire protection plan | x | | |
| 20 | Existing & preliminary proposed utility plan | x | | |
| 21 | Preliminary outdoor lighting plan | x | | |
| 22 | Preliminary sign plan | x | | |
| 23 | Preliminary plan for managing surface water drainage | x | | |
| 24 | Prelim. erosion & sediment control plan during & after construction | x | | |
| 25 | Prelim. plan of the ROW & traveled surface of fronting streets | x | | |
| 26 | Preliminary snow storage plan | x | | |
| 27 | Preliminary plan for solid waste disposal facility | x | | |
| 28 | Prelim. plan for outdoor storage/display of materials/merchandise | | n/a | |
| 29 | Executive Summary to include: | | | |
| | a Hours & days of operation | | n/a | |
| | b Estimate of normal business traffic | | n/a | |
| | c Description of proposed use(s) | | n/a | |
| | d Number of employees | | n/a | |
| | e Any unusual demand for utility service | | n/a | |

Town of New London
 Site Plan Review Regulations
 As Amended December 1, 2015

| | | | | |
|----|---|--|-----|-----|
| | f | Additional information to clarify proposal | n/a | |
| 30 | | Special impact studies required by PB | | n/a |

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.

October 4, 2022

Town of New London Planning Board
375 Main Street
New London, New Hampshire 03257

**RE: Waiver Request for Reduced Parking
County Road Apartments, Twin Pines Housing Trust
268 County Road, New London, New Hampshire**

Dear Planning Board:

On behalf of Twin Pines Housing Trust (“Twin Pines”) and in support of the site plan application referenced below, Wilcox & Barton, Inc. hereby requests the following waiver from the Site Plan Review Regulations:

A waiver from the parking requirement of 2 parking spaces per unit per Article VI, Section F. The project proposes 1.5 parking spaces per unit, or 90 parking spaces, instead of the required 120 spaces for 60 residential units.

County Road Apartments will be comprised of 4 buildings, each containing 15 units, for a total of 60 units of workforce housing. The apartments will be a mix of one and two-bedroom units. The historic barn is proposed to be renovated into a community room, mailbox / parcel room, and office for the exclusive use of the residents and Twin Pines property management. Site improvements include a driveway, parking areas, sidewalks, a pavilion, community gardens, a playground, landscaping, site lighting, and stormwater mitigation systems. Pedestrian connections are proposed to County Road as well as the shopping plaza to the north.

In Twin Pines experience work force housing generally produces lower parking demand, and they would like to maximize green space on the site. The total number of parking spaces proposed is 100 to 104 spaces, where a total of 120 spaces is required for the 60 proposed residential units. The parking spaces are strategically distributed throughout the site, adjacent to each building with additional spaces located near the community building and dumpsters.

The Planning Board may grant a waiver if it determines the following criteria are met:

1. *That the request for the waiver arises out of unique physical conditions of which exist on the site.*

The waiver is requested to reduce the amount of impervious surface constructed on the site. The site soils are poorly draining, and groundwater is high. Reducing impervious surfaces creates less stormwater runoff. Twin Pines has evidence that a ratio of 1.5 parking spaces per unit is adequate for the mix of 40 1-bedroom apartments and 20 2-bedroom apartments proposed for this community.

2. *That the literal compliance with the regulations shall cause the applicant an unnecessary hardship. (An unnecessary hardship is one where there is no public benefit which offsets the private detriment).*

There is no public benefit to having additional parking on site if it is not needed. There is a benefit to proposing less impervious area, which preserves the amount of open and green space on the property and allows for continued groundwater recharge while providing additional housing for the Town.

3. *The granting of the waiver shall not be contrary to the scope and purpose of these Regulations.*

The granting of the waiver is not contrary to the Scope and Purpose of the Regulations which state that the Planning Board review development of tracts for multi-family dwelling units. The purpose of the review is to:

1. *Protect the safety and welfare of the community.*

The request for a waiver to reduce the parking requirement is not contrary to protecting the safety and welfare of the community.

2. *To provide for the safe and attractive development of the site and guard against conditions that would involve danger or injury by reason of:*
 - a. *Drainage conditions*
 - b. *Protection of groundwater quality*
 - c. *Pollution such as septic influent, noise, smoke, soot, particulates or other discharges to the environment*
 - d. *Fire safety, prevention and control.*

The request for a waiver to reduce the parking requirement will provide adequate and enhance the conditions for drainage, to protect groundwater quality, prevent pollution and to provide adequate fire safety, prevention and control.

3. *Require the proper arrangement of Streets*

The single entrance for the development is situated across from the existing entrance to the Hospital. The proposal is for a loop road, providing one way traffic flow through the site. The request for a reduction in parking is not contrary to the proper arrangement of the Streets.

4. *Provide for the harmonious development of the Town and to preserve the Town's charm.*

The request for a reduction in parking will reduce the impervious area on site and provide for development of the property in a way that preserves the Town's charm. Setbacks and landscaping will be provided to enhance the charm of this new neighborhood.

5. *Provide for Open Space and green space of adequate proportion.*

The request for a reduction in parking is aligned with providing Open Space and green space for the community.

6. *Require Streets of suitable width to accommodate existing and prospective traffic and to provide adequate light, air and access for firefighting apparatus and equipment to buildings.*

The request for a reduction in parking is not contrary to providing adequate access for firefighting apparatus and equipment to buildings. The loop driveway will provide direct access to each building for the fire apparatus.

7. *To require that the land is of such character that it can be used without danger to health.*

The request for a reduction in parking will allow for the site to be used without danger to health.

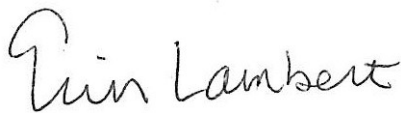
4. *That the public good shall not be adversely affected.*

Public good shall not be adversely affected by allowing a reduction in the number of parking spaces for this project.

If you have any questions, or require additional information, please contact me at (603) 731-9883.

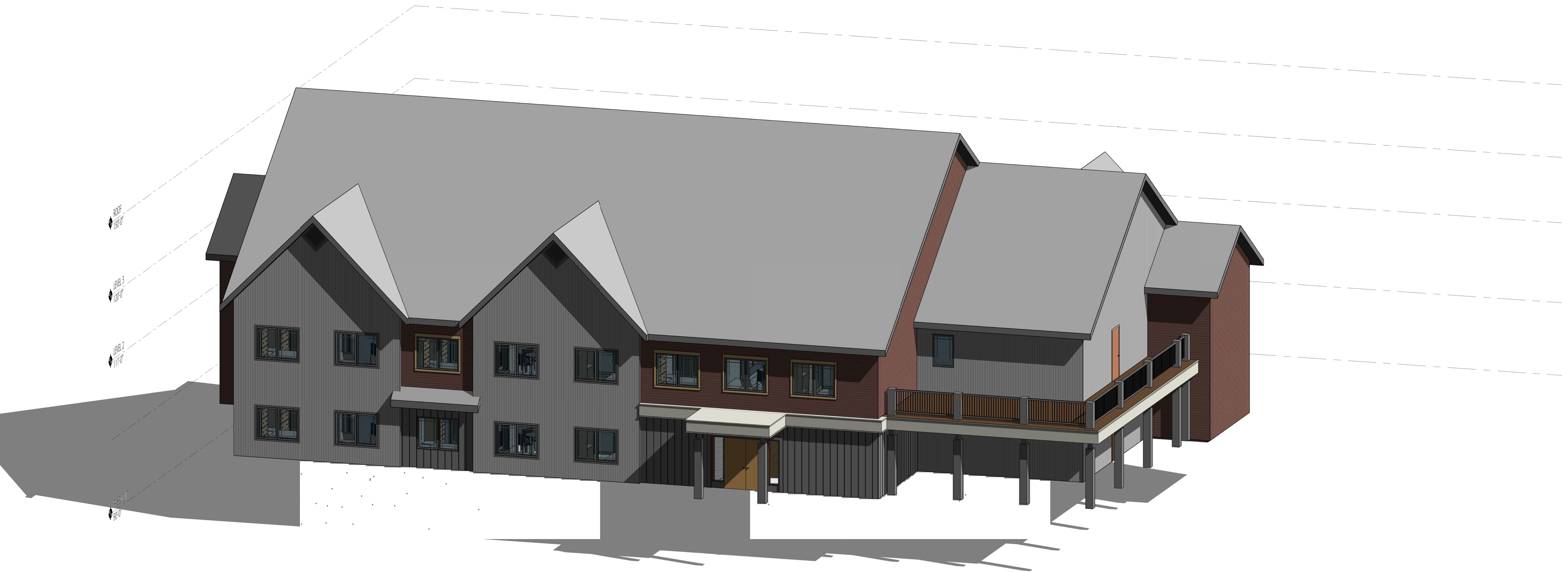
Very truly yours,

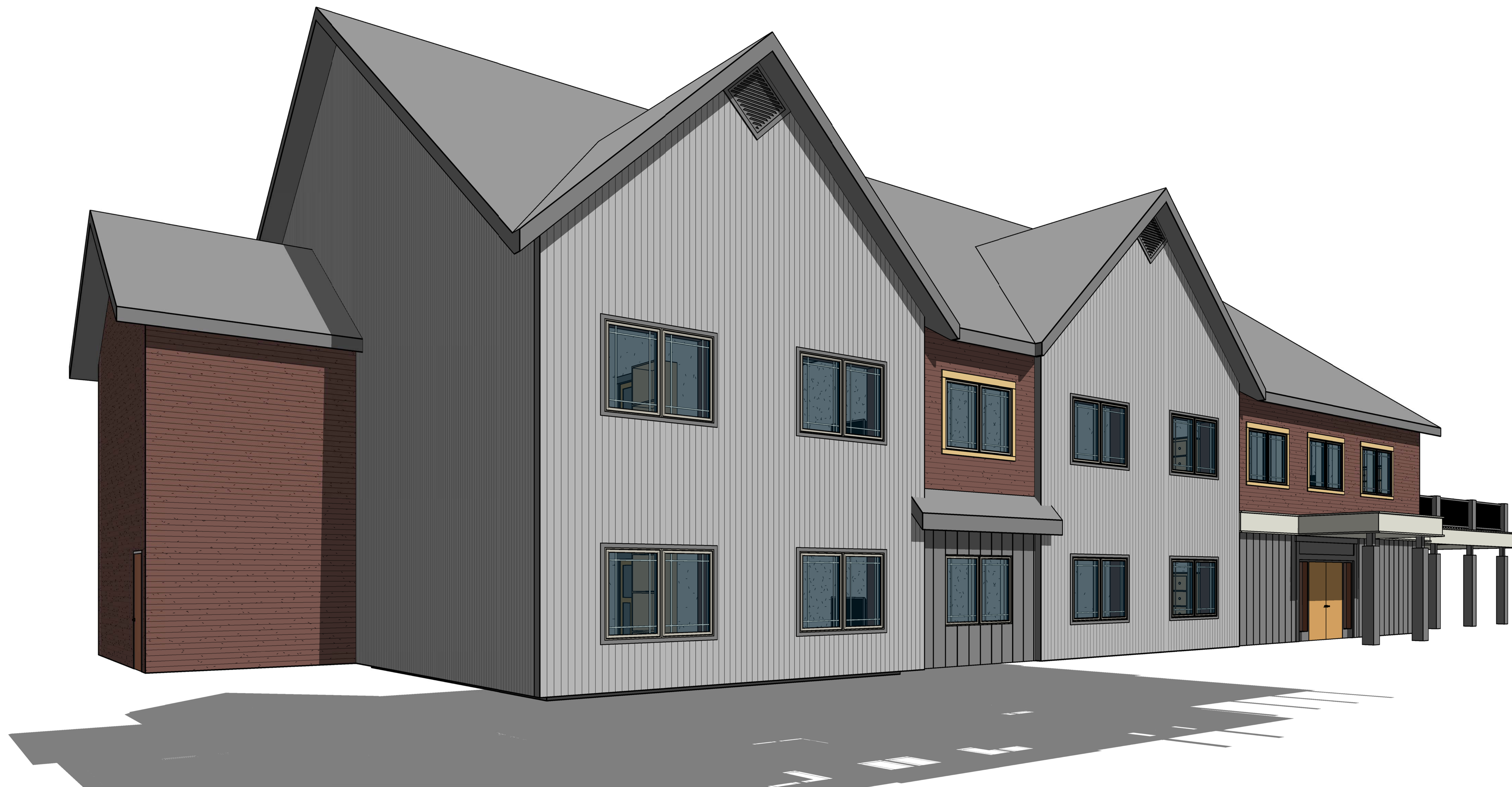
WILCOX & BARTON, INC.



Erin R. Lambert, P.E, LEED AP
Vice President of Civil Engineering









NHHFA AREA BY LEVEL & USE (NET SF)

| Number | Name | Area |
|-------------------|-------------|--------|
| LEVEL 1 | | |
| 101 | 1-BED | 610 SF |
| 102 | 1-BED | 610 SF |
| 103 | 1-BED | 610 SF |
| 104 | 2-BED (ADA) | 779 SF |
| 105 | 1-BED (ADA) | 608 SF |
| 107 | 1-BED (HVI) | 606 SF |
| 109 | 2-BED | 743 SF |
| PRIVATE: 7 | | |
| 110 | ELEC | 124 SF |
| 112 | MECH | 124 SF |
| 114 | STORAGE | 194 SF |
| 116 | LAUNDRY | 153 SF |
| 217 | MECH | 114 SF |
| C1 | CORRIDOR | 859 SF |
| S1 | STAIR 1 | 200 SF |
| S2 | STAIR 2 | 208 SF |
| PUBLIC: 8 | | |
| LEVEL 2 | | |
| 201 | 1-BED | 610 SF |
| 202 | 1-BED | 610 SF |
| 203 | 1-BED | 610 SF |
| 204 | 2-BED | 779 SF |
| 205 | 1-BED | 608 SF |
| 206 | 2-BED | 775 SF |
| 207 | 1-BED | 606 SF |
| 209 | 2-BED | 743 SF |
| PRIVATE: 8 | | |
| 210 | STORAGE | 93 SF |
| 211 | JAN CL | 56 SF |
| 212 | MECH | 114 SF |
| C2 | CORRIDOR | 558 SF |

NHHFA AREA BY USE (TOTAL NET SF)

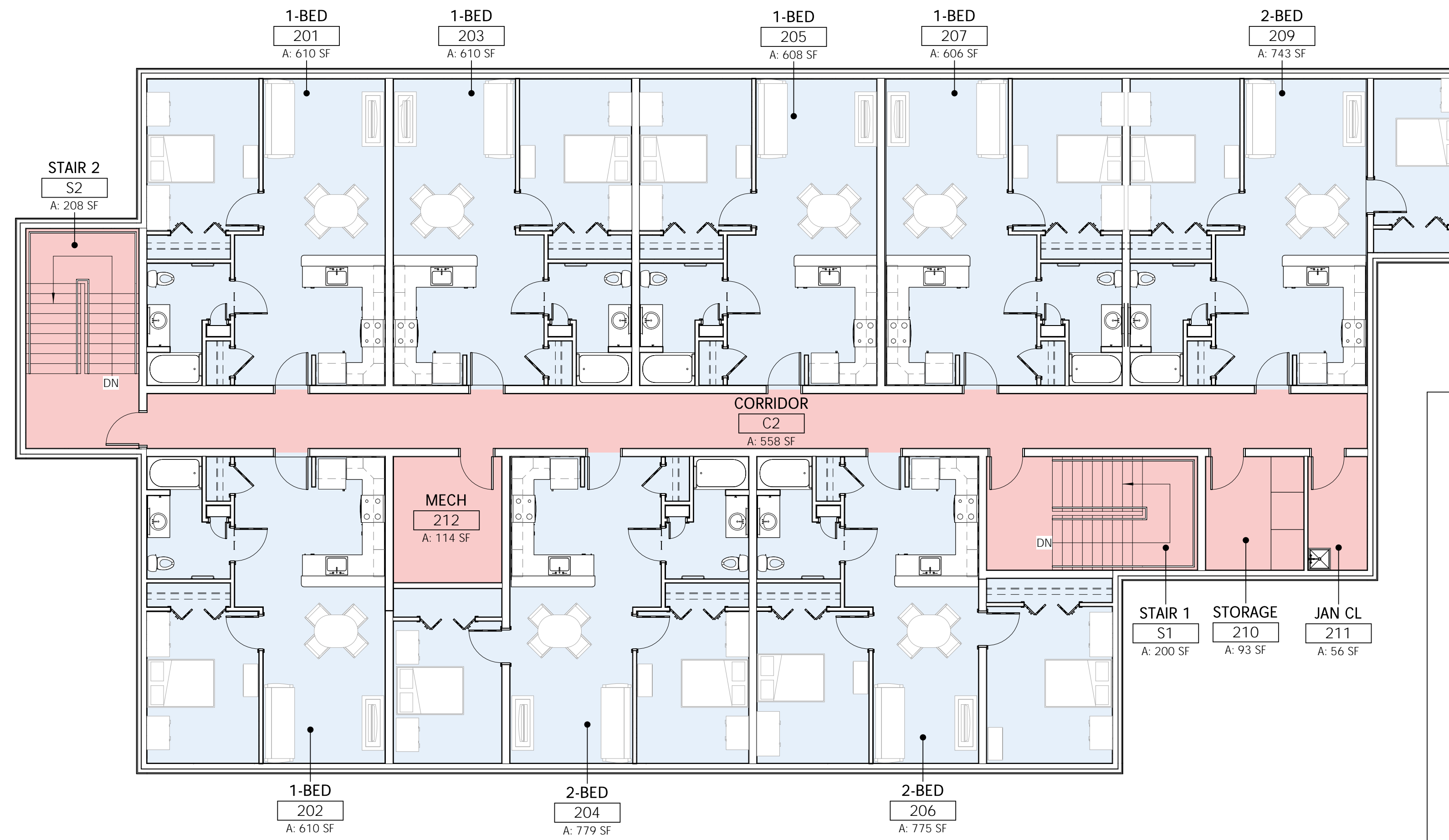
| Department | Area |
|------------------------|------------------|
| PRIVATE | 9,905 SF |
| PUBLIC | 2,798 SF |
| Grand total: 27 | 12,703 SF |

AVERAGE NET AREA BY UNIT:

1-BED: 609 SF
2-BED: 760 SF

BUILDING AREA (TOTAL GROSS SF)

| Level | Area |
|-----------------------|------------------|
| LEVEL 1 | 7,332 SF |
| LEVEL 2 | 7,332 SF |
| Grand total: 2 | 14,663 SF |



USE GROUPS

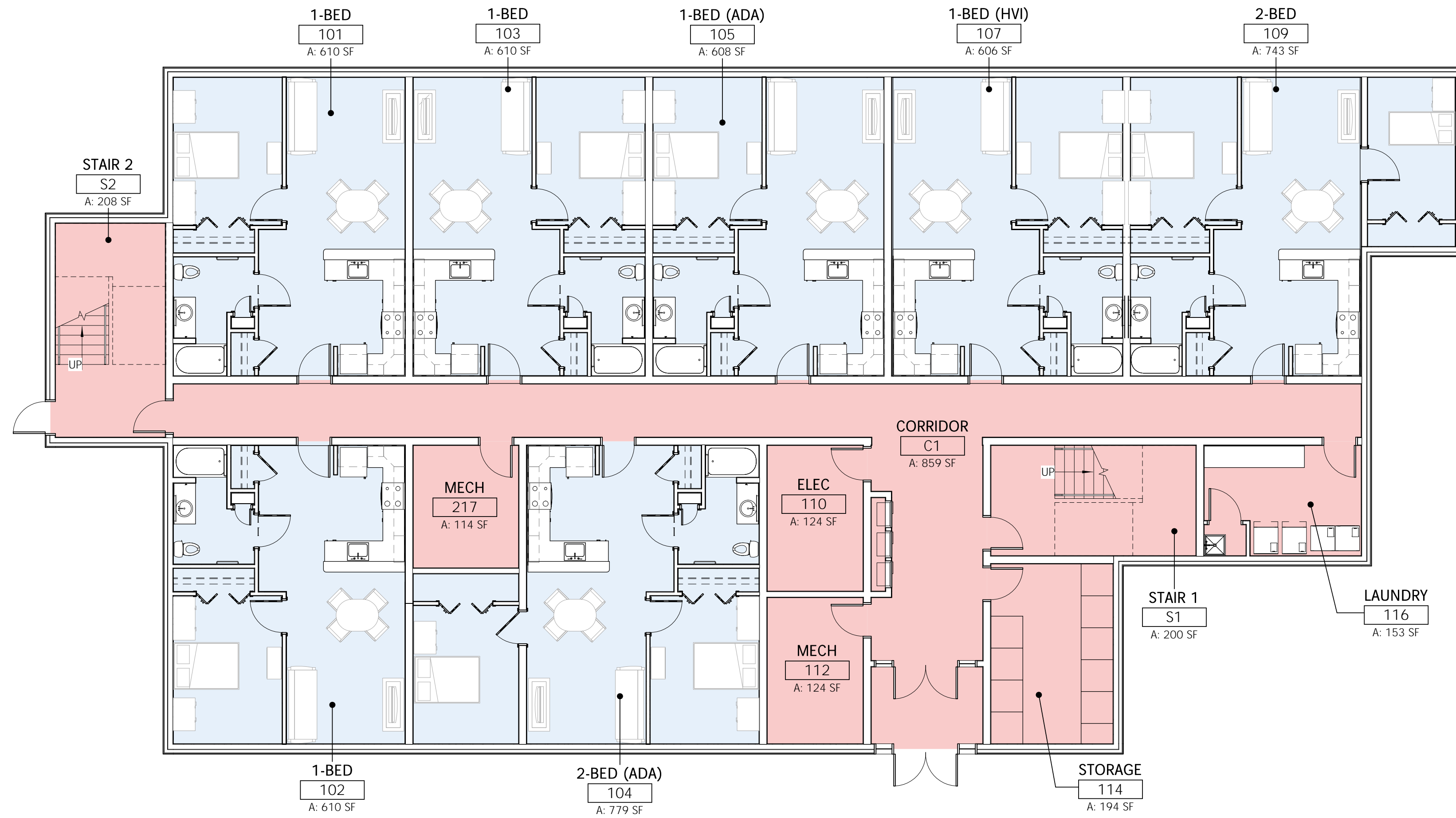
- PRIVATE (Blue)
- PUBLIC (Red)

LEVEL 2
(5) 1-BED
(3) 2-BED

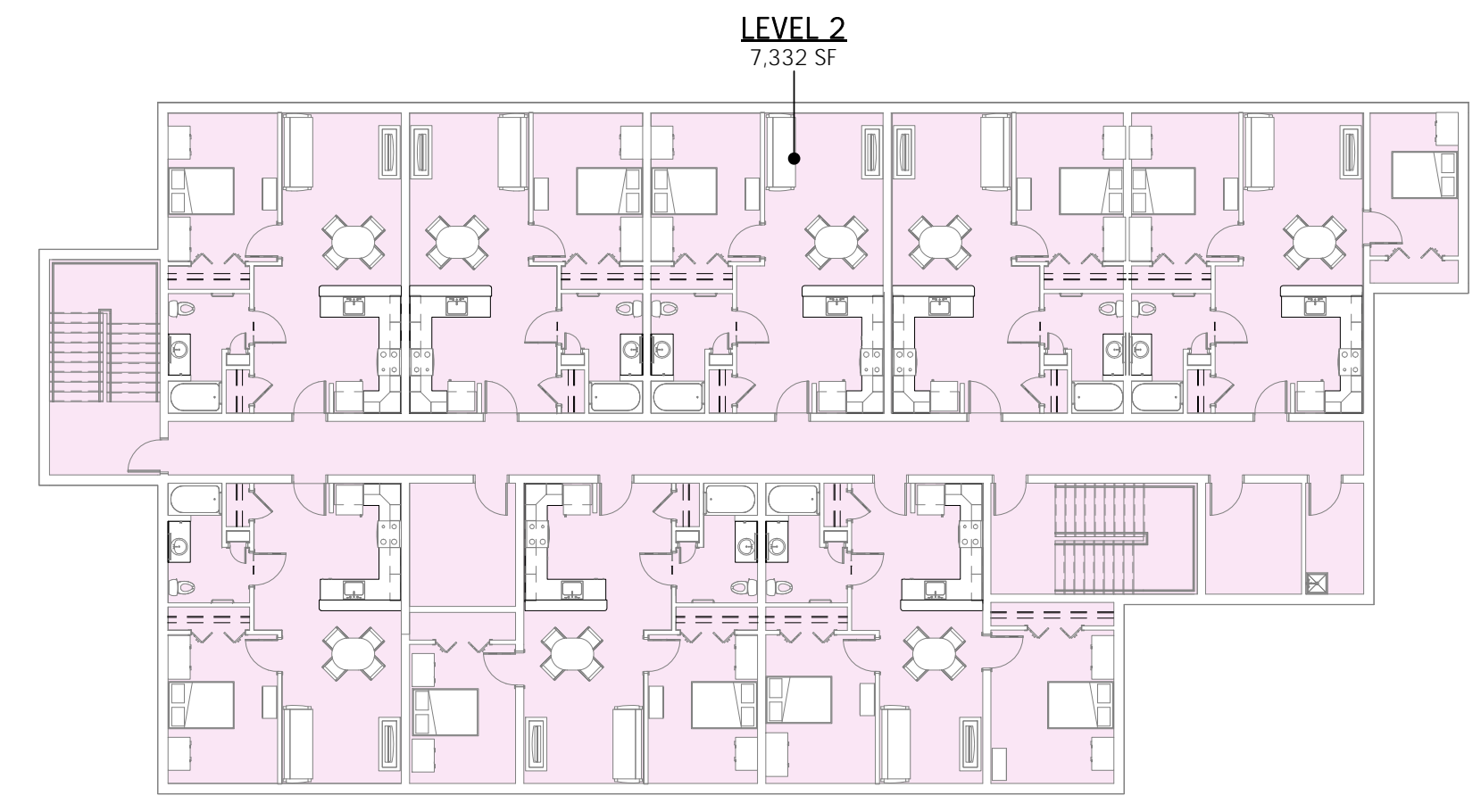
LEVEL 1
(5) 1-BED
(2) 2-BED

TOTALS
(10) 1-BED
(5) 2-BED
TOTAL: (15) UNITS

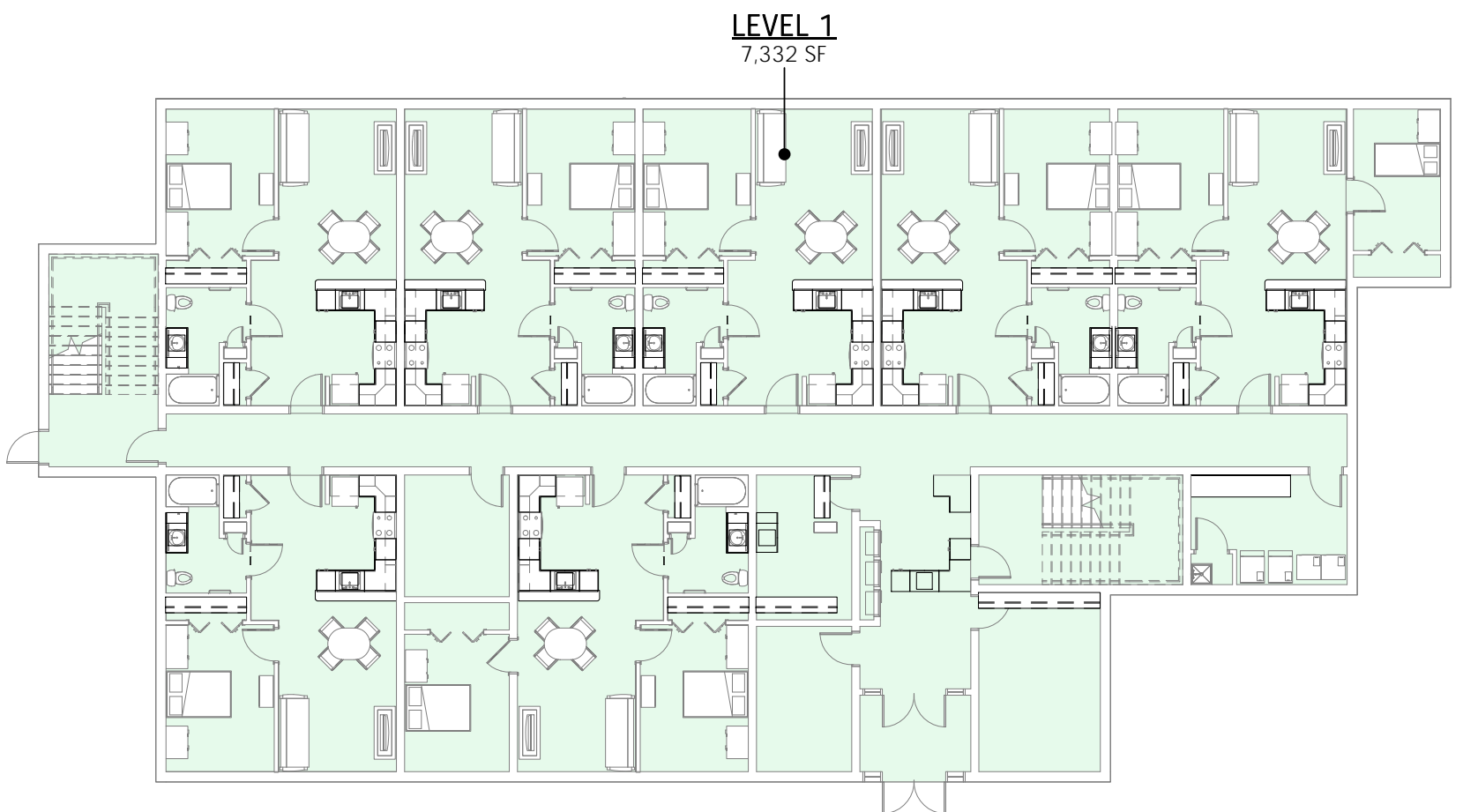
D6 LEVEL 2 - FLOOR PLAN
Scale: 1/8" = 1'-0"



A6 LEVEL 1 - FLOOR PLAN
Scale: 1/8" = 1'-0"



C8 LEVEL 2 - AREA PLAN
Scale: 1/16" = 1'-0"



A8 LEVEL 1 - AREA PLAN
Scale: 1/16" = 1'-0"

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CONSULTANTS / DESIGN TEAM:

OWNER:
TWIN PINES HOUSING TRUST
240 S MAIN STREET, SUITE 4
WHITE RIVER JCT., VT 05001
T: (802) 291-7000

CONSTRUCTION MANAGER:

CIVIL:

STRUCTURAL:

ARCHITECT:
BANWELL ARCHITECTS, NH
6 SOUTH PARK STREET
LEBANON, NH 03766
T: (603) 448-3778

MEP/FP:

LANDSCAPE ARCHITECT:

PASSIVE HOUSE CONSULTANT/ TESTING AGENT:

| REVISION | DATE | COMMENTS |
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KEY PLAN & NORTH

PROJECT:
COUNTY ROAD APARTMENTS
268 COUNTY ROAD
NEW LONDON, NH

ISSUED:
SCHEMATIC DESIGN -
PRELIMINARY APPLICATION

DRAWING:
LEVEL 1 & 2 FLOOR PLAN

PROJECT NO: 22-XXX **DATE:** JUN 3, 2022

SHEET NUMBER:

A101