

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

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 10/3/22

APPLICATION FOR:

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

NAME OF APPLICANT: Prudstone Corp. +chadwick42@gmail.com

ADDRESS: 195 Main St

DAYTIME PHONE NUMBER: 603 454 8754 FAX: NA

NAME OF PROPERTY OWNER: -
(If other than applicant)

ADDRESS: 195 Main St.

DAYTIME PHONE NUMBER: 603 454 8754 FAX: _____

LOCATION OF PROPERTY: 195 Main St

073 079 000
TAX MAP/Lot: _____ ZONE DISTRICT: _____

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: RESTAURANT
+ INN

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 114

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 -
Selectmen's Office

OCT 03 2022

RECEIVED

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 _____

<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.

DATE: 10/3/22

SIGNATURE OF PROPERTY OWNER


SIGNATURE OF AGENT FOR PROPERTY OWNER

(Need letter of authorization from property owner)



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			

Town of New London
 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.

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			

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

NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Final Site Plan Review Application.

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

Proudstone Corporation

195 Main Street
New London, NH 03257
603-454-8754
tchadwick42@gmail.com

MEMO

October 3, 2022

To: New London Planning and Zoning

RE: Site Plan Update and Requests

Notes regarding Site Plan requests:

- **Installation of a 100w Generator**
 - A review of this project has already been completed by the State when the final inspections of the dining Pavilion were completed.
 - Need Site Plan approval and submission of a permit to the State to move toward installation and completion.
- **Conversion of existing Gift Shop into additional bar seating.**
 - The gift shop has proven to be effective only on a seasonal basis. **It has also been exceedingly difficult to staff.** We don't see either of these elements changing in the future.
 - Bar seating in "The Shed" would allow for full-year operation and would be easier to staff. A Bartender making \$35-40/hour is easier to find than a retail employee at \$15.
 - Post Pandemic customers are seeking out more bar and social seating environments. This only allows for 8 more seats, but this seating is valuable to the business.

Thank you for your consideration.

Respectfully,



Thomas M. Chadwick
Pres, Proudstone Corp