



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
Regular Meeting/Public Hearings

AGENDA
Tuesday, October 11, 2016
Town Office at 375 Main Street
Sydney Crook Conference Room, 2nd Floor
6:30 PM

Public Meeting All Are Welcome to Attend

1. **Call to Order**
2. **Review of draft minutes-** Sept 20th Regular Meeting; Sept 27th Regular Meeting; Sept 27th ADU Subcommittee Meeting
3. **Public Comment-** for items not listed on the agenda.
4. **Colonial Pharmacy Site Plan Application and Public Hearing** for the construction of a 14,000 +/- square foot retail store and pharmacy building with a drive-thru. Located at 86 & 98 Newport Road (aka NH 114). Tax Map 059-030 & 031-000. Property owned by Harold F. Oberkotter Revocable Trust. Zoned Commercial. A conceptual plan was discussed at the August 9, 2016 meeting.
5. **Flying Goose Brew Pub and Grille Site Plan Application and Public Hearing.** Located at 40 Andover Road, at the corner of NH Route 11 and 114. Tax Map 122-001-000. Property owned by Tom and Vicky Mills Trust. Zoned Agricultural & Rural Residential (ARR). The applicant proposes to add one (1) accessible bathroom on the north side of the building, Route 11 side, between the existing bathroom and the entry; and renovate the expand the existing kitchen and coolers on the south side of the building. Total area effected 600 + square feet. The ZBA granted variances on July 28 & August 4, 2014 regarding this site. A Site Plan was approved by the Planning Board on August 26, 2014 for other site improvements.
6. **Stahlman Revocable Trust and Canary Enterprises, LLC. Annexation Subdivision Plan and Public Hearing.** Located at 74 Pleasant (Stahlman) and 5 Gould Road (Canary Enterprises). Tax Map 084-079-000 (Stahlman property) and Tax Map 084-080-00 (Canary Enterprises). Both properties zoned Commercial. Per Zoning Ordinance no minimum lot area required for commercial. Purpose to annex 1,245+/- square feet from Canary to Stahlman. Plan prepared by Clayton Platt, NH Surveyor. The most recent discussion for the Canary Systems Inc. Site Plan was May 5, 2015 and the most recent discussion on the Stahlman Site Plan was August 9, 2016.

7. **Adamian, Douglas & Pamela Shoreland application.** Located at 412 Forest Acres Road. Tax Map 118-005-000. Review Stormwater management plan, Shoreland provisions permit impervious up to 30%. Plan prepared by Roger Rodewal, Riverside Ecological Designs. Town received Sept 22, 2016.
8. **Rocky Ridge Subdivision/Pond's Edge Lane/Messer Pond.** Subdivision Plan approved by the Planning Board Aug 14, 2007 with conditions. Discussion with Harry Snow, owner/developer on amending the Declaration of Covenants and Restrictions regarding docks/floating docks. Tax Map 106-013-000.
9. **Zoning Amendments discussion-** Sanitary Protection provisions, ADUs and Signs.
10. **Report from Planning Board Representatives of following** Committees/Boards- Conservation Commission, Energy Committee, Board of Selectmen, Regional Planning Commission (RPC), CIP Subcommittee and others.
11. **Other Business**
12. **Agenda Attachment List-** See list for details including correspondence, State applications, informational items and other items.
13. **Future Meeting Dates-** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for November 1, 2016.
14. **Motion to Adjourn**

All Town of New London public meetings are accessible for persons with disabilities. The Town Office is handicapped accessible. Reasonable efforts will be made to accommodate persons with physical, emotional or sensory disabilities. Any person who feels that he or she may be unable to participate in a Town of New London public meeting should contact the Town at least 48 hours in advance of the meeting. Please contact the Town Office at 526-4821, ext. 10. Information about the meeting is available in the Town Office and information is posted on the Town's website. Questions regarding the Planning Board meeting, or items posted on the Town's website regarding the meeting can be directed to Lucy St. John, AICP Planning and Zoning Administrator at 526-4821, ext. 16 or email at zoning@nl-nh.com. The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3.