



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD Regular Meeting AGENDA

**Tuesday, November 15, 2016**  
**Town Office at 375 Main Street**  
**Sydney Crook Conference Room, 2<sup>nd</sup> Floor**  
**6:30 PM**

Public Meeting All Are Welcome to Attend  
(Note the order of the agenda by change per the Chair)

1. **Call to Order**
2. **Review of minutes:** Sign Subcommittee Oct 25 and Oct 31; Nov 1 Regular Meeting; and Nov 9 ADU Subcommittee.
3. **Public Comment-** for items not listed on the agenda.
4. **Low Plain Town of New London Conservation Land Stewardship Plan.** Located on Andover Road (Route 11) and Mountain Road. Tax Map 088-007-000. Proposal to conduct forest management including timber harvesting to improve wildlife habitat. Site includes Prime Wetlands, refer to the Zoning Ordinance Article XIII, Wetlands Conservation Overlay District.
5. **Matt Conway, LLC. Site Plan Application and Public Hearing for a Coffee Café** in the retail space currently occupied by CB Colburn Fine Gifts & Candy, LLC. Located at 374 Main Street. Tax Map 084-003-000. Zoned Commercial.
6. **Peter Messer Subdivision Conceptual Plan.** Located at 125 Tracy Road. Tax Map 117-010-000. Zoned ARR. Proposal to subdivide the 26.70 acres into two (2) lots with a shared driveway. Required frontage 200 feet per parcel, total frontage approximately 190 feet.
7. **Souliotis conceptual discussion for a ground mounted solar farm.** Located on King Hill Road, near Interstate 89. Tax Map 131-002-000. Zoned ARR. Parcel approximately 5.78 acres.
8. **Royce, Wesley & Nina.** Located at 1590 Little Sunapee Road. Tax Map 030-019-000. Stormwater management plan, Shoreland permit application. Predevelopment impervious 0 % and proposed post development impervious 29.3 %.

9. **Hall, Deborah & Arthur Shoreland and Wetlands Permit Applications.** Located at 333 Bunker Road. Tax Map 062-020-000. Conceptual plan discussed at the Sept 27, 2016 Planning Board meeting regarding perched beach, pathways and disturbance in the waterfront buffer.
10. **Zoning District proposed amendment for map changes:** Frank Anzalone request to discuss changing the zoning district boundaries of several parcels located on Main Street from Residential (R-1) to Commercial (C). The majority of these lots are currently used as commercial uses including Barton Insurance Agency, Angeli and Associates Real Estate, Springledge Farm, and Granite Garage Doors. Parcel includes Tax Map 073-048-000; 073-047-000; 073-046-000; 073-045-000; 073-054-000; and 073-053-000.
11. **Zoning Amendments discussion:** Signs, Accessory Dwelling Units (ADU), and other changes to the Ordinance. The first day to accept petitions to amend the Zoning Ordinance is Monday, Nov 14th and the last day is Wed, Dec 14<sup>th</sup>.
12. **Planning Board Meeting Schedule:** Schedule meetings for the period January to April 2017.
13. **Report from Planning Board Representatives** of following Committees/Boards: Conservation Commission, Energy Committee, Board of Selectmen, Regional Planning Commission (RPC) and Subcommittees.
14. **Other Business**
15. **Agenda Attachment List:** See list for details including correspondence, State applications, informational items and other items.
16. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Dec 13, 2016.
17. **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](mailto:zoning@nl-nh.com). The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3.