



# Town of New London

Selectmen's Office

Jessie W. Levine  
Town Administrator

P.O. Box 240  
375 Main Street  
New London, NH 03257

October 7, 2004

Andrea F. Steele, President and CEO  
Lake Sunapee Region Visiting Nurse Association  
PO Box 2209  
New London, NH 03257

Re: Notice of Violation, 107 Newport Road (Map 72, Lot 39)

Dear Andi:

As you know, the LSRVNA is operating under a temporary occupancy permit for the main floor. The Board of Selectmen has not issued a final Certificate of Occupancy, as the work in the basement is not complete. During our inspections of the property for final compliance, some items were noted that will require further action by LSRVNA before final occupancy can be permitted.

First, on August 10, 2004, the Planning Board reviewed the LSRVNA's proposed traffic pattern and parking plan (see attached minutes). At that meeting, the Planning Board ruled that any change in traffic flow requires a Site Plan Review, as stated in Article III.C. of the Site Plan Review Regulations (a copy of that provision is enclosed). In spite of the Planning Board's decision, the LSRVNA or its agent changed the parking layout in a manner that prohibits two-way traffic on the east side of the building. By doing so, the LSRVNA effectively changed the traffic flow without approval by the Planning Board, which constitutes a violation of the Site Plan Review Regulations. I have enclosed a copy of the parking plan approved for the previous occupant, Ingredients, which was initially unchanged by LSRVNA and was the basis for the Planning Board's waiver of the requirement for Site Plan Review at the March and June meetings.

Even if the LSRVNA had followed the proper site plan process, the new parallel parking spaces immediately on the right inside the "entrance" may not have been approved due to safety considerations. As I said on the telephone, I witnessed a vehicle back out of the first space, across the sidewalk, and onto Newport Road. The minutes of June 22, 2004 (enclosed) reflect the Planning Board's concern about parking along the building and your assurance that no parking spaces would be designated along the side of the building where deliveries were made.

I know from our previous discussions that the LSRVNA has been very careful to work within town and state regulations. We are surprised, therefore, that the organization or its agents would change the parking and traffic flow without seeking proper approval, especially after receiving specific advice from the Planning Board. I understand from our conversation this afternoon that you were unaware that the new lines had been striped or that the new parking arrangement differed from the approved plan.

With respect to occupancy of the building as a whole, a few issues were noted when Fire Chief Peter Stanley inspected the building at noon today (he had arranged to meet with Court Cross

(603) 526-4821 (telephone)  
(603) 526-9494 (fax)  
townadministrator@adelphia.net

and representatives from the alarm and sprinkler companies, but only the sprinkler representative was present):

1. The sprinkler system is complete but could not be tested without the presence of the alarm company. Please notify Chief Stanley when both companies can be on-site together to test the system with the Fire Department.
2. No egresses have been marked.

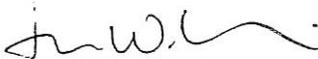
Despite not having received a final Certificate of Occupancy, it appeared that the LSRVNA has occupied the space in the basement by setting up a computer workstation in the area designated as storage space. You stated that this space was not being used by employees, other than to retrieve files in storage. However, while Chief Stanley was inspecting the building, an employee was working in this space. You confirmed that employees used the space to access records kept in the storage room. In our opinion, this use does constitute occupancy. For their own safety, employees should not be using this space *in any manner* until it is ready to be occupied.

You indicated that the computer workstation in the storage space was not being used. Please note that the existing site plan designates this space as storage space, not office space. The mixed use of this space for office and storage changes the egress requirements and would therefore require further approval by the Fire Department. If you do not intend to use this space for a workstation, then you do not need further approval.

All of the above will have to be resolved before final occupancy can be granted. The traffic flow violation can be resolved by either returning to the original approved design or by seeking an after-the-fact Site Plan Review from the Planning Board. Please contact Town Planner Ken McWilliams at 448-1680 to begin this process.

As always, please let me know if you have any questions about this letter or any of the regulations. Thanks very much.

Sincerely,



Jessie W. Levine  
Town Administrator

Enclosures

cc: Board of Selectmen  
Mr. Courtland Cross  
Ms. Michele Holton

McWilliams further advised that the original application simply indicated additional expansion possibilities and the need for SPR.

Mr. Higginson advised that the prospective buyer wanted to mirror the "barn-style" end at the other end of the building. He stated that the original drainage plans addressed the issues of building and parking expansions. He added that sewer approval also addressed those issues. Mr. McWilliams pointed out some concerns regarding drainage near the incline of the driveway. He opined that the addition of one wing only would present no problems. He advised that the plan was feasible; however, the prospective buy would need to go through the SPR process. PB member Kaplan asked if the PB would want to limit expansion to only one end of the building. PB member Andrews opined that the PB could give guidance during SPR.

Mr. McWilliams advised that SPR would be required; however, he stated that he perceived no issues relating to the request. Mr. Higginson acknowledged that SPR must be conducted within two years.

**VII. LAKE SUNAPEE REGION VISITING NURSES ASSOCIATION**

**(Tax Map 72, Lot 39)**

Ken McWilliams presented a request from the Lake Sunapee Region Visiting Nurses Association (LSRVNA) to change the traffic flow at 21 Newport Road to address safety concerns. LSRVNA would like to make the traffic one-way, moving in a clockwise pattern. The proposed flow would enter on the left of the building (near New London Cleaners) and would exit on the right.

PB member Cook stated that she would be concerned about traffic at New London Cleaners. PB member Andrews stated that LSRVNA could be encouraged to use the parking area in back of the building, rather than on the side. She also advised that a "change in traffic flow" requires a Site Plan Review. She opined that abutters should have the opportunity to comment.

Mr. McWilliams advised that the PB could require SPR or have letters from each of the abutters saying that they have no problem with the proposed change. PB member Kaplan opined that some future owner might use the building very differently; therefore, the PB should have a paper trail for future reference.

It was **MOVED** (Conly) and **SECONDED** (Cook) that **A SITE PLAN REVIEW BE REQUIRED, IN ACCORDANCE WITH ARTICLE III. C. OF THE SITE PLAN REVIEW REGULATIONS, FOR THE CHANGE IN TRAFFIC FLOW AT 21 NEWPORT ROAD PROPOSED BY THE LAKE SUNAPEE REGION VISITING NURSES ASSOCIATION. The MOTION was APPROVED UNANIMOUSLY.**

**VIII. JOHN R. HUGHES – Tree Cutting Request**

**(Tax Map 105, Lot 8)**

PB member Conly reported that he and Peter Stanley, Zoning Administrator, had, while evaluating a request for tree-cutting at a neighboring site, observed Scott's Lawn Service cutting a tree at 63 White Pine Lane. They drove over to the property and advised the owners of the need for a permit to cut within the 50-foot buffer area.

While at the site, Mr. Conly noted that a maple, that had already been cut, had posed a safety problem. He also observed 2 other dead pines that presented safety issues in the area of the dock and 2 additional dead trees between the dock and the house. Mr. Conly advised the PB that he would recommend replanting. He agreed to go back to the Hughes property and request specifics before any trees are cut. He advised that he had suggested that the Hughes include a plan for replanting in the cutting request; however, they did not do so.

It was **MOVED** (Andrews) and **SECONDED** (Hollinger) that **CUTTING OF TREES DEPICTED AS 1, 2, 3, AND 5 IN THE REQUEST TO CUT TREES LOCATED WITHIN THE 50-FOOT BUFFER AT 63 WHITE PINE LANE BE APPROVED, SUBJECT TO THE REQUIREMENT THAT THREE BLUEBERRY BUSHES, OR OTHER NATIVE SPECIES, BE REPLANTED FOR EACH TREE CUT. The MOTION was APPROVED UNANIMOUSLY.**

NEW LONDON PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING  
June 22, 2004

APPROVED

PRESENT: Karen Ebel (Chairman), Dale Conly, Celeste Cook, Jeff Hollinger, Mark Kaplan (Selectmen's Representative), Sue Ellen Andrews, Kenneth McWilliams (Planner)

ABSENT: Tom Cottrill

Chairman Ebel called the **MEETING TO ORDER** at 7:30 PM

I. **COLBY-SAWYER COLLEGE -- Continued Public Hearing:**  
**Final Site Plan Review – Maintenance Garage Improvements** (Tax Map 84, Lot 5)

Mr. McWilliams stated that Colby-Sawyer College requested a continuance until the July 13<sup>th</sup> meeting.

It was **MOVED** (Conly) and **SECONDED** (Hollinger) **THAT THE PLANNING BOARD GRANTS COLBY-SAWYER COLLEGE A CONTINUANCE OF THE PUBLIC HEARING: FINAL SITE PLAN REVIEW - MAINTENANCE GARAGE IMPROVEMENTS FOR TAX MAP 84, LOT 5.**  
The MOTION was APPROVED UNANIMOUSLY.

II. **LAKE SUNAPEE VISITING NURSE ASSOCIATION – Concept Site Plan Review: Retail Use in Basement** (Tax Map 72, Lot 39)

Andrea Steele, representing the Lake Sunapee Visiting Nurse Association, presented a site plan of the subject property and explained that 800 sq. ft. in the basement of the building would be used by the Friends of the Visiting Nurse Association for a retail store with sales of donated furniture items. Ms. Steel stated that they require an additional two parking spaces to accommodate the basement store and explained that they presently have an excess of 12 parking spaces, so meeting the parking requirements was not a problem. A section of the basement will be used for the food pantry, which is operated by area churches, and is presently housed in the new office space. Ms. Steel said that clients of the food pantry request food upstairs and will not be entering through the proposed downstairs area.

Ms. Steele pointed out a smaller building on the site plan, which will be removed. Mr. McWilliams stated that the Fire Department requires the basement to be sprinklered. Ms. Steele stated that the VNA will sprinkler the basement. Mr. Stanley added that a demolition permit to remove the building as well as a sign permit for the retail store would also be required. Mr. McWilliams indicated that the applicant has the required number of parking spaces and the area in the rear of the building could accommodate more spaces if necessary. Chair Ebel advised the applicant to limit parking immediately along the side of the building facing New London Cleaners and not to permit those coming to their offices to park in the driveway area going to the cleaners because there have been problems in the past. Ms. Steele reemphasized that no parking spaces were designated along the side of the building where deliveries were made, so that should not be a problem. She also said that the VNA would keep the access way to New London Cleaners clear of cars.

Ms. Steele stated that donors would take a tax write-off for their donations. Larger items will be photographed for buyers to see and the furniture will be stored elsewhere. No days of operation have been set as yet since the goal now is to finish the upstairs office space. After reviewing the Site Plan Regulations, the Planning Board that this request does not require further site plan review. Ms. Steele stated that there would be no expansion of staff just more room for what they already have.

It was **MOVED** (Conly) and **SECONDED** (Cook) **THAT THE PLANNING BOARD APPROVES THE REQUEST FROM THE LAKE SUNAPEE VISITING NURSE ASSOCIATION TO HAVE A RETAIL STORE IN THE BASEMENT OF TAX MAP 72, LOT 39, AND WILL NOT REQUIRE A SITE PLAN REVIEW.**  
The MOTION was APPROVED UNANIMOUSLY.

**NEW LONDON PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING  
MARCH 9, 2004**

**APPROVED**

PRESENT: Karen Ebel (Chairman), Sue Ellen Andrews, Dale Conly, Tom Cottrill, Robert Foote, Mark Kaplan (Selectmen's Representative), and Kenneth McWilliams (Planner)

ABSENT: Celeste Cook

Chairman Karen Ebel called the **MEETING TO ORDER** at 7:30 PM.

**I. FRANK KING – Revised Final Subdivision Plan for Lot 10, Phase III, Country Meadows Subdivision to Realign the Building Envelope (Tax Map 105, Lot 27)**

Bob Stewart, RCS Design, appeared on behalf of Frank King. He pointed out on the plan the previously approved building envelope and stated that Mr. King would like to flip the envelope over to the other side of the lot. Mr. Stewart advised that Mr. King also owns the property across the road and noted that is actually part of the same lot.

PB member Conly reported, as a subcommittee of one, that the lot is not on the water and opined that there would be no problem with setback compliance. He opined that the request under consideration was a prime example of how the review system should work.

PB member Andrews inquired about the land across the street and asked if there was any relation to the 100-foot no-cut buffer. Chair Ebel also asked for clarification regarding the location of the view easement. Ken McWilliams advised that the buffer was located on the back of lots on the other side of the street. Peter Stanley, Zoning Administrator, advised that the view easement looked down upon the property from Woodland Trace located above. Ms Andrews requested, and received, confirmation that Bob Bell still owned the lots across the road. Ken McWilliams reported, in response to Chair Ebel's query, that there were no issues to be addressed.

It was **MOVED** (Conly) and **SECONDED** (Foote) **TO APPROVE THE REQUEST TO MOVE THE BUILDING ENVELOPE ON MAP 105, LOT 27 TO THE OTHER SIDE OF THE LOT, AS PRESENTED BY BOB STEWART ON BEHALF OF FRANK KING. The MOTION was APPROVED UNANIMOUSLY.**

The mylar was circulated for PB signatures and forwarding to the Merrimack County Registry of Deeds by the Town of New London.

**II. LAKE SUNAPEE REGION VISITING NURSE ASSOCIATION – Concept Site Plan Review (Tax Map 72, Lot 39)**

Michele Holton (Chairman of the Board of Trustees, LSRVNA) and Andi Steele (CEO & President, LSRVNA) appeared on behalf of the Lake Sunapee Region Visiting Nurse Association (LSRVNA).

Ms Holton stated that the LSRVNA had entered into a sales agreement to purchase the "Ingredients" building at 107 Newport Road, Tax Map 72, Lot 39. She advised that the LSRVNA proposes to use the first floor for staff and to create in the basement space for two rooms, one of which would be a staff lunchroom. She stated that a significant portion of the lower level would be devoted to storage and filing. Ms Holton indicated that, although the LSRVNA has been negotiating with its current landlord, the directors wanted to purchase property and start building equity for the LSRVNA. She advised that, although a small shed behind the building would be removed, the storage sheds would be retained for the time being and rented for storage to help defray mortgage payments.

Ms Holton advised that at the meeting of municipal department heads, the LSRVNA had been advised that any use of the basement level having access via a stairway from the first floor would require installation of a sprinkler system in the basement. Total square footage of the first floor and basement would be 9000 square feet. Ms Holton stated that Ken McWilliams had visited the site to view available parking. She advised that the LSRVNA's current quarters at the former Colonial Pharmacy building had been categorized as medical office space. She opined that the current operation of the LSRVNA would more accurately be described as office space as, although nurses come and go, there are no patients coming to the building. Andi Steele added that flu

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VVA X

clinics could be scheduled elsewhere and noted that the well-child clinics had dwindled due to the healthy child program. She also opined that the space would more accurately be categorized as purely office space.

PB member Cottrill inquired about parking. Ken McWilliams advised that gross square footage would be used to determine parking requirements whether the 4.5 spaces/1,000 sq. ft. for medical offices or the 3.3 spaces/1,000 sq. ft. for general office space was used. He stated that the LSRVNA was using the argument that no patients would come to the building to support its request for the space to be categorized as general office use. Andi Steele advised that the LSRVNA participates in a computer network that allows nurses to download information to their laptops from their homes; therefore, they need not come into the offices. She further advised that the proposed layout would provide space for 20-22 administrative staff members, not nurses.

PB member Andrews inquired about the total square footage to be used in the calculation to determine the parking requirements. Ms Holton replied that the full 9000 square feet should be used. She advised that many files are currently stored in the garage behind the present location and that those would be re-located to the basement of the new location. She stated that the Board of Trustees had been consulted regarding the \$20,000 projected cost for a sprinkler system and had advised that the expenditure should be made.

Ms Holton stated that she would be meeting with a company regarding the layout and emphasized that the plan presented was only a rough idea. She indicated that current plans would provide four 10'x10' offices, plus an office of Ms Steele. Ms Holton also indicated that the LSRVNA, in addition to layout design, must complete financial arrangements, and arrangements for the actual move.

PB member Cottrill opined that the space should be classified as office space and the 3.3 parking spaces/1,000 sq. ft. requirement should be applied. Under that designation, 30 parking spaces would be required. Ken McWilliams advised that there are currently 34 parking spaces, although not all are striped. He added that additional spaces could be created if the storage garages (now rented to North Country Flooring and to a builder) were removed. Chair Ebel asked what the parking requirement would be for the storage units. Mr. McWilliams replied that the garages were similar to self-storage units and traffic would come and go, thus requiring no parking. PB member Foote asked if the flu clinics would create a need for additional parking. Andi Steele replied that there would usually be 18, sometimes 22, parking spaces used on a daily basis. She allowed that the LSRVNA might need to hold clinics elsewhere until funds become available to finish the basement area.

PB member Cottrill asked for clarification regarding what action was under consideration. Ken McWilliams replied that the PB should determine the need for a Site Plan Review in light of the change in use from retail to general office. He added the caveat that approval for retail use had been based on the use of only one level whereas the LSRVNA proposes to change the lower level into office space, not storage only. Michele Holton advised that an additional lavatory would be required. Chair Ebel asked if the LSRVNA could phase in the change in use for the basement. Mr. McWilliams advised that the LSRVNA was really asking for approval to use the entire basement at this time. Mr. Cottrill opined that the use would be general office use. Mr. McWilliams concurred. He cited Article III.C. of the Site Plan Review Regulations as the basis for PB action. Mr. McWilliams noted that, if the LSRVNA should decide to change the use from general office space to medical office space, it would have to return to the PB for another SPR assessment.

In response to a PB inquiry, Ms Holton stated that she had discussed the proposed move with abutters, Mr. Owen and Mr. Hayward, who seemed to have no problem with the change in use. She opined the parking issues between Mr. Owen and the owners of "Ingredients" had been resolved. Chair Ebel stated that striping and arrows had been added to prevent parking from encroaching upon or blocking the travel way. Ms Holton advised that Mr. Hayward had offered his trucks to help with the LSRVNA move.

Chair Ebel asked if the parking spots near the building could be used in the winter. Peter Stanley, Zoning Administrator, advised that a number of cars had been damaged by snow falling from the roof. He opined that using those spaces during a snowstorm presents a serious threat to both people and vehicles due to snow sliding off the roof of the building. Michele Holton stated that an individual from Granite State Inspection showed how to install stakes to hold back snow on the roof and prevent such problems.

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Fire Chief Peter Stanley advised that there are significant fire code issues to be addressed in regard to the proposed use of the basement. He requested that any PB approval be made contingent upon compliance with state and local fire regulations. Michele Holton replied that Jay Lyon would be working with the LSVNA to assure full compliance. Mr. Stanley stated that, if there were no people in the basement and no stairway installed from the first floor to the basement, no sprinkler would be required. He expressed concern, however, that additional uses would creep into the basement over time. Michele Holton stated that Northcape Design, Inc. had proposed significant improvements to the basement. Mr. Stanley replied that the building has a basic design problem in that it is a metal-trussed building and any fire in the basement would weaken the floor of the first level. According to Mr. Stanley, if that floor were to be weakened by fire, it would fall through to the basement pulling the rest of the building with it and resulting in a complete collapse. He stated that the Fire Department would be willing to work with the LSRVNA to assure full compliance. Ms Holton indicated that Jay Lyon had already advised that the proposed location of a conference room in the front of the building would not be good in relation to the entry door. Andi Steele added that the state licensing board also requires full compliance and would perform an on-site inspection. PB member Foote asked how water from a sprinkler system in the basement would drain. Mr. Stanley replied that there would be no problem with drainage as it is a walkout basement. Ms Holton preferred to call it the "garden" level. She indicated that April 15 would be the date for finalizing financing arrangements.

It was **MOVED** (Foote) and **SECONDED** (Cottrill) **TO WAIVE THE SITE PLAN REVIEW REQUIREMENT FOR THE LAKE SUNAPEE REGION VISITING NURSE ASSOCIATION TO RELOCATE AT 107 NEWPORT ROAD, CONTINGENT UPON FULL COMPLIANCE WITH ALL STATE AND LOCAL FIRE REGULATIONS. The MOTION was APPROVED UNANIMOUSLY.**

**III. CLARA & PATRICIA CANTOR – Voluntary Merger of Lots of Record**

Ken McWilliams advised that the Cantors had been rescheduled for March 23, 2004.

**IV. OTHER BUSINESS**

- A. **JAKE'S MARKET**: PB member Cottrill asked for clarification regarding the issuing of Certificates of Occupancy and asked if one had been issued to Jake's Market. Peter Stanley, Zoning Administrator, replied that a Temporary Certificate of Occupancy had been issued to Jake's Market. Mr. Cottrill expressed concern regarding outstanding issues relating to outside lighting. PB member Andrews added that there are also outstanding issues regarding the inside deli. Mr. Cottrill requested the Zoning Administer to remind Jessie Levine, Town Administrator, of the need to bring Jake's Market back to the PB regarding outstanding issues.
- B. The MINUTES of the FEBRUARY 24, 2004 meeting were APPROVED, with one editorial correction.

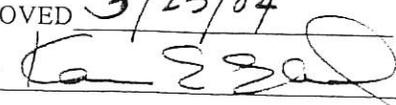
The **MEETING** was **ADJOURNED** at 8:08 PM.

Respectfully submitted,  
Judith P. Condict, Recording Secretary  
New London Planning Board

DATE APPROVED

3/23/04

CHAIRMAN



NEW LONDON PLANNING BOARD  
REGULAR MEETING  
JANUARY 12, 1993

NEW MAP # LOT #

072-039

PRESENT: WRIGHT (CHAIRMAN), DiCLERICO, CLANCY, CROOK, MARSHALL, EBEL (CONSERVATION)  
ATKINS (SELECTMEN), McWILLIAMS (PLANNER)

The minutes of the December 8, 1992 regular meeting were read and unanimously accepted as amended.

The minutes of the January 5, 1993 public hearing were read and amended.

1. A & V HOWARD TRUST & MURIEL DEACON FINAL MAJOR SUBDIVISION TAX MAP 69, LOT 2

This was a noticed hearing. Abutter Syd Crook removed himself from the Board

Pierre Bedard, representing the Howards and Deacons, presented the Board with partial covenant documents and stated the remainder are in the process of being signed by the parties involved.

A motion was made and seconded to waive the impact assessment study and this was unanimously passed.

Due to the lack of completed documents the hearing was continued until 8:15 PM on January 26, 1993. A complete set of these easements will be sent to town counsel and Ken for their study.

The fees of \$1,370.64 was paid (\$20.64 postage).

Syd Crook returned to the Board.

2. PUBLIC HEARING TO CONSIDER TREE REMOVAL ON SCENIC ROADS - DAVID HILL ROAD AND CAMP SUNAPEE ROAD

Road Agent Richard Lee has tagged trees on the above two roads. Trees are to be removed as they are dead and a hazard. Frank Gordon and Charles Denny of David Hill Road both agreed these need to be removed. A motion was made and seconded to approve the removal of the tagged trees on Davis Hill Road and Camp Sunapee Road as proposed by Richard Lee. This was unanimously approved.

Mickey Spofford came before the Board to register her fear of David Hill Road losing its scenic beauty by the removal of too many trees but was assured only dead trees would be removed.

3. K.G. ENTERPRISES NEED FOR SITE PLAN REVIEW NEWPORT RD. TAX MAP 72 LOT 20

Janet and David Kidder have purchased New London Fuel Co. and have rented the garages at the back of the building to Brian Millazzo for an auto repair business. They were refused a building permit by the Selectmen as the Selectmen reviewed this as a change from a non-commercial to a commercial use. The Kidders went before the Zoning Board and were granted a Special Exception with the stipulation they come before the Planning Board to see if a site plan review would be required.

NEW LONDON PLANNING BOARD  
REGULAR MEETING  
JANUARY 12, 1993

KG Enterprises continued -

Janet Kidder stated there would be less vehicles on the premises than previously and she showed where Mr. Millazzo would have his sign (on the right side of the building).

After brief discussion, the Board voted unanimously not to require a site plan review.

Ken McWilliams has prepared a draft of the Planning Board's annual report for the town report.

Ken suggested rescheduling Jim Gove to come on February 25, 1993 at 8 PM to discuss soil based lot sizing with the Board.

Bob Gray, Bill Poduska, Carol Morrison, and John Manley will be asked to join Carolyn Marshall in forming a committee to study regulating helicopters. Ken will send letter to these people to see if they will join the committee.

Board signed the mylar on the Columbus Green mylar which will be recorded in Concord by Harold Buker.

4. HARRY SNOW - CONCEPTUAL SITE PLAN REVIEW NEWPORT RD. TAX MAP 72, LOT 2 & 3

Mr. Snow has signed a purchase and sales agreement to purchase the former Fun and Games building on Newport Road from Margaret Carrington. He proposed adding a second floor and porch to the building but basically using the same footprint that has already been approved for Bob Egan for a restaurant. He would like to make minor changes to the parking area and add an entrance off Everett Park but for the most part keep within what has previously been approved.

The Board felt this should be presented to abutters via a noticed hearing to be held on February 11, 1993.

Meeting adjourned at 9 PM.

Respectfully submitted,  
Carolyn E. Fraley, Recording Secretary  
New London Planning Board

DATE APPROVED \_\_\_\_\_

CHAIRMAN \_\_\_\_\_