



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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TOWN OF NEW LONDON PLANNING BOARD

PUBLIC HEARING NOTICE

2016 ZONING AMENDMENTS

1st Public Hearing- Thursday, January 14, 2016

(Inclement weather date and continuation date (if needed) is Friday, Jan 15, 2016

2nd Public Hearing –Tuesday, January 26, 2016 (if needed)

The New London Planning Board will hold a Public Hearing on Thursday, January 14, 2016 at 6:30 p.m. in the Sydney Crook Conference Room, 2nd floor of the Town Office. In the event of inclement weather or some other unforeseen circumstance which causes the meeting to be cancelled or continued, the public hearing will be continued to Friday January 15, 2016 at 3:00 p.m. in the Sydney Crook Conference Room, 2nd floor of the Town Office. Following the first public hearing, the Planning Board will determine if a second and final public hearing will be held. A second and final public hearing is scheduled (if needed) for Tuesday, January 26, 2016 at 6:30 p.m. in the Sydney Crook Conference Room, 2nd floor of the Town Office.

This public hearing notice is to advertise both public hearing dates. The purpose of the public hearing(s) is to solicit comments from the public on the proposed zoning amendments to be included on the 2016 Town Meeting Warrant for consideration. All are welcome to attend the public hearing and/or submit written comments to the Planning Board prior to the public hearing. All comments are made available to the public for review.

The proposed amendments are summarized below. The complete text of the current Zoning Ordinance, the proposed zoning amendment language and the petitioned zoning amendment is available on the Town's website and at the Town Office. Questions regarding obtaining copies of the materials can be directed to the receptionist on the first floor of the Town Office. Questions regarding the proposed zoning amendments can be directed to Lucy St. John, Planning and Zoning Administrator at 526-4821, ext. 16 or by email at zoning@nl-nh.com. The Town Office is located at 375 Main Street and open Monday-Friday between the hours of 8 a.m. and 4 p.m. You may also find information on the Town's website.

Amendment #1: The Planning Board proposes to amend Article XVI, Shore Land Overlay District. The major change is Sections J and Section K will be deleted and moved into Article XX, Legal Non-Conforming Uses, Legal Non –conforming Buildings and Structures and Legal Non-conforming Lots for the purpose of placing all requirements related to non-conformity in one place, and includes replacing the words “Normal High Water” in Section J 2 (b) with the words “Reference Line”. Provisions to Section G, Waterfront Buffer will be changed to allow for the removal of diseased vegetation; to require replanting when dead, diseased or unsafe trees and saplings are removed and to provide for the use of points for shrubs and groundcover when

replanting. Provisions to Section H, Natural Woodland Buffer will include percentage requirements exclusive of impervious surfaces. Provisions of Section E, Development with Waterfront Access will be changed pertaining to waterfront access and common areas. In addition other minor editorial changes such as removing references to previous amendment dates and renumbering are included.

Amendment # 2: The Planning Board proposes to amend Article XX, Legal Nonconforming Uses, Legal Non-conforming Buildings and Structures, and Legal Non-conforming Lots. Section C. Legal Nonconforming Lots will be revised to include a new item C (1), as the existing language of C 1 and C 3 are no longer needed.

Amendment # 3: The Planning Board proposes to amend Article II, General Provisions, Section 5, Height Regulations. The proposed amendment is to delete the last sentence of # 5 Height Regulations and include it with the other nonconforming provisions of Article XX. This is intended to make the document more user friendly by having related provisions in the same Article.

Amendment # 4: The Planning Board proposes to amend Article XV, Floodplain Overlay District to delete Section (I), as Section (I) incorrectly references Section (H), Article XVI, the Shoreland Overlay District which pertains to the Natural Woodland Buffer. This provision pertains to nonconforming structures, and there are provisions in Article XX which already address the Floodplain Overlay District (current provisions B.(3) (b) (1)).

Amendment # 5: The Planning Board has received a Petition Zoning Amendment to rezone approximately 0.26 acres of land from Urban Residential (R-1) to Commercial (C) on the rear section of property located at 74 Pleasant Street, Tax Map 084-079-000.