



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Planning Board

RE: SANDRA L. ROWSE MINOR SUBDIVISION

MAY 24, 2011

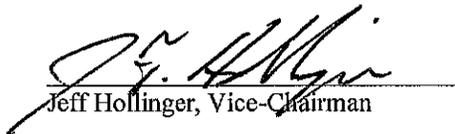
MAP 123, LOT 029-000

You are hereby notified that on this date, the New London Planning Board reviewed a request by Sandra L. Rowse, represented by Charles Hirschberg of CLD Engineering, to subdivide Map 123, Lot 029-000, which is a 10.9 acre parcel of land along Sutton Road, into two separate lots. Access for these parcels will be by common drive off of Rowell Hill Road, constructed along the Old Rowell Hill Road ROW, a Class VI highway discontinued by vote of Town Meeting in 1831.

After hearing testimony regarding the proposed Minor Subdivision, by **unanimous vote**, the **New London Planning Board granted CONDITIONAL APPROVAL** of the applicant's request, subject to the following requirements:

1. That easement language and documents for the proposed Shared Agricultural Easement area shown on the approved plan will be provided to the Planning Board for review and approval and referred to on the final plan.
2. That easement language and documents for the proposed waterline access easement over Map 122, Lot 002-000, 118 Sutton Road, in favor of Lots 1 & 2, and over Lot 1 in favor of Lot 2, will be provided to the Planning Board for review and approval and will be referred to on the final plan.
3. That driveway easement language and maintenance agreement documents granting driveway access over Lot 2 for access to Lot 1 be provided to the Planning Board for review and approval and referred to on the final plan.
4. That a document be prepared, signed by the property owner(s) of Lots 1 & 2 and binding all future heirs and assigns, and recorded at the Merrimack County Register of Deeds, relieving the Town of New London of all obligation to maintain, and all liability for damages incurred in the use of, the discontinued road now referred to as Rowell Hill Road that crosses Lots 1 & 2 along their westerly boundary. The above document shall meet the requirements of RSA 674:41, I, (c), consistent with the provisions of RSA 231:50. This recorded document shall also be referred to by Book and Page on the final plan.
5. That all of the above conditions be met within 90 days of Conditional Approval (the close of normal working hours on Monday, August 22, 2011), or the Conditional Approval is automatically rescinded.

In addition, all of the basic subdivision requirements for Plat signing must be met, including the setting of property bounds, as required by the New London Land Subdivision Control Regulations.


Jeff Hollinger, Vice-Chairman

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494