



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Planning Board

RE: THOMAS LITTLE FINAL MINOR SUBDIVISION

JANUARY 25, 2011

MAP 084, LOT 038-000

You are hereby notified that on this date, the New London Planning Board (the Board) reviewed a request by Thomas Little, represented by Clayton Platt of Pennyroyal Hill, Land Surveying and Forestry, LLC, to approve a Final Minor Subdivision Application. The proposal would subdivide Map 084, Lot 038-000 into 3 separate lots. In addition, the applicant requested approval of the following waivers;

1. The requirement for topographic mapping of the entire parcel [Section V, C, 7 of the Land Subdivision Control Regulations (Regulations)] in order to limit topographic mapping of the parcel to the areas where it will be possible to develop house sites.
2. The requirement for Soils Mapping of the entire parcel [Section V, C, 8 of the Regulations] because all of the lots will be served by public water and sewer services, negating the requirement for on-site septic.

After hearing testimony regarding the proposed waivers, **in separate votes and by unanimous vote, the New London Planning Board (the Board) APPROVED the applicant's request to waive the requirement for topographic mapping of the entire site (limiting the mapping to the portion just to the northeast of the R1/R2 zone district boundary) and to waive the requirement for soils mapping, since the lots will all be served by public water and sewer.**

After hearing further testimony regarding the proposed application, **by unanimous vote the Board CONDITIONALLY APPROVED the Final Minor Subdivision, with the following conditions;**

1. That the easement language for stormwater and utility easements shown on the plan be changed to reflect the recommendations specified in the Public Works Director's Memo to the Board dated January 24, 2011, and as further recommended in the Department Head review of the subdivision on the same date, subject to review and approval by the Public Works Director. These easement provisions shall include: periodic access by the Public Works Department over each of the three lots for maintenance of drainage structures and ditches; all water lines crossing Barrett Road shall be sleeved; when either of lots 1 or 2 are developed, the utility connections for both lots 1 and 2 shall be constructed at the same time.
2. That a Special Exception be granted by the Zoning Board of Adjustment for the wetland crossings for driveway access to each of the three lots.
3. That NHDES wetland permitting approval is received for the wetland crossings for the driveways accessing each of the three lots.

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

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Each of the conditions listed above shall be met and accepted by the Board before the Board will sign of the final Mylar(s) for the Minor Subdivision. In addition, the applicant has 12 months in which to meet the conditions of approval and return to the Board for acceptance and signing of the plat, or the approval is null and void.



Tom Cottrill, Chairman