



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD

Regular Meeting

Tuesday, October 6, 2015

Sydney Crook Conference Room, Town Offices, 2nd floor

6:30 PM

Public Meeting All Are Welcome to Attend

1. Call to Order
2. Public Hearings
3. Minutes of September 15, 2015
4. Public Comment- total time may be limited to 15 minutes per the Chair
5. Lot Merger Application
  - ✓ Rae Ann Gremel Revocable Trust. Rae Ann Gremel, Trustee. Property located at 1539 and 1540 Little Sunapee Road. Tax Map 030-025-000 (0.34 acres) and 030-006-000 (0.14 acres).
6. Gary Anderson and Cornelia Boyle. Property located at 750 Little Sunapee Road. Tax Map 021-001-000. Planning Board approval granted September 23, 2014. Discussion on extension of the conditions. Discussion of two projects: a temporary 12 feet wide access path in the waterfront buffer and a wooden security and privacy fence in the waterfront buffer.
7. Change of Occupancy for 428 Main Street. Tax Map 085-042-000. Zoned Commercial. Property owned by CNJJ Investments, Christopher Broom. Applicant, Ethan Anderson. Proposed use as a retail vaporizer store selling components and liquid with a small lounge area.
8. Conceptual Site Plan Discussion for a potential Blueberry Farm on King Hill Road. Property owned by Ernestine Gay Estate located at 1850 King Hill Road. Tax Map 128-010-000. Purchase and Sales agreement with Deb and Craig Langner of 1299 Route 103 A. Tax Map 128-007-000. Proposed blueberry farm on the 13.30 acres.
9. Service Street Review of Pike Brook Road, a private road. Discussion of possible relocation and if Planning Board approval is required for the relocation. Mostly recently discussed at the Sept 15<sup>th</sup> meeting as a conceptual discussion.
10. Subdivision Plan
  - ✓ Greaney and Stahlman. Property located at 21 Gould Road (Tax Map 084-081-000) and 74 Pleasant Street (Tax Map 0084-079). The Greaney property is zoned residential (R-1) and the Stahlman property is zoned commercial. Proposal to subdivide and convey a portion of the Greaney property to the Stahlman property. Greaney property before subdivision 1.19<sub>+/-</sub> and 0.93 after subdivision. The ZBA heard a variance request on September 29, 2015.
11. Other Business
  - CIP discussion on prioritization of projects per the CIP Subcommittee memo to the Planning Board dated Sept 1, 2015 and the recommendations included in the

CIP documents approved by the Planning Board Nov 18, 2014. Most recently discussed at the Sept 1st meeting.

- Site Plan Regulations- parking
- Zoning Amendment discussion regarding nonconforming provisions of Article XVI, Shoreland Overlay District and Article XX, Legal Nonconforming Uses, Legal Non-conforming Buildings and Structures and Legal nonconforming lots.
- Change of Use – Change of Occupancy Update
- Amend the Planning Board meeting schedule- to include Tuesday, Nov 3 and Tuesday, Dec 1st to discussion only zoning amendments, no review of applications at these meetings.
- Other Items

12. Agenda Attachment list- see list for details including correspondence, State applications, informational items and other items listed.

13. Future Meeting Dates- Oct 20, Nov 17<sup>th</sup> and Dec 15<sup>th</sup>, and as may be amended.

14. 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.

The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3.