



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Site Walk  
AGENDA

October 23, 2018 - 4:00 PM

214 Soo Nipi Park Road

Public Meeting All Are Welcome to Attend

**SITE WALK – Crimi Holdings of New Hampshire, LLC – 214 Soo Nipi Park Road** – Tax Map 127-001-000, 64.1 +/- acres, Zoned Residential (R2) The Planning Board will conduct a site walk at the proposed subdivision on Soo Nipi Park Road and Lighthouse View Road. The subdivision would result in a total of 10 lots. The lot sizes are as follows: 12.58 ac., 5.66 ac., 3.33 ac., 2.13 ac., 2.15 ac., 2.73 ac., 3.00 ac., 2.55 ac., 2.78 ac., and 25.91 ac. The first three lots have frontage on Lake Sunapee.

**\*\*\* The public is welcome to attend the site walk; however, all questions and comments must be held until the Public Hearing scheduled for 6:30 PM at Whipple Memorial Hall, 25 Seamans Road. To participate in the site walk please meet at the end of Lighthouse View Road at 4:00 PM, the walk will include some uneven terrain so sturdy footwear is recommended.**

Regular Meeting

AGENDA/PUBLIC HEARING

October 23, 2018 - 6:30 PM

Whipple Memorial Hall

25 Seamans Road

Public Meeting All Are Welcome to Attend

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** October 9, 2018 meeting.
3. **Public Comment**- the Chair may allow public comment for items not listed on the agenda and may limit the amount of time for public comment.
4. **Tree Cutting – Perregaux, Beth.** Located at 662 Bunker Road Tax Map 076-027-000. Proposal to cut 64 points from 125 feet of shore front. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on October 2, 2018.
5. **Tree Cutting - Giguere, Marc-Andre & Gibbs, Michelle.** Located at 61 Lighthouse View Road Tax Map 126-008-000. Proposal to cut fourteen (14) tree. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on October 1, 2018.
6. **Tree Cutting – Crimi Holdings of New Hampshire, LLC.** Located at 214 Soo Nipi Park Road – Tax Map 127-001-000, 64.1 +/- acres, Zoned Residential (R2) in the Shoreland Overlay District. Proposal to cut 31 trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on October 9, 2018.

7. **Stormwater Management, Erosion & Sedimentation Control Plan – Giguere, Marc-Andre & Gibbs, Michelle.** Located at 61 Lighthouse View Road Tax Map 126-008-000. The property is zoned Residential (R2) and in the Shoreland Overlay District. The proposed construction will decrease the impervious area from 28.57% to 28.55%, Town received the application on October 1, 2018.
8. **PUBLIC HEARING Accessory Dwelling Unit – Conditional Use Applications – Jewell, Edward R Jr. & Jacqueline.** Located at 104 Whitney Brook. Tax Map 052-09-000. 3.60 +/- acres. Zoned Agricultural/Rural Residential (ARR). The applicant is applying convert the existing basement to a 657 square foot, one-bedroom dwelling unit. The Town received the application on September 27, 2018.
9. **Continued PUBLIC HEARING – ATOM Properties, LLC - Final Site Plan Review.** Located at 20 Main Street. Tax Map 073-047-000 .73 +/- acres. Zoned Commercial (COMM). Applicant is applying to renovate & convert existing 2,556 square foot barn to office space. The property has an existing 2-family dwelling that will remain a 2-family dwelling. Additionally, the proposed site improvements include walking paths, site lighting, parking drainage, landscaping & utility connections. Town received the application on September 4, 2018, continued from September 25, 2018.
10. **PUBLIC HEARING – Wendling, Mark & Marilyn and Welch, Cody & Rebecca - Annexation –** Located at 31 Pingree Road & 57 Pingree Road Tax Map 036-005-000, 1.34 +/- acres and 036-006-000, 3.62 +/- acres. Zoned Residential (R-2). Applicant is apply to annex .77 acres from 036-006-000 to 036-005-000 resulting in lot sizes of 036-006-000 2.85 +/- acres and 036-005-000 2.11 +/- acres. Town received the application on October 1, 2018.
11. **PUBLIC HEARING – Crimi Holdings of New Hampshire, LLC –Final Subdivision** Located at 214 Soo Nipi Park Road – Tax Map 127-001-000, 64.1 +/- acres, Zoned Residential (R2) in the Shoreland Overlay District. The applicant is applying to subdivide the property creating nine new lots for a total of ten lots. The lot sizes are as follows: 12.58 ac., 5.66 ac., 3.33 ac., 2.13 ac., 2.15 ac., 2.73 ac., 3.00 ac., 2.55 ac., 2.78 ac., and 25.91 ac. The first three lots have frontage on Lake Sunapee. The Town received the application on October 2, 2018.
12. **Other Business**
13. **Master Plan Update**
14. **CIP Update**
15. **Correspondence Received**
16. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town’s website for updated meeting information. Next meeting schedule for Tuesday, November 13, 2018.
17. **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. 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 Adam Ricker, Town Planner at 526-1247 or to Kim Hallquist at 526-1240. The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3.