



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Planning Board
December 10, 2013

The New London Planning Board considered the following applications and discussion items at the December 10, 2013 meeting. The action taken is identified below. Refer to the agenda and meeting minutes for additional details.

- **Site Work within Waterfront Buffer – temporary access path. Property owned by Jonathan Paul (Beaconwood 2012 Realty Trust). Tax Map 091-006-000.** Located at 231 Poor Road. Approved as presented.
- **Site Plan Application for EPG Colonial LLC, applicant Paul Feinberg- Managing Member. Owner- Mountain View Shopping Center, c/o Crosspoint Associates Inc. Tax Map 059-008-000.** Located at 277 Newport Road. Approved waivers and site plan with conditions.
 - Approved several waivers, specifically items 1, 2, 5, 6, 8, 9-20, 22-27.
 - Site Plan approved with the condition that the recommendations and comments of the Fire Chief and Public Works Director be complied with. The applicant plans to submit a sign permit application.
- **Tree Cutting Application for Mary Helen Morris.** Located at 201 South Cove. Tax Map 045-032-000. Approved as presented.
- **Tree Cutting Application for Caroline Crawford (Jim Labe).** Located at 407 Bunker Road. Tax Map 062-026-000. Approved as presented.
- **Marshall's Garage. Tax Map 077-037-000.** Located at 330 Elkins Road. The Board considered several motions regarding specific issues, with a final determination that:
 - The existence of a temporary structure that had been on the property for 10 years, made it no longer "temporary" and that Site Plan Review is required. Site Plan Review is required unless Marshall's Garage removes the temporary structure within 60 days of this meeting.
 - Site Plan Review is not required for the drainage ditch, as this was determined to be maintenance related.
 - Site Plan Review is not required for the exterior door that was added to the side of the main garage building provided it is locked on the outside and is used primarily as an emergency door exit.
 - Site Plan Review is not required for the on-going rental of three vehicles.
- **NHDES Wetlands Permit Application for David B. Guimond dug-in boathouse application.** Located at 17 Wilnot Center Road. Tax Map 077-017-000. Pleasant Lake. The intent of the project is to construct a dug- in boathouse per NHDES requirements. Since NHDES welcomes comments, staff was directed to send a letter to the NHDES Wetland Bureau referencing New London Zoning Ordinance, Article XVI, Shoreland Overlay District, Permitted Uses- C (1). Docks and Boathouses constructed entirely over a body of water are permitted subject to required state permits and standards.

Respectfully Submitted:

Lucy A. St. John, AICP
Planning and Zoning Administrator
Town of New London

Please be advised that any persons aggrieved by a decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition. Such petition shall be presented within 30 days after the date upon which the board voted to approve or disapprove the application. Refer to RSA 677:15 Court Review, for the specific language and other details. It is the petitioner's responsibility to seek legal counsel as they deem appropriate. This notice is for general informational purposes and in no way shall convey any legal advice.