



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION (NOD) Tuesday, December 11, 2018

Refer to the agenda and meeting minutes for additional details of the discussion.

1. **PUBLIC HEARING – New London Hospital – Continued Final Subdivision** Located at County Road and Parkside Road Tax Map 072-017-000. 50.08 +/- acres. Zoned Commercial (COMM) and Urban Residential (R-1). The applicant is applying to subdivide the property into two parcels of 6.69 +/- acres and 43.39 +/- acres. The Town received the application on July 3, 2018. **The hearing was continued to the January 8, 2019 meeting in the Sydney Crook Meeting Room.**
2. **PUBLIC HEARING – Continuum Development, LLC – Continued Final Site Plan Review and Subdivision for Planned Unit Development.** Located at Country Road and Parkside Road Tax Map 072-017-000, 43.39 +/- acres. Zoned Urban Residential (R-1). The applicant proposes the development of a Retirement Care Community. The community would consist of a four-level building that contains both rental and condominium units. The rental units would include of 20 memory care units, 47 assisted living units and 39 independent living units. Additionally, the development proposes 33 cottage style independent living condominiums. The plans include the construction of an internal road and sidewalk network for vehicles and pedestrians.
 - i. Waiver Request: The applicant requested a waiver from Section XIX B.6. of the New London Zoning Ordinance, as allowed by the aforementioned section, to allow parking within the 75' buffer as depicted by Plan Sheet C-2. The board granted the waiver as it allowed the parking for the memory care unit to be angled in a manner that would not shine headlights to the interior of the memory care rooms, a design standard followed in the development of memory care facilities. Allowing the development within the buffer, preserved open space that would otherwise need to be utilized for the parking to accommodate the design practices for memory care facilities.

Conditions of Approval:

1. The applicant, or their designated agent, will provide weekly construction monitoring reports to the: Town Planner, Town Administrator (selectmen), Town Engineer(s), Public Works Director and Fire Chief. In matters pertaining to the water supply, the New London-Springfield Water Precinct will be included in the reports.
2. Additionally, the applicant will accommodate inspections requested by the town or their authorized agent. This may include any fire and life safety inspections deemed necessary by state or local regulations. Any costs associated with inspection services will be the responsibility of the applicant.

3. The applicant or their designee will coordinate weekly, onsite, constructions meetings that will include town officials or their designees.
4. The applicant will obtain all applicable state and local permits.
5. The open space in the development will be depicted on the approved plans.
6. The New London Fire Chief will provide a formal approval that Griffin Way and Clough Circle are designed to allow adequate access for all current fire apparatus.
7. The applicant will provide security(bond) to the town for all site work applicable under Article VII of the New London Site Plan Review Regulations.
8. Final Approval of the plan is contingent upon the subdivision and conveyance of the property to the developers or their company.

APPROVED UNANIMOUSLY

Town Planner
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.