



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
Regular Meeting
AGENDA

Tuesday, February 28, 2017
Town Office at 375 Main Street
Sydney Crook Conference Room, 2nd Floor
6:30 PM

Public Meeting All Are Welcome to Attend
(Note the order of the agenda may change per the Chair)

1. **Call to Order**
2. **Review of minutes:** January 23 and January 24, 2017 meetings.
3. **Public Comment-** Chair may allow public comment for items not listed on the agenda and may limit the amount of time for public comment.
4. **Lot Merger Application for Split Rail Properties** (formerly Oberkotter Trust).
Located at 86 and 98 Newport Road. Tax Map 059-030-000 and 059-031-000. Town received Feb 9, 2017.
5. **Eversource Energy-** Scenic Roads and other tree cuttings. Public Hearing.
6. **Town of New London -**Scenic Roads tree cuttings. Public Hearing.
7. **Wood property on King Hill Road Subdivision Plan.** Property owned by Arnold & Anne Wood. Located at 1845 King Hill Road. Tax Map 137-019-000. Zoned Agricultural and Rural Residential (ARR). Proposal to subdivide the property and create two new lots. Plan prepared by Harry Burgess, Surveyor/ Forester. Public hearing and discussion continued from the January 24, 2017 meeting.
8. **Proudstone Corporation Site Plan Application, aka Peter Christians. Owned by Douglas Dow and Thomas Chadwick.** Located at 195 Main Street. Tax Map 073-077-000 (formerly TM 073-014-000). Zoned Commercial. Additional building renovations and changes to the use of the building. Project initially proposed to be completed in phases, but due to the need for further renovations, the project will not be done in phases. Most recent Site Plan approved with conditions on September 20, 2016 which included conversion of the Peter Christian's building into the Edgewood Inn. Additional proposed improvements include: increasing the number of hotel rooms from six (6) to eight (8),

demolition of the restaurant kitchen and complete rebuild, close-in the front porch and convert to additional restaurant seating, changing the outdoor deck area to patio space with restaurant seating, sprinkler system for the building, and changing to the physical façade including additional space on the 3rd floor. No change to the building footprint.

9. **Camp Wallula Subdivision approved by Planning Board 2009.** Requirement in the Declaration of Restrictive Covenants regarding changes to the configuration of the building envelopes shown on the Plan requires approval of the Association and Town of New London Planning Board. Building permit submitted Feb 1, 2017 for the property of Valerie White at 46 Wallula Road, Tax Map 033-016-013.
10. **NH 2019-2018 Ten-Year Transportation Improvement Plan.** Letter from the Upper Valley Lake Sunapee Regional Planning Commission (RPC) received Jan 17, 2017. If the Town intends to submit a project for consideration, the form must be submitted to the RPC no later than 4:00 PM on Wed, March 1, 2017.
11. **Discussion of Master Plan Process and Visioning,** and the formation of a Steering Committee.
12. **Report from Planning Board Representatives** of following Committees/Boards: Conservation Commission, Energy Committee, Board of Selectmen, Regional Planning Commission (RPC) and Subcommittees.
13. **Other Business**
14. **Correspondence Received**
15. **Agenda Attachment List:** See list for details including correspondence, State applications, informational items and other information.
16. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule (as revised January 24, 2017) and the Town's website for updated meeting information.

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, 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.