



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

NOTICE OF DECISION (NOD)

Tuesday, February 28, 2017

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

Lot Merger Application for Split Rail Properties (formerly Oberkötter Trust). Located at 86 and 98 Newport Road. Tax Map 059-030-000 and 059-031-000. Approved.

Eversource Energy- Scenic Roads and other tree cuttings. Approved.

Town of New London -Scenic Roads tree cuttings. Approved.

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). Subdivision approved with the following conditions that will be noted on the plan:

1. Receipt and clarification from NHDOT regarding driveway permit # 02-335-0027.A1 dated Jan 6, 2017 for Drive 1, Drive 2, Drive 3 and Drive 4, relative to the driveway for each lot and that each lot is for residential purposes. Additional clarification required regarding Drive 4 specifications which state that "This permit authorizes a paved access to be used as a Logging /Field Access drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication."
2. Lot 19-2 shall incorporate Erosion Control mechanisms during construction and Low Impact Development (LID) measures shall be incorporated. The building permit application shall include LID measures such as including a drip edge, rain garden or any other LID measures to facilitate improved drainage on the site. All erosion control measures shall be monitored during the construction of the house.
3. The Fire Pond shown on Lot 19-2 shall be cleaned out and maintained for municipal firefighting purposes as required by the Fire Chief.
4. Waiver requested to the High-Intensity Soil Survey (HISS), waiver granted.

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. Site Plan approved with the following condition:

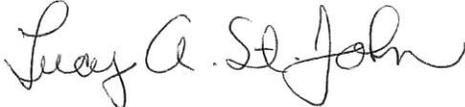
1. That a revised rendering plan be updated and submitted.
2. Compliance with all applicable State permits and inspections required for the operation of the uses proposed on the property.
3. The building must comply with all applicable local and State Fire and Life Safety Codes including a functional automatic sprinkler system.

4. All Wastewater fees to be paid and the grease trap to be inspected per requirements of Public Works.
5. Waiver request for five (5) parking spaces, waiver granted and 50 parking spaces approved instead of the required 55 parking spaces.

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.

- ✓ Planning Board approved the changes to the building envelope for this property and the reduction of the setback per the Planned Unit Development (PUD) Setback/Building Separation requirements as shown on the previously approved Subdivision Plan.

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.