



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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AGENDA
JOINT MEETING

NEW LONDON PLANNING BOARD
AND
ZONING BOARD OF ADJUSTMENT
Tuesday, April 12, 2016

WHIPPLE MEMORIAL HALL
429 Main Street at corner of Seamans Road

6:30 PM

Public Meeting All Are Welcome to Attend

1. Call to Order Planning Board (PB) and Zoning Board of Adjustment (ZBA)
2. New London Historical Society (NLHS) Site Plan Application and Special Exception Application. A special exception is needed from the ZBA and Site Plan Review is needed from the PB. Proposal to construct a 441 square feet addition to the barn building for bathroom facilities which are ADA compliant. Property located at 13 Old Village Road. Tax Map 059-037-000. The NLHS site is 5.3 acres and is used for meetings, weddings, celebrations and educational events. A special exception is required per Article XXI, G. Special Exception (4, h) - Historical Village use in the Residential District. Property zoned R-2.
3. Adjourn the Joint Meeting and continue the Planning Board meeting
4. Review of draft Minutes of March 22, 2016 and Site Walk Notes of March 31, 2016 for the Niehaus property at 155 Owls Nest Road
5. Public Comment- total time may be limited to 15 minutes per the Chair
6. Tree Cutting Application Niehaus. Property located at 155 Owls Nest Road. Tax Map 141-001-002-000. Received March 18, 2016. Site Walk conducted March 31, 2016.
7. Robert and Sandra Brown Trust Annexation Subdivision Plan. Property located at 458 Forest Acres Road and 418 Bog Road. Tax Map 119-011-000 (Forest Acres Road) and 119-003-000 (Bog Road). Proposal to add 0.51+/- acres from Tax Map 119-003-000 to Tax Map 119-011-000. Tax map 119-003-000 is 27.3 +/- acres before annexation and 26.8 +/- acres after annexation. Tax Map 119-011-000 is 1.69 acres before annexation and 2.20 acres after annexation. Property zoned Conservation District, Article XIII, minimum lot size is 10 acres. Conceptual plan discussed at the Feb 23rd meeting.
8. Raoul & Karen, LLC (formerly Carr property), Shoreland Application. Property located at 29 Boulder Point Road. Tax Map 115-002-000. Shoreland Permit Application. A tree cutting application was discussed at the Nov 17, 2015 meeting; Site Walk conducted Nov 30, 2015; and the tree cutting discussed and approved at the December 1, 2015 meeting subject to a landscape plan being submitted by April 30, 2016 for review and approval by the Planning Board.

New London Planning Board and Zoning Board of Adjustment

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9. Breed, Judith Revocable Trust. Letter to NH Wetland Bureau. Property located at 47 Moyah's Lane. Tax Map 103-012-000. Prepared by Greg Grigsby, Pellettieri Associates.
10. Town of New London Elkins Beach Bathhouse Improvement Project- Update the bathhouse with a new handicap bathroom and update the existing bathrooms. Approved at Town Meeting. Per RSA 674:54- Governmental Land Uses.
11. Agenda Attachment list- see list for details including correspondence, State applications, informational items and other items.
12. Other Business
13. Future Meeting Dates- April 26, May 10 and May 24. Refer to the Planning Board meeting schedule revised March 22, 2016 and the Town's website for updated meeting information.
14. 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.