



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
NOTICE OF DECISION
Tuesday, May 14, 2019

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

1. **TREE CUTTING McElwee, Andrew & Connie Trust-** Located at 1026 Lakeshore Drive. Tax Map 64-010-000. Proposal to cut one (1) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on April 24, 2019.
APPROVED UNANIMOUSLY
2. **TREE CUTTING Pope, John H Trust-** Located at 98 High Pine Lane. Tax Map 044-010-000. Proposal to cut four (4) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on April 30, 2019.
APPROVED UNANIMOUSLY
3. **Continued PUBLIC HEARING –Snow, Harry III – Final Site Plan Review** Located at 33 Cottage Lane Map 085-015-000. .54 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
APPROVED UNANIMOUSLY
4. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 63 Cottage Lane Map 085-016-000. .47 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

Condition: The plan was approved to include the updated driveway detail dated May 14, 2019. The landscaping plan shall include an additional row (a total of 2 rows) of arborvitae in the corner adjacent to the arborvitae depicted on the landscape plane prepared by Pelletterri Associates dated April 23, 2019.

APPROVED UNANIMOUSLY

5. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 68 Cottage Lane Map 085-018-000. .49 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance

was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

APPROVED UNANIMOUSLY

6. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 54 Cottage Lane Map 085-019-000. .53 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
APPROVED UNANIMOUSLY

7. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 42 Cottage Lane Map 085-020-000. .47 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
APPROVED UNANIMOUSLY

8. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 30 Cottage Lane, Map 085-021-000. .50 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
APPROVED UNANIMOUSLY

9. **PUBLIC HEARING – Woodcrest Village LLC – Final Site Plan Review** Located at 356 Main Street, Tax Map 084-008-000. 1.15 +/- acres. Zoned Commercial (COMM). The applicant is applying to construct a 336 square foot shed that measures 14'x24' with a height of 13'6". The Town received the application on April 18, 2019.
APPROVED UNANIMOUSLY

10. **PUBLIC HEARING – Continuum Health Services, Inc. –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 to amend the approval for development of a Retirement Care Community. The Town received the application on April 23, 2019. The proposed changes to the Site Plan include:
 - a. Reduce the size of the main building from 147,000 sqft to 130,000 sqft.
 - b. Reduce the number of cottages from 33 to 30 units.
 - c. Amend the number of each unit type, with the overall number of units staying the same at 139 units with 20 Memory Care, 40 Assisted Living, 49 Independent Living Apartment, and 30 Independent Living Cottages.
 - d. Update the drainage plan to reflect the changes required by NH DES for the Alteration of Terrain Permit
 - e. Modify the Memory Care Garden per the new building footprint.
 - f. Upgrade the waterline from the Hospital to Parkside Road per the request of the New London/Springfield Water Precinct.
 - g. The addition of two covered pedestrian bridges to eliminate impact to wetlands with sidewalk crossings.
 - h. Install irrigation wells.

- i. Modify roadway cross-section to add 6” of crushed glass to the bottom of the gravel sub-base, per request of the New London Department of Public Works.

Conditions: The approval is subject to the conditions of approval for the December 11, 2018 approval.

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.