



TOWN OF NEW LONDON, NEW HAMPSHIRE

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AGENDA

NEW LONDON PLANNING BOARD

Tuesday, July 22, 2014

Sydney Crook Conference Room, Town Offices, 2nd floor

7:00 PM

Public Meeting All Are Welcome to Attend

1. Call to Order
2. Minutes of June 24, 2014
3. Conceptual Plan Discussion
 - Kozain Conceptual Subdivision. Nina Kozain Trust Property. Located at 55 Page Road. Tax Map 117-021-000. Zoned ARR. Discussion regarding a two-lot subdivision. Clayton Platt, surveyor. Jon Sisson, NH Certified Wetland Scientist and Soil Scientist.
4. Rules of Procedure – reading and discussion of proposed amendments
5. Public Comment- total time may be limited to 15 minutes per the Chair
6. Public Hearings and Applications – Public Hearings to begin at approximately 7:15 pm.
 - Site Plan Application for Susan Cowan Morse. Property owned by CNJJ Investments (Christopher Broom). Located at 428 Main Street. Tax Map 085-042-000. Zoned Commercial. The applicant proposes to use an area of the existing building for a professional office for educational coaching and consulting. Waivers requested.
 - Site Plan Application for EPG Colonial c/o Paul Feinberg. Property owned by Mountain View Shopping Center. Located at Newport and County Road. Tax Map 059-008-000. Zoned Commercial. The site includes commercial retail, offices and three (3) second floor residential apartments. The applicant proposes to remove two existing internal stairways and reconfigure them into one interior stairway. Waivers requested.
 - Site Plan Application for Spring Ledge Farm, Greg Berger applicant. Property owned by Calerin, LLC. Located at 37 Main Street. Tax Map 073-053-000. Zoned R-1 and R-2. The applicant proposes to add a shade arbor over the perennial and shrub shade plants, tomato cold frame over existing seasonal permitted structure, install a high tunnel (cold frame) and increase the parking area. Waivers requested.
 - Site Plan Application for TJM Enterprises, dba Flying Goose Brew Pub. Located at the corner of Routes 11 and 114, at 40 Andover Road. Tax Map 122-001-000. The applicant proposes to add brewery storage space, solar farming improvements, landscaping improvements, improved wastewater disposal and parking. Zoned ARR. Waivers requested.
 - Subdivision and Lot Line Application. Property owned by Seamans Road Realty Trust, Martha Peyser Trustee, c/o Tracey Barberen and Mary and James Steproe. Applicant- Cherry Hill Homes, John Langill. Located on the corner of Seamans Road, Hall Farm Road and Blueberry Lane. Tax Map 086-022-000 and 086-021-000. Plans prepared by Jennifer McCourt of McCourt Engineering; Joseph Wichert, Surveyor; and Peter Schauer, Wetlands/Soil Scientist. Proposal to adjust the lot lines between Lots 86-21 and 86-22 and then subdivide Lot 86-22 to create seven (7) new building lots and an undeveloped remainder parcel (8 lots total). Zoned ARR. Waivers requested.
7. Other Business
8. Planning and Zoning Administrator's Information
9. Correspondence and State Permit Applications- Agenda Attachment List
10. Informational Items-reading folder
11. Future Meeting Dates- August 26, Sept 9 (Work Session) and Sept 23
12. 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. 1. The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3.