



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD

Regular Meeting

AGENDA/PUBLIC HEARING

**July 24, 2018 - 6:30 PM**

**Whipple Memorial Hall, 25 Seamans Road**

Public Meeting All Are Welcome to Attend

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** June 26, 2018 meeting.
3. **Public Comment**- the Chair may allow public comment for items not listed on the agenda and may limit the amount of time for public comment.
4. **Pearson, Edward.** Located at 396 Fieldstone Lane. Tax Map 106-016-000. Proposal to cut 17 trees. Property located in the following overlay districts: Streams Conservation Overlay District. Town received the application on June 3, 2018.
5. **Lot Merger Application. Radeke, David & Rise.** Located 583 Forest Acres Road. Tax Map(s) 119-021-000 (1.68 acres) zoned Residential (R-2) and 119-005-000 (0.6 acres) zoned Agricultural/Rural Residential (ARR). Town received the application on May 8, 2018.
6. **Storm Water Management System. Kinzler, Thomas & Carol.** Located at 212 Poor Road. Tax Map 091-002-000. .56 +/- acres. Zoned Residential (R-2) and in the Shoreland Overlay District. The applicant is building a small addition to their home that will increase the impervious area by 0.1% to 27.08%. Town Received the application on May 25, 2018.
7. **PUBLIC HEARING Accessory Dwelling Unit – Conditional Use Applications – Christopher Guimond** Located at 910 Lakeshore Drive. Tax Map 064-016-000. 2.71 +/- acres. Zoned Residential (R-2) and in the Shoreland Overlay District. The applicant is applying to add a 919 square foot, 1-bedroom apartment to the second floor of the garage. The Town received the application on June 7, 2018.
8. **PUBLIC HEARING – Morgan Point, LLC. – Final Site Plan Review** Located at 12 Lovering Lane. Tax Map 084-059-000. .27 +/- acres. Zoned Commercial (COMM) The applicant is applying to amend their site plan to accommodate changes during construction. They include updating the lighting plan, a change in shape/layout of the fenced area adjacent to the Sparrow School, a change in the direction of the stairs out the rear entrance to the Sparrow School, updates to the landscape plan and screen and the addition of bollards in the parking lot. The Town received the application on June 11, 2018.
9. **PUBLIC HEARING – Proudstone CORP – Final Site Plan Review.** Located at 195 Main Street. Tax Map 073-077-000. 1.0 +/- acres. Zoned Commercial (COMM). The applicant is applying to amend their site plan to the foot print of patios and walkways, add a pergola and install lighting. Additionally, the site plan includes additional landscaping and the installation of ballards to protect equipment and the propane tanks. The Town received the application on July 3, 2018.

10. **PUBLIC HEARING – Chapin, Hugh & Judith Trust – Annexation** Located at 223 Bunker Road and 267 Lamson Lane. Tax Map 062-007-000 and 062-016-000, 1.17 +/- acres and 9.76 +/- acres, respectively. Zoned Residential (R-2) The applicant is applying to annex 6.31 +/- acres from 062-016-000 to 062-007-000 resulting in two lots of 3.46 +/- acres and 7.48 +/- acres. The Town received the application on July 3, 2018.
11. **PUBLIC HEARING – Canary Systems Inc - Final Site Plan Review.** Located at 5 Gould Road. Tax Map 084-080-000. .62 +/- acres. Zoned Commercial (COMM). Continuation of site plan review from June 26, 2018. The Applicant is applying to construct a 46x30 addition for garage & storage space. The Town received the application on June 5, 2018.
12. **PUBLIC HEARING – New London Hospital – Final Subdivision** Located at County Road and Parkside Road Tax Map 072-017-000. 50.08 +/- acres. Zoned Commercial (COMM) and Urban Residential (R-1). The applicant is applying to subdivide the property into two parcels of 6.69 +/- acres and 43.39 +/- acres. The Town received the application on July 3, 2018.
13. **PUBLIC HEARING – Continuum Development, LLC – 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 the development of a Retirement Care Community. The community would consist of a four-level building that contains both rental and condominium units. The rental units would include of 20 memory care units, 5 independent living units, 47 assisted living units and 26 independent living condominium units. Additionally, the development proposes 33 cottage style independent living condominiums. The plans include the construction of an internal road and sidewalk network for vehicles and pedestrians. The town received the application on July 3, 2018.
14. **State of NH DOT Funding Opportunities**
15. **Other Business**
16. **Master Plan Update**
17. **CIP Update**
18. **Correspondence Received**
19. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town’s website for updated meeting information. Next meeting schedule for Tuesday, August 21, 2018.
20. **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. 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 Adam Ricker, Town Planner at 526-1247 or to Kim Hallquist at 526-1240. The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3.