



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD  
NOTICE OF DECISION (NOD)  
Tuesday, July 24, 2018

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

1. **Pearson, Edward.** Located at 396 Fieldstone Lane. Tax Map 106-016-000. Proposal to cut 18 trees. Property located in the following overlay districts: Streams Conservation Overlay District. Town received the application on June 3, 2018.  
**APPROVED UNANIMOUSLY**
2. **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.  
**APPROVED UNANIMOUSLY**
3. **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.
  - a. Planning Board approval is subject to the condition that the applicant conduct a site visit with the Fire Chief to review egress and life safety code prior to occupancy.

**APPROVED UNANIMOUSLY**

4. **PUBLIC HEARING – Morgan Point, LLC. – Final Site Plan Review** Located at 12 Loring 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.
  - A. **The applicant requested a waiver of the application fee for the amended site plan in consideration of previously paying the fee twice.**  
**WAIVER GRANTED**

**APPROVED UNANIMOUSLY**

5. **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.

**Approval subject to the follow conditions:**

- a. The only exterior seating allowed to serve liquor and/or food is the approved 24’x24’ patio.
- b. Seating for Inn/Hotel guests shall not exceed 16 seats in the designated lawn area.

**APPROVED UNANIMOUSLY**

6. **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.

**APPROVED UNANIMOUSLY**

7. **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.

**APPROVED UNANIMOUSLY**

Adam Ricker  
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.