



# TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • 603-526-4821 • WWW.NL-NH.COM

## NEW LONDON PLANNING BOARD

Regular Meeting

### AGENDA/PUBLIC HEARING

**August 21, 2018 - 6:30 PM**

**Town Office at 375 Main Street**

**Sydney Crook Conference Room, 2<sup>nd</sup> Floor**

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:** July 24, 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. **William & Janet Hopwood Trust.** Located at 706 Bunker Road. Tax Map 076-022-000. Proposal to cut two (2) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on July 5, 2018.
5. **Stephen W Ensign Trust.** Located at 62 Camp Sunapee Road. Tax Map 033-006-000. Proposal to cut two (2) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on July 19, 2018.
6. **Martha & Sikhar Banarjee Trust.** Located at 135 Lamson Lane. Tax Map 049-018-000. Proposal to cut three (3) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on July 27, 2018.
7. **PUBLIC HEARING – Marilyn Soper Living Trust – Lot Line Adjustment** Located at 530 Spruce Lane. Tax Map 045-040-006. .658 +/- acres. Zoned Residential (R-2). The applicant is applying to adjust the lot line between their property and the neighboring parcel owned by Ellen Schauff (045-040-007). The subject parcel would increase in size to .681 +/- acres and the Schauff property would decrease from .669 +/- acres to .646 +/- acres. The lot line adjustment would not impact the common land of the Great Pines Development. The Town received the application on July 30, 2018.
8. **PUBLIC HEARING – Calerin, LLC – Final Site Plan Review** Located at 37 main Street. Tax Map 073-053-000. 44 +/- acres. Zoned Urban Residential(R-1) and Residential (R-1) The applicant is applying to construct a 30' x 144' high tunnel cold frame greenhouse over existing crop fields. The Town received the application on July 24, 2018.
9. **PUBLIC HEARING – David & Mary Henderson – Amend Building Envelope on Camp Wallula Subdivision.** Located at 10 Wallula Road. Tax Map 033-016-016. .3 +/- acres. Zoned Residential (R2). The applicant is applying to amend the approved building envelope on their property. The location of the building envelope was determined during the Camp Wallula Subdivision. The applicant would like to construct a garage; however, the existing building envelope does not provide enough space. The Town received the application on July 31, 2018.

10. **PUBLIC HEARING – New London Hospital – Continued 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 hearing was continued at the July 24, 2018 Planning Board Meeting. The Town received the application on July 3, 2018.
11. **PUBLIC HEARING – Continuum Development, LLC – Continued 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 hearing was continued at the July 24, 2018 Planning Board Meeting. The town received the application on July 3, 2018.
12. **Other Business**
13. **Master Plan Update**
14. **CIP Update**
15. **Correspondence Received**
16. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town’s website for updated meeting information. Next meeting schedule for Tuesday, September 11, 2018.
17. **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.