



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
Regular Meeting
AGENDA

Tuesday, September 20, 2016
Town Office at 375 Main Street
Sydney Crook Conference Room, 2nd Floor
6:30 PM

Public Meeting All Are Welcome to Attend

1. **Call to Order**
2. **Review of draft minutes** of: Aug 8 CIP Site Tour, Aug 9 Regular Meeting, Aug 16 Sign Subcommittee, Aug 19 CIP Subcommittee, Aug 22 ADU Subcommittee (no meeting held), Sept 6 Sign Subcommittee and Sept 13 ADU Subcommittee.
3. **Public Comment**- for items not listed on the agenda.
4. **Tree Cuttings Applications**
 - ✓ Stark. Property located at 564 Lakeshore Drive. Tax Map 050-080-000.
 - ✓ Troxell, Barbara Sisk Trust. Property located at 357 Forest Acres Road. Tax Map 118-020-000.
 - ✓ Gerwig Trust. Property located at 489 Bunker Road. Tax Map 063-005.
5. **Annexation Subdivision Plan for Messer, Paul and Linda (Tax Map 076-031-000) and Demers, David and Karen (Tax Map 076-032-000).** Properties located at 600 and 586 Bunker Road. Zoned R-2 and in the Shoreland Overlay District. Minimum lot size required two (2) acres, minimum road frontage required is 150 ft. and minimum lake frontage required is 200 feet. Proposal to reduce the lot size of the Demers parcel by 0.02 acres, proposed acres after annexation 2.88 acres and increase the lot size of the Messer parcel by 0.02 acres, proposed acres after annexation 0.32 acres, no change to the total frontage. A conceptual annexation plan was discussed at the Feb 23, 2016 Planning Board meeting. The Zoning Board of Adjustment (ZBA) heard a case for a variance, and issued a Notice of Decision (NOD) on July 25, 2016 stating no variance was required. Annexation plan prepared by Doug Sweet, NH Land Surveyor and Robert Stewart, RSC Designs.
6. **Site Plan Application for Proudstone Corporation,** aka Peter Christians, Douglas Dow and Thomas Chadwick. Property located at 195 Main Street. Tax Map 073-077-000 (formerly TM 073-014-000). Zoned Commercial. Conversion of the Peter Christian's building into the Edgewood Inn. Proposed site to include 6 hotel rooms, owner's

apartment, medical spa facility, Gourmet Gardens (retail) and restaurant. Medical spa facility to include non-surgical cosmetic and esthetic services to guest and the community. Proposed changes to the building exterior include dormers and Juliette balconies. Site previously included six (6) apartments. Conceptual site plan discussed at the August 9, 2016 Planning Board meeting.

7. **Conceptual Site Plan for Matt Conway for CB Colburn Fine Gifts & Candy, LLC.** Property located at 374 Main Street. Tax Map 084-003-000. Zoned Commercial. The property includes residential and commercial space. A conceptual plan was discussed at the Feb 23, 2016 meeting and a Site Plan approved at the March 22, 2016 meeting for the retail Colburn Fine Gifts & Candy store. Conceptual discussion regarding installing a coffee bar in conjunction with the retail store.
8. **Power Line Trail** presentation from Mark Vernon of the Conservation Commission.
9. **Zoning Ordinance amendment process and timeline-** 2017 Important Dates for Traditional March Town Meeting.
10. **Planning Board meeting calendar 2016-2017.**
11. **Reports from Planning Board Representatives of following Committees/Boards-** Conservation Commission, Energy Committee, Board of Selectmen, Regional Planning Commission (RPC), PB Subcommittees and others.
12. **Other Business**
13. **Agenda Attachment List-** See list for details including correspondence, State applications, informational items and other items.
14. **Future Meeting Dates-** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Sept 27, 2016.
15. **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. 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 Lucy St. John, AICP Planning and Zoning Administrator at 526-4821, ext. 16 or email at zoning@nl-nh.com. The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3.