



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Planning Board
September 24, 2014

The New London Planning Board made a motion to approve the Cherry Hill Subdivision and Lot Line Plan. 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. The plan as approved complies with the New London Zoning Ordinance. The plan was approved with conditions on September 24, 2014 following several public hearings.

The plan was approved with the following conditions:

1. The conditions of approval be included on the mylar.
2. A note be added to the plan stating that the maximum amount of impervious surface area on each lot shall not be greater than five (5) % of the total area of each individual lot.
3. Driveways from Seamans Road shall only be allowed for Lots 22-6 and 22-7. A driveway permit for each lot must be approved prior to the construction of each driveway. A driveway permit from Seamans Road to Lot 22-5 is specifically not permitted.
4. The approximately 50 feet wide proposed driveway easement benefiting access from Blueberry Lane to Lot 22-5 shall not be developed as an impervious driveway with access to Lot 22-5.
5. A licensed NH Land Surveyor shall certify that the boundary markers are in place per the Subdivision Plan within 90 calendar days of the plan being approved and prior to the issuance of any building permits or driveway permits. A letter with the surveyor's stamp and signature shall be submitted to the Planning Board certifying the bounds have been set.
6. As proposed by the developer and agreed to by the Planning Board, each home shall be protected by a fire suppression sprinkler system. Each sprinkler system shall be approved by the New London Fire Chief prior to issuing a building permit and a certificate of completed installation shall be signed by a certified system installer prior to occupancy with a copy provided to the New London Fire Chief and prior to portable furnishings being placed in the house. All deeds shall reference this matter.
7. All proposed utility services, except primary service, shall be buried below ground on each individual subdivision lot.
8. Prior to the commencement of any lot development, all logging roads, swales, culverts and appurtenant land disturbances shall be mended by the developer's best ability to the previous undisturbed grades and conditions to ensure abutting lots do not receive additional impact from stormwater runoff.

Respectfully Submitted:

Lucy A. St. John, AICP
Planning and Zoning Administrator
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.