



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

September 8, 2020 - 6:30 PM

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video conferencing at <https://zoom.us/j/96659385304?pwd=TDJpYml5OGdVN2l6WWQ1akNwUVR6QT09> or by phone by calling 1-646-558-8656 and using, Meeting ID: 966 5938 5304 Password: 892088. For technical problems, please call 603-526-1247.

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** August 11, 2020
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. **TREE CUTTING** – **Mary Katherine Wyand Trust** – Located at 756 Route 103A, Tax Map 103-015-0-0-0, 3.78+/- acres, Zone Residential (R-2) and in the Shoreland Overlay District. The applicant is applying to remove two trees that pose a danger to the house on the property. Application received July 30, 2020.
5. **PUBLIC HEARING Lot Line Adjustment** – **Brian P Kane Jr and Dianne Chadwick (271 Burnt Hill Road) & Benjamin & Abigail Crowell (273 Burnt Hill Road)** – Tax Maps 029-006-0-0-0 (10.10+/- acres) & 029-007-0-0-0(10.01+/- acres), Zoned Conservation (CON). The applicants are applying for a lot line adjustment that would annex two triangles of land, each 0.16 acre, to the other property. The adjustment would result in a small pond on the Kane property sitting wholly on their lot. The lot sizes after the lot line adjustment would stay the same at 10.10 acres and 10.01 acres. Application received August 12, 2020.
6. **PUBLIC HEARING Site Plan Review**– **Mountainview Shopping Center, LLC** - Located at 277 Newport Road, Tax Map 059-005-0-0-0. 9.539 +/- acres, Zoned Commercial (C) The applicant is applying for a change of use in a leasable space from retail to professional office, to be occupied by an optometrist. The tenant would occupy a 1,400 square foot space in the building adjacent to County Road. The application was received on July 17, 2020.
7. **PUBLIC HEARING Subdivision**– **Bar Harbor Bank and Trust** - Located at 116 Newport Road, Tax Map 059-028-0-0-0. 1.92 +/- acres, Zoned Commercial (C) The applicant is applying to subdivide the property into two condominiums. The property consists of two buildings, one being the Bar Harbor Bank and Trust branch and the other the “Carriage House” which is occupied by several commercial business. The two unit subdivision would be comprised of each building being an independent condominium unit with the 1.92 acres owned as Common Area of the condominium association. The application was received on August 18, 2020.



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8. **PUBLIC HEARING Site Plan Review** – **29 Little Sunapee Road LLC** – Located at 29 Little Sunapee Road, Tax Map 073-052-0-0-0, 0.54 +/- acres, Zone Commercial (C). The applicant is applying to construct a new 3,850 square foot building to be used as a Health Club. The existing buildings on the property will be removed and replaced. The access from Little Sunapee Road will be consolidated to a single driveway to access the 17-space parking lot at the rear of the property. Application received August 18, 2020.
9. **Other Business**
  - a. **Conceptual** – 73 & 77 Wilmot Center Road – Jim Mitchell would like to discuss the options to reconfigure the boundaries between the two parcels.
10. **Correspondence Received**
11. **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 22, 2020.

**Motion to Adjourn**