



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD  
NOTICE OF DECISION (NOD)  
Tuesday, August 9, 2016

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

**Site Plan Application for EPG Colonial c/o Paul Feinberg. Property owned by Mountain View Shopping Center/Crosspoint Associates.** Tenant is Go Lightly Vintage Boutique, LLC Alison Vernon managing partner. Located at Newport and County Road. Tax Map 059-008-000. Discussion of the conditions of approval granted at the July 12<sup>th</sup> meeting. Issues regarding the grease trap are being resolved and the conditions of Richard Lee, Public Works Director are to be followed, and thusly the conditions of July 12 approval are not needed.

**Tree Cuttings – due to recent July storm and update on other tree cuttings.**

- ✓ **Pope** property located at 98 High Pines Road. Tax Map 044-010-000. **Recognized and accepted the trees were cut due to safety issues and no further action is needed.**
- ✓ **Woolson** property located at 179 South Cove. Tax Map 045-030-000. **Recognized and accepted the trees were cut due to safety issues and no further action is needed.**
- ✓ **McElwee** property located at 1026 Lakeshore Drive. Tax Map 064-010-000. **Recognized and accepted the tree was cut due to safety issues and no further action is needed.**
- ✓ **Greenawalt** property located at 185 Forest Acres Road. Tax Map 105-017-000. The tree cutting was approved July 12, with the condition staff visit the site and report back to the Board. Staff provided an update. **No further action needed, update provided by staff.**
- ✓ **Schimberg** property located 196 Pike Brook Road. Tax Map 135-004-000. **Staff will provide an update at the September 20<sup>th</sup> meeting.**

**Stahlman Office Building Site Plan Application. Property owned by Robert Stahlman.**

**Located at 74 Pleasant Street. Tax Map 084-079-000.** Property zoned Commercial. The application is to extend the driveway located on the side of the office building with an easement over the Canary Systems property (Tax Map 084-080-000) and create a paved parking area to the rear of the building. Plan was prepared by Mark R. Moser, P. E. of Moser Engineering. Waivers requested. **Site Plan approved and waivers granted with the following conditions:**

1. Waiver granted to the required 10' perimeter landscaped open space as a fence was recently installed. The fence must remain in good condition and if the fence (or any part of the fence) is removed the owner must come back to the Planning Board with a perimeter landscape screening plan for approval.
2. Waiver granted to allow a portion of the access road within the minimum setback of 10' from all parking to any lot line in the adjacent residential zone, and shall be no closer than seven (7) feet the property line. Waiver granted as this is the only way to access the rear parking area. The seven (7) foot waiver area shall only be for a distance of 28 horizontal feet.
3. Waiver granted to allow the ingress/egress to be twenty (20') wide as shown on the plan.

4. Waiver granted to accept that Mark Moser, PE has performed the necessary soil analysis to determine the suitability for stormwater management, instead of the stamp of a soil scientist.
5. The Access Easement and Slope Easement shown on the plan which will allow for the construction of the twenty (20') required access way must be executed and recorded at the Merrimack County Registry of Deeds (MCRD). A copy of the easement documents shall be provided to the Town.
6. Corrections and clarification of various notes and comments on the plan as referenced in the staff report shall be address on the final plan.
7. Stormwater management and maintenance shall be addressed as presented to the Board.
8. All conditions of approval shall be included on the final plan and a revised plan be submitted reflecting the conditions of approval for the Planning Board's signature.

**Lake Sunapee Region Visiting Nurse Association (VNA) Site Plan Application. Property owned by the VNA.** Located at 107 Newport Road. Tax Map 072-039-000. Property zoned Commercial. Site consists of an existing office building and a second-hand retail shop. The application is to expand the existing facilities lower level to include additional office space, no change in building footprint. Brian Vincent, P.E. of CLD Engineers and Raymond Critch, Surveyor. **Site Plan approved and waivers granted with the following conditions:**

1. All traffic flow patterns be clearly identified on the site via pavement markings including entrance, exit, parking spaces and traffic flow (one-way, two-way) and signage shall be placed on site showing the entrance and exit to the site to facilitate safe traffic flow into and out of the site. On-site circulation patterns shall be clearly labeled at the entrance, exit and around each building located on the site.
2. All requirements of the Fire Chief, regarding Fire and Life Safety Code must be addressed.
3. A survey of the property be provided, stamped and signed by a NH licensed surveyor, showing all boundaries and easements, and clarify all survey notes on the plan.
4. The four angled parking spaces (east side of the property) be shown within the bounds of the property and these newly aligned parking spaces be clearly identified with pavement markings and direction of traffic flow in the aisles.
5. A revised plan be submitted reflecting the conditions of approval for the Planning Board's signature.

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.