



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, March 2, 2026

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

1. **Final Site Plan Review-Continued** – 394 Main Street, Tax Map/Lot 085-045-0-0-0, owned by John & Frank Souliotis, Zoned Commercial +/- 1.6 acres. The applicants are applying to modify the existing buildings by constructing a 18' 2" x 44' 2" addition over the existing concrete patio/slab. The rear building is proposed to house two restaurant spaces (Pizza Chef: 32 seats, Dunkin': 10 seats) and the existing retail space in the front building is proposed to change the use to a restaurant space for a 43-occupant ice cream shop. Exterior changes include the installation of 18 seasonal outdoor seats for the ice cream shop and an ADA accessible ramp and walkway on the front of the building.

Finding of Facts:

1. The use is approved in the Commercial Zone.
2. The building footprint will match the current impervious surfaces, utilizing an area previously approved with foundation implemented.
3. The relocation of Dunkin' utilizes an access point with less curb cuts on the opposite side of the street, and in an area of less congestion.
4. The property has access to two well defined crosswalks for pedestrian access.
5. The mix of tenants provides a cross section of peak traffic demand. The new tenant, Dunkin, will result in peak demand in the morning, when tenants on site and neighboring (Subway) are non-peak.
6. Sign location to remain the same.

Conditions:

1. The application shall receive any and all necessary approves from the New London Springfield Water Precinct and are anticipated to be before their Commissioners, Tuesday, March 3, 2026.
2. To the extent possible, employees and tenants shall be encouraged to utilize the parking in the lower parking lot.
3. Picnic tables in the front of the building should not impede the sightlines of Main Street traffic for turning cars.
4. Street tree of appropriate size and scale to not block sightlines to be added to plans on the eastern corner of the building and submitted with the zoning permit.

APPROVED UNANIMOUSLY

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.