



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • NEWLONDON.NH.GOV

AGENDA

NEW LONDON PLANNING BOARD

Agenda/Public Hearing
Whipple Memorial Town Hall
25 Seamans Road

Tuesday, January 9, 2024
6:30 p.m.

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** December 12, 2024
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 – Domenic and Molly Ferrante**, Located at 53 Lighthouse View Road, Map/lot 126-005-0-0-0, +/-1.20 acres, Zoned Residential (R-2) Shoreland Overlay District. The applicant is applying to remove three trees.
5. **Tree Cutting – Wendy Miller**, Located at 253 Forest Acres Road, Map/lot 118-015-0-0-0, +/- 1.10 acres, Zoned Residential (R-2) Shoreland Overlay District. The applicant is applying to remove three trees.
6. **Tree Cutting – George P Quakenbos Trust**, Located at 157 Poor Road, Map/lot 91-012-0-0-0, +/-2.70 acres, Zoned Residential (R-2) Shoreland Overlay District. The applicant is applying to remove 29 trees.
7. **2024 Proposed Zoning Amendments PUBLIC HEARING**
 - a. **Article XVIII Cluster Subdivision**

The above amendment seeks to eliminate requirement that developments have a minimum of 5 acres, and to reduce the buffer to 50' in an effort to allow for small scale infill development.
 - b. **Article XIX Planned Unit Development**

The above amendment seeks to eliminate requirement that developments have a minimum of 5 acres, and match the buffer to the requirements of the underlying zone district. Additionally, the proposal eliminates the requirement to connect to the public sewer and water systems. The proposal seeks to allow for small scale infill development.
 - c. **Article V Residential Districts, Section C. Yard Requirements, 2.**

The above amendment seeks to modify the side yard setback for the Residential (R-2) and Urban Residential (R-1) without water and sewer, to 20' on both sides of a property.
 - d. **Article XV Floodplain Overlay District & Article III Definitions**



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The above amendment seeks to revise the Floodplain Overlay District to comply with modifications required by the State of New Hampshire and to maintain compliance with the National Flood Insurance Program.

e. Article II General Provisions, Section 18 Accessory Dwelling Unit

The above amendment seeks to modify the Accessory Dwelling Unit ordinance. The changes include, but are not limited to, allowing 3 bedrooms, 1,250 square feet of interior living space, detached accessory dwellings units, and properties not in the Shoreland Overlay District to have one attached and one detached accessory dwelling unit.

8. Proposed Amendment by Petition PUBLIC HEARING

1. Article III Definitions – Lodging House

The proposed amendment seeks to modify the definition of Lodging House to include Short-Term Rentals and add the requirement of a Conditional Use Permit and Fire Inspection.

9. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Tuesday, January 23, 2024.

Motion to Adjourn