



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**PUBLIC HEARING NOTICE
NEW LONDON PLANNING BOARD
PROPOSED ZONING AMENDMENTS**

**Tuesday, January 9, 2024 (Public Hearing)
Whipple Town Hall
25 Seamans, New London, NH
6:30 p.m.**

Tuesday, January 23, 2024 (see note below)
Kearsarge Professional Development Center
165 Main Street
6:30 PM**

The New London Planning Board will hold a Public Hearing on Tuesday January 9, 2024. Following the Public Hearing, the Planning Board will decide if a second and final Public Hearing is to be held.

**Note: If the Planning Board votes to hold a 2nd and final Public Hearing it will be Tuesday, January 23, 2024 at 6:30 PM at the Kearsarge Professional Development Center.

The purpose of the Public Hearing is to solicit comments from the public on the proposed zoning amendments to be included on the 2024 Town Meeting warrant for consideration. All are welcome and encouraged to attend the public hearing and/or submit written comment to the Planning Board prior to the public hearing. Written comments submitted to the Town prior to the meeting will be made part of the public record. Please submit written comments to the attention of the Planning Board, or by email to Adam Ricker, Town Planner, planning@newlondon.nh.gov.

Proposed changes include:

1. 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.

2. 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.

3. 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.

4. Article XV Floodplain Overlay District & Article III Definitions

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.

5. 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.

Proposed Amendment by Petition

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.

The complete text of the proposed amendments are available for review at the New London Town Office at 375 Main Street, New London, NH; Monday- Friday between the hours of 8 a.m. and 4 p.m. You may also find information on the Town's website, www.newlondon.nh.gov

Questions regarding the zoning amendments and zoning amendment process can be directed to Adam Ricker, Town Planner, at 603-526-1246 or planning@newlondon.nh.gov

All Town of New London public meetings are accessible for persons with disabilities. Reasonable efforts will be made to accommodate persons with physical, emotional or sensory disabilities. Any person who feels that he or she may be unable to participate in a Town of New London public meeting should contact the Town at least 48 hours in advance of the meeting. Please contact the Town Office at 603-526-4821.