



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Regular Meeting

AGENDA/PUBLIC HEARING

January 10, 2023 - 6:30 PM

**Whipple Town Hall
25 Seamans Road**

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** October 27, 2022
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. **Continued PUBLIC HEARING Preliminary Site Plan Review – Applicant: Twin Pines Housing Trust, Owners, James, George & Doreen Cricenti– Located at 268 County Road and County Road, Tax Map 072-017-0-0-0, +/- 1.58 acres, zoned Commercial and Tax Map 072-015-0-0-0, +/- 40.10 acres, Zoned Commercial (Comm) and Residential (R-2).** The applicant is applying for preliminary site plan review for a multi-family residential project. The proposed development includes four buildings of 15 units for a total of 60 units. The existing barn is proposed to be utilized as a community room, office space and mailroom. The proposal includes associated site improvements for parking, landscaping, lighting, and stormwater management.
5. **ZONING AMENDMENT PUBLIC HEARING**
 - a. **Article II General Provisions, Section 10. Sign Regulations, d. Sign Permit Process**
The above amendment seeks to clarify that the article includes all Institutional Districts.
 - b. **Article VII Commercial District, A Uses Permitted, 7 & Article XXI Board of Adjustment, G. Special Exceptions, 4. Special Exception Uses, c.**
The above amendments seek to allow electric vehicle charging facilities by Special Exception in the Commercial District.
 - c. **Article XIII Wetlands Conservation Overlay District, L. Cutting and Removal of Natural Vegetation in Wetland Buffer, a. & Article XVI Shoreland Overlay District, F. Waterfront Buffer, 2 b.**

The above amendments seek to allow for the removal of invasive and exotic species within the wetland & waterfront buffers of the Wetlands Conservation Overlay District and Shore Land Overlay District.
 - d. **Article XXVI Workforce Housing Overlay District**

The above amendment seeks to revise the Workforce Housing Overlay District, Article XXVI. The changes include the addition of density bonuses, modifications to the permitted



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types of residential uses and where they are allowed by Zone District. Additionally, the proposal seeks to clarify administrative procedures.

Proposed Amendment by Petition

a. Article V – Residential Districts, Section A Permitted Uses.

The proposed amendment seeks to legalize the many trails and conservation areas that have existed, in part or whole, on privately owned, residential properties for many years. Many of these properties are undeveloped tracts of forest and fields. Because the New London Zoning Ordinance is constructed as a permissive Zoning Ordinance, if a Use is not specifically identified as a permitted Use or a Use permitted by Special Exception in a Zone District, then the Use is not permitted in that Zone District.

6. **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 24, 2023.

Motion to Adjourn