



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

**Tuesday, January 13, 2026 (Public Hearing)
Whipple Town Hall
25 Seamans, New London, NH
6:30 p.m.**

Tuesday, January 27, 2026 (see note below)
Whipple Town Hall
25 Seamans, New London, NH
6:30 p.m.**

The New London Planning Board will hold a Public Hearing on Tuesday January 13, 2026. 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 27, 2026 at 6:30 PM at Whipple Town Hall

The purpose of the Public Hearing is to solicit comments from the public on the proposed zoning amendments to be included on the 2026 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 II, General Provisions – Accessory Dwelling Units (ADUs)

The proposed amendments revise the Accessory Dwelling Unit (ADU) regulations to bring them into compliance with recent changes to New Hampshire state law. Changes include, but are not limited to, allowing detached accessory dwelling units, removing Planning Board Conditional Use Permit (CUP) review, and providing for administration through the building permit process. The amendments retain standards for owner occupancy, size, number of bedrooms, parking, setbacks, utilities, and health and safety, while proposing necessary amendments to meet the updated state requirements.

2. Article X, Institutional Districts, 1. Institutional College & 3. Institutional Hospital

The proposed amendments to Article X, Institutional Zones revise section 1. Institutional College and 3. Institutional Hospital zoning districts to support evolving institutional and community needs. The amendments allow for single-family, two-family and multi-family housing, modify building height standards, and expressly permit adult and child care uses. The amendments also

include a zoning map change expanding the Hospital Institutional District to include Tax Map/Lot 072-019-0-0-0, owned by the New London Hospital Association. As part of this expansion, a new 75-foot buffer is proposed where no structures would be permitted within 75 feet of residentially zoned property lines and Parkside Road. These changes are intended to provide flexibility for institutional growth and related their housing needs.

3. Article XI – Cottage Court Housing

The proposed amendment adds Cottage Court Housing as a new section of the Zoning Ordinance, to be inserted as Article XI, which is currently vacant. Cottage Court Housing is a new housing type intended to provide small-scale, pedestrian-oriented residential development consisting of detached cottages arranged around a shared common open space. The amendment establishes clear limits on development scale, including a maximum ground-floor unit size of 1,000 square feet, with total interior living space limited to 1.5 times the ground-floor area (up to 1,800 square feet for no more than 25 percent of the units). Building height is limited to 22 feet, with most cottages designed as one or one-and-one-half stories. Development intensity is capped at no more than 12 cottages per cluster, with no more than two clusters per development. The ordinance requires a minimum of 800 square feet of common open space per unit, centrally located and shared by residents, as well as at least 150 square feet of private open space per unit. These standards are intended to expand housing options while ensuring compact, well-designed development that is compatible with existing neighborhoods.

4. Article III, Definitions – Family

The proposed amendment to the definition of Family is required to meet a change in State law which does not allow municipal zoning ordinances to restrict households based on familial and non-familial status.

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.