



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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

AGENDA

NEW LONDON PLANNING BOARD  
Agenda/Public Hearing  
Kearsarge Professional Development Center  
165 Main Street

Tuesday, January 23, 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, 2023 & January 11, 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. **2024 Proposed Zoning Amendments PUBLIC HEARING**
  - a. **Article XVIII Cluster Subdivision**

The above amendment seeks to eliminate the requirement that developments have a minimum of 5 acres and include a buffer of 50 feet in the Urban Residential (R-1) Zone.
  - b. **Article XIX Planned Unit Development**

The above amendment seeks to eliminate the requirement that developments have a minimum of 5 acres. Additionally, the proposal eliminates the requirement to connect to the public water systems. The proposal seeks to allow for small scale infill development.
  - c. **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 and detached accessory dwellings units.
5. **PUBLIC HEARING – Conditional Use Permit - Accessory Dwelling Unit** – Michael & Jennifer Caponigro. Located at 138 Rowell Hill Road. Tax/Map Lot 123-033-0-0-0, +/- 2.37 acres. Zone Agricultural Rural Residential (ARR). The applicant is applying for a one-bedroom accessory dwelling unit of 750 square feet. The applicant plans to finish a portion of the basement in their existing house, to convert to the ADU.
6. **PUBLIC HEARING – Site Plan Review** – MCHC Rentals, LLC, Located at 276 Newport Road, Unit 102 Map/lot 059-012-0-001-102, Zoned Commercial. The applicant is applying to modify the interior layout of a 1120 square foot first floor unit in the Gallery Condominiums. One wall will be moved back to make the reception area larger.
7. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town’s website for updated meeting information. Next meeting scheduled for Tuesday, February 13, 2024.

**Motion to Adjourn**