



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, January 23, 2024

Refer to the agenda and meeting minutes for additional details of the discussion.

1. 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.

Moved to Town Meeting Warrant.

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.

Moved to Town Meeting Warrant.

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.

Moved to Town Meeting Warrant.

- 2. 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.

Finding of Fact:

- 1. The ADU meets the size requirements.**
- 2. The septic is properly sized.**
- 3. The unit is one bedroom.**

Conditions: The unit will be inspected by the New London Fire Department for compliance.

APPROVED UNANIMOUSLY

3. **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.

Finding of Fact:

1. **Use Stays the same as professional office.**
2. **There are no changes to the exterior proposed.**

APPROVED UNANIMOUSLY

Please be advised that any persons aggrieved by a decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition. Such petition shall be presented within 30 days after the date upon which the board voted to approve or disapprove the application. Refer to RSA 677:15 Court Review, for the specific language and other details. It is the petitioner's responsibility to seek legal counsel as they deem appropriate. This notice is for general informational purposes and in no way shall convey any legal advice.