



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD**

**Regular Meeting**

AGENDA/PUBLIC HEARING

**October 11, 2022 - 6:30 PM**

**Whipple Town Hall  
429 Main Street**

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** September 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 Final Site Plan Review and Subdivision for Planned Unit Development** – **New London Hospital Association & Continuum Health Services, Inc,** Located at County Road and Parkside Road, Tax Map 072-019-000, 42.62 +/- acres. Zoned Urban Residential (R-1). The applicant proposes to amend the approval for development of a Retirement Care Community. The new application includes 12 independent living cottage units and 106 independent living apartments and a detached building with a footprint of 31,800 square feet that houses the assisted living and memory care units. The Town received the application on July 19, 2022.
5. **Continued PUBLIC HEARING Final Annexation – New London Hospital Association** – Located at 273 County Road, Tax Map 072-018-0-0-0, 10.82 acres, zoned Hospital Institutional & Tax Map 072-019-0-0-0, 44.42 acres, zoned Urban Residential (R-1). The applicant is applying to annex 0.18 acres from lot 19 to lot 18. After annexation tax map/lot 072-018-0-0-0 would be 11 acres and tax map/lot 072-019-0-0-0 would be 42.44 acres. The application was received September 6, 2022.
6. **Continued PUBLIC HEARING Final Site Plan Review – New London Hospital Association** – Located at 273 County Road, Tax Map 072-018-0-0-0, 10.82 acres, zoned Hospital Institutional. The applicant is applying to reconfigure the parking lot of the Express Care and the Express Care entrance from County Road. The reconfiguration impacts 10 parking spaces. The application was received September 6, 2022.
7. **PUBLIC HEARING Site Plan Review for Home Business – Applicant: Lynn & Damian Petry, Owner: Jeanine W. Berger Trust** – Located at 24 Pleasant Street, Tax Map 084-056-0-0-0, +/- 0.36 acres, zoned Commercial. The applicant is applying to convert the existing commercial building to a single-family residence with home business. The home business includes 144 square foot office and 504 square feet of garage space to be utilized for their business, Damian Petry (DP) Gutter Solutions. The application was received September 20, 2022.
8. **PUBLIC HEARING Appeal of Driveway Permit Application – Lynne Tapper and Leland Brandt** – Located at South Cove Road, Tax Map 045-021-0-0-0, +/- 2.08 acres, zoned Residential (R-2). The applicant has applied for a driveway permit on an undeveloped lot. Given the curve of South Cove Road, the lot frontage is unable to meet the 250-foot sightline required by



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the New London Driveway Regulations. The applicant requests consideration pursuant to the New London Driveway Regulations, Article VI. The application was received September 20, 2022.

9. **Stormwater Management & Erosion Control – Lisa L Garrahan 2019 Revocable Trust, Located at 668 Lakeshore Drive,** Tax Map 050-003-0-0-0, 0.950 acres, zoned Residential (R-2). The property owner is applying for a decrease of their impervious area in the shoreland overlay from 22.4% to 21.4%. The change is the result of construction of a detached garage and studio space.
10. **PUBLIC HEARING - Capital Improvement Program** – The hearing will discuss and review the Fiscal Year 2024-2033 Capital Improvement Program (CIP).
11. **Zoning Amendments**
12. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Tuesday, October 25, 2022.

**Motion to Adjourn**