



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, October 11, 2022

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

- 1. 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.**

### **Conditions:**

1. A satisfactory report of the water system must be received from the New London – Springfield Water Precinct prior to issuance of the Zoning Permit.
2. The applicant, or their designated agent, will provide weekly construction monitoring reports to the: Town Planner, Town Administrator (selectmen), Town Engineer(s), Public Works Director and Fire Chief. In matters pertaining to the water supply, the New London-Springfield Water Precinct will be included in the reports.
3. Additionally, the applicant will accommodate inspections requested by the town or their authorized agent. This may include any fire and life safety inspections deemed necessary by state or local regulations. Any costs associated with inspection services will be the responsibility of the applicant.
4. The applicant or their designee will coordinate weekly, onsite, constructions meetings that will include town officials or their designees.
5. The applicant will obtain all applicable state and local permits.
6. The applicant will provide security(bond) to the town for all site work applicable under Article VII of the New London Site Plan Review Regulations.
7. Final Approval of the plan is contingent upon the subdivision and conveyance of the property to the developers or their company.

### **Finding of Facts**

1. Retirement Care Community Use & Density is allowed pursuant to Article XIX, Section B, 2. & 3. Of the Zoning Ordinance.

2. Meets requirement of 50% open space for PUD.
3. Lightning Plan complies with regulations
4. Parking Plan complies with regulations

**APPROVED UNANIMOUSLY**

2. **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.

**Finding of Facts**

1. Both lots will remain conforming lots in acreage and road frontage.

**APPROVED UNANIMOUSLY**

3. **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.

**Finding of Facts**

1. Parking spaces conform to New London Parking Regulations.

**APPROVED UNANIMOUSLY**

4. **PUBLIC HEARING Site Plan Review for Home Business – Applicant: Lynn & Damian Petry, Owner: Jeanine W. Berger Trust – Located at 24 Pleasant Street**, Tax Map 084-086-0-0-0, +/- 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.

**Finding of Facts**

1. The proposed square footage complies with the ordinance, Article II, 15., ii., f.
2. The applicant does not propose any customer traffic.
3. The proposal complies with parking requirements.
4. The proposal includes less than 3 company vehicles parked outside as permitted by the ordinance.

**APPROVED UNANIMOUSLY**

5. **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 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.

**Finding of Facts**

1. The purpose of the driveway regulations is served by the proposed design;
2. Unique circumstances exist which require deviation from the driveway regulations.
3. No reasonable alternatives to the proposed design exist.
4. No increase in the risk to public safety will result from the proposed design.

**APPROVED UNANIMOUSLY**

6. **Stormwater Management & Erosion Control and Temporary Access Path– 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.

**Finding of Facts**

1. The proposal decreases the impervious area and will result in more stormwater treatment that currently exists.

**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.