



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, October 25, 2022

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

1. **PUBLIC HEARING Preliminary Site Plan Review – Applicant: Twin Pines Housing Trust, Owners, James, George & Doreen Cricenti– Located at 268 County Road and County Road**, Tax Map 072-017-0-0-0, +/- 1.58 acres, zoned Commercial and Tax Map 072-015-0-0-0, +/- 40.10 acres, Zoned Commercial (Comm) and Residential (R-2). The applicant is applying for preliminary site plan review for a multi-family residential project. The proposed development includes four buildings of 15 units for a total of 60 units. The existing barn is proposed to be utilized as a community room, office space and mailroom. The proposal includes associated site improvements for parking, landscaping, lighting, and stormwater management. The application was received October 4, 2022.

CONTINUED TO NOVEMBER 15

2. **PUBLIC HEARING Site Plan Review – Proudstone Corp – Located at 195 Main Street** Tax Map 073-079-0-0-0 +/- 1.040 acres, zoned Commercial (Comm). The applicant is applying to install an emergency generator and change the use of the gift shop from retail to restaurant/bar to seat eight patrons. The application was received October 3, 2022.

Finding of Facts

1. The site plan requires the waiver of two parking spaces. Upon issuance of waiver, the parking would be permitted as proposed
2. The proposed generator site complies with side line setbacks.

Condition:

1. The applicant must furnish satisfactory reports from the Public Works Department for the sewer line extension to the new bar and the New London Springfield Water Precinct for the water line extension prior to the issuance of the Zoning Permit.
2. The applicant may apply for a Zoning Permit for the generator independent of the Zoning Permit required for the change of use for the bar.

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.