



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, February 27, 2024

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

1. **Voluntary Lot Merger** – RH Webb Forest Preserve – Located at Morgan Hill Road, Great Brook Log Road and Lakeshore Drive Zoned Forest Conservation (FOR).

The applicant is applying to voluntarily merge four lots of record, 001-001-0-0-0 (33 acres), 004-001-0-0-0 (81 acres), 006-003-0-0-0 (193 acres) and 036-009-0-0-0 (733 acres), creating a single lot of +/- 1,040 acres.

### Finding of Fact

1. The single lot created exceeds the minimum lot side for the Forest Conservation Zone.
2. The single lot includes the benefit of the access points of the individual lots.

### **APPROVED UNANIMOUSLY**

2. **PUBLIC HEARING – Lot Line Adjustment – Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust and Secret Cove, LLC, Davis Hill Road**

**Tax/Map Lot 068-006-0-0-0**, 309 Davis Hill Road, Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust, Zoned Agricultural Rural Residential, Shore Land Overlay District, currently +/- 20.7 acres, proposed to be +/- 11.65 acres.

**Tax/Map Lot 068-006-002-0-0**, Davis Hill Road, Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust, Zoned Agricultural Rural Residential, Shore Land Overlay District, currently +/-12.26 acres, proposed to be +/- 14.16 acres.

**Tax/Map Lot 068-006-003-0-0**, Davis Hill Road, Secret Cove, LLC, Zoned Agricultural Rural Residential, Shore Land Overlay District, currently +/- 12.5 acres proposed to be +/- 25.74 acres.

**Tax/Map Lot 068-006-004-0-0**, Davis Hill Road, Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust, Zoned Agricultural Rural Residential, Shore Land Overlay District, currently +/-11.06 acres, proposed to be +/- 5.29 acres.

The applicants are applying to adjust the lot lines between four lots on Davis Hill Road. The existing lot size and proposed lot sizes are in the lot description above. No new lots are proposed. Additionally, the application proposes the relocation of the proposed cistern from Map/Lot 068-006-003-0-0 to Map/Lot 068-006-004-0-0.

Continued to Site Visit on March 7 and Public Hearing March 26<sup>th</sup>.

**3. PUBLIC HEARING – Subdivision and Annexation** – Peter Ohler and Priscillia Ohler Family 1990 Trust & John H. Ohler 1990 Family Trust, Pleasant Street.

**Located at 0 Pleasant Street**, Peter Ohler, Tax Map/lot 048-001-0-0-0, Zoned Residential(R-2), +/- 6.12 acres proposed to be 11.26 acres.

**Located at 553 Pleasant Street**, Priscillia Ohler Family 1990 Trust & John H. Ohler 1990 Family Trust, Tax Map/lot 048-002-0-0-0 Zoned Residential (R-2), +/- 115.19 acres, proposed to be 104.96 acres.

The applicants are applying to annex 5.14 acres from Tax Map/lot 048-002-0-0-0 to Tax Map/lot 048-001-0-0-0 and create a new lot from Tax Map/lot 048-002-0-0-0.

Finding of Fact

1. The new lot exceeds the 2 acres minimum.
2. The two lots exceed the 150' road frontage.
3. The existing lot does not become more non-conforming.

**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.