



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Regular Meeting

AGENDA/PUBLIC HEARING

February 28, 2023 - 6:30 PM

**Whipple Town Hall
25 Seamans Road**

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** January 24, 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. **PUBLIC HEARING – Scenic Road Tree Cutting:** Pursuant to RSA 231:158 a public hearing will be held to review a request by Eversource to cut trees on roads that are designated as scenic. Eversource has requested permission for trimming and removal of three ash trees on Camp Sunapee Road. The three trees are located between 113 & 139 Camp Sunapee Road. The Public Hearing will be held February 28, 2023 at 6:30 PM at Whipple Town Hall, 25 Seamans Road.
5. **PUBLIC HEARING Final 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 final site plan review for a multi-family residential project. The proposed development includes four buildings of 15 units for a total of 60 units, with a mix of one- and two-bedroom units. The proposal includes associated site improvements for parking, pedestrian access, landscaping, lighting, and stormwater management.
6. **PUBLIC HEARING Annexation – 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 to adjust the lot line between lot 15 and lot 17 by annexing 6.09 acres from lot 15 to lot 17. The application would result in lot 15 being 34.01 acres (Zoned R-2) and lot 17 being 7.68 acres (Zoned Commercial). The application does not impact the road frontage of either lot.
7. **PUBLIC HEARING Final Site Plan Review for Home Business – Geoffrey R & Kaitlyn L Daley** Located at 65 Castle Lane, Tax Map/lot 130-002-0-0-0, +/- 5.30 acres, Zoned Agricultural/Rural Residential (ARR). The applicant is applying to utilize 216 square feet of the existing basement level to conduct a home business coating metal and plastic items with a protective ceramic coating. The business will primarily be conducted via the mail, however, the applicant proposes local drop-off and pick-up by appointment only.



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8. **CONCEPTUAL** – David Guimond - 331 Main Street (Tax Map/lot 084-089-0-0-0) and Gould Road (Tax Map/lot 084-085-0-0-0). Mr. Guimond would like to discuss a restaurant concept for the two vacant parcels currently owned by Bar Harbor Bank & Trust.

9. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Tuesday, March 28, 2023.

Motion to Adjourn