



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Whipple Town Hall
429 Main Street

Regular Meeting
AGENDA/PUBLIC HEARING
March 22, 2022 - 6:30 PM

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** February 22, 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. **Tree Cutting** – Jane W. Heald Trust of 1989 – Located at 488 Lakeshore Drive, Tax Map 037-011-0-0-0, +/- 1.4 acres, Zoned R-2 in the Shoreland Overlay District. The applicant is applying to remove two trees. The removal of one tree will result in a deficient point count in the cell. The applicant has proposed a replanting plan for the cell. The application was received on February 11, 2022.
5. **Continued PUBLIC HEARING – Conditional Use Permit - Accessory Dwelling Unit** – Anthony Seminara, Located at 52 Bog Road. Tax map 095-035-0-0-0, +/- 5.5 acres. Zoned Agricultural Rural Residential and Residential (ARR & R2, the property straddles the zoning boundary). The applicant is applying for an accessory dwelling unit of 624 square feet in an existing space. The building is located in the ARR portion of the property. Application received October 18, 2021.
6. **Public Hearing – Final Site Plan Review – Kidder Building, LLC**, Located at 11 Pleasant Street. Tax map 084-076-0-0-0, +/- 0.48 acres. Zoned Commercial (COMM). The applicant is applying to convert an existing garage/storage space into a showroom for kitchens and baths. The space to be converted is 840 square feet. The application was received on January 31, 2022.
7. **PUBLIC HEARING – Final Major Subdivision – Nicholas Gilman Sunapee Trust & Deborah Gilman Sunapee Trust**, 309 Davis Hill Road. Tax Map/Lot 068-006-0-0-0, +/-58.95 acres, Zoned Agricultural Rural Residential (ARR). The applicant is applying for a major subdivision that would result in four (4) lots. The proposed lots would be 14.6 acres, 12.5 acres, 11.06 acres and 20.70 acres. Three of the lots would have frontage on Lake Sunapee. The application was received on March 1, 2022.
8. **WITHDRAWN PUBLIC HEARING – New London Hospital Association & Continuum Health Services, Inc. – Final Site Plan Review and Subdivision for Planned Unit Development**. Located at Country Road and Parkside Road Tax Map 072-019-000, proposed 43.39 +/- acres. Zoned Urban Residential (R-1). The applicant proposes to amend the approval for development of a Retirement Care Community. The new application includes 17 independent cottage units and 106 multi-level independent living apartments. The independent apartments will



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~~be housed in a single structure with a footprint of 59,413 square feet. The Town received the application on March 1, 2022.~~

9. **Conceptual - Colby Sawyer College :** Representatives of Colby-Sawyer College will discuss the proposal of an athletic pavilion at Kelsey Field, Tax Map 086-001-0-0-0. The pavilion would house rooms for the athletic teams and restrooms. The property is located in the Institutional Recreation zone.

10. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Tuesday, April 12, 2022.

Motion to Adjourn