



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, April 4, 2023

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

- 1. 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.

Waivers:

1. Requested waiver of Article VI, F of the Site Plan Review Regulations to reduce the number of required spaces from 120 to 90, with the actual number being built 109 including ADA spaces and spaces dedicated to electric-vehicle charging.
Granted
2. Requested waiver of Article VI, F, Appendix A, (b) stall dimensions and (c) aisle dimensions to reduce the stall size to 9'x18' with aisles of 24'.
Granted

Conditions:

1. The New London Springfield Water Precinct issues a connection permit to service the Fire Suppression System prior to the application for the Zoning Permit
2. A copy of the signed waterline easement with the Fenwood Homeowners Association be supplied with the application for Zoning Permit.
3. A copy of the signed sewer easement with the New London Hospital Association be supplied with the application for Zoning Permit.
4. Any vegetation impacting the sight lines for vehicles entering or exiting County Road will be maintained so as not to interfere.
5. The future Community Center project will be subject to Site Plan Review at which time the owner wishes to move forward with the project.
6. Underwood Engineers will affirm the resolution of any outstanding comments on the sewer review prior to the issuance of the Zoning Permit.
7. Approval from NH DES for the water supply system.

Finding of Facts:

1. The Use & Density are allowable in the Commercial Zone.
2. The proposed lighting complies with the NL Site Plan Review Regulations.
3. With the approval of the waivers, the parking layout and number of spaces are deemed sufficient.
4. The traffic analysis conducted and reviewed is determined to not pose any significant impacts to the traffic patterns or volume of the immediate area.
5. The design provides sufficient measures for fire protection & emergency response, through a sprinkler system and traffic circulation.

APPROVED UNANIMOUSLY

2. **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.

Finding of Facts:

1. The proposal includes lots that meet the minimum size and road frontage required by the zone districts.

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.