



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, April 23, 2024

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

### **1. 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.

### Finding of Facts

1. The proposed lots all meet the minimum lot size, road frontage and lake frontage requirements of the ARR Zone.
2. Each of the proposed lots can support a driveway built to the New London Driveway Regulations.
3. The proposed cistern location satisfies the needs of the New London Fire Department.
4. The proposed location requires less area of disturbance than the approved location by 160 square feet.
5. The proposed location requires 1,757 square feet less impervious area compared to the approved location.
6. The proposed location requires the removal of fewer trees than the approved location.

7. The proposed area utilizes an existing curb cut that is to be modified to accommodate the cistern access.
8. The proposed cistern location includes greater screening of the cistern pipes by the stone wall, in the amount of 1 foot 11 inches.

**Conditions of Approval:**

1. The cistern standpipes must be painted green with red caps.
2. The bollards at the cistern should be made of natural stone/boulders.
3. The installation of the cistern must be completed within one year of the decision, and the site must be immediately stabilized with mulch following the installation and the planting plan must be implemented within one year of the installation.
4. The area of disturbance plan is part of this application.
5. Within one year of this approval the replacement of the culvert under Davis Hill Road (at the Vose Property) must be completed.
6. The stone wall height along Davis Hill Road will be maintained at a minimum of 36" from grade.
7. If private events are held onsite, special event permits must be applied for per New London Zoning Ordinance.

**APPROVED (Vote 5 to 1 to approve)**

2. **PUBLIC HEARING – Conditional Use Permit for Accessory Dwelling Unit** – James and Karen Howell, Located at 130 Summit View Road, Tax Map/Lot 138-008-0-0-0, Zoned Agricultural Rural Residential, +/- 5.590 acres.

The applicant is applying for an attached accessory dwelling unit of one-bedroom and a total of 837 square feet of living space. The unit is located in the lower level of the existing home.

Finding of Fact:

1. The square footage is below the 1,000 sqft max.
2. The ADU is one bedroom
3. The ADU is attached to the primary unit.
4. The septic is designed to accommodate the primary unit and ADU.
5. The property is the domicile of the owner as required by the New London Zoning Ordinance.

**Condition of Approval:**

1. The New London Fire Department must conduct a site visit and inspection of the ADU.

**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.