



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## **New London Planning Board MEETING MINUTES Tuesday, April 25, 2023 Whipple Town Hall, 6:30 PM**

**MEMBERS PRESENT:** Tim Paradis (Chair) Paul Gorman, Jeremy Bonin, Paul Vance, Joe Kubit, Emily Campbell, Katie Vedova, Janet Kidder (Selectmen's Representative)

**MEMBERS ABSENT:** Marianne McEnrue, David Royle

**OTHERS PRESENT:** Town Planner, Adam Ricker, Renee Theall, Kurt Croft, Peter Bloch

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm.
2. **Review of minutes:** – January 24, 2023 & February 14, 2023

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to accept the minutes of the January 24, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to accept the minutes of the February 14, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.**

3. **Public Comment – None**
4. **PUBLIC HEARING – Conditional Use Permit - Accessory Dwelling Unit** –Peter & Kathy Bloch. Located at 1965 Little Sunapee Road. Tax map 056-013-0-0-0, +/- 8.25 acres. Zoned Residential (R2). The applicant is applying for a one-bedroom accessory dwelling unit within a new construction home.

Peter Bloch attended the meeting and shared that they are in the process of building a new home on Little Sunapee Road. In the upstairs area they would like a small, full kitchen which requires that they apply for an accessory dwelling unit.

Adam Ricker stated when the Bloch's obtained their building permit a few months ago, it included this space so that has already been approved. However, at that time of the application, they had not planned to put a kitchen in there. Mr. Bloch has no intentions of renting out the space at this time.

### **Finding of Facts:**

1. The ADU is less than 1,000 square feet
2. The ADU has one bedroom
3. The ADU is connected to the primary dwelling unit
4. The property owner will legally reside onsite once construction is complete.

**IT WAS MOVED (Paul Gorman) AND SECONDED (Emily Campbell) to approve the application as presented. THE MOTION WAS APPROVED UNANIMOUSLY.**

- 5. PUBLIC HEARING Final Site Plan Review – New London Hospital Association – Located at 273 County Road**, Tax Map 072-018-0-0-0, 10.82 acres, zoned Hospital Institutional. The applicant is applying to replace an existing aboveground bulk oxygen tank and concrete pad. The new concrete pad will be 20'x20'.

A Civil Engineer from CHA consulting attended the meeting on behalf of New London Hospital. They are asking for site plan approval for a straight forward project that involves the removal and replacement of an aboveground oxygen tank that is needing to be replaced. They are replacing it in place; however the new concrete pad is slightly different in size and will be aligned a little differently than the existing pad. They are also asking for a waiver from submitting a full boundary survey for the site since the project is considered a minor project. From their perspective, they don't feel that a full boundary survey is needed.

Adam Ricker reported he met with the department heads and there were no concerns.

**Finding of Facts:**

1. The tank replaces use of an existing oxygen tank.
2. The tank meets site plan regulations for setbacks.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to accept the waiver. THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the application as presented. THE MOTION WAS APPROVED UNANIMOUSLY.**

- 6. PUBLIC HEARING Final Site Plan Review –Lynn & Damian Petry– Located at 24 Pleasant Street**, Tax Map 084-086-0-0-0, +/- 0.36 acres, zoned Commercial. The applicant is applying to convert the approved single-family home with home business to a commercial property of mixed use. The mixed use will include the existing residential unit, office space and 504 square feet of garage space to be utilized for their business, Damian Petry (DP) Gutter Solutions.

Jeremy Bonin recused himself as he was representing the Petry's. Mr. Bonin stated that the Petry's have had a change in what they would like to do with their property. When they were last before the board, they requested a change in the classification of use from commercial to residential, which is allowed in the commercial district, and they were going to have a home business. They are now looking to change that as they will not be living there and would like the property converted back to commercial use.

Adam Ricker stated he met with the department heads and there were no concerns.

**Finding of Facts:**

1. Change of use is allowable in the Commercial Zone District
2. No exterior changes are proposed.

**IT WAS MOVED (Paul Vance) AND SECONDED (Emily Campbell) to approve the application as presented. THE MOTION WAS APPROVED UNANIMOUSLY.**

7. **Future meeting Dates** – The next meeting will be held on May 9, 2023 at 6:30pm.

The board discussed their summer meeting schedule. They will plan to meet once a month:

June 13, 2023

July 11, 2023

August 8, 2023

September 12, 2023

8. **Motion to Adjourn**

**IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 6:55PM

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London