



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • 603-526-4821 • WWW.NL-NH.COM

NEW LONDON PLANNING BOARD

April 26, 2022

Site Visit

4:00 PM

Kelsey Field – Kelsey Road

1. **Site Visit – Final Site Plan Review – Colby-Sawyer College:** Kelsey Road, Tax Map 086-001-000, +/- 116.87 acres, Zone Institutional Recreational (I/R). The applicant is applying to construct a pavilion at Kelsey Field to house restrooms, three team rooms, a training room and a kitchenette. The pavilion would include a covered area for picnic tables. The space would include the construction of a 20-space parking lot. The application was received March 22, 2022 and continued from the April 12th, 2022 meeting.

Attendees should meet at the gate located at the entrance of Kelsey Road from Seamans Road. Parking will be available in the K Lot on the Colby-Sawyer campus. K Lot is located across Seamans Road from Kelsey Field.

**Whipple Town Hall
429 Main Street**

**Regular Meeting
AGENDA/PUBLIC HEARING
April 26, 2022 - 6:30 PM**

2. **Call to Order** - Note the order of the agenda may change per the Chair
3. **Review of minutes:** April 12, 2022
4. **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.
5. **Public Hearing – Final Site Plan Review – Colby-Sawyer College:** Kelsey Road, Tax Map 086-001-000, +/- 116.87 acres, Zone Institutional Recreational (I/R). The applicant is applying to construct a pavilion at Kelsey Field to house restrooms, three team rooms, a training room and a kitchenette. The pavilion would include a covered area for picnic tables. The space would include the construction of a 20-space parking lot. The application was received March 22, 2022.
6. **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.



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • 603-526-4821 • WWW.NL-NH.COM

Eversource has requested permission for trimming and removal of trees on Forty Acres Road, Pingree Road, Whitney Brook Road, and County Road. The Public Hearing will be held April 26, 2022 at 6:30 PM at Whipple Town Hall, 25 Seamans Road.

7. **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.
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 applicant proposes a building with 106 independent living units and amenities, 13 independent living cottages, and a standalone building for assisted living and memory care to accommodate 60 residents. The Town received the application on March 29, 2022.
9. **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 construct interior space that would connect the main portion of the building to the detached garage in the rear of the property. The garage was approved for conversion to a retail showroom on March 22, 2022. The additional space totals 456 square feet. The application was received on April 5, 2022.
10. **Conceptual for Site Plan Review and Conditional Use Permit – Calerin, LLC** 37 Main Street. Tax Map/Lot 073-055-0-0-0, +/- 44.36 acres, Zoned Urban Residential (R-1) and Residential (R-2). The owner would like to present a concept for a solar system and wood chip boiler at Spring Ledge Farm.
11. **Planning Board Schedule:** Discuss the meeting schedule for Summer 2022.
12. **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 26, 2022.

Motion to Adjourn