



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Site Walk

AGENDA

May 14, 2019 – 5:30 PM

63 Cottage Lane

Public Meeting All Are Welcome to Attend

1. **SITE WALK – Snow, Harry, III, Located at 63 Cottage Lane Map 085-016-000. .47 +/- acres. Zoned Urban Residential (R-1).** The applicant is applying to convert the duplex into a four-unit apartment building. A site walk will be conducted prior to the continued Public Hearing. Participants should meet at Whipple Hall no later than 5:30 PM to walk to the site.
***** The public is welcome to attend the site walk; however, all questions and comments must be held until the Public Hearing scheduled for 6:30 PM at Whipple Memorial Hall, 25 Seamans Road.**

Regular Meeting

AGENDA/PUBLIC HEARING

May 14, 2019 - 6:30 PM

Whipple Memorial Hall, New London

Public Meeting All Are Welcome to Attend

2. **Call to Order** - Note the order of the agenda may change per the Chair
3. **Review of minutes:** April 9, 2019 & April 23, 2019
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. **TREE CUTTING McElwee, Andrew & Connie Trust-** Located at 1026 Lakeshore Drive. Tax Map 64-010-000. Proposal to cut one (1) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on April 24, 2019.
6. **TREE CUTTING Pope, John H Trust-** Located at 98 High Pine Lane. Tax Map 044-010-000. Proposal to cut four (4) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on April 30, 2019.
7. **Continued PUBLIC HEARING –Snow, Harry III – Final Site Plan Review** Located at 33 Cottage Lane Map 085-015-000. .54 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

8. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 63 Cottage Lane Map 085-016-000. .47 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
9. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 68 Cottage Lane Map 085-018-000. .49 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
10. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 54 Cottage Lane Map 085-019-000. .53 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
11. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 42 Cottage Lane Map 085-020-000. .47 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
12. **Continued PUBLIC HEARING – Snow, Harry III – Final Site Plan Review** Located at 30 Cottage Lane, Map 085-021-000. .50 +/- acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.
13. **PUBLIC HEARING – Woodcrest Village LLC – Final Site Plan Review** Located at 356 Main Street, Tax Map 084-008-000. 1.15 +/- acres. Zoned Commercial (COMM). The applicant is applying to construct a 336 square foot shed that measures 14'x24' with a height of 13'6". The Town received the application on April 18, 2019.
14. **PUBLIC HEARING – Continuum Health Services, Inc. –Final Site Plan Review and Subdivision for Planned Unit Development.** Located at Country Road and Parkside Road Tax Map 072-017-000, 43.39 +/- acres. Zoned Urban Residential (R-1). The applicant proposes to amend the approval for development of a Retirement Care Community. The Town received the application on April 23, 2019. The proposed changes to the Site Plan include:
 - a. Reduce the size of the main building from 147,000 sqft to 130,000 sqft.
 - b. Reduce the number of cottages from 33 to 30 units.
 - c. Amend the number of each unit type, with the overall number of units staying the same at 139 units with 20 Memory Care, 40 Assisted Living, 49 Independent Living Apartment, and 30 Independent Living Cottages.
 - d. Update the drainage plan to reflect the changes required by NH DES for the Alteration of Terrain Permit
 - e. Modify the Memory Care Garden per the new building footprint.
 - f. Upgrade the waterline from the Hospital to Parkside Road per the request of the New London/Springfield Water Precinct.
 - g. The addition of two covered pedestrian bridges to eliminate impact to wetlands with sidewalk crossings.

- h. Install irrigation wells.
- i. Modify roadway cross-section to add 6” of crushed glass to the bottom of the gravel sub-base, per request of the New London Department of Public Works.

15. **CONCEPTUAL – Continuum Development – Workforce Housing Development.** Located at Newport Road and 166 County Road. Tax Map 059-014-000 (3.1 +/- acres) and 059-018-000(1.35 +/- acres). Zoned Residential (R2). Developer is discussing the proposal to merge the two lots and build a development of townhouse style Workforce Housing.

16. **Other Business**

17. **Master Plan** – Update from the Master Plan Committee

18. **Correspondence Received**

19. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town’s website for updated meeting information. Next meeting schedule for Tuesday, May 28, 2019.

20. **Motion to Adjourn**