



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

NEW LONDON PLANNING BOARD

Regular Meeting

AGENDA/PUBLIC HEARING

May 24, 2022 - 6:30 PM

**Whipple Town Hall
429 Main Street**

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** May 10, 2022
3. **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.
4. **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.
5. **PUBLIC HEARING Final Site Plan Review –** Matthew Conway, LLC, Located at 374 Main Street, Tax Map 084-002-0-0-0, +/- 0.42 acres. Zoned Commercial (Comm). The applicant is applying for a change of use for two of the commercial spaces in the mixed-use building. The professional office space currently occupied by Dead River will be converted to a retail space of 1,049 square feet used for a candy shop. The retail space currently occupied by K's Candy will be converted to a kitchen and connected internally to Grounds Café. There are no exterior changes proposed. The application was received on May 2, 2022.
6. **PUBLIC HEARING Final Site Plan Review –** Thomas & Vicky Mills Trust (Flying Goose Brew Pub), Located at 40 Andover Road, Tax Map 122-001-0-0-0, +/- 3.310 acres, Zoned Agricultural Rural Residential (ARR). The applicant is applying for approval to utilize the outdoor space behind the building to serve diners. The proposal includes 8 picnic tables to seat a maximum of 50 customers. The application was received May 3, 2022.
7. **PUBLIC HEARING Preliminary Subdivision –** Kathy Lowe & Peter Bloch, Located at Otterville Road, Tax Map 056-013-0-0-0, +/- 14.5 acres, Zone Residential (R-2). The applicant is applying to subdivide the undeveloped lot into three lots. Lot 1 is proposed to be +/- 8.25 acres with water frontage on Little Lake Sunapee, Lot 2 is proposed to be +/- 3.58 acres, and Lot 3 is proposed to be +/- 2.47 acres. Lots 2 & 3 do not have any water frontage. The application was received May 3, 2022.
8. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Tuesday, June 14, 2022.

Motion to Adjourn