



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, May 28, 2024

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

Final Site Plan Review – John & Frank Souliotis, Located at 394 Main Street, Tax Map/Lot 085-045-0-0-0, Zoned Commercial, +/- 1.60 acres.

The applicant is applying to reconfigure the interior layout of Pizza Chef's dining room, ice cream shop, kitchen, and bathrooms. The proposal reduces interior dining occupancy from a total of 68 seats to 36 seats. There are not any exterior changes proposed.

Finding of Facts:

1. No change in use, as it will continue to be a restaurant.
2. There is a surplus of parking with the lower parking lot owned by Pizza Chef.
3. No planned change for the exterior in Phase I.

Condition of Approval:

1. An updated plan with the configuration of the counter without a door be submitted to the Zoning Administrator with the approval of the New London Fire Department.
2. The changes to the doors for Phase II of the project.

APPROVED UNANIMOUSLY

Conditional Use Permit for Accessory Dwelling Unit – Cynthia Jean Volker, Located at 419 County Road, Tax/Map Lot 072-007-0-0-0, Zoned Urban Residential (R-1), +/- 1.070 acres.

The applicant is applying to construct an accessory dwelling unit in the walk-out basement of an existing home. The unit will consist of one bedroom and 940 square feet of living space. The property is served by public water and sewer.

Finding of facts:

1. The ADU is less than the allowed 1,000 square feet.
2. It is less than two bedrooms.
3. It has the required parking.
4. The property is served by public water through the New London Springfield Water Precinct and sewer through the Town of New London.

Condition:

1. The Fire Department will conduct and inspection and approval of windows for means of egress.

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.