



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, June 13, 2023

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

- 1. PUBLIC HEARING – Conditional Use Permit - Accessory Dwelling Unit – Gary Faccione.** Located at 1043 Main Street. Tax/Map Lot 109-006-0-0-0, +/- 2.93 acres. Zone Agricultural Rural Residential (ARR). The applicant is applying for a one-bedroom accessory dwelling unit of 672 square feet. The applicant plans to replace the existing house on the property while converting the existing attached two-car garage to the attached ADU. The applicant proposes a final plan of the new main house totaling 2,246 square feet with two bedrooms and 2.5 baths.

Finding of Facts

- 1. The ADU square footage and number of bedrooms is less than the 1,000 square foot and 2-bedroom maximums.**
- 2. The septic system has been designed to accommodate the ADU.**
- 3. The window in the bedroom meets egress standards.**

APPROVED UNANIMOUSLY

- 2. Public Hearing - Site Plan Review – Home Business- Gerard & Maryanne Leone, Cara Leone & Kevin Butler.** Located at 324 Barrett Road, Tax/map lot 096-039-0-0-0, +/- 1.5 acres. Zoned Urban Residential (R-1). The applicant is applying to operate the owner's roofing business, L&B Roofing, from their home. The business would occupy 264 square feet of a detached workshop, 80 square feet of office space within the residence, and 100 square feet of storage space within the basement of the residence. The total square footage used by the business is 504 square feet. The applicant proposes up to two non-resident employees.

Finding of Fact

- 1. The business would be conducted indoors.**
- 2. The business will not include more than two non-resident employees who routinely utilize the site for business related activities.**
- 3. The square footage used by the business is less than 35% of the residence.**
- 4. The owner proposes a use that with less than 10 customer/client/delivery visits per day.**

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.