



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Regular Meeting

AGENDA/PUBLIC HEARING

June 14, 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 24, 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. **Stormwater & Erosion Control Applications & Access Path in the Waterfront Buffer**
 - a. **Carey Children’s Trust, Located at 0 Sunset Shores Road**, Tax Map 091-008-0-0-0, +/- 1.480 acres. Zoned R-2, Shoreland Overlay District. The applicant is applying for temporary impacts to the vacant parcel to accommodate the proposed septic force main and access route for underground utilities and pole relocations. The percentage of the lot that will be covered in impervious surface will go from 0.19% to 2.09%.
 - b. **Carey Children’s Trust, Located at 177 Sunset Shores Road**, Tax Map 091-004-0-0-0, +/- 0.74 acres, Zoned R-2, Shoreland Overlay District. The applicant is proposing work to replace the septic tank and associated equipment. The work will not increase the existing impervious area of the lot with is 22.66%.
 - c. **Carey Family Trust, Located at 191 Sunset Shores Road**, Tax Map 091-005-0-0-0, 0.88 acres, Zoned R-2, Shoreland Overlay District. The applicant is proposing improvements to landscaping and replacement and relocation of the septic system and driveway. The applicant proposes the construction of a 4’ wide walkway within the waterfront buffer. The impervious area will decrease from 24.70% of the lot to 24.49% impervious area.
 - d. **Charles and Wendy Carey Trust, Located at 186 Sunset Shores Road**, Tax Map 091-007-0-0-0, +/-1.3 acres, Zoned R-2, Shoreland Overlay District. The applicant is applying to construct the leach field and associated equipment for the adjacent property. The impervious area of the lot will increase from 23.68% to 25.08%.
6. **PUBLIC HEARING Annexation –**
Lot 1: Nicholas Gilman Sunapee Trust (1/2 interest) & Deborah Gilman Sunapee Trust (1/2 Interest), Located at 309 Davis Hill Road. The subject lot was recently created at the Planning Board meeting on April 12, 2022. The original lot prior to subdivision was



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Tax Map 068-006-0-0-0, the new lot that is impacted by this application was approved to be +/-14.6 acres, Zoned Agricultural Rural Residential. (The recently approved and recorded subdivision is not yet reflected on the tax maps.)

Lot 2: Heidi & Laurids Lauridsen III, Located at 193 Davis Hill Road, Tax Map 055-001-0-0-0, +/- 0.65 acres, Zoned Agricultural Rural Residential.

The applicants are applying to annex +/- 2.34 acres from Lot 1 to Lot 2. The recently approved Lot 1 owned by the Gilman family would be reduced to +/- 12.26 acres and Lot 2, owned by Heidi & Laurids Lauridsen III would increase to +/- 3.02 acres.

7. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Tuesday, July 12, 2022.

Motion to Adjourn