



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Whipple Town Hall  
429 Main Street

**(THIS MEETING WILL BE HELD IN-PERSON)**

Regular Meeting  
AGENDA/PUBLIC HEARING

July 27, 2021 - 6:30 PM

1. **Call to Order** - Note the order of the agenda may change per the Chair
2. **Review of minutes:** June 22, 2021
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 Final Site Plan Review** – Paola Andrea Avila Marin & Bregt Peter Kris Eerlingen. – Located at 246 King Hill Road. Tax Map 122-026-0-0-0, +/- 6.1 acres, Zoned Agricultural Rural Residential (ARR). The applicant is proposing to open their property as a farm with a farm stand that is open to the public. The farm is proposed to produce a variety of crops and the farm stand to be housed within the existing home on the property. The application was received on May 19, 2021.
5. **Continued PUBLIC HEARING Final Site Plan Review** – Calerin, LLC (Spring Ledge Farm) – Located at 37 Main Street, Tax Map 073-055-0-0-0, +/- 44.36 acres, Zoned Urban Residential (R-1). The applicant is applying to construct a high tunnel cold frame and a seasonal tent. The high tunnel cold frame is proposed to be 30’ wide and 144’ long and utilized for growing crops. The seasonal tent is 20’ x 30’ and would be placed between the farm stand and Main Street and used to display produce for sale. The application was received on June 1, 2021.
6. **Public Hearing Final Site Plan Review** – Northeast Investments, LLC – Located at 406 Main Street, Tax Map 085-044-0-0-0, +/- 0.98 acres, Zoned Commercial (COMM). The applicant is applying to renovate the existing structure and divide the space into three spaces comprised of a retail unit and two office units. Additionally, the applicant proposed to construct a new single-story building with three residential units. Each residential unit will be two-bedrooms. The site will also include a proposed parking lot with 16 spaces and drainages features. Application received July 6, 2021.
7. **Public Hearing CONDITIONAL USE PERMIT for Accessory Dwelling Unit** – Trevor J & Katherine A Praetsch – Located at 56 Laurel Lane, Tax Map 089-017-0-0-0, +/- 4.1 acres, Zoned Agricultural/Rural Residential (ARR). The applicant is applying to convert existing space in their single-family home to an Accessory Dwelling Unit(ADU). The ADU is proposed to be 456 square feet with one bedroom. Application received July 6, 2021.



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8. **Public Hearing LOT LINE ADJUSTMENT** – JARPIM, LLC – Located at Lighthouse View Road, Tax Map 116-15-0-0-0 +/- 12.6 acres and Tax Map 116-16-0-0-0 +/-5.65 acres, Zoned Residential (R2) in the Shore land Overlay District. The owner of the two lots is proposing a lot line adjustment between the two lots that would result in lot 15 being 12.23 acres with 248’ of lake frontage and lot 16 being 6.03 acres with 283’ of lake frontage. Application received July 6, 2021.
9. **Update from Master Plan & CIP Committees**
10. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town’s website for updated meeting information. Next meeting schedule for Tuesday, August 10, 2021.

**Motion to Adjourn**