



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, July 27 2021

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

1. **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.

CONTINUED TO AUGUST 10

2. **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.

APPROVED UNANIMOUSLY

3. **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.

Waiver

1. **The applicant requested that the Final Fire Protection Plan be waived until the application for Zoning Permit is submitted.**

GRANTED

Conditions

- **The property owner must coordinate with the New London Public Works Department regarding replacement of the sewer main that runs through the property.**
- **The site plan will include the addition of two ADA compliant parking spaces, one on each end of the parking lot.**
- **The applicant must coordinate the 2nd Floor egress and staircase concerns with the New London Fire Department.**

- **The applicant must furnish the New London Fire Department and State Fire Marshal with the Fire Protection plan prior to application for the New London Zoning Permit and State Building Permit.**

APPROVED UNANIMOUSLY

4. **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.

APPROVED UNANIMOUSLY

5. **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.

APPROVED UNANIMOUSLY

Adam Ricker
Town Planner
Town of New London

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.