



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD NOTICE OF DECISION Tuesday, August 9, 2022

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

- 1. PUBLIC HEARING Lot Line Adjustment– William J & Marcia S Reinstein and Marc-Andre Giugere & Michelle Gibbs, Located at Lighthouse View Road**, Tax Map 127-002-006--0-0-0, +/- 2.690 acres, Zone Residential (R-2). The applicant is applying to eliminate lot 127-002-006 by dividing the land between Tax Map 127-002-005-000 (+/- 2.65 acres, owned by William & Marcia Reinsten) and Tax Map 127-002-007 (+/- 3.03 acres, owned by Marc-Andre Giguere & Michelle Gibbs). The application would result in Tax Map 127-002-005-000 being +/-3.938 acres and Tax Map 127-002-007 being +/-3.938 acres. The application was received July 19, 2022.

APPROVED UNANIMOUSLY

- 2. Public Hearing Site Plan Review – 1856 Building, LLC, Located at 406 Main Street**, Tax Map 085-044-000-0-0-0, +/-0.980 acres, Zoned Commercial (COM). The applicant is applying to amend the site plan approved on November 9, 2021 that was approved for a mixed use of professional office and retail in the building facing Main Street and a 3-unit apartment building to-be constructed at the rear of the property. The applicant is applying to add two additional apartments to the lower level of the apartment building for a total of 5-units. The application was received July 19, 2022.

Waiver Approved: A waiver of two required parking spaces was requested.

Conditions:

1. The project will receive a satisfactory third-party review of the sewer line replacement.
2. Cross hatching for the handicapped spaces will be relocated to the area between parking spaces 8 and 9. An updated plan will be provided to the Zoning Administrator prior to the Zoning Permit application.

APPROVED UNANIMOUSLY

- 3. PUBLIC HEARING Final Site Plan Review and Subdivision for Planned Unit Development – New London Hospital Association & Continuum Health Services, Inc, Located at County Road and Parkside Road**, Tax Map 072-019-000, 42.62 +/- acres. Zoned Urban Residential (R-1). The applicant proposes to amend the approval for development of a Retirement Care Community. The new application includes 12 independent living cottage units and 106 independent living apartments and a detached building with a footprint of 31,800 square feet that houses the assisted living and memory care units. The Town received the application on July 19, 2022.

Continued to September 13, 2022 at the Kearsarge Professional Development Center.

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.