



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257

**New London Housing Commission
Meeting Minutes
Thursday, February 19, 2026 at 2:30 PM
Sydney Crook Room**

Members Present: Peter Nichols (Chair), Marilyn Kidder, Amy Kaplan, Cathy Weber, Ann Bedard, Nancy Rollins

Staff Present: Adam Ricker (Town Planner/Zoning Administrator), Vickie Stafford (Land Use & Assessing Coordinator)

Call to Order and Governance:

Chair Peter Nichols called the meeting to order at 2:30 pm, noting a quorum was present.

Regulatory Schedule:

Chair Nichols reminded members of the upcoming important dates:

- Election Day: Tuesday, March 10, 2026
- Town Meeting: Wednesday, March 18, 2026

Community Feedback & Messaging:

It was noted that there is a public perception that “a developer is already waiting in the wings.” The Committee discussed the importance of clear, factual communication regarding the proposed zoning amendments.

Community Communications- FAQ Document:

Cathy Weber presented a draft FAQ document. There was general agreement that the Town’s voter guide is clear, objective, and factual, but not persuasive. The FAQ document is intended to provide additional explanatory context.

Discussion focused on edits and distribution strategies. The Committee agreed to the following revisions:

- Change the title to: **“Proposed New London Housing-Related Zoning Amendments FAQs.”**

- Reorder the content so the statement regarding public water availability does not appear first; move it to the second page or later.
- Remove or replace the incorrect reference to “conditional use permit,” as most applications would require site plan review. Adam Ricker will provide correct wording/comments to Cathy Weber.
- Rework or replace the cottage court/ADU/manufactured home question, as it is legally and technically complex and may create misconceptions.

Proposed replacement approach:

- Broaden the question to: “What kinds of structures can be used for a detached ADU?”
- Clarify manufactured home allowances and constraints by zoning district.
- Add a new early FAQ question: “Who would benefit from cottage court housing?” The response should emphasize cross-generational benefits, including downsizing seniors, young professionals, and families.
- Include visuals (or links to visuals) when the FAQ is posted online, as visual examples help understand cottage court concepts.

Outreach, Distribution, and Deadlines:

The committee discussed methods for distributing the FAQ and associated messaging.

Proposed Distribution Channels:

- Municipal Matters
- Letter to the Intertown Record directing readers to the Town website
- Quarter-page advertisement in The Shopper
- Physical copies at:
 - Tracy Memorial Library
 - New London Hospital
 - Colby-Sawyer College
 - Hogan Sports Center (bulletin boards and handout area)
 - Citizens Advisory meetings (if appropriate)

A QR code linking directly to the FAQ was recommended for all printed materials.

Deadlines Identified:

- The Shopper (March 4 issue): Submission deadline February 25

- Intertown Record (March 3 edition); Submission deadline February 27

Shopper Advertisement Plan:

- Quarter-page format
- Color
- Include Commission logo
- Include QR code linking to FAQ
- Supportive message regarding the proposed zoning amendments

Peter Nichols and Adam Ricker discussed having Kelsie Clarke design the advertisement. Adam will contact her to confirm availability, with Steve identified as backup.

Research & Technical Considerations:

The committee discussed that other New Hampshire towns are allowing or pursuing cottage court housing. Members noted this information may be useful to demonstrate that New London would not be the first community to implement such zoning changes.

It was also reported that other towns have experienced positive public and resident feedback regarding cottage court projects. Members agreed to keep this information available for future discussion as needed.

Suggested Action Items:

- All members to re-read the Commission's Rules and Procedures prior to the next meeting.
- Update the FAQ title to clearly indicate it relates to proposed housing-related zoning amendments in New London.
- Reorder the FAQ so the public water question does not appear first.
- Remove/replace "conditional use permit" wording.
- Rewrite/replace the cottage court/ADU/Manufactured home question.
- Add new FAQ question: "Who would benefit from cottage court housing?"
- Finalize distribution plan (website, Municipal Matters, physical locations).
- Create and submit a quarter-page Shopper advertisement by February 25.
- Draft and submit letter to Intertown Record by February 27 for the March 3rd edition.
- Adam Ricker to contact Kelsie Clarke regarding advertisement design.
- Monitor if anything is to escalate and require an emergency meeting.

Adjournment:

Peter motioned to adjourn, seconded by Amy Kaplan, and the meeting adjourned by unanimous vote at 3:50 PM.

Respectfully submitted,

Vickie Stafford
Land Use & Assessing Coordinator