



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257

AGENDA

NEW LONDON PLANNING BOARD

Agenda/Public Hearing

Whipple Town Hall

25 Seamans, New London, NH

Tuesday, January 27, 2026

6:30 PM

1. **Call to Order** - Note the order of the agenda may change per the Chair

2. **Proposed Zoning Amendments**

a. **Article II, General Provisions – Accessory Dwelling Units (ADUs)**

The proposed amendments revise the Accessory Dwelling Unit (ADU) regulations to bring them into compliance with recent changes to New Hampshire state law. Changes include, but are not limited to, allowing detached accessory dwelling units, removing Planning Board Conditional Use Permit (CUP) review, and providing for administration through the building permit process. The amendments retain standards for owner occupancy, size, number of bedrooms, parking, setbacks, utilities, and health and safety, while proposing necessary amendments to meet the updated state requirements.

b. **Article X, Institutional Districts, 1. Institutional College & 3. Institutional Hospital**

The proposed amendments to Article X, Institutional Zones revise section 1. Institutional College and 3. Institutional Hospital zoning districts to support evolving institutional and community needs. The amendments allow for single-family, two-family and multi-family housing, modify building height standards, and expressly permit adult and child care uses. The amendments also include a zoning map change expanding the Hospital Institutional District to include Tax Map/Lot 072-019-0-0-0, owned by the New London Hospital Association. As part of this expansion, a new 75-foot buffer is proposed where no structures would be permitted within 75 feet of residentially zoned property lines and Parkside Road. These changes are intended to provide flexibility for institutional growth and related their housing needs.

c. **Article XI – Cottage Court Housing**

The proposed amendment adds Cottage Court Housing as a new section of the Zoning Ordinance, to be inserted as Article XI, which is currently vacant. Cottage Court Housing is a new housing type intended to provide small-scale, pedestrian-oriented residential development consisting of detached cottages arranged around a shared common open space. The amendment establishes clear limits on development scale, including a maximum ground-floor unit size of 1,000 square feet, with total interior living space limited to 1.5 times the ground-floor area (up to 1,800 square feet for no more than 25 percent of the units). Building height is limited to 22 feet, with most cottages designed as one or one-and-one-half stories. Development intensity is capped at no more than 12 cottages per cluster, with no more than two clusters per development. The ordinance requires a minimum of 800 square feet of common open space per unit, centrally located and shared by residents, as well as at least 150 square feet of private open space per unit. These standards are intended to expand housing options while ensuring compact, well-designed development that is compatible with existing neighborhoods.

3. **New Business**
4. **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.
5. **Future Meeting Dates**: Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meeting scheduled for Tuesday, February 3, 2026

Motion to Adjourn