

APPROVED Minutes of the Planning Board Meeting of April 27, 2010

Members Present: Tom Cottrill (Chair), Jeff Hollinger (Vice Chair), Michael Doheny (Secretary), Peter Bianchi (Board of Selectmen Representative), Michele Holton, John Tilley

Members Absent: Emma Crane (Conservation Commission Representative), Paul Gorman (Alternate), Deirdre Sheerr-Gross (Alternate)

Others Present: Ken McWilliams (Town Planner), Peter Stanley (Zoning Administrator)

Chair Cottrill called the **MEETING TO ORDER** at 7:30pm.

1. Annie Ballin - Concept Site Plan Review – Center for the Arts (Map & Lots 084-084 & 084-088)

Chair Cottrill asked Town Planner for an overview. Mr. McWilliams said that he didn't have any more details than were referred to in the letter sent in by Ms. Ballin. They are proposing to set up temporary tents in the driveway between the Center for the Arts and the New London Inn during some weekends during the summer. He did not feel that it would cause any negative impact to parking in the area. He also said that he didn't see any particular issue with this request. Peter Stanley thought they would need, under the Temporary Ancillary Sales section in the Zoning Ordinance, a permit from the Board of Selectmen. That permit would include permission for their sign for the event. Mr. Stanley said that at the Department Head meeting, Richard Lee suggested putting a sandwich-board sign up front next to Main Street near the driveway so that people will see that they cannot drive into that area. Mr. McWilliams summarized that mainly the Center for the Arts people are looking at the question of whether they have to have a site plan review with the Planning Board. He commented that he didn't get a sense that a site plan review was needed.

Annie Ballin was at the meeting and said the tents would be up on Saturdays only from 10am – 4pm. They thought it would be nice to have some sidewalk art for sale in the area and that it would help bring some walking traffic into Town. Following up on Richard Lee's suggestion on being sure to keep traffic from entering the driveway from Main Street, Chair Cottrill suggested a barricade in the rear of the driveway to keep traffic from attempting to exit the parking lot via this driveway. He also suggested the barricade along Main Street should be placed prominently on or near the shoulder of Main Street.

Chair Cottrill asked the Board if anyone saw a need for a site plan review and all answered in the negative.

IT WAS MOVED (Michele Holton) AND SECONDED (Jeff Hollinger) to not require a site plan review for Annie Ballin and the Center for the Arts for their weekend tent use during the summer. THE MOTION WAS APPROVED UNANIMOUSLY.

Ms. Ballin shared that the art would consist of paintings, pottery, visual art, and sculpture. She also mentioned another event being held in the Town starting this summer called "Market on the Green." This event will include a Farmer's Market in conjunction with an arts component. The event will run every Wednesday from 3-6pm. There will be demonstration booths, craftsmen, and live music at the bandstand.

2. Peter Messer - Concept Review of a Minor Subdivision of Two Lots. (Map & Lot 131-006)

Chair Cottrill asked Mr. Stanley to provide an overview and photos of the subject property. Mr. Stanley said that Mr. Messer was there to ask for a couple of waivers. He plans to separate the existing house and about 4 acres from a larger parcel to give to his daughter and her husband, who are currently living in the house on the property. Mr. Messer said that they may also be building a house at the rear of the field for another daughter. He wanted the land to stay in the family. The proposed line goes from corner of his brother's shed, to a marker that signifies four acres. He didn't go further with any surveying until he found out what the Planning Board would require from him.

Mr. McWilliams explained that the larger remaining piece of land would be about 33 acres in size. Mr. Messer is asking for two site plan waivers, the soils and topographical mapping, which does not seem necessary due to the size of the lot. He commented that the Planning Board typically requires mapping to demonstrate that the lots meet minimum lot size. He felt that for this property, only two to four acres would need to be tested and mapped, depending on the soils that are present. Mr. McWilliams said that the PB has approved many similar requests where large remaining pieces of land are left after a subdivision and of which the owners are not intending to subdivide or develop at this time.

Mr. McWilliams said that they also talked about doing limited soil and topographical mapping in the upper part of the field where he is planning to possibly build a home.

There being no other concerns,

IT WAS MOVED (Michele Holton) AND SECONDED (Peter Bianchi) to approve the request of Peter Messer's waiver of soil mapping and topography for his minor subdivision of Map & Lot 131-006. THE MOTION WAS APPROVED UNANIMOUSLY.

3. Earl Mendillo – Tree Cutting – (Map & Lot 116-003)

Mr. Stanley showed a photo of the trees that Mr. Mendillo is proposing to cut. There is a small clump of trees and a single tree that he wants to remove. The property has 143' of shore frontage. Regarding shoreline points, the property is divided in to three sections for the measurement of points. It was noted that in the middle section, there are not enough points due to the presence of the boathouse. This second segment has less than 50 points, but the third segment has way over 50 points. He felt the request was reasonable. However to compensate for the lack of points in the area around the boathouse, Mr. Mendillo is willing to put in a dozen blueberry bushes to thicken up the shorefront vegetation. The land slopes down and then up to the actual shoreline. There is no real erosion potential on this property, and the owner will have the legal amount of points at the end. Chair Cottrill asked how the bushes affect the points. Mr. Stanley said that they don't, unless they become an inch in diameter or greater.

There were no further comments from the Planning Board on this cutting request.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Jeff Hollinger) to approve the tree cutting request by Earl Mendillo at Map & Lot 116-003), provided that he plants 12 blueberry bushes in the middle section around the boathouse. THE MOTION WAS APPROVED UNANIMOUSLY.

4. Approval of Minutes from March 23, 2010

In the second paragraph, it was noted that Barbara Harper's quote should include the words "had an interest" instead of "had a dedication..."

IT WAS MOVED (Jeff Hollinger) AND SECONDED (John Tilley) to approve the minutes of March 23, 2010, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

5. Election of Planning Board Officers

Chair Cottrill announced that Paul Gorman would be the new Planning Board alternate, and has already been appointed. Mr. Gorman was, however, unable to attend that night's meeting. Mr. Tilley has agreed to move into a full-time Planning Board member position. Everyone except for Emma was present to vote on these Planning Board Officer elections.

IT WAS MOVED (Jeff Hollinger) AND SECONDED (Michael Doheny) to nominate and elect Tom Cottrill as Chairman of the Planning Board. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Michael Doheny) AND SECONDED (Peter Bianchi) to nominate and elect Jeff Hollinger as Vice-Chairman of the Planning Board. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Jeff Hollinger) AND SECONDED (John Tilley) to nominate and elect Michael Doheny as Secretary of the Planning Board. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Hollinger asked if there was any word on when the next Master Plan meeting would be. Mr. McWilliams commented that he still had not received a draft from Ms. Levine on the facilities chapter, so he didn't see that they'd have one in May. May 25th will be the next meeting of the Planning Board.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Michele Holton) to adjourn the Planning Board meeting of April 27, 2010. THE MOTION WAS APPROVED UNANIMOUSLY.

The **MEETING ADJOURNED** at 7:56pm

Respectfully Submitted,

Kristy Heath, Recording Secretary
Town of New London

Approved on: ____ May 25, 2010 ____

Chairman: _____