

APPROVED

New London Planning Board – Meeting Minutes for Master Plan Work Session of September 8, 2009

MEMBERS PRESENT: Tom Cottrill (Chairman), Jeff Hollinger (Vice-Chairman), Tina Helm (Selectmen’s Representative), Emma Crane (Conservation Commission Representative), Dierdre Sheerr-Gross, Karen Ebel, John Tilley (Alternate), Michele Holton (Alternate)

MEMBERS ABSENT: Michael Doheny (Secretary)

ALSO PRESENT: Ken McWilliams (Town Planner), Peter Stanley (Zoning Board Administrator)

Chair Cottrill called the **MEETING TO ORDER** at 7:02pm. He said that they would be reviewing the second draft of the Water Resources and Watersheds chapter.

Chair Cottrill appointed John Tilley, alternate, to sit in for Michael Doheny, who was absent.

Page 1

Ms. Sheerr-Gross said that in the last sentence, the last paragraph, she would like to add the word “appropriate” after the words “most comprehensive.”

Bob Crane commented that in the third paragraph he was concerned with it saying that climate change was causing the more severe storms. He shared that, at the moment, the models say that the climate change is being predicted. Mr. Tilley added that the model of climate change is strong, but the severe storms being caused by the climate change is not being proven by the models. There is no proven correlation between the two. Terry Dancy suggested the text “because of the projected increase of the frequency and severity of storms.” The Planning Board (PB) agreed that this was a good choice of words.

Page 3

Mr. Crane asked if the information on this page would go into an annex. Ms. Ebel said that it was decided to leave it in to set the stage of what would be coming later on in the chapter. Mr. Crane said that it could easily be fit into one paragraph without losing any info. He also indicated that the website referenced should be checked, as the link did not work when he attempted to use it.

Page 5

Ms. Sheerr-Gross said that in the second sentence there was a reference to Schuller, 2002. She wondered what the document being referenced was and if the percentages pertaining to a watershed were accurate or appropriate. Mr. McWilliams said that the percentages came directly from the Sunapee Watershed Resources Plan. Mr. Dancy said that the numbers were looked at critically so they should be accurate. Mr. Stanley said that if the reader wanted to find out about the percentages and the references, they should be able to look it up online easily. Ms. Ebel said that 10% is being used across the board. She added that subsequent research has been shown to be even less than 10% and believed it to be solid information. Ms. Sheerr-Gross said that she only asked because this was the first time she had seen the reference. Karen Ebel suggested getting the exact reference so it could be emailed around to everyone to read. Ms. Sheerr-Gross said that sometimes the Master Plan is used to base zoning laws and wanted to be sure these percentages were accurate. She commented that the Town has a lot of watersheds and wetland acres and so it is an important to monitor it. Mr. Stanley said that this portion of the Master Plan is meant to provide some basic guidelines regarding the watersheds in the area and it is something to explain how to help us to not destroy the basic planet we are living on. Ms. Sheerr-Gross opined that the wetlands have been watched very closely and are not looked on with any flexibility. In her professional life, she has seen what has happened in wetlands in New London. After some discussion, Mr. Dancy noted that making sure that the reference was distributed and stated clearly would help keep this part from causing confusion.

Page 6

Bob Crane said in the third paragraph, it should say “stream” not “steam.”

Page 12

Mr. Dancy said that the correct name of the Ester Currier property should be “The Ester Currier Wildlife Management Area at Low Plain.”

Mr. Tilley noted that the words “Prime Wetlands” did not need to be capitalized.

Ms. Ebel said that the phrase “dredge & fill” should be “dredge and fill.”

Page 13

Ms. Sheerr-Gross said that it would be useful to have the percentage of wetlands added in that section, as the flood plain percentage is listed in that section. Ms. Ebel agreed and said it was a great idea. Mr. McWilliams said that he would work on the wetlands section to make sure the percentages were included.

Page 14

Mr. Dancy felt that the withdrawal of water from the Springfield/New London Water District should be included in this area of the document, as it counts for more than 200,000 gallons of water per day. Mr. Stanley said that the withdrawal actually reaches over 750,000 gallons in the summer.

Ms. Sheerr-Gross asked if Mr. Stanley thought that density would be encouraged due to the water supply that was available in parts of the town. Mr. Stanley said that so far this hasn’t been something that has happened. So far, the availability of neither sewer nor water has led to attracting a higher density.

Page 15

Mr. Dancy asked if the amount of the withdrawal from the Springfield/New London Water District should be added in the Groundwater Resources section. Ms. Sheerr-Gross agreed that this would be an appropriate place for it.

Ms. Ebel remarked that the hyphen between land and being should be removed.

Page 20

Mr. Crane suggested changing the text “increasing frequency” to “expected increase in frequency” regarding severe storms.

Richard Lee, Public Works Director, emailed some corrections to the chapter to Mr. McWilliams. His first correction was on this page in the 4th paragraph. He said that the word “Stump” should not be included in the name: “Old Dump Road.”

Page 21

Mr. Dancy said that at the end of the second paragraph, the transfer station should not be referred to as “new.” He also commented that there should be a period after the years 2006 and 2007, followed by a space.

Ms. Ebel asked if anyone knew the real name of the chip factory that Mr. Lee referred to as a correction to this page. He asked that Crowell’s Mill be replaced with “chip plant.” Mr. McWilliams said he had the name of the plant in his files and would add the name and the town where it was located.

Page 23

Ms. Ebel said that in the second to last paragraph it should be “Jakes Convenience Store.”

Page 24

Mr. Dancy said that the first paragraph used the word “could” with regards to prohibiting underground storage tanks, and he felt it should be changed to “should.” The board discussed the matter and decided that it should say “could” and not “should” due to the fact that underground propane tanks pose no threat. Mr. Stanley shared that the

underground storage of fuels and oil “should” be prohibited. He added that it should note that propane was not a concern, as many people tend to confuse propane, gas and oil.

Ms. Ebel brought up the second bullet in the list. She asked if there was stormwater runoff from more than roads and buildings. She said that the list should include more than just roads and buildings. Mr. Dancy suggested adding failed septic systems to the list. Ms. Ebel suggested text including “Stormwater runoff from land moving activities, including roads and buildings.” Mr. McWilliams said that he would also include deforestation. Mr. Tilley suggested adding “lawns” to the list.

Ms. Ebel commented that after the third bullet in the list, the word “practices” should be capitalized.

Page 26

Mr. Dancy said that on this page they should describe the long-term plan for the creation of a database for septic systems in the Town. He said that on page 38 there was something under “issues” regarding public education of septic systems and the importance of keeping them functional. He felt that the Town should keep a record of the old systems to find out which may fail. Mr. McWilliams said that they had decided that doing that would be going backwards and that the education of septic systems to the public would be better. Mr. Dancy opined that it should be put into the Master Plan that the septic plans should be a required submission to the Town in the future. He suggested adding the text: “Comprehensive records of older systems do not exist.” Mr. Dancy felt that the Master Plan should say that the Town should initiate record keeping when systems are installed and where they are installed. Ms. Holton shared that it wasn’t until 1974 that the state required septic plans being sent in to them. She also added that as buyers buy property, they always have an inspection, licensed by the state. Frequently, the systems have to be replaced, so it should all catch up eventually for older systems.

Ms. Crane suggested taking out text that mentions that the current health officer has a PhD. Ms. Ebel said that perhaps there could be an explanation of the role of Health Officer within septic system design or implementation. Mr. Stanley said that the health officer is required to inspect new systems and in reality, all he witnesses is the test to determine the seasonal high water table. The rest of the septic installation and site work, etc., is done on good faith. Meeting attendee, Edith Anderson, asked if the Health Officer has to meet certain requirements. Ms. Ebel expanded on this question by asking what the job description is of the Health Officer. Mr. Stanley said that there really wasn’t a job description because it has been a position held by a volunteer for quite some time.

Ms. Ebel asked that “mid 1980’s” include a hyphen. She also asked that “town” be capitalized.

Page 30

Mr. Dancy asked why in the first paragraph where it spoke of the management of existing containment systems, he wondered why they used the word “except.” Ms. Ebel suggested adding the text: “Except for proposed septic systems that are already covered by the state...”

Page 31

Ms. Ebel said that in paragraph #7, wetland should be capitalized and there should be a comma after “map.”

Page 32

Ms. Ebel said that after “except in wetlands” the text “which are already addressed in the ordinance” should be added. She also opined that there was no need to define “LID” again. She also opined that in the last paragraph, in the second to last line where it says “or” it should say “and.”

Page 33

Mr. Dancy said that referring to wells, they should be trying to get more information and create a database on domestic wells, including details on their depths and water withdrawals. He noted that at some point in time there may be a depletion of the aquifer. He noted that on page 37 there is some reference to wells but he suggests the concept of keeping domestic well records be added to page 33.

Page 34

Ms. Helm said that the first sentence on the page should be updated with the correct wording for the Esther Currier property, as was done earlier in the document.

Ms. Ebel thought it should be added that “Road salt is a major source of non point pollution in New London, which comes primarily from the DOT’s application of road salt to I-89, Route 114, and Route 11, and to a lesser extent the sand/salt mixture that is applied by the Town on Town roads.”

Page 35

Mr. Dancy opined that the word “could” be changed to “should” at the bottom of the page to read: “should help educate its residents...”

Ms. Ebel referenced the Residential Development System and noted that new developments contribute more pollution than do impervious surfaces. She suggested the text “... increased runoff due to land clearing...”

Ms. Ebel opined that there was no need to define “LID” again in this part of the document.

Chair Cottrill said that the word “steam” should be replaced with “stream.”

Ms. Ebel said there should be a comma after “additionally.”

Page 36

Mr. Dancy thought that “could” ought to be changed to “should” regarding the prohibiting of underground storage tanks. After some discussion, the PB decided this should stay as-is due to the fact that some things are OK to be stored underground, such as Propane. Underground storage of gasoline and oil are what should be prohibited, and so Mr. McWilliams was asked to include this differentiation in the text.

Ms. Ebel said that there should be a hyphen after “stormwater runoff” in the third paragraph. She also said that there was no need to define “LID” again.

Page 38

Chair Cottrill said that above the word “Issues” it said that “Stormwater runoff from increased frequency” should be changed to “projected increased frequency.”

Page 39

Mr. Tilley suggested adding Mr. Dancy’s two points to the list about having two databases for private septic systems and domestic well information in the town. He said it would be important as the Town moves forward into the future to get the information into a database. Mr. McWilliams said that they could add the info on wells to number 13.

Ms. Ebel commented that #6 under household waste, the second issue is “the proper disposal of hazardous wastes.”

Ms. Ebel opined that “NHDOT” is defined earlier in the document and doesn’t need to be again.

Mr. Tilley opined that the numbering of the list was not right. Mr. McWilliams said that he also noticed this and would check it out.

Page 40

Mr. Dancy suggested changing the text to say that “storms are projected to increase in frequency...”

Page 41

Ms. Crane noted that a space was needed between “a” and “new” in the second line.

Ms. Ebel said that under Zoning Ordinance it should say "...complexes *need* to be..."

Ms. Helm added that it should say "*of* water resources, and not *for* water resources"

Page 42

Mr. Tilley suggested to add "lawns" under item "d", after impervious surfaces.

Ms. Ebel said that in the last sentence, it should say "...land development activities carefully monitored for damaging stormwater runoff."

Ms. Sheerr-Gross asked if they should add different reasons why the setbacks should be changed. Mr. Stanley gave the following wording to be used: "The minimum setbacks from surface water needs to be evaluated on a regular basis to assess its impact on surface water, and should be regulated as needed."

Page 43

Ms. Ebel said that in #1 it should it say "follow the lead of Sunapee Area Watershed Coalition's June, 2008 water management plan."

Ms. Anderson asked if a glossary could be included with acronyms being used throughout the document. Several on the Board agreed that this was something that should be added.

Ms. Ebel suggested using the acronym "SAWK" because it is already defined earlier.

Page 45

Richard Lee's email comments included two corrections to this page. He asked that in the second paragraph, first sentence, the word "road" should be added in front of "salt." He also asked that "Town Road Agent" in #9 be changed to "Town Public Works Department."

Mr. Tilley commented that in #8 "state" needs to be capitalized.

Ms. Ebel commented that in #13, "town" needs to be capitalized.

Mr. Tilley commented that in #15, "town" needs to be capitalized.

Ms. Sheerr-Gross commented that in #16, it should say "projected storm."

Page 46

Mr. Stanley said that in #15, "...protect protection area" sounded odd. The text suggested "...encourage protection of the well-head area."

Page 47

Ms. Sheerr-Gross suggested changing "F" to make it consistent with the other wording from earlier in the document, referring to setbacks.

Ms. Ebel commented that in the very last line of the page "including LID techniques" should be surrounded by commas.

Other Business

Mr. Dancy asked the PB if he could show the current Water Resources and Watersheds draft to the lake Sunapee water coalition at their next meeting. The Board agreed that he should wait a month until the final version of the chapter was available. Mr. Dancy agreed that this was a good idea and that he would wait.

Tree-Cutting Request

Peter Stanley explained that there was a tree-cutting request from Bill and Marilyn Andrews on Camp Sunapee Road. The request was to cut down two hemlock trees because the owners were concerned about possible damage to the building. Mr. Stanley suggested limbing one tree instead of cutting it down, as its lean is away from the building. The other hemlock has holes in the trunk from woodpeckers and other organisms. The lean of the second hemlock is directly over the bunk-house. Mr. Stanley commented that it was not the healthiest tree, although the canopy is OK. He said that IF it is deemed an unsafe tree, the PB could allow it to be cut without taking an inventory of the points on the property. He commented that the property was well forested and he had no issue with it coming down. Mr. Stanley said that he would recommend that the un-safe tree be cut without having to do a shorefront plan and inventory. Chair Cottrill asked if there were any concerns regarding this request by the PB. There being none, he asked for a motion.

IT WAS MOVED, (Deirdre Sheerr-Gross) AND SECONDED (Karen Ebel) to approve the tree-cutting request by Mr. and Mrs. Bill Andrews of Camp Sunapee Road, for the cutting of one unsafe hemlock tree, and that the shorefront plan and points inventory would not be required. THE MOTION WAS APPROVED UNANIMOUSLY.

Tina Helm's Report from the Board of Selectmen on Fees

Ms. Helm said that the issue she was referring to was the fact that at a past PB meeting, there was some discussion regarding revenue that the PB brings in to the Town, but that the funds were not coming back to the PB, but rather being deposited into the Town's operating budget. Ms. Helm found out that at Town Meeting, there has to be a vote to allow a board to have a revolving account. She shared that both the Recreation Commission and the Transfer Station have revolving accounts. She commented that there are many bookkeeping issues that would need to be addressed to create and maintain such an account. Ms. Helm also said the fees that are paid for PB services (i.e. subcommittee involvement) go into the Town's operating budget. She reported that through July 2009, total PB fee revenue for 2009 is approximately \$9,500.

Ms. Helm said that she finally got to meet with Jerry Frew regarding the Kearsarge Regional School District's use of the old middle school. She reported that the school board is trying to keep some activity within the building because if it isn't used, it will be the beginning of its demise. She said that Mr. Frew indicated that the district had outgrown the old building, and built a new middle school in Sutton. Mr. Frew also stated that there wasn't any space in the new school for the programs that would be moving into the old middle school (such as the SAU offices) because all the space in the new school is being used for various programs, including special needs programs. When Ms. Helm asked Mr. Frew how they were planning to pay for the move into the old middle school, he said that there were two main sources of income:

- 1) Their utilities and fuel costs came in a lot less than they had budgeted for.
- 2) Some staff at the top of the pay scale have either moved on or have retired, and were replaced by staff at the lower end of the pay scale.

Ms. Helm said that she mentioned to Mr. Frew about the desire of some citizens from a past PB meeting to form a citizen's advisory committee to assist him and the School Board in making further decisions regarding the potential uses of the old middle school. He said that he would initiate this. Mr. Frew admitted that he had no idea that Mr. Noyes would have been plummeted the way he was at the meeting he attended in August. Mr. Frew said that going forward he will have more spokespeople for the school system available.

The meeting adjourned at 9:05pm.

Respectfully Submitted,

Kristy Heath, Recording Secretary
New London Planning Board

Date Approved: _____

Chairman: _____