TOWN OF NEW LONDON
BOARD OF SELECTMEN
MAY 7, 2007

PRESENT:
Ruth I. Clough, Chairman, Board of Selectmen
Mark Kaplan, Selectman
Larry Ballin, Selectman
Jessie Levine, Town Administrator

Sue Clough called the meeting to order at 7:30 a.m.. During this meeting, the Selectmen met with eight Volunteers for Town Board membership, and addressed five items of regular business.

At the opening of each meeting, the volunteer was given opportunity to review a guideline for the discussion, and was informed by Chairman Clough that the Selectmen propose to interview all interested volunteers over the next week or so, and that it will be approximately ten days before appointments are made.

1. **Gary Markoff** has applied for a position on the New London Planning Board. He reviewed with the Selectmen his professional background and his family's long roots to New London, and stated that he has attended the recent Budget Public Hearing, and had lengthy conversation with Selectman Larry Ballin regarding his (Mr. Markoff's) interests and goals. He has been involved in planning in other areas, but has not yet attended a New London Planning Board meeting.

He stated that his motivation in applying is to contribute to the community, plus lend some vision for the future. He feels the Town should look for new and exciting growth to add to its existing strong foundation. Two examples of this combination are the renovations to the New London Inn and those to the Lake Sunapee Country Club.

His concerns relate to the educational, recreational and medical fronts. He said he is excited about the opportunity for the Town to do something with the middle school building. Selectmen clarified that that building is owned by the school board, and the only decision they have made so far is that they are not going to sell that property. No decision has been made yet on how that will be used. State Law does not require the school district to acquire Planning Board approval, but the Planning Board may make non-binding written comments relative to conformity or non-conformity of the proposal. Gary Markoff said that the point is that something is going to happen there. There are interested parties, and that will create some benefit to the Town.

He expressed concern about the high premium put on the real estate tax, noting the number of "For Sale" signs about Town, and the length of time homes are staying on the market now. He said he does not have data on each one, but typically this trend is the canary in the coal mine. He suggested that when the Town gets to a certain price point and can't clear that, it is troublesome. The College, for example, is in tough competition with other schools and is not at full enrollment this year. He said there must be some driver of growth in Town. On the other hand, he observed that New London is fortunate in that the type of overbuilding that has taken place in other locales such as Florida has not occurred here.

He said he has observed an ideological imbalance between proponents of growth and the forces of conservation, and feels the Planning Board's function is to work through this and find a balance. For

example, he said he felt acquisition of the half-acre of Inn property to add to the Town's property on Main Street is a great idea, but conserving everything would be a danger. He added that the Town should not be loading salaries on the backs of the taxpayers.

Sue Clough said that property taxes are the Town's primary source of revenue. Gary Markoff said he understands that, and for that reason wonders about some of the decisions that are made—to not approve condominiums, for example. He referred to Austin Eaton's proposed development on the Granger property. Selectmen clarified that that was for single-family homes, not condos, and Jessie Levine clarified that in that instance, the application was not denied, but the developer withdrew. Nevertheless, Gary Markoff pointed out that there are places in Town for condos. He referred to the proposed condo development in Goshen, and noted that the type of purchasers those are likely to attract are less likely to put a burden on the schools, for example, and the real estate tax revenues for the Town there will be huge. He said having the right amenities will encourage people to build high end homes. Again he referred to balance, and said the Town should try to balance who it is attracting. His orientation is toward balance all the time.

Larry Ballin asked him what his vision for the Town is over the next ten years, particularly in reference to the revenue stream for the Town. Gary Markoff reviewed the history including the recent real estate boom, the drop in interest rates, and the more recent upwards adjustment (in assessments) made during the revaluation process, and suggested that the Town has maxed out real estate taxes as a source of revenue. He pointed to Hanover and its numerous start-up businesses, and suggested that New London has similar ability to pull in corporate activity, Research and Development, for example. Something must pump life blood into the environment to keep it sustained. He noted the affiliation of New London Hospital to Dartmouth now, as a positive for New London, and suggested the possibility for expansion at the Sigma Data building. He said he is curious why TDS has a lock on New London, suggesting that things like financial services could be improved if another company like Verizon were to expand in New London. Jessie Levine said that Verizon has no interest in expanding in this area but said she is involved with a consortium of Towns now who are just beginning to look into the possibility of starting up their own communication system.

Gary Markoff said he feels there has got to be a broadening of the tax base, and he feels that there are ways to sort out those issues with less contentiousness on the local level than on the county, state, or national levels. There are ways to accommodate both sides so that growth and conservation happens.

Sue Clough asked about his availability to attend regular Planning Board meetings, subcommittee meetings, as well as occasional education seminars. Gary Markoff said his schedule has flexibility. Jessie Levine confirmed that at this time, he is a formal resident.

Sue Clough reminded him that the Selectmen will be meeting with everyone, before making appointments, adding that there a number of positions to be filled including those on the Citizens' Advisory Committee. There are also open positions on the Budget Committee, though those are elected positions. Gary Markoff said his understanding of the CAC is that it is just advisory, not decision-making. Sue Clough said the CAC serves to improve the educational process on both sides, and it allows people opportunity to get issues that are of concern to residents out on the table for discussion. Larry Ballin added that the Master Plan subcommittees will be working with several of the items that Gary brought up during this discussion. Gary Markoff said he would be willing to serve in any place where he can have the most impact.

2. **W. Michael Todd** has volunteered for a position on the Zoning Board of Adjustment. During the meeting, he discussed with the Selectmen his family's generations-long history in New London, as well as his professional background, including serving as a State prosecutor, and appearing in every district court in the State.

For a period of time in the 70's he served on the New London Budget Committee. For a period of time in the 80's, he served on the Bath, NH Planning Board, though he noted that their arguments were different than those facing New London. In that position, he was responsible for writing that Town's ordinance relative to how lots would be designed with respect to road frontage and acreage requirements. The objective was to reduce the number of "toothpick shaped" lots. Recently he has had some experience with New London's Zoning Board process. He said he wants to get more involved now, but added that he does not have an ax to grind.

He attends Town Meetings regularly, and noted how they are different now in that everyone seems to have done his or her homework ahead of time. He also noted a change in dynamic in Town. There used to be more encouragement for people to come to Town. Now there is a sentiment being expressed that the Town has gotten too big; there is particular concern regarding the increasing expectations for municipal services.

He said he feels the zoning ordinance serves to protect New London's uniqueness, and that the Zoning Board of Adjustment serves as a sort of pressure valve. It allows application of the ordinance on a level playing field. He noted that each property is unique, and a fixed ordinance would be difficult to apply without that valve.

Sue Clough opened some discussion on the difficulties in determining the five criteria for hardship in granting a variance. Michael Todd agreed that that is a difficulty but added that a special exception is much harder to get than a variance. He said the Zoning Board member must have some knowledge of the pertinent case law to the present time—what the facts were in each case, what the criteria were, and what the Court ruled in each case, and then try to match that information to the case that is before the Board at that given time. Sue Clough asked if he felt that is how he would best serve the zoning board. Michael Todd said yes, to the extent that people wish him to, and to the extent that he could be useful in that respect.

In response to further questions, he confirmed that he would be able to attend educational workshops, noting that the NH Bar requires 40 hours a year of legal education. And yes, he would also be willing to serve as an alternate, saying that that would not be a bad place to start.

3. **Bob Brown** has applied for a position on the Conservation Commission, noting that he knows several of the current members but has not had opportunity to closely familiarize himself with the work of the Conservation Commission. He is currently president of the Messer Pond Protective Association, and one of his missions is to get a better understanding of the watershed. He observed that he has learned that optimal amount of green space for New London is 25%, and that the Town is now at 15%. Jessie Levine clarified that the latter figure—15% refers to the amount of a watershed that can be developed before that development begins to negatively affect the watershed.

Bob Brown said his style is that he likes to get things done. He is big on task assignments and completion dates, noting that if you don't have a closure objective, things don't get done. At the same time, he recognizes that people's time is valuable.

He would like to see more land put into conservation trusts, though he conceded that everyone would like to pay fewer real estate taxes. He added that he feels that as it is, New London residents get a good value and great quality of life.

Sue Clough asked if he has opportunity to attend many Town Meetings. Bob Brown said he has attended many public hearings, not on the Town level. He has served on the marine patrol auxiliary.

Sue Clough asked how he feels about the role of zoning in New London, and whether or not it should direct more growth to specific areas. Should the commercial area be expanded, for example, or should there be higher density residential zoning in some areas? Bob Brown said that he feels that in general, New London's zoning is good; the Town has absolutely got to have a zoning ordinance. He said that one of the issues he feels very strongly about is people's right to work a personal business out of his or her home as long as it does not negatively impact the surroundings, or raise parking or other issues. Sue Clough said that home occupations are currently allowed, and asked if he meant something more than that. Bob Brown said that he approves of what is allowed at the present moment, but added that it is not getting easier for people to make a living. Start up businesses don't need the burden of additional regulations, as long as they are not negatively impacting the Town.

Larry Ballin asked what his philosophy is in response to the desire for more conservation land on the one hand, and rising taxes on the other. Also, he asked what his thoughts are on the idea of the Town having a light industry zone, or a zone designed for Research and Development companies. Bob Brown said there does need to be some reasonableness. But in general, he feels most people are willing to pay some premium for protection of the environment. He said he disagrees with the philosophy that more people in Town will bring taxes down. He noted that most people come to New London from cities and are looking for more in the way of municipal services. He suggested that some level of light industry would not be a bad idea.

Sue Clough asked him if he is aware of the upcoming work on the master plan. Also, would he be willing to serve as an alternate or on a subcommittee of a Board? Bob Brown answered both questions in the affirmative. Sue Clough went on to explain that the Selectmen are trying to expand the roles for alternates. They will also be looking to fill positions on the Citizens' Advisory Committee.

4. **Dale Conly** is seeking reappointment to the Conservation Commission. Dale also fills a regular Planning Board member's seat, and is the Conservation Commission's representative to the Planning Board. His chief function in that capacity is to meet with landowners who wish to remove trees within the fifty-foot setback from the shoreline, and to review regulations with them, re-vegetating options, etc.

Jessie Levine pointed out that his Planning Board term expires in 2009, while it is his Conservation Commission term that expires this year and for which he is seeking reappointment. Reappointment to the Conservation Commission would not imply automatic reappointment to the Planning Board in 2009. Make Kaplan asked who makes the decision to appoint a Conservation Commission representative to the Planning Board—the Conservation Commission or the Board of Selectmen? If the Selectmen do not reappoint Dale to the Conservation Commission, will there be an automatic opening on the Planning Board? Jessie Levine said no, those are two separate appointments. Mark Kaplan suggested it would be a lot simpler for the Conservation Commission to make the appointment of its representative to the Planning Board each year, and Larry Ballin suggested that the at least the terms could be concurrent. It is not a requirement that the Conservation Commission have a representative on the Planning Board, but in New London they have done that for some time. At one point, it was Sue Andrews. Sue Clough asked if a Conservation Commission member should be chosen from one of the six existing Planning Board

members. Jessie Levine suggested another option would be to have the Conservation Commission's representative be an alternate Planning Board member, one who could sit at the table and advise, but not vote.

These issues were left unresolved while the Selectmen went on to address the current issue of Dale Conly's application for reappointment to the Conservation Commission.

Dale Conly went on to offer a review of his professional background and his connections to New London, beginning as a summer resident in 1962. He has observed the development over the years, and what can be done with intelligent limitations on growth.

He said he does feel that there are a few key members on the Conservation Commission without whom the Commission would have a more difficult time functioning at optimum level. Referring to the recent discussion about the idea of having new members on a Board, he said he feels those key members ought to be kept on. He said he is not certain that he is key, but he enjoys the Commission and working with a group of people concerned about New London.

Mark Kaplan said his concern is the future. How can the Town assure continuity? Eventually, those key members will leave, and there should be members prepared to step up. Dale Conly agreed: the Board does need new people coming in and learning from the people who are there, but the difficulty is how to formalize it. Mark Kaplan asked if there is a way to teach or train new members so there is a sequence and so that people are gaining experience year by year. Sue Clough suggested that the question is, how do you train for leadership.

She asked him how he feels about current zoning in Town as far as conservation is concerned. Is the ordinance adequate for conservation purposes, or is it overprotective? Dale Conly said he feels that most people would like growth to be controlled. He does not advocate a "no growth" policy, but it has to be intelligent growth, in keeping with the master plan. It has to have some reasonableness. He pointed to the recent application of New London Hospital, and the willingness of those developers to abide by the suggestions of the Conservation Commission and recommendations of the Planning Board. He said that most developers are less willing to make compromises because those cost money. It is an on-going struggle to protect the resources that make the Town special. He also noted that an increasing problem is that the more development that occurs, the less desirable (for development) land remains, and that remaining land is the land most vulnerable to erosion and other problems.

Larry Ballin asked him about the fact that the ordinance calls for a fifty-foot buffer from the shoreline per the Shoreland Protection Act of the 70's, and a 100-foot buffer from streams and wetlands shown on New London's Streams map of 2001. Dale Conly said it would make sense to have both be 100-feet, but they would run into the dilemma of property owner's rights along the lakes. Streams and wetlands may be less of an issue in that regard, and those streams and wetlands do affect the temperature of the lakes. He agreed with Sue Clough that the difference in the timing of the two regulations is one reason the first is smaller than the second, and people's desire to develop their lakefront property is the other reason.

Sue Clough asked him to think ten years out, and asked if he would recommend some kind of "Smart Growth" that would pull the center together and discourage development at the edges. Dale Conly said yes, though he reminded everyone that during the last master plan process as they were looking at maps, people indicated that they do not wish to expand the commercial zone.

He said he does not have any problem attending all the meetings, and makes a point of attending at least one educational workshop a year.

He concluded by saying that he appreciates what the Board of Selectmen is trying to do, and he reiterated how he feels about keeping the key people on the board. He recognizes the conflict with the need to have new people as well, but does not see a way to formalize a remedy for that.

5. **Ruth White** has applied for reappointment to her seat on the Conservation Commission. She has been on the Commission quite a few years, and is also on (and was one of the founders of) the Sunapee-Ragged-Kearsarge Greenway Coalition. She is an AMC naturalist, and President of the local Audubon chapter. She has also served on the New London CAC in the past. She, too appreciates the dilemma facing the Selectmen and the need to have new people coming on—though she added that she feels that there has been a normal rate of turn over on the Conservation Commission. Right now, three members are really fairly new. For the sake of continuity, there are some people she would hate to see the Commission lose.

Her primary function on the Commission is educational. She organizes and leads many of the walks, and does the displays at trail heads (as well as the one in the lobby of this building), She said the Commission is thinking about doing more with the local newspapers—something in the way of a nature calendar.

She is familiar with the regulations, and attends many of the public hearings and meetings including Town Meeting. She attends the NH Association of Conservation Commission's conference every November. For some time, she was on that Association's Board.

Asked about the role of zoning in New London, she said it is extremely important, and most people in New London do favor having some direction. She added that the Conservation Commission tries to be pro active—that is to guide people through the state and town regulations <u>before</u> they get their plans made. Often one member or sometimes the entire Conservation Commission will make a site visit.

She has no problem attending all the meetings, and would be willing to serve as an alternate member. Sue Clough asked about serving on a master plan subcommittee, saying that the Selectmen are trying to encourage people who have served on committees in Town to get involved with that. Ruth White agreed, and said that the Conservation Commission has already begun talking about the master plan update.

Sue Clough asked her how affective she feels the Town has been in educating people re: the policies of the Conservation Commission. Ruth White said there is always room for improvement. The Commission does try to communicate with people whenever there is a major land purchase. Education is critical.

Sue Clough asked about the roles of conservation and recreation, noting the increased activity on the trails. Is there concern about erosion of the trails? Ruth White said there always has been, and a great deal of time, energy and money is spent on trail maintenance. The Conservation Commission's trails are woods trails, and are kept at a width and height comfortable for hiking. The Commission does not encourage other than foot traffic on its trails, particularly as some of them cross private land. They do clear the trail of some fallen trees, but choose to leave others where they have fallen to discourage wheeled traffic. The boy scouts have been helpful in building bridges over wet areas. She said the Conservation Commission feels the smooth Hospital trail that is being planned will be exclusively recreational, but it will connect to the conservation trails on the other side of the road. The two types of trails are not necessarily exclusive of one another. Sue Clough asked about a regional plan. Ruth White

said that they have several trails that make circles, and a lot of New London's trails connect to those in other towns. The Chamber of Commerce does promote the trails, and sells the trail maps.

6. **Sue Andrews** has applied for reappointment to her position on the Planning Board. She reminded the Selectmen that she has served on the CAC and for many years on the Conservation Commission, including as its Chairman. She also served in the capacity of the CC's representative to the Planning Board, first as an observer and later as a voting member of the Planning Board. She has worked as a volunteer in the school, and for Pleasant Lake Protective Association. She is employed by Ausbon Sargent Land Preservation Trust. For the past three years, she has served as a regular member of the Planning Board, and she continues to enjoy that and feels she has gotten better. She said she feels she knows her way around the regulations and RSAs, but agrees that there is a great deal of time required to absorb all of it. As things have evolved, she has focused largely on the civil engineering facets of the plans that come before the Board. Her interests have gravitated toward working with the plans, maps, drainage issues, and she has attended conferences on storm-water runoff.

She noted that the Planning Board does continuing work on the zoning ordinance to address potential issues, and eliminate any contradictions. She said she feels the current zoning in Town is pretty well thought out. It allows growth in the center of Town but keeps the rural sections rural. She noted that the Town can't close the door, but can maintain its ambience.

Regarding the question of affordable housing, she said that New London is set up to accommodate that. There is the willingness and ability to have it. The problem is that it is not very profitable to developers. Larry Ballin said the need really is for *work force* housing. Sue Andrews agreed, but said the Town needs to define who they are and what they want.

Larry Ballin posed the same question he did to Dale Conly regarding the fifty-foot setback requirement from lakes, and the 100-foot setback requirement from wetlands and streams. Sue Andrews said her theory is that the streams buffer works well to at least get people talking and thinking about what they are going to do adjacent to a stream or wetland. She observed that the State is more involved with the Shoreland Protection requirements, and that is much less fluid. The stream buffer can be more negotiable. But, she added, she thinks the setback from lakes should be 100-feet also, or 150. She, too, observed that the streams buffer became regulation much later in time than the lake buffer requirement.

Mark Kaplan asked what she feels is necessary to assure continuity when she, Karen Ebel and the other key members are no longer on the Planning Board. Sue Andrews said the key is finding the right people. For example, if they could find a retired civil engineer, that would reduce the amount of time and services required of a contracted engineer. Jessie Levine asked if she feels having an engineer on the Board would replace the need to hire a professional for certain cases. Sue Andrews said partly, if not totally. She and the Selectmen observed that Richard Lee is quite knowledgeable and able to provide information to the Board regarding a number of drainage and runoff issues.

Sue Clough asked if she feels that service on subcommittees would be a way to train newer volunteers, and direct them toward leadership roles. Would that be a way to accelerate the learning curve? Sue Andrews said the more subcommittees you are on, the faster you learn the material. She noted, however, that for many, it is difficult to attend meetings during the daytimes. Time is an issue for some people, and the Board may want to consider scheduling more subcommittee meetings at night, though everyone agrees that would be a problem for site visits.

Sue Clough asked for her opinion on the idea of rotating chairmen for training and growth, noting that that would ultimately be at the discretion of the Board. Sue Andrews said that she feels there are members on the Planning Board who are capable of serving as Chair, but if none steps forward, and they have one who is willing to do all the work, that is the one who is Chair. She observed that a large part of the Chairman's role now is reviewing minutes to assure an accurate and complete record. That is increasingly important as more and more legal issues arise. Mark Kaplan suggested that that responsibility might render the idea of a rotating chair even more effective. One would not have to it for a whole year, but by building up everyone's strength, they would assure that things not only get done, but get done the way things have always been done. Sue Andrews agreed that it is important to get more people able to step in.

7. Minutes-April 30, 2007—Larry Ballin moved to accept.

Sue Clough amended the seventh paragraph under "Volunteer Appointment Process" on page 3, to reflect that John Wilson's service to the Planning Board was as a member of the subcommittee that addressed the proposed subdivision and development on the Granger property, not as a regular Board member.

She amended the second sentence of the fifth paragraph on page 5 to read, "She reminded everyone that three years ago, voters at Town Meeting voted against having Planning and Zoning Board positions be elected, and the proposal to have the Zoning Administrator be elected was withdrawn during that meeting."

In the third paragraph under "Volunteer Appointment Process" on page 11, she deleted the last phrase: "to make the quorum."

Larry Ballin withdrew his original motion, and moved to accept the minutes as amended. Mark Kaplan seconded. No further discussion. Motion unanimously approved.

8. Landfill Groundwater Management Zone Boundary—Jessie Levine reminded the Selectmen that when the landfill was capped in 1991, the State required the establishment of a groundwater management zone and that extends over the Town line onto property in Wilmot. She pointed out that the easement deed relative to the Sumner Woodward property states that after ten years if no water quality problems are found, the Town shall remove the easement from the property, if the State approves. Oddly, the easement deed relative to the Kidder-Cleveland property uses the word "may" instead of "shall." Sumner Woodward, owner of Deerwood, has asked that his property be relieved from this easement.

Ms. Levine said she had been working with the engineers and Mr. Woodward to prepare two proposals to the State:

(1) Draw back the Woodward portion of the easement boundary to the Town line. The up-side to this option is that no additional survey will be required, but the down side is that there are no monitoring wells there. New ones would have to be drilled at a cost of about $3000 each, and Nobis has expressed some concern that drilling new wells for homes in the development may change the direction of the water flow. Sue Clough asked who is responsible for monitoring the wells. Jessie Levine said the Town's engineer, Nobis, same as now.

(2) Reduce the amount of the zone that extends over onto Sumner Woodward's property. This would require a new survey at a cost of $5000 to $6000.

Ultimately the State will decide. Sumner Woodward has said he is willing to cover the costs, and the Town would acquire that commitment in writing before going ahead with either option. Mark Kaplan said he is okay with either option, provided it does not cost the Town anything. Larry Ballin asked Jessie Levine to have Sumner Woodward provide written confirmation of his agreement to cover the costs.

A question arose about the Kidder-Cleveland easement, and Jessie Levine said that Marilyn Kidder had asked how the Town interprets the easement on their property that is located behind the landfill. Owners are not asking for a change to its boundary there, and Bart Mayer does not recommend changing that.

9. Water Precinct Petition—Selectmen referred to Jessie Levine's memo summarizing her conversation with Bart Mayer about the public hearing on April 30th, and the fact that there was only one Springfield Selectman present. Bart Mayer suggested either that

(a) a new hearing (a "do over") be scheduled with the same notice and format, or

(b) that the 4 Selectmen who were present that night be regarded as a quorum of a combined Board of 6. Both Boards would reconvene for deliberations and would vote together rather than as separate Boards.

She said that Bart Mayer feels that option (b) would be more vulnerable to legal challenges.

She said that Springfield Administrator contacted LGC's legal help-line. That attorney recommended that Springfield hold its own public hearing, and that the two Boards consider the issue separately. Sue Clough asked if the New London Selectmen should at least wait until after Springfield holds its hearing before deliberating. Jessie Levine said that New London's Selectmen have closed their own hearing on this matter, and continued it (for deliberations) to today. New London Selectmen can deliberate today, or postpone deliberations.

Larry Ballin informed everyone that he did receive from the petitioners a map with the proposed new boundary as he requested on the night of the hearing. He noted, however, that as the public hearing has been closed, it cannot be brought into the record and used during deliberations. That opened some discussion on the problems that may occur if other or new information is presented to the Springfield Selectmen. In that situation, both Boards of Selectmen would not have identical information. He suggested that the New London Selectmen at least go to the Springfield hearing. Mark Kaplan suggested letting Springfield hold their hearing on the 29th, and said that at least two of New London's Selectmen should attend that in case new information is brought up. Jessie Levine and Larry Ballin reminded him that the New London Board cannot consider any new information after it has closed its own public hearing. The New London Board of Selectmen would not be able to base its own decision on anything new that it hears on May 29.

After some further brief discussion, Selectmen agreed to reschedule their hearing, that is, schedule a "do-over," and that will be held jointly with Springfield's hearing on May 29th. The main concern is that if different evidence is presented on that night to the Springfield Selectmen, and the New London Selectmen cannot consider that different evidence because they have closed their own public hearing, that will open up a number of problems.

Sue Clough reported reading in the *Argus Champion* report on the April 30 public hearing, a reference to the fact that each of the seventeen petitioners were paying water precinct taxes in the amount of $6600. Actually, it is a total of $6600 for all seventeen. Jessie Levine will contact the paper and ask for a correction.

10. **Bob Lavoie** has applied for a seat on the Planning Board. At this meeting, he reviewed his extensive professional background in engineering with the U.S. Naval Department. In New London, his volunteer work has included service on the CAC and as a Sewer Department Commissioner, as well as for Habitat for Humanity.

He said his goal as a Planning Board member would be to become familiar with the regulations, and be able to apply those fairly, to get involved with the master plan, and with updating the current regulations.

He noted that advantages New London enjoys now is its location, environment, accessibility to larger cities. It is comfortable and well-managed. Asked about changes he would like to see, he suggested that the Town must look forward and determine how to guide changes intelligently so that they accommodate the needs of its residents and still preserve the things that are good about New London.

He said he feels the Planning Board does reflect the wishes of the Town. He has not heard any significant complaints about Planning Board work or decisions, though he observed that most people might not understand exactly what the Planning Board does. He has attended some PB meetings, and his opinion is that they do a reasonable job. He added that he feels strongly that the master plan should get off the ground now.

He observed that the existing master plan attempts to combine a desire to keep the Town rural, and to accommodate the census statistics. He suggested that that should be tied in with some kind of implementation plan. Goals should be identified and what needs to be identified to implement those should be identified. Priorities should be set, and then budgeting for those needs must be worked out. Asked if he is suggesting all this be done looking out ten years, he said the master plan will look out ten years, but the goals and implementations would be more specific for the next few years, and more general as you go out. He reminded everyone that things need to be paid for, and you can't do everything at once. Sue Clough asked if he feels the implementation guidelines should be a part of the master plan itself, or as a separate document. Bob Lavoie suggested that there may be some guidelines or good examples for master plans and implementation plans to refer to.

Asked about the idea of serving as an alternate or on a subcommittee, he said that would be less desirable but he would be willing. He would like to work on the master plan, but asked if that master plan subcommittee will consist mostly of Planning Board members. Sue Clough said last time, it was a combination. The master plan is the Planning Board's document, and the Planning Board will sign it.

Bob Lavoie said he will be able to attend meetings, and is willing to attend educational seminars.

He asked about the relationship between the Planning Board and the Zoning Board. Larry Ballin said there is a dynamic between those two Boards, but noted that the Zoning Board is the final place for applicants to go (before appealing to a court), and so that Board tries to not get involved with the process of actually crafting the ordinance. Bob Lavoie suggested that the Planning Board should keep track of the kinds of issues that are brought before the Zoning Board, and suggested that the ordinance should not continue to be augmented with add-ons, or band-aid fixes. Every question should be addressed in plain English.

11. Jessie Levine signed the contract that the Selectmen had previously approved for the landfill repairs.

12. The Selectmen signed the following items, and at noon, adjourned for one hour.

Building Permits:

- Steven & Susan Greenbaum, 500 Otterville Road (Map 042, Lot 005), permit to erect a portable 12' x 24' garage type shelter. There will be no foundation and setup should take about 4 hours – Approved (Permit 07-024)
- Carolyn J. Reynolds Rev Trust, 153 Seamans Road (Map 085, Lot 025), permit to install Skystream 3.7 wind turbine on a 95' pole for generation of electricity for home use – DENIED – Use not permitted, height exceeds 35' (Permit 07-25)
- Broom Properties, LLC, 176 Newport Road (Map 059, Lot 028), permit to enclose loading dock area, remove one door, replace one window, add two windows, relocate interior stairs, and erect four walls for offices – Approved (Permit 07-026)
- Francis and Beverly King, 318 Fieldstone Lane (Map 105, Lot 006), permit to add 12' x 20' shed and 14' Gazebo adjacent to existing deck – Approved (Permit 07-027)
- Arnold and Joan Hansen, 6 Sawyer Lane (Map 073, Lot 069), permit to screen- in existing deck with roof – Approved (Permit 07-029)
- Arthur and Deborah Hall, 333 Bunker Hill Road (Map 062, Lot 020), permit for 12' x 28' addition to side of house for new master bath, closet and laundry area, renovation of kitchen, including addition of pantry; removal of interior wall in second floor bath; installation of central air-conditioning – Approved (Permit 07-030)
- Giovanni Jon Melia, 185 South Pleasant Street (Map 095, Lot 019), permit to framing in outside deck, two walls, three windows and one slider door and screen – Approved (Permit 07-031)

Other Items for Signature: Disbursement & Payroll Vouchers for the week of May 7, 2007 – Approved.

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The Selectmen reconvened the meeting at 1 p.m.

13. **Courtland Cross** has applied for a seat on the Zoning Board, and said he would also be interested in serving on the CAC. At this meeting, he reviewed his professional background in construction, his 8 years as President of Lake Sunapee Protective Association, his service to the Yacht Club, and said that currently he serves on the board for the VNA. He added that at one time, in Worcester, he worked as a campaign manager for a successful candidate.

Of particular interest to the Selectmen was his 30 years experience as an arbitrator for the American Arbitration Association. He said he learned during that experience that communication is the name of the game.

He observed that in New London people are here because they want to be, not because they have to be, and he noted that when much of the Town's work is done by volunteers, you must have volunteers to make that work. He feels he can make a contribution. He said he feels that current zoning is quite good, and he is familiar with what the zoning board does, and would have no problem finding his way around the regulations and ordinances. Though he does not know every regulation by heart, he is comfortable that he would know where to find answers to questions.

In response to Sue Clough's question, he said he feels that if he is going to serve on the Board, he would rather be a regular member than an alternate. He opined that working as an alternate might be more difficult.

Asked about things he would change in town, or with the current zoning as it affects either conservation or businesses in New London, he said nothing jumps out at him. He would not come to the Board with an agenda, nor would he succumb to personal or political pressure. His goal would be to be fair and responsible to all sides, keeping the overall welfare of the town in mind, and keeping in mind the regulations within which everyone must work. He observed that the mindset of a lot of people is to resist change simply because it is unfamiliar.

Larry Ballin referred to his connection with the VNA and asked how he feels about the growth of New London Hospital, and the whole medical industry in New London. How does he feel that fits in to a Town that has been primarily residential? And how does he see that working over the next ten years? Courtland Cross noted that New London is accessible to a very good hospital 30 miles down the road to the south, and 30 miles up the road to the north, and he is surprised that the New London Hospital is embarking upon such an ambitious expansion program now. On the other hand, he said VNA in town is vital; without that, people who need home care would have to use those services provided out of Concord or Lebanon, or one of the home care services from Claremont.

He went on to discuss the VNA's current situation, noting that while medical demands are growing, reimbursements from Medicare and Medicaid are getting smaller. Regarding their physical site, he observed that they are now working well with Dan Wolf regarding the parking situation there, but the VNA does not have much land to expand on that site, and would not be able to afford more.

Hearing no further questions or comments, Mark Kaplan moved to adjourn. Larry Ballin seconded. No further discussion. Motion unanimously approved. The meeting adjourned at 1:30 p.m. The next Selectmen's meeting will be May 14 at 8 a.m.

Respectfully submitted,

Sarah A. Denz
Recording Secretary