

**BOARD OF SELECTMEN
MEETING MINUTES**

August 8, 2005

PRESENT:

Ruth I. Clough, Selectman
Douglas W. Lyon, Selectman
Jessie Levine, Town Administrator

ABSENT:

Mark Kaplan, Chair, Board of Selectmen

OTHERS PRESENT:

Bob Andrews, Recreation Director
Sue Andrews, Elkins resident/Planning Board member
Victoria Boundy, Upper Valley Lake Sunapee Region Planning Commission
Celeste Cook, Elkins resident/Planning Board member
Terry Dancy, Sunapee Area Watershed Coalition
Liz Klingler, Elkins resident
Richard Lee, Road Agent
Maureen Prohl, Elkins resident
Amy Rankins, Land Use & Assessing Coordinator
David Seastrand, Chief of Police
Peter Stanley, Zoning Administrator
Carolyn Dube, Argus Champion
Debbie Cross, Intertown Record

Mr. Lyon called the meeting to order at 8:05 AM.

Meeting Minutes: Ms. Clough moved to approve the minutes of August 1, 2005. Second Mr. Lyon. Approved 2-0.

August 29 meeting: Ms. Levine said that KARMA (Kearsarge Alliance for a Regional Middle School Alternative) has asked to meet with the Board of Selectmen on August 29, but would prefer an evening meeting. The Board of Selectmen agreed to move the August 29th meeting from 8:00 AM to 7:00 PM. Mr. Lyon asked what KARMA hoped to accomplish in meeting with the Selectmen. Ms. Levine replied that she thinks they want to elevate the discussion about the middle school and ask the Selectmen to either hold a town-wide discussion or encourage the New London school board representatives to do so. Ms. Clough asked if KARMA was made up of only New London residents. Ms. Levine said she believes that residents of Wilmot and Springfield are also involved, and is not sure about other towns.

HB 162: Ms. Levine said that Phil O'Brien contacted Mark Kaplan to talk about HB 162, which would impose speed limits on boats on Lake Winnepesaukee. Mr. O'Brien has been working with the NH Lakes Association to track and testify about the bill, and is concerned that if speed limits are imposed on Lake Winnepesaukee, then boaters who want to use their speed boats will go to other lakes, such as Lake Sunapee. Following their discussion, Mark Kaplan said that he would support adding Lake Sunapee to the list of restricted lakes, but wanted to know whether the Lake Sunapee Protective Association had an opinion on the legislation (Mr. O'Brien had said that they had not yet taken a position). Although the

Selectmen did not vote to take a position on the legislation, Ms. Clough will talk to John Clough, New London's LSPA representative, about LSPA's opinion.

Smedley Property: Ms. Levine said that William Smedley, who owns the house at 406 Elkins Road (Map 77, Lot 32) and the cottage at 371 Elkins Road (Map 77, Lot 15), also owns an empty lot bordering the parking lot of Elkins Beach/Post Office (Map 77, Lot 13). The cottage lot and the empty lot are separated by a town-owned right-of-way to Pleasant Lake that is 16.5 feet (one rod) wide. Ms. Levine met with Mr. Smedley and his daughter, Jane, on Friday. Mr. Smedley has offered to trade the Town a portion of the empty lot bordering the beach parking lot for the town right-of-way. The exchange would provide Mr. Smedley with more privacy for the cottage and possible property tax reduction because it would eliminate a "buildable" waterfront lot. Ms. Levine said that Mr. Smedley has indicated his willingness to allow Elkins residents the continued use of that water access. The Town would benefit because it would increase the size of the Elkins Beach property, thereby creating more setback for buildings or parking areas, and would decrease the number of parcels on the lake.

The Board of Selectmen discussed the proposal and thought that it had enough merit to bring forward to the Budget Committee and Town Meeting, and should also be included in the Elkins Planning Study. Mr. Lyon said that the Town should think through the advantages to Mr. Smedley, because ultimately it might be in his interest to provide more land to the town in exchange for giving up the right-of-way.

Lakeside Lodge: Ms. Levine said that the Merrimack County Superior Court has issued an order in the abutters' appeal of the Zoning Board of Adjustment's decision in the Lakeside Lodge matter. For the second time, the court has remanded the case back to the ZBA for reconsideration. Ms. Levine said that the Town has filed a motion for reconsideration, partly because the judge issued the order prior to receiving the Town's objection to the petitioners' motion. Ms. Levine said that unless the judge vacates his previous order, the Zoning Board will have to set a new hearing date and re-hear evidence regarding the number of users of the Lakeside Lodge property.

County Funding: Ms. Levine referred to a letter from the Town of Sunapee inviting New London to participate in a meeting regarding the disparities in county funding. Mr. Lyon said that this meeting resulted from Sunapee's concern about inequities in county funding, in that some towns with lower population and higher property values are paying a disproportionate amount of county taxes. In New London's case, New London has 3% of the population in Merrimack County and pays 8% of Merrimack County taxes. In Sullivan County, Sunapee's disparity is even more extreme. The meeting is in Meredith on August 23, 2005 at 7:30 PM. Ms. Levine said that she has put the meeting on her calendar and plans to attend on behalf of New London.

Crushed Glass: Ms. Levine said that the Town of Hanover has asked to use crushed recycled glass (processed glass aggregate) from the Town of New London's pit. Ms. Levine said that according to Richard Lee, the Town has over 600 ton of crushed glass, more than we could possibly use, and more glass is being delivered weekly. Ms. Levine said that towns such as Hanover that are members of the Northeast Resource Recovery Association (NRRA), a recycling cooperative, pay \$10 per ton to bring glass to the four processing sites in the state. New London has one of those sites at its Shepard Pit on Mountain Road. Since New London is a host, the Town can dump 50 ton of glass per year at no charge, and receives compensation for time and equipment to maintain the glass piles and feed the glass crusher when it is on site. New London also gets to keep the crushed glass product for use or resale. Ms. Levine said that given the size of New London's pile and given that Hanover has already paid to deposit its glass in New London, she thinks that it would be appropriate to allow Hanover to take the material that they need at no charge.

Mr. Lyon said that the Town is still at the beginning stages of figuring how to use and redistribute the glass, and if we can give it back to other members of the coop, then that would be a good start. Once we

allow other towns to use it, we can begin to determine the value of the product and find a price point. In the meantime, if we have excess supply, we should get rid of it. Ms. Clough agreed, although she asked what would happen if more private homeowners wanted the material. Ms. Levine said that the cooperative towns have paid to deposit their glass, so it seems fair not to charge them to use it once it has been processed. Ms. Levine said that the Town allowed one homeowner to use it in a trial run, and that there have been no other requests. Ms. Clough suggested that the cost be compared to gravel but set lower, so that there is a benefit to using the recycled material.

Ms. Clough asked if New London's costs for hosting the glass processing had been covered. Ms. Levine said that since we are reimbursed for time and since we are allowed to dump a certain amount of glass at no cost, and since we are allowed to keep the product, our costs are covered. Mr. Lyon said that the other towns in the cooperative provide New London with an asset at no cost to New London, and until we know how useful the product is to other towns, we do not know its value. He suggested allowing Hanover to take the glass at no cost now, and we will continue to evaluate the program to define rules and regulations. Ms. Clough agreed.

Norsk Ski Center: Ms. Levine said that John Chiarella is still working on ways to have Norsk operate this winter, if at a smaller scale. He asked whether the Selectmen would allow Norsk to use the Shepard Pit for two weekends this coming winter, for parking and chemical toilets (the ticket sales and headquarters will possibly be at the Schlossers' home in Wilmot). Ms. Levine said that the parking seems to be a continuation of the Selectmen's agreement to allow Norsk to use the Pit for satellite parking, but that the chemical toilets would be a change. After a brief discussion, the Selectmen agreed to allow the use of the Pit for two weekends this winter and would allow parking and toilets, subject to advance notice and immediate removal of the toilets upon the conclusion of the weekend. The use of the Pit also cannot conflict with Town use. Ms. Levine will notify Mr. Chiarella.

Non-Public Session: At 8:45 AM, Ms. Levine asked to go into non-public session to discuss a personnel matter. Ms. Clough moved to go into non-public session pursuant to RSA 91:A-3 II (a). Second Mr. Lyon. Roll call: Clough – yes; Lyon – yes. The Selectmen returned to public session at 9:15 AM.

Statistical Update: Ms. Levine said that she has spoken with Joe Lessard about the contract with Municipal Resources, Inc., to perform the statistical update, and the contract is almost ready to be signed. Ms. Levine hopes that the project will start this week, and it will take the better part of the next two months (completion date October 15, 2005). Since informal hearings will be held after summer residents leave, MRI will be available for telephone informal hearings. Ms. Levine said that Norm Bernaiche has been helpful in planning the statistical update, even though he has not yet started as full-time joint assessor.

Sunapee Area Watershed Coalition: At 9:30 AM, the Selectmen were joined by Terry Dancy, New London's representative to the Sunapee Area Watershed Coalition (SAWC). Mr. Dancy said that the operations of SAWC are still being managed by the Lake Sunapee Protective Association (LSPA) and Upper Valley Lake Sunapee Region Planning Commission (UVLSRPC), but that SAWC has established a steering committee to begin identifying priorities and working towards its own management team and by-laws. SAWC established three working subcommittees: one on land use, one on water quality and quantity, and one on education and publicity. The Steering Committee identified the top ten priorities of the SAWC before realizing that they needed to focus on one priority at the outset. That focus will be on impervious surfaces, which includes the areas of planning, zoning, road design, development of slopes, driveways, culverts, etc. Mr. Dancy commended LSPA and students at Colby-Sawyer College for the enormous amount of mapping that they had done to show the amount of impervious surfaces within the watershed area, and noted the collaboration between the LSPA, Colby-Sawyer College, UVLSRPC, and the towns involved.

The next SAWC meeting is on August 25 at 7:00 PM at the Ivey Science Center. Mr. Dancy said that he hopes that the SAWC work will eventually be included in the towns' master plans.

Elkins Study: At 10:00 AM, the Selectmen were joined by Department Heads, Planning Board members, Elkins residents, and Victoria Boundy of the Upper Valley Lake Sunapee Region Planning Commission (UVLSRPC) to begin a discussion about the Elkins planning study. Mr. Lyon said that although this is a public meeting, the Selectmen would not be soliciting input from the public at this time other than to talk about goals and objectives of the study. He introduced Victoria Boundy, Department Heads, and town officials. Mr. Lyon said that the motivation to look at the Elkins area was that the Mesa building came up for sale. The Town had been looking at the perennial traffic and planning issues in that area, and the Selectmen decided that with the town growing, this would be a good time to focus on Elkins for incorporation into the Master Plan. Mr. Lyon then turned the meeting over to Ms. Boundy.

Ms. Boundy said that she is happy to be working on this project in New London, where she has always found good energy and a good level of participation. She said that this is going to be a very interesting study that can be integrated into the Master Plan. Her focus this morning is to go over the scope of work (inserted below in these minutes), identify a timeline, and clarify the subcommittee structure. She also said that this is the sole public meeting before the actual workshop, so she may look for volunteers for various assignments. She asked whether alternative sites for the Post Office should be discussed today. Mr. Lyon said that he would suggest that the site discussion be postponed until after the site visit. Ms. Clough agreed that she would like a better handle on the current use of property in Elkins before further discussion about the Post Office.

Mr. Stanley asked what defined the Elkins boundaries. Ms. Klingler said that Chuck Weinstein, a former Elkins postmaster, had said that Elkins was not a place, but a state of mind. Ms. Boundy said that comment indicates the feeling of community associated with Elkins. This study will focus primarily on Elkins Center and the village area, although participants may include residents from Bunker Road, Lakeshore Drive, and the other roads that feed into Elkins, as well as Wilmot residents. Mr. Dancy said that with respect to the post office, it is important that input be received from beyond the Elkins boundaries, as people in Wilmot and New London use the post office. Mr. Lyon said that although a "state of mind" does not lend itself to planning, he understands that Elkins Center may be influenced by a population that may not live there.

Ms. Boundy referred to the scope of work, and said that her goal is not to make changes but to tweak it. She said that she would like to start by reviewing the land use and transportation issues. She understands that there is a commercial zone in Elkins as well as a number of grandfather commercial uses. Mr. Lyon said that he would also like to look at the use of land and open space in Elkins. Mr. Stanley said that he thought the study should be mindful of the history of Elkins, and Maureen Prohl referred Ms. Boundy to *Reflections in a Millpond*. Ms. Cook referred Ms. Boundy to the New London Historical Society (Diddy Menkart) and New London Archives for photos and other historical information.

Ms. Boundy said that she planned to make a site visit this month, which lead to a discussion about the best time and place to examine the use of property and the traffic flows and congestion. Bob Andrews advised that swim lessons end this week, so that will ease the level of congestion at Elkins Beach. He suggested that Ms. Boundy look at the traffic on a morning this week, if possible. Ms. Clough also suggested the boat launch on the weekends, and others suggested the post office in the mornings. It was also suggested that Ms. Boundy talk to Theresa Lee, lakehost at the Elkins boat launch. Ms. Boundy said that she will look at the options and identify what should be done by UVLSRPC staff and what can be done by volunteers and subcommittee members.

Ms. Andrews suggested that when counting cars and people in Elkins, one should also look at where they came from: are they from in or out of state, and in or out of New London. Celeste Cook suggested that their parking habits be noted as well, especially boat trailers.

Mr. Lyon said that there is no formal subcommittee at this point, other than the appointment of two Planning Board members. Members of the audience offered to serve on a subcommittee, and Ms. Levine will ask one or two other Elkins residents to join. Ms. Boundy said that ten members is a workable number, although she hates to turn down enthusiastic volunteers. She added that the workshop and public hearings will offer good opportunity for public input.

Ms. Boundy said that the workshop will be well-publicized, as it is a big chance for the public to look at the findings of preliminary work, the maps that will be prepared, land use constraints, historical information, traffic data, site visits, and alternatives for use. She said that it will be a facilitated discussion with input. After some discussion, the workshop date was set for September 17 from 8:30-noon. Ms. Levine will see if the Masonic Lodge is available. The Town will prepare flyers and mailings. Ms. Boundy said that letters to the editor also work well, and Ms. Clough suggested using the PLPA e-mail list, Town website, and Town e-mail lists, as well as posters at the Elkins post office.

The following subcommittee members were identified: Sue Andrews, Celeste Cook, Jessie Levine, Sue Clough, Maureen Prohl, Liz Klingler, Terry Dancy, and Town Department Heads as needed. Ms. Levine will also invite some long-time residents, such as Bob MacMichael, Connie Reece, or Aarolyn Vernon. The subcommittee will meet before the workshop, on September 1 at 4:00 PM. The subcommittee will then work after the workshop to go over the discussion. After UVLSRPC has done additional work following the workshop, a public hearing will be held on the preliminary study, and the final plan will be presented in November or December. Ms. Boundy will talk to Ken McWilliams, Town Planner with UVLSRPC, about formatting the Elkins study so that it fits into the Master Plan.

Over the next week, Ms. Boundy will make site visits to Elkins and will think about how to use volunteer help. Ms. Andrews offered to help with the mapping research and preparation, and Ms. Clough encouraged Ms. Boundy to use the subcommittee as much as possible, given the enthusiasm.

Ms. Boundy said that she will keep in touch with the subcommittee by e-mail. At the September 1 meeting, the subcommittee will talk about the workshop and look at information gathered up to that point. The suggested timeline for the scope of work is as follows:

SCOPE OF WORK

Goal: To develop a conceptual land use plan for Elkins Village that addresses land use and transportation issues.

The Conceptual Land Use Plan for Elkins Village would address the following issues:

1. **Land Use:**
 - A. What is the future plan for commercial uses and zoning in the village?
 - B. Should the Post Office be relocated and, if so, where?
 - C. What are the recreation and open space needs in the village?
2. **Transportation:**
 - A. What are the parking and traffic flow issues at the beach/Post Office site, the boat launch site and commercial sites in the village?
 - B. What are the pedestrian circulation needs in the village?

<u>Time Frame</u>	<u>Task Description</u>
1. August 8, 2005	Meet with BOS & PB: Discuss goals and issues to be addressed in workshop & the Conceptual Land Use Plan for Elkins Village
2. August 2005	Site Visit: Record observations and evaluate parking & traffic flow at beach/P.O. site, the boat launch site & the Mesa site on a peak summer day; Evaluate alternative P.O. site locations
3. August 2005 (windshield survey)	Map Land Use: Using a GIS parcel base map overlaid on a U.S.G.S. Orthophoto, conduct a windshield survey to map land use by parcel.
4. August 2005	Evaluate Traffic: Collect traffic data at the following locations as part of NHDOT-funded traffic count program: Elkins Road at bridge over Pleasant Lake outlet; Elkins Road at junction with Scythe Shop Road; collect and evaluate trends in traffic count data in Elkins Village.
5. August 2005	Prepare Maps of Village Area for Workshop & Plan: Utilizing best available Arcview 3.2 compatible digital data, develop set of two 24"x36" colored maps for workshop and set of three 11"x17" black & white maps for report illustrating: Current Land Use by Parcel; Conserved Lands & Deer Yards; Important Water Resource Areas such as floodplains, wetlands, and aquifers.
6. September 2005	Organize Workshop: Assist with development of flyers, public notice for newspaper, and letters of invitation to village area property owners; Prepare materials for workshop; meet with subcommittee (September 1)
7. September 17, 2005	Conduct Half-Day Workshop: Present project scope & goal of workshop; Facilitate discussion to identify issues, alternative solutions, pros & cons of alternative solutions and recommendations
8. September 21 or 22	Meet with Subcommittee: Assimilate and analyze information and recommendations from workshop in preparation for meeting; review and discuss materials & recommendations from workshop
9. October 2005	Draft Conceptual Land Use Plan for Elkins Village: Draft Conceptual Land Use Plan for Elkins Village including maps and narrative; Distribute draft plan (20 copies) to BOS, Planning Board, and subcommittee, provide copies for public inspection at town office and library, provide electronic file for including on town website
10. October 2005	Public Hearing on the Draft Conceptual Land Use Plan for Elkins Village: present and discuss draft Conceptual Land Use Plan hearing
11. October/ November	Meeting with Subcommittee: review and discuss public comments on the draft Conceptual Land Use Plan
12. November 2005	Final Conceptual Land Use Plan: Revise draft plan based on the comments received at the public hearing and the subcommittee meeting; distribute final report (20 copies) to BOS, Planning Board, Subcommittee & Departments with copies available for public inspection at town office and library & send electronic file for including on town website

13. November/December (preferably November) **Public Hearing on Final Conceptual Land Use Plan:** Present and discuss final Conceptual Land Use Plan for Elkins Village at public hearing; Planning Board adopt final Conceptual Land Use Plan for Elkins Village as component of town Master Plan

Mr. Lyon thanked Ms. Boundy and everyone for coming, and the Elkins discussion concluded.

SIGNATURES:

Building Permits:

- Lisa & John Garrahan, 668 Lakeshore Drive (Map 50, Lot 2), permit to put small storage shed abutting house – Approved (Permit 05-087)
- Paul & Ann Linehan, 99 Sparrowhawk Road (Map 65, Lot 18), permit to erect fiberglass pool – Approved (Permit 05-088)
- Lynn & David Annicchiarico, 673 Bunker Road (Map 76, Lot 25), after-the-fact permit for 8 x 8 shed – DENIED due to failure to meet setback requirements (Permit 05-089)
- Thomas J. Mills, 131 Main Street (Map 73, Lot 71), permit to remove existing floor, remove posts, pour concrete foundation, rebuild floor – Approved (Permit 05-090)
- Janet Prew, 97 Parkside Road (Map 73, Lot 6), permit to erect 8 x 14 garden shed – Approved (Permit 05-091)

Sign Permit Applications:

- Temporary Sign Permit Application for Sign at Information Booth for Knights Hill Nature Park Live Wild Animals Show on August 13 (sign to be displayed August 5-12, 2005) – Approved

Other Items for Signature:

- Disbursement & Payroll Voucher for the week of August 8 2005
- MS-1 Extension Form for extension of time until October 21, 2005, due to statistical update
- Application for Use of New London Town Commons for Tour de Stu (Stu Sidmore Scholarship Bike Ride) on September 11, 2005 from 2:00-3:00 PM – Approved
- Raffle Permit for Friends of Mount Sunapee, for drawing in October – Approved
- NORSK Cross-Country Ski Center Trail Use Approval Form – Approved

There being no further business, the meeting adjourned at 11:25 AM.

Respectfully submitted,

Jessie Levine
Town Administrator