

APPROVED  
**New London Planning Board**  
**Master Plan WORK SESSION**  
**May 12, 2009**

**Members Present: Thomas Cottrill (Chair), Jeff Hollinger (Vice-Chair), Michael Doheny (Secretary), Tina Helm (Selectman's Representative), Emma Crane (Conservation Commission Representative), Karen Ebel, Dierdre Sheerr-Gross (Alternate)**

**Members Absent: Michele Holton, John Tilley (Alternate)**

Chair Cottrill called the **MEETING TO ORDER at 7:00pm**. Cottrill appointed Alternate Sheerr-Gross to replace Michele Holton.

## **CHAPTER VII - TRANSPORTATION**

Ken McWilliams, Town Planner, explained that during the April 14<sup>th</sup> meeting, he had distributed some comments to the planning board ("PB") that he had received from audience member Jerry Gold, (via email) regarding the chapter on Transportation. At that meeting, the PB decided that it would be best to wait until the following work session to review the proposed changes, as Mr. Gold was not able to attend the April 14<sup>th</sup> meeting. Mr. Gold was now present and able to explain and clarify his comments to the PB. Mr. McWilliams suggested that Mr. Gold offer his revisions to the PB and if the PB was in favor of incorporating them into the Master Plan, that he would make the necessary changes to the chapter.

Mr. Gold commented that at the last meeting he attended, he offered to create new text for the non-motorized trails section. He also noted that he had made revisions to the organization of the entire chapter to make it easier to read and comprehend. He offered to work with the PB to change the other chapters in the Master Plan so as to follow suit.

Referring to Mr. Gold's handout, the first suggestion was discussed. It was noted that the original introduction did not mention routes 114 and 103A. He felt that this was important to add because throughout the Master Plan, the role of New London as a sub-regional economic center is mentioned and so it should be mentioned that the roles of the two routes that intersect the town are important. He opined that the retention of rural character is usually an important part of the region and that routes 114 and 103A are instrumental in this idea.

PB member Dierdre Sheerr-Gross asked if Mr. Gold had created the term "walkable town" himself or if it came from the town survey. He said that it was present in the survey.

Karen Ebel noted that in the original introduction it was stated that the town had been "moderately affected by economic fluctuations." She brought attention to Mr. Gold's revised introduction that stated "...New London has maintained its role as a strong sub-regional center for tourism, services and employment." Ms. Ebel opined that in light the current economic fluctuations that have been present during the creation of the Master Plan, the phrase "despite economic fluctuations" be added to the end of Mr. Gold's sentence on the state of the town's economy.

Chair Cottrill and many on the PB agreed that they liked Mr. Gold's introduction paragraph. They decided that, with the modification suggested by Ms. Ebel, Mr. Gold's introduction will replace the existing introduction.

Mr. Gold's next section included the goals of the chapter. This was a change in the format of the existing chapters, as the goals had been placed in the end of each chapter. There was some discussion by several PB members as to whether the goals for each of the Master Plan chapters should be listed first or if they should remain at the end of the chapter. Ms. Sheerr-Gross asked if the issues, goals and recommendations could/should be put in the beginning of each chapter. Chair Cottrill opined that it would be helpful to have the goals in the beginning immediately following the introduction paragraph. Ken's response was that it

wouldn't be too difficult to re-format each chapter to relocate the goals The PB agreed that this would be helpful to the eventual readers of the Master Plan.

Michael Doheny arrived at 7:15pm

Chair Cottrill asked the PB if the two additional goals recommended by Mr. Gold should be added to the goals section of the Master Plan. Mr. Gold had proposed the following goals to be added:

1. To emphasize in the Town's transportation planning the importance of a "Walkable Community" based on the development of a network of non-motorized pathways, trails, bike lanes and sidewalks enabling residents and visitors to enjoy pedestrian and bicycle access to the Town's business centers and recreational assets.
2. To develop cooperative planning processes with neighboring towns on transportation issues that build a healthy economic base while preserving our core commitment to retain the rural character of this region.

The PB agreed that they liked the text and wording in Mr. Gold's first proposed goal as it compared to the fourth existing goal in the end of the Transportation chapter. The PB also liked Mr. Gold's second goal, and agreed that they would be in favor of adding it to the existing goals.

Chair Cottrill moved to the next section of the chapter, entitled "Community Survey Results." There were no additions or modifications to this section.

There was some question as to whether the data from the town survey should be present in the beginning of the next section, dealing with "Commuting and Parking." Ms. Sheerr-Gross noted that it would be helpful to show the data from the survey that showed what the community wanted with regard to these sections. After some discussion, Chair Cottrill asked Mr. Gold if he felt that the "Commuting and Parking" section should go in front of the "Land Use- Transportation Dynamics" section. Mr. Gold answered in the affirmative.

Ms. Sheerr-Gross opined that a lot of time had been spent on this plan to date and that Mr. McWilliams had worked hard to put this into some order. She asked if it would be worthwhile to go back and look at all the chapters, and possibly change the whole organization of them. Ms. Sheerr-Gross noted that due to the fact that it would take considerable time at this point to change everything and that the town was in a budget situation currently, perhaps these reorganization ideas, though worthy and good, should remain minimal at most. Mr. Gold admitted that he knew there would be a time/budget problem incorporating his suggested revisions. To offset the time and financial burden, he noted that he is willing to re-draft the chapter(s) for Mr. McWilliams.

Audience member Bob Lavoie asked if there could be a compromise within the suggestions. Perhaps an executive summary could be included in the beginning of the Master Plan, with the chapters and goals included. He noted that stating the goals in the beginning of each chapter may confuse some readers of the plan. They may wonder where the goals were coming from. Mr. Lavoie opined to leave the text the way it is but to add an executive summary in the beginning. Ms. Sheerr-Gross agreed with Mr. Lavoie, however, she stated that there is no executive summary written. She agreed that the chapters could stay the same, but if the goals could be moved to the front, they could serve as a sort of summary for the reader.

Mr. Gold opined that the average reader may not be familiar with all the details that the PB has included in the Master Plan, but that they want to see where the town is going. If the goals are up front, it will show them what is coming up and then they can move through the document if a section interests them.

Ms. Ebel opined that Mr. Gold should be "let loose" to start revising chapters. Ken noted that there were two problems at this time with Mr. Gold updating things.

1. The current draft of March 26, 2009 has not had the most recent changes from the April 14<sup>th</sup> meeting incorporated into it. Mr. Gold would not have instant access to the most recent draft to start revising.
2. This was the third time this chapter had been brought before the PB for review. Letting Mr. Gold make further changes to the chapter would only result in another review by the PB before the chapter is approved.

Mr. Doheny noted that another review of the text should not be necessary if Mr. Gold is only changing the location of copy. Mr. McWilliams noted that there was some talk that Mr. Gold would be consolidating some information and re-writing some things. Ms. Sheerr-Gross noted that if there were some large changes to the chapter, the PB could review it again. Ms. Ebel asked Mr. McWilliams how many chapters had goals, so perhaps maybe it wouldn't be that big a project to simply move things around. Mr. McWilliams said that most of the chapters had goals.

Mr. Gold said that it seemed the largest thing that needed to be done was to group the existing information into better-defined sections to make them clearer in each category. Ms. Ebel suggested that perhaps Mr. Gold would only be moving information and not changing the wording. Mr. Gold shared that as he went through the Transportation chapter, he found that he could come up with some more wording that could be added to tighten and clarify the information.

Chair Cottrill recapped that the goals in the Transportation chapter should be moved to the beginning of the chapter, following the introductory paragraph. Ken agreed to do this. Second, the Planning Board would continue to review the other changes suggested by Mr. Gold and decide if they like those changes better than what exists already. Lastly, Mr. McWilliams should re-draft the Transportation chapter including the changes from the last work-session on April 14<sup>th</sup>. This draft should then be sent to Mr. Gold so that he can work with it and incorporate his changes. At the next work-session, the PB will review both drafts of the chapters (Mr. McWilliams' and Mr. Gold's) and decide which parts they like and which they do not. Ms. Sheerr-Gross suggested to Mr. Gold that when he is working with the draft to keep in mind that major changes in format should be avoided, even if they may be worthwhile and legitimate, because at this point in the process, it would be too difficult to incorporate them into all of the chapters.

Mr. Stanley noted that the same format for the Master Plan has been used since 1988 and it does need to be revamped, however it does take time and money. The PB thanked Mr. Gold for offering his time.

The PB returned to the document at hand. Commuting and Parking was Mr. Gold's next section. He had wished to move the section to appear directly after the survey data in the chapter. The PB decided that the section should stay where it is and not move.

In the section called "Public Road System" Mr. Gold suggested adding something to the effect of "When going through a subdivision the Planning Board would urge people to integrate the subdivision into the town's non-motorized trail system." Mr. Gold said that he would provide copy for this addition with his first draft of the chapter.

The next section to be reviewed was the "Community Non-Motorized Transportation." Mr. Gold noted that this was broken up into two sections in the current document and wasn't sure where this section would go.

In Mr. Gold's outline, he noted it would go directly after the "Public Road System" section. Ms. Emma Crane (Conservation Commission Representative) asked to where the data would be moved. He opined that the data regarding "livable walkable community" should be placed with the survey data in the beginning of the chapter and should have its own heading within the "Community Non-Motorized Transportation" section. Currently, "livable, walkable community" is described in only one paragraph within the "Road System" section. Mr. Gold stressed that since it is not data but rather a concept to be thought about, it should have its own, more detailed section. It was decided that this section should be included after the "Winter Maintenance" section on Page 13 within the Public Road System" section.

The “Trails and Pathways” section was reviewed next. Chair Cottrill asked if the PB would like to add Mr. Gold’s text to the Master Plan. Several on the PB answered in the affirmative. This section would be added before the “Alternative Modes of Transportation” section that exists in the document. Ms. Ebel summarized Mr. Gold’s plans, including the creation of a new section to include text on sidewalks, trails and paths, “livable, walkable community” non-motorized transportation. Ms. Ebel reminded the PB that they don’t want the survey data moved to the front, but that it can be moved to the end. Right now it is in the middle of the section. Ms. Sheerr-Gross stated that she believed the data on parking/commuting should stay where it is because it is in the appropriate section and should not be moved to the end. Each section should have its own data within it. The PB agreed.

The last item on Mr. Gold’s list involved Alternatives: Mass Transit and Assisted Transit Issues. He opined that the simplest way to clarify this section would be to re-order the issues. Some issues should be re-written but Mr. Gold opined that re-ordering them would be the best thing to do at this time to give the reader smaller groups of issues to work through at a time.

Mr. McWilliams agreed to incorporate the changes from the last work session and this work session into the Transportation chapter and give it to Mr. Gold. Mr. Gold will then reorganize the chapter and the PB will review it at the next meeting. Mr. McWilliams noted that he will send his revised draft to Mr. Gold within a week.

## **CHAPTER XI - HISTORIC RESOURCES**

Chair Cottrill confirmed with Mr. McWilliams that this would be the second revision of this chapter. Mr. McWilliams noted that the changes in this document were minimal.

Mr. Doheny brought to light that in several places, it was written “Historical Society” when it should really say “New London Historical Society.” Also, anywhere it was written as “Baptist Church” should be changed to “The First Baptist Church of New London.”

Karen Ebel asked if the previous comments from Jim Perkins, from the New London Historical Society, were incorporated in this chapter. Mr. Perkins said that for the most part they were, but there were a few things he wanted to clarify. The PB started reviewing the document page by page.

### **Preservation Action to Date**

Page 202. Chair Cottrill noted that there should be a reference to the table below the text.

Page 203. Mr. Perkins noted that the limit of seating should be 120 and not 150. He also suggested that in the second to last paragraph something be added such as: “historical artifacts from 20<sup>th</sup> century New London are presented by the WFK Ice House Foundation on Pleasant Street.”

Page 204. Chair Cottrill opined that in the 2<sup>nd</sup> paragraph, the line starting with “...attempt to adopt...” should identify the state roads where Crockett’s Corner and Homan’s Corner are located.

Mr. Stanley also noted that on #3 the word “the” in “The Kentlands” should be removed. This should also be done on page 208.

Mr. Lavoie asked if this text had been reviewed before. Mr. Cottrill said that it had been reviewed earlier and that the document reflected those changes.

Jeff Hollinger arrived at 8:02pm

### **Site and Building Design Guidelines**

Page 215. Ms. Sheerr-Gross noted the reference to an “Appendix” of the chapter within the “Site and Building Design Guidelines” section. This reference should be deleted as an “Appendix” doesn’t exist. Also, the text “and now owned by Cleveland” should be removed.

### **Historical Landscape/Architectural Areas**

Page 217. Mr. Perkins opined that something should be said within the “Little Lake Sunapee” section. It should be updated from “9 old buildings” to 14. He doesn’t believe that the piece of property being referenced is part of the lake, but is part of the road. This distinction should be made.

Mr. McWilliams suggested moving the 3<sup>rd</sup> paragraph on page 202 to page 217 to keep the reference to these buildings together. Ms. Ebel said that there should be a cross-referenced to this information on page 217. She would like to see the paragraph as its own section between Morgan Hill and Little Lake Sunapee on page 217. Mr. Perkins agreed to send some text to Mr. McWilliams for this new section regarding the buildings being referenced. Ms. Sheerr-Gross opined that the new section could be called “Historic Architectural Areas.”

### **Elkins**

Mr. McWilliams noted that sometime back in October when the first draft was being reviewed, Mr. Ballin and Ms. Cook agreed to rewrite the section on the Elkins area. However, it has not been received by Mr. McWilliams. Unfortunately, Mr. Ballin and Ms. Cook are no longer members of the PB. Ms. Helm (Selectman’s Representative) said that she would check with Mr. Ballin on where he stood with the new text about Elkins.

Mr. Stanley noted that there was no East Main Street, but it should be called “the east end of Main Street.” Mr. Gold suggested that a sentence somewhere should be added regarding scenic roads. He suggested “.historic values are a factor when designating scenic roads.” Mr. Stanley clarified that scenic roads are voted on at Town Meeting.

### **Low Plains Area**

Mr. Hollinger questioned the text that mentions “the view from Crockett’s Corner is universally valued.” It seemed that the last two sentences of this section really belong in the next section called “Crockett’s Corner/Hominy Pot to King Hill.” It was then decided that the very last sentence to be carried over to the Crockett’s Corner” section should be deleted.

### **Tracy Road**

Page 219. The third line up should include the text “which was” before “abandoned in 1942.”

### **West Part of Town**

The sentence at the bottom of the paragraph mentions what is left of the area. Chair Cottrill noted that it should state that while Soo-Nipi Park is still “there” many of the original features are gone, like the steamboat landing and the lodge.

### **Issues:**

#7-11 Mr. Perkins opined that these are issues with archives but are not really necessary to be included within this document. He was aware that some of these items were carried over from the last revision. Mr. McWilliams shared that items 7, 8 and 9 were included by the PB from the last review. Mr. Perkins noted that at this point, storage space is not needed due to the fact that photos and documents are mostly digitized. It was decided to remove numbers 8 & 9 and leave number 7, re-written as: “It is important for documents continue to be digitized and stored in fireproof structures...”

#14 It was suggested to add something to indicate that there are private grave sites in town. Suggested Text is: “Grave sites elsewhere in town should be inventoried for their preservation and historic value.” Ms. Ebel asked about Native American historic and burial sites. She wondered if these should be inventoried. The PB decided that this would be worthwhile to add as a recommendation.

### **Recommendations**

1. Add private grave site inventory and Native American historic and burial site inventory.

Bob Lavoie asked if a goals section should be added in this section. Looking at the issues and recommendation sections, he felt it was easy to come up with goals.

2. #8 & #9 will be removed and item #7 to be re-written as above.

Mr. Gold asked why numbers 12, 13, 14 are included in the recommendation list, having to do with the preservation and protection of historic structures. He wanted to know why the town wanted to do these things. It was decided that the Planning Board should form a committee to decide if there should be a historic district. Ms. Sheerr-Gross noted that the PB should not be worried about some of the recommendations and that this issue should be revisited at a later time.

Minutes for Review:

Chair Cottrill asked for any corrections to the minutes from the April 28, 2009 public hearing of the Planning Board. There were none.

Chair Cottrill asked for a **MOTION**.

**A MOTION WAS MOVED, Tina Helm, AND SECONDED, Karen Ebel, TO APPROVE THE MINUTES FROM APRIL 28, 2009 AS CIRCULATED. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was **ADJOURNED** at 8:40pm

It was announced that the next work session of the Planning Board would begin at 7:30pm instead of 7pm.

Respectfully Submitted,

Kristy Heath, Recording Secretary  
Town of New London Planning Board

Date of Approval: \_\_\_\_\_

Chairman: \_\_\_\_\_