

APPROVED Minutes of the Planning Board Meeting of September 14, 2010

Members Present: Tom Cottrill (Chair), Michael Doheny (Secretary), Peter Bianchi (Board of Selectmen Representative), Deirdre Sheerr-Gross (Alternate)

Members Absent: Paul Gorman (Alternate), Emma Crane (Conservation Commission Representative), Michele Holton, Jeff Hollinger (Vice Chair), John Tilley

Others Present: Mr. McWilliams (Town Planner), Peter Stanley (Zoning Administrator), Richard Lee (Public Works Director), Tina Helm (Chair, Board of Selectmen)

Chair Cottrill called the **MEETING TO ORDER** at 7:15pm. He appointed Deirdre Sheerr-Gross, alternate, to sit in for Michele Holton.

1. Colby-Sawyer College

The first item to be discussed, which was not on the agenda, was Colby-Sawyer College. Mr. Doug Atkins said the College would like to add three emergency generators and wondered if they need to do a site plan review.

Mr. Atkins said that the ice events of the last decade have got the college thinking of the need for emergency generated power. They have a series of small residential generators that can be moved from one area to another, which was helpful but not ideal. Their first plan is to support their communications system, which includes Colgate Hall, the Library Science Center and the Science Building. These are the areas that support their computer network and telephone system. Mr. Atkins explained that this initiative is being done in cooperation with the Emergency Management Committee of the Town of New London. This committee and the college have worked together throughout incidences in the past and they hope to continue. He indicated that Ms. Levine has been able to get approval to spend \$25,000, partly from the FEMA funds granted to the Town, to support the purchase of the generator at Colgate. Mr. Atkins noted that the Town's Emergency Management Committee can use the facilities within Colgate to broadcast emergency information to the town should there be the need.

Steve Jesseman, representing Colby-Sawyer, said the generator will power Colgate and three residence halls. He showed on a map where the generators would be placed. They would each sit on a concrete pad, about 8' x 15' in size, and all the wiring would be underground. The generators would all have automatic transfer switches, and would test themselves once/week. The switches would be wall-mounted and disguised. The generators will create noise. Mr. Jesseman said that they are planning to fuel the generators with propane. At Colgate, they may decide to go to a larger generator in order to power a third residence hall. If this were the case, it would be fueled with diesel.

Neither Ken McWilliams nor Peter Stanley had any objections to this request. Mr. McWilliams said that the Planning Board has to question whether or not they will need to do a site plan review.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Deirdre Sheerr-Gross) to not require a site plan review for the three generators that will be installed as shown at Colby-Sawyer College.
THE MOTION WAS APPROVED UNANIMOUSLY.

2. Viggo Carstensen – Mylar Signing

Mr. McWilliams said that the subdivision was approved at a previous meeting, subject to approval from the Department of Environmental Services for the septic system. He passed the Mylar around for the members to sign. Mr. Stanley said that if it was OK with the Planning Board, Mr. Carstensen would like to record the Mylar the following day at the registry. He would pay for the fees and have the copies sent to the town. The Planning Board agreed.

3. Center of the Arts

Peter Stanley said that the Center of the Arts has been offered an office space at L. Ross Gott's building on Main Street, across from the Fire Station, for the purpose of having a micro art gallery. The Center plans to hang paintings in the space and be open when Gott's office was open, and by appointment. The space will only be utilized for viewing; any/all sales would occur at Annie Ballin's office. The intent is to have this gallery serve as a showcase for local artists in a local space. Mr. Stanley noted there was a difference of .1 parking spaces due to this change in use. While minimal, he didn't want to approve this without approval from the Planning Board.

Ms. Sheerr-Gross asked if it was in writing anywhere that there will not be any sales in the office. Mr. Stanley said that it is written in their application. He noted that this space was being given, free of charge, to the Center (Ms. Ballin) for this use. Currently, the room is used as an office space.

Mr. Doheny asked if they could suggest a 12-month approval and then review it after that time. Mr. Stanley said they could do this, and felt they had the flexibility to do so. Chair Cottrill asked if .1 of a parking spot requires a site plan review. Mr. McWilliams said the Planning Board can use discretion. The Planning Board wanted to be sure they were not setting precedence by allowing this to go through without a site plan review.

IT WAS MOVED (Deirdre Sheerr-Gross) AND SECONDED (Peter Bianchi) to waive the site plan review and to allow the use of the office space to change to a micro gallery for a period of one year, beginning September 15, 2010. THE MOTION WAS APPROVED UNANIMOUSLY.

4. Utilities Chapter

Chair Cottrill reminded the Planning Board that after their first review of the chapter, they changed a lot. Mr. Lee was not able to be present at that time to give his input, so they welcomed him to the meeting to provide any details or information that may be needed.

Mr. Bianchi noted the first page, 4th line from the bottom. ... "as public works department" should say "within the public works department."

Chair Cottrill noted that on page 2, there was an extra "and" after the text "by pumping wastewater from New London" that needed to be removed.

On page 4, Mr. Bianchi wondered if the text was referring to 2% of the cost or 2% of the flow. Mr. Lee said that it was cost. It should read "money contribution by 2%."

Chair Cottrill said on page 5, third line down it should say "...many of these respondents may not be connected."

Mr. Bianchi said on page 9, the table goes to only the year 2007 and the others go to 2009. He wondered if that mattered.

On the same page, Mr. Doheny said that the title of the table should have the word "of" and not "off." Mr. Bianchi noted on page 12 that he felt 71 thousand gallons of infiltration was high. He thought that number had gone down. Mr. Lee said that that *is* down from what it was. He said they have been repairing more man holes each year, which cost between \$2,000 and \$4,000 each to seal up. They have done eight this year.

Mr. Bianchi noted on page 13 they need to change "secondary" to "tertiary." Chair Cottrill said the same page, the word "the" should be crossed out after "20 year life."

Mr. Bianchi noted on page 14 the 2009 figure shows that they are sending 70% of the sewage to the plant, but the information on page 12, says that it is only 65%. Ms. Sheerr-Gross asked if when the sewage is sent from New London it is one number, and when it arrives at the treatment facility, how much more is added. Mr. Lee said he didn't know that information off the top of his head. He explained that every night at midnight they get a fax from the facility with the numbers of gallons going into the sewer.

On page 15, Mr. Bianchi said he had a problem with all the figures. Mr. McWilliams said the numbers in the table were all based on the assumptions on the same page. Mr. Bianchi said that the projections were that the town would grow by 1,000 people in the next 10 years. He explained that this was not including the college but just dwelling units, and not other group housing in town. He wondered if they'd seen that kind of growth in the last three years. Mr. McWilliams said that they have not, but they need to project for the next 10 years. The last three years have been the slowest rate of growth in the last 30-40 years. If it stays as slow as the last three years, it would amount to about 30 people per year. If the Planning Board wanted to change the population projection they could, but they need to agree on that.

Mr. McWilliams explained that in the 2000 census they averaged 3.12 persons per household. This comes out 29-30 people per year in New London. If that is taken as the low end, what do they see happening over the next 10 years?

Ms. Sheerr-Gross said the demographics will change this figure as people will want to retire to warmer places and with global warming, this area may become ideal.

Mr. Stanley said that the town of Lebanon is growing wildly; more than any other town in New Hampshire. They expect to see some of that spill-over in New London. The town of Bow, New Hampshire, up until a year ago, hadn't seen a new house permit for three years. New London gets 6-10 per year. If the growth north continues, it will spill over into New London. He explained that while Lebanon is growing, they are not planning for housing to compensate for the increased workforce.

After some discussion, it was decided to change the growth projection from 100 to 50 people per year. While this change would create a ripple effect in other chapters, Mr. McWilliams said that he could make the changes to reflect a more accurate projection.

Page 16 – It was noted that Colby-Sawyer College’s student population would be going up to 1,300, not 1,100.

Page 21 – Mr. Bianchi said that the Board of Selectmen went over the recommendations, which began on this page, and were in agreement that they were valid. They believed the most critical one was number two, which referenced the formation of a task force.

Page 22 – Chair Cottrill said that the second line it should say: “. . .in town that should be served by municipal sewer.”

At this time, Richard Lee left the meeting, as his section review was complete.

Mr. Bianchi noted on page 25 at the bottom and table 8-7, the heading marked “others.” He thought there were more residential units than 71. He felt it was a low figure considering that there were 63 at The Seasons, and Slope and Shore had 70+ homes with their own wells. Mr. McWilliams thought those numbers would be listed under “other” and would include people using water from the lake. He believed those private communities were included in the “wells” category.

Mr. McWilliams said that after 1990 and 2000 census, they didn’t have any information on this. He assumed the same number was carried through as he had nothing to base another number on. Tina Helm asked if they could use the 2010 census for that figure. Mr. McWilliams said that was not possible. They haven’t received any information back from this census yet, and this census obtained much less information from the citizens as it had in the past.

Mr. Stanley said that on page 23 it should say “Twin Lake Villa” and not “Twin Lake Village.”

At page 34, Mr. McWilliams noted that he had gone back and for with the Water Precinct and had not heard from them. They were not at the meeting, so he assumed they were OK with their portion of the chapter.

Page 43 – Meeting attendee, Ms. ____ asked what will the town plans to do with the updated maps once they are made. Mr. Stanley said that if someone knows they have a resource that has potential to serve a need, that knowing where it is helps to plan for the event that if someone wants to extract the resource and sell it, it can be located. He said that most of these areas are conservation areas or adjacent to easements.

5. Other Business

Mr. McWilliams explained that there was nothing on the agenda for the September 28th meeting. He said that he has not yet received the Communities and Facilities chapter from Ms. Levine. She plans to review

the chapter with the Board of Selectmen the following Monday, will make appropriate changes to it, and then send it to him. If that happens they can get that on the agenda for the October 12th Planning Board meeting. There was no way it could be ready by the September 28th meeting.

The next meeting will be held October 12th. At this meeting, they would have the draft of the CIP to review. If they want to adopt it, they can. Ms. Levine will be there to answer questions.

Chair Cottrill said that they needed to submit a budget number for Carolyn Fraley, Finance Officer. He reminded the Planning Board that Mr. McWilliams had submitted some numbers at the last meeting and they had talked about it. He said he would give that number to Ms. Fraley, unless anyone objected. The total was \$36,425 for 2010. They plan to submit a budget \$31,860 for 2011, and \$16,010 for the first six months of 2012. Board of Selectmen Chair, Helm applauded the Planning Board for coming up with their budget.

Chair Cottrill said that they also need to decide at another meeting on which planner service to continue with for the upcoming years.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Michael Doheny) to adjourn the meeting of September 14, 2010. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 8:21pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London