

**NEW LONDON PLANNING BOARD
REGULAR MEETING & PUBLIC HEARINGS
JUNE 26, 2007**

MEMBERS PRESENT: Tom Cottrill (Vice-Chairman), Larry Ballin (Selectmen's Representative), Dale Conly, Michael Doheny, Ken McWilliams (Town Planner), Michele Holton (Alternate), Deirdre Sheerr-Gross (Alternate).

Tom Cottrill called the meeting to order at 7:30 p.m., and the Planning Board addressed six areas of business during the meeting.

1. John & Sue Clough and Barry Wright & K.C. Slocum-Wright—Annexation of .55 (point-five-five) acre from Lot 39-6 (Wright) to Lot 39-7 (Clough).

Prior to this meeting, Planning Board members received copies of the subdivision application, list of abutters, drawings showing location and shapes of the current lots, and a lot plan showing the proposed annexation.

John Clough explained that the main purpose of the annexation is to straighten out the property line. Planning Board member Larry Ballin agreed that that would make sense. It is not clear why the lots were delineated this way in the first place. John Clough added that the .55-acre in question is mostly wetland.

PB Vice-Chairman Tom Cottrill asked to confirm that this annexation will not render the lot sizes non-compliant with zoning requirements. Ken McWilliams pointed out that the Cloughs' lot is in the ARR zone with a minimum lot size requirement of 4 acres. They currently have 7.13 and will have 7.68 after this annexation. The Wrights' lot is in the Conservation zone with a minimum lot size requirement of 10 acres. They currently have 24.07 acres and will have 23.52 after this annexation.

Hearing no further comments or questions, Planning Board member Dale Conly moved to approve this annexation. Planning Board member Michele Holton seconded. There was no further discussion on the motion and it was unanimously **APPROVED**.

2. Jean M. Fuller Revocable Trust—Annexation of .53 (point-five-three) acre from Lot 108-1 on Main Street to Lot 109-20 on Quail Run Road and .53 acre from Lot 109-20 on Quail Run Road to Lot 108-1 on Main Street

Prior to the meeting, Planning Board members received copies of the subdivision application, lot plan showing the two lots in question before and after proposed annexation, list of abutters.

James Fuller reminded the Planning Board that the Board approved this four years ago at a preliminary, but needed the survey done. The Fullers have that now, and are prepared to go forward with the final annexation tonight. He said they are owners of both lots in question, and pointed out that as they are currently configured, lot 108-1 has frontage on both Main Street and Quail Run, and they would like to reconfigure the lots so that that one fronts only on Main Street. He added that this will give a little more back yard to the lot on Quail Run.

Planner Ken McWilliams pointed out that this is in the ARR zone with minimum lot size requirement of four acres. (These are preexisting non-conforming lots of 2.76 and 2.80 acres respectively.) For that reason, the Fullers have been very careful to make the annexations an even exchange, so as not to render either of these lots more non-conforming than they already are.

Hearing no further questions or comments, PB member Larry Ballin moved to approve the annexation. PB member Dale Conly seconded. There was no further discussion on the motion and it was unanimously **APPROVED**.

3. Stephen Jesseman—Site Plan Review for Filling of a .43 (point-four-three) acre space on Lot 116-6, Hastings Landing Road

Prior to this meeting, Planning Board members received copies of Mr. Jesseman's executive summary dated June 6, lot plan showing area of proposed filling, list of abutters.

Steve Jesseman reminded the Board that at the preliminary review of this proposal on June 12, it requested that he provide a plan showing spot elevations. He provided that for tonight's hearing. The proposal is to haul approximately 2000 cubic yards of fill from Colby Sawyer College to this location, in order to even out the topography there.

PB member Larry Ballin asked to confirm that, as stipulated at the June 12 meeting, only the landowner's personal boats/vehicles/belongings are permitted to be stored on the property. Stephen Jesseman confirmed that statement and said he will comply. Mr. Jesseman also said that he will loam and seed the area of new fill with a conservation mix by September in order to stabilize the new fill.

Hearing no further comments or questions, PB member Dale Conly moved to approve this site plan. Larry Ballin seconded. There was no further discussion on the motion, and it was unanimously **APPROVED**.

4. Planner Ken McWilliams provided for Planning Board approval a draft of a letter addressed to Attorney Dana Bisbee regarding his client Jonathan Feins' non-payment of engineering fees relative to the Stonehouse Road/King Hill Road intersection. Michael Doheny recused himself from this discussion. Planning Board members concurred in approving forwarding this letter to Mr. Bisbee.
5. Ken McWilliams reminded the Planning Board that at a recent NH Planners Conference, he met and spoke with Dr. Robert Roseen of the UNH Storm-water Management Center, and has subsequently visited that center himself. As the New London Planning Board is in process of revising its Subdivision Regulations, and would like to incorporate Low Impact Development practices and techniques into those, he asked Dr. Roseen for some recommendations of engineers with expertise in LID to contact for a review of the draft regulations. Dr. Roseen responded by indicating that, as far as he is aware, the group with the most experience with LID is Horsley Witten Group, Rich Claytor Principal. Dr. Roseen provided names of three other consulting engineers to contact as well.

At this Planning Board meeting, Ken McWilliams provided the proposals from the three firms that responded to his inquiry.

- o Rich Claytor of Horsley Witten Group submitted an estimate of \$1600 for the review and an additional \$1100 to attend and provide a presentation at a Planning Board meeting.
- o Charlene Johnson of AMEC Earth and Environmental submitted a proposal of \$4975 for the review, and that includes \$750 to attend and present at a Planning Board meeting.
- o Eileen Pannetier of Comprehensive Environmental Inc. submitted a proposal of \$1600 for the review and \$500 to attend and present at a Planning Board meeting. Ken McWilliams noted that the draft regulations do utilize the model developed by CEI.

At this meeting, he recommended the Board contract Rich Claytor for two reasons: Dr. Roseen's recommendation of him as the engineer most familiar with LID practices, and because this would provide the Board with a third party/objective review (the model used was CEI's). He suggested the Board contract for just the review and written report first, and then decide if it wishes to have a presentation at a meeting.

He reminded Planning Board members that it has up to \$2500 budgeted for this review of the draft regulations, and he added that as of the current date, the Planning Board has spent only 36% of its 2008 budget, so there is some wiggle room there.

He said the Board should make a decision on this tonight, as they would like to have the report for Planning Board discussion at the July 24 meeting. If necessary they can carry that discussion over to the first meeting in August. (Draft Site Plan Review regulations will be discussed at the Planning Board's July 10 meeting.)

PB Vice-Chairman Tom Cottrill referred to Eileen Pannetier's June 18 e-mail to Karen Ebel referring to a review by Town counsel. At this meeting, Ken McWilliams said it is up to the Planning Board whether or not to have the draft regulations reviewed by an attorney, but he feels it is more important to put the money into an

engineering review. The attorney would really only be able to advise on the authority, and that has already been done; it is not an issue at this time.

PB member Dale Conly said he feels an engineer's input is essential, and agreed that it would be good to use an independent resource.

PB member Larry Ballin asked if CEI is aware that the Planning Board used its model as a blueprint. Ken McWilliams said that he did include the pertinent sections of the draft regulations in his solicitation of proposals, and he will be sending the complete set of draft Subdivision Regulations to the engineering firm that the Board decides to use.

PB member Deirdre Sheerr-Gross moved that the Planning Board hire Rich Claytor of Horsley Witten Group to review the draft Subdivision Regulations. PB member Dale Conly seconded. There was no further discussion on the motion and it was unanimously **APPROVED**.

6. The June 7 minutes were approved with two amendments. Consideration of the June 12 minutes was deferred to the next Planning Board meeting.

The meeting adjourned at 8 p.m.

Respectfully submitted,

Sarah A. Denz
Recording Secretary *pro tem*

DATE APPROVED _____

VICE-CHAIRMAN _____