



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**TOWN OF NEW LONDON
PLANNING BOARD
WALLULA SUBDIVISION SUBCOMMITTEE MEETING
FEBRUARY 3, 2009
4 PM AT JESSEMAN ASSOCIATES OFFICES**

SUBCOMMITTEE MEMBERS PRESENT: Dale Conly, Tom Cottrill, Ken McWilliams, Peter Stanley

OTHERS PRESENT: Brad Cook, Attorney for client, Nate Fogg, and Steve Jesseman, Jesseman Associates.

Nate Fogg presented a plan showing the overlay of the existing and proposed sites, and noted that, as requested by the Planning Board, the steep slopes have been corrected, the carport and brush pile on site #13 has been removed, and the proposals to extend lots to Little Sunapee Road and the perimeter of the site have been deleted. Nate also noted that the garage near the entrance to the road is on common land and will be owned by the association.

The following sites will remain the same configuration as the existing layout: 2, 12, 14, 15, 16 and 17.

The following sites have been modified as such:

- #13 - only added area that is not in the Shoreland protection zone
- # 5 - added 15 foot buffer along outer property line
- # 4 - is pulled away to give a 50' perimeter buffer
- # 3 - adjusts the boundary to follow ROW
- #11 - adjustments allows field access without driving over leach field
- #10 - adjusts the boundary to follow ROW
- # 1 - adjusts the boundary to give 35' perimeter buffer and include existing drive
- # 9 - adjusts the boundary to give 15' perimeter buffer
- # 8 - moved site back near original site and mostly off steep slope
- # 7 - unchanged from previous submittal
- # 6 - unchanged from previous submittal

Peter Stanley stated that the steep slope at site #2 cannot be altered, and it's too steep for a driveway, can we pull the lot line back? Access to site 2 cannot be across slopes greater than 25%.

Peter Stanley advises that creating a functional hammerhead will not be considered a major change. Ken McWilliams agreed and requested that the design of the hammerhead be discussed with Richard Lee.

Peter disputed the 15' buffer at site #9. Possibly move #9 to between # 10 + # 11, reconfigure lot to share Site #2 driveway, on or very near to the old tennis court. Mr. Stanley stated that he does not feel that 15 feet makes a functional buffer.

Soils allow each site to have its own septic system; however, shared fields could be on a few sites as long as it is included in the Homeowners Association agreement.

Peter requested, and all concurred that a chart of some kind be included on the plan and in the HOA agreement stating the restrictions of each site. Shoreland restrictions (New London & NHDES) must be followed for any new or additional construction, or any kind of impervious surface coverage.

Brad Cook gave a review of the shore land property ownership & Supreme Court intervention in the DOT ROW, pier, etc. Brad Cook left a letter with Ken McWilliams for the Planning Board explaining this.

It was explained by Nate Fogg that the existing septic systems had all been approximately located and the test pits had been dug close to each proposed system.

Peter Stanley pointed out that if many of them are substandard, it may be prudent for the seller to advise the prospective homeowners that they will be required to have an approved design available in the event of system failure. Ken McWilliams noted that each lot needs to identify the area for the leach field replacement system for each lot.

Tom Cottrill inquired whether any of these changes would be setting a precedent for the interpretation of minor or major changes. Ken McWilliams confirmed that this was a unique situation, as this is an approved, non-conforming, subdivision. Ken McWilliams and Peter Stanley noted they were not aware of any other comparable development in New London.

Mr. Cook stated that the neighbors to the south currently have an understanding with the owner about the amount of landscape buffering. Peter Stanley suggested that the town be the decision maker and that this landscaping buffer needs to be shown on the plans.

To summarize the suggestions and requests of the committee:

1. Pull site # 2 down to avoid steep slopes and allow access without crossing steep slope.
2. Create 20x85' functional hammerhead and adjust ROW as necessary and review with Richard Lee..
3. Relocate site #9 to behind/between # 10 + # 11
4. Reconfigure to have site # 2 driveway shared with site #9.
5. Notes / chart regarding restrictions.
6. Show building envelopes on each site.
7. Move hammerhead and ROW to make northerly side of site 10 have a conforming setback.
8. Adjust site 1 based upon relocated ROW – no closer to perimeter boundary.

9. Bring site 8 towards hammerhead to move off from steep slope – relocate access to site 15 as necessary.
10. Adjust site 11 to allow access to sites 2 & 9 between sites 10 and 11.
11. Adjust site 5 to make conforming setbacks but to also maximize buffer area along perimeter boundary.
12. Lots within the 250' Shore Land Overlay District shall have their “undisturbed” areas in the Natural Woodland Buffer defined.

Approved by the Planning Board on _____, 2009

Chair Karen Ebel