

**NEW LONDON PLANNING BOARD  
WORK SESSION  
AUGUST 12, 2008**

MEMBERS PRESENT: Karen Ebel (Chairman), Dale Conly, Celeste Cook, Tom Cottrill, Michael Doheny, Kenneth McWilliams (Planner), and Alternate Deirdre Sheerr-Gross

MEMBERS ABSENT: Jeff Hollinger, Larry Ballin (Selectmen's Representative), Alternate Michele Holton

Chair Karen Ebel called the **MEETING TO ORDER** at 7:33 PM. Chair Ebel asked Alternate Deirdre Sheerr-Gross to sit in for PB Member Jeff Hollinger.

**I. MASTER PLAN CHAPTER III – REGIONAL CONTEXT**

Chair Ebel asked Ken McWilliams to lead the discussion of the revised draft document provided to the PB for review. Mr. McWilliams proceeded to lead the PB through the draft, and he sought comments on the draft from the PB.

**A. New London's Growth in Regional Perspective**

Mr. McWilliams advised that all of the population statistics had been updated except those in the third bullet, for which more recent data were not available.

**B. Transportation (page 4)**

Zoning Administrator Peter Stanley recommended that Lebanon Regional Airport be added to the list of airports. Chair Ebel advised that "Burlington Vermont Airport" should be corrected to "Burlington International Airport".

PB Member Cook said that the estimated times to reach the airports should be changed to one hour to Manchester-Boston Regional Airport in Manchester, New Hampshire, and two hours to Logan International Airport in Boston, Massachusetts. Other PB members opined that the time necessary to reach Burlington International Airport in Burlington, Vermont should be changed to 2¼ hours.

**C. Growth & Expansion of the Local Ski Resorts (page 5)**

PB Member Cottrill recommended deleting "the" from the heading, so that it would state "Growth & Expansion of Local Ski Resorts".

Chair Ebel recommended changing "following" to "next" in the first sentence of the paragraph about Ragged Mountain. Zoning Administrator Stanley advised that the Town of New London had been advised that the owners of Ragged Mountain would be directing traffic to follow I-93 to I-89 to Exit 11 to NH Route 11 to NH Route 4.

Resident Terry Dancy asked if something could be added to the Ragged Mountain information regarding the impact on a larger area given its presentation about access to Pleasant Lake via "The Point" property in Elkins. Zoning Administrator Stanley advised that the owners had a Purchase & Sales Agreement on "the point" contingent upon board approvals. He said that the site would operate as a rental function, not as a place for just anyone at Ragged Mountain to go there to swim. He said that there might be boats available for rental, but no visitor boats would be stored on site.

Chair Ebel asked from what sources the information about Ragged Mountain had been drawn. Mr. McWilliams replied that he had taken the information from Ragged Mountain's website and from newspaper articles.

**D. Significant Protected Open Spaces**

Page 6: Resident Gerard Gold advised that the abbreviation for the Sunapee-Monadnock Greenway should be MSG, not SMG.

Page 7: Chair Ebel recommended that “who cared” in line 13 of the paragraph describing The Fells be changed to “which has cared”.

Resident Gold recommended that Lincoln Trail, which goes from Kearsarge Regional High School to the top of Mt. Kearsarge, be added to the list of hiking trails. He said that the trail ran through private land, which was currently for sale.

#### **E. Visual Impact of Development**

Page 8: Zoning Administrator Stanley said that “mindscape” should be changed to “viewscape” in the next to the last paragraph.

Page 9: Zoning Administrator Stanley recommended deleting “student” in the next to the last bullet, so that the bullet would read “Colby-Sawyer College provides four year degree programs for some New London residents as well as students from neighboring towns.” It was also pointed out that “four year” should be hyphenated.

#### **F. Natural and Open Space Resources**

Page 10: Chair Ebel advised that in the first bullet, the abbreviation for the Sunapee Ragged Kearsarge Greenway trail should be changed from “SRKG” to “SRKGreenway”. It was also noted that the Sunapee Monadnock Greenway abbreviation should be “MSG”, not “SMG”.

Chair Ebel and Zoning Administrator Stanley said that the third bullet regarding wildlife was meant to convey that wildlife did not recognize town boundaries. Discussion ensued. Chair Ebel recommended deleting “is blind to political boundaries and” in the first sentence.

#### **G. Transportation**

Page 10: Zoning Administrator Stanley recommended adding a bullet in regard to the intent expressed by the owners of Ragged Mountain Resort to use Exit 11 off Interstate 89 as its primary access exit in directing visitors to Ragged Mountain Resort.

#### **H. Lake Sunapee Watershed**

Resident Terry Dancy opined that the section should mention the long-term water resources of the entire Lake Sunapee area watershed. Ken McWilliams responded that the watershed coalition was covered further along in the document.

#### **I. Growth & Expansion on the Local Ski Areas**

Zoning Administrator Stanley recommended replacing “on the” with “of”.

#### **J. Significant Protected Open Spaces**

Resident Gold asked about the boundary of Mt. Kearsarge located in Sutton. PB Member Cook asked about Ragged Mountain.

Chair Ebel asked if any of Ragged Mountain was protected. Zoning Administrator Stanley responded in the negative. Resident Gold opined that there was some conservation protection. Ken McWilliams said that although there might be such protection in the future, it would not necessarily be available to the public.

#### **K. Areas of Regional Cooperation and Coordination**

Public, Institutional & Cultural Facilities (page 13)

Resident Rosemary Fulton recommended replacing the ampersand (&) with the word “and”.

Chair Ebel said that she was concerned about whether it was fiscally responsible for New London “to continue to provide” and “continue to cooperate”. She recommended inserting “assuming economic feasibility”. Discussion ensued regarding the preferred wording. PB Member Cottrill opined that there should be provision for evaluating whether New London should continue.

Chair Ebel suggested replacing the introductory paragraph with “Examples of how New London has historically cooperated with area towns and, assuming on-going economic feasibility, should continue to cooperate with area towns include the following:” PB Member Doheny recommended changing “should continue” to “provides”. Chair Ebel opined that “should” should be retained in each of the bulleted items because that would be consistent with the rest of the section.

Resident Dancy opined that mention should be made of the financial advantages of cooperating with other towns. Zoning Administrator Stanly agreed and added that cooperatives provided efficiencies of combining efforts and achieving economy of scale. He said that New London needed to be cautious in determining whether cooperating would be economically viable.

PB Member Cook questioned whether that might eliminate cooperation of other towns in other services, such as the New London Hospital. Resident Dancy opined that in addressing the issue of solid waste disposal a shared service possibility should be retained. Chair Ebel said that the towns also did electronic waste collection. Zoning Administrator Stanley responded that the collection of electronic waste was not done in conjunction with other towns. Chair Ebel opined that it might be at some future time.

Transportation (page 15) Resident Gold recommended adding the Town of Andover to the list of parties in the second bulleted item that should work cooperatively on issues related to access to the expanded Ragged Mountain Resort.

## **II. MASTER PLAN CHAPTER IV – POPULATION**

Chair Ebel asked Ken McWilliams to lead the PB through the draft of Chapter IV – Population. Mr. McWilliams proceeded to go through the document page by page soliciting comments.

PB Member Doheny recommended that the word “Fourth” be inserted in front “A brief look at ...” in paragraph three on page 1 of the draft to be consistent with previous statements in that paragraph identified as “First” and “Third”.

### **HISTORIC TRENDS**

Paragraph 1, page 2: Chair Ebel said that in line 10, “dissolve” should be replaced with “decrease” so that the sentence would state “The center’s importance began to decrease...”

Paragraph 4, page 2: Chair Ebel asked to what the “children’s arts program” referred. She recommended deleting “Today,” and revising the second sentence by changing “A children’s art program” to “Multiple children’s programs entertain area youth”. Resident D. J. Lavoie suggested inserting “and educate”.

PB Member Cook opined that New London Hospital should be mentioned somewhere as it has been a significant part of the community. Resident Dancy commented that “medical services” would include the New London Hospital. PB Member Cook offered to provide a paragraph about the hospital. PB consensus was to move the final sentence in the fourth paragraph to a new paragraph and add a sentence about New London Hospital.

### **COMPARISON OF POPULATION GROWTH WITH NEIGHBORING COMMUNITIES**

Page 5: Chair Ebel pointed out typographical errors in the spelling of “NEIGHBORING” and “Growth”.

### **POPULATION DENSITY**

Paragraph 1, Page 6: Resident Gold opined that relatively high population density was due to a relatively small *commercial* area, rather than a “relatively small *land* area” as indicated in the draft paragraph.

Zoning Administrator Stanley stated that New London’s population density was higher than that of Newport and was actually fourth highest in the region behind Hanover and Lebanon. He advised that the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) had the exact figures.

Resident Dancy said that the previous Master Plan contained a different table. He opined that it would be an interesting piece of history to see the changes in density in the towns listed in the earlier table, which included larger towns, such as Hanover and Newport. Chair Ebel asked if a statement could be made without including a table.

Zoning Administrator Stanley opined that the point was that New London had maintained its quality of life, even though its density was fourth highest in the region, by effective planning and it must continue to do so. He did not believe that point had been clearly made in the draft chapter.

Chair Ebel opined that it would not be too much trouble to add a couple of towns to the table. Zoning Administrator Stanley agreed.

Resident Gold said that the section needed to hit harder regarding the planning goal of maintaining the rural character of the town in spite of growing density. Zoning Administrator Stanley said that it should be included as a goal.

#### **MEDIAN AGES (Page 8)**

PB Member Cook said that she was concerned about the “old” references.

PB Member Conly suggested deleting “has recently developed a relatively old population” in the first sentence and inserting “New London’s median age has increased”.

Zoning Administrator Stanley suggested deleting “older persons” in the second sentence and inserting “seniors”.

#### **AGE DISTRIBUTION**

Page 10: PB Member Cottrill recommended deleting “Elderly” from both Table IV-6 and Table IV-7 and replacing it with “Seniors”.

Page 11: PB Member Sheerr-Gross recommended replacing “Elderly” with “Senior” in Figure IV-3 and in the sub-heading. She also recommended replacing “elderly (senior citizen)” with “senior” in the first sentence of the **Senior Population** section.

#### **SEASONAL POPULATION**

##### **Seasonal Homes & Population**

Page 14, Sentence 2: PB Member Doheny recommended replacing “problem” with “major consideration”.

Page 15, Table IV-10: Chair Ebel asked if the 1984 data was the most recent data available. Ken McWilliams replied affirmatively and said that he had consulted with the Lake Sunapee Protective Association.

Zoning Administrator Stanley asked if the “Regional Planning Commission” referred to in the footnote needed to be defined. Chair Ebel responded that it was defined on page one of Chapter IV. Resident Dancy recommended using UVLSRPC in future references.

Page 15, Paragraph 3: Resident Dancy opined that the Town did have some control over the use of seasonal homes. Zoning Administrator Stanley advised that most “seasonal homes” could now be used year round, although they are only used seasonally.

Page 16, 3): PB Member Doheny said that there was no definitive formula for projecting seasonal home growth.

Chair Ebel recommended changing “many” to “some” and inserting “and streams”. Resident Dancy said that the Lake Sunapee Watershed Coalition found that, like some seasonal homes near lakes, such homes near streams also had inadequate septic systems. PB Member Cottrill opined that some septic systems were not even adequate for seasonal use and that they were actually cesspools. Zoning Administrator Stanley responded that there were some, but very few. Resident Dancy said that a major factor was that some seasonal homes had been converted to year-round homes without upgrading the septic systems; however, there were no records.

Page 15, Table IV-11: Resident Gold opined that the use of seasonal homes had not been addressed. Resident Robert Lavoie questioned the existence of “seasonal” homes in New London. Zoning Administrator Stanley asked if the # of Seasonal Homes in Table IV-11 were the homes that were only used seasonally. Mr. McWilliams replied that the number was derived from Census data.

Resident Dancy opined that for planning purposes, it was very important that septic systems be adequate.

Chair Ebel advised that “seasonal home” should be defined at the beginning of the section to reduce confusion.

### **Tourist Accommodations**

Table IV-12, Page 17: Zoning Administrator Stanley advised that the data in the table was outdated. He said that the Lake Sunapee Country Club (LSCC) no longer had any tourist accommodations. He said that the Fairway Motel near the entrance to LSCC had 14 rooms. He said that Pleasant Lake Inn had six rooms, and he didn’t know what the current capacity of Camp Wallula was as parts were being sold.

PB Member Sheer-Gross suggested that all local bread and breakfast accommodations, e.g., Shaker Meeting House, Colonial Farm Inn, could be combined.

### **COLLEGE POPULATION**

Page 18, Paragraph 1: It was noted that the final sentence in the first paragraph on page 18 was incorrect. Mr. McWilliams agreed to verify the data.

Chair Ebel opined that it was not necessary to have data for every year going back to 1970. She recommended reporting data in five year intervals up to the year 2000 and annually thereafter.

### **EDUCATIONAL ATTAINMENT**

PB members recommended using “Highest Education Achieved” instead of “Educational Attainment”.

Zoning Administrator Stanley opined that Table IV-14 should provide data on the highest level of education achieved by persons over 18. He said that clarification was needed to assure that people were not double-counted.

### **COMPARISON OF POPULATION PROJECTIONS WITH NEIGHBORING COMMUNITIES**

Page 24, Paragraph 2: Chair Ebel recommended deleting “Which crystal ball is correct? Only time will tell. But, as the saying goes” and replacing it with “The passage of time will show which predictor is most accurate; however,”

Page 24, Paragraph 4: Resident Fulton recommended replacing “feels” with “believes”.

Page 24, Paragraph 6: PB Member Cook recommended deleting “combined with favorable mortgage rates,”.

Page 24, Paragraph 7: Resident Fulton recommended replacing “out of” in the first sentence with “from”. Chair Ebel noted that a second period at the end of the first sentence needed to be deleted. She also noted that “out of” in the second sentence should also be replaced with “from”.

Page 25, Table IV-16: PB Member Cottrill recommended that the column headed “1970-2003 New London Trend” should come before the column headed “1980-2003 New London Trend”. PB Member Cook said that the same change in order would need to be made in the “Notes”. Resident Dancy asked if it was only the headings that were in the wrong order or was it the entire columns of data. Mr. McWilliams responded that it was the order of the entire columns and explained why the columns had been placed in the order that they were.

Chair Ebel asked where it stated what the actual data were and what the projections were. Chair Ebel asked if there was a way to include another line or a footnote stating what the actual population was in each of the years included in the table for which actual data should be available. Mr. McWilliams replied that the year 2000 data was actual based upon the U. S. Census. He said that he would add a note indicating that the 2000 numbers were actual.

### **Break-Down of Seasonal & Year Round Population Estimates & Projections**

Page 26, Footnote 1: Chair Ebel recommended clarifying that the 1990 & 2000 data were actual population numbers and said it should be noted where numbers were actual rather than projected or estimated. Mr. McWilliams responded that the 1990 and 2000 numbers were Census data. Chair Ebel said that the data for 2005-2020 were projections and she wanted to make clear that some numbers were actual.

### **SUMMARY OF POPULATION TRENDS**

Page 27, Item 9: Change “elderly” to “seniors”.

### **III. CARL FITZ –Tree Cutting Request**

**(Tax Map 76, Lot 50)**

PB Member Dale Conly presented a request made by Carl Fitz, Bunker Road (Tax Map 76, Lot 50) to cut a single dead birch tree that hangs over the power line within the 50-foot buffer. An August 12, 2008 letter from Mr. Fitz stated that the tree was surrounded by hemlocks, mountain laurel, and other vegetation that would remain undisturbed. PB Member Conly said that he had visited the site, and he recommended approval of the request.

It was **MOVED** (Sheerr-Gross) and **SECONDED** (Cottrill) **THAT THE REQUEST TO REMOVE ONE DEAD BIRCH TREE LOCATED WITHIN THE 50-FOOT BUFFER ON BUNKER ROAD (TAX MAP 76, LOT 50) BE APPROVED AS PRESENTED.** The **MOTION** was **APPROVED UNANIMOUSLY.**

### **IV. BRIAN JENSEN – Continued Conceptual Site Plan Review**

**(Tax Map 84, Lot 80)**

Ken McWilliams opined that Brian Jensen’s failure to appear at the meeting was the result of miscommunication. He said that rent was an issue at Mr. Jensen’s current site, as well as a need for more space for Brian’s Carpet & Flooring.

Mr. McWilliams advised that Mr. Jensen had provided a floor plan for the new site and had contacted the Fire Department to arrange for a site inspection, as requested by the PB. Mr. McWilliams advised that the PB had received a letter from Fire Chief Jay Lyon regarding the site inspection.

It was **MOVED** (Conly) and **SECONDED** (Cottrill) **THAT NO SITE PLAN REVIEW BE REQUIRED, SUBJECT TO COMPLIANCE WITH THE RECOMMENDATIONS IN THE FIRE DEPARTMENT’S AUGUST 5, 2008 LETTER, FOR BRIAN’S CARPET & FLOORING TO OCCUPY PROPERTY AT 11 GOULD ROAD (TAX MAP 84, LOT 80).** The **MOTION** was **APPROVED UNANIMOUSLY.**

**V. OTHER BUSINESS**

**A. BUDGET:** Chair Ebel questioned the July Expenditure Report that indicated that only 28% of the funds budgeted for the Town Planner had been expended. Ken McWilliams advised that the percentage was higher than the 28% indicated, and explained that the cut-off date for the Expenditure Report was prior to the date of the most recent statement of services provided by the town planner.

**B. AFFORDABLE HOUSING:** Ken McWilliams reported that PB Member Ballin had met with the affordable housing group that wanted to use property north of Bittersweet on Pleasant Street. PB Member Ballin had asked Mr. McWilliams to advise the PB that the group might present a project for review.

PB Member Doheny advised PB members that there was a new NH Senate Bill 342 relating to workforce housing. He said that it contained new guidelines regarding density quotas. He opined that PB members would need to be informed about any new state guidelines prior to reviewing plans for workforce housing next to Bittersweet.

**C. WATERSHED COALITION:** Chair Ebel asked Terry Dancy, who was in the audience, if the watershed group would be making a presentation to the PB. She advised that such a presentation should be scheduled before the PB began its consideration of amendments to the zoning ordinances.

**D. ECONOMIC DEVELOPMENT STUDY:** Chair Ebel advised that the Town had saved approximately \$4,500 by doing the Master Plan Community Survey on-line. She also advised that Town Administrator Jessie Levine wanted to use the saved funds or monies left in the town planner budget for an Economic Development Study to assess the impact on Main Street of the Kearsarge Regional Middle School departure.

Mr. McWilliams said that he thought the proposed Economic Development Study was to determine the impact of the proposed community center project. He opined that the Board of Selectmen wanted to assess the potential public advantages of the community center. Several PB members opined that this would have been a good thing to do before supporting a \$1.5 million bond.

**E. PLANNING BOARD WETLANDS SUBCOMMITTEE:** Chair Ebel announced that she had contacted Laura Alexander, a member of the Environmental Studies faculty at Colby-Sawyer College, and Dr. Alexander had agreed to serve on the PB's wetlands subcommittee. Other members of the subcommittee, in addition to Chair Ebel, are Pierre Bedard, PB Member Conly, Zoning Administrator Stanley, and Town Planner Ken McWilliams. Chair Ebel said she intended to have a subcommittee meeting after Labor Day.

**F. MEETING TIME FOR AUGUST 26, 2008:** The PB agreed to begin the August 26, 2008 meeting at **7:00** PM to accommodate the long agenda.

The **WORK SESSION** was **ADJOURNED** at **9:45 PM**.

Respectfully submitted,  
Judith P. Condict, Recording Secretary  
New London Planning Board

DATE APPROVED \_\_\_\_\_

CHAIRMAN \_\_\_\_\_