

**NEW LONDON PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
February 22, 2005**

PRESENT: Karen Ebel (Chairman), Sue Ellen Andrews, Dale Conly, Celeste Cook, Tom Cottrill, and Jeff Hollinger

ABSENT: Kenneth McWilliams (Planner) and Mark Kaplan (Selectmen's Representative)

Chair Ebel called the **MEETING TO ORDER** at 7:30 PM.

I. GORDON & TERESA BINGHAM – Revised Final Plat for Lot 14 – Country Meadow to Revise Building Envelope (Tax Map 105, Lot 2)

Clayton Platt, representing Gordon and Teresa Bingham, advised the PB that the Bingham's had built a home observing all of the regulatory requirements. However, a mortgage review of the property revealed that the building extended slightly beyond the building envelope. The requested revision involves no change in the size of the home, simply a slight alteration in the building envelope.

PB member Cottrill requested, and received, clarification regarding placement of the original building envelope and the proposed revised envelope. Peter Stanley, Zoning Administrator, advised that the requested revision would be in compliance with setback requirements.

It was **MOVED** (Hollinger) and **SECONDED** (Conly) **TO APPROVE THE REVISED FINAL PLAT FOR LOT 14 – COUNTRY MEADOW TO REVISE THE BUILDING ENVELOPE AS PRESENTED. THE MOTION WAS APPROVED UNANIMOUSLY.**

Mr. Platt presented a revised mylar for PB signatures and for forwarding to the Merrimack County Registry of Deeds by the Town.

II. NEW LONDON-SPRINGFIELD WATER SYSTEM PRECINCT – Final Site Plan Review for an Underground Water Storage Tank, Above-Ground Booster Pump Station, and Water Main Improvements (Tax Map 96, Lot 3)

The New London-Springfield Water System Precinct Board of Commissioners, Kenneth R. Jacques (Chair), James A. Cricenti, and Richard L. Bott, Jr. were present to represent the Water Precinct. Mark Wetzell, P.E. from Dufresne-Henry was also present.

By way of introduction, Commissioner Richard Bott, Jr. briefly recapped efforts by the water system precinct to identify and implement necessary and desirable upgrades over the past ten years. He included in the Precinct's list of necessary upgrades the following: improvements in water quality, work on the well fields, improvement in water flows, and the establishment of some type of water storage at the high point of New London or installation of a double feed from the water well storage to Main Street. In respect to the last item, Commissioner Bott stated that the commissioners have been struggling to determine which of the two options would be most feasible. He stated that, at a meeting two years previously attended by the water commissioners, the PB chairman, and representatives of Colby-Sawyer College, the possibility of placing a large water storage tank under a portion of the college's property on which there was a view easement arose. Subsequently, the Precinct discussed the feasibility of such a venture with engineers from Dufresne-Henry. Upon learning that such a project would, indeed, be possible, the Precinct discussed the possibility with the College, and agreements were drawn up by legal counsel.

Commissioner Bott advised that the location of a large water storage container at the town's high point on Colby-Sawyer College property would (1) solve fire flow issues throughout the center of town, and (2) provide additional protection by guaranteeing that water would be available if the feed line from the well site at Colby Point were to be broken. He stated that the proposal is to have a 500,000 gallon tank below ground with both

domestic and fire flow pumps. He advised that it would be necessary to periodically exercise the generating equipment to freshen the water stored in the tank. Commissioner Bott stated that the stored water would “kick in” whenever fire flow or domestic flow required, i.e., it could be triggered by a fire condition or loss of pressure. He advised that the pump station would be buried on three sides and would have rock facing on the exposed side. He added that the gravel driveway access would remain gravel.

After Commissioner Bott’s summary, Commissioner Kenneth Jacques introduced Mark Wetzel, PE, Senior Vice President, Water/Wastewater Group Leader, from Dufresne-Henry to answer questions regarding the proposal.

Mr. Wetzel presented a brief overview. He stated that 600 feet of water main from the Main Street to the area in front of the Susan Colgate Cleveland Library/Learning Center would be upgraded from 6-inch main to 12-inch main, a booster pump station would be installed, and a 500,000 gallon pre-cast concrete tank would be buried beneath the view easement. Mr. Wetzel displayed diagrams illustrating both the design details and the esthetics of the project. He advised that there would be a generator, that would be run approximately one hour per week, and four pumps (one 3000 gallons per minute for fire flows and three for domestic flows). He added that the project was designed to satisfy a 40-year projected demand. Mr. Wetzel stated that the above-ground vent would be disguised by natural growth and rocks and that only a grass berm would be evident when the site was viewed from the college campus. The pump station would be a 30’x 34’ building. The lighting would consist of only one motion-detector light located over the door to the pump house. Commissioner Jacques advised that the pump house would be similar in design to the pump station located near Colby Point. Mr. Wetzel advised that it was designed with super insulation muffler to keep the noise level below 50 decibels. He indicated that the pump station would face Mt. Kearsarge and would view back from the DiLorenzo house. He added that the exterior would be designed to blend into its surroundings. Finally, he stated that there would be a small rip rap area at the bottom of the slope to disperse any possible overflow; however, no additional runoff is expected.

PB member Cottrill asked how far it would be from the property line. Mr. Wetzel estimated 50 feet. Mr. Cottrill asked what the size of the disturbed area would be. Mr. Wetzel replied about 20 feet deep and indicated that it would be necessary to place a bale of hay at the foot of the property to trap runoff. Chair Ebel asked what the total disturbed area would be. Mr. Wetzel replied one acre. Commissioner Bott explained that the driveway would be disturbed by the need to install underground power lines. Commissioner Jacques added that PSNH would be installing three new poles on the Main Street.

Chair Ebel asked what the timetable would be. Commissioner Bott replied that it would be necessary to work around the College’s graduation activities and the Hospital Day activities. He estimated that the project would begin in May and finish in mid-late November. He added that it might be necessary to defer some of the clean up landscaping until next spring. Commissioner Jacques advised that the Precinct had not wanted to start on this project until it had paid off existing bonds. He indicated that the Precinct was now at that point. He opined that the benefits to be derived from a secondary water storage tank far exceed any temporary inconveniences.

Chair Ebel asked if the water to fill the storage tank would be pumped up from the water wells. Commissioner Jacques replied in the negative and advised that the tank would be filled by means of gravity feed, but confirmed that the water would come from the wells. Chair Ebel asked if the Precinct would need to hold a hearing on the proposal. Commissioner Jacques replied that there would be an item of the Precinct’s warrant for a vote. He stated his belief that there would be no opposition to the proposal, inasmuch as placing a large water storage tank in the proposed location would be a win-win situation. He added that the borings showed good results and that bids have been solicited and received.

Chair Ebel asked Douglas Atkins (Colby-Sawyer College Vice-President for Administration) if he would like to make any comments. Mr. Atkins confirmed that discussions relating to the proposal had been going on for several years. He advised that the College is pleased to be able to assist the Precinct in its endeavor by providing the site for the storage tank. He drew the PB’s attention to the letter written to area residents regarding the storage tank. Commissioner Jacques advised that there would be an easement between the

College and the Precinct. Counsels for the two parties wanted to wait until all details were available before drafting the easement.

Chair Ebel inquired about the amount of soil to be moved and its destination. Mr. Wetzel replied that approximately 3500 yards would be moved; about 50% would be reserved for backfill, and the rest would be hauled away by the local contractor who would determine the destination. Chair Ebel reminded the Precinct commissioners and Mr. Wetzel that town regulations place restrictions on dumping soil in the town, and she asked that they educate themselves on the related regulations. Commissioner Bott briefly described the on-site process of installing the storage tank. Commissioner Jacques advised that the hatch must be approved by the N.H. Department of Environmental Services and must be installed at ground level.

In response to an inquiry regarding the hours of construction, Mr. Wetzel replied that the Precinct has set a 7:30 AM start time, at the earliest. He opined that both the trucking and installing companies are very professional and responsive to any concerns raised. Commissioner Bott observed that the prevailing wind at the site would be away from the neighbors, thereby reducing some of the "blowing dirt" problems. PB member Andrews opined that the excavation area would be open for an extended period of time. Mr. Wetzel acknowledged that fact and advised that some type of fence would be installed.

Reporting from the afternoon meeting of municipal department heads, Peter Stanley, Zoning Administrator, stated that Richard Lee, New London Road Agent, expressed concern that all necessary permits be obtained. Mr. Stanley also indicated that there had been discussion regarding the type of pipes to be used. Commissioner Jacques advised that only cement-cast, duct-lined pipes would be used. Mr. Stanley reiterated Chair Ebel's comment regarding compliance with New London Zoning Regulations regarding the excavation and dumping of soils. He suggested that, if permitting could be obtained expeditiously, the soil to be removed might be used to fill the old sewer lagoons.

Mr. Wetzel informed the PB that there would be a pre-construction meeting with appropriate town officials to review regulations, concerns, and wishes. Commissioner Jacques stressed the fact that Dufresne-Henry would have oversight. Chair Ebel asked if any N.H. DES permits would be required. Mr. Wetzel replied that DES was primarily concerned with sanitary issues, e.g., the hatch design. He advised that the project would need to obtain a permit to open a highway. Chair Ebel asked with whom neighbors should discuss concerns. Mr. Wetzel replied that he would provide a list of responsible parties. He added that Dufresne-Henry would have a presence on the site throughout construction and that monitoring would be on-going. Chair Ebel replied that she appreciated the degree to which community concerns have been considered.

Abutter William Helm (651 Main Street) stated that he was a direct abutter. He added that he supports the project and appreciates the fact that Colby-Sawyer College has kept the neighbors informed. That having been said, he stated that he was concerned about the pump house, in regard to both esthetics and noise. Abutter Helm raised the issue of the extent of the tree line that would be cut by the road and asked if the proposed placement of the road was necessary. He also suggested that a light controlled by a motion sensor would be on much of the time because of the number of animals that pass through the property. He opined that a light with a switch would be preferable. Mr. Helm stated that he would have a direct view of the project and suggested what he believed would be a better location for the road.

Commissioner Bott replied that they had tried to preserve the tree line when locating the road. He also advised that, if the motion sensor on the light resulted in the light's being on all the time, the issue could be revisited. Mr. Atkins stated that the College wants to keep the pump station as close to the wall as possible and said that the location of the road was selected to protect future possible uses of the land that Abutter Helm suggested crossing. He added that he understood that there could be some issues regarding turning radii for equipment.

Abutter Helm questioned the 50 decibel level mentioned earlier. Mr. Wetzel replied that the generator would only run one hour per week to ensure proper functioning and the time of that testing could be set at a mutually agreeable hour, unless an emergency arises. He also said that the pump would run once a week to turn over the water in the tank. Mr. Helm asked if it would not take a significant amount of time to turn the water over in

the tank. Commissioner Jacques replied that the Precinct hopes to turn it over within four to six hours; however, that operation would run off power, not off the generator.

Abutter Helm reiterated that he was really concerned about cutting a significant number of mature trees and proposed an alternate route for the road. Commissioner Bott replied that the visual effect would be minimal. PB member Andrews asked if anything could be planted to ameliorate the impact. Mr. Atkins suggested the possibility of planting some type of trees and/or shrubs, etc., to lessen the effect, similar to what the College has done around the Ivey Science Building. Ms Andrews asked if it would be possible to plant without interfering with the view easement. The response was affirmative and the parties agreed to work together to address the issue.

Abutter Helm asked how much traffic there would be. Commissioner Bott replied that, after construction, traffic would be minimal, i.e., one pickup truck per day, unless repairs or fuel were needed. Chair Ebel asked how wide the road would be. The response was 12 feet wide. PB member Cottrill asked what type of fuel would be used. Commissioner Jacques replied that he has proposed that diesel be used. Mr. Cottrill asked about locating the drive along the side of the Ivey Science Building. Mr. Wetzel replied that it would not be suitable for bringing in the water line. He added that the existing stonewall would be rebuilt.

James Lightfoot advised that he was representing Abutter Mary Wastcoat, who could not attend. He asked Mr. Wetzel to identify Ms Wastcoat's property in relation to the project property. He asked how close the water storage tank would be to her property line. Mr. Wetzel replied 50 feet; however, an additional 20-30 feet would be involved during construction. Mr. Lightfoot asked if shrubbery would be planted. Mr. Wetzel replied that the landscaping would not be changed. Chair Ebel inquired about the necessity of the fencing shown on the plan on top of the pump station. Mr. Wetzel stated that installation of a fence is a building code requirement to prevent people from falling off the top of the pump station. Mr. Wetzel's interpretation would be whatever is required by local coding. Mr. Jacques expressed a preference for granite posts and wood rails to match existing fencing in the area.

Speaking for himself, Mr. Lightfoot said that he was concerned that any repair needed during drawdown should be repaired from inside. He was assured that such would be the case. Commissioner Jacques explained that the water would be pumped out through the system. Mr. Lightfoot then asked about any remaining wooden water mains under Main Street. Commissioner Bott responded that the mains may still be there; however, none are in use now, nor have they been for quite some time. Mr. Lightfoot asked if the financing would come from bonding. Commissioner Jacques replied affirmatively. Mr. Lightfoot asked if the College would pay anything. Commissioner Bott replied that the College was graciously providing the site at no cost; however, it would pay a share of the expense in the same way as any other taxpayer. Commissioner Bott clarified that the water storage tank is not a college project; rather, it is a Water System Precinct project.

Abutter Colin Campbell asked how construction vehicles would approach the site and suggested that entry through the Hogan lot would be preferable. Commissioner Bott replied that they would approach from Main Street over the DiLorenzo driveway. Abutter Campbell commented that there is a constant whine emanating from the Ivey Science Building and said that he would not like the same thing to happen with the pump station. Abutter Helm concurred and reiterated his concern about noise from the pump station. Mr. Wetzel replied that all of the pump station equipment would be inside the building that would be underground on three sides, whereas the Ivey equipment is mounted outside.

Speaking again on behalf of Ms Wastcoat, Mr. Lightfoot stated that he had not realized that the DiLorenzo drive would be used for construction, and now has learned that the project would extend the drive by 12 feet. He advised that Ms Wastcoat strongly objects to the use of the DiLorenzo driveway. He recommended that the parties find some way to minimize the impact of the project on Ms Wastcoat. PB member Cottrill asked if Mr. Lightfoot was recommending accessing the site at the north side of Ivey. Mr. Lightfoot replied that it would be a better way to go to minimize the impact on the neighborhood. Michele Holton advised that she had also spoken with Ms Wastcoat. Ms Holton stated that Ms Wastcoat had earlier voiced alarm about there being no access around the Ivey Science Building and had been assured by the College that she would not be impacted by that lack. John Holton questioned the six month construction time. Mr. Wetzel replied that typically such a

project would take 10-12 weeks; however, the proposed project differs because it is buried and, therefore, requires extra time. Mr. Holton asked if that was true even though the tank would be pre-cast. Mr. Wetzel replied that the tank would be pre-cast on the site. Commissioner Bott advised that the commissioners were aware of Ms Wastcoat's concerns and would try to minimize the impact of the construction.

PB member Andrews asked if there would be a construction trailer. Mr. Wetzel replied affirmatively. Ms Andrews advised him to be sure to locate it in a manner to be least offensive to neighbors. Peter Stanley, Zoning Administrator, advised Mr. Wetzel of the need to obtain a permit for any construction trailer. Mr. Stanley also advised that he would take Ms Wastcoat's concerns under consideration when reviewing the request for such a permit, especially regarding placement of the trailer. John Holton opined that Ms Wastcoat's concerns should be addressed and that every effort should be made to protect her property, both during and after construction.

PB member Andrews asked if there would be cement trucks. Mr. Wetzel replied that cement trucks would be on site for one day to pour the floor over a three- to four-hour period. Then, there would be several days over a two-week period when cement trucks would be pouring the panels. After the panels have been constructed, a small crew with a pickup truck and a sprayer would be working on the site. PB member Hollinger suggested that the project would require 200 truck loads of material. Mr. Wetzel confirmed that perception.

Michele Holton opined that Colby-Sawyer College should absorb the traffic and disturbance, not Ms Wastcoat, even if replanting would be needed to reclaim a grass area temporarily used as a driveway adjoining the Ivey Science Building. Mr. Lightfoot concurred, adding that the College had torn up parking lots repeatedly. He also suggested that the College would not be using the Ivey building during the summer and that access to the project should be via the Hogan lot as it had been when the Ivey building was constructed. Commissioner Bott reiterated that the project is not a Colby-Sawyer College project; it is a New London-Springfield Water System Precinct project. He emphasized that the college is only graciously providing a site. Mr. Atkins advised that the Gordon Research Conferences would be using the Ivey lecture hall for ten weeks during the summer and opined that bringing construction trucks through the lot would be hazardous. Commissioner Bott advised that the same amount of traffic went through Twin Lake Villa without any problems when the other pump station was constructed. He opined that there would be relatively short bursts of activity.

Mr. Lightfoot asked if a requirement for the DiLorenzo driveway to be returned to the pre-existing condition could be part of the PB approval of the project. Commissioners Bott and Jacques advised that the driveway would be damaged when the power line was brought in; however, the driveway would not be expanded and would be restored to its previous condition. Commissioner Bott explained that the water main had been upgraded at the same time that water was brought to the front of the Ivey Science Building. PB member Cottrill asked who uses the DiLorenzo driveway. Mr. Atkins replied that visitors to the DiLorenzo house, and trucks delivering propane to Ivey used the driveway. He added that regular deliveries to Ivey should be made to the front of the building via College roadways. He asked anyone who observed deliveries, other than propane, being made to the Ivey building to advise him, and he would take care of the problem.

PB member Andrews stated that she was sensitive to Abutter Wastcoat's concerns; however, for the greater good of the town, the proposed project must go forward. Commissioner Bott emphasized that the proposed water storage would result in a huge increase in fire flows. As an example, he advised that fire flows to the New London Hospital would increase from the existing 840 gallons/minute to 3100 gallons/minute. Chair Ebel strongly encouraged the Commissioners to work with the neighbors regarding dirt, noise, trucks, screening, etc. Commissioner Bott suggested that a group representing all involved parties could meet with Abutter Wastcoat to discuss her concerns. Mr. Lightfoot asked if Ms Wastcoat's concerns could be included in any PB motion to approve. PB member Cottrill asked why the proposed tank would be closer to the Wastcoat property than to the pump house. Mr. Wetzel replied that, in order to maximize flows, they wanted to locate the tank at the highest point possible and the proposed location would be higher than the pump house.

Mr. Lightfoot asked if there is a 25-foot building buffer. Mr. Wetzel confirmed that there is. Zoning Administrator Stanley added that there could be no above-ground building within 25 feet; however, the buried tank would not fall into that category. PB member Cottrill asked if there would be any stairs. Commissioner

Bott replied that there would be both a ramp and steps downward into the pump house, as indicated on the plans.

PB member Hollinger asked if the proposed water storage tank would increase the amount of water available. Commissioner Jacques replied in the negative, explaining that it would increase water storage, not water capacity.

It was **MOVED** (Andrews) and **SECONDED** (Cook) **THAT THE FINAL SITE PLAN FOR AN UNDERGROUND WATER STORAGE TANK, ABOVE-GROUND BOOSTER PUMP STATION, AND WATER MAIN IMPROVEMENTS ON PROPERTY IDENTIFIED AS TAX MAP 96, LOT 3 BE APPROVED AS PRESENTED BY THE NEW LONDON-SPRINGFIELD WATER SYSTEM PRECINCT, CONTINGENT UPON (1) RECEIPT OF ALL STATE, LOCAL, AND PRECINCT APPROVALS AND PERMITS, (2) THE NEW LONDON-SPRINGFIELD WATER SYSTEM PRECINCT WORKING WITH NEIGHBORS BEFORE, DURING, AND AFTER CONSTRUCTION REGARDING THEIR CONCERNS, INCLUDING NOISE LEVELS, SCREENING, AND HOURS OF OPERATION, (3) RESTORATION OF THE DRIVEWAY TO ITS PRE-CONSTRUCTION CONDITION, AND (4) PROTECTION OF THE BUFFER ZONE. THE MOTION WAS APPROVED UNANIMOUSLY.**

III. PETER DZEWALTOWSKI, UVLSRPC – Presentation and Discussion of the Draft “New London Parking and Traffic Study.” Mr. Dzewaltowski did not attend the meeting.

IV. OTHER BUSINESS

A. The MINUTES of the JANUARY 25, 2005 meeting were APPROVED as circulated.

B. The MINUTES of the FEBRUARY 8, 2005 meeting were APPROVED as circulated.

The **MEETING** was **ADJOURNED** at **9:00 PM**.

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

DATE APPROVED _____

CHAIRMAN _____