



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
APPROVED MEETING MINUTES

SITE WALK
Commercial Farm for Alpaca Livestock
ALPACA FARM
Tuesday, June 21, 2016
5:00 p.m.

Property owned Doug Evans and Sandra Chouinard
Property located at 127 Sutton Road.
Tax Map 123-005-000 (old # 123-010-000)
Rain or Shine

MEMBERS PRESENT: Paul Gorman, Chair Planning Board; Bill Dietrich, Vice Chair; Janet Kidder, Tim Paradis, Liz Meller and Marianne McEnrue.

MEMBERS ABSENT: Jeremy Bonin, Michele Holton (PB Secretary), Casey Biuso and Joseph Kubit.

OTHERS PRESENT:

- ✓ Owners- Doug Evans and Sandra Chouinard.
- ✓ Abutters and other interested persons: Patricia Goodlin, Nancy Kingsley, Sam and Lauren Chadwick, Bob Hallisey of 19 Overlook Drive and friend (not named), Lyn Hopkins of 37 Overlook Drive, and Amanda Sebring.
- ✓ Staff: Lucy St. John, Planning and Zoning Administrator and Deb Langner, Town Health Officer.
- ✓ Conservation Commission members: Mike Gelcius and Michael Kennedy.

DISCUSSION:

Staff noted this is site walk and a quorum of the Planning Board is in attendance. No decisions will be made at the site walk. The Site Plan application and public hearing was most recently discussed at the June 14th Planning Board meeting and continued to the July 12, 2016 meeting.

Doug Evans and Sandra Chouinard provided a brief overview of the property:

- ✓ Animals in barn at night
- ✓ Barn height to comply with Town height limits
- ✓ Barn location, height and design

- ✓ Details of raising alpaca
- ✓ Employees – none
- ✓ Experience at alpaca farming currently operate an alpaca farm in Enfield, NH
- ✓ Feed animals in the barn
- ✓ Fencing shown, noting strand of low electrical at top strand 5 + feet
- ✓ Fiber and yarn sales- Attend NH Sheep and Wool events and occasionally someone may stop by. No retail component like at Skyview in Elkins.
- ✓ Herd size – maybe 35. About 1/3 of what Skyview in Elkins has. Skyview had over 100+ animals
- ✓ Impact to other nearby wells, and other property- none anticipated.
- ✓ Manure to be picked up and moved to storage area by small tractor. Communal dung piles.
- ✓ New London-Springfield Water Precinct water and a private sewer
- ✓ Noise- when alarmed, but not as loud as a barking dog
- ✓ Pasture and forested lands, tree line and don't plan to cut trees. Field approximately 7 acres, 23 acres of woods. Pasture to be mowed for hay.
- ✓ School groups and buses – none proposed or anticipated
- ✓ Vaccination process for the white tail deer parasite
- ✓ Waiver requested to Site Plan requirements
- ✓ Water requirements of the animals – approximately 75 gallons a day. People use more water than the animals. Have talked with the Water Precinct.

Abutters and others in attendance asked questions about:

- ✓ Barn height- suggest moving or reducing height to provide view opportunities for the neighbors, none have protected view easements.
- ✓ Coyotes
- ✓ How will the alpaca affect the environment and wildlife in the area?
- ✓ How will views of abutting properties be protected.
- ✓ Impacts to wetlands, if any.
- ✓ Interaction between alpaca and white tail deer, parasite
- ✓ Manure pile location- suggestion to relocate it
- ✓ Smell and prevailing wind concerns
- ✓ Wildlife corridors
- ✓ Will the electrical wire harm or shock a bear or other wildlife?

Ms. St. John and Deb Langner responded to several of the concerns noting:

- ✓ Fencing allowed without approval of abutting properties
- ✓ Intent to Cut forest/trees if they want
- ✓ Nearby well location and NHDES septic requirements for distance
- ✓ NH Wildlife Action Plan
- ✓ RSA regarding agriculture briefly noted

- ✓ View easement- None known. Owners can construct building with building permit to current Zoning Ordinance height requirements.
- ✓ Waivers requested

Meeting adjourned about 5:55 pm. Deb Langner and Lucy St. John walked part of property including woods and observed pasture area, no apparent wetlands.

Respectfully submitted,

Lucy St. John, Planning and Zoning Administrator