



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD
DRAFT MEETING MINUTES**

SITE WALK

Tuesday, August 9, 2016

Stahlman Office Building Site

Property owned by Robert Stahlman

Located at 74 Pleasant Street

Tax Map 084-079-000

MEMBERS PRESENT: Paul Gorman, Chair; Bill Dietrich, Vice Chair; Tim Paradis and Liz Meller.

MEMBERS ABSENT: Janet Kidder, Jeremy Bonin, Marianne McEnrue, Michele Holton, Casey Biuso and Joseph Kubit.

OTHERS PRESENT: Lucy St. John, Planning and Zoning Administrator and Mark Moser, P.E. engineer for Bob Stahlman.

Mark Moser provided an overview of the site:

- Erosion shouldn't be an issue on the slope
- NHDES boring data is not available yet
- Pavement options- pervious option not feasible due to high water table, gravel could be considered for shoulders of the access way
- Removing two (2) not three (3) parking spaces in the front to accommodate the access way (three would be better)
- Stormwater features- high water table, drainage on site, treatment, and groundwater recharge
- Waivers requested
- Width of parking spaces, access way and aisle width noting that a twenty (20) feet access way is sufficient (standards for local road are generally only 18 feet) or could include a gravel shoulder

Board and staff discussion:

- Bollards to protect the building (next to the access way)
- Gravel shoulder on the access way, but concern for snow storage and removal, and width during winter months.
- Maintenance of stormwater features
- Recording slope and access easement documents
- Retaining natural vegetation (tree and shrubs) along the drainage area adjacent to Bittersweet

- Snow storage areas
- Treatment of stormwater water on the site, and adequate provisions to address increased storm events

Site Visit adjourned at 8:25 am.

Respectfully submitted,

Lucy A. St. John, AICP
Planning and Zoning Administrator