



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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TO: New London Planning Board
FROM: Lucy A. St. John, AICP
Planning and Zoning Administrator
FOR: June 14, 2016 Meeting
RE: Doug Evans and Sandra Chouinard Commercial Farm Site Plan
A public hearing notice has been posted.

Property Statistics:

Owners: Doug Evans and Sandra Chouinard
Previous Owner: Frederick G. Ray Trust c/o Karen Johnson.
Tax Map: 123-005-000 (old # 123-010-000).
Proposal: Site Plan for a Commercial Farm
Location: 127 Sutton Road aka State Route 114
Total Site Area: 31 + acres
Existing Zoning: Agriculture and Rural Residential (ARR)
Frontage: Sutton Road
Watershed: Blackwater River Watershed
Natural Features: Open space and forested
Adjacent Uses: Residential, fields and forested landscape, Lake Sunapee Country Club

Purpose: Proposed alpaca livestock farm and construction of a barn and paddock area for the alpaca livestock. Refer to the May 31, 2016 letter included with the application materials for additional details. The owners currently own an alpaca farm in Enfield, NH under the name of Snowfield Alpacas and are relocating to New London.

Site Description:

The property includes a house and open space in fields and forested areas. The property account file includes two (2) survey plans.

- Plan of Annexation for Peter Q. and Jean C. McKee approved by Planning Board Dec 8, 1998. MCRD # 14581, signed by NH Licensed Surveyor Pierre Bedard, No. 649.
- Plan of Annexation for Fredrick G. Ray approved by Planning Board Dec 8, 1998. MCRD # 14577, signed by NH Licensed Surveyor Pierre Bedard, No. 649.

The file also includes Approval for Construction for a three-bedroom septic, # 120507 dated April 24, 1985. The property account card identifies the site has having three bedrooms. Some of the site is in Current Use.

Reviewer Comments:

- Fire Department, Jay Lyon email of June 2nd. I have no issues with the proposed farm.
- Police Dept., Ed Andersen email of June 2nd. I do not see any issues that would affect safety or road hazards with this application.
- Public Works, Richard Lee email of June 2nd. I do not have a problem with this application.
- Health Officer, Deb Langner email of June 6th. Given the years of experience the applicants have as alpaca farmers, I have few concerns about this site plan. My only questions are:
 1. Will the alpacas be visible from Sutton Road or Overlook Terrace? Just curious where the approximate paddock area will be.
 2. Where is house septic and well?
 3. Will the barn have its own water source?
- Water Precinct, Robert Thorp email of June 2nd. I have no problem with the plan. However, I would like to know how they intend to water the livestock.

Staff Recommendations and Findings:

The Planning Board should:

1. Determine if the application is complete or incomplete. If incomplete, specific reasons should be provided. Address waivers requested.
2. Decide if this application is deemed a project of regional impact, per RSA 36:54-58.
3. Decide if a site visit is needed.
4. If complete, open the public hearing and receive testimony.
5. Make a motion to approve, disapprove or table the application and state the reasons.

If the Planning Board acts to approve the plan, staff suggests that the following recommendations be considered in drafting their motion:

- All farming activities be in compliance with Best Management Practices (BMP).
- Address concerns raised by abutters and other interested parties.
- Include specific language in the motion of what the conditions of approval will be.

Abutters and Other Comments:

- ✓ Patricia Denny, abutter written comments received June 7th.
- ✓ Three (3) other abutters called with questions.

Key Issues of Concern:

1. Barn location and height
2. Best Management Practices (BMPs) and monitoring to ensure compliance
3. Dung pile management- location
4. Fencing – height, location and if electric
5. Fiber sale- Will a sign be posted? Will there be specific hours like a retail component, or do people just stop by?

6. Minimum Pasture, Enclosure and Shelter Requirements for Livestock- Zoning Ordinance discusses 4 Animals/Acres. The resources provided discuss 5-10 alpaca can be grazed per acre. New England Alpaca Owners and Breeders Association (NEAOBA) literature states the land requirements for raising alpaca in New England is also small – an acre for six alpaca.
7. Noise from animals
8. Paddock location
9. Parking- If there is a retail component or if school groups or others visit the site.
10. School groups-field trips, will school buses be visiting the site.
11. Septic location
12. Smell- prevailing winds
13. Waivers Requested: Waiver to Site Plan Regulations requested.
14. Water (well)- location and source of water
15. Wildlife in the area (white tail deer, and concern about meningeal worms)

Zoning Ordinance Provisions:

- ✓ Article II, General Provision- #1 Agriculture.
- ✓ Article III, Definitions. Several terms are used throughout the Zoning Ordinance relative to farming-agriculture, including agriculture, all agricultural activities, farm activities, garden (home), garden activities, greenhouses or florist shops, agricultural and farming activities, veterinarian, agricultural or farm buildings, animal fee operations (AFO), concentrated animal feed operation (CAFO) animals (small for personal use and enjoyment), grazing, care and raising of livestock, roadside stands for sale of agricultural products and silo. At the May, 2012 Town Meeting, several zoning amendments passed including one for a definition for a commercial farm and the provision to require Site Plan review for a commercial farm. The Zoning Ordinance includes 172 definitions, six (6) relate to agriculture: # 8 agriculture- see farm, # 32 commercial farm, # 50 farm- refer to the RSA 21:34-a, # 51 farm buildings, # 73 home produce and # 82 livestock.
- ✓ Article VI, Agricultural and Rural Residential District

Agricultural History in New London:

Below is a list of locations where farming-agricultural pursuits have occurred in New London, the list is not all inclusive. Much of New Hampshire was forested, and cleared for agriculture in the 1800-1900s. Small family farms dominated the landscape. Details on New London's agricultural history can be found at the local library and Town Archives. Staff did not have an opportunity to review all the past files to determine if any of the past or existing farms with cattle or other livestock appeared before the Planning Board for any aspects of their agricultural operations, except those discussed. Below is a list of some which were reviewed by the Planning Board or have a building permit.

- ✓ Alpaca –home business, small shop for Jim and Sue King. Tax Map 078-009-000. Planning Board minutes of January 14, 2003 and building permits in 1992 and 2002. The

farm at 102 Wilmot Center Road is approximately 41.80 acres. Per the NEAOBA owner literature, Skyview Alpacas has two kinds of alpacas, total 93.

- ✓ An indoor riding area for Geoffrey and Brooke Smith was discussed by the Planning Board at the Oct 14th, Nov 11th, and Dec 9, 2003 meetings.
- ✓ Horse barn and two riding rings, building permits for Donald and Rachel Parrish. Property zoned rural agricultural, March 1988.
- ✓ Historical agricultural structure, discretionary preservation easement, pursuant to RSA 79-D, for Jeremy and Kimberly Bonin at 64 Little Sunapee Road.
- ✓ Canane property on Pleasant Street. Tax Map 061-006-000 Commercial farm for cattle grazing. February 2013, April 2014 and May 2014.
- ✓ Len Dorr property on Morgan Hill Road and Little Sunapee Road for a Commercial farm for livestock. Tax Map 047-001-000; 046-004-000 and 060-005-000. December 2015 and January 2016.

List of farms- areas of agricultural activities in New London

- Alpaca Farm (King) 102 Wilmot Center Road. Tax Map 078-009-000.
- Bonin's 64 Little Sunapee Road. Tax Map 060-006-000
- Burpee Hill area
- Carey property Burpee Hill Road (cows)
- Canane property Pleasant Street (cows)
- Columbus Ave and Burpee Hill Road Green property (horses)
- County Road across from Forest Acres
- Crockett's Corner- dairy farm for 40+ years
- Cross 928 Main Street. Tax Map 109-018-000.
- Dallas Patten on Burpee Hill Road (cows)
- Deacon Hill and King Hill Road area
- Dorr property on Morgan Hill Road and Little Sunapee Road (cows)
- Farewell Lane
- Little Sunapee Road (Mary Messer) property
- Messer property- King Hill Road
- Messer property- Route 114 and Old County Road
- Never Done Farm (Smith) 1429 King Hill Road. Tax Map 129-006-000
- Route 11 and Country Club driving range area- summer pasture
- Route 114 (near Four Corners) Rouse property
- Rowett/Canane pasturing beef cattle. Tax Map 098-009-000
- Springdale Farm
- Stanley property –Burpee Hill area

Master Plan:

The Master Plan Executive Summary and the Master Plan includes many references to rural character, farms, protecting natural resources and the importance of each to the local economy. Refer specifically to Chapters, IV- Conservation and Open Space, Chapter V- Watershed and

Water Resources, Appendix A- Vision Statement, Appendix B- Community Attitude Survey and Appendix C- Important Open Space Lands and Natural Features. The Master Plan is available on the Town website

NH RSAs:

- RSA: 21:34-a;
- RSA 432- Title XL- Agriculture, Horticulture and Animal Husbandry;
- RSA 672 :1 Planning and Zoning General Provisions-
- RSA 674:32-a Agricultural Uses of Land
- RSA 674:32-b Existing Agricultural Uses

Attachments:

Refer to the items referenced within and the informational resources included on the website with the June 14th meeting materials.