

**DRAFT**

After conferring with other members of the PB, Chair Ebel advised that, by consensus, the PB was not inclined to grant a waiver of the Certificate of Occupancy requirement. She further advised that the town needs to expedite the inspections, the site needs to be brought into compliance, and there should be a bond for any unfinished items.

**IV. CONTINUED REVIEW & DISCUSSION OF ZONING AMENDMENTS FOR BALLOT VOTE AT THE 2006 TOWN MEETING**

Ken McWilliams led discussion of the proposed amendments that had been revised to incorporate suggestions made by the PB at its November 8 meeting...

Amendment 1: Approved by consensus.

Amendment 2: Deleted. The issue will be addressed at a later date.

Amendment 3: Approved by consensus.

Amendment 4: Approved by consensus.

Amendment 5: Article XXII Streams Conservation Overlay District. Town Administrator Jessie Levine would like new paragraph J. Erosion and Sediment Control Plan. Part b. broken out more and re-arranged. Chair Ebel advised that the language was the same as that used in the Shore Land Overlay District regulation. She hadn't thought that the PB was proposing to amend that regulation; however, Mr. McWilliams advised that there would be an amendment to revise the comparable portion of the Shore Land Overlay District regulations. Mr. McWilliams also advised that new paragraph K had been reworded and the RSA citation had been verified. He noted that the percentage differed from that in the existing regulation. PB member Clough asked if the Effect on Minimum Lot Size/Density would apply to all districts. Mr. McWilliams replied in the affirmative. He agreed to reorganize Part b. of new paragraph J and said that he would contact Ms Levine.

Amendment 6: Article XIII Wetlands Conservation Overlay District. PB member Clough questioned including the statement "if plan is approved by the Board of Selectmen" in proposed C. (2). Mr. McWilliams agreed to revise the erosion control section of the proposed amendment in the same way as noted in Amendment 5. He advised that he had combined all Wetlands issues under discussion in one proposed amendment; however, they could be separated. PB member Clough suggested waiting for public comment before making that change. Mr. McWilliams agreed to wait until after the first public hearing. Ms Clough asked how much development has been done on slopes. Mr. McWilliams cited the current regulation and said that the amendment would require an erosion control plan. He also advised that the amount of wetlands that may be credited toward lot size would be modified to "0" or "50%".

Amendment 7: Discussion ensued about the presentation of information in the proposed amendment to Article III. Definitions. PB member Clough recommended that the items contained in Building Maintenance be listed. Town Administrator Levine recommended the elimination of "and any other work not requiring a Building Permit" at the end of that paragraph.

Amendment 8: Ken McWilliams said that he would reword the amendment to agree with proposed Amendments 5 and 6.

**VII. BETH GREENAWALT – Tree Cutting Request**

**(Tax Map 105, Lot 17)**

PB member Conly presented a request submitted by Gavin Campbell on behalf of the Greenawalt family to cut a white pine located within the 50-foot buffer at 185 Forrest Acres Road. The parties involved agree to plant several high bush blueberry bushes as replacements. Mr. Conly advised that the property owners were taking down a cabin without a basement and building a house with a foundation; in fact the cabin has been removed. He stated that the white pine is alive; however, the root structure will be heavily damaged when the foundation is dug. He recommended approval of the request.

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\* It was **MOVED** (Clough) and **SECONDED** (Cottrill) to **APPROVE THE REQUEST TO REMOVE ONE LIVE WHITE PINE LOCATED IN THE 50-FOOT BUFFER AT 185 FORREST ACRES ROAD (TAX MAP 105, LOT 17), CONTINGENT UPON THE AGREEMENT TO PLANT SEVERAL HIGH-BUSH BLUEBERRY BUSHES AS A REPLACEMENT.** The **MOTION** was **APPROVED UNANIMOUSLY.**

**VII. OTHER BUSINESS**

- A. Ken McWilliams called the PB's attention to several items:
1. Copies of the final Capital Improvements Program distributed at the meeting.
  2. Regional Planning Draft Amendment of Chapter IX Housing and Upper Valley Housing Needs Analysis. He advised that Tara Bamford (UVLSRPC) would e-mail the documents to PB members.
  3. NH Housing Finance Authority Article "De-constructing the Myths: Housing Development Versus School Costs" provided to PB members earlier.
  4. UVLSRPC Annual Report for FY 2005
- B. Chair Ebel advised the PB that Putnam's Appeal to the Zoning Board of Adjustment was scheduled for December 12. She stated that Town Administrator Jessie Levine and Zoning Administrator Peter Stanley would be unable to attend the hearing; however, she would attend. Putnam is appealing the PB's interpretation of the 100-foot buffer requirement in the Streams Conservation Overlay District regulation. Chair Ebel stated that she would leave the text of the appeal in the PB mailbox so that it would be available to PB members who wished to read it.
- C. The MINUTES of the NOVEMBER 8, 2005 meeting were APPROVED, as circulated.

The **MEETING** was **ADJOURNED** at **10:30 PM.**

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

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

CHAIRMAN \_\_\_\_\_