



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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PLANNING BOARD
APPROVED MEETING MINUTES
March 13, 2012

MEMBERS PRESENT: Tom Cottrill (Chair), John Tilley, Paul Gorman (Secretary), Emma Crane (Conservation Commission Representative), Michele Holton

MEMBERS ABSENT: Jeff Hollinger (Vice-Chair), Tina Helm (Board of Selectmen's Representative), Deirdre Sheerr-Gross (Alternate), Michael Doheny (Alternate)

Chair Cottrill called the meeting to order at 7:00pm.

Zoning Amendments

Mr. Stanley indicated that if there are no changes to the amendments that were proposed at the previous meeting, the Planning Board could make a recommendation to place each of them on the ballot for voting at Town Meeting.

Article VI, Section A2 – the addition of the word “Country Club” to uses permitted. Country Club is permitted in Article III as a new definition.

In *Article III*, Mr. Stanley noted that in their prior discussion they should include “golf course” in the definition. Everything else listed in the definition were accessory uses, but there has to be a golf course. “Accessory Uses” and “Structure” are defined elsewhere in the ordinance. Chair Cottrill suggested capitalizing the words “Accessory Uses,” “Recreational Facility,” and “Structure” in the text.

It was determined that a grammar change was needed in Article III with the moving of two sentences. There was no change in content, but this change made it much clearer to the reader.

**IT WAS MOVED (John Tilley) AND SECONDED (Emma Crane) to approve the addition of Country Club to Article VI and place it on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Paul Gorman) AND SECONDED (Emma Crane) to approve the country club definition in Article III and include it on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Article II, Section 1

Mr. Stanley said he received a phone call from Dan Wolf regarding his opposition of defining “Commercial Farm.” Mr. Stanley felt it was important to define this. Others at the meeting agreed.

There were no amendments to this article.

**IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to approve Article II and have it placed on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (John Tilley) AND SECONDED (Emma Crane) to approve the definition of a Commercial Farm and include it on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Article II, Section 8

“Accessory” should be capitalized but not “Accessory Structure.”

There were no further amendments to the Article.

**IT WAS MOVED (John Tilley) AND SECONDED (Emma Crane) to approve Article II, Section 8 and have it included on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Article II, Section 11

There were no amendments.

**IT WAS MOVED (John Tilley) AND SECONDED (Michele Holton) to approve Article II, Section 11 and have it included on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Article XIII, Section E

There were no amendments.

**IT WAS MOVED (Paul Gorman) AND SECONDED (John Tilley) to approve Article XIII, Section E and have it included on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Article XIII, Section G

There were no amendments.

**IT WAS MOVED (John Tilley) AND SECONDED (Emma Crane) to approve Article XIII, Section G and have it included on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Article XVI, Section I

Mr. Stanley said that the limit in the text remains at 30% and is re-stated because the State has no upper limit at this time. It is not a change but simply a clarification.

**IT WAS MOVED (John Tilley) AND SECONDED (Emma Crane) to approve Article XVI, Section I and have it included on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Article XXIII

There were no amendments.

**IT WAS MOVED (Paul Gorman) AND SECONDED (Emma Crane) to approve Article XXIII and have it included on the ballot for 2012 Town Meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Definitions

Article III – Definition of “Watercourse.” Mr. Stanley said this definition is in their Wetlands Ordinance but not in the Zoning Ordinance. The definition came out of “Black’s Dictionary” which is a book of legal definitions.

Definition of Fresnel Zone. This definition was provided by Ms. Ruppel of the UVRPC.

IT WAS MOVED (John Tilley) AND SECONDED (Paul Gorman) to approve the definitions of Watercourse, Fresnel Zone, and to amend the definition of “Average Tree Canopy.” THE MOTION WAS APPROVED UNANIMOUSLY.

Approval of Minutes

February 14, 2012 – These minutes were not approved because there was not a majority of Planning Board members at that night’s meeting who were also at the February 14th meeting. The minutes will be presented for consideration at the next meeting.

February 28, 2012

IT WAS MOVED (Paul Gorman) AND SECONDED (John Tilley) to approve the minutes of February 28, 2012, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

With no further business, Chair Cottrill called for a motion to adjourn.

IT WAS MOVED (John Tilley) AND SECONDED (Emma Crane) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 8:02pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London