

**NEW LONDON PLANNING BOARD
WORK SESSION**

DECEMBER 15, 2008

MEMBERS PRESENT: Karen Ebel (Chairman), Tom Cottrill, Dale Conly, Michele Holton (Alternate) and Ken McWilliams (Planner),

Chair Ebel called the **MEETING TO ORDER** at 7:00 p.m. She asked Alternate Michele Holton to join the PB as a replacement for regular PB member Michael Doheny.

Ken McWilliams provided a summary of Rachel Rupel's e-mail that provided revised maps for C04 and D08 and addressed answers to questions that arose during the hearing. In the table showing parcels in a single zoning district, Tom Cottrill indicated he did not understand the 0 figure in the current column for the I/R District and he did not understand the Water listing in that table. Ken McWilliams noted he would follow-up with Rachel Rupel to answer those questions. In reviewing the revised Map D08, Tom Cottrill thought the map should identify the distance the commercial zoning extends to the north along the west side of Pleasant Street. Ken McWilliams noted he would follow-up with Rachel Rupel to make that change.

Next the Planning Board reviewed the revised draft of the Workforce Housing Overlay District map prepared by Rachel Rupel which now shows the Workforce Housing Overlay District covers more than 50% of the land area in Town. Following some discussion the Planning Board decided this revised map was acceptable for the January 6th public hearing.

Ken McWilliams distributed copies of an e-mail he had received from Rob Bryant regarding capital needs for basic improvements to Workforce Housing units and referred the Planning Board to Paragraph N. Limitation on Improvements in the draft Workforce Housing Overlay District Ordinance. The Planning Board briefly discussed this paragraph and decided to leave it as drafted.

Ken McWilliams noted that three additional Conditional Use Permit Criteria have been added to the draft for Multi-Family Workforce Housing since the last draft reviewed by the Planning Board. These three new criteria for Multi-Family Workforce Housing indicate Multi-Family Housing shall:

1. have a landscaped buffer one hundred (100) feet in width around the perimeter of the project;
2. have direct access to a paved street; and
3. be served by public water and sewer service.

The Planning Board concurred with those criteria.

Ken McWilliams noted at this point he is recommending that the Planning Board drop the proposed amendment to add Multi-Family Dwellings as a Special Exception in the R-1 District. Ken McWilliams noted this proposal was drafted prior to the crafting of the Workforce Housing Overlay District Ordinance proposal which now provides for Multi-Family Housing as a Workforce Housing project in the R-1 District if it meets the three Conditional Use Permit Criteria outlined above. Amendment No. 8 does not include a requirement that the Multi-Family Dwelling be Affordable. Chair Ebel noted that the special exception procedure also was not needed because of the Conditional Use Permit process which permitted similar analysis directly by the Planning Board. The Planning Board agreed to drop the amendment to add Multi-Family Dwellings as a Special Exception in the R-1 District.

The Planning Board then reviewed the draft public notice for the zoning amendments dated December 8, 2008. The Planning Board revised numbers one, two and three to read as follows:

PLANNING BOARD PROPOSED AMENDMENT NO. 1:

The *Planning Board's Amendment No. 1* proposes to add a new **ARTICLE XXV Small Wind Energy**

Systems Ordinance to the Zoning Ordinance to comply with new state legislation that encourages small wind energy systems and mandates that ordinances adopted by towns to regulate the installation and operation of small wind energy systems shall not unreasonably limit such installations or unreasonably hinder the performance of such installations.

PLANNING BOARD PROPOSED AMENDMENT NO. 2:

The *Planning Board's Amendment No 2* proposes to amend **ARTICLE XVI Shore Land Overlay District** as mandated by new state legislation revising the State Comprehensive Shoreland Protection Act.

PLANNING BOARD PROPOSED AMENDMENT NO. 3:

The *Planning Board's Amendment No. 3* proposes to add a new **ARTICLE XXVI Workforce Housing Overlay District** to the Zoning Ordinance. This amendment is being proposed to comply with new state legislation mandating that communities provide reasonable and realistic opportunities for the development of Workforce Housing, including rental apartments. The new legislation requires Workforce Housing to be allowed in a majority of the land area zoned to permit residential uses.

The Planning Board dropped number 5 and replaced it with number ten rewritten as follows:

The *Planning Board's Amendment No. 5 proposes* to amend the Zoning Ordinance to implement the changes to the zoning boundary lines as recommended by the Zoning Boundary Study undertaken on behalf of the Planning Board by the Upper Valley Lake Sunapee Regional Planning Commission.

The Planning Board then addressed some questions raised by Jessie Levine in her review. In Section C. 1. b. of the draft Small Wind Energy Systems Ordinance, Jessie Levine questioned whether the height is measured above average or maximum tree canopy height. After some discussion, the Planning Board decided to leave the draft as written because various alternatives suggested seemed to create more problems. Planning Board members also had a sense that the original drafters of the model ordinance had researched this aspect carefully.

In Section C. 1. e. of the draft Small Wind Energy Systems Ordinance in Amendment No. 1, Jessie Levine suggested adding a size limitation on the signs and restricting advertising. The Planning Board agreed to add a 1 sq. ft. size limitation on the signs and agreed that no advertising would be permitted.

In Section F. Violation of the draft Small Wind Energy Systems Ordinance in Amendment No. 1, Jessie Levine suggested deleting the second sentence. After some discussion, the Planning Board agreed to remove it.

In Section e. 2) parking for Temporary Events of Amendments No. 8, Jessie Levine suggested adding the following statement: Adequate parking shall be provided so as not to interfere with normal traffic flow. The Planning Board agreed to add this statement.

Ken McWilliams noted he would follow-up with the editorial comments submitted by Jessie Levine on the draft zoning amendments dated December 5, 2008.

Karen Ebel called for a review of the November 11, 2008 Planning Board minutes. There being no comments Dale Conly made a motion to approve the minutes of November 11, 2008 as presented. The motion was seconded by Michele Holton. The motion for approval was unanimous.

The meeting adjourned at about 8:30 pm.

Respectfully submitted by:
Kenneth McWilliams

Town Planner

Approved by the New London Planning Board

Karen E. Ebel, Chair