

**NEW LONDON PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
NOVEMBER 11, 2008**

MEMBERS PRESENT: Karen Ebel (Chairman), Dale Conly, Celeste Cook, Tom Cottrill, Ken McWilliams (Planner), Larry Ballin (Selectmen's Representative), Michele Holton (Alternate), Deidre Sheerr-Gross (Alternate)

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 and Deirdre Sheerr-Gross as a replacement for Celeste Cook, who then came in to the meeting at 7:05. Chair Ebel welcomed the new recording secretary, Camille Holmes, and asked that everyone who made comments to please identify themselves so that Mrs. Holmes could properly record the meeting.

I. HISTORIC RESOURCES – Discussion of the Draft

Chair Ebel stated that the purpose of this meeting was to discuss the draft of the master plan for this section and take each chapter page by page. She noted that Jim Perkins from the Historical Society was present and could answer questions as the discussions proceeded.

After some discussion it was determined that the activities and contents of the archives would not be included on page 203 because they become dated and change (i.e. bi-annual events). This section was written before the Historical Society's move to their present location in the Town Hall. It needs updating and Jim Perkins, who was at the meeting representing the New London Historical Society, will take care of getting the information on the Historic district (only one building is on the list at this time).

A sentence is to be added in the fourth paragraph indicating the mission statement and stating the importance of the education component for the historical society and citing the annual 4th grade visits. Chair Ebel asked that a copy of the draft be sent to J.L. Tyler, president of the Historical Society. Jim Perkins agreed to have a copy sent to President Tyler.

As noted on page 203, in 1980 there was an attempt to define and adopt a historic district. Historic resources stretch all the way from Elkins to Burpee Hill Road, but there are no contiguous groupings of buildings. One of the real concerns that people have about historic properties is the restrictions that are placed on restorations. If present day fire safety and building codes are not able to be met, a homeowner could be forced to tear down and build from scratch, making construction costs prohibitive. D.J. LaVoie wanted to identify buildings that qualify for listing on the Register of Historic Places and Michele Holton stated that the town has something in the Plan. Ken McWilliams replied that it could be found on page 204, in the section titled Recommendations. Jim Perkins said that he wasn't aware of any restrictions on owners; Celeste Cook replied that they (the owners) used to challenge the tax credits, and that it takes a lot of time and money.

Page 203 – paragraph addition – Whipple House - Chair Ebel recommended that the state rules either not be listed or move them to another section. She also stated that in general all the results of the community surveys are in and are in the process of being printed out, but that no analysis of these print-outs was available yet.

Ken McWilliams briefly reviewed the survey results for questions related to historic resources and preservation.

Question #14: Should the town conduct a study of whether to create historic districts such as Elkins Village, Old Main Street, and parts of Main Street:

Yes	56.6%
No	25.6%
Don't Know	17.8%

Question #15: How important do you think it is to preserve the following historic attributes?

Historic Attribute	Important or Very Important
Individual Historic Buildings	88.5%
Historic Sites	87.7%
Historic Features (stone walls, etc.)	86.2%

Karen Ebel indicated that the question of protecting certain area(s) will be looked into to determine what items need to be included and then the Planning Board would appoint a working sub-committee to investigate and make recommendations. Jim Perkins noted that this is actually being implemented and wanted clarification of the direction that the Planning Board would like taken. Chair Ebel asked if the 1980 language about the failed attempt to adopt a historic district should be left in and Diedre Scheerr-Gross replied that it should be. Jim Perkins will also review and update the wording on the Baptist Church report.

Chair Ebel requested the last sentence in the fourth paragraph on page 204 be struck. Larry Ballin inquired if matching grant money was still available; he believes some are but that New London did not have any in the pipeline. Jim Perkins noted that the Preservation Alliance may have seed monies. Ken McWilliams will look into funding sources. Chair Ebel stated that a generic paragraph will suffice.

Ken McWilliams will add a small paragraph addressing the New Hampshire State Historic Registers.

Chair Ebel inquired if there were standards for the district referenced on page 208. Ken McWilliams replied that he was not aware of any, but would make inquiries and report back.

Diedre Scheerr-Gross opined that the committee might want to leave in the next to last paragraph on page 209 because it may be possible to get a waiver and that part of the issue is the question of what constitutes a historical building.

Regarding the third paragraph, Chair Ebel replied that there are extensive statutes specifying the requirements and she felt that the paragraph in question was redundant.

Larry Ballin will check into the tax credit issue and report back; Ken McWilliams responded that part of the idea of paragraph this whole section is to educate the public about qualifications for placing/requesting that a building be included on the historic building register. Chair Ebel then asked if it was feasible to generalize the information and refer people to the town website. Diedre Scheerr-Gross said that people's interest would increase if their building(s) had some historical background; Ken McWilliams agreed to condense and update this section. Larry Ballin and Chair Ebel agreed that it was too detailed for the master plan.

Larry Ballin asked if the 1980 tax law on page 211 was still in effect. Ken McWilliams was asked to check the tax implications of an easement.

Celeste Cook inquired if the old quarry sites should be included and Larry Ballin noted that all the deep quarries should be included with available information.

Page 212 – Chair Ebel suggested that the section referring to the Green French Homestead be deleted or clarified. There was discussion about where exactly the Green Homestead was located and its boundaries as well as the tremendous amount of history connected with this property. It was determined by the committee to leave in this section in its entirety.

The committee decided to take out the reference to the 'Old Academy Grounds' in the second paragraph on page 213.

The committee decided to delete the second and third sentences in the second paragraph on page 214.

After discussing the condition of various buildings and the removal of some of the 'historic' buildings (i.e. no longer there), the committee decided that Larry Ballin would draft a section and give it to Ken McWilliams to include with the revised draft. Ken McWilliams reported that about 3 years ago (2005), Vicky Boundy with the UVLSRPC conducted a planning study of Elkins Village. The Elkins Village Plan will be a chapter that is incorporated into the master plan. Larry Ballin raised a question about the health of the lake and whether sewer service should be extended to Pleasant Lake and Elkins Village. Deidre Sheerr-Gross cautioned about the pressure to increase zoning densities along a public sewer line. Ken responded that it would be addressed in both land use and utilities.

Chair Ebel suggested that the recommendations be reworded because the Historic District Commissions are more stringent in their rules. Bob LaVoie asked if it was possible to combine the issues and recommendations. He also suggested that in paragraph 4 the federal and state be deleted and only those already listed remain. The Planning Board deleted the First Baptist Church from the list and added the Barn playhouse and the old stone chapels in Elkins, on King Hill Road, and at Goosehole. It was noted that scenic roads are not included anywhere in the chapter. Ken McWilliams noted that scenic roads will be included in the transportation chapter. Rosemary Fulton commented on the use of computerization of photos of various sites and suggested more technological means of preserving archives, such as CDs for documentation. Jim Perkins, who also volunteers with the New London Archives Committee, responded that digitization is already in progress with 4,000 photos on file. Chair Ebel asked if there is

enough space for the storage of historic documents and should the archives be moved or should the town hall be expanded?

The Planning Board determined that issue #11 needs to be rewritten to include 'investigate the need for' a Non-Profit Foundation.

Chair Ebel summarized the following assignments:

1. Jim Perkins will look at the history of New London
2. Larry Ballin will research the history of Elkins

Ken McWilliams outlined the schedule to get back to the master plan work in February:

1. Public Hearing on December 9th will be about the zoning boundary study and recommendations;
2. The work session on December 11th will focus on finalizing the zoning amendments to notice for the first public hearing in January;
3. The first public hearing on all the proposed zoning amendments including 3 major proposals is January 6, 2009;
4. The second public hearing in January on zoning amendments is January 27, 2009;
5. The February 10th work session will be the next available meeting to discuss the master plan again. At the February 10th work session the planning Board will review and discuss the results of the community survey. Chair Ebel stated that within the next couple weeks hopefully there would be copies of the overall survey results and they will be available on the town website. Ken McWilliams reported that the emailing list error had been corrected

II. OTHER BUSINESS

Lakeshore Drive Tree Cutting Request: A piece of land between the road and Pleasant Lake has a dead hemlock tree. Chair Ebel made a motion to approve the cutting and it was passed unanimously. Pam Young has a seasonal summer house with 3 large pines that she has petitioned to have cut and removed (only one is in the 50 foot buffer). She has agreed to plant blueberry bushes as replacements; her lot is a long way from the road and has a plethora of trees and shrubs. A motion was made to approve and was seconded by Larry Ballin.

Ken McWilliams announced that New London and NHDOT will be meeting on Thursday, November 20, 2008 at 1:00 p.m. to discuss the Crockett's Corner intersection.

Amended:

The MINUTES of the October 14, 2008 MEETING of the PLANNING BOARD's Wetlands Subcommittee were APPROVED as: in the last paragraph, it should read 'on some'.

The MINUTES of the October 28, 2008 MEETING of the PLANNING BOARD were APPROVED as: on page 6, it should read 'not cheap'.

The motion to adjourn was made and seconded at 9:00 p.m.

The next Planning Board meeting is scheduled for Tuesday, November 25, at 7:30 p.m.

Respectfully submitted by:
Camille Holmes
Secretary, Town of New London

Approved by the planning Board on _____, 2008

Karen E. Ebel, Chair