

Dated: February 12, 2009

**TOWN OF NEW LONDON
PLANNING BOARD
KEARSARGE COMMUNITY CENTER PARKING SUBCOMMITTEE MEETING
FEBRUARY 10, 2009 AT 5:30 PM
SMALL CONFERENCE ROOM, 2ND FLOOR, TOWN OFFICES**

SUBCOMMITTEE MEMBERS PRESENT: Tom Cottrill (Planning Board), Jeff Hollinger (Planning Board), Peter Stanley (Zoning Administrator) and Ken McWilliams (Town Planner)

OTHERS PRESENT: Chris Lizotte (SMP), Dave Kidder (Kearsarge Community Center), and Dan Noyes (Kearsarge Regional School District)

Ken McWilliams stated that it would be helpful if Chris Lizotte would outline the action steps that have been put together as well as the information from Dan Noyes concerning the capacity of the site for parking and the legal spaces required.

Chris Lizotte referred to the Existing Site Parking Plan dated 2/10/09 and the Parking Summary Analysis outlining how the 288 +/- spaces were determined. He indicated he used +/- due to the additional areas that could be used for parking that currently are not being used (i.e., playground that the children use during the day and various grass areas that the public park on). Chris indicated he used the standard parking space - 9'x20' required by the current zoning requirements and didn't use in his analysis the compact space (8'x18') or the parallel space (9'x24'). Ken McWilliams just wanted to confirm that what Chris was saying was that there were 288 spaces demarcated for parking. Chris confirmed 288 spaces.

Ken McWilliams noted that if two major events were going on at the same time in a weekend evening situation, the additional parking would be needed. He also addressed the second issue regarding the baseline parking number if no school is in session. Chris Lizotte confirmed that the site already has that number of spaces. Ken McWilliams noted that the previous parking required was 216 spaces and the existing site has 288 marked spaces plus additional unmarked areas. Peter Stanley stated that scheduling would be critical concerning large events and indicated he agreed that there are currently enough parking spaces. As to more parking, there was a suggestion of putting in a paved sports court that could double as additional parking.

Peter Stanley stated that the School District would need to understand the number of available parking spaces assigned to them and if the Outing Club wanted to add lighting and had plans for night use, they would need to revisit the Planning Board.

Several issues were raised by the group with various discussions regarding existing conditions, solutions and potential future use/changes at the site. Tom Cottrill asked about the issue of traffic circulation through the entire site and plans for emergency vehicle access during the peak times of opening and closing school. Chris Lizotte, Dave Kidder and Dan Noyes all agreed that the road around the elementary school is wide enough for parking on one side. Dan Noyes also confirmed the road around the elementary school is posted "NO PARKING". Chris Lizotte noted that parents cause problems by parking on both sides of the road around the elementary school when picking up their children thereby blocking fire lanes. Parents need to be aware and educated to do the right thing. Dave Kidder suggested putting "FIRE LANE" signs there. Dan Noyes indicated they could post one side and confirmed the bus shuttle is at target and efficient (7-10 minutes and currently being met). The Elementary School and the Fire Chief worked out the emergency access plan using the road around the elementary school when the buses are loading or unloading. It should be signed as a fire lane with no parking signs on one side. They addressed the issues of parallel parking, blind spots around buses with children changing buses and made the necessary changes to resolve these issues. The important thing is to keep traffic moving. Police presence could be one solution to this existing problem.

Other discussions included the question of whether there is an existing deed restriction on the school property. Dan Noyes responded that he has found that the property holds a deed restriction for a small section in the middle of the property requiring that small section to be used for educational purposes only. Since this section is not near the proposed site, it has been considered a non-issue at this point. Dan Noyes also mentioned the possible subdivision of a lot along Main Street where the SAU building is located. Dan Noyes stated there is a possibility someone will purchase that parcel. Peter Stanley said the school would be required to meet the town requirements for road frontage among others. Peter Stanley also noted they could create the required road frontage by converting the driveway into a private or public road to provide the required road frontage. In addition, Ken McWilliams stated they would have to justify if the driveway meets current road requirements in the Subdivision Regulations. Tom Cottrill asked about the possibility of tearing down the old wing of the school (pit) and if the pit were to be demolished, would the School create a driveway to connect access around the back of the facility. Dan Noyes stated that would be possible but had no idea of the timing as there are no current plans to take down the pit.

Chris Lizotte explained the Parking Summary Draft handout in detail with reference to each category and clarified the information for the group. He indicated he would delete the section labeled "Remainder of Former Middle School" and add a section to the summary showing how the 288 parking spaces were calculated from the information below. Future Phase CC (174) + SAU65 (26) + Preschool (8) + KRES-NL (80) = Total (288). Peter Stanley told Chris this was a good analysis and everyone agreed.

The Baseline parking on the analysis under "Parking Requirements" was determined by the former middle school and preschool staffing and square footage for the administration building (203 + 13 = 216). Ken McWilliams confirmed that what Chris Lizotte outlined in this section indicates existing site has more parking spaces plus some additional than the previous use.

Chris Lizotte addressed the last item regarding large events parking for 150-250 people. He referenced the "Peak Time Use" on the analysis under "Parking Use Assumptions." Jeff Hollinger emphasized the critical scheduling issue concerned with peak use T. Chris Lizotte reviewed the "Peak Daytime" section and addressed the mixed use issue by breaking out the Auditorium on the analysis as requested by Ken McWilliams. Once this gets approved, the School District would need to understand the number of available parking spaces.

The subcommittee indicated they preferred to use the parking analysis for the KCC that combines the parking needs of the theater based on number of seats and the remainder of the KCC space based on using the community center standard based on the remaining building area.

Chris Lizotte will update the plan and analysis to reflect the changes discussed. Chris also noted that on the last map the boundary line for Peter Christian's was wrong but it's correct on this plan. Ken McWilliams confirmed he has the plan.

SMP for the KCC and the KRSD have addressed all the action steps from the previous meeting. Revised plans and information updates will be discussed at the Planning Board Meeting scheduled for Tuesday, February 24, 2009 at 7:00 p.m. in the large conference room on the second floor in the Town Offices.

The meeting adjourned at about 6:25 p.m.

Respectfully submitted,

Kathleen M. LaVallee, Recording Secretary
New London Planning Board

Date Approved: _____, 2009

Chairman: _____

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