

# **NEW LONDON PLANNING BOARD**

## **WORK SESSION**

### **JULY 8, 2008**

**MEMBERS PRESENT:** Karen Ebel (Chairman), Dale Conly, Celeste Cook, Tom Cottrill, Jeff Hollinger, Kenneth McWilliams (Planner), Larry Ballin (Selectmen's Representative), and Alternate Michele Holton

**MEMBERS ABSENT:** Michael Doheny, Alternate Deirdre Sheerr-Gross

Chair Karen Ebel called the **MEETING TO ORDER** at 7:30 PM. Chair Ebel asked Alternate Michele Holton to sit in for PB Member Michael Doheny.

#### **I. MASTER PLAN CHAPTER III – REGIONAL CONTEXT**

Chair Ebel asked Ken McWilliams to lead the discussion of the draft document provided to the PB for review. Mr. McWilliams advised that the requirement to include a Regional Context chapter in the Master Plan was a new element in the New Hampshire RSAs. He pointed out that the draft was a completely new document, not a revision of an existing document. He sought comments on the draft from the PB.

##### **A. New London's Growth in Regional Perspective**

PB Member Cook noted that the statistics on page 3 of the draft reflected 2000 data. She said that she thought that the PB had requested that more recent data be used in crafting the Master Plan. Mr. McWilliams replied that he did not think that more recent data was available from some of the sources, e.g., the Upper Valley Lake Sunapee Regional Planning Commission. He agreed to include the most recent data available. PB Member Ballin said that by the time the Master Plan was published, it should include the most recent population data and that the data should be consistent throughout the document... PB Member Hollinger opined that the most recent data should be included in all sections of the Master Plan. Chair Ebel suggested that since updated population data would be in other chapters, it could easily be put here too.

##### **B. Natural Resources**

Chair Ebel opined that Mt. Kearsarge was the most visible natural resource, and it should be included with those listed in the first paragraph. PB Member Hollinger opined that Mt. Kearsarge did not draw people to the New London area in the same way that the Mount Sunapee Resort did. Chair Ebel stated that the chapter was about natural resources, not what "resource" was the biggest economic draw. PB Member Cook asked about including Ragged Mountain, which she opined would be dominant in the future. PB Members Ballin and Cottrill agreed that it might be financially, but disagreed that as a natural resource it was dominant. PB members agreed to delete "Mt. Sunapee" in the final sentence and replace it with "mountains".

##### **C. Transportation**

PB members noted that the name of the airport should be changed to Manchester-Boston Regional Airport.

PB Member Cook questioned whether the expansion of I-93 mentioned in paragraph four would ever happen. PB Member Ballin opined that it was very questionable. Chair Ebel recommended inserting "proposed" before "project".

Zoning Administrator Peter Stanley advised that there were rail groups in Exeter and Nashua that were actively trying to expand rail service to the region.

Chair Ebel said that she wanted to include some mention of public transportation, which will become increasingly important. PB Member Ballin said that the PB could include a statement that the PB supports projects like the Park and Ride and is supportive of efforts to expand public transportation.

## **AREAS OF SIGNIFICANT REGIONAL INTEREST**

### **A. Lake Sunapee Watershed**

Chair Ebel recommended deleting “is now” in the first sentence.

### **B. Growth & Expansion of the Mount Sunapee Resort**

PB Member Cook said that Ragged Mountain needed to be included with its plans to expand. PB Member Ballin advised that the developers of Ragged Mountain had made a presentation to the New London Board of Selectmen and that according to the developers, 845 new living units had been approved by the Town of Danbury. Ken McWilliams said that he would check on the status of those plans. PB Member Holton said that she had seen a presentation of the plans for Phase 1 that would include 300 new private homes and 500 cabins. PB Member Ballin added that Ragged Mountain had mentioned that ultimately it would like to re-route traffic over an exit off Route 4 that Ragged would build to divert traffic off New Canada Road, the current access road. He said that would enable them to avoid the entire town of Danbury. Initially though, he said, they planned to direct traffic off of I-89 to Route 11, up Route 4, and might have to reconstruct New Canada Road. PB Member Ballin opined that the developers were very well funded and would be able to carry through with such a plan. It was noted that there were plans to rebuild the entire golf course. Chair Ebel opined that people might move to Danbury because of the expanded Ragged Mountain resort.

PB Member Cook asked what the status of Jon Feins’ proposed Wilmot development was. Chair Ebel replied that she believed that he had won his law suit regarding the proposed development, but had been referred back to the Wilmot PB. PB Member Ballin opined that Mr. Feins seemed to be more focused on the proposed Harborview development in Sutton.

Chair Ebel asked Michele Holton if the real local real estate market was showing strong growth. PB Member Holton replied that the market was chugging along.

PB Member Cottrill advised that in the third line up from the bottom of the paragraph, “103B” should be changed to “114”. He said that 103B was not in New London.

### **C. Significant Protected Open Spaces**

Resident David Cook recommended inserting the initials (SRKG) after the “Sunapee-Ragged-Kearsarge Greenway so that it would not be necessary to write the entire name out in following references. He also opined that the “North Side of Pleasant Lake” should be described as the Ausbon Sargent Land Preservation Trust easements, the SRKG, the Webb Forest, the Langaneau Forest (NH Society for the Protection of Forests), and Tabor Hill.

In paragraph two, “NH Arts & Crafts Fair” was corrected to “League of New Hampshire Craftsmen’s Fair”.

PB members recommended including the name of Winslow State Park on Mt. Kearsarge in Wilmot. It was noted that Rollins State Park was on the Warner side of Mt. Kearsarge.

Chair Ebel said that references to The Hay Estate needed to be changed to The Fells. Resident D. Cook said that there were three different names for the area. Chair Ebel recommended that Mr. McWilliams call the Fells for clarification. Zoning Administrator Stanley advised that the Karen Zurheide was the Executive Director. PB Member Ballin advised that all of the information could be found by “googling” The Fells.

PB Member Ballin wondered if it would be helpful to include a map of the protected areas. Ken McWilliams noted there was a map showing conserved lands. Going back to the second paragraph on page 6, he advised that the State was no longer maintaining the boat launch at the State beach on Lake Sunapee. He opined that the State was discouraging its use by the public. It was agreed that “as well

as public boat launching opportunities” should be deleted from the first sentence and a statement that there were “numerous boat launch opportunities on the lake” be included.

**D. Visual Impact of Development**

Resident David Cook opined that Pleasant Lake needed to be included in the skyline, as well as Lake Sunapee. PB Member Ballin said that Mt. Kearsarge should also be included.

Zoning Administrator Peter Stanley opined that the PB needed to consider the visual skyline along the travel corridors in and around New London. PB Member Ballin said that New London took pride in keeping development away from the New London exits from I-89 and preserving the unspoiled landscape.

**AREAS OF REGIONAL COOPERATION AND COORDINATION**

**A. Public, Institutional, & Cultural Facilities**

PB Member Ballin recommended including the New London-Sunapee sewer system as a cooperative effort. Chair Ebel said that it could go in the same bullet with the New London-Springfield Water System Precinct.

PB members pointed out the need to correct the spelling of Weare and Hillsboro.

PB Member Ballin said that Town Administrator Jessie Levine should be asked to “tighten up” the paragraph relating to the joint assessor project.

PB members recommended including Colby-Sawyer College, New London Hospital, and the Lake Sunapee Region Visiting Nurse Association. Chair Ebel recommended including the Lake Sunapee Chamber of Commerce. PB Member Ballin advised that the New London Outing Club really wanted to be known as the Outing Club. PB Member Holton asked if the Community Center should be included.

**B. Natural and Open Space Resources**

Resident David Cook suggested inserting the initials (SMG) after Sunapee-Monadnock Greenway and using SMG and SRKG to refer to the Greenway trails.

Chair Ebel recommended adding Mt. Kearsarge and the many hiking trails throughout the New London area. She advised that the Conservation Commission maintains an open trail network. She also opined that the lakes should be included. PB Member Ballin suggested that the square footage of open bodies of water could be included. Chair Ebel asked about adding cross-country skiing to the trail uses. PB Member Cook added snowshoeing. PB Member Cottrill asked about adding ice skating. PB Member Cook asked about snowmobiling. PB Member Ballin replied that there was no access to the snowmobile trail system from New London. Zoning Administrator Stanley said that some snowmobilers drove across the lake to access the trails. Chair Ebel opined that it would be better to simply state “winter activities”, rather than trying to list them all.

PB Member Ballin questioned the inclusion of the last paragraph. He said that he saw no benefit to the Master Plan. PB members agreed to delete the paragraph.

PB Member Cook opined that the section needed to mention all of the stone walls in the area and the general New England aesthetic.

**C. Transportation**

PB Member Cottrill advised that the reference to “103B” in the first bullet needed to be changed to “King Hill Road”. PB Member Cook said that “103B” should be deleted from the second bullet. PB Member Cottrill advised that it should be change to “114”.

PB Members advised that the name of the “Kearsarge Council on Aging” in the third bullet should be corrected to the “Kearsarge Area Council on Aging, Inc.”.

PB Member Cottrill stated that the State’s Park and Ride at Exit 12 is on the “southwest side of the intersection of Routes 11 and I-89 off 103A”, not “northeast of Routes 11 and 103A” as stated in bullet four. PB Member Ballin suggested simply stating “adjacent to Exit 12”.

PB Member Ballin advised that the Selectmen had met with State officials to discuss the intersection at Crockett’s Corner. He recommended adding a statement that “the intersection of Routes 114 and 11 was a safety concern”.

## **GOALS: REGIONAL CONTEXT**

### **RECOMMENDATIONS: REGIONAL CONTEXT**

#### **A. Lake Sunapee Watershed**

Chair Ebel recommended adding Pleasant Lake and Little Lake Sunapee to the bullet with the other watersheds. She also opined that there was no need to provide definitions for LSPA and SWAC because they were defined earlier on page 5.

#### **B. Growth & Expansion on the Mt. Sunapee Resort**

PB Member Ballin recommended removing the reference to a specific resort, i.e., Mt. Sunapee. PB Members agreed that “the Mt. Sunapee Resort” should be changed to “local ski areas”. Ken McWilliams said that Mt. Sunapee was addressed in the next category. Chair Ebel recommended using “growth and expansion of local ski areas” in both sections and adding Ragged Mountain.

#### **C. Significant Protected Open Spaces**

Chair Ebel recommended that the references to the Hay Estate be changed to The Fells as previously discussed.

Resident David Cook asked if the north side of Pleasant Lake was the only priority. Chair Ebel responded that Mr. McWilliams needed to coordinate all of the changes made in the prior sections with the sections under Recommendations.

Mt. Kearsarge State Park. Chair Ebel advised that the same parks added previously needed to be included.

#### **D. Areas of Regional Cooperation and Coordination**

Resident David Cook suggested identifying other watersheds. He opined that the Master Plan should acknowledge the contribution made by Colby-Sawyer College students.

PB Member Ballin recommended adding Colby-Sawyer College as providing recreational and cultural opportunities.

PB members said that the “Lake Sunapee Area Chamber of Commerce” should be the “Lake Sunapee Region Chamber of Commerce”.

#### **E. Natural and Open Space Resources**

Resident David Cook asked if it would be appropriate to include a paragraph about the acquisition of property. Mr. McWilliams replied affirmatively. Chair Ebel responded that it didn't need to be only acquisition. She suggested that perhaps "protection" would be better.

**F. Transportation**

PB Member Cottrill pointed out that "103B" in the second bullet should be changed to "114".

PB Member Ballin recommended deleting "on demand" from the third bullet. It was noted that the name of the KCOA needed to be corrected. Chair Ebel asked if "support for public transportation" should be used instead of citing a specific program.

Chair Ebel recommended adding a separate bullet to address transportation concerns about the planned expansion of the Ragged Mountain Resort. PB Member Ballin advised that Ragged was selling its plan as being "near New London". He said that he had advised Ragged to come to the NLPB early in the process to share its plans. Chair Ebel said that she wondered why the Danbury PB had not declared the application to be of "regional interest" so that the NLPB could have had an opportunity to review and comment on the plan.

Chair Ebel asked Mr. McWilliams to mark the next draft to show the changes made by the PB. He agreed to do so.

Resident Robert Lavoie asked about the status of the Community Survey. Ken McWilliams replied that they were working on the maps and loading the survey into "Survey Monkey".

Resident Rosemary Fulton asked if a timetable existed for how folks interested in working on the Master Plan review would be incorporated. Chair Ebel replied that most people had signed up for specific chapters and that as those chapters were developed, those individuals who signed up to work on a specific chapter would be contacted. She suggested that a month's notice could be given, so that interested individuals would know which chapter would be discussed at the next work session. Mr. McWilliams advised that the next chapter would be population and then housing. Chair Ebel recommended sending a notice to the people who signed up a month in advance.

The **WORK SESSION** was **ADJOURNED** at **8:40 PM**.

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

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

VICE-CHAIRMAN \_\_\_\_\_