

**NEW LONDON PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING  
JANUARY 25, 2005**

PRESENT: Sue Ellen Andrews, Dale Conly, Celeste Cook, Tom Cottrill, Mark Kaplan (Selectmen's Representative), and Kenneth McWilliams (Planner)

ABSENT: Karen Ebel (Chairman), Jeff Hollinger

Vice-Chairman Tom Cottrill called the **MEETING TO ORDER** at 7:30 PM.

**I. JOHN HOWE:BICKNOR-WILMOT, INC. – Continued Final Site Plan Review: Additional Retail & Office Building (Tax Map 73, Lot 80)**

Ken McWilliams informed the PB that John Howe would not be present, as he still had issues to resolve before returning to the PB. Mr. McWilliams advised that, following his discussion with Mr. Howe regarding outstanding issues, Mr. Howe has decided not to continue the SPR; rather, he will contact Mr. McWilliams when he is ready to start the SPR procedure anew.

**II. WILLIAM GREEN:COLUMBUS GREEN REALTY TRUST – Final Certificate of Performance for the Columbus Green Realty Trust Subdivision (Tax Map 120, Lot 2)**

William Green and Barbara Green were present to represent Columbus Green Realty Trust. It was noted that inspection reports from the Highway and Fire Departments had been received. Ken McWilliams advised that the Fire Department's critical issue of year-round access to the dry hydrant by fire department equipment had been resolved.

Vice-Chair Cottrill asked about concerns raised by the Highway Department. Mr. McWilliams replied that a review of past minutes of the PB confirmed that the proposed road would be privately owned; therefore, earlier concern regarding building specifications would not apply, and Richard Lee, Road Agent for the Town of New London, would have no role in its construction. Mr. McWilliams admitted that initially he and Mr. Lee had been considering the proposed road as a town road, not a private road. A review of the PB minutes from earlier meetings clarified the situation.

It was **MOVED** (Andrews) and **SECONDED** (Cook) **TO APPROVE A FINAL CERTIFICATE OF PERFORMANCE FOR THE COLUMBUS GREEN REALTY TRUST SUBDIVISION (TAX MAP 120, LOT 2). THE MOTION WAS APPROVED UNANIMOUSLY.**

Mr. Green inquired as to the procedure, indicating that he would need something to present to his bank. Ken McWilliams replied that a copy of the approved PB Minutes would be provided to Mr. Green. Mr. McWilliams opined that the Minutes should be adequate for bank records.

**III. PUBLIC HEARING TO REVIEW AND DISCUSS THE PROPOSED WARRANT ARTICLE TO AUTHORIZE THE PLANNING BOARD TO REQUIRE PRELIMINARY SUBDIVISION REVIEWS**

PB member Andrews asked for clarification regarding the date of the public hearing. She observed that the posted notice indicated a January 4, 2005 hearing date. Ken McWilliams replied that the date on the notice referred to the original hearing date at which it was announced that the proposed amendment would be reviewed by the Board of Selectmen on January 18, 2005; therefore, the PB hearing on the amendment would be on January 25, 2005.

PB member Kaplan, the Representative from the Board of Selectmen, advised that the BOT had met with Mr. McWilliams to discuss the proposed amendment and support the article.

It was **MOVED** (Cook) and **SECONDED** (Conly) **TO PLACE ON THE TOWN WARRANT FOR CONSIDERATION BY THE VOTERS IN MARCH 2005, THE PROPOSED ARTICLE TO GRANT THE PLANNING BOARD AUTHORITY TO REQUIRE PRELIMINARY SITE PLAN REVIEW OF MAJOR SUBDIVISIONS. THE MOTION WAS APPROVED UNANIMOUSLY.**

**IV. WILLIAM BEGIN –Re-vegetation Plan for Buffer in Salisbury Farm Cluster Development**

Ken McWilliams advised that this agenda item was simply a follow-up to a matter discussed briefly at its January 4, 2005 meeting. He reminded PB members that William Begin, although not on the agenda for the January 4 meeting, had approached the PB regarding re-vegetation of the buffer in the Salisbury Farm Cluster Development. Mr. McWilliams further advised that no re-vegetation plans had been submitted for consideration. He noted that the matter would need to be reviewed at a future meeting of the PB.

Vice-Chair Cottrill recommended that members of the PB visit the site. Peter Stanley, New London Zoning Administrator, advised that Mr. Begin must apply for a building permit prior to any construction on lot 5 in the cluster development. Mr. Stanley further advised that such a permit would not be issued before the issues with the buffer were resolved. Mr. Cottrill asked what the reason was for such extensive cutting within the buffer. Zoning Administrator Stanley replied that the buffer was cut in order to provide access to lots 4, 5, and 6 in the cluster development. Unfortunately, in order to address issues of slope and drainage, Mr. Begin cleared almost all of the vegetation in the buffer. Mr. Cottrill asked if Mr. Begin would be required to replant prior to building on lot 4. Mr. Stanley replied in the negative.

PB member Andrews questioned the wisdom of allowing driveways to be constructed in the buffer. Ken McWilliams advised that the regulations permit driveways to cross the buffer. Mr. Cottrill inquired about the permission to run a drive parallel to the buffer. Mr. McWilliams replied that it was necessary to obtain a PB waiver to do so. He added that the amount of cutting done in order to construct the drive and drainage far exceeded PB expectations. Mr. Stanley stated that Mr. Begin had cut everything up to the ravine.

**V. OTHER BUSINESS**

**A. JAKE’S MARKET:** Ken McWilliams called the PB’s attention to a letter from Ed Kerrigan regarding lighting at Jake’s Market. In the letter, Mr. Kerrigan states what has been done and what he would like the PB to do. Mr. McWilliams opined that it would be difficult for the PB to make a decision about the adequacy of an action in advance of the action. Mr. McWilliams suggested reminding Mr. Kerrigan that the lighting criteria (less than the lighting at Lake Sunapee Bank) set by the PB must be met, no matter what it takes to accomplish the necessary result. He asked for PB feedback. PB member Cook advised that she had viewed the scene and could not detect any change. Mr. Cottrill questioned the statement in the letter about the attempt to install lower wattage light bulbs. Mr. McWilliams briefly recapped that attempt.

**B. TRAFFIC & PARKING STUDY:** Ken McWilliams advised that Peter Dzewaltowski of the UVLSRPC had presented the results of the traffic and parking study to the Board of Selectmen and would now like to come to a PB meeting to present and discuss the draft of the “New London Parking & Traffic Study”.

**C. LIGHTING AT COLBY-SAWYER COLLEGE:** Ken McWilliams reported that he had discussed the lighting at Colby-Sawyer College with Stephen Jesseman (Jesseman Associates, P.C.). Mr. Jesseman agreed to put some materials together and return to the PB to discuss the matter in March.

**D. CONSTANCE GRANGER SUBDIVISION:** PB member Andrews asked if there would be any meeting of PB subcommittee for the Granger subdivision. Ken McWilliams advised that the Grangers would return to the PB in March. Ms Andrews asked if the PB would wait until after spring melt since the runoff from drainage is a significant issue. Mr. McWilliams agreed that the issue should be discussed at the meeting in March.

**E.** The MINUTES of the JANUARY 4, 2005 meeting were APPROVED, as circulated.

The **MEETING** was **ADJOURNED** at **7:50 PM**.

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

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

CHAIRMAN \_\_\_\_\_

