

APPROVED

TOWN OF NEW LONDON
PLANNING BOARD
WALLULA SUBDIVISION SUBCOMMITTEE MEETING
FEBRUARY 10, 2009
4:45 PM AT JESSEMAN ASSOCIATES OFFICES

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

OTHERS PRESENT: Nate Fogg, Lyn Walker and Steve Jesseman, Jesseman Associates.

In compliance with the requests and suggestions of the committee, the following adjustments have been made to the Camp Wallula plan.

- Site # 2 has been pulled down to avoid the steep slopes and allow access without crossing the steep slope.
- After meeting with Richard Lee, the functional hammerhead (20'x85') has been created and as well as an adjustment on the ROW. Peter Stanley and Ken McWilliams noted they thought the creation of the hammerhead should not be considered a major change.
- Site #9 has been relocated behind and in between sites #10 & #11 south of Site #2. Site #9 also has a shared driveway with #2.
- The building envelopes on each site and restrictions for each lot should be noted on the preliminary subdivision plan. Shore land restrictions (New London & NHDES) must be followed for any new or additional construction, or any kind of impervious surface coverage for lots or parts of lots located within the Shore Land Overlay District.
- Site #10 has been shifted to the north to abut the hammerhead and ROW that has been shifted to the north. The existing building on Site #10 will now conform with setback requirements.
- Site #1 has been adjusted to create a larger buffer to lot line and to provide conforming setbacks for the existing building.
- Site #8 has been moved away from steep slope and access to site has been relocated.
- Site #11 has been adjusted to allow access to sites #2 & #9 with a common driveway and to separate Site #11 from Site #3 to provide an area for driveway to access the ball field area in the back to the east.
- Site #5 has been adjusted to make conforming setbacks and to maximize the buffer area along the perimeter boundary.
- The "undisturbed" areas in the Natural Woodland Buffer need to be defined for the lots within the 250' Shore Land Overlay District
- The ROW, undisturbed areas and pathways need to be clearly identified on the preliminary subdivision plan.
- The plan should identify what roads and driveways get maintained and which ones are to be discontinued.
- The plan needs to be consistent in colors and symbols regarding new and old lot lines and driveways.

Nate Fogg indicated the soils would allow each site to have its own septic s Agreement. Peter Stanley stated that if septic systems are replaced, they would be required to meet all the current design requirements. Since the current systems are substandard, Peter also suggested it may be prudent for the seller to advise the prospective homeowners that they will be required to have an approved design available in the event of system failure to prevent lake pollution. The area for each leach field replacement needs to be identified on the plan for each lot.

Steve Jesseman suggested the possibility of setting aside a 100'x100' area on the playfield for owners to park their trailers/RVs, etc. to keep them out of sight instead parking them in individual driveways. The following discussion points were raised by the group and after a brief discussion this subject was dropped due to complicating the issue.

- Would this type of storage be allowed in the common area?
- By-laws would need to be re-written
- This could be considered a major change and the Planning Board would need to rule on this.

- Anyone that doesn't live there would not be allowed to store something there
- Proper buffer screen to adjacent property

Tom Cottrill asked about shoreline (waterfront) use among the various lot owners. Steve Jesseman, Nate Fogg and Lyn Walker stated this was not included in the proposal. Ken McWilliams indicated that at this point he thought all the changes being proposed were not significant changes. Peter Stanley, Dale Conly and Tom Cottrill concurred.

Respectfully submitted by:

Kathleen M. LaVallee, Recording Secretary
New London Planning Board