

NEW LONDON PLANNING BOARD **APPROVED**

WORK SESSION SEPTEMBER 9, 2008

MEMBERS PRESENT: Karen Ebel (Chairman), Dale Conly, Celeste Cook, Michael Doheny, Jeff Hollinger, Kenneth McWilliams (Planner), and Alternate Michele Holton. Larry Ballin (Selectmen's Representative) arrived at 7:30 PM.

MEMBERS ABSENT: Vice Chairman Tom Cottrill, Alternate Deirdre Sheerr-Gross

Chair Karen Ebel called the **MEETING TO ORDER** at 7:00 PM. Chair Ebel asked Alternate Michele Holton to sit in for PB Member Tom Cottrill.

Resident D. J. Lavoie asked if the PB and audience were considered to be a Master Plan sub-committee or were there going to be sub-committees on special topics appointed to work separately and then come back to the PB for discussion of the sub-committee recommendations. Town Planner Ken McWilliams explained that those people who had signed up to work on specific Master Plan chapters were being notified of PB meetings at which chapters would be discussed and were being invited to come to the meetings. Ms Lavoie concluded that PB Master Plan work sessions were working in place of separate subcommittees. Chair Ebel advised that separate subcommittees could be appointed if a chapter warranted it.

I. MASTER PLAN CHAPTER IV – POPULATION

Chair Ebel led the review of the revised draft of Chapter IV - Population, seeking comments from both the PB members and the audience.

- A. **HISTORIC TRENDS** (page 2): PB Member Holton asked if there were any way that the Lake Sunapee Region Visiting Nurse Association (LSRVNA) could be mentioned. Ken McWilliams said that he would incorporate it into the last paragraph on page 2.
- B. **NATURAL INCREASE AND MIGRATION** (page 10): Chair Ebel asked about including more information on the aged 1-4 population. She said that she had recently read that families were having fewer children, so the impact was not only due to New Hampshire having fewer families. She wondered if the decrease in the birth rate could be worked into the text.
- C. **AGE DISTRIBUTION – Figure IV-3** (page 13): Zoning Administrator Peter Stanley pointed out the need to replace “Elderly” with “Senior” to be consistent with other parts of the chapter. He said that the same change needed to be made page 18.
- D. **SEASONAL POPULATION – Seasonal Homes & Population** (page 19): Chair Ebel recommended changing “seasonally” in the first line to a more descriptive term. She opined that describing seasonal homes as those homes that were used seasonally was not particularly informative.

(Page 20): Chair Ebel pointed out that “sue” in the next-to-the-last line should be “use”.

(Page 22) Table IV-12: Chair Ebel questioned the capacity reported for the Fairway Motel. She opined that there must be more than 8. Mr. McWilliams responded that the number was 48, although it was less than clear on the draft.

- E. **COLLEGE POPULATION** – (page 23): Paragraph 1, line 5, “in institutional” should be “an institutional”.
- F. **NEW LONDON ALTERNATIVE POPULATION PROJECTIONS – Figure IV-7** (page 31): Chair Ebel opined that the table was incomprehensible because it was too small and the symbols were too similar to differentiate. Zoning Administrator Stanley suggested increasing the scale. Chair Ebel suggested using different symbols that would be easier to differentiate one from the other. She said that the symbols in **Figure IV-6** needed to be changed as well.

- G. SUMMARY OF POPULATION TRENDS** – (page 33): Chair Ebel said that the fall 2008 Colby-Sawyer College would be known within a couple of weeks and the information in item 4 should be reviewed at that time. She questioned the estimated enrollment of 1100.

(Page 33) Item 10: Zoning Administrator Stanley recommended changing “seasonal residents” to “summer residents”.

(Page 33) Item 11: Zoning Administrator Stanley opined that the only seasonal differences in population would be due to enrollment at Colby-Sawyer College. Other PB members disagreed.

II. MASTER PLAN CHAPTER V – HOUSING

A. INTRODUCTION (page 1)

Chair Ebel recommended deleting the introductory phrase in the first sentence and starting the first paragraph with “Housing”.

PB Member Doheny recommended replacing “of it” with “thereof” in the second sentence in paragraph two.

Chair Ebel said that in the second sentence of paragraph four “1996” should be changed to “2008”.

PB Member Conly said that all references to “elderly” should be changed to “senior”. Ken McWilliams advised that he would make a global change to reflect the preferred terminology.

B. DESCRIPTION OF EXISTING RESIDENTIAL DEVELOPMENT PATTERNS (page 2)

Chair Ebel recommended replacing “in New London village and the village of Elkins” with “in the villages of New London and Elkins”.

Mr. McWilliams advised that the goals would result from the results from the Community Survey so page two would be revised after the survey results became available.

Resident Michael Gelcius (193 Fairway Lane) asked if the results of the Community Survey would be available to residents. Chair Ebel responded affirmatively. PB Member Hollinger asked if people had been calling the town offices regarding the results of the survey. Chair Ebel replied that survey results were not yet available.

Chair Ebel advised that there had been a discussion about placing an ad in the *Kearsarge Shopper* urging people to complete the survey. She said that the filing deadline might be extended if not enough completed surveys were received by September 30.

Resident Tony Consentino (58 Kearsarge Road) asked if the PB was satisfied that the on-line survey was capturing the majority of people. He expressed concern that many seniors were not conversant with doing a survey on-line. Chair Ebel said that they had also be mailed postcards to all households. Resident D. J. Lavoie asked if only one survey could be submitted per household or if each adult in the household could submit a survey. Chair Ebel said “the latter.”

Someone in the audience asked about taking copies of the survey to a meeting later in the week at the Tracy Memorial Library. Chair Ebel encourage her to stop by the town offices to pick up blank surveys. Someone else asked about taking some to the Kearsarge Area Council on Aging. D. J. Lavoie offered to take some over. PB members commented that while such initiatives would increase responses from the senior residents, it was also important to know what younger residents thought about the issues and the future of New London. A suggestion was made to contact the Kearsarge Regional Elementary School or the Parent-Teacher Organization.

Table V-2 (page 3) – Chair Ebel asked if there would be any regional data available. She opined that the county data did not seem really pertinent. Zoning Administrator Stanley said that the New Hampshire Office of Energy and Planning might have massaged some of the data in the table.

Resident Robert Lavoie opined that the 2000 census data was not really up-to-date. Chair Ebel said that it was frustrating that the Master Plan would be published in 2010 and new census data would be available soon thereafter. She opined that the only way to include more timely census data would be to change the Master Plan timetable so that updates would occur shortly after new census data became available. Mr. Lavoie asked if more recent data regarding the number of building permits issued would be available. PB Member Hollinger asked if the number of building permits issued in 2007 was available. Zoning Administrator Stanley replied affirmatively. Mr. McWilliams advised that the data in Table V-3 on page 3 had been obtained by contacting each of the towns directly.

C. MIX OF YEAR-ROUND HOUSING UNIT TYPES (page 5)

PB Member Doheny recommended deleting “out” in the third line of the first paragraph.

Chair Ebel opined that the term “Manufactured Home” should be defined. PB Member Doheny suggested putting “Mobile Home” in parentheses after the term. Someone else suggested adding “formerly called mobile home”.

A member of the audience asked where Woodcrest would fit in Table V-4. Chair Ebel noted that there was no information on the number of convalescent care units available. Ken McWilliams responded that the narrative on page 9 tried to address the issue of housing for seniors. PB Member Cook advised that New London Hospital’s Clough Center had plans to create senior housing units. Chair Ebel opined that the issue was important enough to expand upon it.

Table V-5 (page 6) – Chair Ebel questioned how relevant state and county data was.

D. SENIOR HOUSING (page 8)

Ken McWilliams advised that all references to “elderly” would be changed to “senior” when he made a global change in terms. Chair Ebel asked what the definition of “senior” was, i.e., was it age 65 and up. Mr. McWilliams responded affirmatively. He said that all numbers re seniors in the Population chapter, started at age 65.

PB Member Ballin advised that the full name of Woodcrest was Woodcrest Village. Chair Ebel said that she didn’t know what “congregate living” (second paragraph on page 9) was, but Woodcrest provided assisted living. Mr. McWilliams said that he would clarify the text.

E. HOUSING FOR COLBY-SAWYER COLLEGE STUDENTS

PB Member Doheny recommended replacing “can have a significant” with “has a variable” in the first line of paragraph one on page 9.

It was pointed out that “Danforh” in the second paragraph should be “Danforth”.

Table V-9 (page 10) – Chair Ebel advised that 2008 data would be available within a couple of weeks. She asked if it was really necessary to have so many years in the table. PB Member Ballin said that he would like to see more historical data, but it didn’t need to be listed as annual data. He said every five years would be enough. Mr. McWilliams advised that there was a comparable table in the population chapter. He suggested that Table V-9 could contain data for the same years as Table IV-13 in the population chapter. Someone pointed out that the total matriculated students in 2006 should be 896, not 898.

F. SEASONAL HOUSING

Zoning Administrator Stanley recommended inserting “and replacement” in the first line of paragraph 2 on page 11 after “conversion” and to add “or building of homes to use only seasonally” after “seasonal cottages.” He opined that there was no trend to convert cottages; rather older cottages were being torn down and replaced with year-round houses that were only used seasonally. Chair Ebel said that the population chapter talked about winterizing cottages.

Line 6, Paragraph 2, page 11 – PB Member Doheny recommended deleting “new” before “condominium projects”.

Line 3, Paragraph 1, page 12 – Chair Ebel recommended replacing “conversions” with “the use of seasonal homes” in order to be consistent with other sections.

G. WATERFRON HOUSING

Zoning Administrator Stanley opined that the waterfront housing paragraph was very dated and needed to be updated.

H. VALUE OF OWNER-OCCUPIED HOUSING UNITS

PB Member Ballin asked if there were any way to update the data in Table V-12 on page 13. PB Member Doheny asked if it would be possible to update information as census data becomes available. PB Member Ballin commented that perhaps the PB should schedule the next Master Plan update four years after the next census. Chair Ebel responded that the PB had discussed that earlier in the meeting.

Zoning Administrator Stanley opined that the New London portion of the data could be updated through the Assessor’s Office. PB Member Ballin said that it might be worth asking Assessor Normand Bernaiche if that would be possible.

I. RENTAL HOUSING COSTS

Table V-14 (Page 15) – Chair Ebel asked what “No Cash Rent” was. Zoning Administrator Stanley and PB Member Ballin responded that a number of people care for properties in exchange for rent.

Chair Ebel recommended that there should probably be a paragraph about the 2000 census data issue at the beginning explaining that the data had been updated wherever possible.

Line 4, Paragraph 1, page 15 – Chair Ebel suggested changing “little” to “slightly”.

J. AFFORDABLE HOUSING

Page 17 – Resident Rosemary Fulton (28 Conifer Lane) asked what region was being used. Chair Ebel responded that the last paragraph on page 17 should indicate that the 2006 Regional Plan was developed by the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) and should also indicate what towns were included.

PB Member Hollinger asked what “affordable housing” meant. Chair Ebel responded that the term was defined on page 19. Zoning Administrator Stanley advised that pending NH Senate Bill 342 contained a new definition. PB Member Ballin opined that the Master Plan update should include the new definition.

Page 18 – PB Member Ballin recommended adding that “New London continues to cooperate with regional planning.” Someone asked if “Manufacture Home” should be defined here. Ken McWilliams opined that, at the cost of a lot in New London, it would not be practical to buy a lot and put a manufactured home on it. Zoning Administrator Stanley explained that the New London Zoning Ordinance permitted only one dwelling unit per lot in New London.

Resident Fulton noted that 4,848 housing units for low income families and 4,523 units for moderate income families would be needed by 2010. She asked how many of those units would need to be provided in New London. Ken McWilliams replied that the distribution of the units had not been provided by the

UVLSRPC. He said that in the prior study, the UVLSRPC had provided a breakdown of the units by town and the breakdown had been heavily criticized; therefore, it declined to provide such a breakdown for the most recent study.

Chair Ebel recommended deleting “(PUD)” after “Planned Unit Developments” in item 7. She said it didn’t have to be abbreviated because it was never used again.

Zoning Administrator Stanley said that SB 342 would mandate changes, e.g., towns could no longer allow multi-family housing only in the Commercial District; rather the regulations would require that 50% of any zone to be open to multi-family housing. Ken McWilliams advised that HB 342 required that *workforce housing* must be allowed in most districts, but that did not mean multi-family housing. He said that regulations could allow inclusionary plans. Chair Ebel asked if page 18 included enough detail. Mr. McWilliams responded that he would have to make changes to accommodate the new law. Chair Ebel opined that the town had options with the requirement. Zoning Administrator Stanley opined that it would depend upon the market. He said that contractors made more money building high-end homes than building workforce housing. Chair Ebel opined that the PB could not firm up Recommendations section until the contents of SB 342 were known and the results of the Community Survey were available.

Someone asked whose definition of affordable housing appeared on page 19. Ken McWilliams replied that the term was defined by the U. S. Department of Housing and Urban Development (HUD). He advised that HUD’s definition is the one that is typically used. He reiterated that SB 342 also contained a definition of affordable housing. He opined that the definition was a “moving target” at the present time.

Page 19, last paragraph, next to last line, PB Member Doheny pointed out that FIGUE should be FIGURE.

Page 20 – Chair Ebel said that the chart was confusing and she could not differentiate the shading patterns. She said that she did not understand the “Percent not computed” category. Mr. McWilliams said that he would look into it.

Is New London Housing Affordable?

Chair Ebel asked if the 6.2% in the second line of paragraph 2 was a typographical error. She noted that the Fixed Rate Mortgage interest everywhere else was 6.5%. Ken McWilliams responded that the 6.2% should be 6.5%. Resident Fulton recommended that “monthly” be inserted after \$945 in paragraph 2 and after \$591 in paragraph 3. PB Member Ballin added that “annually” should be inserted after \$50,400 and \$31,500 in the statements relating to income.

Table V-17 – Mr. McWilliams advised that the data in the table referred to Merrimack County. Chair Ebel opined that the \$591 Income Limit was very low.

Page 22, paragraph 1, last line, Chair Ebel said that “e” should have been “be”.

Is New London Rental Housing Affordable? - Page 22, last paragraph – insert “per month” after \$1,020

Are New London Homes for Purchase Affordable? - Chair Ebel recommended inserting the values for affordable housing to eliminate the need for the reader to flip back and forth between sections.

Chair Ebel opined that one challenge to be addressed by the concept of affordable housing was that once an affordable house is built and put on a lot in New London, it quickly becomes unaffordable, unless it is subsidized because of real estate values in New London. Zoning Administrator Stanley opined that if it were built on a small enough lot to be undesirable, it might remain affordable. Chair Ebel said that during the last Master Plan update, the PB had worked with real estate agents to determine how long houses in different price ranges remained on the market. She said that she recalled that they found that the least expensive properties remained on the market the longest. She opined that the town should continue to monitor affordability and might like to collect similar data this time around.

K. RECOMMENDATIONS

Resident Robert Lavoie (160 Barrett Road) asked if the Master Plan should discuss extending municipal water and sewer services. Ken McWilliams replied that the issues could be discussed in the Land Use Chapter or the Utilities Chapter. Chair Ebel advised that the water system precinct was an independent district and had stated on more than one occasion that it was not interested in extending the boundaries of the precinct.

Recommendation 2: Zoning Administrator Peter Stanley suggested that there should be a third option: Innovation Land Use Ideas.

Recommendation 6: PB Member Ballin recommended adding “to maximize the southern exposure where topography allows”. Resident Robert Lavoie suggested adding energy efficient or “green” building concept.

Mr. McWilliams said that he would go back through SB 342 to see if there was anything else that should be picked up and included.

Someone asked if the recommendations were mandates. Chair Ebel replied that if the town adopted a recommendation and if the zoning regulations were revised to include the adopted recommendation, then it would become a mandate. Zoning Administrator Stanley stated that energy efficiency was a state law.

Ken McWilliams advised that the agenda for the next work session, scheduled for October 14, would be a review of the revised housing chapter and review of the economic development chapter.

III. JACK GARRAHAN – Tree Cutting Request

(Tax Map 50, Lot 2)

PB Member Dale Conly presented a request from Jack Garrahan, 668 Lakeshore Drive, to cut a dead pine tree that had been struck by lightning and was located within the 50-foot buffer. He said that the tree was very close to the house and about 30 feet from the water. Mr. Conly explained that it would not be possible to use any heavy equipment to assist in the removal. He recommended approval of the request.

Zoning Administrator Peter Stanley added that there was one spot on the lot, to the left of the house, where a crane could safely sit.

It was **MOVED** (Cook) and **SECONDED** (Ballin) **THAT THE REQUEST MADE BY JACK GARRAHAN TO CUT ONE DEAD PINE LOCATED WITHIN THE 50-FOOT BUFFER AT 668 LAKESHORE DRIVE (TAX MAP 50, LOT 2) BE GRANTED. THE MOTION WAS APPROVED UNANIMOUSLY.**

IV. DAVID BOWEN – Tree Cutting Request

(Tax Map 43, Lot 18)

PB Member Conly presented a request from David Bowen, 1759 Little Sunapee Road, to cut down one hemlock located within the 50-foot buffer. He said the 6”-7”-diameter evergreen was partially dead and was about 15 feet from the water. Mr. Conly advised that Mr. Bowen was willing to plant native shrubs (rhododendron and azalea) to replace the tree.

It was **MOVED** (Cook) and **SECONDED** (Ballin) **THAT THE REQUEST MADE BY DAVID BOWEN TO CUT ONE HEMLOCK LOCATED WITHIN THE 50-FOOT BUFFER AT 1759 LITTLE SUNAPEE ROAD (TAX MAP 43, LOT 18) BE GRANTED, SUBJECT TO THE PLANTING OF NO FEWER THAN THREE NATIVE SHRUBS AS REPLACEMENTS. THE MOTION WAS APPROVED UNANIMOUSLY.**

V. JANE & ARTHUR BOLAND, JR. – Tree Cutting Request

(Tax Map 30, Lot 5)

PB Member Conly presented a request by Jane and Arthur Boland, Jr. to remove a white pine that was allowed to grow through a hole cut in the deck of their home at 1519 Little Sunapee Road. Mr. Conly advised that the deck ended at the waterfront, and the tree was located within the 50-foot buffer. He explained that the roots of

the pine were growing toward the cement block foundation of the house. He said that although the tree was healthy, the roots infiltrating the cement block foundation posed a threat to the house. PB Member Conly opined that there were enough trees elsewhere on the lot, so no replanting should be required. He recommended approval of the request.

It was **MOVED** (Hollinger) and **SECONDED** (Holton) **THAT THE REQUEST MADE BY JANE AND ARTHUR BOLAND, JR. TO REMOVE ONE LARGE WHITE PINE LOCATED WITHIN THE 50-FOOT BUFFER AT 1519 LITTLE SUNAPEE ROAD (TAX MAP 30, LOT 5) BE GRANTED WITH NO REQUIREMENT FOR REPLANTING. THE MOTION WAS APPROVED UNANIMOUSLY.**

VI. MARILYN KIDDER – Tree Cutting Request

(Tax Map , Lot)

PB Member Conly presented a request made by Marilyn Kidder to remove a dead birch tree that had been allowed to grow through a hole in the deck attached to the house on Kidder Point. Mr. Conly advised that the tree was close to the house and located within the 50-foot buffer. He said that no replanting would be needed. He recommended approval of the request.

It was **MOVED** (Ballin) and **SECONDED** (Doheny) **THAT THE REQUEST MADE BY MARILYN KIDDER TO REMOVE A DEAD BIRCH LOCATED WITHIN THE 50-FOOT BUFFER AT KIDDER POINT (TAX MAP , LOT) BE GRANTED. THE MOTION WAS APPROVED UNANIMOUSLY.**

VII.SUSANNA RUTH MYERS & AMALIA MYERS – Tree Cutting Request

(Tax Map 76, Lot 41)

PB Member Conly presented a request made by Susanna Ruth Myers and Amalia Myers to remove a hemlock that had been allowed to grow through a hole in the deck within three feet of the house. He advised that the house and the lot were almost the same size and the deck was located between the house and the road. He said that Matt Labelle needed to put a cement perimeter around the house to keep it from going into the lake.

PB Member Conly opined that work done to stabilize the foundation of the house would kill the hemlock. He said that Susanna and Amalia Myers had agreed to plant five (5) blueberry bushes and four (4) rhododendrons to replace the hemlock. He recommended approval of the request.

It was **MOVED** (Ballin) and **SECONDED** (Hollinger) **THAT THE REQUEST MADE BY SUSANNA RUTH MYERS AND AMALIA MYERS TO REMOVE A HEMLOCK LOCATED WITHIN THE 50-FOOT BUFFER AT 667 BUNKER ROAD (TAX MAP 76, LOT 41) BE GRANTED, SUBJECT TO THE AGREEMENT TO PLAN FIVE (5) BLUEBERRY BUSHES AND FOUR (4) RHODODENDRONS AS REPLACEMENTS. THE MOTION WAS APPROVED UNANIMOUSLY.**

VIII. COLBY-SAWYER COLLEGE – Parking Lot O

(Tax Map 85, Lot 33)

Ken McWilliams called the PB's attention to a letter from Stephen Jesseman (Jesseman Associates, P.C.) advising that the college had given the design for Parking Lot O to Carroll Concrete, the supplier for the pervious concrete to be used in construction of the experimental sections of the parking lot, for review.

The letter states that the American Concrete Institute (ACI) had a design that was generally used in this area that differed from the design information supplied by PB regulations. Mr. Jesseman wrote that he had discussed the matter with Director of Public Works Richard Lee, and they had agreed that the ACI design would be used in half of the area and the PB regulation design would be used in the other half of the experimental area to test the advantages and disadvantages of each.

IX. ENERGY CHAPTER OF THE MASTER PLAN UPDATE

Ken McWilliams referred to a handout showing a recalculation of the cost of including an energy chapter in the Master Plan update. He advised that he had eliminated “hydro” power, reduced the wind farm portion, and reduced the number of meetings. He said that, by making those changes, the cost of the energy chapter was reduced by \$1,025 to \$4,250.

PB Member Ballin said that it “looked good”. Chair Ebel approved the recalculation and thanked Mr. McWilliams for making the changes.

X. WETLANDS SUBCOMMITTEE

Chair Ebel advised that the Wetlands Sub-Committee had met and had agreed that the buffering requirements should be based on science. She said that the sub-committee wanted to work with a wetlands scientist; however, that would entail a cost. She suggested that money budgeted for engineering could be used to cover the cost. Chair Ebel advised that sub-committee member Laura Alexander had offered to have her students do the mapping for no charge with an anticipated completion date of 2010.

Chair Ebel said that sub-committee member Pierre Bedard would be attending a meeting where he would see some wetlands scientists and would sound them out in regard to assisting the sub-committee.

Chair Ebel announced that Zoning Administrator Peter Stanley had been appointed to the New Hampshire Land Use Commission and she had been appointed to the New Hampshire Stormwater Commission. Both commissions were established by legislation passed this year. Chair Ebel noted that Stormwater Commission members were very interested in New London’s Low Impact Development (LID) regulations and the town’s experience with pervious surfaces on the hospital and college parking lots.

The **WORK SESSION** was **ADJOURNED** at **9:00 PM**.

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

DATE APPROVED _____

CHAIRMAN _____