



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD  
MEETING MINUTES  
Tuesday, January 26, 2016

Sydney Crook Conference Room, Town Offices, 2nd floor

**PRESENT:** Bill Helm (Chair), Paul Gorman (Vice Chair), Bill Dietrich, Michele Holton, Jeremy Bonin, Tim Paradis, Marianne McEnrue (Alt) and Janet Kidder (Selectmen's Representative)

**ABSENT:** Liz Meller

**OTHERS IN ATTENDANCE:** Representatives of the New London Barn Playhouse-Milena Zuccotti, Keith Coughlin, Paul Snow, Tom DeMille and Wynne DeMille; Doug Gamsey, CLD Engineers; Vahan Sarkisian of Poor Road and Midge Eliassen of Poor Road.

**CALL TO ORDER:** Chair Helm called the meeting to order at 6:30 pm.

**Minutes of January 14, 2016**

**IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to approve the minutes with the following corrections provided by Janet Kidder,**

- ✓ Pg. 5 Discussion on proposed Amendment #1, Line 14 "... and perhaps err on the side of safety..." and not error.
- ✓ Pg. 7 Mr. Dorr provided other details of the operation, Bullet Point 6: "...for the Garden Club to use as storage..." so that use is defined as storage use and not any use.
- ✓ Pg. 9 Second Paragraph, Last Sentence concerning Colby-Sawyer College Conceptual Site Plan for Fine and Performing Art Center: Correct to "There is the possibility of additional parking in the tennis court area..."
- ✓ Pg. 10 Last Paragraph: Comments from the Board and key issues identified: Clarification as to which building desired for storage. "Chair Helm stated the Town would possibly like to use part of the Sawyer Center building for storage."

**THE MOTION WAS APPROVED UNANIMOUSLY.**

**Public Comment:** No comments.

**Michael Craven Tree Cutting Application (formerly Bateman property).** Property located at 81 Lighthouse View Road. Tax Map 126-009-000. Application received Jan 8, 2016.

Ms. St. John commented she had visited the site recently, the tree was still standing, but other tree cutting was done near the road outside the 50' waterfront buffer. She noted that the tree is leaning over the existing house, and that a building permit/demolition permit has since been submitted to remove the existing house and construct a new house, with the new house moved farther back. She also pointed out that the wind is very strong in this area of the lake. She noted that Doug Gamsby, CLD Engineers is in attendance should there be any other questions.

**MOTION by (Michelle Holton) AND SECONDED (Tim Paradis) to approve the cutting of one (1) tree. THE MOTION WAS APPROVED UNANIMOUSLY.**

**New London Barn Playhouse (NLBP) Conceptual Site Plan Discussion.** Property located on Williams Street and Main Street. Tax Map 073-042-000. Zoned Residential. Other adjacent property owned by NLBP includes Tax Map 073-040-000 and 073-025-000.

Tom DeMille (President of the New London Barn Playhouse) introduced other representatives in attendance from the NLBP including Milena Zuccotti, Managing Director; Keith Coughlin, Producing Artistic Director, and Wynne DeMille, Director of Front of House and Chair of Friends. He also introduced Paul Snow, designer of the conceptual plan and Vahan Sarkisian, member of the Board of Directors.

Chair Helm explained that this is only a conceptual discussion, comments are not binding on the part of the Board or the applicant.

Tom DeMille stated this conceptual plan is only about the property which includes the red house and the barn theatre. This is a treasure and is listed on the State of New Hampshire Historic Places Register. He provided a brief history and noted that the New London Barn Playhouse Theatre has just finished its 83<sup>rd</sup> season. Formerly the red house was used as the nurse's residence for the old New London Hospital which was located directly across the street. Until March of 1969 this property was located in a commercial zone which is now a residential zone. It is designated a legal non-conforming use and structure and the applicant doesn't believe a variance is required from the ZBA. The Barn Playhouse attracts 22,000 people. The 2015 Season was recognized with 27 New Hampshire Theatre Award nominations. To continue this level of success we must address several issues:

- Toilets are very difficult for handicapped access (currently located down the stairs and in the back of the building)
- Sprinklers are needed in the red house as 22 people live there and there is a kitchen.
- The theatre currently has a sprinkler system.
- Parking is difficult, it is not sufficient and probably never will be. Considering reconfiguration of current parking lot.
- There is a need to redesign the porch, which is currently used for refreshments and meeting place during intermissions.

- Need expanded rehearsal space, currently use the downstairs area but it is tight. The stage is not available for rehearsal during productions.
- Set and costume shops are inadequate. Currently these are built in a room with 6.5 foot ceiling and if the set is 10 feet high, so much of this has to be done outside. This of course is not suitable on days with bad weather.
- This is a long range planning project and the Barn has involved actors, producers, patrons, executives and a builder
- This is an iconic building and must be retained so that it looks like a barn and will still complement the village setting of New London.

Paul Snow, Designer and Builder, referred to the rendering as he explained the proposed improvements.

- ✓ Looking at the front of the building he showed the porch and how the existing overhang would expand as well as extending the porch to give entrance to the new bathroom area.
- ✓ Creating a landscaped area in the front so that there is space for people to congregate before, during and after a production. Currently people are spilling out into the street which creates traffic congestion as well as potential for pedestrian hazard.
- ✓ There will be 8 feet taken off the house and additional square footage area will be added to the second floor of the barn.
- ✓ New bathrooms are to be located off the new porch which is at the same level as the theatre. This will be about 350 square feet and will also house the concession area to be located just before the entrance to the bathrooms.
- ✓ A handicap ramp is already available but may consider adding another ramp for accommodation and patron foot traffic.
- ✓ These additions are within current regulations and are no more non-conforming than that which is already existing.
- ✓ Creating a path between the buildings will make it safer for patrons to get to their cars as now they are walking down William Street on the side of the road. Bluestone parking lot to remain as is with some configuration and it will have to be re-painted with lines every season because the parking lines eventually wash away.

Tom DeMille stated a soft fundraising effort will begin in the spring/summer, and hope to start construction on September 2017 after The Barn is closed to the public for the season. A capital goal has not been determined yet.

Wynne DeMille stated the sewing area is inadequate to produce the costumes that are needed for productions. She also explained how elderly get dropped off in the front of the building and are assisted by staff.

Comments from the Board, Jay Lyon, Fire Chief and Staff:

- ✓ Fire Chief Jay Lyon asked Mr. Snow to pay attention to additional egress for the second floor, and discussed that the current spacing between the house and barn is used for set construction which has been an issue, but the new buildings would need to comply with all applicable Fire Codes. Chief Lyon said that the installation of a sprinkler system is hugely beneficial in the residential area. He would like to see the installation of a sidewalk on the

street side as it is difficult and unsafe for patrons to get from the front of building to the parking lot. Chair Helm asked if decreasing the 20 foot area between the buildings will be problem for fire equipment access. Chief Lyon said this area is being used for set painting and fire equipment cannot get through when sets are laid out on the grass now, and this will be an improvement.

- ✓ Specific provisions of Article XX, pages 82-83 Nonconforming Uses and Structures were discussed including: A. 2 #2 Change or Expansion: Any Legal Nonconforming Use shall not be changed to another Nonconforming Use. Any Legal Nonconforming Use shall not be expanded; B 2, Expansion of buildings; and B 3.b 2- Substantial Improvement - 50% or more increase in square footage.
- ✓ Also discussed several zoning definitions including the definition of “front yard” definition # 63, “Side-Yard” definition # 138 and “Structure” definition # 149, which excludes landscape features. Noted that there is not a definition for “setback”.
- ✓ Discussed what the primary building on the site is and what is the accessory building, the barn or the house.
- ✓ Discussed revised Site Plan Regulations related to parking requirements, that no existing parking has to be increased and there might be a problem if there is intent to decrease the parking. Marlena Zuccotti said a better organized parking lot will be safer for patrons.

**Christopher Alepa. Property located at 178 Poor Road. Tax Map 091-004-000.** Discussion of the Shoreland application for changes to the site including increased impervious area and other site improvements. Tree cutting application approved Sept 15, 2015. NHDES Permit by Notification (PBN) included on the 12-15-15 agenda attachment list.

Chris Alepa spoke to the property at 178 Poor Road and said he was looking to open up the space in the house to get a better view of the lake by remodeling. This includes moving the stairway, adding three dormers, adding a porch. No change to the basement space. Dr. Alepa stated he has received the approvals from the state including Permit by Notification (PBN).

Lucy St. John stated that this lot is narrow, barely 100 feet wide, a nonconforming lot, with a nonconforming structure. She noted that the property boundary lines are defined in a deed, but the plans submitted don't clearly include sufficient details. She noted that she has talked with Dr. Alepa numerous times and suggested he retain a local firm to help him through the local and State Shoreland and building permit process. Ms. St. John noted that she has discussed this property with Deb Langner, Health Officer and information about the location of the septic system, the status of the system, location of the well and wetlands on the property should be presented. Ms. St. John noted that today she received a phone call from an abutter, who planned to attend the meeting, and who has concerns. Ms. St. John recommended that the Board schedule a site walk, as the lot is narrow, concerns have been raised by staff, abutters, and no one wants another case like on the Byrne property on Little Sunapee Lake.

Dr. Alepa stated he had just received an inspection report by a well company and it was fine. Additional impervious area to be added for better parking organization. Additional porch area to be cantilevered 4ft 8inches from house and will be closer to the lot line of the neighbor. He commented that a septic inspection had been done but will need to review the recent paperwork associated with the purchase documents. Michelle Holton noted that he should have received a copy of a Site

Assessment which is required for any real estate transaction on a body of water. Dr. Alepa said he would like to be present at the Site Walk.

The Chair explained that the site walk is open to the public. Mr. Alepa objected to the public attending, and then agreed to have the site walk. The Board scheduled the Site Walk for Saturday Feb. 13<sup>th</sup> at 10:00 a.m.

Midge Eliassen of 208 Poor Road (abutter) said this lot has not been maintained and she is concerned that adding space to the house will put a burden on the septic system. There is also concern about the water runoff going into the lake.

### **Survey and Building Permit Process**

This was discussed at the December 1, December 15, 2015 and January 14, 2016 meetings. A draft memo was provided to the Board for review and comments. Board members were asked to provide edits to staff by Thursday, Jan 28<sup>th</sup> so this can be presented to the Board of Selectmen for discussion at the Feb 1<sup>st</sup> meeting. The Board supports that this should be implemented soon.

**Dorr Family Commercial Farm Site Plan.** Approved with conditions at the Jan 14, 2016 meeting. Owner request clarification on the maximum number of cattle permitted. Property located on Morgan Hill Road and Little Sunapee Road.

Ms. St. John explained that Mr. Dorr contacted her and asked for clarification and modification to the Notice of Decision of the Jan 14<sup>th</sup> meeting regarding condition # 6 regarding the maximum number of cattle allowed. Some suggested revised language was discussed, "heifer less than 6 months in age shall not be included in the maximum cattle population." Other aspects of raising cows, weaning and reproduction practices were briefly discussed. It was agreed Mr. Dorr will need to come back to the Planning Board to discuss this issue and there is the possibility this will require another public hearing if the conditions of the Notice of Decision need to be changed.

### **Other Business**

- ✓ Agenda Attachment list- items acknowledged, no comments.
- ✓ **NHDES Wetlands Application** was received on Jan 22 for the Christopher Niehaus property located at 155 Owls Nest Road. Tax Map 141-001-002. Project Description: Install two 6 ft. x 38 ft. pile supported docks connected to a 6 ft. x 10 ft. walkway in a "U" shaped configuration (552 sq. ft.). Additionally install a single three-pile ice protection cluster (3 sq. ft.), two seasonal PWC lifts, one seasonal boatlift and a 12 ft. x 30 ft. seasonal canopy (360 sq. ft.). Application prepared by Watermark Construction. Application received by the Town January 22, 2016, and is not listed on the agenda attachment list for the meeting, as it arrived after the list was posted. Ms. St. John noted she is bringing this to the Board's attention as it involves a seasonal canopy, and seasonal canopies have been determined not to be a boathouse per the Town's Regulation, and she anticipates this may generate some further discussion. The Board discussed that this work is allowable per the State and the New London regulations. They agreed not to send any comments to NH Dept. of Environmental Services (NHDES).

**Meeting Schedule** Future Meeting Dates: February 23, March 22 and April 12, 2016. Refer to the Planning Board meeting schedule revised January 14<sup>th</sup> and the Town's website for updated meeting information.

**Motion to Adjourn**

**MOTION TO ADJOURN the meeting at 7:55 PM. IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.**

Respectfully submitted,

Jennifer Vitiello,  
Recording Secretary  
Town of New London, NH