



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

January 30, 2018

Meeting Minutes

6:30 PM

**PRESENT:** Paul Gorman (Chair), Janet Kidder, Tim Paradis, Joseph Kubit, Elizabeth Meller

**MEMBERS ABSENT:** Jeremy Bonin, Michele Holton, Bill Dietrich, Maryann McEnrue

**OTHERS PRESENT:**

Adam Ricker, Town Planner

Ed & Beth Condict

Laurie Schive

Jay Lyon, Fire Chief

**1. Call to Order**

**2. Review of minutes**

**IT WAS MOVED (Elizabeth Meller) AND SECONDED (Janet Kidder) to approve the minutes of January 9, 2018 as presented. THE MOTION WAS APPROVED UNANIMOUSLY.**

**3. Public Comment-** None

**4. Carlson, Timothy & Lucinda Becky Tree Cutting Application.** Located at 293 Lamson Lane. Tax Map 062-008-000. Proposal to cut (2) two trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received December 21, 2017.

The proposal is to cut three trees. There is a stream that needs to be re-routed and it will require the trees to be taken down. One tree is in the stream bed and other two are on the banks of the stream. When the stream bed is moved it would expose their roots and they wouldn't survive.

The three trees are worth 25 points total and that leaves 65 points left. This means there is a 10 point deficit and they plan to plant blueberry bushes along the banks of the new stream to maintain it.

The stream needed to be moved as they are building a new house and the water would be going under it if it wasn't moved.

**IT WAS MOVED (Elizabeth Meller) AND SECONDED (Janet Kidder) to allow the cutting of the three trees, but to add in 10 points of native species, specifically blueberry bushes in the vicinity of the tree cuttings as allowed where the stream is going. THE MOTION WAS APPROVED UNANIMOUSLY.**

Elizabeth Meller asked how we know if the bushes get planted? Janet Kidder stated that the Zoning Administrator would check to make sure this gets done.

**5. PUBLIC HEARING ZONING AMENDMENTS**

**Amendment # 1:** The Planning Board proposes to create Solar Energy Systems Ordinance within the Accessory Structures Article II, f. The ordinance is proposed to govern the installation and specifications of Solar Energy Systems.

Tim Paradis reported that there has been a lot of public comment regarding the proposed Solar Energy Ordinance. The subcommittee met with Fire Chief Jay Lyon to incorporate rules regarding fire fighter safety to ensure when firefighters respond, they have adequate access to the roof or chimney.

They are trying to balance safety with the homeowners desire to have sufficient solar panels on the roof. The decision was made that this ordinance needs more work so it is being withdrawn for 2018 and will be revisited for next year.

Mr. Ricker noted that when Nicole Gage gets a building permit within the next year for solar panels, she will reach out during the review process and encourage the applicant to speak with Jay Lyon, Fire Chief.

Jay Lyon, Fire Chief stated that what they have proposed are the best practices according to the International building code, International Fire Code and the National Fire Protective Association and they all make the same recommendations. Their concerns are access to the roof, shut down of the system, and venting the roof to make sure there is no contact with the electrical system. There are 60 systems currently in the town of New London and they have not been installed according to best practice. It's difficult to have codes that apply to every situation.

Ed Condict stated that he would love for us to have a proposal that advances solar in New London that protects the firefighters and serves as a model for other towns. Other towns will probably have similar issues and will look to existing ordinances for their guidelines and he like for ours to be a model that works for us and other towns too.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to withdraw the proposal pending further study. THE MOTION WAS APPROVED UNANIMOUSLY.**

**6. Laurie Schive - Conceptual Site Plan Review Located** at 12 Lovering Lane. Tax Map 084-059-000. Discussion of amending site plan approval to include enclosing deck space for seating and reconfiguration of interior space.

Laurie Schive attended the meeting to discuss the conceptual site plan for 12 Lovering Lane.

They previously received board approval with a few conditions to move forward with a bakery and a business in the front half of the building at 12 Lovering Lane. Since that time, they have gone through a more specific site design process. They went for a building permit and decided to make some changes. The renter in the front part of the building decided he doesn't need that entire space. Also, looking at the floor plan for the kitchen they realized they needed more room. The state of New Hampshire does a review of the floor plan and they required more equipment and sanitation. They need the entire back part, which is currently the barn, for the kitchen. They wanted additional seating for the 20 seats they were approved for inside so they want to take one room in the front half of the building and make that a common seating area with 6 seats. The bakery can use that to count towards their 20 seats. They'd also like to enclose a deck on the side of the building. This was part of the original footprint of the building but now want to enclose it to put the additional 14 seats in that area. The total number of seats is not changing, just the arrangement of seating.

There will be two entrances. One entrance will be from the parking lot and another in the front (Main Street). The entrance in the front will be handicap accessible. There will still be seasonal outdoor seating.

This will be ready to present at the public hearing on February 13, 2018.

## 7. Master Plan Update

Tim Paradis, Janet Kidder and Chair Gorman serve on the Steering Committee for the Master Plan development. Chair Gorman reported that the Master Plan steering committee met with the department heads of the town this morning. They were told about department needs and what issues they are confronting, particularly related to zoning ordinances. Most seem to be satisfied with the tools they have to do their jobs. When they thought about the future, they discussed space, storage, and growth. If the town continues to grow there will be new sets of problems. Selectman Kidder stated that affordable housing and parking issues were discussed. The water supply is adequate due to conservation measures that have been taken by the College and the Hospital. The water pumps are getting older and sediment is setting in so that will be a cost down the road. The water precinct would like involvement when potential development is discussed.

Other meetings have been held including meeting with the CEO of New London Hospital and the CEO of Colby Sawyer College. They talked about future plans and if any plans will impact the town. There are plans to meet with the Chamber of Commerce and other housing developments in town.

A questionnaire is being developed to be sent to the citizens of the town asking about growth, zoning and other town issues. Some neighboring towns have done a master plan in the recent past so they are a resource that we can watch and learn from. Ideally this questionnaire will go out in the spring. Once the data is collected from the questionnaire, we would hold a charrette to elicit direction.

Selectman Kidder discussed the need for impact fees. There isn't anything currently in zoning but it should be considered. This will be discussed at future meetings.

## 8. Upcoming Meetings

Future meetings will be held on February 13th, February 27th, and March 6th, 2018.

## 9. Motion to Adjourn

**IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to adjourn.  
THE MOTION WAS APPROVED UNANIMOUSLY.**

Respectfully submitted,

Trina Dawson  
Recording Secretary  
Town of New London