



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
Sydney Crook Meeting Room
New London Town Office
January 8, 2019 – 6:30PM

PRESENT: Paul Gorman (Chair), Janet Kidder, Tim Paradis, Marianne McEnrue, Paul Vance, David Royle. Joseph Kubit, Jeremy Bonin, Bill Dietrich, Elizabeth Meller

MEMBERS ABSENT:

OTHERS PRESENT: Adam Ricker, Town Planner, John Wilson, Ed Condict

1. Call to Order – Chair Gorman called the meeting to order at 6:30pm.

2. Review of minutes: December 4, 2018 meeting & December 11, 2018.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Bill Dietrich) to approve the minutes of the December 4, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the minutes of the December 11, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. Public Comment- None

4. PUBLIC HEARING – ZONING AMENDMENTS

a. Article XVI.F.c. – Tree Cutting Ordinance

John Wilson attended the meeting to discuss the Tree Cutting Ordinance. He reached out to Adam Ricker prior to this meeting to discuss the wording of section 2.C. He feels the wording should be the same as the state regulation to avoid ambiguity. It states “the waterfront buffer shall be divided into segments measuring 25 feet along the reference line and 50 feet inland.” It would make it more precise. Mr. Wilson also commented that this affects many lakefront owners that may not be here during the winter months and feels the stakeholders should be informed of the change.

Under section 2.C.iv, it was suggested to delete the sentence "The Planning Board or it's designee shall not approved a cutting application that results in less than the required minimum score of 25 points or less than the score that existed prior to the application being filed" since it is redundant.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Bill Dietrich) to strike the second sentence in this paragraph. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Elizabeth Meller) to edit the Tree Cutting Ordinance to include the clarification that John Wilson suggested and to delete the last sentence in paragraph iv in order to move it forward to Town Meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

b. Solar Energy Systems

This has gone through many changes since it was first considered several years ago. A Solar energy proposal was reviewed at a meeting a year ago but there were objections to it so it was withdrawn. Some of these issues have since been reconsidered and the proposal is ready to move forward again. Fire Chief Jay Lyon believes there will be some movement at the state level as far as the building code goes. Even though we haven't adopted the code, following these guidelines will keep us from having to make changes. It also will govern where the solar arrays can be placed.

IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to accept this proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

Other Business

Master Plan Survey - Chair Gorman discussed the process that was initiated to upgrade the zoning ordinances and review them. The first step in the process is to involve the town in a questionnaire designed by the Planning Board subcommittee. There will be a subcommittee meeting held on January 22, 2019 at 8:30am to do the final revisions and to initiate a plan to distribute the questionnaire throughout the town. It will be presented in a variety of different settings to include email, small groups, the transfer station, town meeting and by mail. The data will be collected and reviewed and then the results would be presented to the town. If a topic is raised during the survey that the subcommittee wants to probe more deeply in to, they can hold a charrette. The target date to get the information back from the survey is by the end of spring. Chair Gorman also suggested that committee members come with a list of groups that meet regularly so they can reach out to these groups to make a presentation.

Adam Ricker noted that Kim Hallquist, Nicole Gage, Fire Chief Jay Lyon, Police Chief Ed Anderson and the Public Works Director met with Continuum Developers last week to discuss inspections. Because the town hasn't formally adopted the state building code, the town cannot hire any third party inspectors for the different aspects of construction. The developer will want inspections done as the bank will require it. The solution is that Pro Con is willing to hire all the inspectors and then supply the town with the reports. This essentially gives us a building inspector without the town having to hire one. It also allows them to have third party inspection services that specialize in all the individual trades. The subdivision will be addressed at the February meeting as they are trying to get that concurrent with the hospital's parking lot redesign. There is still discussion about workforce housing as well.

Paul Vance asked Adam Ricker if he is aware of any projects where the developers hire the inspectors and the town relies on this. He is worried about liability and that we are doing something we are not qualified to do. Mr. Ricker stated that the department heads will still be who we will rely on. This is the same as if there were no inspectors at all. The advantage is that they will now have a report on what has been done and where the deficiencies are. Mr. Ricker stated the department heads will not make determinations that are outside of their skill set and purview.

Janet Kidder provided a brief history as to why we don't have a building inspector and stated it has been proposed to add this position in the past but this requires hiring a full time employee with

benefits and the cost has been the biggest deterrent. She stated things are changing and people may be interested now in adopting the building code and hiring a person to enforce it.

Town Assessment – Janet Kidder stated New London is being reassessed in 2019 and Norm Bernaiche, Town Assessor, recently finished the aerial mapping project of the town. Previously, all of the tax maps were based on a flat map. With the aerial maps, there are contours and this has changed property lines. It was decided that unless your assessment changes by \$1,000 or more you will not be notified of the change.

5. **Future Meeting Dates:** Next meeting is scheduled for Tuesday, January 22, 2019.

6. **Motion to Adjourn**

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

The meeting adjourned at 7:59pm

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London