



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON MASTER PLAN STEERING COMMITTEE

### MEETING MINUTES

Thursday, January 9, 2018

8:30 AM

**PRESENT:** Paul Gorman, Bill Dietrich, Janet Kidder(8:55), Mark Vernon, Tim Paradis & Liz Meller

**MEMBERS ABSENT:** Jeremy Bonin

**OTHERS PRESENT:**

Adam Ricker, Cary Lagace, Bruce King-President of New London Hospital

- 1. Call to Order: William Dietrich called the meeting to order at 8:30 am.**
- 2. Discussion of Master Plan Process:**

The group was joined by the President of New London Hospital to discuss the future plans and needs of the Hospital.

William Dietrich explained that the Master Plan Committee is working on the review and update of the Master Plan and is reaching out to groups and institutions for their thoughts regarding any possible issues or changes. Paul Gorman added that there is a dynamic that all is well so there isn't a need for change however the committee is trying to be proactive in growing the Town into the quintessential place. The effort is to help guide and elicit information and there will be a charrette this fall. The goal is to create a plan that is brief and to the point and will be a reference guide.

Adam Ricker asked what the long range growth and infrastructure plans for the hospital are and how the zoning ordinance has impacted them. Bruce King stated that the hospital has a great relationship with the Town. He added that the hospital has approximately 60 acres of land that is in 3 zones. 10 acres is in the hospital zone while there is 6 acres commercial and the balance is rural residential. Approximately 6 years ago they underwent an expansion creating private rooms and updating other areas. They are happy with the current facility but may in the future look to expand their operating rooms and surgical areas. With the closing of the Clough Center areas for use as administrative space. Bruce noted that the New London Hospital is an affiliate of the DHMC who has a new president and they are beginning the strategic planning process with them. Additionally they are exploring the utilization of the land they have for a Senior Living type facility that would include assisted living and memory care and would provide apartment type living as well as cottages that could be rented or purchased with approximately 120 units. The idea would be to have a land lease agreement with a developer that would handle all of the project with New London Hospital being the

sponsor. Discussions are happening now with Continuum who has built similar facilities in other communities such as North Conway and York, ME.

Bruce emphasized that the hospital staff would continue to work with Continuum and the Town as they progress through the review of this project. Related to this project, the possibility of developing workforce housing has also been discussed as a need for the area that would expand with the staffing for the proposed project. Continuum would also be responsible for that development. He discussed that working with different communities has been difficult from the taxation perspective however working with New London and recognizing the taxation on “for profit” areas has worked out well.

Adam expressed that with the understanding that it is difficult for entry level employees to live in New London, how has the hospital dealt with recruiting and retaining employees. Bruce noted that it has been a struggle however the hospital offers a good package that helps but acknowledge that a lot of the employees are commuters and don't live in New London. There was discussion regarding offering more in the community for younger people and Bruce indicated that he hasn't heard any complaints about that.

Liz Meller asked if transportation has been part of the discussions of this project, she believes it is an important missing piece. Bruce explained that it has been discussed several different times including recently however nothing has been solved as yet. Liz added that there needs to be transportation that connects all of the local communities to the hospitals services. There was discussion of ride share and other options with Bruce noting that during the expansion construction they were successful in having employees do ride sharing, etc. but they haven't had parking issues since the closure of the Clough Center. He noted that there are specialties services that are coming to the hospital that have never been there before which is a benefit to the communities.

Adam asked where Bruce sees the Town and Hospital collaborating. Bruce reiterated that they have a great relationship with the Town noting the walking trail project and wellness programs that are sponsored by donation. As well as looking at areas in which saving for health insurance can be realized. Working with DHMC on volume purchases and looking at the clinical needs of the community are other ways the hospital is working for the good of the community.

William Dietrich suggested a Senior Community Center could help the hospital with their overall finances, Bruce noted that through the project it would primarily be land lease and annuity payments that they would receive on the financial end. The hospital doesn't want to take on the financial risk of the proposed project. He added that he believes philanthropic and bequests could be a big part of their financial funding from the project.

There was discussion regarding whether the zoning ordinances were impacting the project in any way with Adam noting that there doesn't appear to be a zoning issues at this point it just limits the number of unit. The height of structures was discussed with Bruce adding that they are working with Jay and Richard and staying within the confines of the ordinance.

Other items such as outdoor lighting, sidewalks, solar, trail and brook protection were also briefly discussed with Bruce noting that most of those this aren't involved at the level they are on at this point. William Dietrich thanked Bruce for his time and advised they'd keep in touch. Bruce left the meeting at 9:20.

The Group briefly discussed the proposed project and how to develop workforce housing that will entice to younger working people. With the entry level positions that are likely to

be created it was felt that this would be an important piece. There was discussion of questionnaires and other approaches to reach out to the employees in New London to help determine what they would be looking for in order to live in New London.

3. **Next Meeting:** The next meeting is schedule for 1/23/18 at 8:30
4. **Adjourn:** William Dietrich, motioned to adjourn, Paul Gorman seconded. Meeting adjourned at 9:43 am.

Respectfully submitted,

Cary Lagace  
Land Use & Assessing Coordinator  
Town of New London