



TOWN OF NEW LONDON, NEW HAMPSHIRE

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

PRESENT: Paul Gorman (Chair), Joseph Kubit, Marianne McEnrue, Tim Paradis, David Royle, Katherine Vedova, Janet Kidder (Selectmen's Representative)

MEMBERS ABSENT: Jeremy Bonin, Paul Vance

OTHERS PRESENT: Adam Ricker, Planner; Edward Ordman & Heidi Tobin; Anthony & Jessie Woeltz, Residents; Mike Black, Continuum Development; Wayne Morrill, Jones and Beach Engineering; Pam Perkins, abutter; Liz Meller, abutter; Ray & Pat Derrigan, abutter; Liem Flemming, Colby student, David & Cheryl LaPrade, owners of Village Sports

1. **Call to Order** - Chair Gorman called the meeting to order at 6:35 pm. Joe Kubit and David Royle will act in the place of the two absent voting members for tonight's meeting.
2. **Review of minutes:** September 24, 2019

IT WAS MOVED (Marianne McEnrue) AND SECONDED (David Royle) to approve the minutes from the September 24, 2019 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. **Public Comment**
Chair Gorman asked the audience if anyone wished to comment on any items or issues not listed on the agenda. Property owners Edward Ordman and Heidi Tobin explained to the board why they wanted to merge their two lots. Chair instructed them to submit a lot merger application to begin the process.
4. **TREE CUTTING – Woeltz, Jessie C & Anthony** - Located at 182 Pike Brook Road, Tax Map 135-7-0-0-0. The applicant proposes to remove twelve (12) trees in the waterfront buffer. Property is located in the following overlay districts: Shoreland Overlay District
Town received the application on September 17, 2019.

Mr. Woeltz explained his proposal to remove trees that were either dead or would be damaged during the replacement of the retaining wall. Mr. Woeltz plans to have the retaining wall rebuilt, as damage from the ice and water have caused it to fail.

Mr. Ricker visited the property and verified the plan submitted and noted that it meets the required cell points.

Board questions and concerns

- When are the trees being cut down
- Are any of the trees not dead and where are they located

Mr. Woeltz said the trees would be cut down as early as November. Reviewing the proposed plan he explained the conditions of the trees being removed and where they are located.

IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) to approve the removal of twelve (12) trees in the waterfront buffer. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **PUBLIC HEARING – Continuum Health Services, Inc. – Final Site Plan Review and Subdivision for Planned Unit Development.** Located at Country Road and Parkside Road Tax Map 072-019-0-0-0 (43.39 +/- acres) & 072-5-0-0-0 (5.1 +/- acres). Zoned Urban Residential (R-1). The applicant proposes to amend the approval for development of a Retirement Care Community. The amendment includes merging the two properties adjusting the number of overall units. The continuing care facility would include 79 independent living apartments, 34 assisted living apartments, 20 memory care units, and 24 independent living cottages, for a total of 157 units. The main building would increase from 147,000 square feet to 164,954 square feet. The Town received the application on September 17, 2019.

Mike Black, Continuum Development and Wayne Morrill, Jones and Beach Engineering attended to present the amended plan to the board. Mr. Morrill explained, using the plans submitted, the minor modifications. Also, many of the cottages will now have two car garages and the roads, cul-de-sacs, drainage, water systems and lighting will all stay the same.

Mr. Ricker said that he submitted to the plans to Underwood Engineering on behalf of the New London Sewer Department to be reviewed. Underwood is also the engineering firm used by the Springfield-New London Water Precinct, so once the sewer review is complete they will also review for the water supply. Mr. Ricker suggested that any potential approval of the plan be conditional upon receipt of a favorable report from Underwood Engineering regarding water and sewer. Mr. Ricker relayed the fire chief's concerns about the fire hydrant on County Road and second floor egress which will go to a full code review. Public Works did not have any additional comments or concerns because the roads and drains did not change.

Comments and questions from the board and staff:

- How much bigger is the lodge? Same width just longer by 120 feet.
- Explain the density of people.
- What is the impact of the traffic study with an additional 23 people? It adds five percent increase based on the type of housing.
- Have the Water Precinct's concerns been worked out? It has been resolved by extending the water line to Parkside and installing eight inch water line instead of six to keep the water pressure the same.
- What changes have been made to the landscape design for the extra footage? Landscaping has been extended to where the parking was removed creating a multi-level landscape.

The chair opened the public hearing.

Abutter Edward Ordman asked if there was a traffic study for Everett Park and Parkside Road? His concern is two-fold; his frontage on Parkside and the sidewalk is the main route from the school to the playing fields.

Mr. Morrill explain the extension of sidewalks down Parkside to Lyon Brook. Mr. Ricker explained that the full traffic report had been updated to reflect the additional units.

Abutter, Heidi Tobin asked to have the garage plan for the cottages explained. She is very concerned about the traffic flow on Parkside. Mr. Ricker explained that the traffic study is based on the number of units in the development, not by the number of garage spaces.

Abutter Liz Meller asked about the tree line buffer with Lyon Brook, the geotextile fabric used and if there is enough parking. Mr. Morrill explained that there are many types of geotextile fabric for different applications. One of which is a hay based fabric that is used as erosion control while new groundcover is being established.

Abutter Mary Evans questioned the accuracy of the square footage and is concerned about the amount of excavation needed.

Mr. Morrill explained that the building is being built with the same area of land disturbance and that that area will not change, no matter the size of the building. The site has already been prepared.

Abutter Ray Derrigan, if merging the land is approved, what impact will there be? Mr. Morrill explained that there is no proposed development on the land across Parkside.

Mr. Ordman asked more about the land used for density, is the land on the opposite side of the power lines being built on? Mr. Morrill answered no.

Ms. McEnrue asked where visitor parking was located and how many spaces were proposed. Mr. Morrill used the map to show where and noted 25 visitor spaces. They are redoing the parking spaces at the hospital for additional parking.

Abutter Heidi Tobin asked how much parking is for employees and has the number of employees been recalculated? She voiced her concern about the expansion of more cars and people

Chair Gorman asked if there were further questions from the public or the board.

Mr. Royle asked to go over the parking once more for the concerns brought forth.

Ms. Vedova raised the question of the landscaped buffer between the development and the abutters. Upon reviewing the landscaping plan it was determined that the existing plan showed a double row of trees and vegetation to be planted between the development and the Lyon Brook Condos.

The board discussed conditions.

IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to approve the proposal with the following conditions:

- 1. This decision is subject to the eight conditions of the original approval from December 11, 2018.**
- 2. A report from Underwood Engineering certifying that the public water and sewer systems are adequate to handle the increased units must be obtained within 21 days of the approval.**

THE MOTION WAS APPROVED UNANIMOUSLY.

6. **Master Plan**

The Master Plan Committee has broken into small groups to begin drafting a summary document and strategies.

7. **New Business** – David & Cheryl LaPrade Village Sports, 406 Main Street. Architect Frank Anzalone presented concept plans for renovations to the building. As presented the parking area would stay the same.

8. **Correspondence Received** - None

9. **Future Meeting Dates** – The next meeting is scheduled for Tuesday, October 22, 2019. Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information.

10. **Motion to Adjourn**

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Tim Paradis) TO ADJORN THE MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 8:35 pm.

Respectfully submitted,

Dianne Bottari
Administrative Assistant
Town of New London