



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD Sydney Crook Meeting Room, New London Town Office October 22, 2019 – 6:30PM

**PRESENT:** Tim Paradis David Royle, Jeremy Bonin, Paul Vance, Katherine Vedova, Joseph Kubit, Janet Kidder (Selectmen's Representative)

**MEMBERS ABSENT:** Paul Gorman (Chair), Marianne McEnrue

**OTHERS PRESENT:** Adam Ricker, Town Planner, Pierre Bedard

1. **Call to Order** – Jeremy Bonin called the meeting to order at 6:30PM.

2. **Review of minutes**

**IT WAS MOVED (Janet Kidder) AND SECONDED (Katie Vedova) to approve the minutes from the October 8, 2019 meeting. THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin abstained from the vote.**

3. **Public Comment** – None

4. **Capital Improvement Program (CIP)**

The Planning Board reviewed the Capital Improvement Program (CIP) document for 2020-2026. This will be voted on and moved to a Public Hearing and also voted on to send it as a draft to the budget committee. The handout contained the six priorities from the CIP for 2019-2025 with two new items that were submitted for discussion.

With regards to the first priority which was to develop a timeline to facilitate the development of a new facility to house the New London Police Department, it has been recommended by the Buildings and Facilities Committee and approved by the Board of Selectmen that another study should be done to determine if there is any potential to keep the Police Department at Buker/Whipple Hall. Selectman Kidder stated that the Building and Facilities Committee felt they could keep the Police Department in the Buker addition and the engineering study that was already done didn't offer the results they hoped for. They want to spend more money to get another study done to try to fit the Police Department in the space they have. They did not feel that looking for another site was a good approach. Selectman Kidder stated that building they are currently in was never designed to be a Police Department. Moving walls and doors will not get you what you need. It's not that it isn't big enough but it isn't configured properly and parking is a problem. There are also security concerns with regards to parking for the Police.

David Royle suggested documenting the feedback from the Master Plan that states what the town wants and needs. Selectman Kidder agreed this could be included in their recommendation. Selectman Kidder commented that Police Chief Ed Anderson has made it clear he would like a new police department and does not want to use the current site. Chief Anderson feels it is inadequate and would like to build somewhere else.

The second priority is the Transfer station and this will stay on the CIP list. The Selectmen were trying to work with the state to acquire land that fronts Newport Road but the state is not interested in selling it. If an opportunity comes up they will approach it at that time.

It was decided to eliminate the third issue which was Elkins Road repairs have been completed; however the repairs to Bunker Road have not been completed yet. Adam Ricker stated residents on Bunker Road had a different opinion about the work that Public Works proposed and did not want guard rails installed. It will be repaired to how it exists now.

The fourth issue will be removed as the Recreation Center has not been pursued further at this point.

The fifth issue is that the Police Department needs to expand their radio communication coverage. This is an active project that will see movement in the next fiscal year. Selectman Kidder stated they are writing a grant for this and the fact that we serve seven towns should benefit us. Chief Anderson would like this to remain on the list.

The last priority is the continued efforts for sustainability and resiliency. Adam Ricker wanted to add to the end of this item that they incorporate energy and resiliency throughout the Master Plan. Paul Vance would like the word “aid” to be replaced with the word “support” in this paragraph. They also decided to replace “net neutrality” with “carbon neutral”.

The two new submissions this year were:

- The Fire Department is planning the replacement of their Rescue Engine and is working to determine the estimated cost of the replacement.
- The Police Department has expressed the need to expand its space and upgrade the Department’s facilities. The Cricenti property on County Road has been identified as an ideal parcel that holds potential to house not only the Police Station but would provide the town with additional land for any future municipal facility needs. Police Chief Ed Anderson sent an official letter recommending this.

Jeremy Bonin noted that this is where we should include the Master Plan survey results as well as including the Recreation Department and other town facility needs.

Adam Ricker will make the recommended changes to the CIP document.

**IT WAS MOVED (Paul Vance) AND SECONDED (Janet Kidder) to approve this document to go to Public Hearing at the next Planning Board meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Janet Kidder) AND SECONDED (Paul Vance) to send the document as a draft to the budget committee with the changes that have been discussed. THE MOTION WAS APPROVED UNANIMOUSLY.**

## **5. WORK SESSION: Zoning Amendment Discussion**

Adam Ricker suggested not putting forth more than 5 or 6 zoning changes.

## **Article II General Provisions, Section 8 Individual Sewage Disposal System**

Nicole Gage, Zoning Administrator provided the Planning Board with some proposed Zoning Amendments and Pierre Bedard, a licensed Septic System Designer and licensed Surveyor attended the meeting to discuss the section 8 Individual Sewage Disposal System item. It is mentioned in three different locations in the draft he received from Adam Ricker and Nicole Gage. Two of these articles had different setbacks and they are outdated and restrictive when it comes to existing lots.

Mr. Bedard spoke with Pete Blakeman about this issue and some other regulations and he responded saying “I agree since any changes that DES makes to rules now must be backed by science and vetted by the legislature. It makes sense for towns to reference DES. It’s difficult sometimes and certainly more expensive for homeowners to have to follow two sets of rules and setbacks. Zoning regulations, once they have been approved by town, do not change easily, which they shouldn’t and can often be weighed heavier on the emotions on that particular years voters”.

Mr. Bedard stated one issue they deal with when they do a plan for a land owner is that sometimes the tree count requires them follow state and town rules and that can mean two different plans which adds to the cost for the landowner.

Another issue is dealing with the natural woodland buffer. The state rule requires the area between 50 feet and 150 feet from the shoreland be maintained with 25% of the area being natural woodland buffer. At the town level anything from up to ½ acre within the 50 feet and 150 feet is the 25% rule. Anything above ½ acre goes to 50% so if a lot is .6 acres and has to deal with leaving 50% in a natural condition; it really limits the ability to do anything on the property.

Mr. Bonin would like to state in Section 8: Sub-surface sewage disposal facilities may only be constructed, expanded or maintained provided that they shall meet all state requirements and be set back in accordance with state requirements.

Paul Vance felt the word “maintained” should be changed or removed. He thinks the word is ambiguous. Mr. Bedard stated under the state rules, the only maintenance requirement is to pump the tanks every 3-5 years. After discussion, it was decided to leave it as is.

The next recommendation from Nicole Gage was regarding Article XXI to match the days given in state law for the ZBA process. These are administrative changes. Over time, the state statutes for the Zoning Board changed and the New London ordinance did not. This would align our ordinance with the state RSA’s.

### **Section F. Waterfront Buffer**

Jeremy Bonin stated it may be a good time to align our tree cutting ordinance with state regulations with regards to cell count. Mr. Ricker will make changes to this ordinance.

**Article XX – Legal non-conforming uses, legal non-conforming buildings and structures and legal non-conforming lots.**

Jeremy Bonin wants the board to determine what the original interpretation was meant to be and what it should be. The current interpretation is: any legal non-conforming use/structure/building, can't voluntarily be abandoned or removed and rebuilt. If a small cottage or camp is in the fifty foot buffer or straddles the buffer, it could not be torn down and rebuilt. It would have to be moved entirely out of the buffer. There is a distinction between voluntary replacement and involuntary (fire, natural disaster). This is not just referring to the waterfront buffer. Mr. Bonin questioned if there should be different regulations for the waterfront properties.

It was decided to table this for more review and bring it back for more discussion to the next meeting.

**6. Motion to Adjourn**

The next meeting will be held on Tuesday, November 12, 2019. There will possibly be a Planning Board meeting on November 19, 2019 if the Zoning Board doesn't meet that night.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) TO ADJORN THE MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 8:49pm

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London