



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Site Walk
MINUTES

October 23, 2018 - 4:00 PM

214 Soo Nipi Park Road

Public Meeting All Are Welcome to Attend

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

MEMBERS ABSENT: Janet Kidder, Elizabeth Meller

OTHERS PRESENT: Adam Ricker, Pete Blakeman, Clayton Platt, Anne Pattison, Bill Cunningham, Tom Cottrill

SITE WALK – Crimi Holdings of New Hampshire, LLC – 214 Soo Nipi Park Road – Tax Map 127-001-000, 64.1 +/- acres, Zoned Residential (R2) The Planning Board will conduct a site walk at the proposed subdivision on Soo Nipi Park Road and Lighthouse View Road. The subdivision would result in a total of 10 lots. The lot sizes are as follows: 12.58 ac., 5.66 ac., 3.33 ac., 2.13 ac., 2.15 ac., 2.73 ac., 3.00 ac., 2.55 ac., 2.78 ac., and 25.91 ac. The first three lots have frontage on Lake Sunapee.

The site visit began at 4:00. Clayton Platt and Pete Blakeman conducted a site visit of the Crimi property for Planning Board members and the public. During the site visit they walked the property to see where the proposed lot lines, road and driveways would be. The group discussed the drainage along Lighthouse View Road and the runoff from the building lots. Mr. Blakeman and Mr. Platt also pointed out the trees that the owner had applied to have taken town. The site visit concluded at 5:10 PM.

October 23, 2018 - 6:30 PM
Town Office at 375 Main Street
Sydney Crook Conference Room, 2nd Floor

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

MEMBERS ABSENT: Elizabeth Meller

OTHERS PRESENT: Adam Ricker, Town Planner

1. **Call to Order** – Chair Gorman called the meeting to order at 6:39PM.

2. **Review of minutes:** October 9, 2018 meeting.

IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) to approve the minutes of the October 9, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin abstained.

3. **Public Comment - None**

4. **Tree Cutting – Perregaux, Beth.** Located at 662 Bunker Road Tax Map 076-027-000. Proposal to cut 64 points from 125 feet of shore front. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on October 2, 2018.

Tom Conway attended the meeting. Mr. Conway met with Adam Ricker this morning and it was decided that they don't need to cut as many trees as originally thought. This is on the non-lake side of the road but is still within 50 feet of the lake. The property owners have redone the house and want a better view of the lake. The required points will be remaining after all trees are removed. Mr. Conway provided Mr. Ricker with an updated copy of the plan.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Tree Cutting - Giguere, Marc-Andre & Gibbs, Michelle.** Located at 61 Lighthouse View Road Tax Map 126-008-000. Proposal to cut fourteen (14) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on October 1, 2018.

Daniel Monette attended the meeting. This proposal is to cut trees on 61 Lighthouse View Road. There is an approved shore land plan permit. In the three cells, he is proposing to cut a series of small three inch saplings and other diseased trees. In the first cell, 85 points will remain and there will be no cutting in the second cell. In the third cell, which is a partial cell, 41 points will be left and only 30 points are required.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Tim Paradis) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

6. **Stormwater Management, Erosion & Sedimentation Control Plan – Giguere, Marc-Andre & Gibbs, Michelle.** Located at 61 Lighthouse View Road Tax Map 126-008-000. The property is zoned Residential (R2) and in the Shoreland Overlay District. The proposed construction will

decrease the impervious area from 28.57% to 28.55%; Town received the application on October 1, 2018.

Daniel Monette also addressed the erosion plan for 61 Lighthouse View Road. Because the impervious area coverage on the lot is exceeding 20% with the existing house, driveway and garage a storm water management and erosion control plan is required. The proposal is a new four bedroom house, septic system and revised driveway to try to reduce the impervious area on site. They were able to minimally reduce it. For storm water management they are proposing rain gardens, drip edges and a pervious patio area along the front side of the house. An existing culvert will be removed and water will be diverted to a new culvert that will bring water to a bio retention rain garden.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Jeremy Bonin) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

7. PUBLIC HEARING Accessory Dwelling Unit – Conditional Use Applications – Jewell, Edward R Jr. & Jacqueline. Located at 104 Whitney Brook. Tax Map 052-09-000. 3.60 +/- acres. Zoned Agricultural/Rural Residential (ARR). The applicant is applying convert the existing basement to a 657 square foot, one-bedroom dwelling unit. The Town received the application on September 27, 2018.

Edward Jewell attended the meeting. Currently there is an existing home built for or five years ago. There is a walkout basement and 657 square feet of new living space was created and built within the current confines of the house. The space consists of one bedroom, living room kitchen, bathroom and washer and dryer. There are egress windows. Mr. Jewell had a septic redesigned and approved in the event the existing system couldn't handle the additional use.

Mr. Ricker has not visited the site but since it is all within the existing footprint and under the square footage cap, he has no concerns.

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

8. Continued PUBLIC HEARING – ATOM Properties, LLC - Final Site Plan Review. Located at 20 Main Street. Tax Map 073-047-000 .73 +/- acres. Zoned Commercial (COMM). Applicant is applying to renovate & convert existing 2,556 square foot barn to office space. The property has an existing 2-family dwelling that will remain a 2-family dwelling. Additionally, the proposed site improvements include walking paths, site lighting, parking drainage, landscaping & utility connections. Town received the application on September 4, 2018, continued from September 25, 2018.

Frank Anzalone attended the meeting to provide an updated plan. The revised site plan shows the curb cut further south on the neighboring property. Mr. Anzalone owns this property as well. The footprint, signs and lighting will all stay the same. There will be no parking on Main Street. Paul Vance asked about the title and if there was an easement. Mr. Anzalone stated it is unusual but they are both on one title. The neighboring property is a separate property and both are on a single deed. Adam Ricker asked if there was any intention to merge the lots but then noted that that is the crux of the DOT issue and they are allowing a second curb cut because of the second property. As far as an easement, it was explained that Mr. Anzalone can't get an easement from himself since he owns both properties.

There was a long discussion about having a record or note in the file that states access is on another lot. This could be an issue in the future. It was decided to reference the driveway access permit number on the site plan and recording the plan. The survey will also reflect the updated driveway permit.

Mr. Anzalone also requested three waivers.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approved based on the requirements of the submittal of an updated plan and the recording of the DOT permit application and recording of the registry of deeds and to approve the waiver of the three requests. THE MOTION WAS APPROVED UNANIMOUSLY.

9. PUBLIC HEARING – Wendling, Mark & Marilyn and Welch, Cody & Rebecca - Annexation – Located at 31 Pingree Road & 57 Pingree Road Tax Map 036-005-000, 1.34 +/- acres and 036-006-000, 3.62 +/- acres. Zoned Residential (R-2). Applicant is apply to annex .77 acres from 036-006-000 to 036-005-000 resulting in lot sizes of 036-006-000 2.85 +/- acres and 036-005-000 2.11 +/- acres. Town received the application on October 1, 2018.

Pierre Bedard attended the meeting. There has been one change to this plan as Ronald Welch has sold the property to his son. The proposal is to annex parcel A. An easement was granted in the deed for the existing driveway on the Wendling property when it was subdivided. They now would like to merge it so the driveway is on their property. Mr. Ricker agrees that it makes sense to do this.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Paul Vance) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

10. Tree Cutting – Crimi Holdings of New Hampshire, LLC. Located at 214 Soo Nipi Park Road – Tax Map 127-001-000, 64.1 +/- acres, Zoned Residential (R2) in the Shoreland Overlay District. Proposal to cut 31 trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on October 9, 2018. Clayton Platt attended the meeting to discuss the proposal of the Crimi's to subdivide their land and cut some smaller trees on two of the lots. The Crimi's own 780 feet of shore frontage on Lake Sunapee. Each area will have well over the required 50 points after the tree removal. This is being done to improve the view of the lake.

Ann Coniston is an abutter and expressed her concern that once the land is sold more trees will be cut. She doesn't want to see it cleared. Mr. Ricker stated that new owners could potentially ask for more trees to be removed. The ordinance requires that they maintain 50 points within each 50X50 foot grid.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

11. PUBLIC HEARING – Crimi Holdings of New Hampshire, LLC –Final Subdivision Located at 214 Soo Nipi Park Road – Tax Map 127-001-000, 64.1 +/- acres, Zoned Residential (R2) in the Shoreland Overlay District. The applicant is applying to subdivide the property creating nine new lots for a total of ten lots. The lot sizes are as follows: 12.58 ac., 5.66 ac., 3.33 ac., 2.13 ac., 2.15 ac., 2.73 ac., 3.00 ac., 2.55 ac., 2.78 ac., and 25.91 ac. The first three lots have frontage on Lake Sunapee. The Town received the application on October 2, 2018.

The applicants are proposing to subdivide the property and create 9 new lots for a total of 10 lots. Mr. Ricker stated there was a site walk prior to the meeting tonight. The road will be extended approximately 200 feet to a cul de sac.

David Royle asked about water problems in the past that needed to be addressed and also discussed the amount of water coming down the hill into those lots. Peter Blakeman stated that runoff and drainage would be dealt with when the houses are built. There are requirements that state the post development runoff cannot exceed the pre-existing development. Mr. Blakeman feels it will not increase the runoff and could actually improve the current water issues.

At a previous meeting there was a lot of concern about runoff because in the spring there is a lot of runoff due to the town diverting it from the Crimi property. Now if there are 6 lots with trees being removed, what will hold the water? It sounds like it will be more than they are already coping with. Bill Cunningham of 93 Lighthouse View Road also commented they have had to install pipes to circumvent the water around their property as it is very steep going down to the lake. He's worried about the ditch maintenance as the water just sits and breeds mosquitoes. A lot of work will need to be done by the town related to the ditch to control the additional water. The Lake Sunapee Protective Association should be involved to determine what this will do to Lake Sunapee. It was noted that many seasonal residents are not here as it is off season and the question was asked whether they've been notified. Chair Gorman stated that letters were sent in from Nathaniel Stevens and Carol Crane and Robert Martin. Those letters were distributed. Mr. Cunningham is suspicious of the timing of this application. Mr. Ricker stated they have to hear the application within the month it is received and that is why it has been scheduled during the offseason. Mr. Blakeman resents the notion that the meeting was scheduled now in order to avoid abutters. The plans were done and submitted when they were ready and everyone was notified according to the process. The meeting was not postponed and the application was not submitted until October. The purpose of the first meeting on June 26, 2018 was design review and prior to an official application.

In the letter from Carol Crane and Robert Martin there was a concern about fertilizer and phosphorus going into the lake which is detrimental to the lake. There are regulations that can be imposed but with the exception of the three waterfront lots these lots are outside of what the Planning board has control over.

It was asked how much property the Crimi's have remaining after the proposed subdivision and it is approximately 26 acres. Road frontage would be an issue for development of remaining unused land. Another concern raised in the June meeting was the size of the road. If there are now six houses with driveways, is the road large enough to maintain all of this new traffic. Mr. Ricker stated that this application was reviewed by the Director of Public Works last week and he felt the road was adequate to handle the traffic from the development. The issue of cars parked along the road during ice fishing and snowmobiling season should be brought to the Police Chief's attention as this is an enforcement issue.

Tom Cottrill discussed culverts and has addressed this with the town to change this since the properties get flooded. It is the intent of the developers to minimize runoff. Mr. Blakeman stated they can't fix the current problems but they will put measures in place so it doesn't make it worse. Tom Cottrill stated as part of the development process you can require the applicant to have certain buffer zones for neighboring properties. Mr. Ricker stated in cluster developments or commercial developments there are regulations but this is just a regular subdivision. Mr. Cottrill stated he knows this has been made part of the approval in some cases.

Mr. Cunningham has concerns about water flow and has not heard any parameters around how it will be managed or tested other than we will make our best effort. We aren't going to know about the volume of water until it's too late.

Chair Gorman suggested splitting the application into the waterfront properties and the non-lakeside properties and voting on them separately. Mr. Ricker stated new applications would have to be submitted but the existing application has to be voted on as is. He suggested coming to an agreement on the application to address all issues and concerns.

Jeremy Bonin stated the big issue is related to the lots that aren't on the lake. The three lakeside properties already have restrictions and water quality controls in place. It will be important to follow best practices for the non-lake side properties and defining what those are. He would also like the definition of a storm event. Mr. Blakeman agrees that the broad language should be more descriptive and is willing to do this for the board and abutters for the next meeting. Chair Gorman suggested rewording the proposal to address the issues people have raised.

It was clarified and stated that no further tree cutting will be done on the lots with the exception of what was previously approved. Mr. Blakeman noted that the Crimi's are not proposing anything

that is not allowed according to state law including fertilizer. If these laws are being broken by other land owners, they can't control that.

Tom Cottrill commented that at the last meeting there were concerns about beach access and right of way. It is not a public beach and these lots do not have beach rights. Nathaniel Stevens suggested in his letter that a note be added to the subdivision plans that no lot (on Lighthouse View Road) has deeded access to Lake Sunapee. Confusion may arise because Crimi Holdings, Inc. also owns the 20 foot wide lot that might appear to provide access from Lighthouse View Road. It should be made clear these are not lakefront access lots.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to continue the hearing to the November 13, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

12. Other Business

Selectman Kidder reported that the tax rate was set at \$4.34 for the town portion of the taxes. Horizon's Engineering has been hired to delineate wetlands and do a topographical survey for the Transfer Station.

Town Employees will receive a 2% cost of living adjustment.

13. Future Meeting Dates: The next meetings are scheduled for Tuesday, November 13, and November 27, 2018.

14. Motion to Adjourn

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 9:03pm

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London