



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
MEETING MINUTES
Tuesday, October 24, 2017
6:30 PM

PRESENT: Paul Gorman, Bill Dietrich, Janet Kidder, Tim Paradis, Maryann McEnrue, Jeremy Bonin

MEMBERS ABSENT: Joseph Kubit, Michele Holton, Casey Biuso, Elizabeth Meller

OTHERS PRESENT:

Adam Ricker, Town Planner
Donald & Susan Cox
Pierre J. Bedard

1. Call to Order

2. Review of minutes:

IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to accept the minutes of the October 10, 2017 Planning Board meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. Public Comment: None

4. Lot Merger Application. Cox, Donald R. & Susan. Located 165 Everett Park. Tax Map(s) 073-026-000 (0.17 acres), 073-027-000 (0.34 acres) and 073-028-000 (0.28). Zoned Urban Residential (R-1). Town received September 21, 2017.

Donald and Susan Cox attended the meeting to discuss their request for a lot merger. Susan Cox explained that they just bought the house and closed on August 14, 2017. They were unaware until the property was under contract that it was 3 lots and assumed that it was all together. The previous owners didn't merge them. The house is in the middle and the lot with the barn is together. There is a .28 lot that is considered buildable. They do not want to sell that and it is taxed as a separate lot. They would like to merge them to help reduce taxes. The lots that are to be merged are to the left and the right of the lot with the house on it. There are no plans to build further on the lots. The Planning Board did not have any concerns with this request.

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

5. Subdivision Application, Barbara Deming Trust, Deming, Barbara A., Trustee. Located at 151 Forty Acre Road. Tax Map 038-001-000. Zoned Forest Conservation (FOR). Proposed to subdivide a 125 acre lot into two (2) lots of 122.7 acres & 12.3 acres. Plan prepared by Pierre J.

Bedard, surveyor. ZBA granted variance August 3, 2017. Town received application on October 3, 2017.

Pierre Bedard attended the meeting to discuss the subdivision application. This process started about two years ago. The Demings bought the property in the 1990's. After they bought it they put a conservation easement on it. There are trails that go through the property. At the time, the property was in the ARR zone. One of the conditions of the reserve right was that the Demings were going to put another lot on the property for their children, in the future. After the conservation easement was executed, the zoning was changed to forest and agricultural. The forest and agricultural zone requires 400 feet of road frontage for a lot and 25 acre minimum lot size. They went before the ZBA to get a variance to put a 12.3 acre lot with conditions that a deeded right of way be granted for access over the existing driveway to this property. There is a 60X80 foot easement area and in the easement deed that was drafted the Demings will sign granting an easement to themselves.

There are two sheds on the property that no longer meet the setback requirements for structures.

They are trying to get the buildings demolished or moved as this was a condition.

In the application there were 3 waivers related to sections 5c7, 5c8 and 6k2.

William Dietrich questioned whether a condition should be attached that the non-conforming structures be removed. Adam Ricker stated that it may be a condition in the zoning variance from the zoning board. Mr. Bedard isn't sure they addressed that but they know it won't meet the setback distance so they have to be removed.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (William Dietrich) to accept the proposal as presented with 3 waivers (section 5c7, 5c8 and 6k2) and the condition that they will remove the non-conforming structures prior to this being recorded. THE MOTION WAS APPROVED UNANIMOUSLY.

6. Planning Board Alternative Energy Subcommittee

Tim Paradis, Jeremy Bonin and Elizabeth Meller are the members of the Alternative Energy Subcommittee.

Small Wind Energy System Ordinance

Tim Paradis discussed their thought process which was to make the draft of the small wind energy system ordinance clear and eliminate questions and confusion. They tried to model other resources in New Hampshire and neighboring states. They tried to follow ordinances already in the zoning and wanted to make it clear what is allowed.

Maryann McEnrue questioned in the definition section if there were any constraints in the modifications? Are there restrictions on the size? Mr. Paradis replied yes, for wind the primary concern is height and to a lesser degree, flicker. They kept the height for a tower at a maximum of 150 feet and it is restricted to 35 feet above the canopy so it doesn't stick out above its surroundings.

Jeremy Bonin pointed out that in no way are any of these regulations less restrictive than what is in our zoning currently. The biggest restrictive factor on wind is that the pole can't fall off of your property so this eliminates installing them in closely populated areas/commercial areas.

Most of the properties that would qualify are large properties, away from the town center.

William Dietrich stated that one of the issues with wind systems is that they can be loud. There is a 60 decibel restriction.

Adam Ricker stated that in the definitions it uses the term "small" often. He would like to know what a small energy system would be? Small refers to one unit and is not a farm which would be multiple wind towers.

Mr. Dietrich addressed the abandonment issue and what constitutes abandonment? The draft states 12 months of the unit not operating. Adam Ricker feels if this ever came into fruition they would be hypersensitive to whether the unit was still working and would be on the radar of the townspeople.

Chair Gorman would like the subcommittee to reconvene and tweak the document based on the discussion tonight. It will be discussed at a future meeting.

Jeremy Bonin wanted to get a consensus on restricted zones. Selectmen Kidder feels there would be push back on conservation. People feel that it is land that is untouched and that is why it is put in conservation. Even though it would be suitable, people would not be amenable to it. The committee decided that RI, Commercial and Conservation zones would be out. The places they would be allowed would be R2, ARR, Forest Conservation and Institutional and Hospital. Mr. Paradis added that the nature of these systems is changing. They aren't all giant systems but windmill structures that are tubular with smaller propellers that are less intrusive.

Solar Energy System Ordinance

Adam Ricker discussed a recent article related to solar panels and the concern about fire since the roof is essentially electrified when the sun is out and still producing electricity. He suggested the committee speak with Fire Chief Jay Lyon as it poses firefighting problems. Jeremy Bonin discussed the scale/size of systems. As they keep getting more efficient, they are smaller putting out higher wattages. It is more of the size that abutters will care about. They spent a lot of time discussing where they are allowed and how they will be restricted. They developed a use table. It is either allowed, not allowed or requires site review. The divisions are the roof mounted, small scale ground mounted, medium scale ground mounted and large scale ground mounted.

Large scale arrays cannot be installed without coming to the Planning Board. It is restricted from R1, R2 and Commercial which is the core of New London. Medium scale arrays conservation, institutional and hospital all still required site plan review.

Small scale arrays – yes across the board.

Roof mounted – yes across the board.

In R1 zones, they aren't allowed on the front setback of the house. The rear setbacks follow current zoning. Height for the roof mounted systems would be restricted to be no higher than the tallest portion of the roof.

Selectmen Kidder feels there should be site review for even small scale. If it is allowed in all the districts they should all come for a site plan review. Mr. Bonin stated that there is nothing in the regulation to prohibit them and we couldn't deny them. Ms. Kidder felt they should bring the visual of what they are proposing and show that it meets the setbacks in the districts. She feels neighbors should be alerted. Mr. Bonin suggested a separate document as the site plan review application is an extensive process. A small scale solar system is 1,750 square feet. Chair Gorman doesn't feel that site plan review is necessary for small or medium scale. He feels we need to be reasonable about what we ask people to do. Some type of application could be developed to understand what they want to do but is not too onerous for the applicant.

To clarify, the Site plan review's that are currently listed will remain. The Medium Scale, R2 and ARR will be another process to include a streamlined application.

Bike Rack Ordinance

Solar and wind were not in accessory structures so it makes sense to move them to accessory structures. Bike racks need to be defined whether they are an accessory structure. Selectmen

Kidder is wondering if this is something that the town will do. Mr. Paradis replied that this is referring to private bike racks.

Mr. Bonin feels it may be more about being able to lock bicycles than bicycle use.

Adam Ricker discussed that it may make sense to incorporate them into existing provisions with a tagline such as new developments require bike amenities.

The point is that they are not regulated and could be placed where they would not be nice to look at. It could be also incorporated into the Master plan.

Chair Gorman asked if we wanted to define what a bike rack is and where it can go, if we want to include it at all. The other issue would be car charging stations as this also falls into the group of alternative energy.

Selectmen Kidder asked if we could add bike racks to definitions in our site plan so there wouldn't need to have a zoning change. We can change the site plan and add it to an accessory structure definition as opposed to doing it separately. Mr. Ricker feels this is an option. Chair Gorman feels there should be a mention of bike racks and what the restrictions are.

7. Capital Improvement Plan (CIP) Subcommittee

Chair Gorman reported that the committee met this morning. The following issues will be recommended to the Planning Board to take action and to then to the Board of Selectmen and budget committee:

1. New Police Station
2. Transfer Station
3. Bridges and Culverts (Brookside, Pingree Road bridge and engineering study for Goosehole bridge),

Many things suggested by the CIP last year have been accomplished this year. Chair Gorman created a report that he would like the Planning board to review and vote on the document prior to the next meeting. He would like to present it to the Board of Selectmen by Monday, October 30, 2017. Mr. Ricker stated that a draft could be shared but it needs to be commented on in a public meeting. Selectmen Kidder stated that any comments should go to Adam Ricker.

8. Future Meeting Dates: Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. The next meeting will be on Thursday, November 14, 2017.

9. Motion to Adjourn

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

The meeting adjourned at 8:40 pm

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London