



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
MEETING MINUTES
Tuesday, December 19, 2017
6:30 PM

PRESENT: Chair Paul Gorman, Selectman's Representative Janet Kidder, William Dietrich, Jeremy Bonin, Tim Paradis, Elizabeth Meller, Alternate Joseph Kubit and Alternate Marianne McEnrue

ABSENT: Michele Holton

STAFF: Adam Ricker

OTHERS IN ATTENDANCE: Tom Conway, Frank Anzalone, Pierre Bedard

1. **Call to Order**
2. **Review of minutes:** November 28, 2017 and December 12, 2017 meeting.

MOTION TO ACCEPT the minutes of the November 28, 2017 Planning Board meeting was made by Janet Kidder AND SECONDED BY Tim Paradis. THE MOTION WAS APPROVED UNANIMOUSLY.

MOTION TO ACCEPT the minutes of the December 12, 2017 Planning Board meeting was made by Jeremy Bonin AND SECONDED BY Tim Paradis. THE MOTION WAS APPROVED UNANIMOUSLY.

3. **Public Comment**- the Chair may allow public comment for items not listed on the agenda and may limit the amount of time for public comment.
There was no public comment
4. **Bent, Douglas & Rockwell, Becky Tree Cutting Application.** Located at 241 Lamson Lane. Tax Map 062-004-000. Proposal to cut (4) four trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received November 21, 2017.

Tom Conway represented the owner and presented the cutting plan for the property. The four trees to be removed were all damaged or diseased. Three of

the trees were within on 50' x 50' shorefront grid and even after their removal the grid would maintain more than the 50 points needed. The fourth tree was in a separate 50' x 50' grid and removal would reduce the grid total from 40 to 30 points. The board discussed what would need to be planted to maintain the 40 points. It was determined that native species was how the board would specify the plantings. The board discussed the importance of the new plantings being in the immediate area of the tree removal.

MOTION TO APPROVE the application with the condition that the points be maintained at 40 with new plantings of native species in the area of the removed tree was made by Tim Paradis AND SECONDED BY Elizabeth Meller. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Subdivision Application, Bucklin Timber Farm, LLC.** Located at Morgan Hill Road. Tax Map 047-001-001. Zoned Residential (R- 2). Proposed to subdivide an 84.75 acre lot into three (3) lots of 67.58 acres, 12.03 acres & 5.14 acres. Plan prepared by Pierre J. Bedard, surveyor. Town received application on November 21, 2017.

Pierre Bedard represented the property owner at the hearing. Mr. Bedard presented the survey and explained the proposed lot configuration. A member of the public asked what the intent of the lots were and Mr. Bedard said the owner intended to sell the two smaller lots for single family homes and retain the third larger lot. Mr. Bedard asked the board to consider the following waivers of the subdivision regulations in accordance with RSA 674:36, II, (n), (2):

1. **Section V.C. 7. Topographic Map**
2. **Section V. C. 8. Soils Map**
3. **Section VI. K. 2. Monuments shall be stone, concrete or other materials acceptable to the Planning Board.**

MOTION TO APPROVE the subdivision with the granting of the three waivers of the subdivision regulations was made by William Dietrich AND SECONDED BY Jeremy Bonin. THE MOTION WAS APPROVED UNANIMOUSLY.

6. **Review the Planning Board Alternative Energy Subcommittee's drafts of:**

Bike Rack Ordinance

The board determined that there were not any additional changes to be made to the propose ordinance amendment prior to taking it to public hearing on January 9, 2018.

MOTION TO PRESENT THE ORDINANCE AT A PUBLIC HEARING on January 9, 2018 at 6:30 PM was made by William Dietrich AND SECONDED BY Elizabeth Meller. THE MOTION WAS APPROVED UNANIMOUSLY.

Solar Energy System Ordinance

The board determined that there were not any additional changes to be made to the propose ordinance amendment prior to taking it to public hearing on January 9, 2018.

MOTION TO PRESENT THE ORDINANCE AT A PUBLIC HEARING on January 9, 2018 at 6:30 PM was made by Elizabeth Meller AND SECONDED BY William Dietrich. THE MOTION WAS APPROVED UNANIMOUSLY.

Small Wind Energy System Ordinance

The board determined that there were not any additional changes to be made to the propose ordinance amendment prior to taking it to public hearing on January 9, 2018.

MOTION TO PRESENT THE ORDINANCE AT A PUBLIC HEARING on January 9, 2018 at 6:30 PM was made by Elizabeth Meller AND SECONDED BY Janet Kidder. THE MOTION WAS APPROVED UNANIMOUSLY.

Institutional Zone – Review Institutional Districts and the creation of a Theater District to include the New London Barn Playhouse

The board determined that there were not any additional changes to be made to the propose ordinance amendment prior to taking it to public hearing on January 9, 2018.

MOTION TO PRESENT THE ORDINANCE AT A PUBLIC HEARING on January 9, 2018 at 6:30 PM was made by Tim Paradis AND SECONDED BY Janet Kidder. THE MOTION WAS APPROVED UNANIMOUSLY.

7. **Master Plan Update – The next subcommittee meeting is scheduled for January 2 at 8:30.**

The Master Plan committee gave a brief summary of their meeting on 12/19. Officials from Colby-Sawyer College attended the meeting and discussed their needs and future plans.

8. **Other Business**

a. Colonial Pharmacy

The Town had received a complaint regarding the lighting at the Colonial Pharmacy. Specifically, the neighboring property was experiencing light pollution from the lights at the rear of the property. Frank Anzalone, architect on the project, said that he would follow up to make sure that lights were installed as designed and to work on any mitigating efforts that could be made. Mr. Anzalone said he would follow up with the town.

9. **Correspondence Received**

10. **Agenda Attachment List:** See list for details including correspondence, State applications, informational items and other items.

11. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. The next meet is scheduled for Tuesday, January 9, 2018.

MOTION TO ADJOURN

IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) TO ADJOURN the meeting at 8:35PM. The motion was APPROVED UNANIMOUSLY.

Respectfully submitted,

Adam Ricker
Town of New London