



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Meeting Minutes

Whipple Memorial Hall

25 Seamans Road

December 4, 2018 - 6:30 PM

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 6:31pm

2. Review of minutes: October 23, 2018 meeting.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to accept the minutes from the October 23, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. Public Comment- None

4. Storm water Management, Erosion & Sedimentation Control Plan – Benson, Brad Located at 149 Sunset Shores Road Tax Map 091-008-000. The property is zoned Residential (R2) and in the Shoreland Overlay District. The proposed construction will decrease the impervious area from 28.8% to 27.1%, Town received the application on October 23, 2018.

Jeremy Bonin recused himself as a member of the Planning Board as he is representing Brad Benson on this project. New London zoning requires anything over 20% to come to the Planning Board even though this actually shows a reduction in the impervious area. It is going from 28.8% to 27.1% impervious but it still triggers the 20% requirement. All of the documentation has been submitted and the Department of Environmental Services has granted the permit. The old septic system is also being replaced.

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

5. Lot Merger Application. Patton Revocable Living Trust. Located 332 Burpee Hill Road. Tax Map(s) 070-038-000 3.25 acres) zoned Agricultural/Rural Residential (ARR) and 070-037-000 (1.6 acres) zoned Agricultural/Rural Residential (ARR). Town received the application on October 23, 2018.

Adam Ricker stated that this is a request to merge two lots. The 1.6 acres would be added to the 3.25 acres and this is a voluntary lot merger. They don't have any intentions of building another house but would like to create a buffer.

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

6. Temporary Access Path in the Waterfront Buffer. Located at 1014 Lakeshore Drive and 1026 Lakeshore Drive. Tax Maps 064-011-000 (1.1 acres) and 064-10-000 (1.1 acres). Zoned Residential (R2). The applicant is applying to construct a temporary twelve-foot-wide path to use for heavy equipment that will be replacing a failing retaining wall. Town received the application on November 5, 2018.

George Pelletieri, Landscape Architect, attended the meeting. This project involves shoreline restoration on two lots. There are failing retaining walls on both properties and erosion issues. They were trying to take advantage of the lowered levels on Pleasant Lake and although the lake wasn't lowered very much, they hope to proceed with the project. It involves moving large boulders. Decades ago the natural shoreline was disturbed when there were no regulations governing what could be done on the shoreline. Many of these rocks will be used to restore the shoreline. To do this, they will need heavy equipment access. The ground plain will be protected with geotech style fabric and woodchips. This will help cushion track related machines and this area will be restored when project is done.

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

7. PUBLIC HEARING – New London Hospital – Continued Final Subdivision Located at County Road and Parkside Road Tax Map 072-017-000. 50.08 +/- acres. Zoned Commercial (COMM) and Urban Residential (R-1). The applicant is applying to subdivide the property into two parcels of 6.69 +/- acres and 43.39 +/- acres. The hearing was continued from the October 9, 2018 Planning Board Meeting. The Town received the application on July 3, 2018.

8. PUBLIC HEARING – Continuum Development, LLC – Continued Final Site Plan Review and Subdivision for Planned Unit Development. Located at Country Road and Parkside Road Tax Map 072-017-000, 43.39 +/- acres. Zoned Urban Residential (R-1). The applicant proposes the development of a Retirement Care Community. The community would consist of a four-level building that contains both rental and condominium units. The rental units would include of 20 memory care units, 5 independent living units, 47 assisted living units and 26 independent living condominium units. Additionally, the development proposes 33 cottage style independent living condominiums. The plans include the construction of an internal road and sidewalk network for vehicles and pedestrians. The hearing was continued from the October 9, 2018 Planning Board meeting.

It was requested that the Continuum Development hearings be continued until the next meeting on December 11 at 6:30 at the Town Office, Sydney Crook Meeting Room.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Paul Vance) to continue items 7&8 to the December 11, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

9. Continued 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 hearing was continued from the October 23, 2018 Planning Board Meeting. Pete Blakeman attended the meeting. He stated that since the last meeting, notes had been added to address drainage concerns along the road. Using low impact development, this addresses water

quality concerns, water infiltration and takes care of the one inch rainfall. They also went a step further and added the stipulation that water from a ten year storm be evaluated for these lots to ensure the runoff going to the culverts under Lighthouse View Road is not increased from the pre to post development.

A concerted effort was made to intercept any runoff that comes off of the extension of the road. It will be run along the property line where it can filter and go through a treatment swale and will not run into the lots down below.

Any time there is development proposed, it will trigger the requirement to take care of drainage.

Paul Vance asked if the proposal included that the town taking over the cul de saq. Mr. Blakeman stated yes, that this was an extension of the town road so it would have to go through a process of inspections and be approved. In the meantime, the property owners will maintain the road.

Adam Ricker stated Bob Harrington, Public Works Director, has been involved in this process and knows that this is the intended outcome.

Jim Black attended the meeting and is an abutter. His concern is regarding power lines that go through his yard and through the lots on the lake. He is wondering if the power is going to be moved or is the power company going to come in and cut trees and run lines across Lighthouse View Road to the new lots. The lines are already ugly and if more trees are cut it will make drainage worse.

Mr. Blakeman responded that he is unsure and this is up to the power company. He understands that this would be a concern. If they have to cut trees to get power to the lots they have the right to do this. Burying the lines has not been discussed.

Tom Cottrill attended the meeting. He asked if the power company has to go to the owner of the lots if they want to cross to ask for a right of way. Mr. Blakeman responded that yes, they can't cut across more of the land and will do what they need to do within your right of way. They would need permission otherwise. Mr. Cottrill asked when someone buys one of the lots, how will they understand the storm water runoff requirements. Mr. Blakeman responded it will be recorded on the plan and the deed. A statement will be on it stating this must be done by an engineer. Mr. Cottrill asked what the amount of water is for a 10 year, 24 hour storm. Mr. Blakeman answered this is 4-5 inches.

Pam Crimi, an owner of the property stated she understands the concerns about power lines but they can't address this until the deal is finalized. She stated they are attached to the area and share the wish to preserve the beauty of the area.

Adam Ricker stated he has spoken with the department heads and they do not have any concerns.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Tim Paradis) that the application is complete. THE MOTION WAS APPROVED UNANIMOUSLY.

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

10. Other Business

Bob Brown – New London Conservation Commission

Bob Brown, Chair of the Conservation Commission, attended the meeting along with three other Conservations Commission members, Ruth White, Michael Gelcius and Mark Vernon. He would

like to give an overview of the Forestry Wildlife Habitat Improvement plan and discuss two proposed warrant articles. He is asking for support for these three items.

The town of New London has roughly 800 acres of town owned land. Not all of this is forest land. They are in the process of identifying and listing these properties to determine what has wildlife potential and if it qualifies, they would look at timber inventory, wildlife potential and a harvest. Since 2013 they have done four major forestry harvests. The first was in 2013 at Phillips Memorial Preserve. This was not a clear cut and impacted about 15-20% of the land. This was 69 acres and netted \$7,300. The criteria used to do these projects are to improve health of the forest, thin and release valuable timber and improve habitat for the future. All projects ended up being cash positive. The next project was in 2016 at Low Plain. This was 169 acres and done mostly for wildlife habitat. 400 seedlings were planted in two stages after the harvest. This project netted \$11,000.

The next project was done in 2018 and included two parcels. The first of the two parcels which borders the Wilmot town line (lot 101-003) is complete. This 30-acre parcel produced white pine as well as hard wood and pine pulp wood. The pine logs brought a fair market price which was more than expected. The job was done professionally and selectively and there is a well-balanced forest as a result. The cut to length process doesn't take the whole tree away so there are tree tops left and crushed into the ground. A check was presented to the Selectmen in the amount of \$5,432.00. The second parcel (112-006) is 53.3 acres but the harvest involves only about 30 acres. This is on the west side of the access road heading into Shepard Pit. The weather has not helped and has slowed things down. Both parcels have a lot of sand so they drain well. The amount of profit on this parcel is expected to be about the same but it depends on the quality of the wood. All the money goes to the town of New London's general fund.

Chair Brown discussed two warrant articles that the Conservation Commission would like to have included in the warrant for town meeting. One warrant article proposes to share the funds that come in from the forestry harvest projects that currently go into the general fund. The warrant article would ask voters to support a plan where 50% of the net profit would go to the Conservation Commission and 50% would go into the general fund. The money would be put in the Conservation fund which can be used, for conservation purposes, without a vote of town meeting or approval of the Selectmen, although expenditures would be discussed prior to anything being done. This fund would allow for a deposit on a piece of land if one became available. There is currently \$13,000 in this account. Chair Brown didn't hear any objections from the Selectmen when it was proposed at the last meeting.

The second warrant article is related to the land acquisition contribution fund. In the past 16 years, there have been 7 contributions and 9 years of no contributions. This fund is a reserve for buying important conservation land subject to approval at town meeting. The concern is that although the fund has over \$200,000 in it, many of the properties on the desirable lands list are very expensive. The Conservation Commission is sensitive to the fact that money is tight and there are many important projects going on but would like to ask for a lesser amount to set a level amount of funding each year, stressing that it is important to be adding to the fund on a more regular basis than has been the case in the past.

Selectman Kidder stated that Chair Brown already knows her position and she believes that for most of the property they are trying to acquire, it won't matter if small amounts are contributed to the fund each year because they would have to go to town meeting to ask if the town wanted to raise and appropriate the money to make the purchase.

Joe Kubit stated that the other side of that argument is that by putting the money aside each year, it would avoid a big spike in taxes because it would be a large amount all at once. It may be better to do smaller increases over time.

Chair Brown noted that it is the same as any of the CRF funds that put a certain amount of money away each year. He would like to have a contribution and stated they really don't want to have to do a petitioned warrant article and would like to avoid that if possible.

Selectman Kidder also noted that even though the Selectmen voted not to put this in the budget, the Budget Committee may vote to put it in the budget.

IT WAS MOVED (Tim Paradis) AND SECONDED (Jeremy Bonin) to support the forestry management plan. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to support the plan for a 50/50 split of the profit of the forestry harvest projects. THE MOTION WAS APPROVED UNANIMOUSLY.

The Planning Board declined to make a recommendation regarding contributions to the Land Acquisition fund warrant article.

11. Zoning Ordinance Subcommittee

a. Tree Ordinance

b. Solar Ordinance

The Zoning Ordinance subcommittee has been working on a tree ordinance and solar ordinance and has made some changes. Adam Ricker stated that for the waterfront buffer, it has to be changed to match the state requirements so it will be 50X25 feet.

Solar – The fire chief wanted to have buffers around the ridge line and sides of the roof to allow egress for ladders. On smaller houses, this substantially cut down on the amount of roof that could have solar panels. After a discussion with the Fire Chief, Jay Lyon, he stated that state legislation is coming that would adopt the international fire code. The international fire code speaks to this issue and he felt that the roof mounted solar requirement should be left for him to review for now. Anyone that applies for a building permit for a Solar system is being referred to the Fire Chief to discuss. If we wait, we won't have to go through this process again.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to move this forward to the public hearing in January. THE MOTION WAS APPROVED UNANIMOUSLY.

12. Correspondence Received

Elizabeth Meller has submitted her resignation when her term is up in March 2019.

13. Future Meeting Dates: Next meeting schedule for Tuesday, December 11, 2018.

14. Motion to Adjourn

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

The meeting adjourned at 8:40pm

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London