



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
February 13, 2018
Draft Meeting Minutes
Town Office at 375 Main Street
Sydney Crook Conference Room, 2nd Floor
6:30 PM

PRESENT: Paul Gorman (Chair), Janet Kidder, Tim Paradis, Elizabeth Meller, Jeremy Bonin, Maryann McEnrue

MEMBERS ABSENT: Michele Holton, Bill Dietrich

OTHERS PRESENT:

Adam Ricker, Town Planner
Christopher Bartlett
Michael Morgan
Laurie Schive

1. Call to Order

2. Review of minutes

IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to approve the minutes of January 30, 2018 as presented. ALL WERE IN FAVOR EXCEPT JEREMY BONIN WHO ABSTAINED AS HE WAS ABSENT AT THIS MEETING.

3. Public Comment- None

4. PUBLIC HEARING - Bartlett. Christopher for a Conditional Use Permit – Accessory Dwelling Unit Application. Located at 140 Forty Acres Road.. Tax Map 039-003-000. 7.0 +/- acres. Zoned Agricultural/Rural Residential (ARR). Applicant is applying to build an accessory dwelling unit of 901 square feet above a garage. Town received application on December 14, 2017.

Christopher Bartlett attended the meeting to discuss the request for a conditional use permit for an accessory dwelling unit. His intention is to apply for an accessory dwelling unit for his home for his aging mother. Originally, they discussed the possibility of putting on an addition but it seemed the accessory dwelling option was better. The intention was to replace an existing garage and add a garage with an additional bay and build over that. It will be 900 square feet of living space to include a bedroom, bathroom, living room and kitchen area.

Adam Ricker clarified it was one bedroom, under 1,000 square feet, attached, with shared laundry so there is access from the main house to the accessory dwelling. There is a shared main entrance in the front of the house and an egress at the rear of the accessory dwelling. Currently over the existing two car garage is a family room. That space would be given up to reconfigure the new space. The total additional square footage is 300, so there is not a lot is being added, it is being reconfigured. Nicole Gage has already reviewed and approved the building permits.

IT WAS MOVED (Tim Paradis) AND SECONDED (Elizabeth Meller) to accept this as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. PUBLIC HEARING - Morgan Point LLC - Site Plan Review. Located at 12 Lovering Lane. Tax Map 084-059-000. .27 +/- acres. Zoned Commercial (COMM). Applicant is applying to convert existing deck to interior space for bakery/restaurant and to reconfigure interior space. Town received the application on January 23, 2018.

Laurie Schive attended the meeting to discuss site plan changes that are primarily due to space considerations for the bakery and fire code issues. The first change will be that they would like to enclose the deck that is on the Lovering Lane side of the building. This will be a seating area for the bakery and will not increase the amount of seating that was previously approved. The second change is that because additional room is needed for seating, the business office rental space in the front of the building is being made smaller and the other side will be a common sitting area.

Adam Ricker commented that Richard Lee didn't have any concerns. Mr. Ricker also spoke with Jay Lyon, Fire Chief who has been working with Ms. Schive over the past few months and also has no concerns.

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

Jeremy Bonin recused himself.

6. Other Business

1. NH DES Shoreland Permit by Notification: Wilson, Katherine Trust. Located at 296 Lamson Lane. Tax Map 062-018-000. 2.43 +/- acres. Zoned Residential in the Shore Land Overlay District. The owner proposes to trench an electrical conduit 60' to the landside head of the dock for the purpose of providing power to an electric boat.

This is a request to sink an electrical line to go to a dock to plug in an electrical boat. No action is required, it is informational only.

7. Master Plan Update

The next meeting is scheduled for February 20, 2018 at 8:30 to review the process of developing a questionnaire.

In two weeks, on February 27, 2018 they will be meeting with the Chamber of Commerce. Jeremy Bonin suggested moving the meeting with the Chamber of Commerce until March 6, 2018.

Selectman Kidder asked what the response was from Colonial Pharmacy and the fact that they have two signs and are only supposed to have one on the building. Adam Ricker responded that he asked Nicole Gage about this and she hadn't heard anything. They were told if they wanted a freestanding sign, they needed to remove one on the building. They have a few more things they need to come before the town for so Mr. Ricker is unsure if that is what they are waiting on. Landscaping and lighting need to be addressed as well.

8. Future Meeting Dates: Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. The next meeting is scheduled for Tuesday, February 27, 2018.

9. Motion to Adjourn

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

The meeting was adjourned at 7:08PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London