



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD Sydney Crook Meeting Room, New London Town Office February 25, 2020 – 6:30PM

PRESENT: Paul Gorman (Chair), Marianne McEnrue, Joe Kubit, Paul Vance, Janet Kidder (Selectmen's Representative), Tim Paradis, David Royle

MEMBERS ABSENT: Jeremy Bonin & Katie Vedova

OTHERS PRESENT: Adam Ricker, Town Planner, Abigail Courtemanche & John Wilson

1. **Call to Order** – Chair Gorman called the meeting to order at 6:30PM.

2. **Review of Minutes** – February 11, 2020

Approval of the minutes for February 11, 2020 was tabled until the next Planning Board meeting on March 24, 2020

3. **Public Comment** – None

4. **Tree Cutting** - Katherine Wilson Trust. Located at 296 Lamson Lane. Tax Map 062-010-0-0. The applicant is applying to cut down two dead trees. Application received on February 20th.

John Wilson attended the meeting and presented the application to cut two trees on his property that are located within the waterfront buffer. Mr. Wilson explained that the two trees are dying, and he would like to remove them while the ground is frozen. The first tree is in a cell of 72 points, that following the tree removal would have 68 points. The second tree is in a cell with several areas of shrubbery and some trees. The cell total before cutting is 38 points and after the cutting the cell will have 33 points.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Tim Paradis) to approve the cutting of two trees. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **PUBLIC HEARING Site Plan Review for Home Business** – Courtemanche, Daniel & Abigail - Located at 75 Quail Run. Tax Map 108-001-0-0-0. 2.8+/- acres, Zoned Agricultural/Rural Residential (ARR). The applicant is applying to open a home business consisting of a custom cake studio. The kitchen/bakery studio is proposed to be 430 square feet. The Town received the application on January 30, 2020.

Abigail Courtemanche presented her application to open a bakery in her home. The business is an established business previously located in Mrs. Courtemanche's prior home in Quechee, VT. Mrs. Courtemanche plans to use 430 square feet of her home to make custom cakes for weddings and celebrations. The business is not open to the public on a regular basis. The only customers that come to the bakery are clients doing a cake tasting. The tastings are generally conducted between November and May by appointment on Saturday afternoons. A typical Saturday consists of two tasting appointments.

Paul Gorman asked about the fire protection in the space. Adam Ricker shared that Fire Chief Jay Lyon had done an inspection of the property and did not have any further concerns or requirements. Mrs. Courtemanche added that the wall between the bakery and the house was built with fire rated sheetrock to protect the home from any potential issues in the bakery kitchen.

Marianne McEnrue asked about the traffic associated with the business and Mrs. Courtemanche explained that they deliver the cakes to the customers, so there is not any retail traffic expected.

Ms. McEnrue proposed a motion to approve the application with the following condition:

1. Applicant must receive all necessary approvals from the NH Department of Health.

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

6. Other Business – None

7. Master Plan – There will be a Master Plan subcommittee meeting on Thursday morning, 2/27.

8. Future Meeting: There will not be a Planning Board meeting on February 11th due to Town Meeting Day. The next Planning Board meeting will be **March 24th at 6:30 PM.**

9. Motion to Adjourn

IT WAS MOVED (Paul Vance) AND SECONDED (Marianne McEnrue) TO ADJORN THE MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:30 PM

Respectfully submitted,

Adam Ricker

Town Planner