



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD
MEETING MINUTES**

**Whipple Memorial Hall Room, 25 Seamans Road
February 26, 2019
6:30 PM**

PRESENT: Janet Kidder, Bill Dietrich, Elizabeth Meller, Tim Paradis, Paul Vance, Joseph Kubit, Marianne McEnrue, David Royle

MEMBERS ABSENT: Paul Gorman, Jeremy Bonin

OTHERS PRESENT: Adam Ricker, Town Planner

Gary Anderson, owner & resident

Wayne Morrill of Jones and Beach Engineering

Mike Black of Continuum

Pierre Bedard of Pierre J. Bedard & Associates, P.C.

Christine Donovan (via cell phone)

Jerry Donovan

Rachel deThomas of Coldwell Banker Lifestyles

Mary Lloyd Evans, abutter

Mary Poisson, abutter

Robin Walker, resident

Kurt Croft, resident

Terry Durkin, resident

David Paradis, resident

Lori Underwood, resident

Scott Legendre

Rhonda Tinkman

Call to Order – Vice-Chair Dietrich called the meeting to order at 6:30 pm.

Review of minutes: January 8, 2019.

IT WAS MOVED (Janet Kidder) AND SECONDED (David Royle) to approve the minutes of the January 8, 2019 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

Public Comment – None

Alternates Marianne McEnrue and David Royle were appointed to fill in for Paul Gorman and Jeremy Bonin in their absence.

TREE CUTTING Frieze, Kenneth

Located at 45 Pilothouse Road. Tax Map 080-010-000. Proposal to cut three (3) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on February 7, 2019.

Adam Ricker presented the application to the board explaining where the trees are and noting that the points have been met.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (David Royle) to accept the application as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

TREE CUTTING Anderson, Gary & Boyle, Cornelia

Located at 750 Little Sunapee Road. Tax Map 021-001-000. Proposal to cut six (6) trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on February 12, 2019.

Mr. Anderson gave a presentation the board explaining which trees he would like to remove and why. All of the trees, except for one, would be removed as soon as possible; one large diseased oak tree would be in the Spring. Points have been met.

IT WAS MOVED (David Royle) AND SECONDED (Janet Kidder) to accept the application as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

New London Public Works Department Sewer Pump Station – 103 Red Brook Road:

The Town of New London has applied for a building permit to construct a building on top of the existing concrete vault that contains the sewer pump at the terminus of Red Brook Road. The new building (9'6" wide by 12' long) will be used to house the existing sewer pump and controls.

Mr. Ricker thought the board should know what was being planned and gave further detail of the design of the building: house like with porch and window boxes. No action is needed by the board.

PUBLIC HEARING – New London Hospital – Continued Final Subdivision

Located at County Road and Parkside Road 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 December 11, 2018 Planning Board Meeting. The Town received the application on July 3, 2018.

Board member and abutter, Elizabeth Meller recused herself.

Wayne Morrill of Jones and Beach Engineering said the 6.69 acres would be retained for possible future projects. He asked for a waiver from Section XIX B.6. Buffer Strips of the New London Zoning Ordinance, to allow parking in the area of the memory care section of the care facility due to existing topography within the area.

Public Comments:

An abutter, Mary Lloyd Evans asked what kind of access will there be and will it add to the traffic.

Mr. Morrill answered, access will be from the front on Newport Road and there is access from the hospital; without interfering with traffic.

Resident, Robin Walker asked what particular use will the hospital keep it for and she asked for clarity as of where the parcel was located.

There were no other questions. Public hearing closed.

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

PUBLIC HEARING – Arthur L Chapin – Final Subdivision

Located at 223 Bunker Road & 267 Lamson Lane. Tax Map 062-016-000 and 062-07-000. 7.48 +/- acres.

Zoned Residential (R-2). The applicant is applying to subdivide the property into two parcels of 3.25 +/- acres and 4.23 +/- acres. Town received the application on January 22, 2019.

Surveyor, Pierre Bedard reviewed the submitted documents needed for the finalization of the subdivision with the board. He is asking for a waiver from Section V.B.7.c. Soil Map of the New London Subdivision Regulations, for HISS mapping for lot 2.

IT WAS MOVED (Elizabeth Meller) AND SECONDED (Paul Vance) that the application is complete. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (David Royle) AND SECONDED (Tim Paradis) the waiver as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Elizabeth Meller) to accept the application as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

Conceptual – Harry Snow III - Site Plan Review

The conceptual will discuss the site plan review for converting the properties below from duplexes to four units on each of the following properties: Tax Maps: 085-015-000, 33 Cottage Lane, .54 +/- acres
085-016-000, 63 Cottage Lane, .47 +/- acres
085-018-000, 68 Cottage Lane, .49 +/- acres
085-019-000, 54 Cottage Lane, .53 +/- acres
085-020-000, 42 Cottage Lane, .47 +/- acres
085-015-000, 30 Cottage Lane, .50 +/- acres

The properties received variances from the Zoning Board of Adjustment to allow four-unit structures in the Urban Residential (R-1) Zone.

Board member and abutter, Marianne McEnrue recused herself.

Owner, Mr. Snow spoke to board about the reasons why these buildings were built and why he is converting the properties from duplexes to four units. He gave an overview of the general layout of the buildings and how he would be converting them into apartments without making any expansions. Each unit is connected to town water and sewer and each have their own catch basin. He explained the fire safety protocols he has in place as well as other safety features; such as night lights and 24 hour alarm service.

Mr. Ricker addressed concerns:

- removing parking to allow more room for the emergency vehicles
- to meet open space closer to 35%
- illustrate drainage analyses
- garage use needs to be clarified
- develop bylaw agreements for each unit if sold to include:
 - ✓ trash disposal
 - ✓ snow maintenance

Board concerns and questions:

- Are the layouts the same
- How many people in each unit
- Does it meet workforce standards
- Will the basement storage area be used
- Is there a laundry facility for each unit
- Are there any easements

Jason Reimers, representing abutter Lindsay Holmes, spoke to the board about the 20' wooded buffer that was a part of the subdivision in 1997 and on the 2002 deed as a restriction. The construction was built in violation of the buffer. Maps were reviewed and it showed support walls and pavement within the buffer.

Ms. Holmes is not opposed to the plans for the renovations. She is asking for the 20' wooded buffer to be restored with a fence and plantings along with removing the pavement because lights and noise have been a problem.

Mr. Snow reaffirmed to the board that he had talked to and offered to the abutters, in terms of privacy, more plantings. When the road was built in 2003 the area was very sparse. These objections were raised at a Zoning Board of Adjustment meeting. Lights have been changed to LED and project downward.

Vice-Chair Dietrich reminded Mr. Snow that this was a conceptual and to address the concerns discussed.

Conceptual – Christine Donovan

Conceptual discussion regarding a mixed use property. The business being proposed is a paint your own pottery studio.

Jerry Donovan, representing his wife Christine, gave a summary of the business. Mrs. Donovan called into the meeting via cell phone: Rachel deThomas communicated between her and the board.

Mr. Ricker questioned whether or not a site plan needed to be approved by the board as long as the approved retail use continues. The Fire Chief maintains full responsibility over safety issues and instilling any fire codes needing compliance. There are seven pre-approved parking spaces that were granted for previous businesses. The business would occupy the entire first floor and no additions nor any major structural changes will be made.

IT WAS MOVED (David Royle) AND SECONDED (Tim Paradis) that a site plan was not required. THE MOTION WAS APPROVED UNANIMOUSLY.

Other Business - None

Master Plan Survey – Tim Paradis gave an update from the Master Plan Subcommittee meeting held on February 21, 2019 about the community survey.

Future Meeting Dates: Next meeting schedule is for Tuesday, March 5, 2019; a joint meeting with the Zoning Board of Adjustment. Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information.

Motion to Adjourn

IT WAS MOVED (Janet Rollins) AND SECONDED (Tim Paradis) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:59 pm

Respectfully submitted,

Dianne Bottari
Administrative Assistant
Town of New London