



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Regular Meeting

Tuesday, February 28, 2017

6:30 PM

**PRESENT:** Paul Gorman (Chair), Bill Dietrich (Vice Chair), Janet Kidder (Selectmen's Representative), Michele Holton, Casey Biuso (Alt), Liz Meller, and Joseph Kubit (Alt)

**ABSENT:** Tim Paradis, Marianne McEnrue (Alt), Jeremy Bonin.

Casey Biuso in place for Jeremy Bonin. Joseph Kubit in place for Tim Paradis.

**OTHERS IN ATTENDANCE:** Mark Wendling, New London Resident; Tim McMurrich, New London Resident; Harry Snow, Camp Wallula; Peter Blakeman, Blakeman Engineering; Lamont Thomas, New London Resident; Harry Bugess, Surveyor and Agent for Arnold and Anne Wood; Tom Chadwick, Proudstone; Marybeth Angeli, President of Habitat for Humanity

1. **CALL TO ORDER:** Chair Gorman called the meeting to order at 6:30 p.m.
2. **REVIEW OF MINUTES:** January 23 and January 24, 2017
  - ✓ **Motion to APPROVE the minutes of the regular meeting of the Planning Board of January 23, 2017.** It was MOVED (Liz Meller) and SECONDED (Janet Kidder) to approve the minutes as presented. The motion was APPROVED UNANIMOUSLY.
  - ✓ **Motion to APPROVE the minutes of the regular meeting of the Planning Board of January 24, 2017.** It was MOVED (Janet Kidder) and SECONDED (Michele Holton) to approve the minutes as presented. 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.

None.
4. **Lot Merger Application for Split Rail Properties** (formerly Oberkotter Trust).  
**Located at 86 and 98 Newport Road.** Tax Map 059-030-000 and 059-031-000. Town received Feb 9, 2017.
  - ✓ **Motion to ACCEPT the Lot Merger Application for Split Rail Properties.** It was MOVED (Liz Meller) and SECONDED (Janet Kidder) to accept the lot

merger application, as presented. The motion was APPROVED UNANIMOUSLY.

5. **Eversource Energy-** Scenic Roads and other tree cuttings. Public Hearing.

When this was initially raised, Lucy St. John stated David Crane from Eversource was planning to attend. He, in fact, showed up midway through the meeting. Ms. St. John noted that information regarding this was posted on website.

Public hearing was formally opened by Chair Gorman. He prefaced the comments by stating that this issue comes up with a certain amount of frequency, every so many years.

Mark Wendling asked regarding the trees which would be removed. It was clarified that the ones listed on the letter, which have the possibility of affecting potential power distribution lines, would be removed.

- ✓ **Motion to APPROVE the tree cutting on scenic roads by Eversource.** It was MOVED (Michele Holton) and SECONDED (Liz Meller) to approve the tree cutting. The motion was APPROVED UNANIMOUSLY.

6. **Town of New London -**Scenic Roads tree cuttings. Public Hearing.

Prior to the meeting, Richard Lee submitted a memo regarding trees he would like to cut down on Davis Hill Road, which included attached photos and a list of trees to cut.

- ✓ **Motion to APPROVE the tree cutting on scenic roads by the Town of New London.** It was MOVED (Bill Dietrich) and SECONDED (Janet Kidder) to approve the tree cutting. The motion was APPROVED UNANIMOUSLY.

7. **Wood property on King Hill Road Subdivision Plan.** Property owned by Arnold & Anne Wood. Located at 1845 King Hill Road. Tax Map 137-019-000. Zoned Agricultural and Rural Residential (ARR). Proposal to subdivide the property and create two new lots. Plan prepared by Harry Burgess, Surveyor/ Forester. Public hearing and discussion continued from the January 24, 2017 meeting.

Peter Blakeman described that he had gone out and looked at the property to analyze any drainage issues. He submitted a report, and adopted what he wrote into his discussion this evening, concluding that there are no foreseeable negative impacts on any increase of storm water pooling. He added that taking proper erosion control measures during the very beginning portion of the construction would alleviate any concerns of erosion. Ms. St. John read to the Board a memo which she received from Mr. Lee, which concurred with Mr. Blakeman's report.

Lamont Thomas, an abutter, voiced his concerns regarding the pooling, stating that since the removal of the trees, it has become excessive, and that he feared any impacts to his septic system. Mr. Blakeman assured him that any increase in water shouldn't put any

stress on his septic system. Further discussion was held among the Board and Mr. Blakeman regarding this drainage concerns, to include conversation regarding the decision to clear cut the property, for which it was asserted that the Woods were within their rights to do such an expansive removal.

Tim McMurrich, an abutter, inquired regarding the driveway permits for the proposed properties. He pointed out that it stated there was a logging driveway permit on Drive Number 4. Harry Burgess replied that they had only applied to the State for residential driveways, and was unsure about the discrepancy, but assured the Board that he would clear up the confusion with the State and make sure that all the permits were for residential use.

✓ **Motion to APPROVE the King Hill Road Subdivision Plan with the following conditions:**

1. Receipt and clarification from NHDOT regarding driveway permit # 02-335-0027.A1 dated Jan 6, 2017 for Drive 1, Drive 2, Drive 3 and Drive 4, relative to the driveway for each lot and that each lot is for residential purposes. Additional clarification required regarding Drive 4 specifications which state that “This permit authorizes a paved access to be used as a Logging /Field Access drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.”
2. Lot 19-2 shall incorporate Erosion Control mechanisms during construction and Low Impact Development (LID) measures shall be incorporated. The building permit application shall include LID measures such as including a drip edge, rain garden or any other LID measures to facilitate improved drainage on the site. All erosion control measures shall be monitored during the construction of the house.
3. The Fire Pond shown on Lot 19-2 shall be cleaned out and maintained for municipal firefighting purposes as required by the Fire Chief.
4. Waiver requested to the High-Intensity Soil Survey (HISS), waiver granted.

It was MOVED (Bill Dietrich) and SECONDED (Liz Meller) to approve subdivision plan, with the listed conditions. The motion was APPROVED UNANIMOUSLY.

8. **Proudstone Corporation Site Plan Application, aka Peter Christians. Owned by Douglas Dow and Thomas Chadwick.** Located at 195 Main Street. Tax Map 073-077-000 (formerly TM 073-014-000). Zoned Commercial. Additional building renovations and changes to the use of the building. Project initially proposed to be completed in phases, but due to the need for further renovations, the project will not be done in phases. Most recent Site Plan approved with conditions on September 20, 2016 which included conversion of the Peter Christian’s building into the Edgewood Inn. Additional proposed improvements include: increasing the number of hotel rooms from six (6) to eight (8), demolition of the restaurant kitchen and complete rebuild, close-in the front porch and convert to additional restaurant seating, changing the outdoor deck area to patio space

with restaurant seating, sprinkler system for the building, and changing to the physical façade including additional space on the 3<sup>rd</sup> floor. No change to the building footprint.

Tom Chadwick described the current state of the building, as well as the future plans. Much discussion was held amongst the Board Members and Mr. Chadwick regarding the proposed changes, as well as the parking lot waiver request.

Ms. St. John read off an email regarding the requirements to bring the property into compliance.

✓ **Motion to APPROVE the Proudstone Corporation Site Plan Application with the following conditions:**

1. That the revised rendering plan be updated and submitted.
2. Compliance with all applicable State permits and inspections required for the operation of the use proposed on the property.
3. The building must comply with all applicable local and State Fire and Life Safety Codes including a functional automatic sprinkler system.
4. All Wastewater fees to be paid and the grease trap to be inspected per requirements of Public Works.
5. Receive a Waiver of parking spots from 50 to 55 available spots.

It was MOVED (Michele Holton) and SECONDED (Janet Kidder) to approve site plan application, with the listed conditions. The motion was APPROVED UNANIMOUSLY.

9. **Camp Wallula Subdivision approved by Planning Board 2009.** Requirement in the Declaration of Restrictive Covenants regarding changes to the configuration of the building envelopes shown on the Plan requires approval of the Association and Town of New London Planning Board. Building permit submitted Feb 1, 2017 for the property of Valerie White at 46 Wallula Road, Tax Map 033-016-013.

Harry Snow presented the plans to convert the one-car garage into a two-car garage, which would encroach on the current building envelope, whilst leaving around 18 feet to the property line. He has already received an approval by the Association, and is now looking for the Board's approval. He stated that everything was in conformance with the Ordinance for Planned Unit Development.

✓ **Motion to APPROVE the subdivision plan, for Camp Wallula Subdivision.** It was MOVED (Michele Holton) and SECONDED (Bill Dietrich) to approve the subdivision plan, as presented.. The motion was APPROVED UNANIMOUSLY.

10. **NH 2019-2018 Ten-Year Transportation Improvement Plan.** Letter from the Upper Valley Lake Sunapee Regional Planning Commission (RPC) received Jan 17, 2017. If the Town intends to submit a project for consideration, the form must be submitted to the RPC no later than 4:00 PM on Wed, March 1, 2017.

After much discussion amongst the Board Members, it was decided that the letter should focus on three locations:

- Little Sunapee/Newport Road Intersection
- Seaman's Road/Route 11 Intersection
- Four Corners Intersection

Ms. St. John indicated that she will be drafting the letter and submitting it to Chair Gorman for approval.

11. **Discussion of Master Plan Process and Visioning**, and the formation of a Steering Committee.

Chair Gorman described the efforts that him and Bill Dietrich have taken regarding the Master Plan. Much discussion was had amongst the Board Members in terms of what they envision for the Master Plan. Chair Gorman suggested that a Steering Committee be formed, being led by Mr. Dietrich, whose members should represent the various organizations around town.

12. **Report from Planning Board Representatives** of following Committees/Boards: Conservation Commission, Energy Committee, Board of Selectmen, Regional Planning Commission (RPC) and Subcommittees.

- Janet Kidder spoke about the success of the Jack Frost Dinner, which netted \$4,000 in profits, which would go to the revolving fund to specifically help children who needed assistance going to scholarships for summer camps.

On a different note, she indicated that Lebanon is just beginning to address the Sign Ordinance, and thanked Ms. St. John for her quick efforts to get the Town of New London in compliance.

Thirdly, she indicated that there will be live feed to dispatching at the Park and Ride to ensure the safety of all those who utilize the lot.

- Ms. St. John stated that the OEP Spring workshop registration is beginning. She also inquired from the Board regarding their thoughts on halo signs, for which all were in agreement that they are against Town Ordinances, as they are backlit signs.
- Liz Meller stated that the Upper Valley bus survey is finished, and that, on March 29<sup>th</sup> at West Bridge Hall in Colby Sawyer, the final results of survey and charts will be presented. She invited everyone to come over and give opinion. She indicated that the bus service would start at Colby Sawyer, go to Exit 12, into Lebanon, directly to Hanover.

13. **Other Business**

None.

14. **Correspondence Received**

- Marybeth Angeli spoke about a letter that the Board received regarding the Herrick Cove Lane property. She voiced her concerns regarding the tone and content of the letter, whilst pointing out the discrepancies illustrated.
- Chair Gorman discussed the Facebook post that noted that Topstone Barber Co. is serving alcoholic beverages to their patrons. Discussion was held amongst the Board Members, concluding that it is a legitimate practice to do, as long as the owner is not charging for the alcohol, and there is no need for a site plan.
- Chair Gorman suggested that it might be wise to post notices regarding the recent amendments in the Shopper, requesting that the Residents vote in support of them.

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

16. **Future Meeting Dates:** Refer to the Planning Board Meeting Schedule (as revised January 24, 2017) and the Town's website for updated meeting information.

17. **Motion to Adjourn**

**MOTION TO ADJOURN the meeting at 8:57 p.m..** It was MOVED (Janet Kidder) and SECONDED (Chair Gorman) to adjourn. The motion was APPROVED UNANIMOUSLY.

Respectfully submitted,

Victoria O'Connor  
Recording Secretary  
Town of New London, NH