



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD MEETING MINUTES Tuesday, March 27, 2018 6:30 PM

### **PRESENT:**

Paul Gorman (Chair), Bill Dietrich (Vice-Chair), Janet Kidder, Tim Paradis, Jeremy Bonin, Alternate Marianne McEnrue and Alternate Joseph Kubit

### **MEMBERS ABSENT:**

Elizabeth Meller and Vice Chair Bill Dietrich

### **OTHERS PRESENT:**

Adam Ricker, Town Planner  
Frank Anzalone, Architect at 224 Main Street/PO Box 1016 for Colonial Pharmacy  
Donna Perreault, 333 Otterville Rd. for Colonial Pharmacy  
Glen Perreault, 333 Otterville Rd. for Colonial Pharmacy

### **CALL TO ORDER:**

Chair Gorman called the meeting to order at 6:30PM. The Chair appointed Alternate Marianne McEnrue to fill in for Elizabeth Meller and Alternate Joseph Kubit to fill in for Bill Dietrich.

### **REVIEW OF MINUTES:**

Chair Gorman asked for a review of the minutes as presented of the March 6, 2018 meeting and a motion to accept.

**MOTION TO ACCEPT the minutes of the March 6, 2018 Planning Board meeting was made by Janet Kidder and SECONDED by Tim Paradis. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **PUBLIC COMMENT:**

Chair Gorman asked for comment from the public on items other than those included on the public agenda. There was no public comment.

Chair Gorman informed the Board that the Kearsarge School District plans for the 1941 Building Cupola Monument, located at 115 Cougar Court (TM 073-076-000) had been removed from the agenda for tonight.

### **PUBLIC HEARING:**

**Split Rail Properties, LLC - Site Plan Review.** Located at 82 Newport Road. Tax Map 059-030-000. 1.82 +/- acres. Zoned Commercial (COMM). Applicant is applying to convert existing interior space from pharmacy use to office space for Split Rail Properties, LLC and Health Mart. Additionally, the site plan will include the location of signage and updates to the size and locations of the retaining wall and propane tank. **Town received the application on March 5, 2018.**

### **PRESENTATION:**

Frank Anzalone presented for Colonial Pharmacy and explained that during construction some changes were made due to unforeseeable circumstances. He presented the following changes:

1. It was recommended that the propane tank be moved a little bit and doing this would save construction of one of the retaining walls.
2. Some additional signs were added including a “Do Not Enter” and a “Stop” sign as well as an “Entrance Only” sign but no additional posts were added. All these signs were added to the posts supporting existing signs.
3. Split Rail Properties, LLC is the owner of properties. It was thought during the initial planning phase all office/clerical work was to be done at home but it turns out this is not viable and the owners would like to create some office space for this work. Mr. Anzalone went on to explain that all the drug/medications come from a supplier named Health Mart Pharmacy, which is a separate entity from Colonial Pharmacy. This allows drug stores to purchase drugs at a discounted price. This was also the practice in the previous pharmacy building. Health Mart Pharmacy is also in need of office space due to the increased volume and this corporation requires its own signage. There was a sign at the old store but there was so much space it was not as visible. Mr. Anzalone stated he would add a free standing sign at the street and add a sign to the left tower of the building. This sign will be 14.15 SF and identify Health Mart Pharmacy. He will be using the existing gooseneck light from above.

### **BOARD DISCUSSION:**

- Tim Paradis asked if the 14.15 SF sign (to comply with ordinance) was going to be big enough to be seen. Mr. Paradis wondered if this sign would be too small for the size of the building. He stated it should be proportionate. It is a tough balance to adhere to the sign regulations and balance proportionally fitting the scale of the project.
- Marianne McEnrue asked if these additional offices would impede evacuation in the case of an emergency.
- Jeremy Bonin expressed concern about walking through a retail space to get to and from office space. Although it is easy now as office and retail are connected and the same, in the future this could be a problem if the office space was leased to another party. His concerns were dispelled because any such alternate use of the office space would require the owners to come back to the Planning Board for approval as well as an inspection and approval by Fire Chief Lyon
- Paul Gorman presented concerns on behalf of New London residents concerning lack of trees, bushes and flowers. Special concern was for the trees at the back of building that were supposed to remain.

### **RESPONSE:**

Mr. Anzalone stated the intention was to take down fewer trees. He gave a little history in that over time these border rocks had been stacked up to the point where the trees started growing out of the wall. The landscape architect reported this was not a healthy environment for growth and after time the trees would die. After the wall was removed and replaced, and after discussion with Lake Sunapee Bank, it was agreed that evergreen bushes and arborvitae should be planted. These will grow back quickly. The existing landscape plan called for twelve trees to be spread out on the property. Five trees to be planted on the street and five trees along the back. One tree will be in the front. Mr. Anzalone could not recall exactly where the twelfth tree will be planted. The arborvitae are in addition to the trees.

Since Mr. Anzalone is coming back in June to present, he asked the Planning Board if there was anything in particular the Board would like to see at that time. He added that although signs were added, traffic

patterns have not been studied and because of the weather in winter, pedestrian traffic could not be observed because people are not walking in the bad weather when it has been slippery. The traffic situation was simply an observation by the owners and Mr. Anzalone.

**PUBLIC HEARING OPENED:** Chair Gorman asked for comments from the public and none were presented. Donna Perreault thanked the Planning Board for hearing their additional requests and the expeditious manner in which it was handled.

**MOTION TO ACCEPT the application to convert existing interior space from pharmacy use to office space for Split Rail Properties, LLC and Health Mart was made by Marianne McEnrue Additionally; the site plan will include the location of signage and updates to the size and locations of the retaining wall and propane tank. Tim Paradis SECONDED the motion. THE MOTION WAS APPROVED UNANIMOUSLY.**

**SIGN MYLAR – Nicholas Gilman Trust** - Located at 309 Davis Hill Road. Tax Map 068-019-000. Subdivision approved on March 6, 2018.

### **MASTER PLAN UPDATE**

#### **Discussion:**

Jeremy Bonin stated that the questionnaire was about 60% complete and making progress. Maureen Prohl attended the last two meetings and she was involved in previous Master Plan implementations. The Chamber of Commerce will attend the April 24<sup>th</sup> meeting and comment. They have already put together a questionnaire using *Survey Monkey* for the businesses in town.

There was some general discussion about the impact new building is going to have on the streets and sidewalks in town. Some towns can require businesses to make these improvements. Is it feasible to have the Master Plan reflect this? Adam Ricker stated that is probably not an option since there is no ordinance to reinforce. Perhaps a specific amount of public space could be required based on a percentage of total building size. Tim Paradis thought this might be an onerous responsibility for a business owner. Richard Lee of Public Works feels very strongly that new development should be held accountable for future use when there are many cars added on the road. The example was given concerning the sidewalk on Newport Road that ends at the McGray & Nichols building and continues on the other side of the street at Spring Ledge Road that is Main Street. This crossing can be dangerous as there is little sight of the crosswalk for a driver coming around the curve. Additionally a pedestrian has to cross in two places.

#### **Correspondence Received**

Chair Gorman read a letter from the Lake Sunapee Protective Association received March 19, 2018 stating an Informational Meeting on Thursday, April 12, 2018 at 6:30 PM at 63 Main Street in Sunapee. The LSPA has been awarded a federal grant to update the existing *Management Plan for the Sunapee Watershed*. Portions of the towns of Sunapee, Newbury, New London, Springfield, Goshen and Sutton are impacted and are invited to learn about the process, which will take place over the next two years. (Letter is attached as part of this record.)

Chair Gorman stated there are two new members elected to the Planning Board. Paul Vance is to replace Michele Holton and David Royal will replace Casey Biuso. Both new members need to be sworn in to be able to participate at the next meeting.

**Future Meeting Dates:** Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. The next Planning Board meeting is scheduled for Tuesday, April 10, 2018.

At this meeting officers will be elected for the coming year. A volunteer is needed for the secretary position. Future meeting dates: April 24, May 8 and May 22, 2018

**MOTION TO ADJOURN**

**IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) TO ADJOURN the meeting at 7:30PM. The motion was APPROVED UNANIMOUSLY.**

Respectfully submitted,

Jennifer Vitiello, Recording Secretary  
Town of New London