



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

March 6, 2018
Meeting Minutes
6:30 PM

PRESENT: Janet Kidder, Tim Paradis, Elizabeth Meller, Jeremy Bonin, Bill Dietrich, Joe Kubit

MEMBERS ABSENT: Michele Holton, Paul Gorman

OTHERS PRESENT:

Adam Ricker, Town Planner
Peter Blakeman
Harry Snow
Clayton Platt

1. Call to Order

2. Review of minutes: February 13, 2018 meeting.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Liz Meller) to approve the minutes of February 13, 2018 as presented. ALL WERE IN FAVOR EXCEPT BILL DIETRICH WHO ABSTAINED AS HE WAS ABSENT AT THIS MEETING.

3. Public Comment - None

5. PUBLIC HEARING – PRELIMINARY REVIEW - Snow III, Harry for a Cluster Subdivision. Located at King Hill Road. Tax Map 131-008-000. 39.43 +/- acres. Zoned Agricultural/Rural Residential (ARR). Applicant is applying for a cluster subdivision consisting of eight (8) buildings lots and one (1) lot of common land. The building lot sizes are: 2.457 acres, 1.012 acres, 1.202 acres, 1.309 acres, 1.148 acres, 2.397 acres, 2.743 acres and 2.442 acres. The remaining common land lot 23.49 acres. **Application received by the town on February 13, 2018.**

Pete Blakeman, the surveyor representing the applicant, because the presentation of the cluster subdivision. Mr. Blakeman provided an introduction of the property and an overview of the proposed subdivision. The subdivision would result in eight building lots and one common lot.

The Board shared a Memo from Richard Lee with Mr. Blakeman and Mr. Snow. Mr. Lee outlined several concerns relating to the road, drainage, layout of driveways and the materials used for road construction. Mr. Snow agreed to address Mr. Lee's concerns in their next set of plans.

The important part of this is the location and size of the building envelopes, especially in cluster subdivisions. The setbacks are not measured the same as a regular lot, the setback is off of the neighbor's structure, not the property line. With a fluid setback, you can be constricted if it isn't planned properly. Peter Blakeman stated that they can submit a few typical footprints on the lots. They don't need specific layouts.

Mr. Ricker asked if they had a sign/name of the development. Mr. Snow stated they don't have a name yet. The location of a sign would need to be on the plan.

Mr. Snow wanted to address that with a cluster development, it's important that it's not restricted any more than normal setbacks. Each lot affects the other.

It's a requirement of the ordinance to show the setbacks. The setbacks in this case are between structures. In this case, if they don't want to show the structures, they would need the building envelope to show the setbacks. Mr. Snow feels they can come to a compromise. There will be plenty of room between structures.

Mr. Ricker suggested submitting four or five models of architectural style (cape, colonial, ranch, New Englander style, etc.). Mr. Snow feels they don't need to get into a design review. Mr. Bonin feels they are trying to be as general as they can with the ordinance. Mr. Paradis stated if Mr. Snow can show a good enough range that includes all the elements of the types of house he builds, this would meet what the Planning Board requires. By presenting multiple styles, those elements address the requirements.

Darlene Steward attended and is an abutter. She is asking about the entrance onto King Hill Road and why it was placed where it was and asked if any other alternatives were considered. Peter Blakeman responded it is defined by DOT and across from the entrance is a good area. There are too many wet lands elsewhere and a steep hill. Ms. Steward's concerns are that section of road has a lot of traffic and cars don't slow down. She doesn't feel there is a safe way to turn on or off King Hill Road as visibility is very poor. There is also a drainage problem and feels this development will cause more water issues. Mr. Blakeman stated that it won't affect drainage. This property was a borrow pit used when the highway was put in.

Sandy Salmella asked when the project will start. Mr. Snow responded that they may try to start this summer. Mr. Ricker stated that this is the preliminary review. Once the final application is submitted all of the abutters will be noticed again.

4. PUBLIC HEARING – FINAL REVIEW - Nicholas Gilman Trust for a Minor Subdivision. Located at 309 Davis Hill Road. Tax Map 068-019-000. 71 +/- acres. Zoned Agricultural/Rural Residential (ARR). Applicant is applying to subdivide in to two (2) lots of 12.13 +/- acres and 58.95 +/- acres. **Application was received by the town on February 13, 2018.**

Clayton Platt is a surveyor and is attending on behalf of the Gilman's. This is a large property on Lake Sunapee that they would like to subdivide into two lots. They have 71 acres total and would like to subdivide off a 12.1 piece of the property. They have requested a waiver from the HISS mapping which is appropriate for smaller lots. Another waiver is requested in the back two corners for iron rods cemented in which are permanent markers.

Elizabeth Meller asked what the intention would be for the lot. They would try to sell it.

She also asked how far the trail was from the property line. If the lot is developed would it obstruct the view? Mr. Platt stated that it won't and there are nice views all along the property.

Joe Kubit asked if the 12 acre lot would be further divided. Mr. Platt stated it potentially could be. The intent right now is to sell to one person.

Pete Lawrence is an abutter and asked if there were any restrictions due to the stone wall and the fact that it is a scenic road. Mr. Ricker stated that if they want to do anything with the stone wall or remove trees, they would have to go to the public hearing process for scenic roads. It is more of a formality and doesn't necessarily stop it from happening.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to approve the application with the conditions that the two waivers, the soils mapping waiver and the monument waiver be granted, as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

6. Other Business

SIGN MYLAR – Wood, Arnold & Anne. Located at 1845 King Hill Road. Tax Map 137-019-000. Subdivision approved on February 28, 2017. This was approved in February, 2017. There were conditions, one being clarification with the DOT driveway permit and another was that erosion control be specified and followed when they get to the building aspect of it. They have now met all conditions.

7. Master Plan Update

There is an upcoming meeting on March 20, 2018. Mr. Bonin will send Mr. Ricker the next round of questions for the questionnaire.

The Chamber of Commerce meeting is now in April.

8. Correspondence Received - None

9. Future Meeting Dates: Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. Next meet scheduled for Tuesday, March 27, 2018.

10. Motion to Adjourn

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

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London