



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD April 14, 2020 – 6:30PM

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

MEMBERS ABSENT: Jeremy Bonin

OTHERS PRESENT: Adam Ricker, Town Planner, Paul Snow, Harry Snow, Becky Rockwell, Peter Blakeman, Douglas Bent

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video conferencing at <https://zoom.us/j/821455378> or by phone by calling [1-929-4362866](tel:1-929-4362866) and using the password 821-455-378. For technical problems, please call [603-526-1243](tel:603-526-1243). All votes tonight will be taken by roll call votes.

1. **Call to Order** - Chair Gorman called the meeting to order at 6:30PM. Chair Gorman called the roll and the following committee members were in attendance via zoom: David Royle, Paul Vance, Janet Kidder, Joseph Kubit, Marianne McEnrue, Tim Paradis, Katie Vedova and Paul Gorman.

2. **Review of minutes: February 11, 2020 & February 25, 2020**

IT WAS MOVED (Janet Kidder) AND SECONDED (David Royle) to approve the minutes of the February 11, 2020 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

David Royle: Yes, Paul Vance: Yes, Janet Kidder: Yes, Joseph Kubit: Yes, Marianne McEnrue: Yes, Tim Paradis: Yes, Katie Vedova: Yes, Paul Gorman: Yes.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to approve the minutes of the February 25, 2020 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

David Royle: Yes, Paul Vance: Yes, Janet Kidder: Yes, Joseph Kubit: Yes, Marianne McEnrue: Yes, Tim Paradis: Yes, Katie Vedova: Yes, Paul Gorman: Yes.

3. **Public Comment- None**

4. **Voluntary Lot Merger – Timothy Paradis & Eric-Jason Smith - Located at 457 Seamans Road. Tax Map 086-015-0-0-0 (+/- 1.5 acres) and Sargent Road, Tax Map 086-014-0-0-0 (+/-2.1 acres). Zoned Agricultural/Rural Residential (ARR). The applicant is applying to merge their two properties to form a single lot of +/- 3.6 acres. The Town received the application on February 24, 2020.**

Tim Paradis is a Planning Board Member and has recused himself from this vote. Katie Vedova will be a voting member and Tim Paradis will present the information as the applicant.

Mr. Paradis stated that this is in reference to two lots located on Seamans Road. He owns lots 14 and 15. Mr. Paradis purchased lot 14 last year and would like to merge the two lots. The purpose of buying the lot was so no one would build on it and for privacy. Merging the lots would simplify taxes and if they were to sell in the future the two lots would stay intact. Adam Ricker noted that this would also almost get the lot to be conforming as it is currently nonconforming.

IT WAS MOVED (Janet Kidder) AND SECONDED (Marianne McEnrue) TO APPROVE THIS PROPOSAL AS PRESENTED. THE MOTION WAS APPROVED UNANIMOUSLY.

David Royle: Yes, Paul Vance: Yes, Janet Kidder: Yes, Joseph Kubit: Yes, Marianne McEnrue: Yes, Katie Vedova: Yes, Paul Gorman: Yes.

5. Stormwater & Erosion Control – Douglas Bent & Becky Rockwell – Located at 241 Lamson Lane. Tax Map 062-004-0-0-0, +/- 1.7 acres. Zoned Residential (R-2). The applicant is applying remove the existing house and replace with a new home that would result in an increase of lot being covered by impervious area from 20.1% to 27.6%.

Peter Blakeman attended the meeting via zoom on behalf of Becky Rockwell. Ms. Rockwell and her husband will be tearing down the existing house and plan to build a new house. Snow Building is doing the construction. There will be an overall increase of impervious area from 20.1% to 27.6%. This is due to the building of a garage and a driveway which was not previously on the property. This will increase the footprint by about 1060 square feet including a deck and a porch. The driveway impervious area will also increase another 400 square feet. There will be five areas on the property to treat the storm water. They also own land across Lamson Lane and it is all one lot. The septic system is across the street and was constructed in 1996.

There are three trees in front of the deck and porch and DES wanted to know if these were being cut. Two of the trees inside of the 50 foot buffer will not be cut but the third tree is about 54 feet off of the lake and will need to be taken down. The normal erosion control of silt fencing and silt sock will be installed during construction.

Selectman Kidder stated the house lot across the street is lower in elevation and asked if there is a pumping station to get it up to the septic system. Mr. Blakeman stated yes, there is an existing pump station and no changes are proposed to the septic. Selectman Kidder wanted to ensure that the lines are solid and don't need to be replaced. Mr. Blakeman stated they will replace it up to about Lamson Lane where the driveway work starts. Selectman Kidder asked what assurance we have that the septic is adequate? It is 20 years old and right next to the lake. Mr. Blakeman stated the septic system is fairly large and had limited use. Becky Rockwell stated she had a septic review done and although a few repairs were done, she was told everything is in working order. Ms. Rockwell is willing to submit this report with the building permit.

There was a long discussion about the septic system and how many bedrooms the new plan proposes. Mr. Blakeman noted that the septic system plan is for a five bedroom house and they are planning to build a smaller home than that. Adam Ricker commented that this is part of the building permit process and would be reviewed at that time.

Douglas Bent commented that their intent is to retire on the lake and age in place in this new house.

IT WAS MOVED (Joe Kubit) AND SECONDED (Tim Paradis) to approve the storm water and erosion control plan presented for 241 Lamson Lane. THE MOTION WAS APPROVED UNANIMOUSLY.

David Royle: Yes, Paul Vance: Yes, Janet Kidder: Yes, Joseph Kubit: Yes, Marianne McEnrue: Yes, Tim Paradis: Yes, Katie Vedova: Yes, Paul Gorman: Yes.

6. Other Business - None

7. Correspondence Received - None

8. Future Meeting Date: The next meeting is scheduled for Tuesday, April 28, 2020.

9. Motion to Adjourn

IT WAS MOVED (Janet Kidder) AND SECONDED (Paul Vance) to adjourn the meeting. THIS WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 7:31PM.

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London