



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
Sydney Crook Meeting Room
New London Town Office
April 23, 2019 – 6:30PM

PRESENT: Paul Gorman (Chair), Janet Kidder, Tim Paradis, Marianne McEnrue, David Royle, Jeremy Bonin, Bill Dietrich

MEMBERS ABSENT: Paul Vance, Joseph Kubit

OTHERS PRESENT: Adam Ricker, Town Planner, Pete Blakeman, Harry Snow, Sandra Licks, Sonya Garr, Bruce Hudson, Lindsey Holmes, Tom McCue

1. Call to Order – Chair Gorman called the meeting to order at 6:30pm.

2. Review of minutes: It was decided to defer the approval of the April 9, 2019 minutes until the next meeting.

3. Public Comment – Nick Ourusoff attended the meeting. He previously wrote a letter to the town asking if the Planning Board has any plans directed towards global climate change. He would like to share his thoughts on this issue.

He asked if any thought was given as to how to affect basic changes to decrease the rate of destruction of our planet. He understands the Planning Board works hard on town issues but stated we are facing an even bigger threat with global climate warming since it is an existential threat to our existence.

He is interested in curbing and banning the use of plastics, especially single use plastics. Plastics are the most obvious of man made products and were developed after World War II without any thought about the impact they might have in the future. We don't know how to get rid of many man made products in a clean way. He asked if New London and townships in New Hampshire could lead the way in initiating conversations with merchants, especially grocery stores, to reduce the destructive impact on our lives and planet.

Mr. Ourusoff is going to approach Hannaford's to see what kind of planning they are doing in the area of packaging and the use of single use plastics. In his view, they are already approximately seven years down a path that is not reversible. He wants the town to know about the things he is doing. Other towns are taking action.

Tim Paradis stated that the Energy Committee is already working on things like this. There is an effort underway related to Solar energy and other conversations are happening in other areas as well.

4. Tracy Memorial Library

Sandra Licks, Tracy Memorial Library Director, and staff member Sonya Garr attended the meeting and distributed a handout. They proposed the idea of a free library to be installed at Elkins Beach.

Ms. Licks has met with the Recreation Director, Scott Blewitt and have tentatively selected a location at Elkins Beach inside the split rail fence, near the picnic tables and the restrooms.

The idea is that you take a book and/or leave a book and this would be staffed and maintained by the library staff once a week. It would be a mini version of the Tracy Memorial Library. The books would be donated and are not part of the permanent collection of the library. At the end of the season, they will most likely leave it in place but cover it and put a closed sign on it. Selectman Kidder loves the idea, however, she does not recommend putting it down at Elkins Beach. A red storage shed at Elkins Beach was installed a few years ago and the residents of Elkins were very angry. They didn't want to see any more buildings on the beach so it was relocated to the sewer pump station. Ms. Licks asked if Bucklin Beach would be a better location. Selectman Kidder felt there would be no issues having it a Bucklin Beach but there isn't much space.

Sandra Licks stated they will measure its success by tracking the usage and based on feedback from the community. Chair Gorman stated although they feel it is a good idea and appreciated them coming to discuss it, this would need to go before the Board of Selectmen. Selectman Kidder will discuss it at the next meeting. She doesn't think there will be opposition but the location is important.

5. Continued PUBLIC HEARING –Snow, Harry III–Final Site Plan Review Located at 33 Cottage Lane Map 085-015-000. .54 +/-acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

6. Continued PUBLIC HEARING –Snow, Harry III–Final Site Plan Review Located at 63 Cottage Lane Map 085-016-000. .47 +/-acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

7. Continued PUBLIC HEARING –Snow, Harry III–Final Site Plan Review Located at 68 Cottage Lane Map 085-018-000..49 +/-acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

8. Continued PUBLIC HEARING –Snow, Harry III–Final Site Plan Review Located at 54 Cottage Lane Map 085-019-000..53 +/-acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

9. Continued PUBLIC HEARING –Snow, Harry III–Final Site Plan Review Located at 42 Cottage Lane Map 085-020-000..47 +/-acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

10. Continued PUBLIC HEARING –Snow, Harry III–Final Site Plan Review Located at 30 Cottage Lane, Map 085-021-000..50 +/-acres. Zoned Urban Residential (R-1). The applicant is applying to convert the duplex into a four-unit apartment building. A variance was granted to allow the conversion to four units from the Zoning Board of Adjustment on November 14, 2018. The Town received the application on March 19, 2019.

Phil Hastings, attorney for Harry Snow stated that Marianne McEnrue spoke against the project when it came before the Zoning Board. He distributed a letter asking her to recuse herself as a member of the Planning Board on the basis that she has publicly opposed this project in the past. He isn't sure that she can act impartially in this matter.

Lindsey Holmes is an abutter to the property. Her attorney sent an email to Adam Ricker last week letting him know he wouldn't be able to attend tonight. They would like to request a continuance since their attorney cannot be present. An agreement has not been reached between Ms. Holmes and the Snow's with regards to a landscaping buffer plan.

Attorney Hastings stated it should be up to the applicant and the Board to decide whether to continuance. It shouldn't be up to an abutter just because an attorney can't be present. Chair Gorman feels Ms. Holmes request is reasonable.

Chair Gorman commented that he doesn't appreciate getting correspondence at a meeting when it should have been submitted at least 48 hours in advance. Attorney Hastings stated he is simply raising an issue that has come to his attention. If Ms. McEnrue feels she can act impartially then that is up to her. It is not meant to be adversarial in any way. Chair Gorman feels this is a process issue. All the material should be submitted beforehand so it can be read and a reasonable response can be made. Harry Snow pointed out that Ms. McEnrue did recuse herself from the first meeting so he thought that carried through for the whole process.

Jeremy Bonin stated they are also missing the Home Owner's Association documents. Attorney Hastings stated an attorney is working on this. He noted that this board could grant approval subject to the condition that this be submitted to the town for review. This is six separate applications so they could proceed on the other five that aren't impacted by the landscaping buffer issue. A landscaping plan was submitted but the Holmes haven't seen it yet. Mr. Bonin stated that they are missing documentation and in the next few weeks it is possible that once both parties have reviewed the information, they may be able to come to an agreement on a planting plan. He recommends waiting until the next meeting. Mr. Snow stated that his property has been underutilized for ten months and every week is critical to him.

Mr. Ricker is hesitant to suggest a conditional approval without the Home Owner's Association documents since there are components within that agreement that are large components of each of the actual physical site plans. It is a lot of information to not have.

Lindsey Holmes requested that they do a site visit prior to the next meeting. The Planning Board will meet at 5:30 for the site visit.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) TO CONTINUE THIS TO THE NEXT MEETING ON MAY 14, 2019 AT 6:30 AT WHIPPLE HALL. THE MOTION WAS APPROVED UNANIMOUSLY.

11. Master Plan—Update from the Master Plan Committee

The survey has been printed as of today and it should be mailed out on Thursday or Friday of this week.

The UNH training on how to conduct a charrette is being planned. There are limited dates and there is the possibility of condensing it to a single day. As of right now, May 29 is the date that most people are available.

The following charrettes have been scheduled:

June 18 & June 22

July 18 & July 20

August 8 & August 10

12. Correspondence Received

Crimi Holdings - as part of their subdivision approval, they were required to obtain a bond for the road improvement. They have taken that out to bid and the bid for construction is \$187,914. The action needed is for the board to state they are comfortable with that being the bond amount.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Jeremy Bonin) to accept the amount as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

A letter from the Department of Historic Research was received regarding the solar installation on the public works site. There are no issues.

13. Future Meeting Dates: The next meeting is scheduled for Tuesday, May 14, 2019

14. **Motion to Adjourn**

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Bill Dietrich) TO ADJORN THE MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:41pm

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London