



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD May 12, 2020 – 6:30PM via Zoom

**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, Maxwell Collins, Sue Andrews, Andy Deegan, James Perkins, Jonalyn Burt, Laurie DiClerico, Debbie Stanley, Michael Gelcius, Janet Hutchens, John McKenna, Pierre Bedard, Greg Berger

**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:19294362866) and using the password 821-455-378. For technical problems, please call [603-526-1243](tel:6035261243). 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. Katie Vedova will be a voting member tonight in Jeremy Bonin's absence.

**2. Review of minutes: April 14, 2020**

**IT WAS MOVED (Janet Kidder) AND SECONDED (Marianne McEnrue) to approve the minutes of the April 14, 2020 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

**3. Public Comment- None**

**4. Stormwater & Erosion Control—Maxwell T Collins –Located at 466 Otterville Road. Tax Map 042-013-0-0-0, +/-1.5 acres. Zoned Agricultural Rural Residential (ARR) and the Streams Conservation Overlay District. The applicant is replacing the foundation beneath his house (built in 1836), and will add drainage features around the house. The impervious area will not increase. The application was received on April 14, 2020.**

Maxwell Collins attended the meeting via zoom to discuss his proposal to replace the foundation beneath his house and add drainage features around the house. Mr. Collins stated that the house was built in 1836 on a fieldstone foundation that does not go below the frost line. The house has shifted and settled over the years and is now at the point where it is starting to cause structural issues. He has contracted with a company to come in and pick the house up, and while this is done, he would like to put in a full basement. Currently about 3/4 of it is crawl space and Mr. Collins would like to construct a full height basement. When the basement is dug, he would like to use the dirt from that as fill and level the yard around the house.

Mr. Collins will be adding native shrubs and drainage along the retaining wall. There is currently no erosion control or gutters on the house. Adam Ricker commented that this should be a significant improvement considering that there is nothing there now. By treating that stormwater and the erosion issues, it should be better long term for the property and the stream.

Janet Kidder noted that in the erosion control plan the first paragraph mentions diverting bulk water that will be moved away from disturbed areas. She wanted clarification about how this will be done. Mr. Collins explained that Otterville Road is to the south of his house and it is considerably higher in elevation from his house. During heavy rainfall water runs downhill flowing from the road towards the stream. The idea is that any bulk water will be caught and diverted away from the excavation that will be happening around the house. A shallow trench will be dug to divert the water.

**IT WAS MOVED (Tim Paradis) and SECONDED (Janet Kidder) to approve the application with the following condition:**

**The fill will only be between the retaining wall and the house and in the delineated driveway area as marked on the plan.**

**THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: Yes, Janet Kidder: Yes, Tim Paradis: Yes, Marianne McEnrue: Yes, Joe Kubit: Yes, David Royle: Yes, Katie Vedova: Yes, Paul Gorman: Yes.**

**5. PUBLIC HEARING Annexation–Dorr Family Farms, LLC–Properties located at Little Sunapee Road and 258 Little Sunapee Road. Tax Maps 060-003-0-0-0 (Parcel A) 92.05 +/-acres, and 046-035-0-0-0 (Parcel B) 77.47 +/-acres, Zoned Residential (R-2). The applicant is applying to annex 52 +/-acres from Parcel B to Parcel A, resulting in lots of 25.47 +/-acres for Parcel B and 144.05 +/-acres for Parcel A, with the intention to sell Parcel A to Ausbon Sargent Land Trust. The application was received on April 21, 2020.**

Pierre Bedard attended the meeting representing the owners and Ausbon Sargent. Mr. Bedard explained that currently this property is two separate tax map parcels. The first parcel has frontage on Morgan Hill Road and Little Sunapee Road including the old farm house. The second tax map parcel includes frontage on little Sunapee Road. The proposal is to annex back land with a division line at the narrowest point of the two parcels. The back part of tax map parcel 046-035 will be annexed to tax map 060-003 resulting in a parcel after annexation of 144.05 acres (Parcel A) and parcel B of tax map 046-35 of 25.47 acres. Parcel A will be purchased by Ausbon Sargent Land Trust.

Debbie Stanley of Ausbon Sargent Land Trust stated that the mission of the land trust is to protect land and this has been a high priority since the land trust formed. They will continue the relationship with Spring Ledge Farm of leasing fields for farming. Given the situation with the Corona virus, everyone recognizes the importance of food security and local foods. Approximately 22 acres of the parcel is cleared and 122 acres is wooded.

This is a scenic property and has historic interest. It is forested and is part of the Pleasant Lake watershed. It has the opportunity for recreational trails which will link nicely with trails maintained by the New London Conservation commission. The goal is to maintain the rural character of the community.

A letter was received from Steve Root in support of this proposal.

**IT WAS MOVED (Janet Kidder) and SECONDED (Tim Paradis) to approve the annexation of two lots on Little Sunapee Road and Morgan Hill Road as proposed.**

**THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: Yes, Janet Kidder: Yes, Tim Paradis: Yes, Marianne McEnrue: Yes, Joe Kubit: Yes, David Royle: Yes, Katie Vedova: Yes, Paul Gorman: Yes.**

## **6. Other Business**

Chair Gorman stated that the town is changing the clothing drop off company at the Transfer station. This is considered a governmental use with no substantial change so approval by the Planning Board is not required. Selectman Kidder would like to see a picture of the new shed being proposed. Katie Vedova would like to know what the process was for choosing this new company. Chair Gorman stated they would get information out to the Planning Board members and although they can provide input, they do not have any authority regarding this.

## **7. Correspondence Received**

### **Upper Valley Lake Sunapee Regional Planning Commission-Ten Year Plan: Regional Project Solicitation & Prioritization Process**

Adam Ricker stated that every two years, the department of transportation undertakes the ten year plan where they set out the long range transportation plan for the state. The Regional Planning Commission is in charge of vetting these projects for our region and scoring them through the transportation advisory committee. All the communities in our region have representatives and our representative for New London is David Kidder. They are in the initial stages of asking communities for potential project submissions. This would involve state eligible bridges and roads not local projects. Please let Adam Ricker know if you have any suggestions and he will coordinate with Public Works Director Bob Harrington and Town Administrator Kim Hallquist to submit a coordinated response from the town.

## **8. Future Meeting Dates**

Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. The next meeting schedule for Tuesday, May 26, 2020. Adam Ricker discussed the summer meeting schedule. The proposed dates are the second Tuesday's of the month so would be June 9, July 14 and August 11, 2020.

## **Motion to Adjourn**

**IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 7:44PM.

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London