



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Whipple Memorial Hall

May 14, 2019 – 6:30PM

PRESENT: Paul Gorman (Chair), Janet Kidder, Marianne McEnrue, David Royle, Jeremy Bonin, Bill Dietrich, Paul Vance, Joseph Kubit

MEMBERS ABSENT: Tim Paradis

OTHERS PRESENT: Adam Ricker, Town Planner, Pete Blakeman, Harry Snow, Bruce Hudson, Lindsey Holmes, Tom McCue, Wayne Morrill, Mike Black, Eric Anderson, Joe Hogan

1. SITE WALK – Snow, Harry, III, 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 site walk was conducted prior to the continued Public Hearing this evening.

During the site walk the board focused on the boundary of 63 Cottage Lane with the abutting property on Gould Road. The applicant showed the participants where the 20' no cut line extended into the property. Mr. Snow discussed the planting plan with the board and what the original condition of the land was. Mr. Snow informed the board and public that he was proposing to move the driveway to 63 Cottage Lane so that the asphalt would be removed from the buffer and the plantings could be added. The site walk concluded at 5:45 PM and the meeting was recessed until 6:30 PM.

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

3. Review of minutes: April 9, 2019& April 23, 2019

IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) TO APPROVE THE MINUTES OF THE APRIL 9, 2019 WITH CORRECTIONS. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) TO APPROVE THE MINUTES OF THE APRIL 23, 2019 MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.

4. Public Comment- None

5. TREE CUTTING - McElwee, Andrew & Connie Trust-Located at 1026 Lakeshore Drive. Tax Map 64-010-000.Proposal to cut one (1) tree. Property located in the following overlay districts: Shore land Overlay District and Stream Overlay District. Town received the application on April 24, 2019.

George Pellettieri attended the meeting to discuss the request to remove a hazardous tree on the property. Currently the cell count is 30 and after the removal of the tree it will drop to 25 points which meets the regulations. In addition, they have a very extensive planting plan for new plant material that is being added throughout the project. Most of the project represents a shore land restoration. The tree is a large hemlock and has already been removed due to concern about its

stability. It was leaning so was declared a hazardous tree and for safety reasons was taken down. Adam Ricker asked Mr. Pellettieri for pictures of the leaning tree to add to the file.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) TO APPROVE. THE MOTION WAS APPROVED UNANIMOUSLY.

6. **TREE CUTTING** - Pope, John H Trust-Located at 98 High Pine Lane. Tax Map 044-010-000. Proposal to cut four (4) trees. Property located in the following overlay districts: Shore land Overlay District and Stream Overlay District. Town received the application on April 30, 2019.

Tom Conway attended the meeting to represent the Pope's and to discuss the removal of a hazardous tree. There are plenty of points still remaining after the removal of the tree. It is an 18 inch red maple that is severely rotten at the base and is leaning towards the house. The agenda lists four trees to be removed but this is an error and only one is being removed.

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

7. **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.

Peter Blakeman reviewed the changes to the plan. General areas of snow storage have been added and now there is plenty of room for it. The other discussion was about the property on the southeastern corner (#30) regarding the parking that was on Colby Sawyer property. There was previously a handshake agreement when it was originally built but there wasn't anything written. The parking area is no longer needed so it has been removed and has been seeded and mulched. The other item applicable to all the properties were the legal papers regarding reciprocal easements. A copy was sent in last week that addressed drainage, snow storage, access, utilities and trash removal. A landscape plan has been drawn up for the western boundary of the property.

Adam Ricker asked Fire Chief Jay Lyon to address the variance condition placed on the property regarding fire escapes. Jay Lyon stated he has worked with Mr. Snow over many years with regards to these buildings. As they have developed, from a code compliance standpoint, there are sometimes deficiencies that arise after individuals have been in them. The goal is to compartmentalize the building especially when it is multi-stories as they don't want the fire to develop on the first floor and extend up. The letter that Chief Lyon submitted is based upon the life safety code that is applicable to these buildings. If there is no compartmentalization between floors as in the past buildings, a second means of egress is needed. Because they meet the seven criteria for the life safety code, only one egress is required. Chief Lyon stated he has no issues with what is being proposed and what is on the building site. He and Mr. Snow went through all the buildings, he inspected all the units and they meet all applicable codes and standards.

Marianne McEnrue asked about plantings and asked if an agreement had been reached between the abutter and the applicant. Mr. Blakeman replied no. They propose to install plants as seen on the landscape plan and move the driveway outside of the buffer.

Ms. McEnrue asked about the two parking spots that will be converted to a single ADA accessible spot that will allow access by emergency vehicles. No other parking or snow storage will be allowed at this location. She wanted an explanation as she assumed this spot would be used for ADA parking

use, not emergency vehicles. Mr. Blakeman stated that this was a result of a discussion with the fire chief as far as access into the driveway. This allows the appropriate fire truck turning radius and they converted one of the parking spots into an aisle that can be used for handicap parking and the spot next to it is ADA parking.

Ms. McEnrue asked about the revised planting plan. Mr. Blakeman stated the plan was revised but the original date was not changed. The planting plan has not changed. He will confirm with Mr. Ricker that he has the correct plan.

Ms. McEnrue asked about green space and noticed that there are three areas that are below 50% which is required. She understands the town can make an exception but would like to know why this is the case. Mr. Blakeman stated this is an existing development and they weren't going to go through and remove pavement for more green space. Ms. McEnrue is concerned about the amount of asphalt and stated there will be children living in these buildings. Where will they play? Mr. Snow commented that this development was not originally designed for this. The town has its own recreational facilities where kids can play which are easily within walking distance. They have made an attempt to create areas for this and all of the buildings are tied in with paved connecting paths between each building. They do have discretion when leasing the buildings and some lend themselves more towards families.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) TO APPROVE 33 COTTAGE LANE. THE MOTION WAS APPROVED UNANIMOUSLY.

8. 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.

Jeremy Bonin stated there is 6-8 feet of elevation difference. The Pellettieri planting shows a 7 to 8 foot tree which basically provides very little separation between the properties so he is questioning the size of the trees being proposed along that edge. These trees will provide some buffer but as the hemlocks get taller the lower branches will cease and although the canopy of the tree will provide a buffer, below you will see through the trees.

Mr. Bonin stated the abutter's proposal is to add a fence and feels the fence will provide more visual separation from headlights. The plantings plan shows a very thin strip of trees. As the hemlocks grow, the canopy will be above the sight line so will not help.

Mr. Snow stated that at the site visit earlier tonight it was shown that the no cut or buffer zone was originally very sparse. He felt there was plenty of evidence that in some areas there is more than 20 feet of undisturbed area. The property never had a "blind" that you couldn't see through and he doesn't think that it was ever the Planning Boards intent to have that. This never had any type of heavy year round evergreen growth. What he has proposed has gone way above what was originally there in trying to create a reasonable buffer. The trees proposed will create a decent blind. They have tried to work with the Holmes but the proposals they suggested were extreme. At one point, they were trying to get them to plant 95 feet of solid buffer. They also discussed a cash proposal, a combination of cash and plantings and moving the driveway pavement. Mr. Snow considered all of these proposals and decided it would be best to deal with everything within the confines of his own lot and continue with the planting as proposed in his latest design. Mr. Snow also pointed out that they are in the middle of town and everywhere around them there are property lines that don't have tree line buffers. He also stated that he has owned the property for over 20 years and has never had a

complaint until recently. He feels he has made a real attempt to solve this problem. They have ordered the trees and will plant them this spring. Mr. Bonin stated he was questioning whether what Mr. Snow was planning would work as well as the fence that was discussed at the last meeting. There will be headlights coming around the corner, from the parking lot and there would be visual connection to the abutter's property. Mr. Snow replied that the fence is off the table with the amount of plantings he is dealing with. He may be open to doing something in that particular area that would accommodate them better.

Jason Reimers with DCM Environmental Land Law attended the meeting representing Lindsey Holmes. Mr. Reimers asked for the original site plan to be referenced since on that plan there was plantings all along the back of lot 10 and about 2/3 of the way along 10.1. That plan has a note near the driveway turn saying there will be a double row to screen for headlights. The current site plan does not have that note and has taken away the second row of trees. The new site plan refers to the Pellettieri plan which has only a single row of trees. They also had the same concerns as Mr. Bonin with regards to the plantings being down low and not providing any screening. He would like to see the Pellettieri plan implemented but also add in what Mr. Snow originally offered which is a double row in that one part, which would be about seven trees. He would like trees planted that are an appropriate size so they provide screening. They also ask that maintenance of these trees be the responsibility of the HOA. They also ask that certificates of occupancy not be issued until this is completed to ensure it all gets done. Adam Ricker responded that prior to anyone moving in, Mr. Snow would be required to have an inspection with the Zoning Administrator for a certificate of zoning compliance. All aspects of the site plan would have to be complete prior to the zoning administrator signing off. As far as a fence goes, they would rather have a double row of trees in that area. They agree that there aren't wooded buffers between all houses but there is a big difference between a neighborhood of single family homes and looking at several apartment buildings. Ms. Holmes was fine with a double row of trees rather than the single row and a fence as long as the trees are an appropriate height. Mr. Snow preferred to put in a double row of trees that are 7-8 feet tall.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve 63 Cottage Lane per the Pellettieri Associates, Inc. plan with the addition of seven arborvitae trees in a double row at the turn radius of the paved driveway. THE MOTION WAS APPROVED UNANIMOUSLY.

9. 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.

IT WAS MOVED (Janet Kidder) AND SECONDED (Paul Vance) to approve 68 Cottage Lane. THE MOTION WAS APPROVED UNANIMOUSLY.

10. 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.

IT WAS MOVED (Joe Kubit) AND SECONDED (Jeremy Bonin) to approve 54 Cottage Lane. THE MOTION WAS APPROVED UNANIMOUSLY.

11. 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.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to approve 42 Cottage Lane. THE MOTION WAS APPROVED UNANIMOUSLY.

12. 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.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Bill Dietrich) to approve 30 Cottage Lane. THE MOTION WAS APPROVED UNANIMOUSLY.

13. PUBLIC HEARING –Woodcrest Village LLC –Final Site Plan Review Located at 356 Main Street, Tax Map 084-008-000. 1.15 +/-acres. Zoned Commercial (COMM). The applicant is applying to construct a 336 square foot shed that measures 14’x24’ with a height of 13’6”. The Town received the application on April 18, 2019.

Bethany Brenner, the Executive Director of Woodcrest Village attended the meeting. She would like to request a storage shed that is 14W X 24L and 13 feet high to be constructed by Reeds Ferry. This will abut the town green near the information booth and will adhere to the 10 foot side setback. This will be used to store seasonal deck furniture. There will not be any external lighting. As far as esthetics, Ms. Brenner picked a Victorian A frame shed because it will blend in with the rooflines on the current buildings. It will be white vinyl with green shutters. Joe Kubit is an abutter and has no objections.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to approve the request. THE MOTION WAS APPROVED UNANIMOUSLY. Joe Kubit abstained from the vote.

14. PUBLIC HEARING –Continuum Health Services, Inc. –Final Site Plan Review and Subdivision for Planned Unit Development. Located at Country Road and Parkside Road Tax Map 072-017-000, 43.39 +/-acres. Zoned Urban Residential (R-1). The applicant proposes to amend the approval for development of a Retirement Care Community. The Town received the application on April 23, 2019. The proposed changes to the Site Plan include:

- Reduce the size of the main building from 147,000 sqft to 130,000 sqft.
- Reduce the number of cottages from 33 to 30 units.
- Amend the number of each unit type, with the overall number of units staying the same at 139 units with 20 Memory Care, 40 Assisted Living, 49 Independent Living Apartment, and 30 Independent Living Cottages
- Update the drainage plan to reflect the changes required by NH DES for the Alteration of Terrain Permit
- Modify the Memory Care Garden per the new building footprint.

- f. Upgrade the waterline from the Hospital to Parkside Road per the request of the New London/Springfield Water Precinct.
- g. The addition of two covered pedestrian bridges to eliminate impact to wetlands with sidewalk crossings.
- h. Install irrigation wells
- i. Modify roadway cross-section to add 6" of crushed glass to the bottom of the gravel sub-base, per request of the New London Department of Public Works.

The Planning Board is being asked to make amendments to the original submission with regards to the Continuum Development. Wayne Morrill from Jones & Beach Engineers stated that after they received approval from the Planning Board, they still needed to get approval from NH DES Wetlands and Alteration of Terrain. There were some minor modifications made to the location of some of the cottages and they ended up removing three cottages. NH DES felt they were too close to wetlands. They increased the amount of units in the large building.

1. The large building that was originally 147,000 square feet is now 130,000 square feet. That change was a result of internal modifications to make the building more functional.
2. The number of cottages went from 33 to 30.
3. The unit types - there were 28 Memory Care units, there are now 20. They were approved for 47 Assisted Living and will now have 40. They were approved for 39 Independent Living units and now have 49. This increases it to 109 units. With the 30 cottages, they were previously approved for 139 and are still proposing 139. A number of the cottages now have two car garages.
4. Updated Drainage Plan - much of this dealt with wetland buffers and the type of treatment onsite. It is still the same treatment areas that were seen previously but have been enhanced. They have obtained their wetlands permit and alteration of terrain permit for this project and have been given to the town planner.
5. The memory care garden has been modified due to the new building footprint. It used to be horse shoe shaped but is now runs along the backside of the building and is more rectangular. It still has walkways and multiple fences and sensory features.
6. In working with the water precinct, the developer will now add 980 linear feet of 8 inch water line from the hospital to Parkside road.
7. Two pedestrian covered bridges with no impact to the wetlands for sidewalk crossings. A covered bridge will connect to the hospital and then behind the memory care building, another covered bridge will go to the cul de sac.
8. The addition of irrigation wells onto the plans. In working with the water precinct, there are times when no water is allowed for watering lawns or cars in summer months. They have a lot of money invested in landscaping, trees and plants and they need to be sure it survives. They installed irrigation wells on the property so they have their own water system for this.
9. A road cross section has been modified to add 6 inches of crushed glass to the bottom of the sub base as discussed with the New London Department of Public Works. They had a geo tech engineer work with DPW and will use this product under the cross section of the gravel on their roadways. Any deep fills or anything below a normal cross section will use this crushed glass as a stable base.

Adam Ricker met with Will Davis of Horizon's Engineers and went over changes. Mr. Davis felt that it didn't need further review and approved.

Selectman Kidder asked when construction will start. Mike Black replied that they are hoping to start the road work August 1, 2019 and start putting the foundation in for the large building in October, 2019.

It is still too early to know what the cost of these units will be.

The manager at Lyon Brook Condominiums stated that they have been working for months on a Memo of Understanding with Continuum. It was finally signed today by Continuum after several months and stated they haven't been getting a lot of communication from them. The concern is that with the changes mentioned above, there would be changes to drainage that would affect them. There was also concern that a gravel road on the plan is on Lyon Brook property. Wayne Morrill responded that they created larger buffers to wetlands and better treatments but there were no drainage revisions near Lyon Brook. The gravel access road is on Continuum property. Another Lyon Brook resident expressed her concern about the lack of cooperation they have seen from Continuum once everything was approved by the Planning Board. She hopes this will not continue.

Joe Hogan responded that it their intent to be good neighbors. It's not that they don't want to cooperate but thought it was a legal matter being dealt with by attorneys. After discussion it was decided that better communication would be helpful. Chair Gorman suggested that the two organizations set up a regular meeting to discuss issues.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Jeremy Bonin) to approve subject to conditions imposed at the December 11, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

15. CONCEPTUAL –Continuum Development –Workforce Housing Development. Located at Newport Road and 166 County Road. Tax Map 059-014-000 (3.1 +/-acres) and 059-018-000(1.35 +/- acres). Zoned Residential (R2). Developer is discussing the proposal to merge the two lots and build a development of townhouse style Workforce Housing.

This agenda item will be deferred to a future meeting.

16. Master Plan

Jeremy Bonin stated that 560 questionnaires have been completed with over two weeks left to submit.

Adam Ricker stated that the facilitator training date will be May 29, 2019. It will be from 9-4 at the library.

17. Future Meeting Dates: Adam Ricker distributed a copy of the Planning Board meeting dates until the end of the year. Next meeting schedule for Tuesday, May 28, 2019.

18. Motion to Adjourn

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

The meeting adjourned at 8:53pm

Planning Board
Minutes of May 14, 2019

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London