



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD**

**May 22, 2018**

**Meeting Minutes**

**Whipple Hall**

**6:30 PM**

**PRESENT:** Paul Gorman (Chair), Janet Kidder, Tim Paradis, Elizabeth Meller, Jeremy Bonin, Bill Dietrich, Maryann McEnrue, Paul Vance, David Royle (Alt), Joseph Kubit

**MEMBERS ABSENT:** None

**OTHERS PRESENT:**

Adam Ricker, Town Planner

Doug Lyon, Chair of New London Hospital Board of Trustees

Wayne Morrill, Jones & Beach Engineering

Michael Black, Continuum Development

Bruce King, CEO, New London Hospital

1. **Call to Order** – Chair Gorman called the meeting to order at 6:30pm. It was requested that it be made clear who would be voting members this evening: Elizabeth Meller: Yes (with the exception of agenda item #6), Janet Kidder: Yes, Jeremy Bonin: Yes, Tim Paradis: Yes, Paul Gorman: Yes, Bill Dietrich: Yes, Maryann McEnrue: No, Joseph Kubit (will be voting on agenda item #6): Yes, David Royle: No

2. **Review of minutes:** May 8, 2018 meeting.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Elizabeth Meller) to approve the minutes of the May 8, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY**

3. **Public Comment-** None

4. **CONCEPTUAL – Wendling, Mark & Marilyn – Lot Line Adjustment.** Located at 31 Pingree Road. Tax Map 036-005-000. 1.4 +/- acres. Zoned Residential (R2). The property owner would like to discuss the possibility of adjusting their lot line to include the land that is currently used for their driveway via Right-of-Way on property owned by Welch, Ronald at 036-006-000, 3.62 +/- acres. Mark Wendling attended to request a lot line adjustment. He currently has an easement on the adjoining property to use their driveway via right of way and this is recorded on both of their deeds. Mr. Wendling would like to purchase 130 feet of property so the entire driveway is on his property. He has discussed this with the neighbor.

He would like the surveyor to survey just the new line. Jeremy Bonin asked if there was an existing survey of the current property. Mr. Wendling is unsure if it is a current survey, there is an old one in the file.

Adam Ricker stated that once Mr. Wendling has his survey for where the adjusted line is going to be, it can be submitted with the lot line adjustment application.

The board can choose to waiver a survey of the area that is not impacted by the change in boundary line. The piece that is changing needs the survey so the part that is surveyed is what is impacted by the lot line adjustment. A legal description of the two lots is required.

**5. PUBLIC HEARING – King, Preston & Christine - FINAL SITE PLAN REVIEW – Home Business.** Located at 295 Andover Road. Tax Map 098-033-000. 2.1 +/- acres. Zoned Agricultural/Rural Residential (ARR). Applicant is applying to use a 288 square foot enclosed porch for their shade and blind business. The area would be used to house product samples and would be open by appointment only. Town received the application on April 16, 2018.

Preston and Kristine King attended the meeting to request the use of an enclosed porch for their custom window treatment business. They are essentially a shop at home company and they bring samples to the customer's home. On occasion they have a need to show samples or have customer's drop samples back off to them. They would like to use the front sun porch as their showroom. There won't need to make any changes to the property but will be putting up a sign in front of the house. The sign permit has been submitted. The showroom area will be 9 X 32 feet. Parking will be in the main driveway. They don't envision more than 1-2 cars in addition their own at any time, as it will be by appointment only. This is for the interim only as they are considering opening a business in town. They anticipate customers come to their home once a week and would be during normal work hours.

Elizabeth Meller asked if they had spoken to the neighbors about this plan and are there neighbors close by. Mr. King stated that they haven't spoken to them and they aren't close but they had been sent an abutter's letter notifying them.

There will be no additional lighting installed as appointments will be scheduled during the day.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Elizabeth Meller) to approve the request to allow the use of the enclosed porch for their home business. THE MOTION WAS APPROVED UNANIMOUSLY.**

**6. PUBLIC HEARING – Continuum Development, LLC - PRELIMINARY SITE PLAN REVIEW and SUBDIVISION for PLANNED UNIT DEVELOPMENT.** Located at Country Road and Parkside Road Tax Map 072-017-000, 50.02 +/- acres. Zoned Urban Residential (R-1). The applicant proposes the development of a Retirement Care Community. The community would consist of a four-level building comprised of 20 memory care units, 25 independent living units, and 50 assisted living units. Additionally, the development proposes 33 cottage style independent living condominiums. The plans include the construction of an internal road network for vehicles and pedestrians. Town received the application on May 1, 2018.

Doug Lyon, Chair of the New London Hospital Board of Trustees introduced the development of a Senior Living Community (SLC) in New London. As a Trustee he has a responsibility to pay attention to the financial health of the hospital and this project will turn a non-performing asset, 40 acres of land adjacent to the New London Hospital campus, into a new revenue stream for the hospital. This idea goes back many years but New London has always been considered too small of a market for a traditional continuing care retirement community. The evolution of the Senior Care model now makes the project more financially feasible. Tonight, the topic is the site plan, not the program of the SLC.

As a New London resident and former Selectman, he has a long affiliation with both the College and the Hospital. Both face financial challenges in the current environment and this project will help. It will provide a stronger patient base for the hospital and an opportunity for innovative care strategies in partnership with the new Senior Living Community. For the College it will provide additional educational opportunities for the nursing program, which is one of the most popular majors. A Senior Living facility will allow many of our citizens to get the care they need without moving out of New London. We are losing too many of our long-time residents because we can't provide the kind of facility they want. It will also provide for some, an alternative to the traditional nursing home. This will help compensate for the necessity of closing the Clough Center because we could not sustain losing 1.2 million dollars a year. The Senior Living Community has the potential to become the third largest employer in New London with as many of 100 full and part time jobs. He also believes this project will become a

valuable community resource by building partnerships with other local organizations like COA, VNA, The Outing Club and the Town Recreation department.

This is not an easy site to develop and considerable funds have already been spent. Knowing this, Mr. Lyon is asking that the board allow them to pay the application fee when the permit is issued, as opposed to up front.

Wayne Morrill from Jones and Beach Engineering attended to provide the site plan review of the proposed Senior Living Community. They were here about 6 or 7 months ago to present the conceptual of the project. Since that time, they have worked on establishing one driveway to capture an all-season site distance for the hospital and the proposed SLC. They tried to lay out the structures and create upland communities to avoid wetlands. Sidewalks will be extended from the Recreation Center down to the driveway and have pedestrian access into the development. They will have ADA accessible walk ways that are available from the independent and assisted living units.

They discussed with the Conservation Commission to integrate the trail network into the project as well. They will create recreation areas that you can walk to within the development. The Wetland impact is around 75-100 square feet and there are some steep slopes. They will be going before the zoning board for relief on these issues as well as for the height on the independent living building as it exceeds the height requirement.

They have met with the Fire department Chief Jay Lyon, and all the buildings they are constructing will have sprinkler systems.

They have worked with their landscaping architects and lighting consultants. All the lighting will be downcast and LED ornamental fixtures. They want to ensure it is inviting and has character.

Selectmen Kidder asked if there were sidewalks throughout the whole project. The original proposal was to have roadways that were large with a four-foot walkway. It was noted that the preference would be to have a set sidewalk with set granite curbs instead. Selectman Kidder was concerned about the safety of people walking in the roadway.

Adam Ricker compiled a list of requirements still needed:

- Complete set of drainage details
- Complete lighting plan
- All signage represented on site plan (Street, stop signs)
- Complete landscaping plan (bring the most complete plan)
- Summarized parking plan – Collective total
- Fire Hydrant spacing – confirmation they are spaced 500 feet or less
- Sidewalks for Pedestrian Safety that include curbing
- Snow Storage - label the overall calculation
- Diagram of loading and unloading service areas for deliveries
- Dumpster system

Chair Gorman stated that it is his understanding that a piece of this property will be retained by the hospital. It was clarified that yes, they will subdivide, and the piece of commercial land will be retained by the hospital. That application for the site plan and the application to subdivide will be submitted at the same time.

Mr. Morrill asked what types of studies they will want to see. Chair Gorman stated they will definitely want a comprehensive traffic study done.

Tim Paradis asked about the timeline. Mike Black from Continuum answered that they will do phase 1 which is the assisted living building first. The next phases would be the cottages. If the cottages all sell

quickly, the phases could be done simultaneously. There will be 33 Cottages, 25 memory care units, 50 Assisted Living and 25 Independent Living units.

Bob Bowers asked about a sidewalk system coming up to County Road and along County Road. Mr. Black stated that at this point this hasn't been addressed. Mr. Bowers stated that he thinks for the people living in that development it would be important to have a sidewalk that goes to the doctor's offices and the hospital. Mr. Black stated they will take this into consideration.

It was asked if the water/sewer supply would be adequate for their needs and Mr. Black responded yes.

A resident asked what has changed to make this project feasible when it hasn't been in the past. This is due to increase in population of 55 and older residents. Continuum will be the property managers.

Thru traffic was discussed and asked if it would be an issue. Continuum is trying to set it up so it is inconvenient to go fast through the development.

Bruce Hudson inquired about cul de sacs and the turning radius for fire trucks. There is sufficient room factored in for these properties.

Selectman Kidder asked about the calculation for parking and how many are allocated for residents and how many for support staff. They will get that information for next time.

They anticipate the project taking a year and a half once it's been approved.

It was asked what this project may do to future growth of the hospital. Bruce King, CEO of New London Hospital responded that this is in part why they are retaining the commercial piece of property and they also have a parcel on Parkside drive for potential expansion.

They will now go before the Zoning Board of Adjustment to address the issues of height, wetlands and steep slopes. They will need waivers for these. Once this is done, they will come back before the Planning Board.

## **7. Other Business - None**

## **8. Master Plan Update**

The Master Planning committee met this morning and completed the drafting of the questionnaire. There is a meeting scheduled for June 26, 2018 where they will get the final approval. The committee talked with Colby Sawyer College, the Hospital and the Chamber of Commerce to get their input into this process and ask what kind of questions they should use. They tried to make it brief and to ask questions that address issues that pertain to the residents of New London.

CIP – Another responsibility the Planning Board has is the Capital Improvement Plan which is the process that identifies a prioritized list of projects that the town should pursue. A meeting will be held on May 29, 2018 that is an organizational meeting for the CIP process. The two issues that will be addressed are the Transfer Station and Whipple Hall. Reviews are being done for both of these.

Regional Planning Committee – Elizabeth Meller reported that at a recent RPC meeting, a presentation was given on the open data system that the planning commission has which enables each town to add any kind of data they want to the region. If you want to access information, you will no longer be bound to only the information available for your town. Each town can add their data and anyone can use it.

## **9. Correspondence Received - None**

10. **Future Meeting Dates:** The next meeting is scheduled for Tuesday June 26, 2018. There will be a training session on July 10, 2018 in Whipple Hall. Adam Ricker will distribute a current schedule for upcoming meetings.

11. **Motion to Adjourn**

**IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to adjourn.  
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 8:01 PM

Respectfully submitted,

Trina Dawson  
Recording Secretary  
Town of New London