



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
May 26, 2020 – 6:30PM via Zoom

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 platform Zoom.us.

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

MEMBERS ABSENT: Katie Vedova

OTHERS PRESENT: Adam Ricker, Town Planner, Ann Page, Rick Stecker, Dorothy Dogan, Frank Anzalone, Benjamin Barton, Rose Vernalia, Pamela Callahan, Edward Ordman, Tory Lambert, Heidi Tobin

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, Jeremy Bonin and Paul Gorman.

2. Review of minutes: May 12, 2020

IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) to approve the minutes of the May 12, 2020 meeting. THE MOTION WAS APPROVED UNANIMOUSLY. Jeremy Bonin abstained from voting as he was not in attendance for this meeting.

3. Public Comment - None

4. Tree Cutting –Murray Pond Association–Property Located at Murray Pond Road. A Maple Sapling and an Alder Bush located on Murray Pond Association land have been cut without approval. The Murray Pond Association will present a plan for replanting the removed points.

Tory Lambert, President of Murray Pond Association attended the meeting via zoom. Mr. Lambert explained that the Murray Pond Association is a group made up of about 10 homes that has a pond and a beach on Little Lake Sunapee. The association owns title to these. The association owns a band of land around Murray Pond which is 20 feet in width and association members are encouraged to use this land and take care of it as their own even though it is technically owned by the association they are part of.

One of the issues is on lot 13 and at this location a Maple sapling was cut by the occupants last fall. The association was not aware of it. The plan is to dig out the remaining stump and replace it with a high bush blueberry.

The second issue was a black Alder bush. It was being cut back to the allowed 3 foot height and the person pruning it cut it back at the base and thinned it which is not allowed. There are still 31 points remaining in this cell.

Town Planner Adam Ricker and Zoning Administrator Nicole Gage went out last week to do a site visit of this property. They felt the replanting plan would be sufficient. Mr. Lambert commented that at the annual association meeting, he will remind the group of the rules that apply. He will also notify Adam Ricker when the blueberry bush has been planted.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY. Tim Paradis: Yes, Janet Kidder: Yes, Jeremy Bonin: Yes, Paul Vance: Yes, Paul Gorman: Yes, Joe Kubit: Yes, David Royle: Yes

5. Continuation of PUBLIC HEARING Site Plan Review–Benjamin K. Barton Trust 2019 - Located at 52 Main Street Tax Map 073-044-0-0-0. 0.91+/-acres, Zoned Commercial (C) and Urban Residential (R1). The applicant is applying the convert storage space above a garage into an apartment on the mixed-use property. The Town received the application on January 16th and continued from the February 11th Planning Board meeting.

Frank Anzalone attended the meeting via zoom representing Benjamin Barton. Mr. Anzalone will address issues that have been raised previously. He explained that Mr. Barton is hoping to convert space above his garage to a one bedroom apartment with a living room and a kitchenette. Other than a stairway for an egress in the back, there is no difference in the appearance of the structure from the outside. There is adequate parking and the utilities are more than adequate. There is no negative impact on the neighborhood.

Planning regulations require 9 parking spots and the plan that Mr. Anzalone presented shows that nine cars can park there. It is Mr. Anzalone's opinion though that it would be rare to need to have 9 cars parked there for a one bedroom apartment.

The Dogan's live at 62 Main Street and are abutters. They have concerns about drainage. Mr. Anzalone stated whether it's an apartment or storage space, it would have no effect whatsoever on the drainage/runoff. Dorothy Dogan stated there is already water coming towards their house and it is pooling. Also, the driveway is currently not finished and is pitched towards their house. They want to know what the end result will be. Mrs. Dogan stated they have lived there for two years and she is concerned they will have water in their basement as a result. She states they have never had water in their basement since moving there. Mr. Anzalone replied that he has water in his basement and so does Mr. Barton. Many years ago he was aware of someone that was going to buy the Dogan's house and chose not to because it had water in the basement. Mrs. Dogan stated they need to address the drainage issue and not blow it off. Mr. Barton has increased the elevation with the addition. It was not originally as high as it is now. Fill was also brought in.

Mr. Anzalone stated he has been onsite and there was a heavy rain storm at the time. Water does come off of the roof and the driveway but then goes into the grass and rolls downhill away from the Dogan's property. Water does not roll uphill.

Mr. Anzalone stated as part of the drainage plan they created a simple water retention system off of the edge of the driveway. This will collect the water and puts the water into the ground. If it overflows, the water will go where it goes now anyway which is down the hill. Mr. and Mrs. Dogan feel this is a reasonable solution to fix the water issue.

Edward Ordman stated they live downhill on the far side of Everett Park. Water moves underground once it soaks in and they have had trouble with water coming up through the floor of their cellar. The solution was drains and a sump pump. Due to the addition that Mr. Barton has put on, the impervious surface has increased. Will the drainage plan that is proposed help with water that is moving underground? Mr. Anzalone stated no matter how big of a system is designed there will be a bigger storm. They've taken guidance from the planning regulations and designed a system to support not only the existing impermeable surface that is already there but also the addition and the driveway.

Mr. Anzalone responded that the system that was proposed is designed to collect the water coming off the roof and the water coming off the driveway. All the houses along this road have water in their basement and this will not stop that but it will deal with the water on Mr. Barton's property. It is the nature of the homes along that road.

Rick Stecker reported he has seen water build up on that property and the concern is real. He stated there is water in his back yard from Main Street causing constant problems. Mr. Stecker stated that his property has been ignored throughout this whole process. He has an issue with proximity and the fact that the addition was originally supposed to be storage space. Now there will be additional noise, and potentially pets and guests. Chair Gorman stated there isn't anything that can be done with regards to proximity. Mr. Stecker would like to request that arborvitae trees be installed along the fence and towards Main Street. They should be planted six feet apart and they are not expensive. They will create a barrier. Mr. Anzalone stated he would recommend adding arborvitae, 16 on center which would require 5 trees and this would hide the back of the house.

Dorothy Dogan asked if there could be a few Arborvitae trees or bushes planted to soften the egress area of the house. Mr. Anzalone stated if the board decides that a few arborvitae are required, so be it.

Ms. Dogan also addressed the lighting on Mr. Barton's garage. There is one spotlight that shines very bright into the back of her house. Can the lights be pointed down? Mr. Anzalone stated he will look at the lighting and it may just need to be redirected. He will have Mr. Barton take care of it.

Mr. Stecker asked how far the fire escape is from his property. Mr. Anzalone responded that it is well outside the setback. At the closest point it is 11 feet and the next closed point is 17 feet.

Jeremy Bonin stated that what Mr. Anzalone has presented is a change of use. It was storage space that is now going to be converted into an apartment. By the request of the fire chief a second means of egress is being added. In addition to the change of use application, the applicant is addressing concerns that have been raised with a detention swale with an overflow outlet leading to the back of the property has been designed at a 25 year storm level. Additionally some water issues on Main Street have been addressed. Mr. Bonin is asking if the town or the state is going to address the issues on Main Street further. Mr. Anzalone stated they made an attempt but he is unsure if there are plans to address this.

Adam Ricker commented that Public Works Department Director Bob Harrington has reviewed the proposed drainage plan and is satisfied with it.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (David Royle) to approve the proposed final site plan submitted with the following conditions:

- 1. To adjust the spotlight not to point to the neighbor's house to the south**
- 2. Two bushes will be planted south of the egress stairs**

- 3. Five green giant arborvitaes will be planted at six feet on center to start where the tree line ends and fill the gap along the northern property line.**

THE MOTION WAS APPROVED UNANIMOUSLY. Tim Paradis: Yes, Janet Kidder: Yes, Jeremy Bonin: Yes, Paul Vance: Yes, Paul Gorman: Yes, Joe Kubit: Yes, David Royle: Yes

6. Other Business

A Master Plan meeting has been scheduled for June 4, 2020 at 8:30am. Chair Gorman wants to move ahead with all the work that has been done and would like to create an action plan that will help with this.

- 7. Future Meeting Dates:** The next Planning Board meeting is scheduled for Tuesday, June 9th, 2020.

Motion to Adjourn

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Tim Paradis) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 8:11PM.

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London