

NEW LONDON MASTER PLAN STEERING COMMITTEE

MEETING MINUTES

Tuesday, May 8, 2018

8:30 AM

**PRESENT:** Paul Gorman, Janet Kidder, Mark Vernon, Bill Dietrich, Jeremy Bonin & Tim Paradis,

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Adam Ricker-Planner

- 1. Call to Order:** Jeremy Bonin called the meeting to order at 8:30 am.
- 2. Survey Discussion:** The group discussed the survey questions that would be included in the Master Plan. The working document of survey questions is attached to these minutes with the text in blue representing what was discussed at the meeting.
- 3. Next Meeting:** The next meeting is schedule for May 22 at 8:30
- 4. Adjourn:** Jeremy Bonin, motioned to adjourn, Janet Kidder seconded. Meeting adjourned at 10:35 am.

Respectfully submitted,

Adam Ricker  
Town Planner  
Town of New London

**Key: blue text – recent change in process/need of approval or attention**

**black text – completed/approved revision**

**highlighted text – needs data/attention**

**POTENTIAL QUESTIONS FOR TOWN SURVEY (revised 05.15.2018)**

**INTRODUCTION:**

The Master Plan Survey provides the public with the opportunity to weigh in on topics in New London as they pertain to development. The Master Plan is the document that guides the Planning Board in the development of the zoning ordinance, site plan regulations and subdivision regulations.

The total year-round population of New London according to the 2016 American Community Survey is 4,595 with a total of 2,303 housing units, 521 of which are considered seasonal or recreational use only. Colby-Sawyer College is a large presence in New London with a 2017 student enrollment of 1,043.

*Please consider in your responses, that typically expansions of services, utilities, buildings, etc. require funds and may result in ???.*

We hope that you take the time to complete the survey, we estimate it takes XX minutes to complete. In addition to the survey, the Master Plan Committee will be holding planning charrettes in the summer/fall of 2018 and we encourage you to participate in those as well.

**TOWN CHARACTER AND GROWTH**

**Question #1:** Please rate the importance of each attribute you feel contribute to making New London a desirable and unique place to live and/or work:

Very Important - Important - Not Important - No Opinion

- Small town atmosphere (Village center, New England charm, sense of community, etc.)
- Availability of outdoor & indoor recreational activities
- Availability of commercial goods & professional services (shops, restaurants, health care, legal, etc.)
- Landmarks, historic buildings
- Scenic views/vistas, ridgelines
- Rural quality, agricultural/open fields, stone walls, tree lines, charming rural roads
- Lakes, wetlands, marshes, bogs
- Mix of commercial and residential main street
- Colby Sawyer campus/buildings
- Elementary School
- New London Hospital

**Question #2:** Please rate the importance of each of the following objectives in planning for the future of New London over the next fifteen years:

Very Important - Important - Not Important - No Opinion

- Attract a more balanced mix of resident age groups
- Attract commercial and professional services
- Attract tourist (seasonal, outdoor recreational) business
- Attract clean, non-polluting light or high-tech businesses

**RESIDENTIAL AND COMMERCIAL LAND USE:** (Note: should include a map)

**Question #1** Rank in importance the types of development that you would like to see in New London. (1, 2, 3, 4, 5) one being the most important and five being the least important.

\_Residential \_Commercial \_Light Industry \_Business \_Agriculture

**Question #2:** In what part(s) of Town would you support additional area(s) to be zoned for commercial use?

*Note: Existing commercially zoned areas include: Main St. from Seamans Rd. to Parkside Rd. (from the*

*Police Station to Peter Christian's); Newport Rd. from Little Sunapee Rd. to the Post Office; and, the center of Elkins (from Elkins Chapel to Hillcrest drive).*

- No further commercial development
- Anywhere in Town
- Only where there is access to public water and sewer service
- Behind existing commercial zone on Main Street towards Barrett Rd. between the Village Green Shops and Parkside Rd.
- Main St. between Parkside and Little Sunapee Rd.
- Elkins area
- Route 11 between Main and Seamans
- Around the I-89 interchanges
- Along State highways and major town roads

**Question # 3:** If additional area were zoned for commercial/industrial development in New London, which types of uses would you prefer to see? Where? (Note: reference map)

- Shops, restaurants, retail sales, retail services
- Businesses, professional offices, banks
- Filling stations, repair garages (by special exception)
- Light industry, wholesale establishments (by special exception)
- Theaters, halls, clubs (by special exception)
- Other?

**Question #4:** New London is currently at approximately ??% buildout for population, what additional types of housing opportunities, besides single-family homes, should be supported in the town? Please rank (1, 2, 3, 4, 5, etc.) one being the most important and five being the least important.

- Housing for elderly
- Apartments
- Condominiums
- Cluster Developments
- Detached Accessory Dwelling Units
- Tiny Houses
- Mobile/Manufactured Homes

**Question #5:** Workforce housing is housing affordable to all income levels and generally applies to mortgage or rent, insurance and taxes being no more than 30 percent of a household income.

Do you think there is a need for workforce housing for people who work in New London such as police, firefighters, teachers, health care providers, etc.?

Very Important - Important - Not Important - No Opinion

**Question #6:** If important, please indicate your level of support for the following methods of how New London could address the need to accommodate housing for people who work in Town?

[Expand opportunities for "Mother in-law"](#)

[Provide a density increase for workforce housing](#)

Expand opportunities for rental units  
Encourage housing over businesses  
Encourage infill, redevelopment projects

#### **TRANSPORTATION AND PARKING**

**Question #1:** Do you support expanding public transportation to major regional transportation hubs such as Lebanon/Hannover, Manchester and Concord?

**Question #2:** Do you support developing a local transportation center in New London?

**Question #3:** Do you have concerns about traffic speeds? If so, where?

**Question #4:** Do you feel there is sufficient parking in New London? If not, where is parking a concern?

???

???

???

???

**Question #5:** Do you use the Park & Ride for the Coach or carpooling? Assuming expansion of the existing Park & Ride is not possible, would you use a secondary lot if it were within 2 miles?

**Question #6:** Do you feel New London needs more sidewalks?

If yes, please rank in importance the locations you would like to be extended (1, 2, 3, etc.) one being the most important and five being the least important. (provide map)

???

???

???

???

**Question #7:** What type of improvements for pedestrian and bicycle conditions do you support?

- Bike racks in public/town owned destinations (i.e. Town Offices/Town Green, etc.)
- Incentives for bike racks on privately owned properties
- Multi-Use Paths allow multiple uses such as walkers, runners, & mountain bikers
- Increasing the network of hiking and walking trails in the rural parts of the community
- Bike Paths that are separate paved paths for bike use only that are built off-road

#### **CONSERVATION & NATURAL RESOURCES**

**Question #1:** New London has approximately 11% of its land protected, 25% is the ? goal. Do you support continued efforts by the Town to protect land that is considered significant to the Town's character (i.e. the Philbrick-Cricenti Bog and the Town Common)? If yes do you support seeking additional land acquisitions?

**Question #2:** Given Article 19, the Town is working toward sustainability and resiliency in its own operations (i.e. energy conservation, emergency preparedness...) and promoting sustainable and resilient practices on a town-wide basis. Should the Town utilize its available natural resources for alternative energy sources such as solar, wind, geothermal and biomass for the purposes of powering and heating municipal facilities?

#### **PUBLIC FACILITIES AND SERVICES**

**Question #1:** The Town would like to encourage recycling to save tax dollars and to promote sound environmental practices. "Pay-as-you-throw" is one alternative that has greatly increased recycling and saved thousands of dollars in tipping fees in other NH towns, while generating recycling revenues. Citizens pay a minimum amount (\$1-\$3) for each bag of trash and nothing for bags of recyclables. If it made economic sense, would you support a "pay-as-you-throw" program?

**Question #2:** Do you support the concept of developing a community center in New London to serve people of all ages and provide a variety of activities?

**Question #3:** Do you support the Town actively contributing to the development of a community center?

**Question #4:** It is estimated that 40-50% of the weight of trash is food waste that could be composted. Would you compost food waste if the Town had a composting facility for food waste? (Note: The Town already has a composting facility for yard waste at the stump dump.)

**DEMOGRAPHICS:**

**Question #1:** Are you a:

- Resident property owner, or
- Nonresident property owner
- Year-round resident, or
- Part time resident
- Other \_\_\_\_\_

**Question #2:** What part of Town do you live in? (map)

**Question #3:** In what age bracket are you?

- Under 24
- 25 to 34
- 35 to 44
- 45 to 59
- 60 to 69
- 70 to 79
- 80+

**Question #4:** How far do you commute to work?

- Not applicable/retired
- Work from home
- 0-4 miles
- 5-9 miles
- 10-19 miles
- 20 miles or greater

**Question #5:** Which best describes your housing arrangement?

- Owner Occupied Single family
- Owner Occupied Condominium
- Rental