



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Regular Meeting
Tuesday, May 9, 2017
6:30 PM

PRESENT: Paul Gorman (Chair), Liz Meller, Tim Paradis, Jeremy Bonin, Janet Kidder (Selectmen's Representative), Marianne McEnrue (Alt). Casey Biuso (Alt) and Joseph Kubit (Alt).

ABSENT: Bill Dietrich (Vice Chair) and Michele Holton.

STAFF: Lucy St. John, Planning and Zoning Administrator.

OTHERS IN ATTENDANCE: Donald Griffin, New London Hospital.

CALL TO ORDER: Chair Gorman called the meeting to order at 6:30 p.m.

REVIEW OF MINUTES: April 25, 2017 meeting.

Amendments to the draft minutes, three corrections suggested:

- ✓ Page 2, to add a bullet item, motion by Jeremy Bonin, seconded by Janet Kidder agreed to speak with Kim Hallquist, Town Administrator about all the Boards having a consistent process for minutes.
- ✓ Page 5, motion by Liz Meller, seconded by Jeremy Bonin to change item III, Janet Kidder report- .. Informed the Board that the Town has gotten the sander to do the roads, corrected to read as Informed the Board that the Town has gotten a sand sweeper to do the roads.
- ✓ Page 6, motion by Jeremy Bonin, seconded by Janet Kidder, to change item D. the word Maine to May.

Motion to (Jeremy Bonin) and **SECONDED** (Liz Meller) to approve the minutes, as amended. The motion was **APPROVED UNANIMOUSLY**.

PUBLIC COMMENT: The Chair may allow public comment for items not listed on the agenda and may limit the amount of time for public comment. None.

Colby-Sawyer College Hogan Sports Facility Site Plan Application and Public Hearing. Tax Map 085-033-000. Request received to postpone the Public Hearing and review of the application to the May 23, 2017 meeting.

- ✓ Requested granted to continue to the May 23, 2017 meeting.

New London Hospital Association Site Plan Application and Public Hearing. Located at 273 County Road. Tax Map 072-016-000. Proposal to install a generator. Zoned Hospital Institutional District. Most recently discussed at the April 25, 2017 meeting. Generator Site Plan approved as presented.

Donald Griffin, CFO presented that application noting additional information to address questions about noise. He briefly reviewed the sound level decibel loudness comparison chart, noting the “noise” will be comparable to a telephone. He explained that the Hospital also sent letters to several abutters, in addition to the required certified letters mailed by the Town. He discussed the need for the generator, history of the uses of the other generators on the site, and importance during power surges.

Chair Gorman opened the Public Hearing. No members of the public in attendance. Public Hearing closed.

Motion by Liz Meller, seconded by Jeremy Bonin to approve the Site Plan for the generator as presented. Motion approved unanimously.

Pesando Trust Tree Cutting Application. Located at 54 Checkerberry Lane. Tax Map 044-032-000. Request to cut one dangerous tree. Previous tree cutting was approved April 23, 2013. Town received application May 3, 2017.

Lucy St. John noted that she had not visited the site. She commented that she spoke with Cal Felicetti, ASCA- Arborist who had prepared that application, and due to the imminent threat and safety issue with the tree, the tree needed to come down before having approval from the Board. She explained that the tree cutting application still needed to be reviewed and acted upon by the Board. The Board concurred based on the photograph submitted and explanation by staff that the tree needed to be cut.

Motion by Jeremy Bonin, seconded by Janet Kidder to approve the tree cutting application. Motion approved unanimously.

John Ryan Tree Cutting Application. Located at 295 Lamson Lane. Tax Map 062-009-000. Tree removal approved at the April 11, 2017 meeting with conditions. Staff provided a brief update, reviewing the conditions of April 11th approval. She explained that David Carey submitted a sketch April 25. She noted she had not visited the site to confirm the information submitted. The plan conveyed the points after the tree cutting to be 59 points. The Board agreed, that points were met and no further action was required by the owner.

Report from Planning Board Representatives of following Committees/Boards:
Conservation Commission, Energy Committee, Board of Selectmen, Regional Planning Commission (RPC) and Subcommittees.

Tim Paradis, Energy Committee and Conservation Committee report:

- ✓ Brief update on discussion about solar uses by the Town, on Town property and meeting with solar vendor; next Conservation Commission meeting on May 17th; Conservation Commission updating trail maps, and update on the trail by the Hospital.

Janet Kidder, Board of Selectmen (BOS) representative report:

- ✓ Accessory Dwelling Unit (ADU) Conditional Use Permit (CUP) fee established per recommendation of the Planning Board approved to be \$100.00
- ✓ Accepted funds from Dartmouth Coach for cameras at the Park-n-Ride lot, and feed to the Police Station.
- ✓ Welcome to New London signs- Thanked Bonin Architects for the pro-bono services regarding designing, providing plantings and landscaping of the new signs.

Liz Meller, Regional Planning Commission (RPC) Representative report:

- ✓ No new information to report at this time.

Other Business

- Chair Gorman noted that the Planning Board has lots of work ahead of them for the coming year including various tasks to address - possible zoning amendments for 2018, updating the Master Plan, and the formation of several Planning Board subcommittees.
 - ✓ Chair Gorman thanked Tim Paradis, as he has agreed to chair the Planning Board Energy Subcommittee. The subcommittee will also include Liz Meller and Jeremy Bonin. The Energy Committee will look at current Zoning Ordinance provisions (wind, solar and other alternative energy sources). Paul Gorman commented on a recent trip to Vermont and solar farms observed. Janet Kidder commented that at the recent Citizen's Advisory Committee meeting suggestion to look at use of Town sewer lagoon site for alternative energy options. Tim Paradis commented exploring the use of Town properties such as the old Town Dump, Town Garage and other properties for alternative energy sites.
 - ✓ Chair Gorman noted that in 2017 Deb Langner, Health Officer and Lucy St. John had provided information on the sanitary protection/septic provisions on the Zoning Ordinance, and the Planning Board would like to have staff formulate some changes to consider in 2018. Ms. St. John noted that has contacted Deb Langner about this.
 - ✓ Chair Gorman noted that yesterday, Monday, May 8 there was a meeting with Steve Schneider, the new Executive Director of the Regional Planning Commission. In attendance were Liz Meller and Bill Helm (Town representatives to the RPC); Kim Hallquist, Town Administrator; Lucy St. John; and himself.

- ✓ Liz Meller commented on the recent RPC transit study; the Sunapee project to put in sidewalk and improve the streetscape; need for a Town streetscape plan and need to explore funding opportunities with the State and others to improve walkability.
- ✓ Chair Gorman commented that Bill Dietrich won't be able to chair the Master Plan Steering Committee. This subcommittee will include himself, Janet Kidder and one or two other members of the Planning Board. More information will follow, it is anticipated this subcommittee will perhaps meet 2x a month and formulate a schedule to move the process along.
- ✓ Chair Gorman and the Board discussed various elements of updating the Master Plan including:
 - Communication process and mechanisms to solicit input. Discussed the importance of group interaction as often people associated in their own "bubble" and hearing ideas from others is important. For example, there are lots of moms at toddler time, teenagers (12-17), seniors and others. Stakeholders Identification. Need diverse input. Suggest soliciting input at gathering places such as the Transfer Station and Post Office, want to engage the community; Using tools such as Survey Monkey, Facebook, and other media to engage all demographic groups. A charrette process or other process to engage citizens. Creative Place making- reviewing other case studies (such as Nashua and Biddeford, Maine).
 - Critical issues to consider, for example- parking, walkability, streetscape improvements, controlling creeping commercialism; Where do people work and can people afford to live here; Review the comments that Joe Cardillo has raised when the signs were discussed. All of these and other ideas will be explored.
 - Data Collection process – potential questionnaire/survey, discussed that Wilmot and Newbury recently updated their Master Plan; develop not just one survey or one questionnaire format but rather get input in various ways such as open-ended questions- What types of business do you want to have or see in Town? Do we need more green space? Where should commercial areas be located? Target surveys to various interests.
 - Schedule- Form a larger group which may meet monthly;
 - Vision process - Develop a brief and articulate Vision, don't want the Master Plan process to drag out or the Master Plan to be a report that sits on the shelf. Want the Master Plan to include short- more like a Strategic Plan with deliverables (short term, mid-term and longer term deliverable).
- Brief discussion on exploring parking for the bus (transit study). Suggestions included the area near the SAU office site, the 1941 building site and other places should be explored.

- Chair Gorman noted for the record that the Town would be placing a storing shed at both Bucklin Beach and Elkins Beach for Recreation Department equipment (paddleboards, etc.). This is being mentioned under other business, as informational, no action needed by the Planning Board. Ms. St. John referred to the provisions of RSA 674:54, Governmental Land Use, and that staff had discussed the shed with NHDES. Janet Kidder provided a brief update about the need for the sheds.
- Ms. St. John noted that a music store is proposed for the space at 428 Main Street (formerly used by the Vape Shop). The change of occupancy form is being circulated for signatures by Town Departments.

Correspondence Received- None discussed.

Agenda Attachment List: See list for details including correspondence, State applications, informational items and other items.

Future Meeting Dates: Refer to the Planning Board Meeting Schedule (as revised January 24, 2017) and the Town's website for updated meeting information. Next meet scheduled for Tuesday, May 23, 2017.

MOTION TO ADJOURN

MOTION TO ADJOURN the meeting at 7:58 p.m. It was MOVED (Liz Meller) and SECONDED (Jeremy Bonin) to adjourn. The motion was APPROVED UNANIMOUSLY.

Respectfully submitted,

Lucy A. St. John
Planning & Zoning Administrator
Town of New London, NH