



TOWN OF NEW LONDON, NEW HAMPSHIRE

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PLANNING BOARD APPROVED MEETING MINUTES May 22, 2012

MEMBERS PRESENT: Tom Cottrill (Chair), Paul Gorman (Secretary), Tina Helm (Board of Selectmen's Representative), John Tilley, Michele Holton, Michael Doheny (Alternate)

MEMBERS ABSENT: Jeff Hollinger (V-Chair), Deirdre Sheerr-Gross (Alternate), Emma Crane (Conservation Commission Representative)

Town Staff: Peter Stanley (Planning and Zoning Administrator)

Chair Cottrill called the meeting to order at 7:03pm.

Ellen's Interiors – (Tax Map/Lot: 084-059-000) Concept – Waive the Need for Site Plan Review for New Walkway

Mr. Stanley offered the floor to Daniel Bruzga from DB Landscaping to explain his client's desires for a new walkway. Mr. Bruzga said that the owner of Ellen's Interiors has an existing walkway and wants people to be able to park in the parking lot and access the accessory building via a new walkway. It would be made of the same material that is there on the current walkway. Mr. Stanley said that this only changes the green space by 3% bringing it to 55%, which is more than is required. Mr. Bruzga said that there is one area that may need steps, as there is a grade change. He had consulted with Mr. Lee (Public Works Director) who thought that this was OK as long as the Planning Board had no objections. No one from the Planning Board saw any issues of concern and so a motion was made:

IT WAS MOVED (John Tilley) AND SECONDED (Michele Holton) to waive the requirement for the site plan review for the installation of a walkway due to the fact that the site far exceeds the basic requirement for green space.

Mr. Tilley said that the installation of steps does make people in wheelchairs have to go around. He offered that this was just a consideration but not a deal-breaker in his mind. It was noted that the alternate access would not be very far away and did not include steps.

Chair Cottrill called for a vote. **THE MOTION WAS APPROVED UNANIMOUSLY.**

Canane/Rowett (Tax Map/Lot: 098-009-000) Pasturing Beef Cattle – Waive the Need for Site Plan Review

Mr. Canane explained that he is a software developer but is a farmer/rancher at heart. He and his wife own and operate Cascade Brook Farm. His wife works on the farm full-time. 51 acres of the farm lies in New London with the remainder in Sutton. They are a Black Angus-producing farm and they do their own breeding. He partners with Star Lake Farm (Springfield) with some of their efforts. Mr. Canane noted that they have converted 71 acres of forest into grass, which is expensive and time consuming thing to do the right way. Mr. Rowett has 14 acres that is in current use (farm) that Mr. Canane would like to fence at their own expense. He assured the board that in all their years of owning cows and horses, they have never had any get out. They plan to use poly-twine and poly-rope in three strands. The animals going in there are accustomed to electric fences like these. Fencing will be back off of the road to allow for his truck and trailer to pull in and be off of the road. They will only be parking there to drop off or to

pick up an animal, should there be an injury. In all, the fenced area will be about 12 acres. This year they will have six, 900lb animals there. At a maximum the land can sustain eight, 1200lb animals. They will have temporary fencing within the interior to rotate the animals throughout the forage. They will probably move them every three days. Mr. Canane thought the cows would be there until the first of November. He explained that they would be carting water to the land, as there was no water source within the land. Mr. Canane noted that cows drink 20 gallons/day.

Mr. Stanley said that Mr. Canane was asked to come before the Planning Board because he is a commercial farmer, even though this is just discussing the use of pasture. He has recommended that since there will be no barn storage or processing of animals on this land, that the site plan review be waived because they are only grazing six animals (with the maximum allowed being eight), it would be a picturesque scene in town, and would prevent the land from being developed except for agricultural reasons. He felt they should request a site plan review for pasturing only.

Ms. Holton asked if they would be doing anything to protect the animals from the elements. Mr. Canane said that the sun was the biggest problem but he pointed out two areas that would serve as shelter. He also has a 24x12 structure on wheels that he can bring to the land with his tractor, which would provide shade.

Mr. Stanley said he hoped this would be successful as it was a practical way to keep open fields, especially those under conservation easement. Chair Cottrill asked if Mr. Canane was looking for more land to do this sort of thing. Mr. Canane said he was and that he was looking forward to having people see how they operate, and how the ground improves due to the foraging. Mr. Stanley felt this was an attraction to the community and helps to cement the rural image they like to foster.

IT WAS MOVED (John Tilley) AND SECONDED (Paul Gorman) to waive the site plan review for pasturing, contingent upon following best management practices.

Chair Cottrill asked how this would work with the property in the future. Mr. Stanley said that this approval is for pasture only; if someone purchased the land and wanted to use the land to raise commercial cattle, he would not suggest waiving a site plan review at that time because that sort of thing is now allowed in the zoning ordinance. The ordinance requires 1.5 acres per animal.

Mr. Canane added that he would have signs on the fence warning that it is electric but he was sensitive to the fact that people would like to come and watch the cows. The fence is far back away from the road to enable people to safely park and look at the animals.

Chair Cottrill called for a vote. **THE MOTION WAS APPROVED UNANIMOUSLY.**

A copy of the minutes would be sent to Mr. Canane to give to Mr. Rowett showing the decision of the Planning Board.

George & Margaret Martens (Tax Map/Lot: 106-18-000) – Tree Cutting Request – After-the-Fact

Mr. Stanley said that a tree had split and fell down on the Martens dock. They have since cut the tree, as he suggested they do. It is located on Fieldstone Lane, on Messer Pond.

IT WAS MOVED (Michael Doheny) AND SECONDED (Paul Gorman) to approve the tree cutting request by the Martens on Messer Pond. THE MOTION WAS APPROVED UNANIMOUSLY.

Samuel Rowse – Tree Cutting Request

Mr. Stanley said that there was a dead Pine tree that they wished to remove. He noted that there were more than enough points in this section of land and the area was well-vegetated.

IT WAS MOVED (John Tilley) AND SECONDED (Paul Gorman) to approve the tree-cutting request for Samuel Rowse. THE MOTION WAS APPROVED UNANIMOUSLY.

Park Adams (Tax Map/Lot: 130-015-003) Amend Final Major Subdivision Approval at Castle Lane to Relocate Building Envelope and Green Belt on Subject Parcel – sign Mylar only

IT WAS MOVED (Michele Holton) AND SECONDED (John Tilley) to approve the Final Major Subdivision for Park Adams at Castle Lane. THE MOTION WAS APPROVED UNANIMOUSLY.

The Mylar was signed by the Planning Board.

Discuss Master Plan Summary Project

Mr. Stanley said that Mike McCrory from UVLSRPC will be moving forward with this and there should be something to them next month.

Discuss Planning Board functions after Peter leaves

Mr. Stanley suggested assigning the tree warden (Dave Carey) to look at tree cutting requests to determine if they are dead or not. Mr. Carey can assess the point score for the area.

Mr. Stanley said several things will come in after he leaves:

1. Boundary Agreement for Twin Lake Villa. He will make sure the application is complete and ready to go. It needs to be noticed following the usual procedure. The due-date for the application is June 11th for the meeting on June 26th. Someone from the RPC will check to make sure the application is complete. They will be requesting a waiver. Mr. Stanley noticed that the water line for the water precinct crosses the boundary and there is no easement in place, even though the land is now owned again by Twin Lake Villa. They need to have a right of way on the plan.
2. Vernon property – He would be surprised if they were granted a zoning variance because they don't have a hardship and because they have an option to comply that they were not using. He thought they may come back to the Planning Board on this to annex and subdivide two parcels. If they don't meet the letter of the law with respect to how they count steep slopes and wetlands, they will then have to come back with a proposal that complies. Mr. Stanley said he worked with Clayton Platt to come up with a strategy to determine steep slopes that didn't include high intensity soil mapping on the 2, 2-acre lots. This may be important to know so that they understand the typical process was not followed. He anticipated this coming before the board in July. They will meet with the Zoning Board of Appeals in June.
3. Harry Snow's subdivision across from King Ridge is still hanging.
4. College Housing: Mr. Stanley thought they should consider the size of the family moving into it. It would make some sense to have a broader view of this. If they don't experience the growth they are looking for, the college won't be vested in using the housing and they will be rented to anyone. It could be reasonable to allow some expansion of "family" which is five, plus one domestic servant (or six people).

Mr. Stanley said that in his letter of resignation he offered to continue to field some phone calls via cell phone during the workday for the interim, but he has not been alerted that anyone wants his assistance. He also said he would be willing to serve as an alternate on the Planning Board for a period of time if they'd like some assistance during the transition. Mr. Stanley offered that he still lives in the town and wants to help. Ms. Helm said she would speak with Ms. Hallquist about this offer of help and noted she was

appreciative of his willingness to help them through the cycle. Mr. Stanley said he does not wish to have any control over the process but is willing to help in the transition.

Ms. Helm said that the following Tuesday evening they would be discussing the job description and said she would bring up this offer of help.

At 8:02 pm, Mr. Stanley left the room to allow the Planning Board to speak about the possibility of his helping as an alternate with the Planning Board for a year. Ms. Helm said she would like to propose that someone from the Planning Board be on the search committee for the new hire.

IT WAS MOVED (Tom Cottrill) AND SECONDED (Paul Gorman) to urge the Board of Selectmen to appoint Peter Stanley as an alternate to the Planning Board starting immediately and lasting up to one year or until a new person is hired, such timeline to be at the discretion of the Chair.

Ms. Holton said that they need to keep in mind that whoever comes to the job may be intimidated by Mr. Stanley's presence. It was felt by the Planning Board members that this was a fair statement. Mr. Tilley wondered if there was an alternate position available until someone was hired. It was decided that Chair Cottrill could negotiate an appropriate leaving time for Mr. Stanley when the time is right.

Ms. Helm said that Chair Cottrill had expressed that it was important to get someone in the position as soon as possible, but Mr. Doheny had indicated at the previous Board of Selectmen's meeting that the time of year before them was slow; they were not desperate to find the first warm body to fill the position. Ms. Helm said that she would communicate to the rest of the Board of Selectmen that it was the consensus that the Planning Board would like the position filled quickly and to have the ad go out as soon as possible.

Ms. Holton felt they could find a suitable replacement in time. Ms. Helm felt that they could hire someone who could be trained to do the job and that Ms. Hallquist, Ms. Rankins and Ms. Jackman were great resources to help with this.

Chair Cottrill called for a vote. **THE MOTION WAS APPROVED UNANIMOUSLY.**

Discuss FY 2012/2013 Planning Board Appointment Recommendations

Mr. Stanley said that Deirdre Sheerr-Gross was willing to give up her spot as alternate, as she was not able to make many meetings.

Mr. Doheny said that Jimmy DeAngelis was interested in being on the Planning Board. He opined that Mr. DeAngelis was fair-minded, well-spoken and affable enough to do the job. He may also be a good candidate for the CAC.

Other

Chair Cottrill offered Mr. Stanley a plaque and gift card on behalf of the Planning Board, as a token of appreciation and thanks for his service to the Planning Board for 11 years. Mr. Stanley announced that he will be taking the position of General Manager for the Dartmouth Coach. The Planning Board wished Mr. Stanley the best in his new endeavors.

Approval of Minutes

IT WAS MOVED (Michele Holton) AND SECONDED (Tina Helm) to approve the minutes of March 27, 2012, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

The minutes from April 24, 2012 could not be approved as there were not enough Planning Board members present who were also at that meeting. The minutes would be approved at the meeting on June 26th.

**IT WAS MOVED (John Tilley) AND SECONDED (Paul Gorman) to adjourn the meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 8:34pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London