



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

June 9, 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, Katie Vedova, David Royle, Joe Kubit, Jeremy Bonin, Paul Vance, Janet Kidder (Selectmen's Representative)

MEMBERS ABSENT: Tim Paradis

OTHERS PRESENT: Adam Ricker, Town Planner, Tom Chadwick, Dorothy Hitchmoth, Frank Anzalone, Weston & Danielle Blodgett

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, Katie Vedova, Jeremy Bonin and Paul Gorman.

2. Review of minutes: May 26, 2020

IT WAS MOVED (David Royle) AND SECONDED (Marianne McEnrue) to approve the minutes of the May 26, 2020 meeting with one correction. David Royle: Yes, Paul Vance: Yes Janet Kidder: Yes, Joseph Kubit: Yes, Marianne McEnrue: Yes, Jeremy Bonin: Yes, Paul Gorman: Yes. **THE MOTION WAS APPROVED UNANIMOUSLY.**

3. Public Comment - None

4. PUBLIC HEARING - Site Plan Review for Home Business–Weston & Danielle Blodgett - Located at 99 Sparrow Hawk Road Tax Map 065-018-0-0-0. 4.6 +/-acres, Zoned Agricultural and Rural Residential (ARR). The applicant is applying to convert an existing 130 square foot space in the home to a salon for hair and makeup. The applicant is proposing a 2'x2' sign on a post. No other exterior changes are proposed. The application was received on May 18, 2020.

Weston and Danielle Blodgett attended the meeting via zoom. Mr. Blodgett stated they would like to open a small salon space in their home. There is a small room on the side of their home with two entry ways. Ms. Blodgett stated she would like to do wedding hair and make-up trials as well as have a few clients come in. They would like to have a small sign at the top of their driveway.

Ms. Blodgett stated she previously had a salon but they recently moved about a year ago. She is looking to rebuild clientele. Eventually she will move the business into town but this would be a start. She provides color, cuts and up do's for weddings. This will only be part time and by appointment only. Ms. Blodgett anticipates that she will only have one or two appointments a day,

Tuesday through Saturday. Hours will be 9am – 7pm. She will also be booth renting from a salon in town which is where she will primarily do color and cuts.

Katie Vedova asked about parking. Mr. Blodgett stated they can park at least 6 cars in the driveway. The Board asked about air filtration and drainage and Ms. Blodgett responded that the state has regulations she must follow.

Chair Gorman reminded the Blodgett's that if they alter the operation or have any material changes to what they have been approved for, they would need to come back to the Board for review.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Jeremy Bonin) to approve the proposal with the following conditions:

- 1. You will need to come back before the Planning Board if an additional employee is hired;**
- 2. The hours and days of operation are Tuesday – Saturday between the hours of 9am – 7pm, by appointment only;**
- 3. All business conducted should be in accordance with the State of New Hampshire licensing requirements.**

Katie Vedova: Yes, Paul Vance: Yes Janet Kidder: Yes, Joseph Kubit: Yes, Marianne McEnrue: Yes, Jeremy Bonin: Yes, Paul Gorman: Yes. THE MOTION WAS APPROVED UNANIMOUSLY.

5. PUBLIC HEARING Site Plan Review–Proudstone Corporation-Located at 195 Main Street Tax Map 073-079-0-0-0. 1.04+/-acres, Zoned Commercial (C). The applicant is applying to convert an existing out building/storage shed into a gift shop (375 square feet) at the rear of the Peter Christian's/Edgewood Inn property. Additionally, new landscaping is proposed around the gift shop and an enclosed structure around the dumpsters. The application was received on May 19, 2020.

Tom Chadwick, President of Proudstone Corporation attended the meeting via zoom. Mr. Chadwick stated the primary focus is to get approval for a gift shop. In the front of the building there would be a deck and a ramp for ADA access and there would be additional green space as they would do away with a parking space. There will be two simple signs on the building that say Gift Shop.

Mr. Chadwick stated he has received feedback from customers saying they missed the old gift shop that used to be in the front of the old building. This is a means to accommodate this customer demand. The plan is to sell clothing and local artist work. The gift shop will be open year round and the operating hours for the gift shop will mirror the restaurant hours. There is adequate parking. There will not be any plumbing in the building but there is electricity and heat. Deliveries for the gift shop will be via UPS or FedEx so will not create traffic flow issues.

Mr. Chadwick would like to put an additional 2' x 7' sign on the front of the main building to say Edgewood Inn. He will submit a separate sign permit to get approval. He also mentioned seeking approval to put a solar array on the roof of the main building. Frank Anzalone asked if the array needs Planning Board approval or just a building permit application for the system. Adam Ricker stated this would be the first commercial solar request but doesn't think it requires a site plan review as long as it is roof mounted and not ground mounted.

IT WAS MOVED (Janet Kidder) AND SECONDED (Paul Vance) to approve the proposal as presented. David Royle: Yes, Katie Vedova: Yes, Paul Vance: Yes Janet Kidder: Yes, Joseph

Kubit: Yes, Marianne McEnrue: Yes, Paul Gorman: Yes, Jeremy Bonin: recused. THE MOTION WAS APPROVED UNANIMOUSLY.

6. Other Business

- a. Conceptual –Dorothy Hitchmoth –468 Main Street. Dorothy would like to discuss the possibly uses of the building at 468 Main Street as they relate to a professional medical office and potential residential use.**

Adam Ricker provided the following information regarding this property. In 1989, a variance was obtained for the property for professional office use to be utilized on the ground floor only and the upstairs to remain storage. The constraining factor was there wasn't enough parking to accommodate the upstairs square footage. Back then, the site plan submitted included two parking spaces. The parking spaces haven't been used in decades and parking has been alongside the building.

Ms. Hitchmoth attended the meeting via zoom. Ms. Hitchmoth has lived in New London for 25 years and has just retired from academic medicine. She has a practice in town that she opened less than two years ago and has quickly outgrown the space located next to Hubert's. She would like to use the building on 468 Main Street as a professional medical office on the first floor. She is an eye doctor but doesn't have a retail business. She is a specialist that sees complicated referrals from the community, Dartmouth Hitchcock and the VA. Because of this, she only sees a few patients in the office at a time. She also covers emergencies for her own office and occasionally other practices.

Ms. Hitchmoth would like to restore the building to its original character and feel. It is important to her to maintain the quiet beauty of Main Street. The primary esthetic goal would be to restore the exterior appearance of the building. She has no intention of changing the exterior structure of the building or to change the first floor interior floor plan, other than to create an ADA compliant bathroom. She would need to rehab the driveway with either bluestone or paving as well. It needs to be safe for patients to walk into the building. Other improvements would include painting the interior first floor, rehabbing the wood floors and insulating the entire building. She doesn't have any intention of using the second floor as office space. Signage would be similar to what is in place now and in accordance with New London ordinances. There would need to be clean up of hedges and possible removal of trees for safety. She would also like to create an employee bathroom on the second floor if allowable. In the future, she would consider converting the upstairs into residential space.

Adam Ricker stated that the business that Ms. Hitchmoth would be conducting fits within the variance for the professional office space. The addition of the ADA improvements to the exterior would require site plan approval. This new site plan review would trigger a review of parking. The parking is not implemented today as it was approved in 1989/1990. Another option would be to apply for a new variance all together. This is the type of property a variance is made for as it is very unique.

Selectman Kidder recommended that Ms. Hitchmoth speak with Colby Sawyer about parking. They have a significant size lot nearby and perhaps could allow access from their property to this property. Ms. Hitchmoth thought this was a great suggestion. Selectman Kidder does not feel that this property will ever become commercial and it has a good chance of being granted a variance for what Ms. Hitchmoth is planning to do. It has a better chance of becoming part of the institutional district.

b. Driveway Permit Application

Adam Ricker stated that Zoning Administrator, Nicole Gage has revised the Driveway permit application for new driveway permits. The old application didn't ask all of the questions that needed to be answered. There is no change to the regulations that were adopted in 2007 but it is a more in-depth application. This is for review only and does not require a vote.

7. Future Meeting Dates: The next Planning Board meeting is scheduled for Tuesday, July 14th, 2020.

The Master Plan subcommittee of the Planning Board will be meeting this Thursday at 8:30am.

Motion to Adjourn

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

The meeting was adjourned at 8:26PM.

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London