



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD**

**July 14, 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, Tim Paradis, Joe Kubit, Jeremy Bonin, Janet Kidder (Selectmen's Representative)

**MEMBERS ABSENT:** David Royle, Paul Vance

**OTHERS PRESENT:** Adam Ricker, Town Planner, Cheryl Laprade, David Laprade, Rusty Brause, Will Davis, Harry Snow, Lee Mayman, Paul Snow, Jamie Brause, Kristen Brause

**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: Janet Kidder, Joseph Kubit, Marianne McEnrue, Katie Vedova, Tim Paradis, Jeremy Bonin and Paul Gorman.

**2. Review of minutes: June 9, 2020**

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the minutes of the June 9, 2020 meeting.** Janet Kidder: Yes, Joseph Kubit: Yes, Tim Paradis: Yes, Marianne McEnrue: Yes, Jeremy Bonin: Yes, Paul Gorman: Yes. **THE MINUTES WERE APPROVED UNANIMOUSLY.**

**3. Public Comment - None**

**4. APPLICATION WITHDRAWN - PUBLIC HEARING** Site Plan Review—Applicant: Dorothy Hitchmoth, Property Owner: Larry Bernard Dufault –Located at 468 Main Street Tax Map 085-036-0-0-0. 0.115 +/-acres, Zoned Urban Residential (R-1) The applicant will utilize the first floor of the building for a professional medical office and is applying to make necessary modifications to the exterior to accommodate patients with disabilities by adding a ramp and new walkways. The property has a variance to use the first floor for a professional office. The application was received on June 22, 2020.

**5. PUBLIC HEARING** Site Plan Review—Applicant: Live With Passion LLC, dba Village Sports, Property Owner: CNJJ Investments LLC—Located at 428 Main Street Tax Map 085-041-0-0-0. 0.352 +/-acres, Zoned Commercial (Comm) The applicant will occupy an existing retail space but is applying to erect kayak and paddleboard racks on the rear of the property. The racks would be facing the parking lot on behind the building. The application was received on June 18, 2020.

Cheryl and David Laprade attended the meeting via zoom to discuss plans for a rental space on 428 Main Street. This space is the back bottom floor of the Village Green building. It is important to

their business to have outdoor racking for kayaks and paddleboards and they would like to have this along the back of the building. Up front in the grassy area they would also like to a stand-alone rack to display kayaks and paddleboards to advertise that they are in that space. This rack holds 6 kayaks/paddleboards. Mr. Laprade stated they have discussed their plans with the landlord and he is in agreement with their proposal.

Adam Ricker, Town Planner, informed the Board that the space is already approved for retail use. If they weren't going to have any external displays they would have only had to go through the administrative process for a change of occupancy and not through the site plan review process. The trigger for site plan review process is the exterior display so that is the focus tonight. These displays are an important aspect of their business.

The Laprade's will apply for a sign permit for the signs they are allowed to have in the space. They will have signs up front as well as in the back on the building.

Katie Vedova voiced concerns over the display out front being mistaken for items being sold by Switchback which is the business next door. Tim Paradis stated that people will be able to see the signage and Village sports has been around for a while so he thinks people will quickly figure it out. He did however; suggest cutting the rack down and taking the top row off.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to approve the application as presented including a 14'X8' outdoor display area on the north lawn to include not more than 6 kayaks or stand up paddleboards and 2 bicycles at ground level.** Janet Kidder: Yes, Joseph Kubit: Yes, Tim Paradis: Yes, Marianne McEnrue: Yes, Jeremy Bonin: Yes, Katie Vedova: Yes, Paul Gorman: Yes **THE MOTION WAS APPROVED UNANIMOUSLY.**

**6. APPLICATION WITHDRAWN - PUBLIC HEARING** Site Plan Review–DC Properties LLC- Located at 406 Main Street Tax Map 085-044-0-0-0. 0.980 +/-acres, Zoned Commercial (Comm) The applicant plans to demolish a portion of the building and rebuild in a reduced footprint. The building would be occupied by Village Sports as a retail showroom and bicycle repair shop. The application was received on June 18, 2020.

## **7. Other Business**

**Conceptual–29 Little Sunapee Road–Rusty Brause would like to discuss his plans to redevelop the property as a health and fitness club. The property is zoned Commercial.**

This property is located at the junction of Newport Road and Route 114. Will Davis of Horizon Engineering provided a brief overview of the site plan. The proposal is to flip the existing conditions of the site. The existing building and parking will be removed and the new building is in a compliant location toward the front of the lot and within all of the setbacks. It is approximately 4,000 square feet and there is an entrance at the back which will have an ADA accessible space next to it. There will be a single driveway coming in off of Little Sunapee Road. Site plan review regulations require 16 parking spaces and they will have 18 to ensure there is enough parking. Two of the spaces are encroaching on the 10 foot landscape open space area. There is existing pavement there now and the setbacks create a large buffer between the roads and parking that will remain green and landscaped. They are still working on the storm water management plan. The existing conditions are at 37% impervious coverage and the new plan will be about 49%. This is a significant increase but they do meet the minimum 35% landscaped open space requirement.

Harry Snow stated that he has been hired by Rusty and Jamie Brause to design a health club. They will repurpose an existing property to create a structure that is pleasing and will blend in to the surrounding areas. The intent is to build a private health center that would include personal training, exercise, aerobics and nutrition classes. Rusty Brause commented that this is an ideal site since it is centrally located and would serve the town well. The intent is not to have a high volume operation but they want to create a facility that is based around health and wellness. They would like to start this project in October.

Selectman Kidder has concerns about the increase in runoff from the site. She would like to know what is going to be done to mitigate this. Will Davis responded the intent would be to detain and treat some of the storm water. There is a catch basin at the corner of the two state highways and this would knock down the peak rate of run off. They will do infiltration testing to see what is feasible and ideally they will incorporate a feature with some landscaping to get the water back into the ground.

**8. Future Meeting Dates:** The next meeting is scheduled for Tuesday, August 12, 2020. There will be a master plan subcommittee meeting on Thursday, July 23, 2020.

#### **Motion to Adjourn**

**IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 7:48PM.

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London