



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
MEETING MINUTES
Tuesday, July 25, 2017
6:30 PM

PRESENT: Paul Gorman, Bill Dietrich, Janet Kidder, Casey Biuso, Joseph Kubit, Jeremy Bonin

MEMBERS ABSENT: Michele Holton, Tim Paradis, Liz Meller, Marianne McEnrue

OTHERS PRESENT: Kim Hallquist, Town Administrator, Bob Brown, Tom Conway, Harry Snow, Mark Wendling

Chair Gorman opened the meeting at 6:30PM. He announced that Alternate Members Casey Biuso and Joseph Kubit would be designated to act as full members in the place of the absent full members.

Review of minutes: June 27, 2017 meeting. Several members announced that they had not had a chance to review the Minutes in advance; Chair Gorman announced that the minutes of June 27th would be considered at the next meeting of the Board.

Brown, Robert Tree Cutting Application. Located at 449 Forest Acres Road. Tax Map 119-014-000. Proposal to cut (1) one tree. Property located in the following overlay districts: Shoreland Overlay District and Floodplain Overlay District.

Bob Brown presented his application for tree cutting and explained that there is one hemlock on his property that is leaning towards his home, it is diseased with an obvious wound in the trunk, and the roots are exposed in places. He noted that the necessary point count is met even with the tree removed; he has well over the 50 points in each segment. Ms. Hallquist informed the Board that she went to the property and viewed the tree and observed obvious decay in the tree. The Chair asked if there were questions or comments from the Board members, there were none.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Jeremy Bonin) to accept the tree cutting proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

Greenawalt, Beth E. Shoreland Permit Application. Located at 316 Bog Road. Tax Map 106-011-000. Project description as provided on the permit application: Demolish existing dwelling and assessor structures, some partially within the waterfront buffer and regrade land beyond the waterfront buffer to allow for future planning.

Members noted that they have viewed this property in the recent past. After review of the application and noted that the new home will be moved and will be in compliance with setbacks. Bob Brown, Conservation Commission Chair, noted that this issue was presented to the Conservation Commission by Gavin Campbell as a conceptual discussion. The house was very old, a berm was removed to make the lot flat, the septic system was unknown; the lot is much more usable now with the removal of the berm. The Chair asked if the Board had any objections or wanted to make any comments to the State on the permit application. There were none.

Daniel Synder Tree Cutting Application, Located at 283 Elkins Road. Tax Map 077-011-000. Tom Conway, representing Daniel Synder, presented in the tree cutting application to the Board. He explained that the application requests permission to remove three trees (the Board reviewed pictures of the trees). One tree is leaning towards the dock and boat area; he noted that if the tree comes down on its own, it may take part of the ground with it as the roots come up. Mr. Conway noted that all segments have more points than required. He explained that they intend to do a “control removal” which means they will use a crane, this will avoid damage to the ground, leaving the trunk intact. The other trees are diseased and may come down on the home or damage surrounding trees.

IT WAS MOVED (Janet Kidder) AND SECONDED (Bill Dietrich) to accept the tree cutting proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

Public Comment:

Mark Wendling, 31 Pingree Road. Mr. Wendling met with the Board to discuss his desire to acquire some property from his abutting neighbor to add to his property. He explained that currently his driveway goes over his neighbor’s property via an easement and it is this property that he would like to acquire. Mr. Wendling noted that currently he is thinking about acquiring 120’x120’ but he may get a little more if he and his neighbor decide that it would be best to make a straight line. Mr. Wendling pointed out that currently his lot is nonconforming in that it is only 1.2 acres (the zone requires 2 acres minimum), the addition of the land in question will make his land less nonconforming; the neighbor’s lot is conforming now and will remain conforming even after this transaction.

The Board could not see any issues with the proposal and suggested that his first step should be to go to his neighbor to confirm the amount of land to be transferred, and then get a surveyor to prepare the survey for approval by the Planning Board. After approval by the Board, a deed will be required transferring the property to Mr. Wendling in conformance with the plan as approved by the Planning Board.

Harry Snow, Cottage Lane property. Mr. Snow met with the Board to discuss Cottage Lane and the duplexes that are currently being leased by Colby-Sawyer College. Mr. Snow reviewed the history of the project and the current status that limits each unit to 5 unrelated persons. Mr. Snow owns 7 lots; 6 lots are developed with one duplex each. He explained that each unit has 6 bedrooms, full kitchens and baths, and is designed for 8 people. He stressed that he understood when the units were built that they were over-built and under-occupied, however the plan was for

someday the college would buy the units and use them as high quality student housing to hopefully retain students.

Mr. Snow noted that he and the college are now beginning to think about how they can utilize the units for more than 5 students. One way would be to seek a zoning change to put the property into the institutional zone and the other way would be to look into a special exception or variance. He asked for some feedback and guidance from the Board as to the preferred way to address this issue. Selectman Kidder asked what he intended to do with the lot that does not have any buildings on it. Mr. Snow noted that he would build additional units on it if the college wanted them; there are no plans at this time. He noted that it is approved for 4 units, however he would likely only build one unit on it.

Mr. Snow noted that being allowed to have 8 students per unit, as they were designed, would be financially beneficial to him as the owner and to the college as well, noting that having high quality housing available to students is a benefit to the college and having 8 students per unit instead of 5 is more cost effective for the college.

Bill Dietrich noted that Special Exceptions and Variances would be heard before the Zoning Board of Adjustment, not the Planning Board. Mr. Snow noted that he understood that. Mr. Dietrich noted that the Planning Board is the body that makes recommendations to the voters on zoning changes. Jeremy Bonin observed that without the Seamans Road college properties included the potential additional institutional zone, it would be considered "spot zoning" as it would be like an island with the residential zone all around it. Selectman Kidder noted that some years ago the college owned properties on Seamans Road and that was in the institutional zone and when the college sold the land, the institutional zone was removed and the land was again in the residential zone. She also pointed out that when the duplexes were originally built it was clear that the zoning requirements limited to 5 people. Mr. Snow agreed and noted that it was an economic decision to build them with 6 bedrooms even knowing that they would be limited to 5 people.

Mr. Snow noted that he would be happy to come back to the Board with representatives of the college to discuss the matter further.

Capital Improvement Plan (CIP) Subcommittee: Chair Gorman noted that he is now serving as the Chair of the Subcommittee. Project forms have been submitted to department heads and will be reviewed by the subcommittee at its next meeting, August 2, 2017 at 7:30AM. The committee will also decide if they want to tour areas of town and what the next steps will be.

Planning Board Alternative Energy Subcommittee: Jeremy Bonin reported that the subcommittee is doing well and has met a few times; they are now reviewing model regulations as adopted by Massachusetts that are very helpful. The subcommittee will be meeting with someone from the RPC; they expect to have something to present to the full Board to review on wind and solar in the coming weeks.

Planning & Zoning Administrator position: Selectman Kidder reviewed the Selectman's work to date on the open Planning & Zoning Administrator position. Based on Paul Gorman's

suggestion, the Board has decided to have planning assistance provided by the Upper Valley Lake Sunapee Regional Planning Commission (RPC) for one year, and is looking into sharing a zoning person with Sunapee. Chair Gorman noted that having the RPC assisting the Planning Board will bring additional expertise and information since the RPC works with many towns and they have staff with varied experience. Selectman Kidder noted that the planning that will be working with the Town, Adam Ricker, is currently working on a master plan for another town, which will benefit the New London.

Master Plan Steering Committee – Chair Gorman noted that Casey Biuso has agreed to join the committee, it will be co-chaired by Bill Dietrich and Jeremy Bonin and will include Janet Kidder and himself. He suggested that the subcommittee try to have a meeting by the end of the month. Chair Gorman noted that the RPC provided a draft time table of tasks that will be needed with potential time periods to complete, for the Board to consider as it begins to think about starting the master plan work. Chair Gorman noted that this process could span two years and funding for the entire project is not in place yet, although there is currently a capital reserve fund and funds were added in the current budget so that there is about \$14,000 available at this time.

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

The meeting adjourned at 8:05PM.

Respectfully submitted,

Kimberly A. Hallquist
Town Administrator