



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD MEETING MINUTES July 28, 2015

PRESENT: Bill Helm (Chair), Paul Gorman, Michele Holton, Bill Dietrich, Jeremy Bonin, Janet Kidder (Selectmen's Representative), Elizabeth Meller and Marianne McEnrue.

ABSENT: Tim Paradise.

OTHERS IN ATTENDANCE: Bob Tucker, Elkin's resident, Mr. Dowd, Martha Harris and Doug Sweet (surveyor).

CALL TO ORDER: Chair Helm called the meeting to order at 6:30pm.

Public Comment

Bob Tucker of Sherman Street in Elkins explained that he is here to discuss a recent demolition and building of a new house in Elkins, and for the Board to consider a Demolition Delay Ordinance. He noted that the house which was demolished was an 1835 post and beam construction. He is working with the NH Preservation Alliance to obtain more information about historic demolition review ordinances. He will submit additional information for the Board to consider at a future meeting.

Tree Cutting Applications

- Snyder property located at 283 Elkins Road. Tax Map 077-011-000. Motion to approve by Paul Gorman, seconded by Bill Dietrich. Unanimously approved.
- Henderson property located at 144 Hastings Landing. Tax Map 116-014-000. Motion to approve by Bill Dietrich, seconded by Janet Kidder. Unanimously approved.
- Dowd property located at 160 Camp Sunapee Road. Tax Map 045-035-000. . Motion to approve by Jeremy Bonin, seconded by Janet Kidder. Unanimously approved. The Board thanked Mr. Dowd for a very complete and impressive application.
- Town of New London, Elkins beach area. Tax Map 077-012-000. . Motion to approve by Paul Gorman, seconded by Bill Dietrich. Unanimously approved.

Rocky Ridge Subdivision Plan. Rocky Ridge Subdivision Plan approved August 14, 2007, MCRD Plan # 18662. Located at Pond's Edge Lane and Bog Road. Memo from Jay Lyon, Fire Chief dated April 12, 2015 regarding the fire pond. Most recently discussed at the April 21 and June 23rd.

Ms. St. John provided a brief update. This will be scheduled on the Aug 4th agenda.

Conceptual Subdivision Plan for Martha J. Harris Trust. Property located on Morgan Hill Road and Little Sunapee Road. Tax Map 046-002-000.

Conceptual discussion regarding creating a new lot line and annexing land to the abutting property owners. Martha Harris and Doug Sweet (surveyor) presented a conceptual plan. Ms. St. John explained that Ms. Harris has discussed the conceptual plan with her, and her intent is to preserve the rural character. Ms. Harris noted she plans to include some deed restrictions to prevent future subdivision of the two parcels. Ms. Harris discussed a previous subdivision plan of several years ago. Ms. St. John will review the history of the previous plan, relative to the subdivision regulations provisions regarding minor or major subdivision, for the remaining 19 acres.

Site Plan Regulations, Parking Provisions- discussion

The Board discussed the following:

- ✓ If changes would apply to just existing building or new buildings
- ✓ How is handicapped parking addressed.
- ✓ Why not allow businesses to utilize existing on- street rather than create on-site parking, especially on properties where there isn't enough area to have on-site parking.
- ✓ Should the board consider not having any specific parking requirements and review each application based on the use and proximity to existing on-site and street parking.
- ✓ Need to have some green space and buffers on the site.
- ✓ Concerns about spill-over parking into residential areas.
- ✓ Allowing shared parking arrangements
- ✓ Need for improved site circulation, discussed Dunkin Donuts site and parking and circulation issues on that site.
- ✓ Referred to the Town's 2004 parking study
- ✓ Need to have room for deliveries and circulation.
- ✓ Need to preserve street parking
- ✓ Parking issues are perceived differently by people, and compared to some other communities New London doesn't really have parking issues.
- ✓ Some businesses won't be able to ever have enough spaces, such as a funeral home.

Site Plan Regulations, discussion of Exemptions

The Board discussed looking at provisions to exempt Colby-Sawyer College and New London Hospital property. Concern was expressed if an existing building on the CSC campus was converted to a dormitory, or if any of the building along the perimeter of campus were removed or converted to dormitory uses some abutters may have concerns. Would the exemption apply if for example an existing basement is converted to useable space? Depending on what the change would entail, this could affect flow of traffic, parking and other site concerns. Discussed the role of review by the Fire Chief and other Departments.

CIP Subcommittee Update

Mr. Dietrich provided a brief overview of the meeting of Friday, July 17th. Said a CIP meeting was scheduled for Friday, July 31st.

Meeting Calendar

Chair Helm suggested that the Dec 8th meeting be cancelled and changed to Dec 15th. Motion made and approved to amend the meeting calendar to reflect this change.

Sign Subcommittee Update

Paul Gorman gave a brief overview of the recent sign subcommittee meeting of Monday, July 27. He noted that Sue Andrews attended and gave some feedback and suggestions. Concerns may be addressed by some reformatting, clarification on number and sizes of signs, and need to revisit the increase from 25 square feet to what was proposed. Briefly discussed a Tweet that was circulating regarding the sign provisions.

Planning and Zoning Administrator Update

Update of the ZBA meeting of July 27th and the ZBA scheduled a rehearing.

Motion to Adjourn

**IT WAS MOVED (Bill Dietrich) AND SECONDED (Michele Holton) to adjourn.
THE MOTION WAS APPROVED UNANIMOUSLY**

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Lucy St. John, AICP
Planning and Zoning Administrator
Town of New London