TOWN OF
NEW LONDON, NEW HAMPSHIRE
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NEW LONDON PLANNING BOARD

Whipple Memorial Hall

July 9, 2019 – 6:30PM

PRESENT: Paul Gorman (Chair), Marianne McEnrue, Tim Paradis David Royle, Jeremy Bonin, Joseph Kubit, Paul Vance

MEMBERS ABSENT: Bill Dietrich, Janet Kidder

OTHERS PRESENT: Adam Ricker, Town Planner, Chris Mercier, Benjamin Barton, Bill Helm, Tom Cottrill, Dorothy Dogan, Katie Vedova, Kerry McCormack

1. **Call to Order –** Chair Gorman called the meeting to order at 6:30PM.

2. **Review of minutes:** June 11, 2019

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to approve the minutes of the June 11, 2019 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. **Public Comment – None**

IT WAS MOVED (Marianne McEnrue) AND SECONDED (David Royle) to approve the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

4. **TREE CUTTING Dancy T E Trust & Dancy E A TR** – Located at 732 Bunker Road. Tax Map 076-019-000. The applicant proposes to remove several trees and saplings in three quadrants on the water. The removal would result in cell totals of 53 points, 54 points, and 81 points. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. The town received the application on June 18, 2019

   Chris Mercier attended the meeting to discuss the tree cutting proposal. Over the years the residence has been neglected so there is a need to clear the small underlying trees and also limbing to open up the view on the property. Everything that they are proposing is within the points system.

   IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to approve the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **PUBLIC HEARING – Barton, Benjamin K – Final Site Plan Review** – Located at 52 Main Street. Tax Map 073-045-000. .91+/- acres. Zoned Commercial (COMM). The applicant is applying to build a garage that would attach to the existing structure at the rear. The garage would have space for two cars and a third smaller bay for storage. The second floor is being proposed as a storage area. The town received the application on June 17, 2019.

Benjamin Barton explained he is back for a final site plan review as he was previously unclear on the size requirements so went back to the architect and made changes. The dimensions of the far end of the building were changed. This is the final change and he would like to start the construction soon.

Adam Ricker stated that Fire Chief Lyon requested to do an inspection once construction is complete.

Dorothy Dogan is an abutter and has concerns regarding water runoff. In order to do the addition, the grading will be built up. They currently do not have water in their basement but if you add more tar and surface area, it could potentially direct the water towards their property. Mr. Barton stated he spoke with the excavator and discussed a solution to this to ensure this doesn't happen. Any runoff will be pushed towards the back yard as opposed to the direction of the neighbor.

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

1. An inspection will be done by the Fire Chief prior to occupancy.
2. A drainage plan will be provided to the Zoning Administrator prior to the building permit being granted that shows drainage is being sent to the southwest portion of the property, away from 62 Main Street.

THE MOTION WAS APPROVED UNANIMOUSLY.

6. **PUBLIC HEARING – Mountainview Shopping Center C/O Crosspoint – Final Site Plan** Located at 541 Main Street, Tax Map 059-008-000. 9.53 +/- acres. Zoned Commercial (COMM). The applicant is applying to alter two existing spaces in the plaza. The former MacKenna's Restaurant would be renovated and converted to a retail use to house the New Hampshire Liquor & Wine Outlet. The renovations would include the addition of a vestibule at the same entry point. The second space would be the conversion of the former Colonial Pharmacy space to a medical office to house Concord Orthopedic Associates. The town received the application on June 18, 2019.

Kerry McCormack, Director of Development for Crosspoint Associates Inc. attended the meeting to discuss a proposal to alter two existing spaces in the Mountainview Shopping Center.

They have been working with the New Hampshire Liquor store for a few years trying to find a better location. Currently they are tucked underneath the Hannaford grocery store in the plaza. The former MacKenna's is a much better location for them. It has more space and higher visibility. They will add a vestibule and a new shingled roof. They will replace the siding with the standard spruce green color, but the footprint will remain the same. This will look similar to the liquor store in Warner, NH.

Adam Ricker asked if there would be any new exterior lighting. Mr. McCormack stated that at this time they don't anticipate any new lighting but understand that any new lighting would require approval through the site plan review process.

There will be a new tenant to the plaza. Concord Orthopedics is looking to occupy a portion of the former Colonial Pharmacy. The plans include approximately 3,000 square feet on the right side from the parking lot and create an entrance that will provide direct access into the space. At the suggestion of Adam Ricker, DPW and the Fire Department, the site plan shows

two handicap parking spaces with access space. They will dress up the outside with siding and provide a more prominent entrance.

There was a long discussion regarding parking and providing adequate handicap spaces. The concern is that parking is not designated to any one business, it is all open parking for all tenants of the plaza. Since this is a medical office, the other concern is that there will be access problems since patients could potentially have ambulatory issues. Chair Gorman doesn't feel two handicap spaces is enough. Mr. McCormack stated they could discuss the possibility of designating parking spots that are reserved for Concord Orthopedic patients only.

Jeremy Bonin stated if you create too many handicap spots you could create a space where people can't park at all if they don't have the handicap sign. Chair Gorman also stated winter weather could be an issue as well. Mr. McCormack stated he could work with the tenant on this.

Bill Helm discussed past issues related to lighting and signage in the plaza. Mr. Helm requested more information about the sign package. Mr. McCormack stated it is still being developed but each tenant will work with their sign company to come up with a proposal The New Hampshire Liquor Store would also like to occupy the sign out front that was previously occupied by MacKenna's.

Tom Cottrill stated that in his previous experience there were issues with internally lit signs. He would be disappointed if an internally lit sign were installed. The sign regulations clearly state that it is not allowed except for the hospital.

Katie Vedova has concerns about the traffic pattern where Concord Orthopedics will be and Clark's Hardware Store. People are trying to back out and it creates traffic congestion. Having handicap spots and more people going slowly in and out of handicap spots is creating more traffic stoppage points. Has this been considered? Mr. McCormack stated you don't want people going fast through shopping centers, so actually having congestion creates traffic calming. It may be frustrating but is better than the alternative of people driving too fast.

Chair Gorman stated that traffic coming from Hannaford picks up speed so by the time they get to Clark's cars are going pretty fast. Something needs to happen to slow that down. Mr. McCormack replied that now he is hearing two different things, that there is congestion but cars are also going too fast. He stated they will monitor it and if there is an issue they will address it. Chair Gorman stated it normally wouldn't be an issue but they are opening a place where there will be handicap people and people with mobility and gait issues. There could be problems in that intersection as a result. Mr. McCormack stated they will continue to work with Adam Ricker on this. Chair Gorman stated that as a Planning Board, we need to take reasonable steps to assure ourselves that even though it is approved, it will be necessary to have them come back to talk to us about any changes that need to be made.

Jeremy Bonin stated the parking requirements in our zoning are identical for both retail and medical space. The handicap spots for the entire area are based on a percentage. They are actually increasing the percentage above what it is. Although we are looking at concerns, they are bettering the conditions that are already there.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to approve the proposal with the following condition:

Crosspoint will monitor the parking experience and come back in 6 months to discuss parking once Concord Orthopedics occupies the space. THE MOTION WAS APPROVED UNANIMOUSLY.

7. PUBLIC HEARING - New London Hospital Association - Final Site Plan Review - Located at 273 County Road, Tax Map 072-016-000, 10.5 acres. Zoned Institutional Hospital (H-Inst). The applicant is applying to alter the existing parking lot. The redesigned parking lot includes additional parking spaces and paved walkway adjacent to the New London Place project. The town received the application on June 18, 2019.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to continue the hearing until August 13, 2019. THE MOTION WAS APPROVED UNANIMOUSLY.

8. Conceptual - New London Outing Club - Discuss the construction of a shed at the Knights Hill Nature Park.
Fred Sladen, Chair of the Committee of the Outing Club that manages Knights Hill Nature Park attended the meeting. The proposal is to install an 8'X12' shed. The purpose is for storage of material used for building, repair and maintenance of the structures in the park. He distributed two copies of the building permit application which contains all the pertinent information. Mr. Sladen asked if the Planning Board would agree to waive the requirement for site plan review since it is a simple project, is not attached to the ground and will only be used for storage. It is a prefabricated shed from Lavallees and will not be visible from the road. It will not have any windows and will be stained.

Adam Ricker stated he doesn't believe they can waive the site plan review process. Even though it is a small project, they can't forego this. If they print off the tax map, draw the dimensions and note where it will be located that would be a sufficient site plan. They can waive the fee, however they can't waive the $56.00 fee to the newspaper for the notice and the postage fees to notice the abutters. Mr. Ricker will work with him to do the most modified site plan review possible.

9. Master Plan Update

Jeremy Bonin stated they met today and discussed the next charrettes that will be held on July 18 and July 20, 2019. The top 4 categories (Residential Development, Commercial Development, Sustainability and Conservation Land Acquisition) from the first charettes will be divided into four charette tables. Facilitators and note takers have been lined up for each table.

It was decided to not hold any subsequent independent charrettes after next week. The data will be consolidated to prepare a report.

10. Other Business

Chair Gorman stated that Bill Dietrich has not resigned from the Planning Board but has resigned as the vice-chair. He will return in October. There is a process underway to select an alternate member for the Planning Board.

IT WAS MOVED (Paul Vance) AND SECONDED (Tim Paradis) to appoint Jeremy Bonin as the Vice Chair of the Planning Board. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to appoint Tim Paradis as the Secretary of the Planning Board. THE MOTION WAS APPROVED UNANIMOUSLY.

The next meeting will be held on August 13, 2019.

9. **Motion to Adjourn**
IT WAS MOVED (Paul Vance) AND SECONDED (Jeremy Bonin) TO ADJORN THE MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:57pm

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London