



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

PLANNING BOARD MEETING
MINUTES
August 11, 2015

PRESENT: Bill Helm (Chair), Paul Gorman (Vice Chair), Michele Holton, Bill Dietrich, Jeremy Bonin, Tim Paradis and Janet Kidder (Selectmen's Representative).

ABSENT: Marianne McEnrue (Alt) and Elizabeth Meller (Alt.).

OTHERS IN ATTENDANCE: See discussion below.

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

Approval of Minutes

IT WAS MOVED (Michele Holton) AND SECONDED (Jeremy Bonin) to approve the minutes of July 27 and August 4, 2015, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

Public Comments

Chair Helm recognized that there were about a dozen people in attendance. He asked if they had any comments or concerns.

Several individuals from Slope 'n Shore and Dr. John Wilson (Lamson Lane) asked about the Intent to Cut and forestry operation on Morgan Hill Road, owned by Len Dorr (Tax Map 047-001-001, 046-004-000 and 060-005-000).

These individuals asked questions and expressed concern about:

- ✓ the Slope n Shore water supply
- ✓ drainage
- ✓ if a site walk with abutters could be conducted
- ✓ if a subdivision or other development plan had been submitted to the Town
- ✓ noise
- ✓ proximity of trees being cut near their property
- ✓ since the logging has started wouldn't the Town be able to deny a subdivision and or site plan application if one is submitted
- ✓ the watershed
- ✓ who is supervising the loggers and their work
- ✓ why they were not sent abutters notices

Individuals that spoke included: Alan Eggert of 729 Sugarhouse Road, Tim Shenton of 744 Sugarhouse Road, Peter Morey of 574 Sugarhouse Road, Malcolm Wain of 408 Sugarhouse Road and Dr. John Wilson of Lamson Lane.

Emilie Major, Farm Manager for Bucklin Organic Farm LLC., provided an overview of the projects:

- ✓ Noting the logging would take 4-6 weeks.
- ✓ She explained that the owner, she and the forester have walked the entire site and selected each tree that will be cut, this is part of a land management plan for the property and the outlook is to continue managing selectively for healthy forest management. Brooks Weathers, Mr. Dorr and Ms. Major have gone through the woods and hand-marked the trees to be cut.
- ✓ This is a selective cut not clear cutting
- ✓ They are opening some views and she discussed the elevation changes in the property.
- ✓ She provided her contact information (603) 229-7345 and the contact information for the forester, Brooks Weathers (340-1668).
- ✓ She explained how a logging operation is conducted, noting they go from the furthest point down and cut up, which is the best for the forest management and safest for the timber harvesters. There will be a tree farm sign put up by the state and they do not plan to clear cut.
- ✓ They only wish to better the farm and support forest health.
- ✓ There is no talk of subdivision at this point.
- ✓ Pointed out the areas being worked on at the Bucklin Farm. They plan to keep it primarily agricultural.
- ✓ They wouldn't have logged the land if the soils wouldn't allow it.
- ✓ They are trying to grow healthy hardwoods, sugar maples and maples as well as protect smaller trees.
- ✓ She would be happy to arrange a walk of the site, however she noted that it is important for people not to walk on the site without her, as there is logging equipment, uneven ground conditions and this could be dangerous.

Chair Helm, Janet Kidder (Selectperson) and Lucy St. John provided a response noting that the Intent to Cut was signed by the Board of Selectmen, notification to abutters is not required, and that a subdivision or site plan has not been submitted. Staff had include information on the website regarding forestry and timber harvesting laws. Chair Helm said the Planning Board has no jurisdiction over this kind of thing. Chair Helm said a planning board cannot go back in time to make a landowner pay for cutting they had done previously. The ordinance only goes into effect when an application is filed. Ms. St. John explained that for each agenda, additional information is posted on the website (agenda attachment list). There is no requirement that the Intent to Cut be submitted to the Planning Board, or that abutters be notified. She referred to RSA Chapter 227-J Timber Harvesting, and suggested if anyone had specific concerns they may want to contact the County Forester. She noted that she and Liz Meller had attended a workshop last fall, Forest Laws for Municipal Officials. Forestry activities are monitored and enforced by the State/County Foresters.

Ms. Holton asked if any conceptual meetings have happened with the new owners. Ms. St. John said she met briefly with Len Dorr and his representative. Mr. Dorr recognized that this would certainly generate some public interest. Ms. St. John noted that no definitive plan have been discussed only that they intent to do some farming, forest management and may at some point submit plans, but nothing specific.

Tree Cutting Application

- ✓ Wilson property located at 296 Lamson Lane. Tax Map 062-018-000. Dr. Wilson explained this is an emergency issue due to the recent storm event and it is dangerous.

IT WAS MOVED (Paul Gorman) **AND SECONDED** (Bill Dietrich) to approve the tree cutting request by John Wilson. **THE MOTION WAS APPROVED UNANIMOUSLY.**

Shoreland Overlay District- temporary 12 foot wide access path

- ✓ Krakower property located at 31 Wilmot Center Road. Tax Map 077-018-000. State Permit 2014-00655.

Mr. Bonin recused himself from the discussion so he could represent the Krakower application. He explained they are impacting the 50' buffer. All conditions provided by the State are standard, they have received their State permit and building permit. They are taking a 6' path to the existing dock, random-width stepping stone path exists and this new path will replace it. Two silt fences will be used, as recommended by the State to prevent from the work being done uphill.

Dr. Wilson asked if this would be a temporary path. Mr. Bonin said it was; it was only necessary to create a 6' path to their dock. He explained he would be supervising the work.

Ms. St. John reminded the Board of the recent discussions of some other projects involving the waterfront buffer, and the discussion on the use of equipment in the waterfront buffer.

Motion by Michelle Holton, seconded by Janet Kidder to approve the temporary 12 foot wide access path. THE MOTION WAS APPROVED UNANIMOUSLY.

Accessory Dwelling Unit (ADU) Discussion

Chair Helm had asked Ms. St. John to take the current ordinance and adjust it into a working draft that would better pertain to the town. Ms. St. John explained the changes she made and the board members reviewed the changes on the hand-out provided, dated August 11, 2015. Chair Helm said there is a Senate Bill (SB:146) on the floor right now and once it has been voted on, the Town can then move forward with this section of the ordinance.

The Board asked Ms. St. John to ask the Assessing Department if they have information on the number of nonconforming accessory dwelling units in Town.

Shoreland Overlay Draft Ideas for Discussion

Chair Helm hoped they could simplify the tree cutting regulations within the ordinance. A draft was provided for discussion. Ms. St. John suggested rather than have applicants continue to come to the Planning Board for review, and considering most tree cutting applications are approved, to only require asking people to come to the Planning Board if they do not have the minimum tree count for a specific segment. It was noted that in many instances, the applicant has more than the required points for a segment, such as the Dr. Wilson example approved this evening.

Ms. St. John asked the Board to consider if they want the 50 foot waterfront buffer to remain in a 'natural' state, or if they want to allow "landscaped area" and or grass for which there are examples already in town. She suggested the ordinance also be clarified as it refers to 50 foot waterfront buffer, and then in fine print refers to a 60 foot buffer.

Mr. Bonin suggested the Town's ordinance did not need to reference the State's regulations as they tend to change every few years. This could cause a conflict. Dr. Wilson disagreed; unless the State comes in with something stricter than the Town's standards, they should require the Town's standards to be met.

Natural Resources Overlay District

Chair Helm said having Town Meeting moved up two months would not allow enough time to prepare maps for the Natural Resources Overlay District.

Code Enforcement

Ms. Kidder said hiring a code enforcement officer sounds like a growing necessity. She said she has asked Ms. St. John and Kim Hallquist, Town Administrator to include this in their proposed budget for next year. Mr. Bonin agreed. He said maybe 20 towns with lakefront property in the State that have a tree cutting procedure/application have a part-time code enforcement officer. Enforcement is key. He referenced the Town of Newbury and felt they had a good system. Ms. Kidder said she didn't know how they could realistically provide a building permit and then not follow up to be sure they were doing what the permit says. Dr. Wilson said he was in favor of this idea and said those living around the lakes are in favor of more enforcement.

CIP Subcommittee Update

Mr. Dietrich noted the next meeting is scheduled for Friday, August 14th at 9 a.m. They will be meeting with the President of Colby-Sawyer College, Tom Galligan, to discuss working together on space needs. A final report will be given to the Planning Board by the middle of September.

Planning & Zoning Administrator's Update

- ✓ Susan Cowan Morse, educational consulting is looking to move into the dentist's office on Parkside.
- ✓ Larks and Nightingales is looking to go into Baynam's (Vessels & Jewels).
- ✓ ZBA meeting is scheduled for Tuesday, Aug 18 regarding the Rowse property (Tax Map 122-002-000).
- ✓ Future Meeting Dates are September 1 and 15th.

Motion to Adjourn

IT WAS MOVED by Michelle Holton, and seconded by Jeremy Bonin to adjourn the meeting.

The meeting adjourned at 7:52pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London