



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD**  
**Sydney Crook Meeting Room, New London Town Office**  
**August 13, 2019 – 6:30PM**

**PRESENT:** Tim Paradis David Royle, Jeremy Bonin, Joseph Kubit, Paul Vance, Katherine Vedova, Janet Kidder (Selectmen's Representative)

**MEMBERS ABSENT:** Paul Gorman (Chair), Marianne McEnrue, Bill Dietrich

**OTHERS PRESENT:** Adam Ricker, Town Planner, Sarah Henderson, Bob Harrington, Jamie Hess, Fred Sladen, Bob Kozikowski, Philip Sprunger, Dana Stockman, Mike Black, Wayne Morrill, Lori Underwood, Kurt Croft, Pete Theroux

1. **Call to Order** – Jeremy Bonin called the meeting to order at 6:30PM.
2. **Review of minutes:** The approval of the July 9, 2019 meeting minutes has been deferred until the September meeting.
3. **Public Comment – None**
4. **PUBLIC HEARING -TREE CUTTING ON SCENIC ROADS** –The Public hearing will discuss the Town of New London's request to remove four trees on Pingree Road and one tree Whitney Brook Road, which are dedicated as scenic.

Bob Harrington, Public Works Director, reported that there is a culvert situation on Pingree Road and a bridge needs to be put in. In order to put the bridge in, there will need to be a temporary access while this is being done. There are several dead trees in the area that will need to be cut and other trees further down the road that are considered hazardous that should be addressed at the same time. The power company has already cut some trees but some closer to the edge of the road need to be removed also.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) approve the removal of four trees on Pingree Road. THE MOTION WAS APPROVED UNANIMOUSLY.**

On Whitney Brook, there is an ash tree that is dead and needs to be removed.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) approve the removal of one tree on Whitney Brook. THE MOTION WAS APPROVED UNANIMOUSLY.**

5. **TREE CUTTING K3 Living Trust-** Located at 111 Sunset Shores Road. Tax Map 091-015-000. The applicant proposes to remove four (4) trees in the waterfront buffer. Property is located in the following overlay districts: Shore land Overlay District and Stream Overlay District. Town received the application on July 15, 2019.

The proposal is for four trees to be removed and there are enough points remaining in the cells after removal. Adam Ricker visited the property and does not have any concerns as it was apparent they need to be removed.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) approve the removal of trees on 111 Sunset Shores Road. THE MOTION WAS APPROVED UNANIMOUSLY.**

- 6. TREE CUTTING Bemis, David & Hoke, Lisa Allen Located at 117 Sunset Shores Road.** Tax Map 091-015-001. The applicant proposes to remove five (5) trees in the waterfront buffer. Property is located in the following overlay districts: Shore land Overlay District and Stream Overlay District. Town received the application on July 15, 2019.

**IT WAS MOVED (Paul Vance) AND SECONDED (Joe Kubit) approve the removal of trees on 117 Sunset Shores Road. THE MOTION WAS APPROVED UNANIMOUSLY.**

- 7. TREE CUTTING Hess, Jamieson & Lisa Located at 18 Duck Inlet.** Tax Map 051-006-000. The applicant proposes to remove eleven (11) trees in the waterfront buffer. Property is located in the following overlay districts: Shore land Overlay District and Stream Overlay District. Town received the application on July 19, 2019.

Jamie Hess explained that some of the trees are growing over the roof of the house and could potentially drop limbs on the house. The rest of the trees are crowded together so closely they are shading each other out and possibly killing each other. Mr. Ricker visited the property and does not have any concerns. The large amount of low brush blueberries were not taken into account and there are still plenty of points left in the cells.

**IT WAS MOVED (Paul Vance) AND SECONDED (Tim Paradis) approve the removal of trees on 18 Duck Inlet. THE MOTION WAS APPROVED UNANIMOUSLY (Jeremy Bonin abstained from the vote).**

- 8. Temporary Access Path in the Shore land Buffer**–Harkins, Matthew H –Located at 1891 Little Sunapee Road. Tax Map 043-026-000. The applicant is applying to utilize a temporary access path in the shore land buffer to complete landscaping projects in the buffer. Application received June 24, 2019.

Pete Theroux from DB Landscaping attended the meeting to represent Matthew Harkins. There is an already approved wetlands and shore land permit for this project. The proposal is for a short, permeable stepping stone pathway and stone stairs to access Little Lake Sunapee. Any grass that is disturbed will be mitigated after the project is done. It is anticipated that it will take about five days to complete the project and then seeding and condensed straw will be put down to regenerate the area.

**IT WAS MOVED (Paul Vance) AND SECONDED (David Royle) approve the project as proposed. THE MOTION WAS APPROVED UNANIMOUSLY.**

- 9. Excavation –Morgan Hill Road, Steven C Root Trust**–Located at Morgan Hill Road. Tax Map 047-001-003. Proposal for an addition that would result in removing more than 250 cubic feet of soil from the property and deposited on property located outside of New London. Town received application on July 23, 2019

Chris Kessler from Pelletieri Associates attended the meeting representing the Steven Root Trust. Jeremy Bonin explained that this has come before them in the last two meetings as this is a new interpretation of the removal of soil from the property ordinance.

Mr. Kessler stated the property is located on Morgan Hill Road. It has not been given an address to date as it was a recently subdivided lot.

The main portion of this house will have a basement which is where the majority of the fill material will be generated from. It is mostly ledge so it will be disposed of in Sunapee. The estimate is that 1,000-1,500 cubic yards of material will be removed from the property. A hydraulic hammer will be used to remove most of the material. Selectman Kidder asked if the neighbors would be notified as it sounds like this will be noisy. Mr. Kessler replied that the closest neighbor across from the property has been notified. Selectman Kidder suggested alerting other neighbors in the area as well. They project will likely begin this fall.

Adam Ricker does not have any concerns.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to approve the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.**

**10. 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. Continued from July 9, 2019.

Wayne Morrill of Jones and Beach Engineering, Mike Black from Continuum Developers and Lori Underwood and Kurt Croft from New London Hospital attended the meeting. This project to redesign the parking lot is adjacent to New London Place. Rip rap will be added for tractor trailers that come into the driveway. Seven parking spaces have been removed but they are recreating the seven parking spaces and adding ten more on the opposite side when you first come in. As you go along the driveway, they have created 23 more parking spaces.

The parking lot that currently exists will be revised and that area will have 98 parking spots. There are currently 74 parking spots. It is currently a porous pavement lot which doesn't function as it should and there are drainage issues. It will be changed to regular pavement with infiltration ponds that will discharge into the wetlands. As part of the proposal, they have been working with the New London water precinct and will be taking an 8 inch water line from the cul de sac and bringing it into tie it into the water system. Right now the hospital has one water connection on County Road. This allows the hospital to have water service from two different locations. The Fire Chief would like to have a fire hydrant on the back side of the hospital so that will be added in as well. This application had to go to the Alteration of Terrain because within the past ten years, the hospital has done more than a hundred thousand square feet of disturbance and is currently under review.

Paul Vance asked if this development would increase downstream discharge. Wayne Morrill stated no, New London place took into consideration these changes and these changes had already been incorporated. They knew they would have to recreate the parking area but they were able to get 24 more parking spaces. Katie Vedova asked if they didn't realize they

needed the parking spaces early on. Mr. Morrill replied that this is a different application all together. They knew that with shift changes, New London Place would need some additional parking and the hospital needed more parking as well. With the new design they were able to create more parking for both uses.

Bob Kozikowski stated there would be a lot more run off in this area and the water will end up in Lyon Brook. Mr. Kozikowski commented that New London has paid dearly for contamination in Lyon Brook and it has cost millions of dollars and he's hoping we aren't getting into the same situation with more runoff contaminating Kezar lake. Mr. Morrill replied that there is an infiltration pond on each side of the parking lots. The water flows into a catch basin with a sump and a grease hood to remove sediments and remove greases before it gets discharged. Once it gets to the pond it gets captures floating particles and contaminants and then goes into an infiltration pond and into the ground. They've performed test pits on both areas and have suitable soils for infiltration in this area. The current parking lots do not have these ponds so this is actually an improvement from what we currently have.

Adam Ricker suggested that the motion for approval have a condition that once the fire hydrant is installed, Chief Lyon would sign off on it to make sure he is satisfied.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the final site plan with the condition that an additional fire hydrant be installed on the northern edge of the larger lot or as determined by Chief Lyon. THE MOTION WAS APPROVED UNANIMOUSLY.**

**11. PUBLIC HEARING —Final Site Plan Review—New London Outing Club Located at 463 County Road. Tax Map 083-008-000. .91+/-acres. Zoned Urban Residential & Residential(R-1 & R-2). The applicant is applying to construct a small utility shed on the Knights Hill Nature Preserve. The Town received the application on July 23, 2019,**

Fred Sladen attended the meeting. He stated that the Outing Club intends to install an 8X12 foot wooden shed on cinder blocks at the Knights Hill Nature Park on County Road. This will be within about 20 feet of the existing structure, which is a field house. This shed is for the purpose of storage of materials used to maintain the trails at the park. There are wet areas and wooden walkways and bridges are built. They have been storing all of the building materials in the field house which is not satisfactory. It will just be used for storing materials and will not be a work area.

Selectman Kidder asked if installing the shed violates the easement that is on the property. Mr. Sladen stated no, the easement allows structures to be built for this purpose and they verified this.

David Royle asked if the police supervise the parking area and Mr. Sladen stated yes. Adam Ricker commented that the police regularly visit all the different trail heads.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Paul Vance) to approve the final site plan as presented to construct a small utility shed on the Knights Hill Nature Preserve. THE MOTION WAS APPROVED UNANIMOUSLY.**

**12. PUBLIC HEARING –Accessory welling Unit –Conditional Use Permit –Sprunger, Philip & Sarah, Located at 62 Fox Run Lane, Tax Map 043-009-000. 3.2+/-acres. Zoned Residential**

(R-2). The applicant is applying to convert 914 square feet of an existing basement into a one-bedroom accessory dwelling unit. The Town received the application on July 10, 2019. Dana Stockman from DSK Construction and property owner, Philp Sprunger attended the meeting. Their proposal is to add a kitchen to an existing dwelling. The issue is they are waiting for the state to get them the plan of the septic for the existing dwelling that is there now. It has been three and a half weeks and they are still waiting. The owner has provided a letter that states he will guarantee that if it doesn't meet the requirements, he will upgrade the system. He wants to add a kitchen for an in-law apartment.

Mr. Ricker stated they would put a condition on the approval that states that before the building permit is issued, they would need to know whether a new septic is being installed or that the current system can accommodate the additional space.

**IT WAS MOVED (Joe Kubit) AND SECONDED (Janet Kidder) to approve the proposal with the condition that an approved septic from the state be received prior to granting the building permit. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **13. Master Plan Update**

A Master Plan subcommittee meeting will be held on Thursday, August 22, 2019 at 8:30am. The survey data is now online. The charrette that was cancelled is not being rescheduled.

### **14. Other Business**

Adam Ricker explained that Continuum has been moving through the permitting process with the New London Place project. There are different fees for site plan, building permits and water and sewer that are adding up to substantial amounts. There are some fees that cannot be waived or reduced but others can be waived or reduced at the discretion of the Board of Selectmen.

The Selectmen felt it would be helpful to hear from the Planning Board to get their thoughts before they rendered a decision.

Mike Black from Continuum Developers stated that one of the reasons he is asking for the building permits to be waived is because the town of New London does not have a building inspector. As a result, he has to hire four specialists to provide reports on mechanical, plumbing, electrical etc. This is usually taken care of by the building inspector but the developers will have to fund these themselves. He is asking for a complete elimination of building permit fees which is approximately \$58,000. All the fees for the project will total \$349,000.

Selectman Kidder stated that it seems reasonable to consider this request since we don't have a building inspector and the developer is required to hire inspectors. She personally feels they should waive building permit fees. Tim Paradis agrees that it seems reasonable.

David Royle asked if you have a building permit in New London, who oversees it. Mr. Ricker stated it is the Zoning Administrator and the Fire Chief. There is no actual inspection of the project once it's done except in some cases, Chief Lyon will inspect for multiple unit projects.

The town has discussed hiring a building inspector in the past but it requires the expense of hiring an employee and paying benefits. Previously, the budget committee and a member of the Board of Selectmen were opposed to hiring an additional employee. Mr. Black stated it

makes it difficult to do a project of this magnitude without a building inspector because they can't get an occupancy permit and will have to work with the fire marshal. Town Department Heads will be involved in this throughout the process.

Paul Vance is in support favor of reducing the fees but is concerned about setting precedence. He wonders if we should at least charge a small amount. The fees are based on square footage. Jeremy Bonin doesn't feel this is comparing apples to apples to compare a single family house or commercial project to this one with regards to setting precedence. Most projects are able to do the work and become operational through our process. Because of the scale of the Continuum project, they have a different process and they have to go through the state fire marshal and hire inspectors. The requirements for this project are completely different.

Adam Ricker also wanted to mention that in this case, the developer is investing substantially in infrastructure that the town would traditionally be responsible for such as sidewalks and an increase in water lines.

The Planning Board was unanimous in recommending to the Board of Selectmen to waive the building permit fees. Selectman Kidder will bring this recommendation to the next Board of Selectmen meeting.

**New Board Member** – Jeremy Bonin welcomed Katie Vedova to the Planning Board as a new alternate member.

**Colby Sawyer College Update** – Joe Kubit attended a presentation at Colby Sawyer College recently. The College currently has 850 students enrolled this year and they would like to get to 1,000 students. 70% of the population is female and 30% male and they would like to see that get to 65% female, 35% male. Their focus is on healthcare for the future in terms of student majors but they will still maintain their liberal art programs. There is no more living off campus after this year. Their budget is about at break even. Their return rate for sophomore year is lower than they'd like so they are working on that. President Sue Steubner is pleased with the forward progress the college is making. The Planning Board all agreed that President Steubner has done a good job.

Paul Vance commented that it is difficult to make decisions in cases that come before them when they don't have parameters in place (i.e. excavation). He would like to focus on this if language in zoning needs to be changed.

The next meeting will be held on Tuesday, September 10, 2019.

**Motion to Adjourn**

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) TO ADJORN THE MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 8:19pm

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London