



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

August 21, 2018

Meeting Minutes

6:30 PM

PRESENT: Paul Gorman (Chair), Janet Kidder, Tim Paradis, Jeremy Bonin, Bill Dietrich, Elizabeth Meller, Maryann McEnrue, Paul Vance, David Royle (Alt), Joseph Kubit

OTHERS PRESENT:

Adam Ricker, Town Planner
Doug Lyon, Chair of New London Hospital Board of Trustees
Barry, Jones & Beach Engineering
Michael Black, Continuum
Joe Hogan, Owner, Continuum Development
Barry Gier, Engineer, Jones & Beach
Stephen Pernaw, Traffic
Sarah Adams, Continuum
Robbie Woodburn, Landscape Architect
Karla Allen, Forester

1. **Call to Order** – Chair Gorman called the meeting to order.
2. **Review of minutes:** July 24, 2018 meeting.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Jeremy Bonin) to approve the minutes of the July 24, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. **Public Comment-** Due to the lengthy agenda, public comment will be dispensed for tonight's meeting.
4. **William & Janet Hopwood Trust – Proposal to cut two (2) trees.** .Located at 706 Bunker Road. Tax Map 076-022-000. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on July 5, 2018. William Hopwood attended the meeting to discuss the proposal to cut two trees on 706 Bunker Road. One butternut tree has been falling apart and hangs over the utility lines. Asplyn was trimming trees along Bunker Road and stated they would take the tree down but never did. Mr. Hopwood views this as a liability so is willing to take it down. Adam Ricker stated they will have 91 points after the tree is removed.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to approve the proposal to remove 2 trees on 706 Bunker Road as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Stephen W Ensign Trust – Proposal to cut two (2) trees.** Located at 62 Camp Sunapee Road. Tax Map 033-006-000. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on July 19, 2018. Stephen Ensign attended the meeting to discuss the proposal to cut two trees on 62 Camp Sunapee Road. The two trees are in the overlay district, one is a dead birch that he would like to take down and the other is a pine tree that still has growth on the top but has significant erosion due to wood peckers. He intends to cut the birch this year and will hold off on cutting the Pine tree as long as he can. Mr. Ricker did a site visit with Mr. Ensign and determined there will be 95 points left after the tree is cut.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Elizabeth Meller) to approve the proposal to remove 2 trees on 62 Camp Sunapee Road as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

6. Martha & Sikhar Banarjee Trust – Proposal to cut three (3) trees. Located at 135 Lamson Lane. Tax Map 049-018-000. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on July 27, 2018.

Monica Banarjee attended the meeting to discuss the proposal to cut three trees on 135 Lamson Lane.

They are installing a well and need access. They are leaning towards the house. One tree definitely needs to be cut but she is unsure about the other two. It is a very wooded lot and there would still be 85 points remaining after removal. The approval is good for 12 months however, Ms. Banarjee stated she will know within the next few weeks how many trees will be removed. Mr. Ricker stated they may need a variance for the well.

IT WAS MOVED (Elizabeth Meller) AND SECONDED (Jeremy Bonin) to approve the proposal to remove 3 trees on 135 Lamson Lane as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

7. PUBLIC HEARING – Marilyn Soper Living Trust – Lot Line Adjustment. Located at 530 Spruce Lane. Tax Map 045-040-006. .658 +/- acres. Zoned Residential (R-2). The applicant is applying to adjust the lot line between their property and the neighboring parcel owned by Ellen Schauff (045-040-007). The subject parcel would increase in size to .681 +/- acres and the Schauff property would decrease from .669 +/- acres to .646 +/- acres. The lot line adjustment would not impact the common land of the Great Pines Development. The Town received the application on July 30, 2018.

Marilyn Soper attended the meeting to discuss the application for a lot line adjustment. Ms. Soper is the Trustee for the Marilyn Soper Trust at 53 Spruce Lane. They began looking at lot lines in anticipation of applying for a building permit to add a small storage area to the garage. They discovered that their lot line was so close to the existing garage and was already encroaching on the lot line and most of the driveway was on Ellen Schauff's property. They are applying for the lot line adjustment so the driveway will become theirs and there will be enough leeway that if they want to do an addition in the future they would not be encroaching on the property. Ms. Schauff is in agreement with this. Bruce Hudson spoke on behalf of the Home Owners Association and stated this was the "as built condition" in 2011 and there were errors in that plan. There is no objection to this from the HOA.

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

8. PUBLIC HEARING – Calerin, LLC – Final Site Plan Review. Located at 37 Main Street. Tax Map 073-053-000. 44 +/- acres. Zoned Urban Residential (R-1) and Residential (R-1). The applicant is applying to construct a 30' x 144' high tunnel cold frame greenhouse over existing crop fields. The Town received the application on July 24, 2018.

Perry Landry attended the meeting on behalf of Greg Berger, owner of Calerin LLC, also known as Spring Ledge farm. In 2014 the previous high tunnel was approved and they are proposing the construction of another high tunnel. The primary reason is due to weather extremes, a high tunnel can extend the growing period. There will be no concrete and it is a metal frame built over the ground that is currently being cultivated with plastic across the frame. The peak is 12 feet high. This will be the third high tunnel on the property. There will be no lighting.

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

9. PUBLIC HEARING – David & Mary Henderson – Amend Building Envelope on Camp Wallula Subdivision. Located at 10 Wallula Road. Tax Map 033-016-016. .3 +/- acres. Zoned Residential (R2). The applicant is applying to amend the approved building envelope on their property. The location of the building envelope was determined during the Camp Wallula Subdivision. The applicant would like to construct a garage; however, the existing building envelope does not provide enough space. The Town received the application on July 31, 2018.

The applicants have asked to continue this to the September 11, 2018 meeting.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to continue the hearing until September 11, 2018. THE MOTION WAS APPROVED UNANIMOUSLY.

10. PUBLIC HEARING – New London Hospital – Continued Final Subdivision Located at County Road and Parkside Road Tax Map 072-017-000. 50.08 +/- acres. Zoned Commercial (COMM) and Urban Residential (R-1). The applicant is applying to subdivide the property into two parcels of 6.69 +/- acres and 43.39 +/- acres. The hearing was continued at the July 24, 2018 Planning Board Meeting. The Town received the application on July 3, 2018.

IT WAS MOVED (Bill Dietrich) AND SECONDED (Tim Paradis) to continue the New London Hospital subdivision proposal hearing until September 25, 2018. THE MOTION WAS APPROVED UNANIMOUSLY.

11. PUBLIC HEARING – Continuum Development, LLC – Continued Final Site Plan Review and Subdivision for Planned Unit Development. Located at Country Road and Parkside Road Tax Map 072-017-000, 43.39 +/- acres. Zoned Urban Residential (R-1). The applicant proposes the development of a Retirement Care Community. The community would consist of a four-level building that contains both rental and condominium units. The rental units would include of 20 memory care units, 5 independent living units, 47 assisted living units and 26 independent living condominium units. Additionally, the development proposes 33 cottage style independent living condominiums. The plans include the construction of an internal road and sidewalk network for vehicles and pedestrians. The hearing was continued at the July 24, 2018 Planning Board Meeting. The town received the application on July 3, 2018.

Mike Black, Continuum, stated that the design team is in attendance tonight to give a full presentation to the board.

Joe Hogan, owner of Continuum Health Services attended the meeting and provided an overview of the company. The company started in 1970 and they develop, own, manage and market each facility they own. There is an opportunity in New London to develop a project similar to the projects they have in Maine. Because they own and manage their own projects, they don't cut corners and hire the best team to do the work.

Drainage

Barry Gier, Jones & Beach Engineering, attended the meeting to give an overview of drainage related to the project. The area where water comes off of County Road and the proposed driveway will be collected in a roadside ditch as well as a closed drainage system. It will be directed to an underground infiltration system where it is treated and infiltrated and discharged to an above ground basin to be treated and infiltrated and discharged back into wetlands. The proposed building has areas of underground infiltration basins throughout the area which takes the roof water, treats it and infiltrates it back into the ground water. Any of the over flow will go into the proposed systems and discharges back to where it was originally. The majority of the roadway water is collected in a closed drainage system and directed to a wet pond where it is treated and released. The intent of the design is that there is no additional water exiting the site in the post condition than there was in the precondition. They are talking with DPW to see if they can assist with culvert issues on Parkside.

Paul Vance asked what it means to be treated. Mr. Gier stated they try to remove the suspended solids that are within the storm water. DES has come up with treatment solutions. On this project they use wet retention basins. The infiltration basin goes through existing soil and gets treated that way before it's released. There are no chemicals added.

Janet Kidder asked how these systems are monitored. The silt and sand gets cleaned out and there are observation ports in the top. The material can get jetted out by a certified person that comes in and will jet it out and collect it into a truck to be disposed of properly.

The storm water exits at five different locations on this property. The wetlands carry the water down to the analysis points. The mandate is to keep the storm water discharge at the analysis points to pre development conditions.

This project will require a permit from the Alteration of Terrain bureau that specifically looks at the drainage. They have specific size requirements for storm water treatments features that are proposed. The infiltration basins are grass lined and they have a wetland seed mix. They should be dry within 72 hours of a storm. They looked at all of the contributing water to this watershed and at all of the upstream reaches to determine what the existing flow was. They will not affect anything upstream and all the water that is coming on to the project will be taken care of.

Elizabeth Meller asked about rip rap and stated it is directed toward Lyon Brook. She asked if they should be angled more toward Parkside. Mr. Gier will look into this further. The rip rap is there to dissipate the energy from the storm water coming out of the drainage pipes.

Alison Trow lives on Parkside and stated the culvert is failing. She asked if they are analyzing peak flow and controlling that or are they analyzing volume. Mr. Gier stated they are controlling the peak flow. That is what it has been designed to do but with the infiltration they are proposing will not reduce the volume to what it was predevelopment but they are reducing the volume over what they would be if they didn't put infiltration in. Every project that is developed increases overall volume of storm water exiting that site. They control the peak flow so they are not impacting downstream structures such as culverts, pipes and drainage features. Ms. Trow was also concerned about the trails in that area and how this will impact the land with the greater water volume. Mr. Gier stated they try to control it but they can research further what the water volume change will be.

Traffic

Stephen Pernaw attended the meeting to discuss a traffic impact report that was done. The methodology done for this project was documenting existing conditions and then counting cars. They do a roadway traffic count which keeps track of traffic in each direction using traffic counters for several days and they also do manual counts. They look at the proposed development and estimate how much traffic it will generate. Estimates used come from the Institute of Transportation Engineers. With existing traffic counts and using the estimate of how much traffic the proposed development will generate will give a post development traffic projection. A ten year projection was done.

One traffic counter was put on Parkside Drive and the other on County Road, south of the hospital site. Manual counts were done at both ends of Parkside, the southerly hospital driveway and at the north hospital driveway. Weekday counts were higher on weekdays than on weekends. Peak hours were during the evening hours. They chose a three hour window from 3-6PM. They also did it from 7-9AM. Intersection capacity was also evaluated. Intersections were well below capacity with very short delays and will be post development as well. One area of concern was if you are trying to take a left hand turn out of Cougar Court during the peak hour there will be long delays. There will be an impact but still the same service level before and after development and are well below capacity. The round- about was not counted in the study area but Mr. Pernaw has no concerns with respect to site traffic as a result of the development.

Janet Kidder asked what time of year the traffic counts were done. Mr. Pernaw stated it was on June 5th so school was still in session.

Speed data was also collected. The average speed on County road was 28 miles per hour and the average speed on Parkside was 34 miles per hour.

Elizabeth Meller asked about sidewalks from Lyon Brook to the entrance of New London Place. Barry Gier stated that they currently aren't proposing sidewalks on Parkside. Adam Ricker noted there have been conversations with the town and the developer regarding extending sidewalks and there may be a cooperative effort between the two.

According to this report, traffic will not be significantly impacted by this project.

Building Structure

Sarah Adams discussed the structure of the Senior Living Project made up of cottages, apartments, independent living rental units, licensed assisted living, extended care and memory care units. Some of the amenities include a hair salon, dining rooms, a bistro, library, fitness center, craft area and a spiritual area.

The rental apartments will have a one or two bedroom option, 1.5 baths, a full kitchen and washer and dryer. Assisted living units have 1 bedroom or studio floor plan options. Purchased condominium options are one or two bedrooms with full kitchens, dens, 1.5 or 2 bathrooms, living rooms, walk in closets and washer and dryer. There are also 20 memory care units in this building. All of the residents will have one parking space.

In assisted living, three meals are provided and laundry is done for you.

Individual cottages will be done in the second phase of the project. All cottages are one floor with 2 bedrooms, two baths, screened in porch, walk in closets, full kitchens and other options. The goal is to age in place so there are no steps. The size of the cottages is between 1,500-1,600 square feet.

Chair Gorman would like a breakdown of the how many of each unit and what that includes. The goal is to presell the apartments and ground break in 2019. The lodge will be the first structure developed and the cottages would be phase two and three as they are sold.

There isn't an age requirement to buy but there is to reside, which is 55. They can be purchased and rented privately.

David Royle noted that 25 units had to be presold before they could build and asked if any site work would be done prior to that. Ms. Adams stated they would do phase 1 of their selling and based on that information, they will circle back to their partners at the hospital, give feedback and make decisions based on that. If there is a lot of interest they will ground break in 2019.

The town is in the process of engaging an engineer to review the water and sewer usage related to this project.

Doug Lyon, Chair of the Board for New London Hospital stated that they will be cooperating with Continuum to provide medical services, but Continuum will own and operate this facility. The hospital does not have an ownership stake in the property.

Landscaping

Robbie Woodburn, landscape architect, attended the meeting to discuss the landscape plan. First and foremost the goal of this project is buffering the neighbors. They also want to create enjoyable, sustainable outdoor space for both the residents and visitors to the site. Due to the size, the landscaping

should soften and provide scale. They are always looking for opportunities to create shade and cut down surface glare.

The buffers will be staggered evergreen of a mixed combination of White Spruce, Canadian Hemlock, Western Red Cedar and Norway Spruce. They range of size to provide a good buffer. In storm water treatment areas they will use a combination of New England wetland plant seed mixes.

At each building there will be gardens out front. There is a courtyard in the middle of the building between the Memory Care wing and the assisted living and independent living wing that is two levels. The common area will have a dining terrace. Here will be a pickle ball court, playground and gazebo. There are walking trails that are onsite and connect to trails offsite. The individual cottages will have foundation plantings. There will be a tasteful sign at each of the two entrances which will be a low stone wall with signage. Jeremy Bonin requested a smaller scale plan to give a better overview of the project.

Trails

Karla Allen, forester, attended the meeting to discuss the building site and trails. Her first priority is forest health. This is a wet site and when moving equipment over the land it can loosen the root systems of surrounding trees. When she is looking at harvesting she is looking at it now and in the future. A trail had to be moved due to the project and although it won't be as scenic, it has been increased and will be a loop to connect into Lyon Brook trail. Benches will be placed along trails as well as dog walking stations. The gazebo will be screened and overlooking the playground area.

Chair Gorman stated between now and the next meeting it should be determined what major issues have been raised by the Board and by the citizens. Selectman Kidder asked if any input had been received from the Police and Fire Chief's about the need for additional staff because of this development. This could affect the overall town budget if more staffing is needed. Chair Gorman responded that conversations have taken place in order to clarify these issues. He isn't sure if there have been any final answers but feels these issues are important to the town due to the impact it may have. Adam Ricker noted that there was a full department head meeting and Jay Lyon, Fire Chief and Ed Anderson, Police Chief, felt that due to the staffing this development will have, most issues could be handled internally. There will be bigger emergencies they will have to respond to but they didn't express the need for a large increase in staffing.

Selectman Kidder asked if the road would remain private and always be maintained by Continuum. Mike Black stated they will maintain the road that goes by the Health Facility but they intend to ask the town to take over the roads to the cottages. They will be built to town specifications. Selectman Kidder asked if they could require this development to maintain the roads forever and make this a condition of approval. Adam Ricker stated they would need legal counsel on this.

Adam Ricker stated that we have received a proposal from Horizon's Engineering to review the site plan and they have given us two options. Since this project has to go through the Alterations of Terrain permit though DES, the water and drainage will be reviewed extensively. Will Davis, the Engineer from Horizon's has suggested that they can look at all the other site specific characteristics of this project and not dive as deeply into what the state is already going to do for the price of \$3,800. Or they can do the full drainage analysis that DES will do as part of the AOT permit for an additional \$3,500. Mr. Davis felt that without the additional review from DES it would still be a thorough review and still give all the required information. They are happy to do the full analysis but wanted to give the option. This review will be paid for by the developer.

Joe Kubit stated that due to the size of this project, he recommends going for the full detailed review. The more answers we have, the better.

Jeremy Bonin proposed another option to have Horizon's review the AOT. They could make it conditional on the AOT and the engineer's review of the AOT.

Tim Paradis stated that if it is being looked at carefully enough by the state, he feels it's duplicative. He does like Mr. Bonin's idea of the AOT and engineer review of the AOT.

Selectman Kidder commented that if this is being vetted by the state, do we need another engineer. Mr. Bonin stated yes, and Chair Gorman commented that this is a large project and we need to do everything reasonable to ensure that issues are addressed properly and comprehensively.

Maryann McEnrue agrees that this project will be heavily scrutinized and they should do what they can to address all the issues.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the proposal of A, B and additive, noting that the additive will be discussed and altered to be an AOT review. THE MOTION WAS APPROVED UNANIMOUSLY.

Jeremy Bonin wanted them to include traffic but Mr. Ricker stated he is unsure if Horizon's has the expertise on staff as traffic is very specialized. He will try to find another third party for review.

Chair Gorman and Adam Ricker will speak with the Engineer to clarify the scope of work and report back to the Board on September 11, 2018.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Bill Dietrich) to continue the hearing until September 25, 2018 at 6:30pm. THE MOTION WAS APPROVED UNANIMOUSLY.

12. Other Business

On Thursday, August 23 at 3:00 there will be a CIP subcommittee meeting. They will be working on a draft to be presented to this board and then to the Board of Selectmen of capital issues that the town should focus on in the next year.

Adam Ricker announced that his circuit rider time doesn't allow for Master Planning at this point. There needs to be an additional Master Plan contract put in place to give him more time to work on it. Money has been set aside for this. The planning commission will draw this contract up in the next week and it needs to be approved by the Select Board. The Master Plan group will meet again when the survey is ready for review.

13. Future Meeting Dates: Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. The next meeting is scheduled for Tuesday, September 11, 2018. Due to the Primary's this meeting will start at 7:15PM.

14. Motion to Adjourn

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

The meeting was adjourned at 9:37 PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London