



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
Sydney Crook Meeting Room, New London Town Office
September 10, 2019 – 6:30PM

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

MEMBERS ABSENT:

OTHERS PRESENT: Adam Ricker, Town Planner, Will Davis, Horizon's Engineering, Steve Ensign, Katharine Fischer, Frank Anzalone, John Doyle, Bill Helm, Lisa Tanguay, Kerry McCormack, Paul Connolly

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

Chair Gorman announced that a resignation letter was received from Bill Dietrich. Chair Gorman stated that the Board of Selectmen have written a nice letter back to Mr. Dietrich thanking him for his many years of service on the Planning Board. Chair Gorman noted that as the chair of the board, he has been grateful to have him on the board as he had a great deal of experience. He hopes he will consider coming back in the future. They are now in the process of finding his replacement and Joe Kubit will be recommended to the Board of Selectmen for this position. The Planning Board will be looking to recruit an alternate to fill Mr. Kubit's spot.

2. Review of minutes

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the minutes from the August 22, 2019 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. Public Comment – None

4. Messer Pond Protective Association - John Doyle will discuss efforts being undertaken to improve the water quality of Messer Pond

John Doyle attended the meeting to discuss the work that the Messer Pond Protective Association is doing.

Grant funds were awarded mid-late 2017 and all the objectives should be complete and paperwork submitted by the end of this year. The work included two major initiatives. The first was installing a storm water management practice on County Road that involved a drainage system and vegetative buffer on 50 feet of either side of a culvert that feeds Messer pond. The second initiative was to do a detailed water shed survey in the western portion of the watershed. This area is responsible for 50% of the water that flows into Messer Pond. Mr. Doyle provided photos of the work that has been done. The work was done by Bob Harrington, Director of the department of Public Works and his staff.

When Mr. Doyle provided an update in April, he mentioned that the NPPA and the grant funded all the survey work, design work and material for these two projects. The DPW did the

installation. Mr. Doyle thanked Mr. Harrington for the work that was done and is pleased with the outcome. It is the commitment of the town and the DPW that allowed them to get this grant. They are now working on a second round of grants targeting Forest Acres road and the issues there. The storm water issues include runoff and erosion on the side of road that brings sediment into the pond.

This summer a detailed survey was done on Forest Acres Road which identified 15 areas where they could improve storm water management on the road. They also identified three culvert projects. They are applying for two grants, one will go in Friday and the other is a watershed systems grant that will be submitted next week. If they are awarded these grants, Mr. Doyle will be back to describe the work that will be done.

In the current grant, part of this was funding for a septic survey. Our watershed plan identifies that 10-13% of nutrients flowing into Messer pond are coming from septic systems within the watershed. The objective of this piece of the grant was to inventory the systems in the watershed and provide an outreach to residents in the watershed to make them aware of the importance of maintaining your septic system and the impact on water quality. Work was done with the town assessor to flag residences to identify properties in the watershed. It also allows us to see septic permit data to see what the age of the septic systems are. A well maintained septic system should last 40 years so 60% of the systems in the water shed meet these criteria. Only 27 out of 200 survey responses were received.

Chair Gorman thanked Mr. Doyle for sharing the update with the Planning Board and for the work he has done.

5. PUBLIC HEARING – 35 Newport Road LLC – Final Site Plan Review Located at 35 Newport Road. Tax Map 072-040-000, 0.58 +/- acres, Zoned Commercial (COMM). The applicant is applying to construct an exterior ramp to the parking lot to allow for handicapped accessible access to the building. The town received the application on August 8, 2019.

Marianne McEnrue recused herself. Katie Vedova will be a voting member for this hearing.

Lisa Tanguay, Operations Manager for Counseling Associates attended the meeting. Ms. Tanguay distributed photos to show where a proposed ramp will be located. The request is to install a ramp to help clients with mobility issues have better access.

Katie Vedova asked about handicap parking. Ms. Tanguay explained that the two handicap spaces that are currently there will remain there which allows them to park close to the ramp. Ms. Vedova also asked about the landscaping in that area. Ms. Tanguay replied that it will be taken out for now and in the spring they plan to plant and replace that green space.

Paul Vance asked if an architect designed this. Ms. Tanguay stated yes, their contractor consulted with an architect. It will not be ADA compliant. Ms. Tanguay stated because they are a private business they are not required to be ADA compliant and they are doing this to help clients with mobility issues.

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

6. PUBLIC HEARING – Mountainview Shopping Center C/O Crosspoint – Final Site Plan Review Located at 277 Newport Road, Tax Map 059-008-000. 9.53 +/- acres. Zoned Commercial (COMM). The applicant is applying to construct an addition to the building that was formerly McKenna’s Restaurant. The building would house the New Hampshire Liquor & Wine Outlet. The town received the application on August 20, 2019.

Kerry McCormack and Paul Connolly from Crosspoint Associates attended the meeting. They last came before the board in July 2019 to present the addition of Concord Orthopedics in the former Colonial Pharmacy building as well as the relocation of the New Hampshire Liquor and Wine Outlet to the former McKenna’s building.

Since that time, they have worked on plans to program the interior space in the McKenna’s building and it became apparent that because of the configuration of the restaurant building there isn’t enough space. They have gone from 6,000 square feet down to 5,000 square feet in space which is a challenge in order to provide the services they want for the citizens of the community. They looked at the existing building footprint and have figured a way to expand it. They are currently working on the lease and would like to be able to provide an efficient configuration that allows them to program the space to offer a variety of wine and spirits at this location.

The building steps in on both sides and they are proposing to do an approximately 650 square foot addition on both ends for a total of an additional 1300 square feet. This squares off the building and allows for a more efficient layout on the interior. The tall pine trees located along Newport Road would stay and not be impacted. On the front side, they are adjusting the layout and the parking in the front of the building. The loading area will not change except there will be new fencing.

Selectman Kidder asked about signage being blocked by trees on the back side and Mr. McCormack noted that there wouldn’t be any signage on Newport Road but there is a monument sign for McKenna’s they are hoping to retain. Adam Ricker recommended that they talk to the zoning administrator about this as it was a non-conforming sign and they don’t necessarily stay in use once they’ve been discontinued.

Adam Ricker asked if there was any chance of putting windows in on the Newport Road side to give it some curb appeal. Mr. McCormack stated it will get screened by the stone wall and trees. There is shelving all around the perimeter on the inside so there are typically no windows put in due to that. Marianne McEnrue asked about putting in fake windows so it doesn’t look like a warehouse. Mr. McCormack stated they could look into it but there is architectural detail already planned.

Katie Vedova asked about landscaping in the front. Mr. McCormack stated the sidewalk will bump out and will be filled in on both sides with more landscaping than is actually there now. Adam Ricker asked if they could utilize plantings on the back side as well. The community is concerned with the overall aesthetic of new developments. Mr. McCormack stated they could look into adding this in although he had concern that it is shady back there.

Selectman Kidder stated the whole shopping center parking lot is in disrepair. She asked if there were plans to do anything about that. Mr. McCormack stated they go through a capital management plan to pick areas that need to be resurfaced and this is an ongoing process. They will do the parking lot after the new tenants are in and it will be done in stages. They don’t currently have a timeline.

Jeremy Bonin stated that the building as it is now has better appeal than what is being proposed. There is more articulation with the gables that are there as it breaks up the façade. He would like to see the gables maintained to help break up the very long wall effect. They would be making the building less interesting. This is an aesthetic which the Planning Board can't dictate but it would be appreciated from the town's point of view. .

Mr. Bonin addressed parking issues and Mr. McCormack stated there is flexibility with parking spaces and they haven't fully worked this through yet.

Paul Vance asked if there had been discussions with Hannaford's about parking or if any traffic studies had been done. Now that McKenna's is closed the parking spaces are being used by Hannaford customers. Mr. McCormack stated that this is where the current liquor store customers are parking so it's just flipping the location. They will be utilizing the same area for parking and all the parking is in common, not dedicated to any space. The hope is that customers will be able to park and shop at Hannaford's and the liquor store at the same time and not move their car.

Tim Paradis shared that members of the Planning Board hear a lot of comments about the shopping center and that it is run down and looks dated. This is a chance for the Planning Board to understand their intentions or a master plan of what is going to be done there in the future. Paul Connolly feels this is a fair point and will work on this.

Adam Ricker asked for an updated site plan to include the Pine trees on it and also the depth of the front landscaping.

Joe Kubit thinks the Planning Board is holding this project to a different standard than has been applied to other buildings in the past few years. Jeremy Bonin agrees but feels this an example setting precedent in a very visible area of town. They are trying to suggest there is an opportunity here to do better.

Mr. McCormack stated they are behind schedule and was hoping to begin construction by now. They would like to come to an agreement and get approval so they could open by spring 2020. Mr. Connolly stated they don't have a signed lease yet and they are in danger of losing the lease if there continues to be a delay.

The Planning Board wanted them to maintain the gables but Mr. McCormack isn't interested reintroducing them as it would mean additional cost and they are already spending a lot of money. In the front, they would be willing to put in a double window and single to the left of the main entrance. There is a lot of detail that they have added that may not show up well on the plans. Adam Ricker commented that the general preferred aesthetic in New London is not large scale retail.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to accept the proposal with the following conditions:

- 1. A landscaping plan along Newport road to include Pine Trees**
- 2. Landscaping dimension along the main entrance**
- 3. Main entrance façade to have four windows added to include a double faux window and 2 single faux windows**

THE MOTION WAS APPROVED UNANIMOUSLY.

7. Master Plan Update

Jeremy Bonin reported that the Master Plan committee met a week ago. They broke into small groups to discuss different categories within the Master Plan such as public facilities, sustainability etc. Another meeting will be held next week to discuss the sustainability of the college. They will also discuss their schedule to begin drafting the summary that will be presented at town meeting.

8. Other Business

New London Barn Playhouse

Steve Ensign, Chair of the Board of the Barn Playhouse attended the meeting. For the past number of years the board has been contemplating and working on designs that would enhance the experience for the patrons. They are trying to find a way to manage the set construction and enhance the inside of the red house without expanding the footprint.

Mr. Ensign stated that the barn was previously a non-conforming use in the residential district. With the help of the Planning Board and a town vote they became a theater district a few years ago. This allows them to make changes within the normal setback requirements.

Will Davis of Horizon's Engineering and Frank Anzalone of Anzalone Associates attended the meeting as they have been collaborating and working together on this project.

Mr. Anzalone explained as the barn has evolved, the needs have evolved also. The patron experience has been the main concern. Access from the parking to the entrance, the porch and bathrooms are being addressed.

Will Davis described the site which has two buildings with parking in the rear and a paved alley between the two buildings. The existing parking lot is an odd shape and not conducive to efficient parking. They will square it up with the property lines and create better circulation. Currently they have about 30-40 spaces and by making these changes they will have 54. They will include landscape islands which will provide a more uniform layout. Access in between the two buildings will be a path with steps to get up to a patio area that accesses the new porch. There will be an elevator and ADA spaces in the parking lot. The rear portion of the red house will be renovated. A new building is proposed on the far side for rehearsal space and set construction. It will be connected to the red house.

They will improve the drainage by providing a pond to provide detention to account for the increase in impervious surface. The current vision is that the parking lot will be blue stone with some paved aprons off of Williams Street.

Mr. Anzalone explained they created a path from the parking to the main entrance to the barn. They have eliminated the construction area between the red house and the barn and added a small pergola to acknowledge it is a path and an entrance. In addition to the garden they have created a public patio area for gathering before and after the show. This will help spread the crowd. The box office has been moved back and the porch is now wrapped around the building. Bathrooms have been added. The barn playhouse performs seasonally and there is no plan for that to change.

Costume design that is currently in the lower level of the red house will be demolished and rebuilt. Two offices and a conference room will be added on the first floor. The footprint of the red house will not be changed. The goal is to not drastically change the look of the barn.

Jeremy Bonin asked why they won't be paving the parking lot and Mr. Anzalone stated it is due to cost at this point. They will be striping it even though it isn't paved so people can envision where to park.

They will need to request waivers on parking count, parking surface, and green space.

9. Motion to Adjourn

The next meeting will be held on Tuesday, September 24, 2019.

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

The meeting adjourned at 8:38pm

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London