



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

September 11, 2018

Meeting Minutes

7:15 PM

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

MEMBERS ABSENT: David Royle. Joseph Kubit

OTHERS PRESENT:

Adam Ricker, Town Planner

1. Call to Order - Chair Gorman called the meeting to order at 7:15pm.

2. Review of minutes: August 21, 2018 meeting.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Elizabeth Meller) to approve the minutes of the August 21, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. Public Comment- None

4. Andrew & Connie McElwee Trust. Located at 1014 Lakeshore Drive. Tax Map 064-011-000. Proposal to cut one (1) tree. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on August 17, 2018.

George Pelletieri attended the meeting to review the proposal to cut one tree. Adam Ricker has done a site visit on this property. The tree is unhealthy and even with its removal there will be enough points remaining. They plan to plant more trees and ground coverings in this area so points will be added. They already meet the point requirement so this will be over and above the point value required.

Paul Vance discussed making a condition that the grass areas are reduced. Mr. Ricker doesn't want to place a hardship on this property where they would be required in perpetuity to have more than the 50 points. By making that a condition of this approval you would effectively be doing that. They already have more than the minimum points they need. Requiring that they plant more points on top of that would be unfair in comparison to what is required of other properties.

Mr. Bonin stated that putting a condition on this beyond what is already in compliance is not something they should do since it can't be gauged in the future. We have a minimum standard and after that we shouldn't require more than that.

Mr. Vance stated that it isn't their job to count points but to look at whether what's being done is appropriate in the shore line. Mr. Ricker stated it is always their duty to encourage waterfront owners to make as little impact as possible but the way the ordinance is written, they can only enforce the 50 points or the points value that the cell has pre-existing.

Chair Gorman stated that Mr. Vance's point is well taken because the 50 point standard doesn't allow for a decision to be made in a consistent way. This will be discussed further.

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

5. John Doyle – Messer Pond Association. Mr. Doyle will present a project that the New London Department of Public works will be undertaking on County Road to improve road drainage and water quality into Messer Pond.

John Doyle attended the meeting to discuss a road drainage and water quality project on Messer Pond. He presented about two years ago and discussed the watershed management plan. At that time they discussed this with Lucie St. John and Richard Lee to review the recommendations and get their opinion. Mr. Lee felt this would be a good undertaking so the Messer Pond Association applied and was awarded a \$10,000 Watershed Systems grant from the DES. A portion of these funds are what are funding the material and design work for this effort. He thanked the board and the town for their ongoing support on this project.

The Department of Public Works will install a storm water management practice on County Road within the Town's right of way. This will filter the runoff by installing drainage buffers. The plan is to install the buffers on the north side of the road within the town's right of way about 100 feet in both directions of the culvert. This plan was reviewed with Adam Ricker in August and they met with DPW and reviewed the construction plans. Pending any feedback from the Planning Board, they intend to start installation next week.

Brian Vincent also attended and is part of the engineering firm that did the survey. Mr. Vincent explained that this will treat suspended solids that come off the pavement. There will be a before and after analysis. Water samples are being taken at the culvert and phosphorus will be measured.

The immediate problem in this location is that the wetland that connects directly to Messer Pond is 10-12 feet from the pavement. This is not convenient to treat so they are limited to what they can do.

Selectman Kidder inquired about how the grant was used. Mr. Doyle responded that the grant has paid for the survey, the design effort and the material. The Messer Pond Protective Association has also contributed to this project as well. She would like to see a spreadsheet that details all of the expenses.

She also wanted clarification that the runoff they are cleaning up is from County Road and not from Interstate 89. Mr. Vincent stated that physical capture from this system will only be from County Road.

6. PUBLIC HEARING – Continued from August 21 - 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.

Aaron Henderson attended the meeting on behalf of David Henderson. The plan is to add a garage to an existing structure. They have modified the proposed garage so it is now smaller due

to a neighbor that objected to the bigger garage. It will now be 16X24 feet as opposed to a 24 foot garage. This also eliminates the need to remove trees. The neighbor objected because the buildings were too close and also objected to the tree removal so they modified the plan.

Adam Ricker explained to the board that this is a cluster subdivision so they don't have to maintain the same property line setbacks. The cluster regulation is 50 feet from building to building. It is setbacks from neighboring buildings so they can be on smaller lots. They need approval of a slight modification to the building envelope that was originally approved. As of right now, where they want to build is outside of the building envelope.

Paul Vance questioned how we know the distance between buildings. Mr. Ricker showed the site plan. Mr. Vance is unsure if the maps are reliable and to scale. There aren't any lines to show distance and this affects the neighboring property. He isn't in favor of having it resurveyed but doesn't know how to be sure of the accuracy.

Mr. Henderson discussed the option of taking some of the envelope from the back of the lot and shifting it to the garage side. They would be within the square footage of the building envelope but it would be relocated.

Mr. Ricker's recommendation would be if the board wants to approve this, it is with the condition of getting the updated plan that shows the adjustment to the envelope.

Jeremy Bonin stated that by extending one envelope this affects the neighbor's envelope. Mr. Ricker stated that even with the adjustment there will still be 50 foot buffer. The abutter provided a letter that stated they consented to this adjustment.

IT WAS MOVED (Tim Paradis) AND SECONDED (Jeremy Bonin) to approve the proposed building envelope and remove the necessary square footage from the eastern side of the envelope and affixing it to the garage area. The motion is contingent on receiving the updated rendering. THE MOTION WAS APPROVED UNANIMOUSLY.

7. Other Business

Schedule Crimi Site Walk

Chair Gorman discussed the Crimi property at Owls Nest. The Crimi's would like the Planning Board to do a site walk of their property. It is unclear as to what the actual proposal is. Adam Ricker will be meeting with them this week to get more information.

The Crimis would like to get their application in so they can be on an October meeting agenda. Mr. Ricker suggested asking for their official application and then tentatively scheduling the site walk from 4-5:30pm on the day of the meeting on October 9, 2018. **(Date subject to change depending on applicant availability and the date the town receives the application.)**

Senior Living Project

Adam Ricker and Chair Gorman met with the Horizon Engineering group and signed a contract with them. They agreed to do the full proposed review. The cost will be \$7,250. Chair Gorman feels it is important that due diligence is done with regards to the Senior Living project.

The town has engaged a different engineering firm, Underwood, to address the water precinct and the sewer system. The cost for this will be \$5,500.

8. Master Plan Update

There is a delay in the process due to Adam Ricker not having the time to work on the questionnaire and formatting it. Mr. Ricker is working towards obtaining approval for more hours.

Chair Gorman would like to discuss a recent article on New Hampshire Public Radio regarding town inequality that exists at an October meeting.

Architectural Review – Chair Gorman would like to have someone come talk to the Planning Board about architectural review boards and how they function. How are the standards set? Adam Ricker will do research on how many towns in New Hampshire have architectural review boards.

9. CIP Update

Chair Gorman noted that the Capital Improvement Program has completed their proposal and the Planning Board received a copy of the draft. Rob Prohl made some suggestions for changes. Chair Gorman will review these suggestions and work with Adam Ricker.

10. Future Meeting Dates: The next meeting schedule for Tuesday, September 25, 2018.

11. Motion to Adjourn

**IT WAS MOVED (Elizabeth Meller) AND SECONDED (William Dietrich) to adjourn.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 9:00 PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London