



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

DRAFT MEETING MINUTES

Tuesday, September 12, 2017

6:30 PM

PRESENT: Paul Gorman, Bill Dietrich, Janet Kidder, Tim Paradis, Elizabeth Meller, Casey Biuso Maryann

MEMBERS ABSENT: Joseph Kubit, Jeremy Bonin, Michele Holton

OTHERS PRESENT: Adam Ricker

1. Call to Order

2. Review of minutes:

IT WAS MOVED (Janet Kidder) AND SECONDED (Elizabeth Meller) to accept the minutes of the August 29, 2017 Planning Board meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

3. Public Comment: None

4. Brewster, David Tree Cutting Application. Located at 217 Owl's Nest Road. Tax Map 135-001-000. Proposal to cut (22) twenty-two trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received August 18, 2017.

Greg Griggsby and Cody Griffin from Pelletieri Associates in Warner NH attended on behalf of David Brewster. Owls Nest Road just underwent an upgrade as a result of a subdivision. One lot has been cut into two lots. David Brewster has purchased both properties and will keep them separate.

There was a tennis court in the woodland buffer that went over into the water front buffer. There was also a house on the property that straddled the waterfront buffer and the main portion of the house was demolished to do the subdivision. The cabin has a demo permit to be removed. There will only be a garage left on the north lot.

There are two lots – the North and South lot. The clients wish to come before the Planning Board only once to explain what they wanted done. They have adhered to the state 50 point score and also adhered to the New London's more stringent 50 point score. In all of the cells there should be 50 points of vegetation remaining.

In cell A, two trees would be removed, a red Maple and a 21 inch Poplar Tree. In cell B 4 trees, 2 red Maple and two Spruce trees would be removed. It leaves some of the larger trees there.

These trees are being removed to enhance the view and sunlight from the Western exposure. They will be building a new house on the Northern lot and would like more solar gain. In D cell the intent is to open up the view and will have the largest number of trees removed. Some of the trees would be removed for safety as well.

On the Northern lot there had already been some clearing done, most likely by the previous owner. The brush was cleared out to be able to get better views. There were some stumps that were cut flush.

In all cells 80 points were left at the state level and 50 points at the town level. It was asked if the trees remaining were healthy trees. Mr. Griggsby explained that yes, what they try to do is keep an evenly distributed vegetation that is healthy and keep a diversity of species.

Mr. Ricker visited both sites. They are maintaining the 50 point guideline and he is not concerned with the trees being removed.

IT WAS MOVED (Maryann) AND SECONDED (William Dietrich) to accept the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. Brewster, David Tree Cutting Application. Located at 217 Owl's Nest Road. Tax Map 135-001-001. Proposal to cut (26) twenty-six trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received August 18, 2017.

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

6. Connor, Storm Tree Cutting Application. Located at 47 Barton Road. Tax Map 064-003-000. Proposal to cut (3) three trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received August 21, 2017.

Mr. Ricker visited this site. This is a single tree that is damaged. There is a structure on the site and there is concern with the proximity that the tree is weakening and it is a safety issue. They are still within the points guidelines.

The agenda stated there are three trees for removal but this is an error.

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

7. Common Lot Forest Acres Road Tree Cutting Application. Located at Forest Acres Road. Tax Map 118-019-000. Proposal to cut (1) one tree. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received August 18, 2017.

Robert Brown attended the meeting to address this application. This was a result of the microbursts from last Summer that damaged a white Pine on the edge of the water of lot 118-019. It is hung up on trees at a 45 degree angle. It has a root mass that was lifted. The concerns are environmental issues and erosion into the water. Experts looked at it and it was discussed that once the tree is cut, the stump mass will hopefully flop back down into the waters' edge to preserve the soil. It is also a safety issue.

The intended removal is to cut it at the stump and the brush would be chipped. The question is whether to remove the tree or cut it up and let it decay back into the earth. This is an undeveloped lot and they don't want to cut a road in to get to the tree as it is densely wooded. It was asked if it could be cut from water access. It was considered as sometimes trees can be removed over the ice. It would involve heavy equipment and some contractors are not eager to bring the equipment on the ice.

IT WAS MOVED (Elizabeth Meller) AND SECONDED (William Dietrich) to accept the proposal as presented). THE MOTION WAS APPROVED UNANIMOUSLY.

8. Smedley, Jayne Tree Cutting Application. Located at 371 Elkins Road. Tax Map 077-015-000. Proposal to cut (2) two trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received August 18, 2017.

Tom Conway, of Tom Conway Tree Service attended the meeting to represent Jane Smedley. He would be removing two trees. They are roughly the same size and are both Hemlocks. One has extensive ant damage. The other tree has rot and woodpecker damage. Both trees are a danger to the house on the property.

Mr. Conway inquired if he could use the Elkins Post Office to park a crane. Janet Kidder told him to speak to the Town Administrator regarding this so he could get on the next Board Of Selectmen meeting agenda.

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

9. Johnson, Wendy & Bruce, Sanborn Tree Cutting Application. Located at 528 Route 103A. Tax Map 091-028-000. Proposal to cut (1) one trees. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received September 4, 2017.

Mr. Ricker visited this site. This is a heavily vegetated lot with a boat house on Herrick Cove. Directly adjacent to a four foot path is a dead tree that is close to the boat house. They would like to remove it.

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

10. Bonin Architects & Ellen Winkler – Continuation of Site Plan Review. Located at 12 Lovering Lane. Tax Map 084-059-000. .27 +/- acres. Zoned Commercial (COMM). Applicant is applying to change the use of the property to a restaurant/bakery establishment. Town received the application on August 8, 2017 and the hearing is continued from the August 29, 2017 New London Planning Board meeting.

We have been asked by the applicants to continue this to the next meeting which will be the September 26, 2017 meeting. The applicants are on vacation and they are out of town.

IT WAS MOVED (Tim Paradis) AND SECONDED (Elizabeth Meller) to continue the discussion with regards to the Lovering Lane property to the meeting on September 26, 2017. THE MOTION WAS APPROVED UNANIMOUSLY.

NHDES State Applications Received/Approvals/Correspondence

11. Kenny, William and Susan Shoreland Impact Permit 2017-2412. Located at 115 Lamson Lane. Tax Map 049-016-000. Permit Description: Impact 22,939 square feet of protected shoreland in order to replace an existing 2-bedroom cottage with a 3-bedroom home and two bay garage. The existing driveway will be returned to lawn and a new driveway will be built. Additionally, a patio will be added to the southeast face of the house and a path no wider than 6' will connect the patio and lakefront sitting area. NHDES application was included on the September 29th agenda attachment list. Town received the NHDES permit # 2017-2412 on August 17, 2017.

Mr. Ricker explained that this is a two bedroom cottage currently that sits within the 50 foot buffer. They will be replacing the two bedroom and building a three bedroom home further back from the lake.

It will be a modest home and is not concerning to Mr. Ricker.

12. Capital Improvement Plan (CIP) Subcommittee- update

Chair Gorman reported that they met last week and talked with Ed Anderson, Police Chief, who presented them with materials published by a building company that has built Police Headquarters across the state.

He was advocating beginning the process of finding a piece of property to put the Police Department on and then building it. The CIP committee needs to decide what their recommendation would be to the Selectmen.

Ms. Kidder added that Chief Anderson thinks it would cost around 3 million dollars to build it. The next discussion they had was with Scott Blewitt who is the Recreation Director. He would like to advocate for the building of a town Community Center. He would like members of the committee to visit the town of Meredith's Community Center. It may be possible to combine the Police Department and the Community Center to only build one building.

There was discussion about a piece of property on the way out of town. It seems the Police department should be in the middle of the town but our police officers are often called out onto the interstate, so it may be better to be closer to that, than in town.

There will be a meeting in a few weeks with the President of the College and staff to discuss whether there are opportunities involving some of their property.

The TDS building was discussed as an option but all of their switching equipment is housed in there. There have been discussions in the past but it would be a big expense to move it. Mr. Paradis discussed that the Community Center being together with the Police Department on the outside of town. A community center should be central to the community. It seems if the master plan is to have walkable downtown, you don't want people to do activities they have to drive to.

13. Master Plan Update discussion

Mr. Dietrich reported that they met last Thursday. They discussed doing a survey. Mr. Ricker suggested a four or five page survey to be sent out mid- February. They discussed whether they should rewrite the current plan or write a new one. They felt they should start fresh with a new plan and keep it shorter. The current plan is lengthy. It was suggested to add a member of the Conservation Commission to the group so they have invited Mark Vernon and he has agreed. The next meeting will be draft a survey and start talking about who should be a member of a larger committee that would meet with key players in the town. It will be a vision of what the town should like in 10 or 15 years.

14. Planning Board Alternative Energy Subcommittee- upcoming meeting and update

Tim Paradis reported that due to conflicts they haven't met. They are making progress, flipping back and forth between solar and wind. They are trying to make them parallel where they can. The issue with solar is where the panels will go versus with wind it's the height of the tower. They aren't looking to changing a lot. Hoping to have a report soon.

As far as the town's energy committee, Chair Gorman asked about charging stations. The latest is that they are trying to figure out locations. Possible locations are the College or the new Colonial building. There has been discussion with Richard Lee doing something outside of the Town Hall building, as it's public and central to town.

15. Other Business

Selectman Kidder provided the following report from the last Board of Selectmen meeting:

- A representative from the mid-state regional ride resource directory attended. She talked about their mission which is to improve mobility and access for all people by coordinating regional and community efforts as well as transportation services. It doesn't cost anything. A decision will be made at the next meeting if they want to participate and be listed as a town that is part of that.
- Will Kidder and Kim Bonin attended to discuss the preservation of the cupola from the 1941 building. Kim Bonin has done a design that would go behind the memorial bench on Main Street. Brick from the former building would be used and the Cupola would to there with plantings etc. They wanted to get the Selectmen's support. The School board is also in favor of this. The money that would be raised would be through donations and the cost will be around \$15,000. They are going to put security camera and motion detector lights to deter vandalism.
- HB121 was discussed. Currently \$5 is paid at vehicle registration and this could be raised to up to \$10 per vehicle. The money that has been collected is being used to build the sidewalks. It would have to go before the voters in order to raise the fee.

- The Dam work and the Sewer Lagoon projects are almost complete. The sidewalk project is ahead of schedule. All of these projects that have been delayed for years are finally getting completed. The guardrail in Elkins is ready to install.
- Employee Health Insurance – most likely won't have any changes.
- Met with Norm Bernaiche regarding Tri Town Assessors. Mr. Bernaiche noted that we will be changing our computer program. The one we have will not be supported by the company moving forward. All three towns, Newbury, Sunapee and New London will have to make this change.
- Amy Rankins has tendered her resignation. She has been with the town for 23 years. This position will be posted for her replacement.

Elizabeth Meller attended the Byways committee. The Byways is a committee made up of Sunapee, Newbury and New London and the byway is the road that goes around Lake Sunapee. They met at the livery in Sunapee and took a tour. The Byways committee came together because there was a change for a grant to advertise and market the byways. They decided to advertise during the year and for the schools to design a logo for the byways. The byway will be extended from route 11 into downtown Sunapee.

16. Future Meeting Dates: Refer to the Planning Board Meeting Schedule and the Town's website for updated meeting information. The next meeting will be on Thursday, September 26, 2017.

17. Motion to Adjourn

**IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) to adjourn.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 7:49 pm

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London