



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD**  
**Sydney Crook Meeting Room, New London Town Office**  
**September 24, 2019 – 6:30PM**

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

**MEMBERS ABSENT:** Joseph Kubit

**OTHERS PRESENT:** Greg Grigsby, Pelletieri Associates, Donald Watson, Mike Black, Wayne Morrill, Pam Perkins

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

**2. Review of minutes**

**IT WAS MOVED (Janet Kidder) AND SECONDED (David Royle) to approve the minutes from the September 10, 2019 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

**3. Public Comment – None**

**4. Tree Cutting – Watson, Donald M & Paula R – Located at 680 Bunker Road Tax Map 72-26-0-0-0. The applicant proposes to remove two (2) trees in the waterfront buffer. Property is located in the following overlay districts: Shoreland Overlay District. Town received the application on September 12, 2019.**

Donald Watson attended the meeting to discuss the proposal to remove two trees on 680 Bunker Road. Mr. Watson and his wife own the property. There is a large ash tree which is dead and needs to be cut down as branches are falling off and it is only about ten feet from the water. He has gotten an estimate to have it cut down and a person to do it. About 30 feet away is a smaller ash tree that is half dead. The smaller tree is in the middle of the yard and they plan to replace it.

Mr. Watson got a list of NH native trees from the University of New Hampshire Cooperative Extension and thinks he would like to plant a cherry tree. They don't want to put shrubs as there are already a lot of them. Chair Gorman asked if the tree they will be planting will be mature and Mr. Watson stated he is planning to plant a tree that is 15-20 feet tall. They will most likely have a professional person plant the tree for them so it has a good chance of success.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to approve the removal of two ash trees with the replacement of one tree that is from the NH native species list. THE MOTION WAS APPROVED UNANIMOUSLY.**

**5. Temporary Access Path in the Shoreland Buffer – Martin, Robert K Revocable Trust & Thrane, Carol L Revocable Trust – Located at 133 Lighthouse View Road. Tax Map 126-13-0-0-0. The applicant is applying to utilize a temporary access path in the shoreland buffer to complete the replacement of an existing deck. Application received September 9, 2019.**

Greg Grisby from Pelletieri associates attended the meeting to discuss the application to utilize a temporary access path in the shore land buffer to complete the replacement of an existing deck. Mr. Grigsby met with the Conservation Commission last week to review the shoreland application. This is part of a larger overall improvement to the property. On this property they are looking to rebuild a deck on the lake side of the house. The deck cannot be accessed from within the footprint of the house. They will go to the ZBA next week for a variance for that.

Tonight Mr. Grigsby is here to get access to the deck and to restore the shoreline. The house has about 40 steps from the garage where you park down to the living area on the lakeside so there is quite a grade transition. The only way to access the lake side of the property is to come around the north side or the south side. The south side is the better option so that is the primary access route for rebuilding the deck and restoring the shoreline. There is about 1200 square feet of turf between the house and the lake. This grass area will be removed and leveled out with boulders and these will be used to create planting pockets. This will help with runoff and erosion towards the lake. There will be a new four foot walkway to the dock from the walkout of the house.

They will have erosion controls in place prior to equipment entering and this will be inspected by Nicole Gage, Zoning Administrator. Once this is in place, the footings for the deck will be dug and re-poured. The current footings are sono tubes and have heaved and moved. As a result, the deck tipped back towards the house and rotted out the sill along the house. While they are redoing the deck, they will redo the shore line back from the water's edge. In addition, it is a steep slope so they will put 6-12 inches of wood chips down over the trail that they intend to bring small equipment down on. They hope they can start construction on the footings this fall. The shore land application is still pending with DES. When they are done with the temporary path, the wood chips will get removed.

They are going to capture the roof run off and convey it to dry wells. There is a 5.5% reduction of impervious surface by removing a deck on the north side of the house and also replacing a portion of the driveway with a pervious pavement solution.

The duration of the project will most likely go into next year. The hope is to construct the space underneath the deck this fall. The restoration will take place in the spring. The temporary pathway will be installed as soon as there is approval to build the deck. The intent is to dig the footings for the deck this fall but need to get approval from DES and the Zoning Board of Adjustment. He would like to have the lake side substantially complete by July 4, 2020.

The Planning Board discussed waiting to make a decision on this until the ZBA and DES made their decision. Selectman Kidder feels if they weigh in at this point, it may influence the zoning board decision. Mr. Grigsby stated the deck is only part of it. He is also here to be able to restore the shoreline. Since they are nearing the end of the good construction season, he would ask that it be contingent upon approval of the ZBA and/or the state.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve with the following conditions:**

- 1. Receipt of SWQPA approval**
- 2. Path and Relocation of existing mulched foot path to the south of the home**
- 3. Contingent on ZBA approval for deck reconstruction if that work moves forward**

Mr. Grigsby asked if the ZBA does not approve the deck, does he have to come back before the planning board. Jeremy Bonin stated he was trying to word it so he wouldn't have to. It is the

same access path for both pieces of work so it is tricky. Mr. Grigsby stated that is all the Planning Board needs to approve is simply the access, not anything to do with the deck.

**Jeremy Bonin amended the motion as follows:**

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to approve with the following conditions:**

- 1. Receipt of SWQPA approval**
- 2. Path and Relocation of existing mulched foot path to the south of the home**
- 3. Approval is for site construction work within the waterfront buffer**

**THE MOTION WAS APPROVED UNANIMOUSLY.**

- 6. Crimi Holdings of New Hampshire – Update on the completion of the extension of Lighthouse View Road. Discussion on releasing the bond and determine the amount necessary to retain for a one-year maintenance bond.**

Pam Perkins, Real Estate Broker for the Crimi's attended the meeting. She has a letter authorizing her to discuss the release of the original letter of credit and to obtain approval for the maintenance bond. The amount they requested is \$20,000. This amount will be held for one year to ensure the road holds up. A letter of approval from the Fire Department has been sent to Adam Ricker. Selectmen Kidder noted that Bob Harrington has signed off on the road. The bond was originally \$187,914 and they suggested 10% which would be \$20,000 which is sufficient. This road will potentially become a town road so Bob Harrington has been making sure it has been constructed to the acceptable specifications in the event that happens.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to release the construction bond of 187,914, retaining \$20,000 for one year for the maintenance of the road. THE MOTION WAS APPROVED UNANIMOUSLY.**

- 7. Conceptual – Continuum Development – Tax Map 72-19-0-0-0. Discuss updates on the New London Hospital Project and proposed changes to the Site Plan.**

This is a preliminary presentation for what will be considered at the next Planning Board meeting on October 8, 2019. Mike Black, Continuum Development and Wayne Morrill from Jones and Beach Engineering attended to present this conceptual.

Mr. Black stated that changes have been made to the plan since the last presentation. Wayne Morrill provided the old plan that the Planning board has already seen. He provided a new plan and stated the following changes have been made:

- The large building will go from 147,000 square feet to 164,954 square feet. There are still 20 memory care units but the assisted living units will go from 47 units to 34 units and the independent living units will go from 39 units to 79 units. This is largely due to demand and trends in the industry.
- The cottages will go from 33 cottages to 24 and will all have two care garages.
- The changes in this plan mean a reduction in impervious surface by 9,000 square feet.
- Roadways, drainage, landscaping, architectural design and utilities will remain the same.

- They have received approval from the New London Water Precinct for the project. They will be increasing the size of the water line from County Road from the hydrant from the hospital to Parkside. They will put in an 8 inch pipe.

Selectman Kidder asked if anything will be done with the property next to the Outing Club. Mr. Black stated that is where they got the extra density from which is how they got 18 more units but then reduced the number of cottages. They went from 139 to 157 units overall. That property will remain open space and possibly used for recreation. Selectman Kidder stated that if that property is used for recreation, they would need to provide parking.

Katie Vedova asked if they considered how increasing the larger building impacts neighbors. Mr. Black stated it will look the same because the elevation isn't changing and houses aren't near the development.

Katie Vedova asked if Continuum was talking with the Outing Club about facilities. Mr. Black stated he reached out to the Outing Club when the project first started. If the Outing Club is planning to do the proposed indoor facility, they will need to use some of the Continuum property as they own some of it.

Chair Gorman asked about the schedule. Mr. Black replied that over seven acres has been cleared and stumped. On November 1, 2019 they will start road work. They won't get to any pavement this year but hope to have the roads roughed out. In the spring they will start the big building and that should take about 18 months. Move in date is targeted for fall 2021. Building the cottages will go quickly.

Paul Vance asked if there was a gym. Mr. Black stated there are workout areas but not a gym. They may look into partnering with Colby Sawyer College for use of their pool and gym.

David Royle asked if they could provide estimates regarding the pricing. Mr. Black isn't sure if they've finalized this yet but will bring it to the next meeting if so.

## **8. Master Plan**

Jeremy Bonin stated the master plan committee met last week. Leon Malan is a professor of sustainability at Colby Sawyer College and will be working with them to help with research and data gathering.

At the next meeting they will be reviewing individual sections of the master plan summary document to pull that together.

Mr. Bonin provided an update to the Board of Selectmen at their meeting on Monday night. He provided a schedule and was reminded that their first draft is due in a month and the Selectmen would like to see it.

Chair Gorman commented that when a master plan is finished, there needs to be a work plan.

Marianne McEnrue would like to know if there are plans to inform the public of next steps. Ms. McEnrue encouraged and recommended that the Master Plan Committee keep the public engaged. Chair Gorman suggested an interim statement that would precede the actual presentation at town meeting in March.

Jeremy Bonin stated they can provide an update to keep people informed. This will ensure them that they will hear more. Ms. McEnrue recommended putting something in the *Intertown Record* and *The Shopper*.

#### **9. New Business**

Chair Gorman announced that Joseph Kubit will be joining the Planning Board as a full time member. This was voted in at the Board of Selectmen meeting on Monday, September 23, 2019.

Paul Vance noted that the town website has not been updated to reflect current Planning Board members.

#### **10. Motion to Adjourn**

The next meeting will be held on Tuesday, October 8, 2019.

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

The meeting adjourned at 8:04pm

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London