



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD**

**Meeting Minutes**  
**September 25, 2018**  
**6:30 PM**

**PRESENT:** Paul Gorman (Chair), Janet Kidder, Tim Paradis, Jeremy Bonin, Bill Dietrich, Maryann McEnrue, Paul Vance, David Royle

**MEMBERS ABSENT:** Elizabeth Meller. Joseph Kubit

**OTHERS PRESENT:**

Adam Ricker, Town Planner

Frank Anzalone

Donna Perrault

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

**2. Review of minutes:** September 11, 2018 meeting.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Bill Dietrich) to approve the minutes of the September 11, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

**3. Public Comment**

Frank Anzalone attended the meeting on behalf of Colonial Pharmacy. One of the requirements of their approval was to return to the Planning Board to review and discuss pedestrian traffic. Mr. Anzalone spoke with owner Glen Perrault earlier who stated there is very little foot traffic. Adam Ricker stated this is related to condition #5 in the notice of decision. It states "property owners will return to the Planning Board to review traffic and safety issues with input from the Police Department" per the planning Boards 12/13/16 notice of decision. Mr. Ricker spoke with Chief Anderson today who has done spot patrols and has no concerns related to the traffic patterns on the property and in the parking lot. He has heard from a few individuals that they would like a cross walk. The original site plan review revealed that this would require a big investment from the town to meet ADA and state standards. Chief Anderson does not have any issues with releasing this. Colonial Pharmacy needs the Planning Board to sign off on this so the final code compliance certificate can be signed. A temporary certificate had been signed when the pharmacy opened but the permanent certificate needs to be signed.

Chair Gorman asked if parking has been adequate. Ms. Perrault stated she has not observed any overflow or any problems. Mr. Anzalone noted there have been more cars than anticipated but the lot is more than adequate.

Chair Gorman commented that the issue of the crosswalk should be addressed at some point. Chair Gorman asked that Mr. Ricker make a note to address this at another time.

**IT WAS MOVED (Bill Dietrich) AND SECONDED (Tim Paradis) that the Planning Board is satisfied that the condition has been met and give the Zoning Administrator the authority to sign off on the permanent occupancy certificate. THE MOTION WAS APPROVED UNANIMOUSLY.**

**4. PUBLIC HEARING – ATOM Properties, LLC - Final Site Plan Review.** Located at 20 Main Street. Tax Map 073-047-000 .73 +/- acres. Zoned Commercial (COMM). Applicant is applying to renovate & convert existing 2,556 square foot barn to office space. The property has an existing 2-family dwelling that will remain a 2-family dwelling. Additionally, the proposed site improvements include walking paths, site lighting, parking drainage, landscaping & utility connections. Town received the application on September 4, 2018.

Frank Anzalone attended the meeting to discuss changes since the previously approved site plan. The original plan was for an addition on the North side and that addition is no longer necessary. The footprint that is there is the one they are going to use. They have also reduced the number of parking spaces to meet the square footage of the barn. There are no other changes since the last application. Chair Gorman asked about the entrance. Mr. Anzalone stated there is a wide curb cut with two driveways but the DOT sees it as one driveway. They are looking for information on the existing driveway prior to 1972 and he hasn't met with them to discuss this. Mr. Ricker stated there are three options:

- Discontinue use into the garage and move resident parking into main parking lot
- Access from second lot
- Go for formal appeal

Mr. Anzalone noted that if he has proof that the driveway existed before 1972 they can do what they have planned. In 1972 they started issuing driveway permits and anything prior to that is grandfathered in. This is taking a long time so he would like to get the approval for the amendment pending the driveway approval. This will be required before he can get a building permit. Chair Gorman asked if they should just continue this. Mr. Ricker stated his concern is if they don't allow the configuration Mr. Anzalone wants, he will have to start the process all over again. If it is continued until the next meeting he will not have to re-notify. Chair Gorman stated the plan is not complete enough in order to make a decision and when the issues are resolved he should come back.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Gorman) to extend this hearing until the October 23, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

**5. 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.

**6. 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.

The developer was unable to attend the meeting due to illness. He requested that this public hearing be continued. By doing this it will also give the developer time to review the comments from the Horizon Engineering report.

There was also a request that the Planning Board vote to allow the developer to speak directly to Will Davis at Horizon Engineering. Mr. Davis would like for this to happen as well. Maryann McEnrue stated this sounds efficient and this will allow for more productive meetings. Paul Vance asked if they would be required to maintain notes from the discussion and feels we have the right to be privy to what is discussed. Mr. Ricker will ask Will Davis to create an email summary.

**IT WAS MOVED (Paul Vance) AND SECONDED (Maryann McEnrue) to allow the Engineer from Horizon Engineering, to speak directly with the developer and the Engineer will provide an email summary of the discussion to the Planning Board. THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (William Dietrich) to continue items 5 and 6 on the agenda to the October 9, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **7. Capital Improvement Program**

Chair Gorman distributed a copy of the proposal. He noted that the Capital Improvement Program subcommittee included Janet Kidder, Elizabeth Meller, Rob Prohl, Colin Beasley, Bill Dietrich and himself. They reviewed the status of the recommendations they made a year ago and then developed the present proposal to recommend to the Board of Selectmen:

- Resolve finding an adequate location for New London Police Department and Dispatch
- Encourage continued work with regard to the implementation of the proposals related to the Transfer Station
- Elkins Road Bridge and Bunker road issue
- Recommend the town actively engage in a planning process for a multi-purpose community center
- Need to expand radio communication coverage
- Encourage the Board of Selectmen to develop an active planning process to figure out how to achieve sustainability.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Maryanne McEnrue) to accept this proposal and for it to be presented the Board of Selectmen. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **8. Other Business**

Adam Ricker distributed a calendar and Chair Gorman stated that they need to begin working on what to bring forth to Town meeting in March 2019. Previous issues discussed have been solar panels and workforce housing. Chair Gorman suggested a subgroup of three people to organize and present these issues. Maryann McEnrue, Tim Paradis and David Royle volunteered for this subcommittee.

### **9. Master Plan Update**

Adam Ricker gave Chair Gorman the scope and budget for review. Chair Gorman would like to move forward with the contract so Mr. Ricker can be granted hours for Master plan development related specifically to the formatting of the questionnaire. The contract will be reviewed at the next Board of Selectmen meeting. The next Master plan meeting will be on Tuesday, October 16, 2018 at 8:30am.

**10. Correspondence Received**

Adam Ricker informed the Board that the Crimi's did not submit their application in time for the first October meeting so the plan will be for the second October meeting and will include the site walk. On October 23, 2018 the site walk will begin at 4:00 and the meeting will start at the regularly scheduled time of 6:30pm. All materials will be available three weeks prior to this.

**12. Motion to Adjourn**

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

The meeting adjourned at 7:48 pm

Respectfully submitted,

Trina Dawson  
Recording Secretary  
Town of New London