



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD

September 8, 2020

6:30PM via Zoom

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video conferencing platform Zoom.us.

**PRESENT:** Paul Gorman (Chair), Marianne McEnrue, Tim Paradis, Joe Kubit, Jeremy Bonin, Janet Kidder (Selectmen's Representative), Paul Vance, Katie Vedova

**MEMBERS ABSENT:** David Royle

**OTHERS PRESENT:** Adam Ricker, Town Planner, Will Davis, Benjamin Crowell, Abigail Crowell, Rusty Brause, Jamie Brause, Richard Pilla, Paul Connolly, Jason Hill, Jason Chapman, Jane Sweatt, Harry Snow, Brian Kane, Dianne Chadwick, Kathy Springsteen, Kerry McCormack

**1. Call to Order** - Chair Gorman called the meeting to order at 6:30PM. Chair Gorman called the roll and the following committee members were in attendance via zoom: Janet Kidder, Joseph Kubit, Marianne McEnrue, Tim Paradis, Jeremy Bonin, Katie Vedova, Paul Vance and Paul Gorman.

**2. Review of minutes: August 11, 2020**

**IT WAS MOVED (Maryanne McEnrue) AND SECONDED (Janet Kidder) to approve the minutes of the August 11, 2020 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.**

**3. Public Comment - None**

**4. TREE CUTTING – Mary Katherine Wyand Trust** – Located at 756 Route 103A. Tax Map 103-015-0-0-0, 3.78+/- acres, Zone Residential (R-2) and in the Shoreland Overlay District. The applicant is applying to remove two trees that pose a danger to the house on the property. Application received July 30, 2020.

Adam Ricker presented the application on behalf of Dave Wyand. The house is located on 103A and there was significant tree damage outside of the buffer during a storm in May. There were sizeable trees that came down. There is a tree in their front yard that is leaning directly over their house so they would like to remove it. The cell is 100 % vegetated with ground cover but removing the 10 point tree would leave them deficient in that cell by 10 points. Mr. Wyand is concerned that if he has to replant to achieve the 10 points that he is removing, he will have to dig up established ground cover and vegetation. Mr. Wyand would like approval to remove the tree but also to not have to replant as the vegetation that is there should be sufficient. Janet Kidder noted that the vegetation at this property is exactly what you would want any house to have. There is one pathway and all of the greenery mitigates the runoff from the house and road. It is beautiful and she has no problems with them removing the tree.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Paul Vance) to approve the removal of the tree located at 756 Route 103A in New London. Jeremy Bonin: Yes, Janet Kidder: Yes, Paul Vance: Yes, Maryanne McEnrue: Yes, Joe Kubit: Yes, Paul Gorman: Yes, Tim Paradis: Yes. THE MOTION WAS APPROVED UNANIMOUSLY.**

**5. PUBLIC HEARING Lot Line Adjustment – Brian P Kane Jr and Dianne Chadwick (271 Burnt Hill Road) & Benjamin & Abigail Crowell (273 Burnt Hill Road) – Tax Maps 029-006-0-0-0 (10.10+/- acres) & 029-007-0-0-0(10.01+/- acres), Zoned Conservation (CON). The applicants are applying for a lot line adjustment that would annex two triangles of land, each 0.16 acre, to the other property. The adjustment would result in a small pond on the Kane property sitting wholly on their lot. The lot sizes after the lot line adjustment would stay the same at 10.10 acres and 10.01 acres. Application received August 12, 2020.**

Dianne Chadwick and Brian Kane attended the meeting via zoom. Mr. Kane explained that they are looking for approval to get a lot line adjustment. He and his neighbor, Benjamin Crowell have discussed this and what they thought was the lot line, actually wasn't correct. Mr. Kane is trying to sell his home and it is now contingent upon doing this lot line adjustment. Adam Ricker stated it is 0.16 acres on both so the end lot sizes stay the same it is just a swap of land. Neighbors Ben and Abby Crowell were on the zoom call and were in agreement with this proposal.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to approve the annexation and lot line adjustment for the Chadwick and Crowell properties. Jeremy Bonin: Yes, Janet Kidder: Yes, Paul Vance: Yes, Maryanne McEnrue: Yes, Joe Kubit: Yes, Paul Gorman: Yes, Tim Paradis: Yes. THE MOTION WAS APPROVED UNANIMOUSLY.**

**6. PUBLIC HEARING Site Plan Review– Mountainview Shopping Center, LLC - Located at 277 Newport Road, Tax Map 059-005-0-0-0. 9.539 +/- acres, Zoned Commercial (C) The applicant is applying for a change of use in a leasable space from retail to professional office, to be occupied by an optometrist. The tenant would occupy a 1,400 square foot space in the building adjacent to County Road. The application was received on July 17, 2020.**

Kerry McCormack and Paul Connolly of Crosspoint Associates attended the meeting via zoom. Mr. McCormack explained that the space they are referring to tonight is currently being occupied by Go Lightly but the proposal is change the use from retail to professional use. Work will be done to the interior but all upgrades to the façade have been done. The tenant, Dr. Dorothy Hitchmoth will occupy a 1,400 square foot space in the building. She is relocating from across the street and she practices Optometry.

Adam Ricker stated that he met with Department heads last week and they were generally supportive of this proposal. The Fire Chief did comment that fire alarm panel is at capacity so any new tenant will need to upgrade this. Chief Lyon requested a condition be placed on the approval to coordinate an inspection with him for this.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to approve the application with the condition that the fire alarm panel be reviewed by New London Fire Department and upgraded if required. Jeremy Bonin: Yes, Janet Kidder: Yes, Paul Vance: Yes, Maryanne McEnrue: Yes, Joe Kubit: Yes, Paul Gorman: Yes, Tim Paradis: Yes. THE MOTION WAS APPROVED UNANIMOUSLY.**

**7. PUBLIC HEARING Subdivision– Bar Harbor Bank and Trust** - Located at 116 Newport Road, Tax Map 059-028-0-0-0. 1.92 +/- acres, Zoned Commercial (C) The applicant is applying to subdivide the property into two condominiums. The property consists of two buildings, one being the Bar Harbor Bank and Trust branch and the other the “Carriage House” which is occupied by several commercial businesses. The two unit subdivision would be comprised of each building being an independent condominium unit with the 1.92 acres owned as Common Area of the condominium association. The application was received on August 18, 2020.

Richard Pilla attended the meeting via zoom on behalf of Bar Harbor Bank and Trust. Jason Chapman, VP and Director of Facilities of Bar Harbor Bank and Trust and Jason Hill, project engineer also attended the meeting.

Jason Chapman explained that Bar Harbor Bank is a community bank and now has 54 branches serving New Hampshire, Maine and Vermont. In 2017 they purchased Lake Sunapee Bank and are excited to be part of the community. Their regulators prohibit banks from owning investment real estate which is why they are selling the carriage house building. They are selling it to owners of a New London business Avian Technologies who have their headquarters in the Carriage House. There are also two other tenants and a vacant unit in the building.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Jeremy Bonin) to approve the subdivision application. Jeremy Bonin: Yes, Janet Kidder: Yes, Paul Vance: Yes, Maryanne McEnrue: Yes, Joe Kubit: Yes, Paul Gorman: Yes, Tim Paradis: Yes. THE MOTION WAS APPROVED UNANIMOUSLY.**

**8. PUBLIC HEARING Site Plan Review – 29 Little Sunapee Road LLC** – Located at 29 Little Sunapee Road, Tax Map 073-052-0-0-0, 0.54 +/- acres, Zone Commercial (C). The applicant is applying to construct a new 3,850 square foot building to be used as a Health Club. The existing buildings on the property will be removed and replaced. The access from Little Sunapee Road will be consolidated to a single driveway to access the 17-space parking lot at the rear of the property. Application received August 18, 2020.

Rusty Brause attended the meeting via zoom and is the owner of the property located at 29 Little Sunapee Road. Mr. Brause explained that the plan is to construct a building to be used as a fitness center. His son Jamie Brause will be operating this business. The goal is to build a facility that enhances the beauty of the town and meets codes and requirements per town guidelines.

Harry Snow stated that the existing building on the site would come down and permits have been obtained for the demolition. A 3,700 square foot space will be designed and built. The design is intended to fit in with the surrounding area. The front of the building will be towards the Little Lake Sunapee side. A kitchen will be built to teach nutrition and cooking classes and the main part of the building will have a gymnasium area.

Will Davis of Horizon Engineering discussed the existing conditions of the property. There is a 30 foot front setback on each of the roads which restricts the buildable area. The new driveway will come in about where the existing northern most drive way comes in now and the lower driveway has been eliminated. Consolidating down to one driveway makes it safer as it is further away from the intersection. There will be 17 parking spaces. The surface of the driveway and parking lot will be asphalt.

The overall grading of the site is a natural slope towards the intersection to a catch basin at the corner. The grade will be lowered in the back parking lot so the building is at a reasonable elevation. Storm water will come to the middle of the parking lot and out to a swale and directed to a rain garden. This will allow the water to settle, filter and recharge into the ground. They are also providing drip edges along all of the roof lines. There is an overflow for large storm events that will connect to the DOT catch basin. The intent is to retain the trees along Little Sunapee Road. Snow storage will be provided along the edges of the parking lot. A landscaping design was provided.

The proposed site lighting is building mounted lights on the parking lot side of the building that will be used to illuminate the parking area with down lighting.

Katie Vedova inquired about the hours of operation. Jamie Brause stated the class offerings will be dependent on what the town of New London wants. Mr. Brause is guessing that classes will start around 6am and terminating at 8pm at night Monday through Friday. The schedule on the weekends may look a little different but there will not be late night hours. Jane Sweatt stated that the early morning hours are very early for neighbors. Mr. Brause stated this is a small boutique gym and class sizes will average around 8 people. They will operate the facility with two or three employees at a time. This will be small group personal training. Ms. Sweatt is concerned about the extra traffic at an already busy intersection as well as parking. Will Davis stated there are regulations for different types of uses for the property. This one falls under mercantile/retail use so for every 1,000 square feet of building there needs to be four parking spaces. Ms. Sweatt is also concerned about water runoff in the late winter/spring. Mr. Davis stated that the grading they are proposing in the back for the parking area directs the entire parking lot and most of the driveway into a swale that directs it into the bio retention area. She wants to ensure that additional water won't be coming across the street. Jamie Brause stated he wants to be a good neighbor to the businesses and homeowners in the area.

There was discussion about sign placement but Mr. Snow would like to come back to the Planning Board with a separate application when they are ready to present the site plan for that.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Paul Vance) to approve the application as submitted. Jeremy Bonin: Yes, Janet Kidder: Yes, Paul Vance: Yes, Maryanne McEnrue: Yes, Joe Kubit: Yes, Paul Gorman: Yes, Tim Paradis: Yes. THE MOTION WAS APPROVED UNANIMOUSLY.**

## **9. Other Business**

**Conceptual** – 73 & 77 Wilmot Center Road – Jim Mitchell would like to discuss the options to reconfigure the boundaries between the two parcels.

Due to a conflict, the conceptual for 73 & 77 Wilmot Center Road will be postponed until the next meeting.

**Master Plan** – Jeremy Bonin stated they have met twice since the last Planning Board meeting. There will be another meeting next week. The plan is that prior to that meeting they will have the first draft from the collective subgroups of the subcommittee. From there, they are on track from the original timeline to have review from the subcommittee and presentation to the Planning Board at the end of October/early November. Once this gets approval from the Planning Board, it becomes the operating procedure for the town.

## **10. Correspondence Received – None**

11. **Future Meeting Dates:** The next meeting is scheduled for Tuesday, September 22, 2020.

**Motion to Adjourn**

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

The meeting was adjourned at 8:41PM.

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London