



TOWN OF NEW LONDON, NEW HAMPSHIRE

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PLANNING BOARD APPROVED MEETING MINUTES November 22, 2011

MEMBERS PRESENT: Tom Cottrill (Chair), Emma Crane (Conservation Commission Representative), Tina Helm (Board of Selectmen's Representative), John Tilley, Paul Gorman, Deirdre Sheerr-Gross (Alternate), Peter Stanley (Planning and Zoning Administrator)

MEMBERS ABSENT: Jeff Hollinger, Michael Doheny, Michele Holton

Chair Cottrill opened the meeting at 7:00pm and asked Ms. Sheerr-Gross, alternate, to sit in for Ms. Holton.

1. Stanley Point Trust/Vinton Trust – Lot Line Adjustment (Tax Map 044-003-000 & 044-004-000)
Rachel Ruppel from UVLSRPC was there to present a lot line adjustment for Stanley Point Trust/Vinton Trust. It was discovered that a garage belonging to the Vinton's was constructed some time ago across the lot line, onto the Stanley Point Trust property. This proposal is for a land swap where the piece with the garage, along with their well, would be granted to the Vinton Trust. Another equal acreage parcel would be swapped from the Vinton's property to the Stanley's Point Trust.

Ms. Ruppel explained that there was a conservation easement on the Stanley Trust land but the applicant has spoken with Ausbon-Sargent Land Trust and they do not have a problem with this adjustment. The easement was placed on the land after the garage was built, but no one realized the problem until just recently. Ms. Ruppel said that she has reviewed the application and found everything to be in order. All fees have been paid and abutters were notified.

Mr. Tilley asked if the building was compliant with current zoning regulations. Ms. Ruppel said that it was and noted a 20' setback.

It was noted that the garage was re-built in 1996. Mr. Stanley said that the initial garage was right next to the lot line but the new garage went over the line. He said that he is asked annually to review boundaries with ASPLT. There was one boundary that would be in the southeast corner of his family's lot that he hadn't visited in a long time and wanted to take a look. He noticed the building on his family's side of the property during this review. It was constructed when there was no one in the role of Zoning Administrator for the town and things were not checked as carefully as they are now.

Mr. Stanley noted that all the players in this case are willing; the cost of surveys and legal expenses will be in the range of \$10,000 - \$15,000 and will be paid by Vinton Trust.

John Shiftman, treasurer of High Pine Association asked why it was so expensive to survey. Mr. Stanley said that it is two parcels and because the land trust is involved, they need to amend the easement. Thus, the Attorney General must be involved.

Ms. Sheerr Gross said that this scenario might give a bad message to others that this is an easy out for going onto someone else's property. Mr. Stanley agreed; he said that they could require the Vinton's to tear down the garage and remove the well and force them to re-create both on the appropriate side of the

property but that this wouldn't be done because they don't want to disturb the land that close to the lake. Mr. Tilley reinforced that this deal was being made because it is amicable to both parties.

Ms. Ruppel believed that the application was complete, administratively, and she would recommend that they move to approve and accept the application as complete. She suggested a second motion regarding their deliberation and decision.

IT WAS MOVED (Deirdre Sheerr-Gross) AND SECONDED (Emma Crane) to accept the application for the Stanley Point Trust/Vinton Trust Lot Line Adjustment as complete. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (John Tilley) AND SECONDED (Tina Helm) to approve the lot line adjustment for Stanley Point Trust/Vinton Trust. THE MOTION WAS APPROVED UNANIMOUSLY.

The Planning Board members signed the MYLAR.

2. Stephenson/Hoover Annexation/Merger (Tax Map 045-025-000 & 045-023-000)

Debbie Hoover was there to present. Mr. Stanley showed the tax map and showed the parcel with 200' of frontage on the lake as well as two other parcels that are on Murray Pond. The Hoovers home and property was shown as well. This is a combination of annexation and merger for the purpose of creating two parcels. Mr. Stanley said that fees have been paid and documents are in order. They requested one waiver to waive a full boundary survey of the Hoover's parcel. He was inclined to agree that a full boundary survey is not necessary.

IT WAS MOVED (Deirdre Sheerr-Gross) AND SECONDED (Paul Gorman) to approve the waiver of the boundary survey for the Hoover parcel. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Stanley suggested that all the information to make a decision was included in the package and that everything was in order.

IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to accept the application for the Stephenson/Hoover Annexation/Merger as complete. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Stanley showed a slide of the Hoover parcel. It showed the old and new parcel. The next slide showed the Stephenson's parcel. The merger raised a legal question about the requirements for waterfront properties needing 200' of frontage on a water body, but not on more than one water body, combined. Ms. Hallquist and Mr. Stanley spoke and both felt that the 200' on Little Lake Sunapee satisfied the requirement. With this arrangement, both parcels become legal lots of record whereas they were two nonconforming lots prior to this change.

Ms. Sheerr-Gross wanted to know what was behind the decision to merge lots. Ms. Stephenson said that their cottage is on the lot now and they wanted to improve it. It is bumping up against the side of their lot line and they would prefer to have the land behind them as wooded in perpetuity and not built on, so this achieves their goals.

Bob Scott said he was a South Cove resident and noted that the setback requirements in that area are greater than the town's requirements. He submitted a letter of support for this annexation.

IT WS MOVED (Deirdre Sheerr-Gross) AND SECONDED (John Tilley) to approve the Stephenson/Hoover annexation. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Stanley said they would sign the Mylar if Mr. Bedard showed up that night. If not, it would be signed at the next business meeting. *At about 7:30pm, Mr. Bedard arrived and the Planning Board signed the Mylar.*

3. Colby-Sawyer College (Tax Map 085-033-000) Master Plan Concepts for the College:

President Tom Galligan was there to present the College's Master Plan, as was presented to the Board of Selectmen in great detail, on November 14, 2011. He said that the college planned on coming to the Planning Board regularly to give updates on their plans as they moved forward with them.

The Planning Board felt that the plans for the future of Colby-Sawyer College were good. Mr. Gorman asked if the population of students in the New England area were dwindling down. President Galligan agreed and said that more schools are competing for fewer students in this region. The population in other parts of the country, however, isn't trending down. It is crucial to improve their facilities in order to recruit south of Connecticut and west of Vermont. Their goal is to again become more of a national college. Chair Cottrill asked if they felt they needed more land. President Galligan said they feel good about their size and didn't feel they needed more land. They have purchased some homes for residential use, however, since their dormitory space is inadequate. Mr. Tilley asked if the houses would become offices when they eventually moved the students into the dorms. President Galligan said this was something they were thinking about but it was noted by Mr. Stanley that zoning changes would be needed to accomplish this. Chair Cottrill asked if the Hogan Center is large enough to handle increased numbers of students. President Galligan said that at some point they'd need to look at it. He offered that having a track outside would take some stress off of the Hogan Center.

Ms. Helm asked if, with the purchase of a couple more houses were they aware that fewer students were renting private homes. President Galligan thought there might be some reduced demand for rentals, but a portion of the student body would always choose to live off campus. They have about 86% of the students living on-campus. He offered that many juniors and seniors desire to live off campus.

Chief Lyon said that it looked as though vehicular access would be greatly diminished in the new plan. Mr. Jesseman showed that a road would be created to provide access. He said that they are trying to get parking to be away from the residential area.

4. Colby-Sawyer College (TM 086-001-000) Zoning Considerations:

Mr. Jesseman was there to present some desired concepts and how those would fit into current zoning.

Of the overall acreage owned by the College, the lot located east of Seamans Road is 115 acres and zoned as institutional recreational area (IR). This lot is used for athletics: soccer/baseball fields, etc. The College would like to add some features to the institutional recreation zone to allow the College to expand use of these athletic fields including among other things, lighting, extra fields, storage buildings and a track. Mr. Jesseman wishes to have the support of the Planning Board on the warrant at Town Meeting. A copy of Mr. Jesseman's letter describing the 15 points that should be clearly stated in the zoning regulations is attached to these minutes. Ms. Sheerr-Gross wanted it to be made clear that these recommendations were just for the IR zone. Mr. Jesseman assured her that they were. He added that they need a proposed change to the regulations sooner than later and the college needs to work with the abutters sooner than later also.

Mr. Stanley offered the community should want a successful college in town and remembered that there was once talk (in the 80's) of it becoming a prison or something else. The College will need to adapt to its changing customer base and provide products that appeal to that customer base. They, as the Planning Board should try and work toward reasonable changes in zoning. While some things mentioned on the 15-point list make more sense than others and the College will need to come up with a baseline proposal they can run by the Planning Board. Then it is a matter of working with abutters. It is about changing what the permitted uses are in the IR zone.

Mr. Stanley said that no motion was needed. He would move ahead with working with the college on the wording.

Chair Cottrill asked if the college's library was adequate. President Galligan said that it was. Fewer books are actually being used due to the wide use of the internet. At some point they will need to do something more with the library, but it was not included in their current plans.

Chair Cottrill asked if the college allowed the use of rooms for community use. He wondered if this was built into their plans. President Galligan said they allow community use currently. Adventures in Learning (AIL) uses various rooms, the theatre is used by others as well. The new arts center will include a 500-seat theatre as well as a 150-seat black box theatre to accommodate other functions in the town. It is not designated as community space, but opportunities are available.

5. Leo Maslan – (Tax Map 097-001-000) Timber harvest approval on Cleveland property – in Streams Buffer

Mr. Maslan was not present. He will come to the January meeting.

6. Eliassen (Tax Map 091-003-000) – Waterfront Buffer Tree cutting request

Mr. Stanley showed a photo of the trees in question. He explained that the trees are within a densely vegetated shore of Herrick Cove. There is a dead Pine, Poplar, and Birch that the owner wishes to remove. He had no issues with this request.

IT WAS MOVED (Deirdre Sheerr-Gross) AND SECONDED (John Tilley) to approve the tree-cutting request for the Eliassens. THE MOTION WAS APPROVED UNANIMOUSLY.

7. CIP Review and Adoption

Mr. Stanley said that nothing had changed since the last version reviewed by the Planning Board.

IT WAS MOVED (John Tilley) AND SECONDED (Emma Crane) to adopt and sign the CIP. THE MOTION WAS APPROVED UNANIMOUSLY.

Chair Cottrill felt the process went very well and thought it was nice to have Jim Wheeler and John Wilson along. They worked together and he felt it was a success.

8. Hilltop Sand Shed – need for Site Plan Review

Mr. Stanley said that Hilltop wished to cover an existing sand bunker for better access in the winter. It was up to the Planning Board if they would require a full site plan review. Mr. Stanley didn't think it was necessary. The bunker is about 30' x 15' deep and made of large cement blocks. They wish to add a structure over the top of it. It would include a ridge-line along the long side and would be a salt-box shape. This is for residential use, not a commercial or multi-family. Chair Cottrill also did not see the need to require a site plan review. Mr. Stanley summarized that it is a pre-existing structure of an

unknown origin in a unique setting that a request is being made to add a roof over the top of it. The Planning Board was in agreement to not require a site plan review.

There was some discussion about new solar panels in town at the Flying Goose Pub. Mr. Stanley offered that this was something to look at and think about for the future as more things like this will be coming along. Mr. Tilley wondered if they could come up with any visual standards and wondered if any other towns had something like this already in place.

9. Minutes of November 8, 2011

IT WAS MOVED (Paul Gorman) AND SECONDED (Emma Crane) to approve the minutes from November, 8, 2011, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Tina Helm) AND SECONDED (Deirdre Sheerr-Gross) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 9:02pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London