



TOWN OF NEW LONDON, NEW HAMPSHIRE

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PLANNING BOARD APPROVED MEETING MINUTES April 23, 2013

MEMBERS PRESENT: Jeff Hollinger (Vice-Chair), Paul Gorman (Secretary), Emma Crane (Conservation Commission Representative), Tina Helm (Board of Selectmen's Representative), Michele Holton, John Tilley
MEMBERS ABSENT: Tom Cottrill (Chair), Deirdre Sheerr-Gross (Alternate), Michael Doheny (Alternate)
STAFF: Lucy St. John (Planning and Zoning Administrator), Kristy Heath (Recording Secretary)

Vice-Chair Hollinger called the meeting to order at 7:00pm. He said that they would be ending the meeting at 10:30pm at the latest and anything not completed at that time would be continued at the next Planning Board meeting.

New Business:

Colby- Sawyer College-Preliminary Site Plan for Improvements to the Kelsey Athletic Fields located off the gravel road from Seamans Road. Tax Map 086-001-000 (Kelsey Fields parcel). The proposal is to construct a synthetic turf field and running track including amenities for the field, paved walkways and drainage improvements. The field to be renovated is bound by a baseball field to the north, a rectangular soccer field to the south, and woodlands to the east and west. The project proposes disturbance to approximately 5,405 s.f. of wetlands, of which 1,725 s.f. will be restored by extending the current drainage swale. Zoned Institutional Recreational. Colby-Sawyer College – Preliminary Site Plan for Improvements to Kelsey Fields.

Tom Galligan, President of Colby-Sawyer College, provided a brief overview of the project details which include a synthetic turf field with an eight lane track around the field. He explained the fields are located in the Institutional Recreational Zoning District. This project will require no additional parking. He explained that conduit for future lighting is shown on the plan, although lighting of the fields isn't currently permitted by the Zoning Ordinance at this time. He explained that hopefully in the future the Zoning Ordinance can be amended to accommodate the future development of this area of campus with lighting, additional parking and other campus amenities. Mr. Galligan introduced the project engineer, Mr. Hambardzumian of Nesra Engineering.

Mr. Hambardzumian referred to the site plan to explain other details of the project. He noted the location of the delineated wetlands areas which are the results of a manmade disturbance from when the fields were originally put in. The wetland impacts will be reviewed by the Conservation Commission. They will be submitting a State Wetland permit to NHDES as part of this project. They plan to use a silt sock in lieu of a hay bale or silt fence as it prevents soil migration better. There would be just one construction entrance, and the contractor will take all topsoil and bring it to another location outside of New London. He proceeded to identify future amenities which would not be part of this approval, as noted on the plan including bleachers, press box, parking and lighting.

Mr. Hambardzumian provided a detailed explanation of the drainage, erosion control features and stormwater management, referencing the Stormwater Management Report April 2013 which includes the details drainage calculations, which was provided with the application materials. Mr. Hambardzumian explained the drainage features of the site design, stating that the drainage flow would be pitched in towards the center of the synthetic field for optimal drainage. The existing field drains in a similar way. They have designed the drainage to mimic this to keep the site consistent. There will be a retaining wall, which will be change from a one (1) foot height to a five (5) foot height. Flat panels below the turf will flow from the center line to the opposite sides where they will lead to a perforated pipe which lies within a stone trench. No migration of any of the materials of the synthetic field is possible and so the drainage will require no cleaning. He explained more details of the three (3) drainage subareas, how the drainage will flow and the retention capacity of the underlying field. The rain is kept and stored for a longer period of time and is given more time to absorb and dissipate. Mr. Hambardzumian explained the drainage features of the site design, stating that the drainage flow would be pitched in towards the center of the synthetic field for optimal drainage. The existing field drains in a similar

way. They have designed the drainage to mimic this to keep the site consistent. There will be a retaining wall, which will vary in height from (1) foot height to a five (5) feet. Erosion Control blankets will be used in places where necessary. It was noted that the synthetic turf is very permeable.

The site was designed to comply with NCAA requirements while keeping it as small as possible. The field will be surrounded by a 4' vinyl coated chain linked fence. Underground conduit would be put in place when the field is being built to accommodate current and future needs, for a game clock, future communication system, and other electrical needs.

Mr. Hambardzumian provided to staff a handout titled, "Synthetic Turf Safety Proven with Science", in response to a comment in the staff report about environmental concerns of the synthetic turf.

Ms. St. John then provided a brief overview of the staff report commenting on several key concerns including traffic, public safety, parking, overall campus master plan, lighting, impact to the lake and referencing additional details discussed in the staff report. She noted that the Planning Board has to decide if this project will be deemed a development of regional impact per RSA 36:54-58. She referenced the Department Head comments included in the staff report. Fire Department. The Fire Department is concerned about the sidewalks and pedestrian safety from Main Street to Seamans Road and Gould Road. Ms. St. John conveyed the need to view the project in the context of the overall campus Master Plan, the need to be sensitive to the abutting residential areas and Town, water quality due to proximity to Pleasant Lake and the watershed. Her biggest concerns are traffic and safety. She commented that a Traffic Study should be considered.

Mr. Hambardzumian said that the site currently is an athletic facility where events are held and students are bused in. Additional traffic would not be generated. President Galligan said that except for track meets, there won't be any additional traffic coming in to use this field. Police will be there to help with pedestrian traffic as it is currently during events. He added that the police department was not concerned with pedestrian safety.

The Chair then opened the public hearing for comments. Ms. St. John said she heard from a couple abutters, Bob Mc Namara and Linda Jaggard. Concerns include parking, circulation in the area, lighting and public safety.

Ms. Helm commented on the facility at Proctor Academy, which would be similar to this one at Colby-Sawyer College. She commented on the amount of water that seemed to sit in one place near the fields making it difficult to access the playing fields at the Proctor fields. Mr. Hambardzumian said that this was a swale created to bring the water into a pond. Ms. Helm wondered if Colby-Sawyer would have the same runoff situation. Mr. Ballin said that Proctor's field was designed to be the way it is. It was noted that Colby's Sawyer field would be similar but also difference based on the individual site characteristics.

Mr. Hambardzumian noted that the fields at Kelsey Fields are currently irrigated, fertilized and mowed so chemicals are being put on it. The synthetic turf requires none of this. It is clean, and no oils or products are put on it. Water flowing through it is cleaner than what comes off of the field now.

Mr. Hollinger wondered about the volume and rate of speed of runoff the turf will exhibit in comparison with the current field. Mr. Hambardzumian said that this project will not create any additional problems and will work to reduce the drainage issues there. This field is only a 5.5 acre portion of a 116 acre site. Mr. Hambardzumian explained details of the drainage calculations included in the stormwater report, noting the 2, 10 and 100 rain year scenarios. In a two-year storm event, the rate is reduced by 0.5 cubic feet per second, volume increased by 0.35 acre feet.

When asked, Mr. Hambardzumian said that no blasting in the area would be done. Test pits showed that this would not be necessary.

John Wilson wondered about the quality of water coming from the field. Ms. St. John said that she had asked about turf safety and impacts on water quality. She referred to the handout "Synthetic Turf Safety Proven with Science" which she just received. She added that they will need State wetlands approval and State Alteration of Terrain permits. She commented that this field is just a small component of the larger acreage on this side of Seamans Road, and that based on the comment shown on the plan for "future" amenities (lighting,

bleachers, press box and etc), one should consider that the overall plan is for future development of this area of campus and what impact this may have on the lake and watershed.

President Galligan commented that there are plans to turf the baseball field, but nothing is definite at this time, only some preliminary sketches. He further commented that so much of the development of campus will be dependent on fund raising and securing revenue sources, and approval by the Board of Trustees over time. They would also love to have some kind of building there for athletes to be able to train, to add lights at some point, and to have event parking as well, but these amenities haven't been approved by the Board of Trustees yet, and are not part of their Master Plan.

Rick Anderson said he attended the April 18th meeting Colby-Sawyer offered for abutters. He appreciated the opportunity to learn more and to have the dialogue with the College. He felt it was good. They talked mostly about drainage and he was encouraged about all this discussion.

Linda Jaggard, an abutter wondered if the turf needed to be cleaned somehow. Mr. Hambarzumian said they sell a product that is similar to a rake that can be pulled behind a tractor. It will remove any debris and make the turf stand up straight. He noted there are environmentally safe products which will be used, for example if blood is spilled on the field.

Chris Lorio, an abutter was curious if they were laying conduit for lights and where lights would be going. Mr. Hambarzumian said they didn't have plans for putting lights in at this time but they are laying the conduit now so they won't have to tear up the track later on, should they decide to add lights.

Mr. Cardillo wondered about the color of the turf. It was noted the turf would be green.

Mr. Tilley asked about volume capacity of the retention basin versus the volume of water dispersed from the field. Mr. Hambarzumian said that in a 10-12" base, the entire surface area of the field has 4" of storage. A 100 year storm yields 6.2 inches of rain per hour so they do not expect the basin to reach capacity.

Tony Consentino, an abutter, said he also attended the abutters meeting conducted by the college. He wondered about the effects of frost on the water drainage system. Mr. Hambarzumian said that the drainage is not made of a frost susceptible material; it won't heave. Moving water will go off the field. The pipe outlet is significantly higher than the outlet going across the road. Mr. Consentino was concerned with the pipe being frozen and causing the water to back up. Mr. Hambarzumian showed that this was not anticipated to happen due to the heights of the outlet pipes.

Mr. Hollinger wondered when they wanted to start using the field. President Galligan said they'd like to use the turf field through November and at the other end of the season, would like to be on it in March.

Larry Ballin said that at Proctor they were on fields the first week of March.

Mr. Hollinger wondered if they would plow the field. It was noted that they would carefully plow the field but not the track.

Ms. Helm wondered if Mr. Lee had been consulted about the removal of top soil. She thought it was worth the conversation. He had not been approached but they would contact him.

President Galligan said they would love to get the work on the field started as soon as possible and would like to start using it this fall.

Mr. Hollinger said parking and traffic is a challenge with most colleges. While this doesn't create a requirement for any additional parking spaces, it may increase the need for them. He wondered how they will handle that additional parking demand. President Galligan said they would like to put additional event parking in at some point but that would require a zoning change. They are considering not allowing first- year students to not have cars to cut down on cars on campus.

Mr. Hollinger wondered about the time frame of when the college anticipates having a Master Plan. He noted that projects from the college seem to come piecemeal and it would make the abutters more comfortable to know what to plan for. President Galligan said he hoped their Master Plan would be approved in June or November but it would not address this portion of the college.

Ms. Helm thought the college was doing a more open job of explaining their plans with the neighbors and the Planning Board. They have mentioned their want for lights and more parking in the future and she thanked them for being open with these things.

The discussion then shifted to the Board making a determination if the project is or isn't a development of regional impact requiring notification to abutting towns and the regional planning commission. Ms. St. John felt this was a development of regional impact due to the increased traffic potential, the impact to water quality, noise, lighting and public safety.

Someone noted that the use was not changing. They have never had to do this in other towns. Deb McGrath, Athletic Director, said the same number of teams would be coming to the site, as well as the same number of parents. She didn't believe that anything would be changing. They wouldn't be in a position to host track meets as this would demand a capital outlay. They don't know that they could even get onto a regional schedule to host. They don't even have the significant equipment to host. She agreed that track meets can attract a large volume of people, but doesn't see them hosting a meet for at least another 2-3 years.

Mr. Hollinger asked Mr. Ballin how Andover took to the concept of the field upgrade. He responded that they felt it was an improvement for the campus and didn't anticipate any increase in traffic. They were happy with it being done. It actually generated very little interest.

Mr. Hollinger asked what the duration of construction would be. Mr. Hambardzumian said it would last four months, give or take a week or two.

Mr. Hollinger and Mr. Tilley agreed that this was not a development of regional impact but wondered what the trigger would be to deem it as such. Mr. Hollinger said that adding lights, buildings and parking would change the use of the property.

Ms. St. John referred to the RSA, RSA 36:55 Development of regional impact definition and read this into the record. Mr. Bradford Cook, Attorney for College said he couldn't see how changing the field's surface was going to have an effect on a surrounding town.

Ms. Helm agreed that this request doesn't have immediate impact but she appreciated that Ms. St. John has drawn attention to what impact could be witnessed down the road. She didn't have a problem approving the fields.

Mr. Hambardzumian said if they get New London's approval before wetlands approval, they'd like to work in the areas outside the limits so they can keep up with their schedule. Attorney Brad Cook said they could approve the application as complete and could approve it subject to receiving approvals from the Conservation Commission and the Wetlands Bureau, and NHDES Alteration of Terrain. May 15th is the next Conservation Commission meeting, and the State permit has a 10-day waiting period.

Ms. St. John said it is not uncommon to approve a plan subject to receipt of State approvals. She noted that when the application was presented, and in preparing her staff report, she reviewed it as a preliminary plan submission, per the Site Plan Regulations, and not as a final approval. She wasn't anticipating that this would be the preliminary and the final review of the application that evening. She noted that the applicant has not submitted the NHDES Wetland or Alteration of Terrain permit application to the State, as both State applications included in the Stormwater Management Report are blank. Furthermore, the Conservation Commission hasn't reviewed the plan in terms of the Wetland application, as the Wetlands application hasn't been submitted yet. Mr. Hambardzumian said that was because they wanted to meet with the abutters first, which made it so they would miss the Conservation Commission meeting. Now they will need to wait until May 15th to meet with them and get their approval.

Ms. St. John said there needed to be more notes included on the plan, and other details to meet the final submission requirements, including detail such as the survey. A discussion ensued about how best to proceed. Staff noted that the Planning Board should make a determination if or if not a development of regional impact. She also suggested that they consider leaving the public hearing open and continuing it to the next meeting for the final plan. They also needed to make a determination if the preliminary plan submission was completed, as they could approve the preliminary plan and review the details required for a final review at the May 14th meeting.

IT WAS MOVED (Jeff Hollinger) AND SECONDED (Paul Gorman) to not consider this a development of regional impact. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Hollinger said he understood this as being a preliminary site plan and was not ready to vote on this as a final plan. A final plan would need to be brought back at the next meeting. The Board discussed keeping the public hearing open for the next meeting of May 14 at which time the final submission requirements will be considered.

IT WAS MOVED (John Tilley) AND SECONDED (Tina Helm) to consider the application as a complete preliminary site plan and a final plan would be brought forth at the May 14th meeting.

New London Barn Playhouse Conceptual Site Plan and Conceptual Subdivision (lot line adjustment) discussion. Property located at 84-88 Main Street. Tax Map 073-025-000 and 073-042-000. Proposal to construct a new costume and set design building (corner of Williams Street and Everett Parkway) and site improvements including additional parking. Plan prepared by Bonin Architects & Associates. Zoned Residential.

Mr. Tom DeMille, President of the New London Barn Playhouse introduced the project and others including Carol Dunn, Maria Sichotti, Kim and Jeremy Bonin (architects) and Steve Ensign. He said the theatre is in good shape and they are about to begin their 81st season. He noted that they had won “Best Musical in New Hampshire” the last three years competing with 33 other theatres.

Mr. DeMille explained that currently, they build sets/scenery outside in what is really a fire access lane between the two buildings. The ceiling height in the building is low, and the space isn’t suitable for building the sets, that is why they are using the outside space. Their number one need is a set shop and a costume shop. They are proposing to construct a new set building, at the corner of Everett Park and Williams Street, utilizing the current entrance and creating some more internal parking.

Staff explained that the purpose of tonight’s meeting is to solicit input from the Planning Board and abutters. It was noted that abutters were not notified via a certified mailing, as this is a conceptual discussion, not binding on the part of the applicant or the Board, rather just an opportunity to hear concerns and discuss ideas. Carol Dunn explained that they have raised the quality of the work at the Barn Playhouse sets. She tries to recruit the best set designers from around the country to do their work. They have had to build sets in the parking lot, which is an eyesore and nails are left in the area. To get people to come work for the playhouse, they need an area to do their work. They would like a barn-like structure to build sets. There would be less noise outside if the sets were constructed indoors.

Kim and Jerermy Bonin, Bonin Architects then presented different aspects of the conceptual plan. She noted that parking is also an issue on nights of the plays. Mr. Bonin said that set construction goes on within a fire lane and Chief Lyon would like for this to cease. The intent is to put the set construction work in a building to keep it quiet, keep it from being an eyesore, and keep it out of the fire lane. He thought they would need to have a zoning change. The site is currently two parcels. If merged, this would give them some additional space as the setbacks are eliminated between the two current separate lots. They think they can get about 20 additional parking spaces. The intent is to have a barn-like structure that fits in with the neighborhood. The barn would face into the parking lot. It would serve as a storage area for materials and where the sets are

constructed. The loft space above would be for costume design. There would be an entrance on Williams Street for pedestrian traffic only.

Ms. St. John said this was a conceptual application and she had heard from some abutters who wanted to weigh in even though they were not noticed. Some concerns were expressed about the dumpsters in the back of the building, rodents and bears, and cars parked along the back of the parking lot.

John Philbin, who lives on Everett Park, asked for the proposed dimensions of the barn. It was noted the barn would be 48' x 60' x 26'.

Ms. St. John asked about sound-proofing measures that would be taken. Mr. DeMille said they would have to air condition and sound proof it. Mr. Bonin said it would be insulated because it would also be heated. This insulation provides some sound proofing. Ms. Helm said one neighbor she has spoken with complained about the noise they currently hear late at night. Ms. Dunn said that shows won't begin on Tuesdays any more. Therefore, they will be able to do set changeovers earlier on Sunday nights than they had been doing.

Mr. Philbin thought this new building would make the noise worse in the neighborhood because the vacant land that is there now serves as a buffer for noise. The proposed building would be approximately 2,880 square feet. Mr. Bonin said they hope to keep the wooded area of the property intact and only cut trees as needed.

Ms. Donna Sparks asked if this area would be policed to ensure that the mess would be cleaned out (nails, garbage). Ms. Dunn said it would definitely be kept track of. It was noted that the dumpster would remain where it is and they had no plans to move it.

Mr. Hoglund wondered if they had thought of connecting the barn with the house next door (where they currently have a costume area). Mr. DeMille said connecting the building was a possibility for the future, but not for now.

Ms. Nancy Putnam said she was amazed at what they get done in the space they have. She wants to preserve their residential neighborhood. She is not an abutter but lives in the neighborhood. Ms. Putnam opined that she saw a lack of long-term planning, which concerns her. She thought the community would be behind them if they had some plan. She also thought more financial assistance would come forth if people knew what was coming. It seemed to her that this was a piece missing from what the Barn Playhouse directors were doing. Ms. Putnam said the people who abut have to determine if this is something they can live with.

Ms. Donna Sparks asked if they had thought of building this barn in the parking lot closer to the existing barn. Mr. DeMille said they thought of this but it would take up parking spaces, which they need. Placing the barn in the proposed location would allow them to add an additional 20 or so parking spaces, reducing parking along the streets. Some of the residents expressed that they thought nothing could be built on this lot. Ms. St. John explained that the if the use, setbacks and other zoning provisions are met, the lot is developable. For example if the Playhouse didn't own the lot someone could apply to construct a house, and many houses are 2,000-3,000 square feet in size, similar in size to the proposed barn size.

Mr. Hoglund wondered if they had thought about adding onto the house next door for more set design space. It would give more space but maybe not as much as the barn would. Mr. DeMille said that was something they could look at.

An abutter, John Kiernan, didn't think the view of the proposed building from Everett Park was very nice. Mr. Bonin said it wouldn't look much different than looking at a traditional house. There would be windows and a gabled end.

Ms. Holton thought they should think about their fundraising initiative. She thought moving the barn to be by where the dumpster is would promote less controversy. Mr. DeMille agreed this would be something to think about. He wondered how the Board and abutters would feel about that property, if the area along the street were used for additional parking, if the proposed barn would move to another location on the site. The parking

would be screened. The Playhouse will consider these comments, and may present a plan for consideration in the future. They thanked the Board and abutters for their input.

Fast Track Application discussion of property located at 210 Main Street. Tax Map 084-064-000. Most recently discussed on Feb 12, 2013 as the Fast Track application for the proposed relocation of potential Radio Shack site. Current proposal from Kim Bonin, Bonin Architects and Associates to use the building for office space.

Ms. Bonin said that she and her husband have leased their current office space for the last five years and have five employees besides themselves. They are interested in the building at 210 Main Street. This space, where Foremost Builders had been, has a three-bedroom, two-bath apartment, and a garage underneath. Their intent is to renovate the space, which would take about four weeks, and move in. They would also like to create additional parking in the back by taking down two dead Ash trees. They wanted to review the parking and the space down below with the Planning Board. They would like the apartment portion re-listed as office space.

Mr. Bonin thought they would only need three or four spaces. They have 96' of paved parking areas out front along Main Street. This parking area is not striped. They wish to add five spaces in the back. He thought this was more than enough parking for the building and all entities that inhabit it for business and residential.

Ms. St. John said this was initially presented for consideration as a Fast Track application. The parking portion has not been discussed or reviewed by her yet. She noted the previous discussion for the Radio Shack proposal and concerns raised at that time. With additional parking proposed, she suggested that maybe some of the parking along Main Street could be eliminated to minimize potential conflicts which currently exist. With this in mind, she suggested that this proposal may warrant more than the Fast Track approach, including a more detailed Site Plan submission. Mr. Tilley thought this would be two projects: they could fast track the interior portion and they could come back to discuss the parking. Mr. Bonin said that he spoke with Chief Lyon before he went on vacation and he was all for the parking to go into the back area, as it would eliminate street-side parking.

Mr. Hollinger wondered if they planned to stripe the spaces in the front of the building. Mr. Bonin said they did not. They would need to spend about \$60,000 to renovate the building before they can move in. This was an added expense. Mr. Bonin explained that it didn't really make sense to paint the parking spaces along Main Street, because of the angle at which cars pull in (from both directions). He thought having no lines would be better,

IT WAS MOVED (Emma Crane) AND SECOND (Paul Gorman) to approve the application for Bonin Architects as a Fast Track application. THE MOTION WAS APPROVED UNANIMOUSLY.

Tree Cutting Request – Shoreland Overlay District. Property located at 54 Checkerberry Lane. Tax Map 044-032-000. Owned by John & Patricia Pesando. Property located on Little Sunapee Lake. Request to remove five trees.

Mr. Alden Beauchemin, Keyland Enterprises said his client has a building permit to reconstruct the home. He has his State permits. He explained the site will meet the 50 points required. The existing house was taken down due to extensive rot and mold. Ms. St. John circulated some photographs received today showing the area. Ms. St. John noted this application was discussed at the recent Conservation Commission. Emma Crane noted that the Commission didn't take any action on it. Attorney Bradford Cook, an abutter who was in attendance for the Colby Sawyer discussion, commented this is his wife's property, and they have no objections to what is proposed.

IT WAS MOVED (John Tilley) AND SECONDED (Emma Crane) to approve the tree-cutting request for the Pesando's on Checkerberry Lane. THE MOTION WAS APPROVED UNANIMOUSLY.

Other Business

Colby-Sawyer College- Windy Hill- proposed changes to the playground layout. Tax Map 085-033. Site plan approved by the Planning Board August 25, 2009. Mr. Jesseman said in 2009 they had a site plan approved which showed the play yard. They have modified the plan which had not yet been built. The new plan takes up the same amount of space as the previous plan.

IT WS MOVED (John Tilley) AND SECONDED (Emma Crane) to approve the amended site plan for the Windy Hill School playground. THE MOTION WAS APPROVED UNANIMOUSLY.

Fast Track Application discussion of property located at Suite 214 of the Gallery, currently occupied by Women’s Trust. Proposed use for a Spa (solo practice), moving from Main Street.

Lisa Gooding, owner of Faces by Lisa Gooding provided a brief update. She explained that Women’s Trust was formerly there and it is a two room suite. She is a medical aesthetician. There would be no change of use. She just needed approval to move into the new space. Ms. Gooding said she would be working with one customer at a time and there would be between 4-7 people in her office throughout the day. She has to have the State Board of Health come in to approve her set-up but she was confident that everything was there the way it needed to be. Ms. St. John explained as part of the Fast Track application process, she has circulated the plan to other Department Heads for their comments. The application was received April 20th. Lisa Gooding has explained they she hopes to move into the new location by May 1st, once she get the State Board of Health approval, approval by the Fire Department, and hopefully the fast track option.

IT WAS MOVED (Paul Gorman) AND SECONDED (Tina Helm) to approve the Fast Track application for Lisa Gooding, Faces. THE MOTION WAS APPROVED UNANIMOUSLY.

Tree Cutting Request- Tax Map 135-011-000. Property located at 74 Pike Brook Road. Owned by Philip and Jill Miller. Presented by Charles Hirshberg, CLD Engineers. Tree cutting will not result in less than the 50 points required. Discussion relative to the Shoreland Overlay District and provisions of the Wetland Conservation Overlay District (page 55 (L). Cutting and Removal of Natural Vegetation in Wetland Buffer).

Mr. Hirshberg (Charlie) noted this property is here for two separate discussions, related, but separate. He explained the property in question was off of Soo-Nipi Park South and is commonly called “Pike Brook Road.” Phil Miller owns the property which is adjacent to Lake Sunapee and to King Hill Brook. The land has a flat gradient. It is located within the State Shoreland 250 feet, the Town Shoreland and Town Wetland setback areas. The site includes an existing house, which is located with wetland setback. The lot has one parking space that is accessed from the abutter’s property. There is no easement to park on the abutter’s property, but it is just an agreement that was made some time ago. The septic system is across the road from his house, so parking there isn’t an option.

Mr. Hirshberg said he is proposing a 30’ x 24’ parking area to accommodate three cars directly off of Pike Brook Road. The property is heavily wooded and he doesn’t think it has been managed in quite some time. The State Shoreland Setback is 50’. The 150’ setback is the edge of the woodland buffer. New London’s zoning regulations are more stringent than the State’s and they require that this be an unaltered area. Mr. Hirshberg said he was choosing an area for parking that maximizes the distance from the edge of the wetland. He chose the flattest spot, and would like to put 8” of course gravel and 4” of crushed stone down with a drip edge surrounding it. He needs to cut 14 trees to do this. Mr. Hirshberg was confident that this was the best place for parking. He noted there was also a well on the property, which limited the area he could choose to put parking. Without this parking area, the owner would need to park on Pike Brook Road.

There was some question as to whether they needed to apply for a special exception or just a tree-cutting. Mr. Hirshberg said the owner is anxious about getting this done before he comes up to live this summer. He said he meets the State requirements to cut trees, but the Town’s regulations are more stringent. There were 12 additional trees he would like to take down. Mr. Hirshberg said that some of these trees were not in the best condition and he didn’t feel the forest had been maintained in a long time. Two of these trees were close to the

house and the lot is heavily wooded. He noted all of the existing site improvements; house and deck are closer to the lake than the proposed parking area, with reference maps to the maps provided.

Mr. Hollinger thought they should approve the cutting as long as they stay above the minimum point total.

IT WAS MOVED (Jeff Hollinger) AND SECONDED (Emma Crane) to approve the tree cutting request contingent upon the approval of the Conservation Commission at the May 15, 2013 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Hirshberg explained that it is a private road and is almost a private driveway. Mr. Hirshberg said he spoke with Mr. Lee about this. He said he planned to get a driveway permit. Ms. St. John referred to several provisions of the Zoning Ordinance including Article XIII, Wetlands Conservation Overlay District and the Shoreland Protection Overlay District. Mr. Hirshberg explained they would be creating a new parking area, but he is not filling a wetland or filing for a wetlands permit. This scenario doesn't fit with their regulations. They will seek clarification from the ZBA via the special exception process.

Mr. Hirshberg said he planned to go to the Conservation Commission meeting but wondered if he needed to go to the ZBA. It was the consensus of the Planning Board that Mr. Hirshberg goes ahead and file for a special exception and abutters would be notified.

Fast Track Application discussion. Ms. St. John noted that Allison Coy of Allioops Flowers and Gifts also submitted an application April 20th. She will be moving into 394 Main Street (near the Pizza Chef). Allison Coy from Allioops would like a fast track application to move her business from the shopping plaza to where OMG was located. She would like to take the signs from her current location and put them at her new location.

The Board felt that this was an OK move. Ms. St. John said she is currently circulating the application for Department Heads comments, and she would review it and bring any issues to them, if necessary.

Discussion regarding Tax Map 055-015-000 at 1386 Newport Road near the Exit 12 interchange across from the park-n-ride lot. Prospective owner interested in purchasing the property for a towing and recovering business, as a home business. Parcel 2.3 acres. Zoned ARR.

Ms. St. John explained that Martin Doughty came in to discuss to the parcel with her. He is interested in purchasing the property to operate a home business- a towing and recovering business. She explained that in her discussion with him, they discussed the Home Business provisions, which really don't apply. She also discussed that the Zoning provision for the ARR district don't permit this type of use. With the close proximity to the I-89 Interchange, he thought this would be an ideal location for this type of use, and would like the Board to keep this in mind as they considered possible future zoning amendments in the future. The Planning Board noted that the recently adopted Master Plan, clearly articulates the Town's desire to not allow commercial uses near the Interstate exchanges. They expressed that this would not be allowed and felt it went against the long-term plan for the Town. Mr. Doughty wasn't in attendance at the meeting, update provided by staff.

Letter to the Board of Selectmen and Planning Board, received April 4, 2013 from Mark Vernon regarding the subdivision process and costs to the applicant.

Ms. St. John said that Mark Vernon submitted a letter to the Selectmen and Planning Board regarding the costs incurred for the recent subdivisions on Pingree Road. She said she spoke with Mr. Vernon about this and explained why they needed to notice abutters three times (and why they could not be combined) and why they had to pay the various fees. The fees they paid the Town represented a small portion of the total cost of \$19,000 discussed in the letter. Much of the cost was associated with retaining other professionals including a surveyor, wetland scientist, engineers and legal assistance. She also explained that the current Zoning Ordinance doesn't allow a conditional use permit option, which would be a function of the Planning Board rather than the ZBA; instead the applicant had to pay abutter fees for three separate hearings- Planning Board, ZBA and State Wetland process. That would have eliminated some cost, but this isn't currently an option in

the Zoning Ordinance. Ms. Helm thought they should recognize receipt of the letter and thank Mark Vernon for his suggestions. She noted she would respond to the letter. Mr. Gorman thought they should respond to Mr. Vernon and include the Planning Board's appreciation in addition to the Selectmen's.

Town of Sutton- Zoning Board of Adjustment Abutter Notice- (Notice of Development of Regional Impact, per RSA 36:54-58 proposed Wireless Tower in Sutton, near the Warner line. Received April 9, 2013.

Ms. St. John said the Town received a notice from Sutton about a new wireless communication tower to be put in by the Warner town line. The Town of Sutton deemed it a Project of Regional Impact. A balloon test would be conducted on April 27th. People were advised to let Sutton know they can see the balloon or if they have other comments. .

Minutes from March 26, 2013

IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to approve the minutes of March 26, 2013, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Paul Gorman) AND SECONDED (Emma Crane) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 10:20pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London