



TOWN OF NEW LONDON, NEW HAMPSHIRE

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AGENDA

NEW LONDON PLANNING BOARD

Tuesday, April 23, 2013

7:00 PM

Public Meeting All Are Welcome to Attend

A regular meeting of the New London Planning Board will be held on Tuesday, April 23, 2013 at 7:00 pm in the Sydney Crook Conference Room, Town Offices, 2nd floor. The order of business as noted within may change at the meeting. A public hearing(s) may be conducted for the application(s) identified below.

1. Call to Order
2. Roll Call
3. Motion for the Approval of the Minutes- March 26, 2013
4. Determination of Potential Regional Impact, per RSA 36:54-58- The Board will make a decision when discussing each application relative to the potential regional impact.
5. New Business
 - Colby- Sawyer College-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.
 - 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.
 - 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.
 - 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.

6. Old 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.

7. Other Business

- 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).
- Tree Cutting Request for a proposed parking area adjacent to Pike Brook Road. Tax Map 135-011-000. Property located at 74 Pike Brook Road. Owned by Philip and Jill Miller. Presented by Charles Hirshberg, CLD Engineers. Discussion relative to the provisions of the Wetland Conservation Overlay District (page 55 (L). Cutting and Removal of Natural Vegetation in Wetland Buffer).
- Fast Track Update: 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.
- Fast Track Update: Other
- Discussion with Martin Doughy 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.

8. Public Comments

9. Report of Chairman and Committees

10. Correspondence-

- 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.
- 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. Additional information available from the Town of Sutton.
- Wetlands Permit Application for 750 Little Sunapee Road. Tax Map 021-001-000 for Gary Anderson and Cornelia Boyle. Replenish existing beach.

11. Informational Items

- ✓ DES Fact Sheet WD-SP-5, 2012- Vegetation Maintenance within the Protected Shoreland
- ✓ Flood Lines- NH's Floodplain Management Newsletter, Spring 2013
- ✓ Merrimack County Conservation District News – Invasive Emerald Ash Borer, Spring Ledge Farm of New London and etc.
- ✓ NH Method – Method for Inventorying and Evaluating Freshwater Wetlands in New Hampshire, July –August 2012.

- ✓ Bartlett v. Manchester- NHLGC Court Update- Applicant for a Variance Need Not Affirmatively Plead the Threshold Question of Whether Variance is Necessary; Trial Court Must Consider It when Ruling on Variance Issues.
 - ✓ Wetland Mitigation Program- NHDES 2013 Aquatic Resources Mitigation Fund
 - ✓ Planning and Zoning Conference Spring Conference, NHOEP- Saturday, May 11, 2013 at the Radisson Hotel, Manchester, NH. Refer to the NHOEP website.
 - ✓ Drinking Water Source Protection Conference, NHDES, Wednesday, May 1, 2003 at the Grappone Conference Center in Concord, NH. Refer to the NHDES website.
 - ✓ Lake Sunapee Protective Association Annual Report 2012
12. Next Meeting Date- Tuesday, May 14, 2013.
 13. Non-Public Session- The Planning Board may enter into non-public session, if voted, to discuss items under RSA 91-A: 3 (II).
 14. Motion to Adjourn

All Town of New London public meetings are accessible for persons with disabilities. The Town Office is handicapped accessible. Reasonable efforts will be made to accommodate persons with physical, emotional or sensory disabilities. Any person who feels that he or she may be unable to participate in a Town of New London public meeting should contact the Town at least 48 hours in advance of the meeting. Please contact the Town Office at 526-4821, ext. 10.