



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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PLANNING BOARD  
APPROVED MEETING MINUTES  
January 14, 2014

**MEMBERS PRESENT:** Tom Cottrill (Chair), Paul Gorman (Secretary), Peter Bianchi (Board of Selectmen's Representative), Michele Holton, John Tilley, Emma Crane (Conservation Commission Representative), Bill Helm (Alternate)

**MEMBERS ABSENT:** Jeff Hollinger (Vice-Chair), Michael Doheny (Alternate), Deirdre Sheerr-Gross (Alternate)

**STAFF:** Lucy St. John (Planning and Zoning Administrator), Kristy Heath (Recording Secretary)

Chair Cottrill called the meeting to order at 7:03pm. Bill Helm was asked to sit in for Mr. Hollinger who was absent.

**Colby-Sawyer College Campus Master Plan Update for Colby-Sawyer College – President Tom Galligan**  
President Galligan noted that Todd Emmons, Vice-President of Finance and Administration at the college was with him that evening.

President Galligan thanked the Planning Board for allowing him to present an overview of the campus master plan. He explained that the campus is shown as being segmented into three areas referred on the slide as a residential zone, an academic zone and the athletic zone. The plan is to grow to 1,500 students and they would like 90% of the students to live on campus. They are currently 1,400 students. They need to consider future academic space, an admissions building, faculty office/administration space, and additional parking. He said this plan was their best thinking of what could happen over the next 10-15 years, based on their resources.

President Galligan discussed the three (3) major projects including a new Fine and Performing Arts Center (to be located near the Hogan Center), Reichhold Hall Renovation and Addition and a new Residence Hall (to replace the current arts center). Several other projects were discussed including expansion of the Hogan Center, the addition of a potential admissions building on the vacant two acres next to the president's house and renovations of Austin Hall and Colgate Hall. He noted the college is committed to improving technology with major renovations to the interior of several buildings planned, including new computer labs and science labs (for the nursing program).

President Galligan discussed the College's commitment to sustainability and how this is integrated into the curriculum and several of the most recent projects on campus. He talked about the permaculture garden that is in front of their library, which continues to expand, and the "sugar shack" where they make their own maple syrup. He said they will probably have solar units on the top of some of the new buildings, and there are currently solar panels on other buildings on campus. They have a new 52' wind turbine and are in the midst of building a one-room student designed and built sustainable school house called "The Sun Shack."

Mr. Tilley asked what the top three priorities were for the college, depending on resources. President Galligan said in a scale of high to low, the Fine Arts center would be first, Reichhold Hall second, and the new residence hall third.

Selectman Bianchi said some townspeople have concerns about the changes around Seaman's Road including the houses the College has purchased, those they are renting and the sprawling parking areas in front lawns in what used to be a quiet residential area, which now looks to some, to be a parking lot. He wondered if there would be any attempt in the Master Plan to address this sprawling nature of the campus onto Seamans and Gould Roads. President Galligan stated this would be addressed in the overall parking solution at a later date. A slide of the overall campus parking identifies 1,413 spaces with an additional 500 + new parking spaces. Selectman Bianchi commented that the housing, parking area and students in this area put increased pressure on this area of the Town. President Galligan said they had talked in the past about a sidewalk project in conjunction with the Town to help with the pedestrian issues. They have put crosswalks in and have striped the road to encourage students to walk on the side of the road. These measures seem to be helping the issue.

President Galligan discussed the "athletic zone" and desire to have lights and parking in this area. He noted that continued discussion would be needed to address the concerns of the area residents, Planning Board and taxpayers. Chair Cottrill asked what their plans for parking surfaces were. President Galligan said they haven't thought this far ahead yet but as green permeable materials become more efficient, the possibilities grow.

President Galligan said they would like to limit the number of cars brought onto campus. Selectman Bianchi asked if they had thought about underground parking or parking garages. President Galligan said they had but it is very expensive to get through the granite. Above-ground parking lots are also out of the question because they have limited resources and have other capital projects they want to complete. He explained that the College has taken some steps to alleviate some of the need for having a car on campus, they now have and offer the use of two rental cars. They also offer shuttle/vans that frequent places like the grocery store, Boston, New York, and the airport. They are making an effort to let students know they don't need their own cars.

#### Rick Anderson, Water Resources Working Group

Mr. Anderson said he is a member of the Conservation Commission and the Pleasant Lake Protective Association. Mr. Anderson said he organized the working group due to some interpretation issues with the ordinances. The working group included: Emma Crane, Conservation Commission and Planning Board member; Bob Crane, representative to the Upper Valley Lake Sunapee Regional Planning Commission; June Fichter, Lake Sunapee Protective Association and NH Lakes Association; Dave Hennig, Messer Pond Protective Association; John Wilson, Pleasant Lake Protective Association and NH Lakes Association; Steve Wolf, Little Lake Sunapee Protective Association; and Lucy St. John, Planning and Zoning Administrator.

He explained that there were some suggestions that ordinances were in need of a major overhaul, but he didn't agree. Water resources are important to the Town and the tax base. The working group reviewed provisions of the Zoning Ordinance focusing on the Wetland Conservation Overlay District (Article XIII), Shoreland Overlay District (Article XVI) and the Steams Conservation Overlay District (Article XXII). Their objective was to form an opinion with regard to areas needing clarity. Compared with other towns, it was found that New London's ordinances were pretty good. Their report was reviewed and endorsed by the Conservation Commission and he offered that it was a thoughtful work product of about 15 people.

He was there to provide some background on the project, to summarize their report and provide some recommendations. He explained the major conclusions and summarized that the report is organized into three groups. Group One- quick fix and error correction; Group Two- clarification recommendations; and Group Three- a more detailed list of recommendations for consideration. He also discussed a list included in the report of other references and how the resources should be protected based on science.

Mr. Anderson shared the three conclusions captured by the group:

1. New London Water Resource Ordinances are clear and effective as written. No major changes are needed but clarification of certain issues should be made
2. Water resource ordinances are heavily supported by science in all towns
3. Site visits can be valuable for education and clarification