

Annual Report
2000 Town Meetings
(ending Dec 1999)

higher density than permitted in the more rural outlying sections of New London thereby promoting the village concept surrounded by more rural areas.

Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the New London Zoning Ordinance?



AMENDMENT NO. 4: The Planning Board's Amendment No. 4 amends the Zoning Ordinance by creating and adding a new Forest Conservation District to the ordinance and changes the Zoning Map to rezone the area northwest of Pleasant Lake currently zoned Conservation District to the new Forest Conservation District. Please refer to the attached copy of the *New London Zoning Map* which delineates the area to be rezoned. **(641 yes votes required to pass--amendment passed)**

YES - 653 NO - 308

Rationale: The Planning Board's intent in proposing this amendment is to meet the following objectives: (1) encourage continuation of large contiguous tracts of forest land in private ownership to provide forest resources and outdoor recreation; (2) encourage forestry and timber harvesting and permit other compatible land uses; (3) preserve scenic views; (4) protect wildlife habitat; (5) protect water quality of surface waters throughout the watershed; (6) protect natural areas; (7) avoid the burden of unreasonable town expenditures for the purpose of providing town services to locations which are remote and difficult to access; and (8) avoid the risk to health and safety of town employees and volunteers of providing emergency services to locations which are remote and difficult to access. Research indicates that 25 acres is the minimum lot size for viable forestry.

Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the New London Zoning Ordinance?

AMENDMENT NO. 5: The Planning Board's Amendment No. 5 amends the Residential District R-1 in the Zoning Ordinance by increasing the minimum sideyard setback requirement for lots using public sewer and water services from ten feet to fifteen feet.

YES - 692 NO - 259

Rationale: The purpose of the Planning Board's Amendment No. 5 is to provide additional separation between structures in the R-1 District where lots can be as small as 20,000 square feet in size.

Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board for the New London Zoning Ordinance?

AMENDMENT NO. 6: The Planning Board's Amendment No. 6 amends the Zoning Ordinance by: 1) eliminating sign regulations inadvertently left in the Temporary Ancillary Sales section of Article II which conflict with the new sign regulations developed and adopted last year, and 2) amending Section g. of the Sign Regulations to reference temporary signs.

YES - 791 NO - 150

Rationale: The purpose of the Planning Board's Amendment No. 6 is to eliminate conflicting provisions in the sign regulations and to make them consistent with the new sign regulations developed and adopted last year.

1999 was another very busy year for your Planning Board. We began the year by completing the hearings on major zoning initiatives primarily relating to density reduction in New London's rural areas. The Board spent the rest of the year overseeing the current planning caseload and updating and adopting the Capital Improvements Program (CIP) with the assistance of town department heads and the Budget Committee. The yearly cycle ended as the Planning Board prepared proposed zoning amendments for ballot vote at Town Meeting in 2000.



During 1999, the Planning Board conducted twenty-five public meetings including public hearings on proposed amendments to the Zoning Ordinance. Over the course of the year, the Planning Board reviewed numerous conceptual and design review plans for subdivisions and site plans along with granting final approval for the following types of applications:

- Three major subdivisions including a total of twenty-six lots
- Three minor subdivisions including a total of seven lots
- One annexation
- Two Site Plan Reviews for Home Occupations
- Five Site Plan Reviews for Home Businesses
- One Site Plan Review for each of the following uses: Bank, Preliminary Bank Facility, Medical Office, General Office, Town Office Building and Town Police Department/Court Building

The Planning Board also continued to work with the Towns of Sutton and Wilmot on major subdivision applications for properties bordering New London, specifically the former King Ridge property in Sutton and the Tabor Hill property in Wilmot. Although not in New London, both subdivisions directly affect the Town and generated much public interest. The Board appreciated being able to work with the neighboring towns on these projects, and hopes to promote and participate in such regional planning in the future.



By ballot vote at the March 1999 Town Meeting, voters approved three of the four major zoning initiatives proposed by the Planning Board primarily designed to reduce the density of development in the Town's rural areas. These zoning initiatives stemmed from recommendations in the 1998 Master Plan and promoted the Plan's land use growth policy.

The Planning Board updated the CIP for the 2000 through 2009 time period. In updating the program, the Board followed the procedure of meeting directly with departments to better understand their capital needs. The Planning Board approved the CIP update on September 28, 1999, and forwarded it to the Board of Selectmen and the Budget Committee for consideration during the annual budget process.

During the fall, the Planning Board worked on proposed amendments to the Zoning Ordinance. The major proposals include adding provisions pertaining to the expansion of non-conforming structures in the Shore Land Overlay District, revising the definition of wetlands to conform with state and federal definitions by adding a new section pertaining to lots with overlapping districts. In addition to these proposals, the Planning Board will continue to work with the Conservation Commission over the coming year to map New London's streams and wetlands. This is part of an effort to prepare a stream protection proposal and institute natural buffers around the Town's significant wetlands, as recommended by the 1998 Master Plan.

The Board would like to thank the many people who assisted us in our activities this year. Your support, hard work and insight are invaluable and greatly appreciated. The Planning Board generally meets the second and fourth Tuesday of each month. All of our meetings are open to the public and we welcome public input on any and all business that comes before the Board. New London continues to grow and we encourage you to join us and participate in the process of guiding the future development of your community.

In closing, I would like to take this opportunity to thank Jim Clancy for his eight years of much appreciated service on the Planning Board. Our Town and the Planning Board have both benefited from Jim's long-term participation providing the Board with continuity and local knowledge. We will miss his insightful comments, questions and sense of humor. The Board wishes him all the best for the future.

Respectfully submitted,

Karen E. Ebel

Chairman



Planning Board members (L to R): Sue Andrews; Tom Cottrill; Laurie DiClerico; Karen Ebel, Chair; Ed Taylor; Syd Crook; Mark Kaplan, Selectmen's Representative; Ken McWilliams, Town Planner.

(Photo by Nancy Lyon)