



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## PLANNING BOARD APPROVED MEETING MINUTES March 27, 2012

**MEMBERS PRESENT:** Tom Cottrill (Chair), Jeff Hollinger (Vice-Chair), Paul Gorman (Secretary), Michael Doheny (Alternate), Tina Helm (Board of Selectmen's Representative), Emma Crane (Conservation Commission Representative), Michele Holton

**MEMBERS ABSENT:** John Tilley, Deirdre Sheerr-Gross (Alternate)

Chair Cottrill called the meeting to order at 7:03pm.

### Todd and Ingrid Quillen – Storm Water Management Plan (TM 118-015-000)

Mr. Stanley said the property is on Messer Pond and the applicants have already had to go to the ZBA for a variance for a screened porch, within the 50' setback, was going to be converted to a master bedroom. They are now asking to add a small entry to the building which would bump them up to over 20% impervious surface on the property. This requires a storm water management plan.

Frank Anzalone said the current impervious area equals 20.8%. They plan to replace a walkway that is impervious and after doing this, there will be 20.4% impervious surface with the added entry. Mr. Stanley said they will add small drywells and will be draining foundation water to a shallow infiltration device and sump pump that will discharge the water to outside of the setback. What they are suggesting exceeds the requirement for the increase in impervious surface they are adding.

**IT WAS MOVED (Emma Crane) AND SECONDED (Michele Holton) to approve the Todd & Ingrid Quillen storm water management plan.  
THE MOTION WAS APPROVED UNANIMOUSLY.**

### Kearsarge Regional School District (TM 073-076-000)

Michael Ducharell is the director of facilities at Kearsarge Regional School District and had sent a letter to the Planning Board to inform them of their plans to remove the old SAU building and garage on the property.

Mr. Ducharell said there was a warrant passed on March 8, 2011 to have the 2-story structure and garage knocked down. They would like to do this and have done their due-diligence to test for and remove asbestos. They have an RFP out now for the removal of the building.

Mr. Stanley explained that by statute the school district has an obligation to inform the Board of Selectmen or Planning Board (or both) of their plans. Tina Helm is the selectmen's representative to the Planning Board; so in essence, both boards have been notified at this meeting. The school district needs to file a building permit and the only approval they need is by the fire chief, which is a non-issue. They plan to remove the building and garage and foundations, seed it over and have it as open space. The parking area will remain. Mr. Stanley said he informed the school district that if there is a non-governmental or non-school-related use of that area in the future, they will need approval from the Planning Board.

Mr. Ducharell said the demolition would be a three-day process and would be done during school hours. The abatement contract would start the second week in April, then air testing would be done on the third

day, PSNH will come in to take the wires out, and it should all be done by the last week in April. The cellar will be filled in and all walkways that were concrete will be ripped out.

There was no approval necessary for this agenda item.

Colby-Sawyer College – Ware Campus Center Expansion – Approval of Security (TM 085-033-000)

Mr. Stanley noted that Mr. Lee met with the contractor and came up with an appropriate amount of \$312,000. Security has been provided as a letter or credit to the Town. The project has started and they need formal approval by the Planning Board for that amount and form of security.

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Michele Holton) to accept the letter of credit from Lake Sunapee Savings Bank on behalf of Colby-Sawyer College for the Ware Campus Center site improvements, in the amount of \$312,000 .**

**THE MOTION WAS APPROVED UNANIMOUSLY.**

Water Precinct Letter – Regarding Further Expansion at Colby-Sawyer College (TM 085-033-000)

Mr. Stanley noted that any further developments expanding the use of the college requires the looping through to Seaman's Road. If they build more dorms, they need to upgrade the line up Seaman's Road. He felt it important to take seriously the planning needs of the water precinct when reviewing anything the college does moving forward. He felt it was an investment they couldn't overlook and has to be made for water use and fire protection.

It was noted that upon the next expansion, the college will need to address this issue as it was something they agreed upon and the precinct is requiring. Mr. Doheny said that a letter should be drafted to Colby-Sawyer College letting them know this. Mr. Stanley thought that a copy of the letter from the water precinct should be included in the correspondence. The Planning Board agreed with this notion.

Other Business

*New Construction in New London*

Mr. Stanley said that Harry Snow, owner of Cottage Lane (subdivision that hasn't been built yet) off of Seaman's Road adjacent to the parking lot on the westerly side, is going to build two "industrial strength" duplexes for rental to college students. He may develop the whole subdivision for this purpose. He felt it was an effective use of that space, and is close to the campus. He will continue to own the land. There are 10 lots in Mr. Snow's subdivision, which would equal 20 units. He remarked that they could also be used for low-income/workforce housing. Mr. Stanley said that Mr. Snow bought the property from Billy Kidder shortly before he died around 1998 and it has sat without construction, since then.

Mr. Stanley said that there were seven houses and two duplexes that are slated to be built in New London in the coming year.

*Applicant Request*

Mr. Stanley said that an applicant (Vernon) needed a referral from the Planning Board to the ZBA for a variance but was not present to explain the details of their case. He said he would present the Planning Board with some information and they could decide if they would like to proceed or wait to meet with the Vernon's at a later meeting.

Mr. Stanley presented a slide to show the property which is 75 acres in size. They wish to have two minor subdivisions but it was noted that there was significant steep slopes in the portions that the Vernon's wished to subdivide. Steep slopes do not count towards minimum lot size and the way they want to divide the land will be impacted because of this. The land is within the Forest Conservation Zoned District. The

Vernon's want to request to the ZBA a variance of a 25 acre lot with 5.6 acres of steep slopes. An option presented to Mr. Vernon was to annex the 25 acres, with steep slopes, with his current lot but does not wish to do so.

Mr. Vernon is willing to have a conditional approval of the variance which precludes any future subdivision or annexation of the property. They will need to come back to the Planning Board after doing a high intensity soil study as well.

Mr. Stanley said that just because the Planning Board refers this case to the ZBA doesn't mean they have to endorse it. They can actually notify the ZBA that they do or do not endorse it, or have no comment. Additionally, there is a way to divide the property to avoid this problem but they do not wish to comply. Ms. Helm suggested that they could wait until the next meeting when the Vernon's can attend and state their own case. The entire Planning Board agreed with Ms. Helm and it was decided to wait until the April meeting to review this request with someone from the Vernon family there to represent themselves.

Approval of Minutes

*February 14, 2012*

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Tina Helm) to approve the minutes of February 14, 2012, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

*March 13, 2012*

**IT WAS MOVED (Paul Gorman) AND SECONDED (Jeff Hollinger) to approve the minutes of March 13, 2012, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

The next meeting is planned for Tuesday, April 24<sup>th</sup> at 7:00pm.

**IT WAS MOVED (Jeff Hollinger) AND SECONDED (Emma Crane) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 7:43pm.

Respectfully submitted,

Kristy Heath, Recording Secretary  
Town of New London