

suggests the language convey that it must be in conformance with State requirements. Peter Bianchi commented that it is important to understand the high water mark at the beach. In the past, there have been issues about sand being added to an area not touching the water for a sandbox, but it was next to the water. He asked if the beach has to be something that is in contact with the water. Jeremy Bonin said if it's on the land, it is above the beach. Marianne McEnrue commented that since the Department of Environmental Services process might change over time, she suggested that the language be stated as, beach replenishment has to comply with state regulations.

- #6: Retaining walls – It was noted the erosion control is discussed in the ordinance. Ms. St. John commented that the Shoreland provisions attempt to protect the natural vegetation. She asked board members if they want to allow retaining walls, as they alter the natural look of the shoreland. Chair Helm asked about retaining walls for steep slopes? Ms. St. John referred to the on page 67, Section (G) (2) (5) which discussed terraces. Peter Bianchi commented that this particular regulation concerns repair of retaining walls. Ms. St. John commented that new retaining walls are permitted, as it states... “when necessary due to steep topography retaining walls may be permitted to be installed as a part of an overall plan to revegetate the waterfront buffer area.” Peter Bianchi asked if people are only allowed to repair existing retaining walls, and if so does it need to be with the same materials. Brief discussion ensued about replacing rotten railroad ties with concrete. Marianne McEnrue commented that it would be about replacement, not rebuilding. Ms. St. John explained that retaining walls are made from various materials- stone, concrete, logs, and other landscaping elements. The Ordinance does not specify the composition of a retaining wall. Jeremy Bonin suggested that this subject be revisited for further discussion.
- #7 Uses as permitted by NHDES. It was suggested that a handout or table be developed which shows a comparison of the current New London Shoreland Provisions with the current State Shoreland Provisions.

~~✗~~ Rocky Ridge Subdivision Plan approved August 14, 2007. MCRD Plan #18662. Located at Pond's Edge Lane and Bog Road.

Lucy St. John explained that Harry Snow had submitted a building permit for a lot in this subdivision. She received an email from Fire Chief Jay Lyon dated April 12, 2015. In this email he discussed concerns about the fire pond, and indicated that he would like to see a revised plan submitted to the Planning Board.

Jay Lyon was in attendance at the meeting. He explained his concerns to the Board and that he has been working with Harry and Peter Blakeman (engineer) with regard to the source of water on the property for fire protection. A year and a half ago, they were able to go in and line the fire pond; unfortunately, this winter there was a situation where there was displacement and the water level dropped, and thusly they could not get water from the fire pond. At that time Chief Lyon tried to contact Harry and was not able to do so. When the building permit was submitted, Chief Lyon thought it would be a good time to bring up the fire suppression issue. Chief Lyon stated he believes he and Mr. Snow can work together without having to do a complete site plan

* revisit, but admitted it was not his call. The Planning Board will have to decide if it is going to require this. There may be a proposed change to what is there now.

Harry Snow said this pond has had trouble retaining water since it was built. It is designed to hold-run-off from development and the existing road. He said he was not aware there had been an issue this winter and was just told about it this week. Harry noted this was the second winter since the liner had been put it and it held up quite well last summer through the dry spell. The pond was actually filled to the top in November. He is at a loss as to what happened in the dead of winter. There was such a long spell of freezing weather, and Harry thinks it could possibly be a one-time thing.

Chief Lyon replied that the problem encountered with the fire pond last month was that it was completely frozen. There was not an issue with the singular pump. Chief Lyon said part of his concern is that the whole intention was to have a year-round reliable water supply. He acknowledged that Mr. Snow had been good to work with, since he was aware of issues throughout its installation.

Michele Holton asked what caused the Fire Department to draw down the pond and he responded that they test dry hydrants and cisterns in the process of training. They had individuals testing various water supplies. Michele Holton asked when the pond was drawn down and Chief Lyon said sometime near end of February or the beginning of March - before the big thaw.

Mr. Snow said he and Peter Blakeman have discussed several solutions. Peter Blakeman commented that he was at a loss as to why the pond was not retaining water this winter. He explained that there was an inordinate amount of ice and snow, which might have resulted in displacement of water. He and Harry know they have a substantial water source for 90% of the time – 250,000 to 300,000 gallons. Mr. Snow noted that run-off will affect what is there now. He feels the fire pond could handle most circumstances and has substantial gallonage. Mr. Snow is considering a supplemental source as an alternative – perhaps a small cistern. The location would be in addition to two large water sources on Knights Hill Road and Messer Pond. Mr. Snow emphasized that he is willing to work with Chief Lyon so that they can find a solution that works for both of them.

Chair Helm said there were several options – the Planning Board can ask the Fire Chief to recommend alternatives to Harry. It can ask Mr. Snow to work with Chief Lyon or ask that they both come up with a new plan. Chief Lyon said his intention was to notify the Planning Board of this problem and have Mr. Snow submit a revised plan for the Planning Board review. Chief Lyon felt that he, Harry and Pete Blakeman could come up with some sort of solution and bring it before the Planning Board. Going forward, Mr. Blakeman felt they could find a reasonable solution and can present the board with a revised plan.

Chair Helm suggested that Mr. Snow, Chief Lyon and Peter Blakeman discuss and work out a solution to the situation, and come back to the Planning Board at its June 23 meeting. Harry Snow noted this plan works for him, but wanted to make sure that this issue will not have an

* effect on his getting another building permit for this subdivision. Peter Bianchi asked that he record reflect that Mr. Snow could be granted other building permits for this subdivision. He also suggested that Chief Lyon submit a letter stating what solution they discussed, and bring this to the Planning Board.

Planning and Zoning Administrator's Updates/Information

- ✓ Ms. St. John reported that the amended site plan process is working. A new restaurant – Tuckers – is open, and there is a new estate auction business in town.
- ✓ Ms. St. John reported on her discussion with Robert Stahlman, Stahlman Building at 74 Pleasant Street. She advised board members that Mr. Stahlman recently contacted her and she sent him information. She has suggested to him that he needs a site plan review. A doctor is moving into the building and plans to start practicing in a couple of days. She noted that changes have been made to the Stahlman building with no notice to the board. Chair Helm recommended that Mr. Stahlman be asked to come in and meet with the board. Mr. Stahlman identified some parking issues to Ms. St. John when they spoke. Chair Helm asked board members if this the changes warranted Site Plan Review. The board members agreed, and Ms. St. John will ask him to attend the May 5th meeting.
- ✓ Ms. St. John reminded board members of the upcoming Office of Energy and Planning conference next weekend.
- ✓ A CIP Subcommittee meeting is scheduled for Wednesday, April 29th at 1:30 PM. All meeting are open to the public and board members are encouraged to come. The subcommittee members were noted.
- ✓ Potential items for the May 5th agenda include: two tree cutting applications (Bateman and Ryan properties), Colonial Armory at 191 Old Main Street, Canary Systems at 5 Gould Road, and the Stahlman property at 74 Pleasant. Also, two conceptual plans will be presented on behalf of Owl's Nest Road and Millstone Restaurant.
- ✓ Zoning Amendments - Ms. St. John reported that she had been contacted by a reporter from the Manchester Union Leader with questions about the town's proposed definition of "family."
- ✓ Ms. St. John referred to the items identified on the agenda attachment list.
- ✓ Ms. St. John recently met with the Conservation Commission to discuss the draft Natural Resources Overlay District map and the issue of what streams, wetland or other resources need clarification or should be included. She noted that the Conservation Commission inquired about protection for vernal pools. The Conservation Commission has agreed to review the stream maps and discuss additional streams to be included, including names for the streams included on the map and engaging in other discussions with the Planning Board about protecting natural resources.

Dufault, and reduce the number of triple rooms and change them into doubles. They try to encourage students to stay on campus and offer financial and educational programs to entice them to do so.

Mr. Cook said the nursing program which has been located in what is called "The Caretaker's Cottage" shares the space with other faculty and staff. To move the nursing program into McKean Hall, there will be no change in the building or additional needs for parking. The "Caretaker's Cottage" will be cleaned up, prepared, and will house an office of some sort.

With the number of fewer students attending college, the demand for parking will be less on campus. He noted that the Town's department heads had no issues with this change in use and he asked that the Planning Board approve their request so they can get on with the changeover.

Public Hearing Opened. No public comments received. Public Hearing Closed.

Motion

- **IT WAS MOVED (William Dietrich) AND SECONDED (Jeremy Bonin) to approve the waivers requested by Colby-Sawyer College. THE MOTION WAS APPROVED UNANIMOUSLY.**
- **IT WAS MOVED (William Dietrich) AND SECONDED (Paul Gorman) to approve the site plan application for a change of use for McKean Hall. THE MOTION WAS APPROVED UNANIMOUSLY.**

Other Business

X Rocky Ridge Subdivision Plan approved August 14, 2007, MCRD Plan # 18662. Located at Pond's Edge Lane and Bog Road. Memo from Jay Lyon, Fire Chief dated April 12, 2015 regarding the fire pond. Most recently discussed at the April 21st meeting, and discussion continued to the June 23rd meeting.

- ✓ Chair Helm said the Rocky Ridge Subdivision Plan discussion will be postponed and put on the agenda for the July 28th meeting. Chief Lyon stated he has been in conversation with Harry Snow and Peter Blakeman in how to resolve this issue. He noted Harry Snow is also interested in improving the appearance of the pond area, as is it less attractive when the water levels are low. Chief Lyon noted they are moving in the right direction. The discussion on this issue is postponed to the July 28, 2015 meeting.

Zoning Amendment Ideas for Discussion

Chair Helm asked Board members about what zoning issues the Board may want to focus on, as Town Meeting is in March 2016, reducing the amount of time the Board has to work on addressing various issue.

Key zoning issues identified included signs, natural resources overlay protection district, accessory uses and tree cutting provisions. He referred to the recent US Supreme Court decision regarding signs, and which has been posted on the Town's website; he urged the Planning Board members to read it.



TOWN OF
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NEW LONDON PLANNING BOARD
DRAFT MEETING MINUTES
July 28, 2015

Rocky Ridge

PRESENT: Bill Helm (Chair), Paul Gorman, Michele Holton, Bill Dietrich, Jeremy Bonin, Janet Kidder (Selectmen's Representative), Elizabeth Meller and Marianne McEnrue.

ABSENT: Tim Paradise.

OTHERS IN ATTENDANCE: Bob Tucker, Elkin's resident, Mr. Dowd, Martha Harris and Doug Sweet (surveyor).

CALL TO ORDER: Chair Helm called the meeting to order at 6:30pm.

Public Comment

Bob Tucker of Sherman Street in Elkins explained that he is here to discuss a recent demolition and building of a new house in Elkins, and for the Board to consider a Demolition Delay Ordinance. He noted that the house which was demolished was an 1835 post and beam construction. He is working with the NH Preservation Alliance to obtain more information about historic demolition review ordinances. He will submit additional information for the Board to consider at a future meeting.

Tree Cutting Applications

- Snyder property located at 283 Elkins Road. Tax Map 077-011-000. Motion to approve by Paul Gorman, seconded by Bill Dietrich. Unanimously approved.
- Henderson property located at 144 Hastings Landing. Tax Map 116-014-000. Motion to approve by Bill Dietrich, seconded by Janet Kidder. Unanimously approved.
- Dowd property located at 160 Camp Sunapee Road. Tax Map 045-035-000. . Motion to approve by Jeremy Bonin, seconded by Janet Kidder. Unanimously approved. The Board thanked Mr. Dowd for a very complete and impressive application.
- Town of New London, Elkins beach area. Tax Map 077-012-000. . Motion to approve by Paul Gorman, seconded by Bill Dietrich. Unanimously approved.

* **Rocky Ridge Subdivision Plan.** Rocky Ridge Subdivision Plan approved August 14, 2007, MCRD Plan # 18662. Located at Pond's Edge Lane and Bog Road. Memo from Jay Lyon, Fire Chief dated April 12, 2015 regarding the fire pond. Most recently discussed at the April 21 and June 23rd.

Ms. St. John provided a brief update. This will be scheduled on the Aug 4th agenda.



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PLANNING BOARD MEETING
DRAFT MINUTES
August 4, 2015

Rocky Ridge

PRESENT: Bill Helm (Chair), Michele Holton, Bill Dietrich, Jeremy Bonin, Janet Kidder (Selectmen's Representative), Elizabeth Meller (Alt.) and Tim Paradise (Alt.)

ABSENT: Paul Gorman, and Marianne McEnrue (Alt.)

OTHERS IN ATTENDANCE: Jay Lyon, Fire Chief; Bob Tucker, Elkin's resident and Harry Snow, for Rocky Ridge Subdivision.

CALL TO ORDER: Chair Helm called the meeting to order at 6:30 pm.

Public Comment

Bob Tucker of Sherman Street in Elkins said he had attended the July 28th meeting to discuss the idea of the Town adopting a Demolition Delay Ordinance regarding historic structures. He explained that this is in response to the recent demolition and building of a new house in Elkins. He distributed a copy of the Town of Windham Zoning Ordinance provisions regarding Historic Buildings/Structure Demolition/Substantial Modification Delay Ordinance and a page from Preserving Community Character: A Preservation Planning Handbook for New Hampshire. He said that there are about 15 other towns in NH that have such an ordinance. The Planning Board will discuss this at the September 1st meeting.

Rocky Ridge Subdivision Plan. Rocky Ridge Subdivision Plan approved August 14, 2007, MCRD Plan # 18662. Located at Pond's Edge Lane and Bog Road. Memo from Jay Lyon, Fire Chief dated April 12, 2015 regarding the fire pond. Most recently discussed at the April 21, June 23 and a brief update provided at the July 28th meeting.

Fire Chief Jay Lyon and Harry Snow were present to discuss the issue of water for the pond at the entrance of Rocky Ridge Subdivision. Chief Lyon explained that Harry Snow recently had a well drilled next to the pond. Harry Snow explained that the well is a true artesian well. He provided some details on the flow rates. The well is approximately 720' feet deep and is producing about 50 gallons per minute. The pond has maintained its level even during this dry weather. Mr. Snow said the well is producing 50 gallons a minute and the overflow is 17 gallons a minute. Currently they have the well temporarily piped into the pond and it has been going about 10 days. He felt the amount of water coming out would easily maintain the aesthetics and functionality of the pond. The pond is probably 9-10' deep.

Chief Lyon said they were fortunate to have the well drilled and he hoped it would continue running. Chief Lyon and Harry Snow noted that at this time they agree that the pond issue has been addressed. Chair Helm noted that if in the future there are issues with the use of the pond, they would need to come back to the Planning Board and at this time no further action is needed.