



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

TO: New London Planning Board
FROM: Lucy A. St. John, AICP
Planning and Zoning Administrator
FOR: December 13, 2016 Meeting
RE: Commercial Farm Site Plan Application Farm/Horticulture Business

Property Statistics:

Applicants: Timothy and Lizette Sliter
Owners: Elizabeth Traynor Trust (William Clough- Sole Trustee)
Tax Map 111- 018/019/020-000
Proposal: Site Plan for a Commercial Farm/Horticulture Business
Location: 431 Shaker Road (corner of Shaker Road & Mountain Road)
Total Site Area: Approximately 22 acres
Existing Zoning: Agriculture and Rural Residential (ARR)
Frontage: Shaker Road and Mountain Road
Watershed: Blackwater River Watershed
Easement: Conservation Easement Ausbon Sargent
Natural Features: Forested
Adjacent Uses: Residential, fields, forested landscape and Country Club

Project Description: Refer to the two (2) page narrative included with the application.

Key Items for discussion (Refer to the narrative provided with the application):

1. Abutter comments- Letters of support received from Gerry Gold; Doris, Seth and Melissa Nuttelman; and Andy Deegan, Ausbon Sargent.
2. Barn and Hoop House Structures
3. Best Management Practices (BMPs)
4. Conservation Easement – Ausbon Sargent
5. Educational path for pedestrian –If persons (groups) arriving by bus such as school field trips.
6. Equipment Storage
7. Excavation- See Zoning Ordinance, page 4, Excavation, Removal and Filling of Land (a) and (c) Exceptions (iv) To Agricultural activities relating exclusively to the sale of agricultural products grown locally;
8. Fertilizers Fertilizers and other chemicals to be used
9. Future uses- Agritourism, refer to NHMA Law Lecture 2016
10. Lighting
11. Livestock
12. Lot Merger proposed for the three (3) lots
13. Manure Management
14. Parking spaces and delineation of spaces.

15. Pond proposed in the future (fencing of the pond)
16. Septic System- to be in compliance with all local and State requirements
17. Waivers Requested to the Site Plan Regulations

Zoning Ordinance Provisions:

- ✓ Article II, General Provision- #1 Agriculture.
- ✓ Article III, Definitions. Several terms are used throughout the Zoning Ordinance relative to farming-agriculture, including agriculture, all agricultural activities, farm activities, garden (home), garden activities, greenhouses or florist shops, agricultural and farming activities, veterinarian, agricultural or farm buildings, animal fee operations (AFO), concentrated animal feed operation (CAFO) animals (small for personal use and enjoyment), grazing, care and raising of livestock, roadside stands for sale of agricultural products and silo. At the May, 2012 Town Meeting, several zoning amendments passed including one for a definition for a commercial farm and the provision to require Site Plan review for a commercial farm. The Zoning Ordinance includes 173 definitions, six (6) relate to agriculture: # 8 agriculture- see farm, # 32 commercial farm, # 50 farm- refer to the RSA 21:34-a, # 51 farm buildings, # 73 home produce and # 82 livestock. See also # 136 Seasonal Use.
- ✓ Article VI, Agricultural and Rural Residential District

Agricultural History in New London:

Much of New Hampshire was forested, and cleared for agriculture in the 1800-1900s. Small family farms dominated the landscape. Details on New London's agricultural history can be found at the local library and in the Town Archives. Recent Planning Board discussions related to farming-agriculture include the Canane property on Pleasant Street; Evans-Chouinard alpaca farm on Sutton Road, aka Route 114; the Len Dorr property on Morgan Hill and Little Sunapee Road; and the Soo-Nipi Hollow Farm on King Hill Road. As noted in previous staff reports, New London includes other properties where agricultural activities are conducted for the raising of livestock and or plant/food production.

Master Plan:

The Master Plan Executive Summary and the Master Plan includes many references to rural character, farms, protecting natural resources and the importance of each to the local economy. Refer specifically to Chapters, IV- Conservation and Open Space, Chapter V- Watershed and Water Resources, Appendix A- Vision Statement, Appendix B- Community Attitude Survey and Appendix C- Important Open Space Lands and Natural Features.

NH RSAs:

- RSA: 21:34-a;
- RSA 432- Title XL- Agriculture, Horticulture and Animal Husbandry;
- RSA 672 :1 Planning and Zoning General Provisions

- RSA 674:32-a Agricultural Uses of Land
- RSA 674:32-b Existing Agricultural Uses

Staff Recommendations and Findings:

The Planning Board should:

1. Determine if the application is complete or incomplete. If incomplete, specific reasons should be provided. Address waivers requested.
2. Decide if this application is deemed a project of regional impact, per RSA 36:54-58.
3. Decide if a site visit is needed. (Site Visit scheduled for Monday, Dec 12 cancelled due to weather.)
4. If complete, open the public hearing and receive testimony.
5. Make a motion to approve, disapprove or table the application and state the reasons.

If the Planning Board acts to approve the plan, staff suggests that the following recommendations be considered in drafting the motion:

- All farming activities be in compliance with Best Management Practices (BMP).
- Receipt of Town driveway permit.
- Compliance with all applicable State laws as may apply.
- Include specific language in the motion of any other conditions.