

APPROVED

July 14, 2009

7:00pm

Planning Board Master Plan Work Session

MEMBERS PRESENT: Tom Cottrill (Chair), Karen Ebel, Michele Holton, Emma Crane (Conservation Commission Representative), Larry Ballin (Board of Selectmen Chair & Representative in for Tina Helm), Deirdre Sheerr-Gross (Alternate)

MEMBERS ABSENT: Jeff Hollinger (Vice-Chair), Michael Doheny (Secretary), and John Tilley (Alternate)

OTHERS PRESENT: Peter Stanley (Zoning Board Administrator), and Ken McWilliams (Town Planner)

Chair Cottrill called the **MEETING TO ORDER** at 7:04pm. He appointed Deirdre Sheerr-Gross to sit in for Michael Doheny, who was absent from the meeting.

1. Review and discussion of the second draft of the Conservation and Open Space Lands Chapter dated June 22, 2009.

Chair Cottrill suggested reviewing each chapter page by page.

Page 3, Terry Dancy said that sentence 3.,d. should read "...without compromising sustainability."

Page 4. Peter Stanley (Zoning Board Administrator) noted that the reference to the last Master Plan should show 1998 and not 1988.

Page 5. Mr. Dancy said that the first sentence on this page should read "...used to protect land held in private ownership." Bob Crane shared that the town could not grant a conservation easement to the conservation commission. He suggested that the reference to "the conservation commission" within the last paragraph under "Land Protection" be deleted.

Page 6. Emma Crane, pointed out that in the third paragraph, "New" in "New Hampshire" was spelled "Hew."

Page 7. Mr. Dancy suggested that a description of all the properties was unnecessary in this section of the chapter, as all the details of each property were listed in the appendix. He felt that it was repetitive material. After some discussion between board members, it was decided to keep the list as-is. Ms. Sheerr-Gross felt it should be left in for those people who may not be interested in reading an entire appendix.

Page 9. Mr. Crane noted that Conservation - Open Space - Recreation - Environment was represented as both "CORE" and "C.O.R.E." and should be kept consistent. He suggested keeping the version with the periods.

Chair Cottrill said that in number five, the first sentence should reference "the north end area of Pleasant Lake..."

Page 10. Mr. Dancy asked if there should be some mention of alpacas as well as the other animals that graze within the Clark Pond Conservation Area. Karen Ebel asked if any acreage should be added to account for the grazing animals. Mr. Stanley said that he would check on the details.

Page 11. John Clough asked if in the first paragraph under the "Open Fields and Agricultural Lands" section should change the word "business" to "farm" referring to an entity that had plowed 35 acres of the land. PB members agreed.

Page 14. Chair Cottrill said that under the wetlands section, the word "valuable" should be deleted from

numbers two and three. All agreed.

Page 15. Ms. Crane noted that the description of the Ewing, R. Tr. Has a capital "V" to begin the word "views" which was not necessary. Sue Clough suggested listing Messer farm on King Hill Road. Mr. McWilliams, Town Planner, asked if it should be added to table VI-2. The PB agreed that this would be appropriate. Ms. Clough indicated it was called King Hill Farm and belonged to Peter Messer. She also said that it is mostly agricultural and open until near Stone House Road where it turns into scenic views.

Page 16. Mr. Dancy noted that since Harold Pratt is deceased, in the table it should be listed as "Harold Pratt Estate."

Page 19. Ms. Crane asked if anyone knew if there were maps still sold at Tracy Library. She thought they did and if so, their name should be added to the first paragraph. There was some confusion as to whether the library still had the maps. Ms. Ebel suggested Ms. Crane could look into the matter. She agreed. John Clough noted that the title of the table should say "Some of Our Trails Maintained in New London."

Mr. Ballin arrived at 7:25pm.

Page 23. Mr. Dancy remarked that in table VI-7 the area of the Low Plain was listed as 176 acres and in the text it was listed as 200 acres. Mr. Stanley said that it should be consistently stated as 176 acres. Mr. Dancy also suggested that at the top of this page, the word "includes" should be replaced with "comprises."

Page 25. Mr. Dancy noted that in the first sentence, the "r" should be removed from the end of "promote."

Page 28. Chair Cottrill suggested that the "s" should be removed from the end of "revenue." Mr. Dancy asked about the reference to "long term commitment" within the second issue. Ms. Ebel asked if it was really an issue. It was decided that it should be stated as "Many town-owned lands that are the responsibility of the Conservation Commission are not protected by conservation easements." Chair Cottrill asked about number four, regarding the inventory of streams. Mr. Stanley said that the goal was to determine the functions and values of the streams. Michele Holton, alternate, suggested changing the word "inventory" to "assess."

Page 29. Ms. Ebel commented on number three. She said it should say that "the town needs an inventory...and the word "should" should be removed.

Ms. Ebel also asked that in number 11, the word "maintain" should be changed to "achieve."

Ms. Ebel noted that in number three there was a semi-colon after the word "natural" that should be removed.

In number four on the page, "recommendations," Ms. Ebel suggested that the sentence that begins with "After consulting with professional..." it should read "...the wetlands subcommittee should study all streams and wetlands in the town to define their functions and values..."

Page 30. Karen Ebel noted that in number seven the phrase "may want to" should be replaced with "should."

Ms. Ebel suggested that in number 11 "strive" should be replaced with "achieve." She also suggested the addition of "Land Use" before "environmental regulations" at the end of the sentence.

In number 10, Mr. Dancy said that the word "grant" should be used instead of "consider."

In number 11, Bill Clough asked if the town monitored and enforced environmental regulations. Peter Stanley said that they do drive around and keep an eye on things. Sue Clough asked if there should be a more formal monitoring system rather than random driving around or getting information from neighbors. Mr. McWilliams suggested putting "vigilantly monitor and enforce..."

Bill Clough asked about trails in the town and where they fit in to the quality of life in the town. Mr. Stanley said that the Recreation Department section of the Master Plan would cover this aspect of trails.

Ms. Clough suggested adding something about additional types of trails in New London that serve as other means of transportation other than hiking, such as village trails and sidewalks. Mr. McWilliams said that he would reference the Recreation chapter here.

Ms. Ebel said that since Recommendation number 11 was changed, the Issue should be changed as well to reflect “vigilant monitoring of land use and environmental regulations.”

Mr. Stanley noted that number eight didn’t seem to be worded right. He said he wanted to take a look at the wording.

Page 45. Ms. Ebel suggested putting some text at the top of the table where it says “Conservation Easement” so that readers would understand that the letters “C.E.” in the table meant the same thing.

Chair Cottrill asked if at the end of the legend for Conservation Status or Restrictions, it could be put in parenthesis “Last Column” to make it clear which column was being discussed. Mr. McWilliams agreed to do so.

Larry Ballin asked about the listing for “Rowett” on page 42. Apparently, this field is being harvested for hay and is not a fallow field.

2. Review and discussion of Gerry Gold’s Suggested Revisions dated May 25, 2009 to the third draft of the Transportation Chapter dated May 14, 2009

A. Public Road Systems: Motorized Transportation. The PB agreed to insert Mr. Gold’s suggestions.

B. Traffic & Safety on New London Roads. Mr. McWilliams noted that he had distributed a handout showing the updated traffic accidents that he just received from Chief Seastrand. The 2008 data had not been filled in on the old version.

C. Bike Paths and Trails and Pathways sections. Mr. Gold had provided new text, which the PB agreed to use.

Mr. Gold noted that the Transportation Issues and Recommendations have not been changed, but only categorized differently.

Mr. Ballin suggested the town make it clear that Main Street is the state’s road and is their responsibility to maintain it. He said there are always comments about the poor condition of Main Street but that there is nothing the town can do to repair it.

Ms. Ebel suggested the removal of number 9 regarding the Park and Ride being expanded because it has already been done.

Mr. Ballin said that number 13 should say by “continuing to improve the Town’s sidewalks...” as many improvements have already been made and there are more on the horizon.

Ms. Clough suggested that it should read “...continue to improve and extend the sidewalks.”

Ms. Ebel said that the sentence referring to the sidewalk committee should be deleted.

Mr. Ballin shared that he didn’t feel that number 15, which explained the idea that new residential growth was a drain on a community’s resources, added any value to the Master Plan. He felt that things are changing and would not be the same 10 years down the road. Ms. Sheerr-Gross defended the idea of the statement by saying that it has been documented in the past as a true statement. Perhaps it should say “in the past, this has been proven true...” and said she wanted this piece kept in because it is educational. She said that it was important to convey that it is expensive to develop open land. Mr. Ballin argued that the Master Plan is a forward-facing document. Ms. Sheerr-Gross said she believed they could both be happy with the statement if it was re-worded.

Ms. Ebel noted that this is a chapter on transportation and that issues on residential growth should be kept

to a minimum. At this time, the PB agreed to keep number 15 as-is.

Ms. Ebel suggested that recommendation number nine should be deleted, as it deals with the expansion of the Park and Ride. All Agreed.

Mr. McWilliams noted that number 13 would be changed to mirror the working under Issue's regarding the continuation of sidewalk improvements, as well as the deletion of the sentence having to do with the sidewalk .

3. Review and discussion of comments dated June 5, 2009 from Jay Lord – Hannaford on the third draft of the Economic Base Chapter dated May 1, 2009

Mr. Stanley indicated that Mr. Lord was asked to respond to the PB as a representative from Hannaford.

New London Hospital representative Lori Underwood was at the meeting and remarked that she thought the Economic chapter of the Master Plan was very well done. She felt that the concept of building off the strengths that the town has and promoting those strengths is a base of why people come to New London and stay. She said that she had no comments on any individual pages.

The PB went through the remarks submitted by Mr. Lord.

#1-#10 - Mr. Lord had no negative remarks. He felt they were all good.

#15 - Ms. Sheerr-Gross agreed that if a Research and Development park went into town, it should not distract from the "town feel."

#18 & #19 There was some debate on the written copy and the meaning of Mr Lord's concerns of that copy. The PB decided to keep these two recommendations as proposed.

Ms. Ebel asked if the letter reviewed by the PB last month had been sent to KIMKO, regarding their future plans for the shopping mall, and if a response was received. Mr. McWilliams said that the letter had been sent but he hadn't received a response as of yet.

Looking at the Economic Chapter, Mr. Ballin had a question about number 21. He wondered if the wording implied encouraging the continuation of families. Mr. Stanley suggested the sentence would be better written as "farming families." Ms. Ebel suggested the text "Promote the development of working farms, farming families and agricultural enterprises." All agreed.

Mr. Stanley asked what number 20 meant by "improve village business signage." He wanted to know what was being suggested because there are currently billboards that are not being utilized already. Mr. Ballin said they are interested in adding signage on I-89 saying "New London Village District" or "Commercial District" to promote the "business loop thru the town at Exits 11 and 12. The intent is to be sure people understand that there is a nice loop they can go through instead of going straight through on the highway.

Other Business:

1. Tree-cutting request.

Mr. Stanley said that a letter submitted some time ago (April) by Todd Schweitzer, who lives on the point next to Twin Lake Villa on Little Lake Sunapee, has two trees that he would like to cut. Dale Conly went to the site and said that two trees had struck by lightning and should come down. Mr. Stanley saw them himself and agreed they need to come down. He noted that it was a heavily vegetated shoreline and added that the request had originally been made in April. Mr. Stanley said that he felt that this request should be granted, subject to their removal without damaging the water buffer. He commented that no map or application for the cutting was necessary because the trees are dead.

Chair Cottrill asked if there were any further questions regarding this request. There being none, he asked for a **MOTION**.

IT WAS MOVED (Karen Ebel) **AND SECONDED** (Deirdre Sheerr-Gross) **to approve the tree cutting request for Todd Schweitzer subject to the receipt of a sketch of the property pertaining to the two trees being removed. THE MOTION WAS APPROVED UNANIMOUSLY.**

2. Energy Chapter Addition

Mr. McWilliams said that this additional chapter was budgeted for during a budgeting session last August. He said the PB needs to make a motion to authorize Chair Cottrill to sign for the approval of the new chapter.

IT WAS MOVED (Deirdre Sheerr-Gross) **AND SECONDED** (Emma Crane) **to approve the Master Plan Update Agreement, Amendment Number 2, (the Energy Chapter) and to authorize Chair Cottrill to sign on behalf of the Planning Board. THE MOTION WAS APPROVED UNANIMOUSLY.**

3. Approval of Minutes from June 23, 2009.

IT WAS MOVED (Karen Ebel) **AND SECONDED** (Deirdre Sheerr-Gross) **to accept the minutes from June 23, 2009 as amended. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 8:50pm

Respectfully submitted,

Kristy Heath, Recording Secretary
New London Planning Board

Approved on: _____

Chairman: _____