

Approved Minutes of the Planning Board Meeting of January 4, 2011

Members Present: Tom Cottrill (Chair), Jeff Hollinger (Vice-Chair), Peter Bianchi (Board of Selectmen Representative), Emma Crane (Conservation Commission Representative), Paul Gorman (Alternate), John Tilley, Deirdre Sheerr-Gross (Alternate)

Members Absent: Michael Doheny (Secretary), Michele Holton

Others Present: Peter Stanley (Planning & Zoning Administrator, and Acting Recording Secretary), Bob Crane

Note: "PB" shall refer to the New London Planning Board

Chair Cottrill called the **MEETING TO ORDER** at 7:40pm. He asked Paul Gorman to sit in for Mike Doheny, and Deirdre Sheerr-Gross to sit in for Michele Holton – neither Mike nor Michele were present.

Chair Cottrill went directly to the Public Hearing on Zoning Amendments as follows;

Zoning Amendments

Zoning Amendment Number 1.

Mr. Stanley said that the first suggested amendment is to provide a standard for the fencing of swimming pools that is consistent with the State Residential Building Code. He also advised that the rationale for the amendment had been revised to adopt the changes proposed by Chair Cottrill at the 12/8/10 meeting.

IT WAS MOVED (Emma Crane) AND SECONDED (Paul Gorman) to place Zoning Amendment Number 1 on the 2011 Ballot for consideration by the voters at Town Meeting. There was no further discussion, and THE MOTION WAS APPROVED UNANIMOUSLY.

Zoning Amendment Number 2.

Mr. Stanley explained that the use of Tractor Trailers (semi-truck trailers) as temporary storage containers had evolved over time to include a variety of storage containers that may now be the box only, with no wheels. Since the Storage Container industry has evolved to include new devices and technology, the town should amend its regulations to keep up.

IT WAS MOVED (John Tilley) AND SECONDED (Deirdre Sheerr-Gross) to place Zoning Amendment Number 2 on the 2011 Ballot for consideration by the voters at Town Meeting. There was no further discussion, and THE MOTION WAS APPROVED UNANIMOUSLY.

Zoning Amendment Number 3.

Mr. Stanley explained that this amendment simply provided a definition for the term Storage Container, to go along with Zoning Amendment Number 2. He noted that the numbering of the alphabetically ensuing definitions will necessarily change, as it should.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Deirdre Sheerr-Gross) to place Zoning Amendment Number 3 on the 2011 Ballot for consideration by the voters at Town Meeting. There was no further discussion, and THE MOTION WAS APPROVED UNANIMOUSLY.

Other Business

Chair Cottrill asked Mr. Stanley to quickly review the agenda for the January 25, 2011 meeting. Mr. Stanley indicated that there would be a minor subdivision, an annexation, two mergers and several lesser items – a fairly busy agenda.

Chair Cottrill then recognized Emma Crane to explain the information emailed to the Planning Board about upcoming warrant articles relating to the Conservation Commission. Mrs. Crane asked Mr. Stanley to explain the purpose of the proposed changes. Mr. Stanley said that currently the Conservation Commission (CC) cannot buy an interest in land that is not in New London, even if such a purchase enables the accomplishment of key conservation goals. The first part of the proposed change (the out of town part) would enable the CC to have a pecuniary interest in a project that happened to be, in part or whole, beyond the borders of the Town.

In addition, the CC cannot contribute to land conservation projects that are the initiative of a qualified organization, such as the ASLPT, the Forest Society, one of the Lake Associations, etc, without receiving an interest in the property. The second part of the proposal (the qualified organization part) would permit the CC to contribute money to a qualified organization towards the purchase of property, or interest in property, that supports the conservation goals of the CC, without receiving any ownership interest, or having any further responsibility toward the property.

Mr. Bianchi told the PB that the Board of Selectmen (BOS) had voted in favor of both proposals, but that the vote on the “out-of-town” part of the proposal was a 2 to 1 vote with Mr. Bianchi in opposition. He went on to explain that he was not in favor of New London having control of land in a town outside of New London.

John Tilley requested clarification of the “out-of-town” portion of the proposal and how that might work. Examples were given by Mr. Stanley. Mr. Tilley expressed reservations about the “out-of-town” concept and a brief period of general discussion on the subject followed.

Following some discussion, Chair Cottrill decided to vote on supporting the two parts of the proposal separately, first RSA 36-A:4-a, II, (a) or the “out-of-town” part of the proposal, and second RSA 36-A:4-a, II, (b) the “qualified organizations” part of the proposal.

IT WAS MOVED (Peter Bianchi) AND SECONDED (John Tilley) to support the “out-of-town” part of the proposal, RSA 36-A: 4-a, II, (a) at Town Meeting. There was no further discussion, and THE MOTION WAS APPROVED BY A VOTE OF 5 IN FAVOR AND 2 OPPOSED (BIANCHI AND TILLEY WERE OPPOSED).

IT WAS MOVED (Deidre Sheerr-Gross) AND SECONDED (Jeff Hollinger) to support the “qualified organizations” part of the proposal, RSA 36-A: 4-a, II, (b) at Town Meeting. There was no further discussion, and THE MOTION WAS APPROVED UNANIMOUSLY.

Chair Cottrill then introduced and welcomed Mike McCrory, a senior planner from the Upper Valley Lake Sunapee Regional Planning Commission, who will be working with the PB in the coming months as a consulting planner or “circuit rider”, as the position is known. Mr. McCrory described his training and professional background in both the private and public sectors.

IT WAS MOVED (Emma Crane) AND SECONDED (Tom Cottrill) to adjourn the Planning Board meeting of January 4, 2011. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 8:15pm

Respectfully Submitted,

Peter Stanley, Acting Recording Secretary
of New London

Town