

NEW LONDON PLANNING BOARD WORK SESSION & REGULAR MEETING MARCH 11, 2008

MEMBERS PRESENT: Karen Ebel (Chairman), Dale Conly, Celeste Cook, Tom Cottrill, Michael Doheny, Jeff Hollinger, Kenneth McWilliams (Planner), Larry Ballin (Selectmen's Representative)

MEMBERS ABSENT: Alternate Michele Holton, and Alternate Deirdre Sheerr-Gross

Chair Karen Ebel called the **MEETING TO ORDER** at 7:34 PM.

I. MASTER PLAN VISION CHAPTER

Ken McWilliams distributed copies of the written comments submitted by PB Member Cook. Chair Ebel reminded PB members that they had already discussed the need for summary paragraphs for each subject area outlined in the Vision Chapter. She opined that the draft still contained too many details for a Vision Chapter; however, she recognized the need to remember to include the details in the draft appendix. Resident Robert Lavoie suggested that keeping minutes could aid in keeping track of changes made to the Vision Chapter draft, especially items coming out of the workshops that are deleted because they are overly specific for a Vision Chapter.

Ken McWilliams advised that the previous work session had ended on page 8 of the draft at the **Recreation** section. He said that although the PB had briefly discussed combined items 5, 6, and possibly 7, no substantive comments had been made. The PB resumed its review at the beginning of that section.

Recreation

Page 8, Paragraph 1, Line 2: Change "has offered" to "offers". Chair Ebel questioned whether the statement should say that New London had a community center. PB Member Ballin opined that it would not be unreasonable to include such a statement. Chair Ebel said that the details referring to New London Outing Club specifics should also be deleted. PB Member Doheny opined that there could be confusion about which group had done what in the former Kearsarge Regional Middle School (KRMS) 1941 building. PB Member Ballin suggested stating that the former KRMS building had been renovated to provide facilities for a number of groups in town to provide space for activities. Chair Ebel recommended dropping "athletic".

Page 8, Paragraph 2: Correct "Kearsarge-Ragged-Sunapee Greenway" to read "Sunapee-Kearsarge-Ragged".

Page 8, Paragraph 3: PB Member Ballin said that the statement should not refer to the creation of bike lanes along state roads given the fact that New London's Main Street project was no longer included in NH DOT's 10-year plan. He recommended deleting the first sentence fragment and stating that "the area has become more friendly for hiking, biking, and pedestrians."

Page 8, Paragraph 4: Change "has continued" to "continues". Ken McWilliams advised that he would go through the entire document to make the appropriate changes in verb tenses.

Page 8, Paragraphs 5, 6, and 7: Delete

Page 9, Paragraph 8: Chair Ebel suggested that the paragraph state that "the Recreation Department, the New London Outing Club, and the Council on Ageing, among others, offer and work toward developing interesting and innovative recreation opportunities for the community."

Utilities

Page 9, Paragraph 1: PB Member Ballin suggested replacing "Main Street Area" with "the entire town". Chair Ebel responded that there have been significant issues regarding storm water drainage from Main Street. She suggested stating that "The stormwater management system for Main Street, as well as other parts of town," Ken McWilliams suggested leaving the paragraph "as is", since the issues are addressed elsewhere.

Page 9, Paragraph 2: Chair Ebel recommended that "has coordinated with Sunapee" should be changed to "continues to cooperate with the town of Sunapee". PB Member Cottrill questioned the use of "cooperate". Chair Ebel suggested using "work with" instead of "cooperate" in both paragraph 2 and 3. PB Member Ballin

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recommended deleting the reference to the new dorm at the college and simply stating the college. He also suggested stating that “there is an on-going discussion about increasing the capacity to serve additional parts of town.”

Page 9, Paragraphs 3 & 4: Chair Ebel recommended combining these two paragraphs. She also said that “has cooperated” should be changed to “continues to work with”.

Page 9, Paragraph 5: Change “has continued” to “continues”. PB Member Ballin suggested replacing “neighboring” with “participating area”.

Page 9, Paragraph 6: PB Member Cottrill suggested revising the paragraph to read “Through the development of a regional fiber optic system, high speed internet service has been expanded to cover the entire town”. Chair Ebel recommended adding “and provides tremendous opportunities for all town institutions and businesses, as well as the public.”

Page 9, Paragraph 7: Delete

PB Member Doheny asked about including that the town had become wireless. PB Member Hollinger opined that the situations could be very different in 10 years. PB Member Ballin opined that it would happen whether it’s in the Master Plan or not. The consensus of the PB was to omit wireless.

Transportation

Page 9, Paragraph 1: Replace sentence #1 with “The town of New London continues to work with NH DOT to reconstruct Main Street and upgrade the state roads in town.” Chair Ebel noted that NH DOT would have to be translated and/or defined.) In sentence #2, delete everything up to “overhead utilities” and replace it with “Among top goals for Main Street are buried overhead utilities, bike lanes, wider sidewalks, landscaping, new curbing, replacement of on-street parking on the south side, and new paving.”

Page 10, Paragraph 2: PB Member Ballin recommended that sentence #2 be modified to state “at Crockett’s Corner” instead of “at the intersection of Main Street and Pleasant Street”. In sentence #3, delete everything after “successful”. Add as a new sentence: “Roundabouts have been found successful for traffic mitigation.”

Page 10, Paragraph 3: Ken McWilliams advised that he had added a sentence regarding the services provided by the Council on Aging (COA), as suggested in PB Member Cook’s written comments. Following discussion, the PB decided to delete sentence #1 and replace it with “Transportation services have expanded, especially for the elderly.” PB Member Ballin recommended adding “in response to rising demand”. It was noted that references to the COA should be singular, not plural.

Page 10, Paragraph 4: Ken McWilliams advised that he needed to check on the full name of the Manchester Airport. PB members advised that it was the Boston-Manchester Airport, and discussed whether it should be the sole destination. PB Member Ballin suggested deleting “Manchester Airport” and inserting “regional transportation hubs, e.g., Boston-Manchester Airport”.

Page 10, Paragraph 5: PB members recommended that in light of recent developments that will limit expansion of the Park-and-Ride at Exit 12 off Interstate 89, the first three sentences should be replaced by “The New Hampshire Department of Transportation (NH DOT) continues to cooperate to provide park-and-ride opportunities to keep up with increasing demand.”

Page 10, Paragraph 6: Sentence #1 was replaced with “New London is a “livable, walkable community””. Ken McWilliams advised that “walkable community” would be defined in the next draft. In sentence #2, the introductory phrase ending with 2003 was deleted.

Page 10, Paragraph 7: In sentence #1, replace “has minimized” with “minimizes”; delete “for years now.”

Page 11, Paragraph 8: Combine paragraph 8 with paragraph 7 by adding to the latter: “The town works with NH DOT to minimize the use of salt on state roads. Delete everything else.”

Page 11, Paragraph 9: Delete everything after “traffic calming techniques”.

Page 11, Paragraph 10 & 11: Delete. Chair Ebel stated that these were not part of New London’s vision.

Page 11, Paragraph 12: In sentence #1, change “their” to “its” and delete everything after “services”. In sentence #2, change “have become” to “are”.

Page 11, Paragraphs 13 & 14: Delete.

Housing

Page 11, Paragraph 1: PB members agreed that workforce housing should be included in the types of affordable housing provided. Ken McWilliams advised that PB Member Cook’s written comments had also identified a need for housing for workers caring for the needs of seniors.

Page 11, Paragraph 3: Delete

Page 12, Paragraph 5: Chair Ebel questioned whether the senior housing in paragraph 5 was the same as the retirement community in paragraph 6. Following discussion, the PB deleted paragraph 5.

Page 12, Paragraph 8: Delete

Economic Development

Page 12, Paragraph 1: In sentence #2, insert “innovatively” before “created”. At the end of sentence 2, add “by continually working with local business owners, citizens, and the Chamber of Commerce.

Page 12, Paragraph 2: In sentence #1, insert “and redeveloped” between “new” and “commercial”. Delete everything after “structures” and replace it with “are consistent with small size, small-scale, and design of traditional New England architecture”. PB Member Hollinger recommended revising sentence #2 by deleting “and encourage small, local businesses” and replacing it with “business opportunities in town”.

Page 12, Paragraph 3: Delete the first sentence and add the second sentence to paragraph 2.

Page 12, Paragraph 4: Replace “new” with “low-visual impact”. Replace “providing local” with “provides”. Delete “out of sight”.

Page 12, Paragraph 5: Delete

Page 13, Paragraphs 6, 7, & 8: Delete

Page 13, Paragraph 9: Delete the second sentence.

Page 13, Paragraph 10: Replace the paragraph with “New London continues to work regionally to promote inter-municipal cooperation with other towns in the area.

Page 13, Paragraphs 11 & 12: Delete

Historic Preservation

Page 13, Paragraphs 1 & 2: Delete

Page 14, Paragraph 3: Delete

Page 14, Paragraph 4: Delete everything after “historic district”

Page 14, Paragraph 5: Replace “has made an effort to preserve” with “coordinating with the New London Historical Society identifies and preserves”

Cultural & Social Environment

Page 14, Paragraph 1: Split the two sentences into two paragraphs.

Page 14, Paragraph 2: Separate the clauses into two sentences.

Page 14, Paragraph 3: Delete. PB members said that there were farmer’s markets in nearby towns and having one in New London would compete with Springledge Farm.

Page 14, Paragraph 4: PB Member Cottrill recommended substituting “which” for “that will”. Delete “in the future”.

Page 14, Paragraph 5: Move this paragraph to the **Facilities** section.

Page 14, Paragraph 6: Delete

Page 15, Paragraphs 9 & 10: Delete

Page 15, Paragraph 11: Revise to read “The numerous and varied recreational and cultural activities have contributed significantly to the social interaction in the community.” Combine the revised paragraph 11 with paragraph 2.

PB Member Hollinger expressed dismay that the Vision Chapter contained no reference to contributions made by a community center. He opined that the group behind the community center had worked hard and deserved recognition. Chair Ebel and other PB members responded that references to all specific groups were being removed.

Conservation & Open Space Lands

Page 15, Paragraph 1: Delete “been” in the first line. Capitalize “Conservation Subdivision Approach/Design.

Page 16, Paragraphs 8 & 9: Combine into one paragraph.

Water Resources

Page 16, Paragraph 3: In sentence 2, insert “runoff” after “storm water”. Delete “of water resources” at the end of sentence 2.

Page 17, Paragraph 7: In the first sentence, capitalize “Precinct” and put a period after “supply”.

Page 17, Paragraph 9: Use the full name of the “Upper Valley Lake Sunapee Regional Planning Commission”.

Page 17, Paragraph 10: Change “ahs” to “has”.

Alternative Energy Sources and Energy Conservation

Page 17, Paragraph 1: In sentence 2, change “done” to “encouraged”.

Page 18, Paragraph 4: The PB reviewed the statement “improvements to improve”, but made no change.

Page 18, Paragraph 5: Change “has supported” to “supports”. Delete everything after “Green Building Practices”.

Land Use

Page 18, Paragraph 4: Change “companion” to “conjunction”. Ken McWilliams agreed to clarify “protected resources”.

Page 19, Paragraph 5: Add “; thereby improving and preserving water quality.”

Page 19, Paragraph 6: Replace the entire paragraph with “Working closely with the Chamber of Commerce and the business community, New London continues to monitor its needs for commercially zoned land.”

Page 19, Paragraph 7: Delete sentence 2. In sentence 3, replace “have” with “has”.

Page 19, Paragraphs 9 & 10: Delete

Page 19, Paragraph 12: Delete

Page 20, Paragraphs 13 & 14: Delete

Chair Ebel advised that she had drafted a new paragraph: “New London continues to be in the vanguard of creative zoning solutions to growth issues, investigating and promoting innovative methods for managing growth, development, and redevelopment in a manner reflecting the needs and desires of the townspeople while protecting the environment.”

Ken McWilliams said that he would make the recommended changes and prepare another draft for PB review.

Chair Ebel opined that the additional draft should be provided without charge because everyone at the workshops expected the draft to include brief summary paragraphs for each sub-section and that wasn’t how the draft had been delivered; therefore, there should be no charge of another re-write. She advised that she had discussed the matter with Mr. McWilliams.

II. OTHER BUSINESS

- A. **ENERGY CHAPTER**: Chair Ebel opined and PB members agreed that work on a new Energy chapter for inclusion in the Master Plan should be compensated. She asked Ken McWilliams to prepare an estimate of scope and cost for drafting a new Energy chapter. Discussion ensued regarding how much of the work could be done by the town’s new Energy Committee. PB Member Ballin advised the PB not to depend upon the Energy Committee to write the new chapter. He confirmed that the Energy Committee could do some of the research and could be used as a resource. Mr. McWilliams said that he would contact Chet Reynolds in that regard. PB members agreed with Mr. McWilliams’ suggestion that some funds from the circuit rider contract could possibly be used to pay for the chapter so that additional Master Plan funds would not have to be appropriated.
- B. **HOUSING & CONSERVATION PLANNING PROGRAM**: Chair Ebel said that the PB could submit a grant application to the New Hampshire Office of Energy & Planning’s Housing & Conservation Planning Program to cover the cost of mapping and a build-out study. She said that a cost estimate was needed. She said that she had discussed the possibility with Town Administrator Jessie Levine and Zoning Administrator Peter Stanley and had been advised that they could not assist the PB in submitting a grant application. Chair Ebel advised that the Upper Valley Lake Sunapee Regional Planning Commission would be willing to write a grant proposal for a natural resource inventory and build-out study at no charge, IF it were guaranteed the work. Discussion ensued.

It was **MOVED** (Hollinger) and **SECONDED** (Cook) **THAT THE UPPER VALLEY LAKE SUNAPEE REGIONAL PLANNING COMMISSION BE ASKED TO WRITE A GRANT PROPOSAL TO COVER THE COSTS OF A NATURAL RESOURCE INVENTORY AND A BUILD-OUT STUDY FOR SUBMISSION TO THE HOUSING & CONSERVATION PLANNING PROGRAM OFFERED BY THE**

NEW HAMPSHIRE OFFICE OF ENERGY AND PLANNING. THE MOTION WAS APPROVED UNANIMOUSLY.

- C. The MINUTES of the FEBRUARY 26, 2008 meeting were APPROVED, as amended.
- D. PETER CHRISTIAN’S TAVERN: Ken McWilliams asked if it had been the PB’s intention that Peter Christian’s agreement with the New London Fire Department was to be a written agreement signed by both the New London Fire Department and Peter Christian’s. PB members confirmed that the agreement was intended to be written and signed by both parties. PB Member Doheny asked if there would be a start date in the agreement and dates for each stage of the phased installation.
- E. Chair Ebel shared with PB members that she had asked Zoning Administrator Peter Stanley to look into the permitting requirement for Mesa’s frequent weekend outdoor sales at the Kidder building location (Tax Map 84, Lot 73). She said that Zoning Administrator Stanley had advised that many permits had been issued for the “tent sales” and that none were allowed without a permit. Chair Ebel said this helped to clarify that outdoor sales were not permitted on the site without a permit, and felt this needed to be clarified for the new tenant, Artisan’s Workshop.

The **MEETING** was **ADJOURNED** at **10:35 PM**.

Respectfully submitted,
Judith P. Condict, Recording Secretary
New London Planning Board

DATE APPROVED _____

CHAIRMAN _____