



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, January 24, 2023 Whipple Town Hall, 6:30 PM

MEMBERS PRESENT: Tim Paradis (Chair) Paul Gorman, Paul Vance, Jeremy Bonin, David Royle, Joe Kubit, Marianne McEnrue, Emily Campbell, Katie Vedova,

MEMBERS ABSENT: Janet Kidder (Selectmen's Representative)

OTHERS PRESENT: Town Planner, Adam Ricker, Karen Bonewald, Cristianne Preschard. Will Davis, Andy Schmidt, John Doyle, Amy Kaplan, Peter Nichols, Mark Fougere, Winfried Feneberg, Ann Bedard

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm.
2. **Review of minutes: January 10, 2023**

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to accept the minutes of the January 10, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.

3. **Public Comment – None**
4. **PUBLIC HEARING Final Site Plan Review – Colby-Sawyer College– Located at 541 Main Street**, Tax Map 085-033-0-0-0, +/- 76 acres, zoned Institutional College. The applicant has applied to construct a new 23,170 square foot building for the School of Nursing & Health Sciences. The building will be constructed in the location of the former Reichhold Hall. The building obtained a variance of the building height from the Zoning Board of Adjustment on December 6, 2022.

Planning Board members Katie Vedova, Marianne McEnrue and Emily Campbell recused themselves from voting on this issue. David Royle was appointed as a voting member.

Karen Bonewald, Vice President of Finance and Administration at Colby Sawyer College Cristianne Preschard of HGA Associates and Will Davis of Horizon's Engineering attended the meeting. Ms. Bonewald stated that they are here tonight to ask for final Planning Board approval on the construction on the school of Nursing and Health Sciences building. This will be located on the former Reichhold building site which is in the center of campus. The College has raised 100% of the estimated 16-million-dollar cost of the building through generous donations from supporters of the college. This building will offer academic and social opportunities for all Colby Sawyer College students. They spent the past 18 months researching student needs and designed a space on campus to support their partnership with Dartmouth Health.

Cristianne Preschard provided renderings of the building for the Board to review. The goal was to try to design a building that will blend in with other buildings.

Will Davis provided an overview of the site plan. The new building will be longer and a little narrower than the previous building. Overall, there has been a reduction in impervious surface and more green space has been introduced. The parking lot has also been reconfigured and will be re-striped. Another improvement is a widened walkway between the Hogan Center and the new building which will also serve as a fire lane. The building will have fire truck access on all four sides.

Cristianne Preschard provided an overview of the landscaping plan for the site. Most of the area around the building will be lawn with a few native trees being planted. Across the path there will be blueberry bushes and a small area of hardscape. Lighting will be matched to what is already on campus so it will look the same. It will be a two story, brick building with an asphalt shingled roof. There will be solar panels on the roof.

Joe Kubit asked what the projected nursing school enrollment is for the next five years. Karen Bonewald responded that right now the college is a position to grow programs in different areas. This building will cater more to the traditional undergraduate nursing students and the building can definitely handle that capacity.

Adam Ricker stated he met with the department heads and they didn't have any new concerns and are supportive of the project.

Abutter Andy Schmidt stated that he supports this project but wanted to make a few comments. Mr. Schmidt shared that when the other building was demolished, it was done well and very responsibly. His concerns were traffic and drainage and after giving it some thought he doesn't think it will have a major effect on traffic. The architects here tonight have discussed drainage and it will probably not be a problem as it exists today. The properties on the other side of Rte. 114 all have wet cellars and have to pump their basements, especially in the springtime. Any increase in water flow off of that site will adversely affect those property owners. Also, there is enough drainage off Rte. 114 that the shoulder and edge of Squires Lane rapidly erodes. He asked that this be addressed. Will Davis responded that they will be reducing impervious surfaces so this will help with runoff. The majority of this site runs in the other direction and there are a variety of catch basins. They are also providing new retention and treatment systems for the storm water that is coming off of most of these impervious surfaces so there will be a reduction in runoff.

Marianne McEnrue asked what the net difference is in water usage. She also asked when the project would start and end. Ms. Preschard responded that she calculates water usage based on how many people are in the building. Reichold held 209 students and the new building, even though it is larger, will hold 212 students so water usage will be similar. If all approvals are granted, they will plan for a May start of construction and should take 14-16 months to complete.

Ms. McEnrue inquired about enrollment numbers. Ms. Bonewald shared for traditional undergraduate nursing enrollment the goal is 120 incoming students per year and they are almost at that number. They are heavily recruiting and are on a steady course. Ms. McEnrue stated in the past there has been a high transfer rate. Are they going to over enroll to accommodate that? Ms. Bonewald responded that this relates to their retention rate and for first year students that start in the fall and come back the following fall is 73%. This is a

traditional retention rate for an institution like Colby Sawyer and this is built in to their financial model. This is not isolated to the nursing program and their budget is built based on all student retention.

Finding of Fact:

1. The applicant received a height variance on December 6, 2022.
2. The building conforms to approved use for the College Institutional Zone.
3. The application complies with the site plan review regulations for parking, outdoor lighting, and landscaping.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to approve the Colby Sawyer College building for the school of Nursing and Health Sciences based on the finding of facts. THE MOTION WAS APPROVED UNANIMOUSLY

5. SECOND ZONING AMENDMENT PUBLIC HEARING

a. Article VII Commercial District, A Uses Permitted, 7 & Article XXI Board of Adjustment, G. Special Exceptions, 4. Special Exception Uses, c.

The above amendments seek to allow electric vehicle charging facilities by Special Exception in the Commercial District.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to move forward to town meeting. THE MOTION WAS APPROVED UNANIMOUSLY

b. Article XIII Wetlands Conservation Overlay District, L. Cutting and Removal of Natural Vegetation in Wetland Buffer, a. & Article XVI Shoreland Overlay District, F. Waterfront Buffer, 2 b.

The above amendments seek to allow for the removal of invasive and exotic species within the wetland & waterfront buffers of the Wetlands Conservation Overlay District and Shore Land Overlay District.

A public comment was sent in from a member of the Pleasant Lake Protective Association regarding knotweed and the ability to administer the pesticide, Round Up. His concern was that by requiring it to be someone with a special permit he wouldn't be allowed to do what the PLPA is asking him to do.

Jeremy Bonin suggested striking "with natural ground cover" and the rest would stay the same. It would instead read, "Shall be completely restored and replanted as approved by the Planning Board."

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McErue) to move forward to town meeting. THE MOTION WAS APPROVED UNANIMOUSLY

c. Article XXVI Workforce Housing Overlay District

The above amendment seeks to revise the Workforce Housing Overlay District, Article XXVI. The changes include the addition of density bonuses, modifications to the permitted types of

residential uses and where they are allowed by Zone District. Additionally, the proposal seeks to clarify administrative procedures.

Jeremy Bonin noted some typographical corrections.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McErue) to move forward to town meeting. THE MOTION WAS APPROVED UNANIMOUSLY

6. Other Business

Chair Paradis informed the board that they needed to elect a Secretary. There was a nomination for Paul Vance to fill this position and he agreed.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McErue) to elect Paul Vance as Secretary of the Planning Board. THE MOTION WAS APPROVED UNANIMOUSLY

7. Future meeting Dates – The next meeting will be held on Tuesday, February 14, 2023 at 6:30pm.

8. Motion to Adjourn

IT WAS MOVED (Joe Kubit) AND SECONDED (Marianne McEnrue) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 7:23PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London