



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board
MEETING MINUTES
Tuesday, January 26, 2021
Digital – only meeting via Zoom
6:30 PM**

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video conferencing platform Zoom.us.

MEMBERS PRESENT: Paul Gorman (Chair), Paul Vance, Katie Vedova, Jeremy Bonin, Joe Kubit, David Royle, Marianne McEnrue, Tim Paradis, Janet Kidder (Selectmen's Representative)

MEMBERS ABSENT:

OTHERS PRESENT: Adam Ricker, Dan Snyder, Jim Mitchell, Mark Vernon, Keith Coughlin, William Mitchell, Elliot Cunningham, Peter Schiess, Maggie Ford, Matthew White, Thomas Harris, John Finck, Cindy Everett

- 1. Call to Order** - Chair Gorman called the meeting to order and read the zoom authorization information.
- 2. Review of minutes: January 12, 2020**

IT WAS MOVED (David Royle) AND SECONDED (Janet Kidder) to accept the minutes of the January 12, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Marianne McEnrue: yes, Paul Gorman: yes, Jeremy Bonin: abstained.

- 3. Public Comment- None**
- 4. PUBLIC HEARING Driveway Permit Appeal - Bolduc Family Trust – Located at 1581 Route 103A. Tax Map 136-006-0-0-0, +/- 20 acres, Zoned Agricultural/Rural Residential (ARR). The applicant is applying to appeal the denial of a driveway permit. The New London Driveway Standards, Section F: Driveway No Obstruction Zone, requires a 24' wide zone where there are no obstructions. The zone consists of 6' on either side of a 12' driveway. The applicant would like to build columns and walls on either side of a driveway to support a sliding gate. The opening between the two columns is proposed to be 14'. The application was received on 1/6/2021.**

Peter Schiess attended the meeting and is the landscape architect and contractor that is working for Rick Bolduc. Mr. Schiess explained that regulation F in the New London driveway regulations requires a 24 foot wide zone where there are no obstructions. This zone consists of a 12 foot wide driveway with six feet on either side. The purpose of this is for emergency vehicles access. Mr. Schiess met with Fire Chief Jay Lyon and showed him

several pictures of other driveways that have been done since this regulation has been in place. They are proposing to build two columns for a slide gate. This not a residence but is a garage 10 miles from his house that has an apartment above that will only be used for family overflow. They originally started building the columns at 12 feet wide and after talking with Chief Lyon they agreed that a 14 foot wide opening is adequate for the fire department. They are asking for a waiver from the 24 foot zone so they can build columns and walls to support a sliding gate. These gates have a mechanism to open the gate in the event of a fire. When they are done building there will be a 14'6" unobstructed opening.

One side of the driveway was done before they realized there was an issue. Mr. Scheiss was not aware of the 24 foot unobstructed opening requirement. Chief Lyon stopped by the project and notified them that they weren't in compliance with the requirement and then they received a letter from the Zoning Administrator asking them to stop working on this project.

IT WAS MOVED (Paul Vance) AND SECONDED (Janet Kidder) to approve the waiver. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Marianne McEnrue: yes, Paul Gorman: yes, Jeremy Bonin: recused.

- 5. PUBLIC HEARING Annexation – William Hayward Mitchell, Debra B. Mitchell, James Hayward Mitchell & Mary Ann Hayward Rev. Trust – Located at 73 Wilmot Center Road (Tax Map 064-001-0-0-0) & 77 Wilmot Center Road (Tax Map 078-006-0-0-0). The existing lots are +/- .44 acres and +/- 1.67 acres, respectively. Zoned Residential (R-2) in the Shore Land Overlay District. The applicant is applying to adjust the lot line and annex 0.97 acres from Tax Map/Lot 078-006-0-0-0 to Tax Map/Lot 064-001-0-0-0 so that the lots would total 1.34 acres and 0.73 acres respectively. The owners were granted three variances by the Zoning Board of Adjustment on December 15, 2020 to allow for the nonconforming lot sizes and to allow lot 064- 001-0-0-0 to increase its lake frontage from 90' to 189' by eliminated the water frontage of Tax Map/lot 078-006-0-0-0. The application was received on 1/6/2021.**

Jim Mitchell stated the board received the summary of the proposed annexation. In December they received three variances for road frontage and lot sizes for the two lots involved in this lot line adjustment. As part of the lot line adjustment, due to the driveway regulations on the northeast corner of the two lots they are only 6 feet, not ten feet off of the driveway with the abutter of 75 Wilmot Center Road. Their concern is whether they require a waiver for the width of the driveway or should the corner be pinned to get a proper Mylar. There are conflicting interpretations of the driveway regulations. Are they enforced even if this isn't a new driveway?

Adam Ricker stated that the driveway is not changing and this would have been a legal non-conforming driveway. This road has been this way for many decades and that isn't proposed to change in any way at this point.

IT WAS MOVED (Paul Vance) AND SECONDED (Jeremy Bonin) to approve the driveway and grant a waiver to continue the nonconformity for the existing driveway location to the new property line. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Marianne McEnrue: yes, Paul Gorman: yes, Jeremy Bonin: yes.

6. New London Barn Playhouse: Representatives from the Barn Playhouse would like to informally discuss potential programmatic changes for the future.

Keith Coughlin attended the meeting and has been the Executive Artistic Director of the New London Barn Playhouse since 2015. Also present tonight is John Finck, Maggie Ford and Elliot Cunningham.

Mr. Coughlin stated at the last time they were before the Planning Board they discussed an expansion to the Barn's programming, outside of the typical summer season. When they initially came before them in November 2019 for site plan review of the project, there was no discussion about expanding their programming as it is today. As they continued to develop plans for the project, they found great opportunities to make the new building a 12 month building, the opportunity to increase programming capacity and in turn increase their investment in the community. They continue to solidify the specific details of what these programs might but there are parameters about these programs that can be shared. The expansion of the programming will be modest. They won't occur every day as they do in the summer. They don't anticipate the attendance at any event to exceed 120 people and the majority of events will only include 30-50 people. They are confident the new parking lot will accommodate all events in the new building. They will abide by the necessary snow removal requirements. They will also abide by noise ordinances and no events will go past 11:00pm. The construction team has implemented the installation of a new elevator in the final phase of construction and this elevator will serve the new building directly from the parking lot. They are preparing to launch their public campaign on February 1, 2021.

Groundbreaking for the new building, the Center for Artistic Development, will take place in the spring. The completion date will be mid to late fall.

7. Capital Improvement Plan

Chair Gorman stated a committee was created by the Board of Selectmen to look at the management of the debt for the town of New London. They discussed the Capital Improvement Plan process and a proposal was developed to establish a separate committee in the town handle the issues that the Capital Improvement plan is designed to address. This proposal was received by the Board of Selectmen last night and is under consideration. The Board of Selectmen would like a recommendation from the Planning Board to see if they would like to allow another committee to do the Capital Improvement Plan in lieu of the Planning Board doing it.

Chair Gorman stated he is fine with another committee taking on this responsibility as long as there is representation from the key groups in the town that will be impacted by the work the Capital improvement Committee would be doing. This will be discussed further at the next Planning Board meeting.

8. Master Plan

Chair Gorman noted that all board members should have received a draft copy of the Master Plan. Chair Gorman thanked Jeremy Bonin for his work and leadership on this. This will be reviewed at the next meeting and the public hearing is scheduled for February 9, 2021. It may not be adopted that night but it will be the start of that process.

Adam Ricker stated if anyone has any substantive changes to please email them to him and he will keep a compiled list

9. Motion to Adjourn

IT WAS MOVED (Tim Paradis) AND SECONDED (Paul Vance) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 8:08PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London