



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## **New London Planning Board MEETING MINUTES Tuesday, October 24, 2023 Whipple Memorial Town Hall, 6:30 PM**

**MEMBERS PRESENT:** Tim Paradis (Chair), David Royle, Emily Campbell, Jeremy Bonin, Joe Kubit, Marianne McEnrue, Paul Vance, Bill Helm (Selectmen's Representative)

**MEMBERS ABSENT:** Katie Vedova, Paul Gorman

**OTHERS PRESENT:** Town Planner, Adam Ricker, John Ellis, James Mudie, Peter Nichols, Karen Epstein, Rich Epstein, Mike Hansen, Ben Barton, Renee Theall

1. **Call to Order** – Chair Paradis called the meeting to order at 6:32pm. David Royle and Emily Campbell will be voting members tonight.
2. **Review of minutes: 9/12/23, 9/26/23 & 10/10/23 - Deferred**
3. **Public Comment - None**
4. **Tree Cutting in Streams Conservation Overlay District – Betsy Mudie, et, al.** – Located at 527 Elkins Road. Tax Map/lot 078-002-0-0-0, Zoned Urban Residential without water and sewer (R-1), Streams Conservation Overlay District. The applicant is applying to remove three trees within the stream buffer.

James Mudie attended the meeting. He stated he submitted a proposal to remove three trees along the brook of his property. Two trees are unhealthy and the third one has upper branches that are encroaching on the roof causing shingles to move.

Adam Ricker shared that he did a site visit a few weeks ago. Adam shared that this is in the streams overlay which differs a little from the waterfront buffer tree cutting applications. There is not a minimum point value that you have to maintain, there is just a cutting plan that needs to be approved. The lot is heavily wooded and the three trees are in need of removal as there is visible deterioration. The stumps will be left in place.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Emily Campbell) to approve the tree cutting application for 527 Elkins Road. THE MOTION WAS APPROVED UNANIMOUSLY.**

5. **PUBLIC HEARING – Site Plan Review – Michael Hansen Properties, LLC** – Located at 10 Main Street, Tax Map/lot 073-047-0-0-0, 0.729 acres, Zoned Commercial (Comm). The applicant is applying to build 40'X 60' professional office building. The site will include 18 parking spaces with associated drainage features, landscaping and hardscape.

Michael Hansen attended the meeting and explained his proposal regarding the lot site across from Spring Ledge farm. He is proposing a 40x60 office and 18 parking spots behind it. It will have an ADA accessible ramp with a drainage area in the lower left corner for runoff.

The issue with this lot is that it is hard to make a left-hand turn onto the main road. What they are proposing is to have it be a right hand only turn when leaving the lot. They would post a sign to direct traffic that way.

Adam Ricker stated he met with the department heads yesterday. The right turn only signage will be helpful as the Police and Fire department had concerns about access there. Creating an island in the driveway that forces right hand only turning was suggested so it makes it more difficult to go left. Signage in parking lots is not really enforceable so you would be relying on people to follow it. Mr. Ricker asked what the plan was for the existing paved apron that goes from one side to the other of the lot. Mr. Hansen responded they weren't going to touch it as they thought it was state property, or a right of way. Mr. Ricker stated that Bob Harrington had concerns that the conditions there have caused some drainage issues downstream. Some of the stormwater has missed the catch basin at times. The main concern is that nothing should happen in the front that would preclude the ability to someday put a sidewalk in. There is a landscape plan and Mr. Ricker stated they would want to see what that looks like to know what trees and species are being proposed. Mr. Ricker stated there was also a comment with regards to the bathroom given that they are including ADA spaces in the parking lot. There is a concern that the bathroom wouldn't be ADA compliant so that is something to consider. If the outside is set up to accommodate it, the interior should also accommodate it.

Mr. Hansen stated one thing that have changed since the last time he was before the board is that they will be using the building as a shared office. It will be used for his bridge building business as well as Horizon Engineering. There would be a maximum of 15 employees with 18 parking spaces. Adam Ricker asked about sign location. If there are plans for a sign on the building as well as a freestanding sign the board will need to know where they are going and any lighting plans associated with that. There are designated snow storage areas.

Emily Campbell asked about this project and where it stands with the New London Springfield water precinct. Mr. Ricker shared he spoke with Rob Thorp last week regarding this project it was felt that since this site had an existing connection, any water associated with that usage would be the same as before so there wouldn't be an issue supplying them with water. It is not considered a new development.

Bill Helm asked about the mandatory right turn and asked how far someone would have to go on Main Street before they can turn around? Mr. Hansen responded the quickest way would be to turn down by the Barn Playhouse. Mr. Helm thinks this may be a concern for some people.

Ben Barton stated he doesn't think this project is going to impact traffic any more than it is already. There is already a significant amount of people coming around that corner. He is in favor of this project and traffic shouldn't be a deterrent.

## **6. Zoning Amendment Discussion**

### **Floodplain Ordinance**

Town Planner Adam Ricker shared that the state has been working with FEMA to update some of the flood plain maps. This is done on a watershed basis and right now they are working on the Contoocook watershed which includes Pleasant Lake. As part of this update, the state is working on reviewing all of the flood plain ordinances within the watershed. The floodplain ordinances are required for the town to be members of the National Flood

insurance program. If the town is not a member, then actual property owners that are in the flood plain cannot purchase flood insurance through the national flood insurance program. There are only two other companies that provide this insurance and they are very expensive so it is in our best interest to maintain compliance. The board discussed some of the definitions in the ordinance that need to be changed or modified.

### **Cluster Development & Planned Unit Development (PUD)**

These two regulations go hand in hand as the regulation is currently written. You cannot develop any cluster or PUD unless you have a minimum of five contiguous acres. There are very few 5 acre lots left in town. There are currently some developments in town that are on far less than five acres which offers diversity to the condo offerings in New London but wouldn't be able to be duplicated today. There is a state law that allows conversion of rental units to PUD whether they meet the local PUD regulations or not if nothing is changing other than the ownership structure.

The proposed amendment for Cluster Development is intended to allow for small-scale cluster development to in-fill on lots smaller than 5 acres that minimize the environmental impacts of development while maintaining the density required of the underlying zone district. The amendment reduces the required buffer to 50 feet.

The proposed amendment for PUD is intended to allow for small-scale planned unit development to in-fill on lots smaller than 5 acres that minimize the environmental impacts of development while maintaining the density required of the underlying zone district. The amendment reduces the required buffer to 75 feet.

### **Residential R-2 setbacks**

The proposed amendment seeks to streamline the side yard setbacks for properties in the R-1 District not using water and sewer, and all lots in the R-2 District. This would eliminate the aggregate of two side setbacks equaling 50 feet and would go down to the 20-foot minimum from any side yard.

With regards to ADU amendments, there isn't anything prepared to discuss tonight. The Housing commissioners are meeting with a consultant to begin a conversation about what changes will be proposed to the Accessory Dwelling Unit regulations. They will discuss attached and detached ADU's.

7. **Future meeting Dates** – The next meeting will be held on Tuesday, November 14, 2023 at 6:30pm. A site visit at the Sliter property will be held at 3:00pm.

8. **Motion to Adjourn**

**IT WAS MOVED (Marianne McEnrue) AND SECONDED (Jeremy Bonin) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 8:03PM

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London

