



# TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

## NEW LONDON PLANNING BOARD

### Meeting Minutes

October 9, 2018

6:30 PM

**PRESENT:** Paul Gorman (Chair), Janet Kidder, Tim Paradis, Marianne McEnrue, Paul Vance, David Royle, Elizabeth Meller. Joseph Kubit

**MEMBERS ABSENT:** Jeremy Bonin, Bill Dietrich

**OTHERS PRESENT:** Adam Ricker, Town Planner

1. **Call to Order** – David Royle will be a voting member tonight in Jeremy Bonin's absence and Joseph Kubit will vote due to the absence of Bill Dietrich.

2. **Review of minutes:** September 25, 2018 meeting.

**IT WAS MOVED (Janet Kidder) AND SECONDED (David Royle) to approve the minutes of the September 25, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

### 3. Public Comment

Sue Moseley attended the meeting. She lives on Little Lake Sunapee Road. She would like to hear about any plans for the property next to Hilltop. There are three plots for sale and had been discussion about workforce housing there. Chair Gorman responded that there was a proposal by the developers that are doing the Senior Living facility but they had not moved forward with their proposals at this time. Adam Ricker clarified that there is still interest but the plan has evolved and there is no formal proposal at this point. Mike Black from Continuum stated that they still have it under agreement and they are working with Mr. Ricker to come up with ideas for that property. Their focus is currently on the senior living project.

4. **Zeller Family Trust.** Located at 686 Lakeshore Drive. Tax Map 051-014-000. Proposal to cut one (1) tree. Property located in the following overlay districts: Shoreland Overlay District and Stream Overlay District. Town received the application on September 13, 2018.

Sue Andrews attended the meeting on behalf of the Zellers. Adam Ricker explained there is a dead tree they would like removed and they will have 50 points of trees remaining in addition to the blueberry bushes along the waterfront. They are currently building a new house.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Elizabeth Meller) to accept the proposal to cut 1 tree. THE MOTION WAS APPROVED UNANIMOUSLY.**

5. **Stormwater Management, Erosion & Sedimentation Control Plan** – David Brewster & Oleanna Klein – 217 Owl's Nest Road. Tax Map 135-001-001. The property is zoned Residential (R2) and in the Shoreland Overlay District. The Applicant is applying to increase the impervious area on the property from 22.5% to 29.8%. Town received the application on September 20, 2018.

Greg Griggsby from Pellettieri Associates and Peter Blakeman from Blakeman Engineering attended the meeting. This property and project has been approved by DES. The new home orients itself

towards the south and west. The roof runoff will be collected with in-ground drip edges that will go to three different dry wells around the property. There is a patio on the backside that will have an infiltration trench that will go drain the drywells positioned around the property. Currently there is 22.5% impervious area and this proposal bumps it up to 29.7%.

Selectman Kidder asked what has been increased. Mr. Griggsby responded the impervious area as a result of the pool patio and the footprint of the house. He also noted that before the house that was previously there was removed, the total impervious area was 27% without any treatment features. The vegetation between the house and the waterfront zone is comprised of mature trees including pine, poplar, hemlock and an understory of native shrubs. An eroded path will be realigned as currently it goes straight down. They will use compacted gravel with a mulch surface and a pine needle top. This helps knit the soil together.

Peter Blakeman reported that they made a concerted effort to capture all the water from the roof and the patio so there wasn't an increase in runoff going across the property line. The majority of the water is picked up and brought to a drywell. The drywells are designed for all the water going to it, not just what will be an increase.

Joseph Kubit asked what amount of water or storms would overwhelm the drywells. Mr. Blakeman stated they look at the water quality volume from a one inch storm and the volume will infiltrating or ex-filtrating as it rains. They aren't required to go through the process of determining infiltration. This is sandy soil so the rate of infiltrate would be about 8 inches per hour. The thresh hold for impervious surfaces for shore land requirements are 20-30% for the town.

**IT WAS MOVED (Paul Vance) AND SECONDED (Tim Paradis) to approve the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.**

**6. PUBLIC HEARING – Mountain View Shopping Center, LLC & Mascoma Savings Bank - Final Site Plan Review.** Located at 259 Newport Road. Tax Map 059-008-001. 9.0+/- acres. Zoned Commercial (COMM). Applicant is applying to erect a free-standing sign for Mascoma Savings Bank adjacent to Newport Road. The applicant is being represented by Barlo Sign of Hudson, NH. Town received the application on September 14, 2018.

Craig Moore attended the meeting on behalf of Barlo Signs and Mascoma Bank. A proposal was submitted for a free standing sign to be located at the entrance of the bank. The removal of a sign on the bank and placing a free standing sign on the ground has already been permitted but Mr. Moore is here tonight regarding the placement of the sign. They looked at surrounding signage and determined an 11.6 foot setback from the road would be ideal. It is positioned between the stonewall and the walking path. They wanted to make sure they weren't distracting drivers and it's also in line with a sign on the opposite side of the driveway for the plaza so there is consistency.

Elizabeth Meller asked about the lighting of the sign. Mr. Moore explained they have a unique way. The older method of lighting is from the ground up onto the sign or extensions which creates a bright light. For this sign, there is a top arc that is a little enlarged and a strip LED light, so when it is lit it illuminates down the sign. The length of time the sign will be lit is controlled by the bank. The maximum height of a sign according to the ordinance is 12 feet and this proposed sign is 8 feet tall.

Adam Ricker distributed the ordinance and expressed his concern regarding provision C. Provision C reads "in a commercial district, when two or more commercial businesses occupy a single premise, each commercial use is permitted a total of two signs, no more than one free standing sign encompassing all of the commercial businesses on the single premise". For the Mountain View shopping plaza, all are on a single property. Having an additional free standing sign would not be in compliance with the ordinance.

Mr. Moore responded that from the perspective of the property owner it is a stand-alone business versus the other businesses located in the plaza. Mr. Ricker stated that according to the tax map it is one lot of record. This would be a third free standing sign on the property. The other two free standing signs were installed prior to the sign ordinance.

Mr. Moore noted that in June/July 2018 this proposal was brought to the Zoning Board for a variance. Mascoma Bank was asking to be allowed to leave two wall signs and add a ground sign. The variance was denied but they were told if one sign was removed off of the building they would allow the ground sign. He believes the free standing sign has already been permitted and was only brought to the Planning Board for placement. Mr. Ricker stated the sign permit may have been reviewed but it can't be issued until they have the site plan that reflects where it goes. They can't approve this knowing it is in direct conflict with how the ordinance is written.

It was suggested that Mr. Moore go before the Zoning Board to request a variance for the free standing sign. A new variance asking for a free standing sign could potentially have merit since 25 square feet of signage for that amount of tenants is not sufficient for a property this large. Mr. Ricker suggested tabling it until a variance is granted and then the Planning Board can approve the location of the sign.

**IT WAS MOVED (Paul Vance) AND SECONDED (Elizabeth Meller) to continue this proposal until the November 27, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

**7. PUBLIC HEARING – New London Hospital – Continued Final Subdivision** Located at County Road and Parkside Road Tax Map 072-017-000. 50.08 +/- acres. Zoned Commercial (COMM) and Urban Residential (R-1). The applicant is applying to subdivide the property into two parcels of 6.69 +/- acres and 43.39 +/- acres. The hearing was continued at the July 24, 2018 Planning Board Meeting. The Town received the application on July 3, 2018.

**8. PUBLIC HEARING – Continuum Development, LLC – Continued Final Site Plan Review and Subdivision for Planned Unit Development.** Located at Country Road and Parkside Road Tax Map 072-017-000, 43.39 +/- acres. Zoned Urban Residential (R-1). The applicant proposes the development of a Retirement Care Community. The community would consist of a four-level building that contains both rental and condominium units. The rental units would include of 20 memory care units, 5 independent living units, 47 assisted living units and 26 independent living condominium units. Additionally, the development proposes 33 cottage style independent living condominiums. The plans include the construction of an internal road and sidewalk network for vehicles and pedestrians. The hearing was continued at the July 24, 2018 Planning Board Meeting. The town received the application on July 3, 2018.

Wayne Morrill of Jones & Beach Engineers attended the meeting to provide an architectural update. They will be extending the sidewalk on Parkside Road from the Outing Club to the Senior Living facility entry on Parkside and also extending it down to the Lyon Brook condos.

Eric Anderson an Architect with Procon in Hooksett presented some changes since the last meeting. Primarily the biggest difference is the exterior and has been redone in wood tones and craftsman style to fit the style of the area better. They have added some porches and balconies. Natural lighting is important so they have added transoms to the windows and brought down the window sill height where available. They haven't changed the height of the building but they have lowered the garage so it provides a nice landscaped area instead of looking at the garage. The length of the building 548 feet long and has 106 units. The building is now 8,000 square feet smaller than it was. They found some efficiencies and eliminated a small wing in the back of the building. Due to the change in the size of the building, a review will need to show the review engineer that the drainage calculations are still valid.

Will Davis of Horizon's Engineering attended the meeting and summarized his primary concerns. The solid waste collection storage areas were not shown on the plans. There are sections that don't maintain the natural vegetation for the 75 foot strip around the perimeter. There was no designation of open space. The storm water drainage review was looked at but the state will review in greater detail. The peak rate of run off at one of the analysis points (a culvert on Parkside) exceeds the pre development rate. It is suggested that the Board may want to look at this and recommend a larger culvert. With regards to landscaping there isn't a planting plan that includes shrubbery and plants only loam, seed and mulch. Some of the road designs don't comply with the ordinance. If these roads were ever to be turned over to the town the right of way would need to be shown.

Selectman Kidder noted that it was voted on that Mr. Davis could discuss concerns with the developer's engineer and asked if that had been done. Mr. Morrill stated that he received the comment letter from Mr. Davis and has been going through it. He hasn't responded because they are still making adjustments to the building footprint. They will be come back with the whole team and all of these things will be addressed.

Alison Trow, an abutter on Parkside Road, expressed her concerns about the culvert issue. She noted that if the culvert is expanded, the stream will not hold it and will overflow as it needs to be channelized. Also, she asked how much absorption the land across from Parkside can hold. At the last meeting it was discussed that there will be increased volume and is anyone looking at this.

Mr. Morrill responded that there are three watersheds that go through this property. Those watersheds extend all the way up into the round- about and higher areas. They were able to identify that the existing conditions include a 12 inch culvert that fails in a two year storm. Down the street there is a 30 inch culvert that fails in a two year storm and a little further down the road at Lyons Brook the culvert can handle a 2 year storm but fails a 25 year storm. Parkside Road has a lot of water coming into small pipes and floods the area. The developers have met with the Department of Public Works. They don't want to change the 12 inch pipe because that will affect the other side of the road that holds back the water. They are looking at maybe increasing the 30 inch pipe. These are conditions that are currently happening and they are trying to help the town fix them. Mike Black commented that they are working with the town administrator and DPW to work towards a resolution. Their project will not contribute to these issues but they would like to alleviate it. Ms. Trow provided her contact information to Mr. Black so she can be involved in any upcoming meetings.

If the roads are to be turned over to the town it would need to be voted on by the Board of Selectmen. Mr. Ricker noted that their intention is for the roads to be designed so they could potentially be taken over.

Selectman Kidders commended the developers for adding the sidewalks.

**IT WAS MOVED (Maryanne McEnrue) AND SECONDED (David Royle) to continue this discussion until the November 13, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

## **9. Master Plan Update**

The subcommittee of the Planning Board has been working on the questionnaire and received approval to amend the contract with Adam Ricker to extend his time in order to complete it. The goal is to distribute the questionnaire to the citizens of the town by mid- November. It is important to get as much involvement from the citizens as possible. By February we should have some information and the next step would be a charrette process. This will drive the revamping of town ordinances.

Paul Vance asked how we will capture the seasonal residents. Mr. Ricker replied that a hard copy will be mailed to every property owner in town. Other outreach methods will be having the surveys

available at the library, the town clerks desk and the transfer station. There will also be an online version. It will also be advertised in the Shopper, Intertown Record and municipal matters.

#### **10. CIP Update**

Chair Gorman attended the Board of Selectmen meeting on October 1, 2018 to present the CIP plan and it was adopted. He also presented the contracts for the review processes for Horizon's Engineering and Underwood.

#### **11. Correspondence Received**

Camp Wallula Subdivision – The condition stated that an updated building footprint be submitted. This was done and it was found that the garage only went over the envelope by about 6 inches.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Elizabeth Meller) to approve as the condition has been met. THE MOTION WAS APPROVED UNANIMOUSLY.**

**12. Future Meeting Dates:** The next meeting schedule for Tuesday, October 23, 2018. There will be a site walk at 4:00pm and all were encouraged to wear appropriate footwear. The public hearing will begin at 6:30pm.

#### **15. Motion to Adjourn**

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

The meeting adjourned at 8:36 pm

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London