



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON PLANNING BOARD Sydney Crook Meeting Room, New London Town Office November 12, 2019 – 6:30PM

**PRESENT:** Paul Gorman (Chair), Tim Paradis David Royle, Jeremy Bonin, Katherine Vedova, Joseph Kubit, Janet Kidder (Selectmen's Representative)

**MEMBERS ABSENT:** Marianne McEnrue. Paul Vance

**OTHERS PRESENT:** Michael Gelcius, Bob Brown, Mark Vernon, Will Davis, Horizon Engineering, Steve Ensign, Frank Anzalone, Jan Swett, Don and Susan Cox

**1. Call to Order** – Chair Gorman called the meeting to order at 6:30PM.

**2. Review of minutes**

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to approve the minutes from the October 22, 2019 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

**3. Public Comment**

Bob Brown, Chair of the Conservation Commission attended the meeting to discuss contributions to the land acquisition fund. Chair Brown stated they have requested a warrant article to place \$50,000 in the reserve fund this year. They have done this before but end up with a lesser amount. The fund was started in 1995 with \$8,500. Over the years there have been contributions but the fund went six years without any contribution. In 25 years there has been a contribution 12 times and no contribution 13 times. Chair Brown would like to propose level funding in this account. He is proposing \$50,000 this year for conservation land acquisition to get into the routine since that is how these reserve programs are supposed to work.

Chair Brown noted that there has been a lot of input from voters about preserving the natural beauty of the town, especially the gateways (the entrances to town) to keep the rural charm. This is a way to do that. They will be asking the Budget Committee, the Planning Board and the Selectman to support this program.

### **Little Sunapee Road**

Jan Swett, a resident of Little Sunapee Road asked what the process is for getting more speed limit signs on Little Sunapee Road. She would like there to be more places where the speed is marked. People are going faster than the posted 35pmh. Chair Gorman suggested that she speak with the Chief of Police.

Selectman Janet Kidder stated that Little Sunapee Road is a state road, not a town road. If they were to add more signs or change the speed limit, they would need the state's approval. Adam Ricker also noted that the Police Department could step up enforcement and that may help. They can also put the portable speed sign out as well.

**4. PUBLIC HEARING – Capital Improvement Program (CIP) – The Planning Board will review the CIP for 2020-2026.**

The Planning Board members reviewed the draft document. The Capital Improvement plan is the responsibility of the Planning Board and is a formal document that summarizes proposals about capital improvements in the town. This document then goes to the Board of Selectmen as recommendations for development.

At the last meeting, Jeremy Bonin stated that they discussed omitting item C, which relates to the Recreation Center. Adam Ricker will remove item C on the final draft.

Jeremy Bonin also noted that they discussed including a portion of the survey results in support of item A. Mr. Ricker replied they could start the sentence by saying, "as supported by the 2019 Master Plan Survey".

A bullet will be added regarding the request by the Conservation Commission to appropriate funding for land acquisition. Adam Ricker will add the following item: As supported by the 2019 Master Plan survey the Planning Board supports annual funding for the conservation land acquisition fund.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to accept the document as presented with the current changes. THE MOTION WAS APPROVED UNANIMOUSLY.**

Mark Vernon asked if item A regarding the Police Department was consistent with or at odds with what the Building and Facilities committee has recommended. Selectman Kidder stated it is at odds. This item has been a part of the capital improvement plan for many years and it was their decision not to acknowledge it. The Building and Facilities committee want another study done and two out of three Selectman voted to have it done. There is now a question as to where the funding for the study will come from since voters have not appropriated money for this in the budget.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (David Royle) to accept the document with the current changes that have already been voted in. THE MOTIONS WAS APPROVED UNANIMOUSLY.**

Chair Gorman will present the Capital Improvement Plan to the Board of Selectmen at their next meeting on November 18, 2019.

**5. Erosion Control Plan - Quinn Family Revocable Trust, Michael & Francis Quinn, Co-Trustees, Located at 63 Murray Pond Road. Tax Map 045-003-0-0-0, 0.2+/- acres. Zoned Residential (R2). The applicant is proposing to build a small 4 1/2' X 10' mudroom which requires the preparation and implementation of an erosion control plan. Application received October 22, 2019.**

Adam Ricker stated this project is to add a small front entry vestibule. They need to put in erosion control during construction as well as drip edges along the small bump out.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Jeremy Bonin) to accept the erosion control plan as presented. THE MOTIONS WAS APPROVED UNANIMOUSLY.**

**6. Lot Merger Application, Ordman, Edward T & Tobin, Heidi A. Located at 132 Everett Park, Tax Map(s) 073-015-0-0-0 (1.47 acres) zoned Urban Residential (R-1) and 073-014-0-0-0 (0.12 acres) zoned Urban Residential (R-1). Applications received on October 10, 2019.**

Adam Ricker explained that there is a small strip of land that the landowners would like to merge with the main lot. They are requesting that \$50 application fee be waived as they don't want pay the fee. Chair Gorman read the email from Mr. Ordman that stated "On November 12, 2019 the Planning Board will consider our request to join a small strip of land to our house lot. The question is whether to join an extremely small piece of land to the lot containing the home of Ordman and Tobin. The goal is to save the town the expense of maintaining a separate entry on the tax map, assessing the lots separately, and sending a separate tax bill. It does not make enough of a difference to the owners to pay the town fee of \$50.00 but would be willing to pay the recording fee as a favor to the town. This was asked 60 years ago and the town said it was not worth the bother. Edward Ordman asked 30 years ago and it was not worth the bother. Heidi Tobin has raised the issue again and if the town does not want to waive the fee then they will drop the matter and perhaps someone will ask again in another 30 years".

Chair Gorman is opposed to waiving the fee as he thinks it sets precedence.

Katie Vedova asked how much it costs to maintain the tax record on that parcel annually. Mr. Ricker stated it was minimal for mailings.

**IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to deny the request to waive the \$50 application fee. THE MOTIONS WAS APPROVED UNANIMOUSLY.**

**7. Lot Merger Application, New London Hospital Association, Located 273 County Road & Parkside Road, Tax Map(s) 072-019-0-0-0 (43.390 acres) zoned Urban Residential (R-1) and 072-005-0-0-0 (5.010 acres) zoned Urban Residential (R-1). Application received on October 17, 2019.**

The Hospital would like to merge lots to become one parcel. Mr. Ricker noted a few meetings ago they approved the updated site plan where they were able to increase the density of the main building. This hinged on their ability to use the density from the parcel across the street so now they need to formally merge these lots forever. Under the current zoning regulations, no building will be allowed on the five acre lot.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to approve the lot merger application as presented. THE MOTIONS WAS APPROVED UNANIMOUSLY.**

**8. Public Hearing - Lidbeck, Dag & Sanford, Tyler - Final Site Plan Review - WITHDRAWN**

**9. Public Hearing - New London Barn Playhouse, Inc. - Final Site Plan Review, Located at 84 Main Street, Tax Map 073-041-0-0-0. 1.2+/- acres. Zoned Institutional - Theater. The applicant is applying to construction an addition of first floor bathrooms, lower level bathrooms, and an elevator, renovate the existing lower level changing rooms, and expand the existing front porch of the Barn Playhouse. Additionally, the project will include an addition to the red house of 2,285 square feet that will include office space, rehearsal space and a scene shop. Town received the application on October 1, 2019.**

Steve Ensign stated that for several years, board members of the Barn Playhouse have discussed ways to accommodate changes on that site that include rehearsal space, set construction area and other needs. Work has been done to prioritize and incorporate them all into a single plan. Once they get approval they will launch a capital campaign to raise money.

Frank Anzalone provided an overview of the proposed project. To the left of the red house they are adding a one story structure with a walkout lower level. The lower level will be the scene shop. The first floor will be used for rehearsal. The back portion of the red house is not structurally sound so that will be taken down. The back half of the first floor will be rearranged and be office space.

There will be no work done to the inside of the Barn itself. They are increasing the size of the porch and it will wrap around. Bathrooms will be added on the first floor as well as an elevator. Interior work is being done on the lower level of the barn.

There will be a clear path that leads to new parking. Will Davis of Horizon Engineer provided an overview of the current parking situation. There are two accesses to Williams Street and the configuration is not optimal. They are going to square up the site and provide more efficient parking spaces. They will be increasing the capacity of the parking lot.

The parking area will be squared up and they will create aisles and landscaping islands for a more efficient layout. 53 spaces will be provided. They will have paved aprons and pavers for ADA spaces but the remainder of the lot will be blue stone ledge pack. If there is money in the budget they will plan to pave it at a later date. They will stripe it before each season starts so parking spaces are designated and more organized. Selectman Kidder asked why they weren't paving it and Frank Anzalone responded it is due to cost.

Currently there are no means to mitigate storm water as it runs off the site. The plan is to create swales which will collect the water and direct it into a micro pool retention pond. This will detain the storm water and meter it out through a pipe and discharge it into the same location it goes now.

Jeremy Bonin asked if the cost of the paving was taken into account when looking at the overall cost of the project. He thinks it is a relatively small piece of the larger capital campaign. This parking lot is in the institutional district but also in the middle of Main Street. To not pave it is setting a bad precedent for any other developments. He believes it should be paved at some point in time and suggested making it a condition for approval. Frank Anzalone responded that the present parking lot is not paved and this is only seasonal. Just for the asphalt alone would be 6% of the budget which is pretty steep. There is a reason why they are asking for a waiver for this. They don't want to commit the Barn to something they can't afford to do. Chair Gorman stated that parking should be a significant priority with this project. Adam Ricker noted that to put a condition to require paving several years down the road can be a challenge to follow up on. Mr. Ensign commented that he likes the gravel parking lot and it fits with the character and charm of the Barn.

Selectman Kidder does not agree that it will set precedence. The Planning Board uses their judgment with every issue that comes up and each individual case is different. This is a unique situation and she is in favor of waiving the parking lot paving.

They will be adding 5 pole lights. These are LED lights designed for this lot and are 18 feet tall. There will be small landscape lights along pathways.

They are aware that they don't meet the open space requirements so they added islands in the parking area. They were concerned about neighbors so they will add three large trees and provide a screen of evergreens to help with car headlights. There will be a lit archway at the beginning of the path that leads up from the parking. There will also be a focal point on a patio which will most likely be a fountain. There are currently 5 or 6 spotlights on the Barn and this will be addressed. They can be put

on timers or readjusted and may not even be necessary anymore once the new lighting is installed. They have also agreed to insulate the rehearsal hall and set design area so it is sound proofed.

The timeline for the project is dependent on fundraising. An approval tonight will mean they have a two year window before it expires and an application within that window for a building permit has a two year window. The capital campaign will dictate what they do and it will be done in phases. It will most likely be a multi-year build.

The waivers being requested are as follows:

1. Grant a reduction of the required landscape open space percentage from 45% to 32%.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to grant this waiver. THE MOTION WAS APPROVED UNANIMOUSLY.**

2. To allow a reduction in the off street parking requirements from 88 spaces to 53 spaces.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to grant this waiver. THE MOTION WAS APPROVED UNANIMOUSLY.**

3. Surface water drainage. The total ground water recharge provided is 1,495 cubic feet and the requirement is 1,581 cubic feet.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to grant this waiver. THE MOTION WAS APPROVED UNANIMOUSLY.**

4. Requirement to pave the actual parking area

**DISCUSSION:** Jeremy Bonin feels the parking lot should be paved. If it acceptable to the applicant, he would like to place a condition that it is paved and a timeline for that should be identified. Because there is an application to alter the property, the requirement is that paving is required. Chair Gorman stated that they need to establish the amount of parking spaces and these need to be clearly delineated. Frank Anzalone asked if it would be acceptable if they could come up with something a little more permanent than a temporary stripe. Chair Gorman stated this could be a solution in the interim. This is a community problem when the Barn is in session. Frank Anzalone stated he is hoping to do something a little more permanent which would push out or eliminate the need to do asphalt paving. Will Davis stated that the waiver request is to not have to pave the parking lot. This is what they are trying to get approval for.

Steve Ensign stated they would make a good faith effort to organize the parking better with the lot that they have starting this year.

Frank Anzalone offered to the Planning Board that if they agreed to waive the paving requirement, he would come up with a more permanent method of identifying the parking spaces. After a long discussion, the majority of the Planning Board decided that they will not require it to be paved but will require some type of a permanent installation that delineates the parking spaces.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Tim Paradis) to grant a waiver from Article VI, section f.1 that requires the parking area to be paved and in lieu of that a permanent parking space delineation of 53 spaces will be installed as long as the Barn production series maintains its seasonal occupancy.**

**YES: Paul Gorman YES: Tim Paradis YES: Janet Kidder Joe Kubit: YES Jeremy Bonin NO: David Royle : NO THE MOTION CARRIES TO GRANT THE WAIVER**

**IT WAS MOVED (Tim Paradis) AND SECONDED (David Royle) to approve the site plan in its entirety. THE MOTION WAS APPROVED UNANIMOUSLY.**

#### **10. Master Plan**

Jeremy Bonin reported that the plan was to give the rough draft of the Master Plan to Selectman Kidder and Town Administrator Kim Hallquist to present at the meeting Monday night but there wasn't a meeting. Minor adjustments have been made and it will now go to the November 18, 2019 meeting.

The next Master Plan meeting will be held on Thursday, November 21, 2019.

#### **11. Motion to Adjourn**

The next meeting will be held on Tuesday, November 19, 2019.

**IT WAS MOVED (Paul Gorman) AND SECONDED (David Royle) TO ADJORN THE MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 9:09pm

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London