



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board
MEETING MINUTES
Tuesday, November 30, 2021
Whipple Town Hall, 7:30 AM**

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

MEMBERS ABSENT: Joe Kubit

OTHERS PRESENT: Town Planner, Adam Ricker, Pam Perkins, John McKenna

1. **Call to Order** - Chair Gorman called the meeting to order.
2. **Zoning Amendments**

a. Discuss amendment of R-1 minimum lot size requirements

Under article V Residential Districts, there is a proposed change under section B, 3 which is a reduction of lot size from 20,000 square feet to 10,000 square feet.

Paul Vance had concerns about the bulk (size) of a building and unintended consequences to making this change. Jeremy Bonin responded that it doesn't change the design impact on a building. Front and side lot setbacks, height restrictions and parking requirements remain the same. The change doesn't allow bigger buildings, but it may allow for more units per square feet.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) to reduce the lot size in Article V section B.3 from 20,000 square feet to 10,000 square feet. THE MOTION WAS APPROVED UNANIMOUSLY.

b. Discuss amendment of commercial zone density requirement

Under article VII Commercial District, the proposed change under section D.1 is to reduce the population density for one family per 10,000 square feet to 5,000 square feet of lot area. There are no minimum lot sizes as it stands now, and it is governed through density requirements.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to reduce the residential density in Article VII section D.1 from 10,000 square feet to 5,000 square feet. THE MOTION WAS APPROVED. Paul Vance voted no, all other members voted yes.

Under Article XVIII section 5 relates to Cluster Developments. In cluster development you can have smaller lots in trade for a portion of the property to be set aside as common land. So, the overall acreage that is developed (common land and the lots that are built upon) have to meet the underlying zoning but the individual lots can be smaller.

Section 5.b states that a cluster development in R-2, Conservation or ARR with public water and sewer needs a minimum lot size of 15,000 square feet. It was suggested to reduce this to 7,500 square feet and minimum lot frontage at 70 feet.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Marianne McEnrue) to reduce the minimum lot size in Article XVIII section 5.b from 15,000 square feet to 7,500 square feet and minimum lot frontage of 70 feet. Also, under 5.b add in R-1, R-2, Conservation or ARR. THE MOTION WAS APPROVED UNANIMOUSLY.

Under Article XIX for Planned Unit Developments the gross land area of a parcel must include a minimum of 5 contiguous acres. This is geared towards reductions for R-1 and R-2 and in Commercial they are already allowed to go smaller than that. So, this would be true with R-1 if it was left at 12,000 square feet and R-1 would now be treated as we've always treated Commercial. Planned Unit Developments are allowed in Commercial, R-1 and R-2. It was suggested to change R-1 to 7,500 square feet and R-2 to 12,000 square feet.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Tim Paradis) to reduce R-1 to 7,500 square feet in section B.6 and insert R-2 to be 12,000 square feet. THE MOTION WAS APPROVED UNANIMOUSLY.

c. Discuss the request to review zoning district boundaries for properties on County Road

Chair Gorman stated the Planning Board needs to decide if they want to change zoning for property on County Road. Pam Perkins and John McKenna are asking for support to extend the R-1 zoning district across County Road to incorporate the 34.75-acre portion of the Cricenti property which is currently in the R-2 zone. Under R-2 rules this land is currently a candidate for 17 home lots. Conversion to R-1 would ease density requirements from 2 acres to 20,000 square feet per single family home.

Adam Ricker stated a benefit to doing this is it is one of the larger properties in New London that is currently undeveloped and would provide potential for development. The detriment is the town doesn't have any mechanisms to control what kind of development happens on that property.

Selectman Janet Kidder stated she feels the town of New London should buy this property as it has numerous advantages for what is needed in town. We need affordable housing, a site for a Police Station, agriculture, and land conservation.

Chair Gorman took a poll to see who would **NOT** be in favor of this zoning change: Paul Gorman, Tim Paradis, David Royle, Janet Kidder, Paul Vance
Abstained from voting: Katie Vedova, Jeremy Bonin, Emily Campbell, Marianne McEnrue

- 3. Future meeting date -** The next Planning Board meeting will be held on Tuesday, December 14, 2021, at 6:30pm.

- 4. Motion to Adjourn**

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

The meeting was adjourned at 8:37AM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London