



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, November 9, 2021 Whipple Town Hall, 6:30 PM

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

MEMBERS ABSENT: David Royle, Jeremy Bonin

OTHERS PRESENT: Town Planner, Adam Ricker, New London Fire Chief, Jay Lyon, Pam Perkins, John McKenna, Marilyn Kidder, Greg Berger, Frank Anzalone, Cindy Currier, Tom Conway

1. **Call to Order** - Chair Gorman called the meeting to order.
2. **Review of minutes: October 26, 2021** – Deferred until the next meeting
3. **Public Comment** - None
4. **Tree Cutting** – Glenda S. Cottrill Trust, located at 320 Soo Nipi Park Road, Tax Map 126-001-0-0-0, +/- 1.3 acres, Zone Residential (R2) in the Shoreland Overlay District. The applicant is applying to remove three trees from the waterfront buffer that are within the footprint of an existing deck. Application received October 18, 2021.

The property owners are looking to remove three pine trees which are growing in the middle of their deck. The deck was built around the trees and even once the trees are removed they cannot re-deck it as it will increase the impervious area in the 50 foot buffer which is not allowed. They can put up a railing. The stumps cannot be removed. The trees have been there for approximately 120 years and they are starting to decay and rot. The issue is that there are not enough points left in the cell once they are removed but since it is in the middle of the deck there is no way to replant.

Chair Gorman asked if all options had been exhausted as far as replacing the trees. Tom Conway responded that to replant in that segment would be impossible or the deck would have to be removed. There is limited space around the cell groups. Chair Gorman stated it doesn't have to be a tree but bushes could be planted. There may be some room between the stone wall and deck where they could plant blueberry bushes or flowers.

Chair Gorman asked if there was a plan that had been discussed with the homeowners and Mr. Conway responded that in other town meetings he has attended, the town states what is needed and he goes back to the homeowners to let them know what is required. This is the first time he has been required to submit a plan first. Town Planner Adam Ricker explained that the issue is that the Planning Board wants a more formal commitment that documents how many trees will be in each cell. The board recommended that he go back to the Cottrills to get a concrete landscaping plan so the Planning Board knows exactly what will happen.

IT WAS MOVED (Paul Vance) AND SECONDED (Tim Paradis) to approve the application with the condition that the applicant comes back with a mitigation plan that provides at least 12 points in the cell that the deck is in and at least 13 points in the cell next to it. This is to be reviewed at the next meeting on December 14, 2021. THE MOTION WAS APPROVED UNANIMOUSLY.

- PUBLIC HEARING – Conditional Use Permit – Accessory Dwelling Unit – Anthony Seminara, Located at 52 Bog Road, Tax Map 095-035-0-0-0, +/- 5.5 acres. Zoned Agricultural Rural Residential and Residential (ARR & R2, the property straddles the zoning boundary). The applicant is applying for an accessory dwelling unit of 624 square feet in an existing space. The building is located in the ARR portion of the property. Application received October 18, 2021.**

Adam Ricker explained that this accessory dwelling unit was discovered during the review of a building permit and has been in existence for several years. There have reportedly been more than one additional accessory dwelling units but according to the property owner at this time there it is just a primary home and one accessory dwelling unit. He was told he needed to provide a new septic plan as he currently has a DES approved plan for a five bedroom single family home but what he has is a four bedroom single family home and a one bedroom accessory dwelling unit. Even though the sum of the bedrooms still totals five, a separate unit requires an additional amount of gallons per day. New London Fire Chief Jay Lyon also has concerns that need to be addressed.

The property owner was not in attendance at the meeting so Adam Ricker recommended continuing this to the next meeting.

IT WAS MOVED (Paul Vance) AND SECONDED (Marianne McEnrue) to continue this Public Hearing until the December 14, 2021 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

- PUBLIC HEARING Final Site Plan Review – Northeast Investments LLC – Located at 406 Main Street. Tax Map 085-044-0-0-0. +/- 0.98 acres. Zoned Commercial (COMM). The applicant is applying to modify the approval application of July 27, 2021. The modifications are temporary during the construction/development of the site, to allow for the partial opening of two spaces in the existing building and it allows for temporary parking waivers while the new parking lot is under construction. Application received October 19, 2021.**

Frank Anzalone stated he is here tonight to present a modification to a previous application. The modification is a temporary one. The end site plan will be the same as the one approved but due to timing and other factors two tenants in the front of the building need to occupy the space. Unfortunately DOT does not allow curb cuts to be added after a certain point in time (as weather starts to change). Because of that they cannot add the driveway and the parking in the back. It would be difficult to build that parking and allow the front to be occupied. He is asking that the Planning Board allow the existing parking (6 spots) to be used temporarily while the construction goes on with the building, the parking behind it and the apartments behind it. Only two spaces will be occupied. Seven parking spots are required and there are only six right now.

The timeline will be that the driveway and parking in the rear will start this spring. Once the parking is done, the apartment construction in the back will start by summer and all should be completed within 18 months.

Three waivers were requested:

1. To use the six parking spaces in the front temporarily while construction goes on for the apartments in the rear parking lot.
2. Temporary relief of one parking space (7 are required and only 6 are provided)
3. Paving will be done one year after the completion of the project. It will be crushed stone in the meantime.

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Paul Vance) to approve the application as submitted. THE MOTION WAS APPROVED UNANIMOUSLY.

7. **PUBLIC HEARING – Final Site Plan Review Calerin, LLC dba Spring Ledge Farm. Located at 37 Main Street, Tax Map 073-055-0-0-0 +/- 44.36 acres, Zoned Urban Residential (R-1). The applicant is applying to construct a 42’X8’ open face shed, and a 12’ x 12’ gazebo. The application was received October 20, 2021.**

Greg Berger, owner of Spring Ledge Farm attended the meeting. He is applying to move an open face shed as well as a gazebo from another property to the Spring Ledge Farm property. It would be situated behind the farm stand. The architecture of these two structures fits the farm stand feel very well.

IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to approve the application as submitted. THE MOTION WAS APPROVED UNANIMOUSLY

8. **Update from Master Plan Implementation Committee**

Pam Perkins and John McKenna attended the meeting. They are co-agents for Jim Cricenti who has property for sale behind Hannaford’s in New London. Adam Ricker explained this discussion is related to potential zoning amendments and the deadline for petitioned zoning amendments is December 7, 2021. The Planning Board has until the first week of January to make decisions on zoning amendments.

Mr. McKenna stated the property is 41 acres with 7 acres zoned Commercial and 34 acres is zoned R2 with water and sewer access on County Road. They would like to change the zoning to R1. There has been a lot of talk about affordable housing and workforce housing and there would be room on the lower side of the fields.

Pam Perkins stated the housing stock in New London has been absorbed and it is hard for people to find housing here now, including affordable housing. She is hoping for some relief on the density requirements of this property that is right in the center of town with easy walking access to the hospital, shopping and other businesses. This property is ideal for a combination of housing and other uses as well as a potential conservation easement on part of the property. For perspective, she reported that Hilltop Place has 147 units on 52 acres. The Cricenti property has 41 acres and the current zoning would only allow for 47 units. Getting relief from the density requirements would possibly attract more options for housing.

The Planning Board will be discussing the existing density and lot size in Commercial land R1. Currently Commercial requires 10,000 square feet per unit but the Board is considering

cutting that to 5,000 square feet per unit. No decisions have been made on this. Another area of review will be in the R1 zone. Currently the minimum lot size is 20,000 square feet which is about a half an acre, with the density of one family per 10,000 square feet. So while you have to have the 20,000 square foot lot, that 20,000 could have a two family or duplex on it. The Planning Board is discussing if it matters if it is a single lot of 10,000 square feet with a single home on it or a 20,000 square foot lot with two home. The net is still the same.

Paul Vance stated even if the land is rezoned to R1 it doesn't mean a developer will develop affordable housing. Is there any incentive to create affordable housing on the property? Pam Perkins responded they have been talking with different affordable housing committees to figure out how to work with them. They are here tonight to see if the Board would even consider changing the zoning. As the Real Estate brokers they are trying to market the property and trying to make it more attractive and affordable to someone to develop housing as the area needs it badly. They aren't able to make that decision however.

Selectman Kidder commented that while she understands the need for affordable housing, the town would not be excited about changing the zoning if it turns out that units are built and being sold for way above the amount that a professional can afford. There is no guarantee that housing will be built for the segment of the population that needs it. Ms. Perkins stated they are here tonight to try to determine ways to make it more attractive for a buyer. Having the ability to say more density is possible will help a lot. She expects a developer would study what is needed and build what is needed which is not expensive homes.

Housing Commission member Marilyn Kidder stated this is a topic that is being discussed by their group to understand how it can be done under New London zoning ordinances.

Chair Gorman stated there are state laws and local zoning ordinances that dictate what can and can't be done. Local regulations were written to be in compliance with the state law.

Adam Ricker stated there will be more discussion about zoning amendments at the December 14, 2021 meeting. Chair Gorman stated he would also like to have a work session prior to the December meeting to talk further about this issue. This is a public meeting and will be held on Tuesday, November 30 at 7:30am.

9. **Future meeting date** - The next Planning Board meeting will be held on Tuesday, November 30, 2021 at 7:30am.

10. **Motion to Adjourn**

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

The meeting was adjourned at 8:22PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London