



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD

Meeting Minutes

Sydney Crook Meeting Room

New London Town Office

December 11, 2018 – 6:30 PM

PRESENT: Paul Gorman (Chair), Janet Kidder, Tim Paradis, Jeremy Bonin, Bill Dietrich, Elizabeth Meller, Paul Vance, Maryann McEnrue, Joseph Kubit, David Royle

MEMBERS ABSENT:

OTHERS PRESENT: Adam Ricker, Town Planner, Mike Black, Continuum, Wayne Morrill, Jones and Beach Engineering, Alison Trow, New London Resident

1. Call to Order - Chair Gorman called the meeting to order at 6:30 pm. Elizabeth Meller recused herself as she is an abutter. Maryann McEnrue will be a voting member tonight.

2. Review of minutes: December 4, 2018 meeting - The minutes will be reviewed at the next meeting.

3. Public Comment- None

4. 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 from the October 9, 2018 Planning Board Meeting. The Town received the application on July 3, 2018.

IT WAS MOVED (William Dietrich) AND SECONDED (Jeremy Bonin) to postpone this hearing to the January 8, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

5. 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 from the October 9, 2018 Planning Board meeting.

Wayne Morrill of Jones and Beach Engineering attended the meeting to provide an update. The proposal is for a large care facility building which has 20 memory care units with its own separate driveway and parking. Also in this building there will be 26 independent living condominiums, 13

independent living rental units and 47 assisted living units. There is a paved driveway all the way around the building which has been increased in width from 15 feet to 18 feet wide for fire department and emergency vehicle accessibility. A fire truck turn template has been submitted to the town engineer to confirm that fire trucks can make a full 360 degree turn around the building. There are 33 cottages shown on the plan as well. There will be a recreation area that includes pickle ball courts, a playground and a gazebo. An ADA accessible walkway will be installed for those living in these units to be able to get out and exercise. All of the driveways in the project have a raised granite curb and a paved sidewalk. The sidewalk that currently ends at the Outing Club will be extended from their driveway into the project and on Parkside, they are extending the sidewalk to the driveway of Lyon Brook Condominiums.

There are three main drainage routes that come through the project. All of the drainage is going away from the area and not impacting the wetlands. This project includes the extension of water and sewer into the project and Underwood Engineering reviewed this. On November 21, 2018 Underwood Engineers submitted a letter that indicates there are available services for this project to move forward.

A review letter from Horizon's Engineering expressed a few items of concern.

1. A waiver has been requested to allow for a few parking spots within the 75' buffer.
2. Open space needs to be marked on the plan. This will be done as part of the subdivision plan.
3. Horizon's has asked that the fire truck turn templates be submitted to the Fire Department.
4. Construction inspections – As part of this project for Continuum, Jones and Beach Engineers will be hired to do erosion control inspections. At the start of the project they do a Storm Water Pollution Protection Plan (SWPPP) manual for the developer that has to be looked at on storm events and on a weekly basis that are recorded in the book and submitted to AOT. The reports on erosion control and construction of the project will be shared with the town every week so they can see the progress. This will be shared with the Department of Public Works as well as the town engineer. This will include drainage, installation of utilities and installation of roadways.

Maryann McEnrue asked about lighting along the trails. Mr. Morrill stated there are shoebox style lights along the roadways. They have found that residents in these types of units are not typically walking at night nor do they want to promote that. There is lighting along the roadways so it is safe for cars.

Ms. McEnrue asked how many employees they anticipate hiring and how are their shifts structured? They currently do eight hour shifts but the trend is moving toward twelve hour shifts. They won't be staffing for 2-3 years. Parking shouldn't be a problem unless there is a holiday party or special event. In these instances, they would use the hospital overflow parking lot.

Adam Ricker stated that he met with the department heads earlier today and they don't have any concerns. The Fire Chief did request the ability to inspect the project as it progresses if he had any concerns.

Selectman Kidder asked if it was their intention that the town take over the maintenance of the roads. Mr. Morrill stated that the town review engineer has requested that they put a right of way around the roads. Continuum may petition the town in the future to take over the roads.

Mike Black noted that there is ample parking and they are redoing the hospital parking lot for overflow parking. This could also be used for employee parking.

Elizabeth Meller commented that the original plan stated there would be no blasting. The current proposal has changed and she asked if there would be a lot of blasting? Mike Black stated it would be minimal. They are aware of their surroundings.

Paul Vance asked about phasing the project and how it would be built. Mike Black replied they will start with the large building first and then start on the cottages. Mr. Ricker stated the phases could run at the same time depending on the sales of the cottages. The estimated construction time for the large building is two years.

Alison Trow attended the meeting to address her concerns regarding drainage. She lives on the corner of Parkside where the culvert fails the two year storm event. Her concern is they know the culvert fails and there will be more water volume coming through. She would like a guarantee that no more water will go through the culvert as it can't handle it. She asked if drainage is done first once construction starts as this can affect water flow. Mike Black stated they have to do drainage ponds first and this is required by the state. Mr. Morrill stated there is no water that is directed to the watershed that goes into the culvert near her house. 100% of the water goes away from her property.

Waiver Request: The applicant requested a waiver from Section XIX B.6. of the New London Zoning Ordinance, as allowed by the aforementioned section, to allow parking within the 75' buffer as depicted by Plan Sheet C-2. The board granted the waiver as it allowed the parking for the memory care unit to be angled in a manner that would not shine headlights to the interior of the memory care rooms, a design standard followed in the development of memory care facilities. Allowing the development within the buffer, preserved open space that would otherwise need to be utilized for the parking to accommodate the design practices for memory care facilities.

IT WAS MOVED (Jeremy Bonin) AND SECONDED (Paul Vance) to approve the requested waiver. THE MOTION WAS APPROVED UNANIMOUSLY.

Conditions of Approval:

1. The applicant, or their designated agent, will provide weekly construction monitoring reports to the: Town Planner, Town Administrator (selectmen), Town Engineer(s), Public Works Director and Fire Chief. In matters pertaining to the water supply, the New London-Springfield Water Precinct will be included in the reports.
2. Additionally, the applicant will accommodate inspections requested by the town or their authorized agent. This may include any fire and life safety inspections deemed necessary by state or local regulations. Any costs associated with inspection services will be the responsibility of the applicant.
3. The applicant or their designee will coordinate weekly, onsite, constructions meetings that will include town officials or their designees.
4. The applicant will obtain all applicable state and local permits.
5. The open space in the development will be depicted on the approved plans.
6. The New London Fire Chief will provide a formal approval that Griffin Way and Clough Circle are designed to allow adequate access for all current fire apparatus.
7. The applicant will provide security (bond) to the town for all site work applicable under Article VII of the New London Site Plan Review Regulations.

8. Final Approval of the plan is contingent upon the subdivision and conveyance of the property to the developers or their company.

IT WAS MOVED (William Dietrich) AND SECONDED (Jeremy Bonin) to accept the proposal with the conditions outlined above. THE MOTION WAS APPROVED UNANIMOUSLY.

6. Other Business

7. Correspondence Received

8. Future Meeting Dates: The next meeting is scheduled for Tuesday, January 8, 2019.

9. Motion to Adjourn

IT WAS MOVED (William Dietrich) AND SECONDED (Jeremy Bonin) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:46 PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London