



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## **New London Planning Board MEETING MINUTES Tuesday, December 14, 2021 Whipple Town Hall, 6:30 PM**

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

**MEMBERS ABSENT:** Paul Vance

**OTHERS PRESENT:** Town Planner, Adam Ricker, Tom Cottrill, Jeff Daly, Kathy Lowe, Peter Bloch, Erin Darrow, Right Angle Engineering, John Doyle

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** – Tom Cottrill attended the meeting. He reported that Tom Conway attended a meeting in November and presented a tree cutting request for property on 320 Soo Nipi Park Road. The request was to remove three trees from the waterfront buffer that are within the footprint of an existing deck. Mr. Cottrill reported that the house was built sometime between 1870 and 1890 and the trees and the stone wall were there a short time after. They are very old and showing signs of decay and need to be removed.

Mr. Cottrill provided additional photographs to the Planning Board. They would like to cut the trees down to about 30-35 inches off the deck so they are level and will be preserved. Chair Gorman asked Mr. Cottrill what the replacement plan would be. Mr. Cottrill responded that they can't put trees where the well is. There are already plenty of annual plantings there. On the lake side of the deck, it is a tough growing environment.

Town Planner Adam Ricker stated at the last meeting, the Planning Board approved the cutting of these trees with the condition that more vegetation be planted. At that time, Tom Conway was not aware of the well location so the Cottrill's cannot feasibly carry out the condition. Mr. Cottrill proposed planting blueberry bushes in the front where there is space but there is not a lot of dirt to work with there. Mr. Cottrill agreed to plant 5 blueberry bushes in the area in front of the deck and 5 blueberry bushes in the cell adjacent to the deck.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Jeremy Bonin) to amend the condition from the November 9, 2021, meeting. The application is approved with the condition that the Cottrill's plant 5 blueberry bushes in the area in front of the deck and 5 blueberry bushes in the cell adjacent to the deck. THE MOTION WAS APPROVED UNANIMOUSLY.**

4. **Public Hearing - Annexation**  
**Parcel A: Gregory & Patricia Steverson Trust** – Located at 124 Carter Road. Tax Map 071-003-000-000-000, +/- 5.42 acres Zoned Agricultural Rural Residential (ARR).

**Parcel B: Robar Family Trust, Donald & Elaine Robar Trustee** – Located at 51 Carter Road, Tax Map 070-042-000-000-000, +/- 29.8 acres, Zoned Agricultural Rural Residential (ARR).

The applicants are applying to annex 25.74 acres from the Robar parcel to the Steverson parcel. Resulting in Tax Map 070-042-000-000-000 (Robar) being +/- 4.1 acres, and Tax map 071-003-000-000-000 (Steverson) is proposed to be +/- 31.16 acres. The application was received November 16, 2021.

Patricia and Gregory Steverson attended the meeting. They attended a Planning Board meeting this past summer to provide a conceptual of what their plans were. The property has been surveyed and this change results in the Steverson's now owning their own driveway. It previously had a right of way.

**IT WAS MOVED (Jeremy Bonin) AND SECONDED (Janet Kidder) approve the annexation. THE MOTION WAS APPROVED UNANIMOUSLY.**

- 5. Continued 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 the applicant still does not have the septic approval that is needed. Mr. Ricker recommended that the board to continue this until the January 25, 2022 meeting.

**IT WAS MOVED (Janet Kidder) AND SECONDED (McEnrue) approve continuing this public hearing to the January 25, 2022 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

- 6. Conceptual – Subdivision** Peter L. Bloch & Kathy Lowe – Otterville Road, Tax Map 056-013-0-0-0. +/- 14.5 acres, Zone Residential (R-2). The property owner would like to discuss a potential major subdivision of this property.

Erin Darrow of Right Angle Engineering attended the meeting representing the property owners and discussed the proposed subdivision. Ms. Darrow stated they are actively working on the design. The property has frontage on Little Lake Sunapee Road, Otterville road and right of way access on a shared driveway known as Pebble Lane. There is currently no development on the property and they are looking to create four lots with this proposal.

They anticipate tying into municipal sewer and the driveway locations are based on preliminary review and are in feasible locations. There was also discussion regarding annexing a piece of the property for a driveway for lot 1. There will be an easement for common area that lots 2, 3 and 4 will have access to. Ms. Darrow plans to return to the planning Board in January or early February for a preliminary review of the project.

- 7. Messer Pond Protective Association** – John Doyle of the Messer Pond Protective Association attended the meeting to provide an update of work completed in 2021. The work addressed storm water management issues in the watershed.

For 2022 the plan is to complete the watershed survey. They did the western and southern side of the pond so they will focus on the northern side. They also found catch basins weren't as efficient at removing sediment as some of the other practices so they will look to improve this. They will also work on a tracking system for a maintenance schedule.

The Planning Board thanked Mr. Doyle for all the work that has been done. Mr. Doyle thanked the town for their support as well as for all the help he's received from the Public Works Department in completing these projects.

8. Jeremy Bonin presented a non-binding subdivision proposal for the Gilman family property. It is one of the last large contiguous pieces of property in New London on Lake Sunapee. It is 58.9 acres and it currently has two dwelling units on it. The goal is to subdivide it into four properties and annex a portion to the current Lauridsen property. After the subdivision Mr. Gilman would like to put the majority of lots 1, 2 and possibly part of lot 4 into a land trust so there would be no further development. Lot 3 would be for sale.

The next step will be that they come before the Planning Board with a full application.

9. **Zoning Amendments**

Adam Ricker stated the Cricenti's have decided to not move forward with a petitioned amendment. The four zoning amendments that the Planning Board voted on will be presented at a public hearing on January 11, 2021.

Paul Gorman attended the subcommittee meeting that is working to find a location for the Police Station. The chair of the committee is the New London Police Chief and other members include representatives from the Building and Facilities committee, Budget Committee, and the Planning Board. They are looking to identify potential locations within a specific area.

10. **Future meeting date** - The next Planning Board meeting will be held on Tuesday, January 11, 2022 at 6:30pm.

11. **Motion to Adjourn**

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

The meeting was adjourned at 8:04PM

Respectfully submitted,

Trina Dawson  
Recording Secretary  
Town of New London