



TOWN OF NEW LONDON, NEW HAMPSHIRE

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New London Planning Board MEETING MINUTES Tuesday, February 14, 2023 Whipple Town Hall, 6:30 PM

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

MEMBERS ABSENT: Jeremy Bonin

OTHERS PRESENT: Town Planner, Adam Ricker, Arthur Heino, Chris Lorio, Tom Conway, Dorothy Hitchmoth. Renee Theall

1. **Call to Order** – Chair Paradis called the meeting to order at 6:30pm.
2. **Review of minutes: January 24, 2023 – Deferred to the next meeting.**
3. **Public Comment – None**
4. **Tree Cutting – William & Marta Clough Revocable Trust** – Located at 57 Moyah's Lane, Tax Map/lot 103-007-0-0-0, +/- 2.1 acres, Zoned Residential (R-2), Shore Land Overlay. The applicant is applying to remove one decaying tree in the waterfront buffer

Arthur Heino, owner of Arthur Heino Logging and Tree Service attended the meeting on behalf of Bill Clough of 57 Moyah Lane. The owners have concerns about a Pine tree that is behind the house. The tree has surpassed its maturity, limbs have snapped off it and is cracked. It is a hazard.

Adam Ricker stated he went out and did a site visit last week and confirmed that there were some damaged limbs that had broken off and a significant crack that goes right down to the base. The issue is that once the tree is removed, the cell will not have enough points and the shore line is not conducive to replanting. It is rocky so may not be feasible to replant but the entire shore line is covered in native blueberry bushes that grow between rocks. The stump of the tree will remain.

IT WAS MOVED (Paul Vance) AND SECONDED (Marianne McEnrue) to approve the removal of the tree without the obligation to replant on the property. THE MOTION WAS APPROVED UNANIMOUSLY.

5. **Tree Cutting – Daniel & Eleanor Snyder Trusts** – Located at 283 Elkins Road, Tax Map/lot 077-009-0-0-0, +/- 2.27 acres, Zoned Residential (R02), Shore Land Overlay. The applicant is applying to remove one decaying tree in the waterfront buffer.

Tom Conway attended the meeting on behalf of Daniel and Eleanor Snyder. The proposal is to remove a 24-inch red maple tree. It is 80% dead and limbs have broken off. They will save a small red maple tree next to it. The proposal is to plant 40 square feet of blueberry bushes to replace that tree in that cell.

Adam Ricker did a site visit and agreed that the tree is dead and there are spots where blueberry bushes could be added. Mr. Conway stated they will have blueberry bushes planted by July 15, 2023. Selectman Kidder asked why they aren't planting another tree. Mr. Conway responded it is already a heavily wooded area and the owners like the wild life that comes to the yard and feed off the blueberry bushes. Selectman Kidder stated she isn't comfortable allowing just blueberry bushes to be planted when a tree is being removed and there is acreage to plant a replacement tree. She understands from a view standpoint, they would prefer blueberry bushes. Mr. Conway responded that there is already enough of a view that this will have little impact. Mr. Ricker asked if they could compromise and plant a small tree in addition to shrubs. Mr. Conway thinks the owners would be agreeable to this.

**IT WAS MOVED (Marianne McEnrue) AND SECONDED (Paul Vance) to approve the removal of the 24-inch red maple tree with the following condition:
The property owner must replant 10 points, comprised of 5 points of trees and 5 points of shrubs. The owner shall report completion to the Zoning Administrator no later than July 15, 2023. THE MOTION WAS APPROVED UNANIMOUSLY**

6. PUBLIC HEARING Lot Line Adjustment

Parcel A: MacKenzie Family Trust, 246 Birch Acres Road, Tax Map/lot 074-030-0-0-0, 5.048 acres, Zoned Residential (R-2)

Parcel B: Christopher & Laura Lorio, 245 Birch Acres Road, Tax Map/lot 074-029-0-0-0, 2.323 acres, Zoned Residential (R-2)

The application seeks to annex .040 acres from Parcel A to Parcel B, resulting in lots of 5.008 acres and 2.636 acres, respectively. The application does not impact road frontage.

Chris Lorio attended the meeting and stated the proposal is to annex .040 acres of land from Brian and Linda MacKenzie's property to add on to their driveway. There is currently not a space for an additional car to park and this will be needed in the future. Both lots stay conforming in acreage and in road frontage.

Finding of Facts:

- 1. Both lots will maintain a conforming size and amount of road frontage.**

IT WAS MOVED (Janet Kidder) AND SECONDED (Emily Campbell) to approve the lot line adjustment for the Mackenzie & Lorio properties. THE MOTION WAS APPROVED UNANIMOUSLY.

7. PUBLIC HEARING Final Site Plan review – Mountainview Shopping Center, LLC,
located at 277 Newport Road, Tax Map/lot 059-005-0-0-0, +/- 9.539 acres, Zoned Commercial (Comm)

The applicant is applying to expand the space occupied by Dr. Dorothy Hitchmoth. Dr. Hitchmoth currently occupies a suite of 1,500 square feet and proposes an expansion for Hitchmoth Eye Care to include the 830 square feet adjacent suite. The expansion would change the use of the adjacent suite from retail to professional office.

Dorothy Hitchmoth attended the meeting to review plans for expansion. She currently occupies 1,500 square feet and behind her office is an additional 830 square feet that is directly adjacent. The 830 square feet that she would like to expand into is the only space within the building that hasn't been re-renovated since Colonial Pharmacy left that space. There is a high demand for eye care in the town of New London. There isn't a lot of demolition that will need to be done. The floor is down to cement already and there is one wall that has sheetrock that will need to be stripped down to cinder blocks. The electrical panel has the capacity to feed into this adjacent space.

Adam Ricker shared that he met with the department heads, and they didn't have any concerns. It is a relatively small addition to the current office. The use is allowed in a commercial zone and there are no exterior site changes (i.e., parking, lighting). There are currently two egresses and they will be adding two more.

Finding of facts:

1. The use is an approved use in the Commercial Zone.
2. The change of use does not result in any exterior changes.

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

8. Other Business

Adam Ricker stated that at the conclusion of the last meeting, they discussed requiring 3rd party reviews for the Long Meadow Commons project. He has reached out to a consultant and has gotten an estimate of \$3,000 for a traffic analysis for that project. As far as the sewer review, Underwood Engineering will be doing that analysis, but we don't have an estimate at this time.

Renee Theall attended the meeting to introduce herself to the Planning Board. She is the Housing Navigator for the Upper Valley Regional Planning Commission. She started at the end of January and explained that her role is part of a two year grant funded project to help add capacity for the four towns including New London, Wilmot, Newbury, and Sunapee.

- 9. Future meeting Dates** – The next meeting will be held on February 28, 2023 at 6:30pm.

10. Motion to Adjourn

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

The meeting was adjourned at 7:19PM

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London