



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**New London Planning Board
MEETING MINUTES
Tuesday, February 23, 2021
Digital – only meeting via Zoom
6:30 PM**

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video conferencing platform Zoom.us.

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

MEMBERS ABSENT: Katie Vedova

OTHERS PRESENT: Adam Ricker, Nancy Marashio, Tom Chadwick

1. **Call to Order** - Chair Gorman called the meeting to order and read the zoom authorization information.
2. **Review of minutes: February 9, 2021**

IT WAS MOVED (Marianne McEnrue) AND SECONDED (Janet Kidder) to accept the minutes of the February 9, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: abstain, Paul Gorman: yes, Jeremy Bonin: yes, Marianne McEnrue, yes.

3. **Public Comment**- None
4. **Continued PUBLIC HEARING – MASTER PLAN**

Chair Gorman stated this hearing is an extension of the public hearing that was initiated at the last meeting. Chair Gorman noted that the approval process of the Master Plan is unique in that it sits with the Planning Board to make the determination that this document reflects the work they have done. It does not go to town meeting or to the Board of Selectmen for approval. One edit was made on Page 25 regarding the recommendations under the surface and ground water section.

IT WAS MOVED (Joe Kubit) AND SECONDED (Janet Kidder) to approve the Master Plan with one edit as noted above. THE MOTION WAS APPROVED UNANIMOUSLY. Paul Vance: yes, David Royle: yes, Janet Kidder: yes, Joe Kubit: yes, Tim Paradis: yes, Paul Gorman: yes, Jeremy Bonin: yes, Marianne McEnrue, yes.

Chair Gorman thanked everyone who worked very hard on this. The subcommittee of the Planning Board held over 50 meetings to work on this document. He acknowledged the leadership of Jeremy Bonin and is grateful to him for the work he has done on this project.

Now that the Master Plan has been approved, issues that were not under the purview of the planning Board will be identified. Chair Gorman will send a letter to the appropriate town committee to notify them that it is now their responsibility to address those issues.

In order to be sure that elements of the document that are specific to the Planning Board are addressed, a structure will be put into place to ensure these items are reviewed and appropriate action is taken. A subcommittee will be formed to shepherd this process moving forward.

Janet Kidder asked how the Master Plan document is getting out to the voters. Adam Ricker stated the push to the community would mostly be digitally. A link to the town website can be put in Municipal Matters. Historically the town has not handed out free copies of the Master plan and if people wanted copies, there was a nominal fee for that. Printed copies will be available for people to look at the town offices and at the library.

5. Conceptual – 195 Main Street – Proudstone Corporation – The owners of Peter Christian’s would like to discuss the concept of building an outdoor dining pavilion on their property.

Tom Chadwick of Proudstone Corporation attended the meeting via zoom. Mr. Chadwick wanted the board to be aware that the cost of tents is high and will probably be even higher this year. He is proposing to build a permanent structure as there is a lot of demand for it and it would be about half the cost of keeping a tent for the season. People prefer to sit outside when the weather is nice and preferred this even before the pandemic. This would be located next to the existing patio on the back lawn. It would basically be replacing the dining room as there would be the same amount of tables in the pavilion area that are in the current dining room and they would only seat one or the other. Between both dining areas, they would seat the allowed 67 customers that they have approval for right now.

Other issues related to the structure would be handled properly including runoff and lighting. They would also like to obtain permission to have live music there until 9pm one night a week during the warmer months. Chair Gorman stated that this is an issue that he needs to be sensitive to as they are in the middle of a neighborhood. Chair Gorman recommended that Mr. Chadwick talk with neighbors about what he is proposing to do.

Adam Ricker noted that part of this application would require obtaining a waiver related to green space. Current site plan regulations require that 35% of the lot is maintained as open green space and this will bump them a little lower than that to 33.6%.

6. Other Business

Selectman Kidder discussed the recommendation from Bill Helm and a group of former Selectmen that the Capital Improvement Program process be done by another committee. It is currently under the purview of the Planning Board. This will be discussed further at the next Planning Board meeting.

7. Future Meeting Dates – The next Planning Board meeting is scheduled for Tuesday, March 23, 2021.

8. Motion to Adjourn

IT WAS MOVED (Tim Paradis) AND SECONDED (Paul Vance) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 7:41PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London